

Community Land Revocation - Central Market Arcade Land

ITEM 12.3 26/04/2017

COUNCIL

2015/00903

Public

Program Contact:

Justin Commons, Director Growth
8203 7617

Approving Officer:

Justin Commons, Director Growth

EXECUTIVE SUMMARY:

Public consultation on the proposal to revoke the Community Land classification of the Central Market Arcade land comprising portion of 22-60 Gouger Street and Victoria Square Arcade, Adelaide resulted in 61 submissions of which 24 were supportive of the Community Land revocation, 26 objected to the Community Land revocation and 11 submissions were neutral/ did not indicate a response. It is considered that the concerns raised have been sufficiently addressed within the work undertaken to date on the Central Market Arcade redevelopment and will continue to be addressed as the project progresses. Accordingly, it is recommended that a report be submitted to the Minister for Planning requesting approval to revoke the Central Market Arcade land comprising portion of 22-60 Gouger Street and Victoria Square Arcade, Adelaide from its classification as Community Land.

During the consultation, submissions and feedback relating to future redevelopment outcomes for the Central Market Arcade site were also received and are provided within the report.

RECOMMENDATION:

THAT COUNCIL:

1. Notes the submissions, including written objections, received during the public consultation of the proposed revocation of the Community Land classification of the Central Market Arcade land as provided at **Attachment A** to Item 12.3 on the Agenda for the meeting of Council held on 26 April 2017.
2. Notes the responses to the submissions received during the public consultation of the proposed revocation of the Community Land classification as provided at **Attachment B** to Item 12.3 on the Agenda for the meeting of Council held on 26 April 2017.
3. Approves to proceed with the revocation of the Community Land classification of the Central Market Arcade land having considered the submissions, including written objections, received from the public consultation process.
4. Approves that a report on the proposed revocation be submitted to the Minister for Planning (the Minister) in accordance with Section 194 (3) (a) of the *Local Government Act 1999* seeking approval to the revocation of the Central Market Arcade land defined within **Attachment C** to Item 12.3 on the Agenda for the meeting of Council held on 26 April 2017 and comprising:
 - 4.1. Portion of 22-60 Gouger Street, Adelaide – Portion of Certificate of Title Volume 6118 Folio 750; and
 - 4.2. Victoria Square Arcade, Adelaide – Certificate of Title Volume 6118 Folio 752
 from the classification as Community Land.

5. Notes that a final report will be presented to Council once the Minister's decision regarding the proposed revocation has been received.
6. Notes the submissions and feedback received during the public consultation with regard to future redevelopment outcomes for the Central Market Arcade site as provided at **Attachment D** to Item 12.3 on the Agenda for the meeting of Council held on 26 April 2017 with the submissions and feedback to inform the redevelopment.

IMPLICATIONS AND FINANCIALS:

Strategic Plan	Action 3.2.4 under the Liveable City Pillar of The City of Adelaide 2016-2020 Strategic Plan states "By 2017, endorse a Central Market Arcade redevelopment plan and commence works by 2020".
Policy	The public consultation process for the proposed Community Land revocation exceeded the minimum 21 day requirement pursuant to Council's Public Communication and Consultation Policy as approved by Council on 13 July 2009.
Consultation	An extensive public consultation process was undertaken over a period of seven weeks exceeding the requirements within Council's Public Communication and Consultation Policy.
Resource	The next steps as outlined within this report will be undertaken by the Property Program with internal input from the Marketing & Communications Program.
Risk / Legal / Legislative	The Community Land revocation process will be undertaken in accordance with Section 194 of the <i>Local Government Act 1999</i> . The revocation of the classification of Community Land is subject to approval by the Minister.
Opportunities	Public submissions and feedback received will assist to inform the Central Market Arcade redevelopment.
16/17 Budget Allocation	The Central Market Arcade Redevelopment is an operating project with a budget allocation of \$354,873 in 2016/17.
Proposed 17/18 Budget Allocation	A proposed budget allocation of \$564,000 has been sought in 2017/2018 to progress the expression of interest process and associated activities to redevelop the Central Market Arcade site.
Life of Project, Service, Initiative or (Expectancy of) Asset	The City of Adelaide will take control of the Central Market Arcade shopping centre asset in late September 2018. The City of Adelaide is targeting commencement of works on the Central Market Arcade site by 2020. The timing for completion will be subject to the nature of the redevelopment proposal.
16 / 17 Budget Reconsideration (if applicable)	No budget reconsideration is required in 2016/17.
Ongoing Costs (eg maintenance cost)	Ongoing costs will be the subject of further investigations.

Other Funding Sources

No other funding sources are required for the purpose of this report.

DISCUSSION

Background

1. The Central Market Arcade represents a key strategic land holding of The City of Adelaide comprising an area of 8,577m² with frontages to Grote Street, Gouger Street and Victoria Square Arcade (off Victoria Square). The City of Adelaide UPark car park is located above the Central Market Arcade and adjacent to the Adelaide Central Market, Market Plaza and Chinatown Adelaide.
2. The Central Market Arcade shopping centre was constructed in 1968 and is currently held by Victoria Square Shopping Centre Pty Ltd under a ground lease arrangement. The Centre Market Arcade ground lease will expire on 26 September 2018 at which time the Central Market Arcade building will revert to the ownership of The City of Adelaide. The return of the Central Market Arcade building provides The City of Adelaide with a once in a lifetime opportunity including an expansion of the market offering.
3. On 11 August 2015 Council endorsed *Our Market District – the right ingredients for the future* providing direction to The City of Adelaide landholdings within the Market District including the Central Market Arcade site. *Our Market District – the right ingredients for the future* was the result of extensive community consultation involving more than 500 people.
4. *Our Market District – the right ingredients for the future* identified the Central Market Arcade site as providing a once in a lifetime development opportunity to drive broader catalytic change within the Market District.
5. The City of Adelaide 2016-2020 Strategic Plan included a key action that "By 2017, endorse a Central Market Arcade redevelopment plan and commence works by 2020".
6. During 2016 The City of Adelaide undertook feasibility investigations for the Central Market Arcade site. Council considered these investigations at a meeting held on 12 December 2016, resolving to:
 - 6.1. Approve a site vision, redevelopment objectives and guiding principles for the Central Market Arcade land.
 - 6.2. Proceed with the proposal for the revocation of the Central Market Arcade land from the classification as Community Land pursuant to Section 194 of the *Local Government Act 1999*.
 - 6.3. Approve community consultation based on the release of the site vision, redevelopment objectives and guiding principles.
 - 6.4. Note that Council will review the results (including submissions received) of the public consultation process to determine its position on the proposed Community Land revocation.
7. The site vision as endorsed by Council stated:

The Central Market Arcade Redevelopment will be a catalyst for enriching the city. It will help grow what's best about the Adelaide Central Market and Market District, into a food and wine destination of international repute, as part of a thriving mixed use place. A place that appeals to more people, more of the time. It will help achieve Council's vision where "Adelaide is a welcoming and dynamic city full of rich and diverse experiences."

Community Land Revocation

8. As of 1 January 2000 under the *Local Government Act 1999*, all local government land (except roads) that is owned by a Council or is under the care, control and management of a Council is classified as Community Land.

9. Since 1 January 2003, removal from the classification as Community Land can only proceed by revocation under Section 194 of the *Local Government Act 1999*. The proposal to revoke land requires a Council to undertake public consultation in accordance with its Public Communication and Consultation Policy with approval to be given by the Minister for Planning (the Minister).
10. Land that is Community Land cannot be disposed of, i.e. sold or transferred, unless it has been excluded from this classification or revoked.

Public Consultation Process

11. Public consultation for the Community Land revocation and redevelopment commenced on 23 January 2017 and closed at 5.00pm on 10 March 2017. The public consultation remained open for a period of seven (7) weeks which was well beyond the minimum 21 day requirement within Council's Public Communication and Consultation Policy.
12. The following information was made available as part of the public consultation process:
 - 12.1. The '[Proposal to revoke the Community Land classification of the Central Market Arcade land](#)' prepared pursuant to Section 194 of the Local Government Act 1999.
 - 12.2. [Your Say consultation document](#) including project information and submission form prepared in English and Chinese.
 - 12.3. [Central Market Arcade Redevelopment fact sheet](#) including the site vision, objectives and guiding principles prepared in English and Chinese.
13. The Central Market Arcade land being the subject of the proposed revocation of Community Land classification comprised the land defined within **Attachment C** including:
 - 13.1. Portion of 22-60 Gouger Street, Adelaide – Portion of Certificate of Title Volume 6118 Folio 750; and
 - 13.2. Victoria Square Arcade, Adelaide – Certificate of Title Volume 6118 Folio 752.
14. The public submission form incorporated four (4) questions including:
 - 14.1. Overall, do you support Council's proposal to revoke the Community Land classification of the Central Market Arcade land for the purposes of its redevelopment?
 - 14.2. Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the Community Land classification of the Central Market Arcade land?
 - 14.3. What are the most important elements of the vision, objectives and guiding principles to you, and why?
 - 14.4. What would you like to see in a future redevelopment of the Central Market Arcade site?
15. The public consultation documents noted that The City of Adelaide was not proposing to redevelop or revoke the Adelaide Central Market from Community Land classification.
16. A wide ranging public consultation process was undertaken as detailed [here](#). A further outline of the public consultation process is provided below.
 - 16.1. Advertisements placed in the City Messenger, North Adelaide Messenger and Advertiser in week one (1) and week three (3) of the public consultation period.
 - 16.2. Displays at The City of Adelaide Customer Centre, libraries and community centres.
 - 16.3. On-site signage at the Central Market Arcade with digital displays at The City of Adelaide Customer Centre.
 - 16.4. Display of consultation material on the Your Say website (the City of Adelaide Central Market Arcade website provided a link to the Your Say website).
 - 16.5. Media releases, briefings, interviews and articles communicating the public consultation process.
 - 16.6. Pop-up engagement booth at the Central Market Arcade from 31 January to 4 February 2017.
 - 16.7. Distribution of correspondence to key stakeholders.

- 16.8. Mail out to owners and occupiers within the precinct (259 recipients).
- 16.9. E-news update to Market District subscribers (462 recipients).
- 16.10. Consultation material handed out to Central Market Arcade traders, Adelaide Central Market traders and Gouger Street traders (at the request of the Gouger Street Traders Association).
- 16.11. Seven (7) face to face briefings including Central Market Arcade traders, Adelaide Central Market traders, local precinct and community groups.
- 16.12. Social media including The City of Adelaide facebook page, Adelaide Central Market page and Central Market Arcade page to promote the consultation. The City of Adelaide social media reached a total of 101,521 people.
- 17. The Your Say website was the primary website to support the public consultation. A total of 689 people visited the Your Say website for the Central Market Arcade revocation and redevelopment consultation.
- 18. A total of 60 submissions were received. These included 36 on-line submissions via the Your Say website, eleven (11) submissions via the Your Say email and thirteen (13) hard copy submissions provided to the Customer Centre and staffed engagement booth. A copy of each submission is contained within **Attachment A**.

Submissions - Community Land Revocation

- 19. Although 60 submissions were received one (1) submission was provided on behalf of two (2) people. This submission requested that their strong disagreement to the Community Land revocation be recorded twice for each individual. On this basis, the response to the Community Land revocation comprised:
 - 19.1. 24 submissions in support of the Community Land revocation (Strongly Agree/ Agree).
 - 19.2. 26 submissions objecting to the Community Land revocation (Strongly Disagree/ Disagree).
 - 19.3. 11 submissions were either neutral or did not indicate a response to the Community Land revocation.
- 20. The Administration has prepared a summary response to each submission received to the Community Land revocation as provided at **Attachment B**. This will inform a written response to each submission received.
- 21. It is noted that an objection was submitted by the Chair of the South West Community Association Incorporated which was supported by four other objections by South West City residents.
- 22. Key themes relating to the objections to the Community Land revocation and associated outline responses are provided below.

22.1. *Private interest versus public interest*

One (1) concern expressed was that The City of Adelaide is placing developer/business interest and profit ahead of community interest by revoking the Community Land revocation and redeveloping the site. Some respondents were concerned that there would be no transparency in the expression of interest process.

Response:

- 22.1.1 The City of Adelaide is seeking a financially viable project however it must also deliver long term public value. In this regard, The City of Adelaide is seeking a variety of strategic outcomes including (but not limited to) a complementary retail offering, inspiring architecture, celebration/ recognition of site and surrounding heritage, improved access / movement, sustainable development, cultural offerings as well as affordable housing within residential proposals.
- 22.1.2 A private / public partnership is needed to deliver a catalytic redevelopment offering multiple strategic outcomes and associated public benefits for the City.
- 22.1.3 Proceeds from the sale of the Central Market Arcade will assist The City of Adelaide in funding the retention and ownership of the retail, market uses, service / loading areas as well as associated car parking.

- 22.1.4 The Central Market Arcade expression of interest will be an open competitive process subject to probity review and will be undertaken in accordance with Council's Acquisition and Disposal of Land and Other Infrastructure Assets Policy.

22.2. *Redevelopment while retaining Community Land classification*

Some respondents questioned why redevelopment cannot occur while retaining Community Land classification. In this regard, some respondents suggested that redevelopment could take place by way of a leasehold arrangement or by a refurbishment of the existing building. Some respondents supported redevelopment if it was undertaken by The City of Adelaide without revoking Community Land classification.

Response:

- 22.2.1 Community Land cannot be sold or transferred unless it has first been revoked from its classification.
- 22.2.2 A private / public partnership is needed to deliver a catalytic redevelopment offering multiple strategic outcomes and the associated public benefits for the City.
- 22.2.3 Proceeds from the sale of the Central Market Arcade will assist The City of Adelaide in funding the retention and ownership of the retail, market uses, service / loading areas as well as associated car parking.
- 22.2.4 It is likely that the development will be delivered by way of a community title scheme with The City of Adelaide to own the community title(s) relating to the retail, market activities, loading/ servicing and associated car parking. In this regard, the developer is likely to hold community titles relating to the mixed use component above (the 'air rights'). Certain uses within the air rights could be leased (e.g. office or educational uses) however a residential component is likely to require the sale of apartments to end purchasers which can only take place by way of the sale of the air rights rather than a leasehold arrangement.
- 22.2.5 A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver catalytic or strategic benefits to the City.

22.3. *Concerns about private ownership and loss of control*

Some respondents expressed concern about private ownership or 'privatisation' and stated a preference for public ownership. Concern was expressed that revoking the Community Land classification will result in a loss of control over the site and the redevelopment. Some respondents were of the view that the redevelopment will result in a loss of character.

Response:

- 22.3.1 The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading / service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market.
- 22.3.2 The vision, objectives and guiding principles will form part of the expression of interest process with developers required to respond to these matters as part of their proposals.
- 22.3.3 The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner / custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that it maintains control over project outcomes.

22.3.4 The Central Market Arcade redevelopment will grow what people already love about the Market District. Council recognises the need for the redevelopment to be sensitive to the unique character of the Adelaide Central Market and Market District. This is reinforced within the redevelopment objectives and guiding principles which includes the need to celebrate building and site heritage, improve the relationship with neighbouring heritage, reinstatement or contemporary differentiation of the 1915 Grote Street facade as well as development that is sympathetic to the ambience of the market precinct.

22.4. *Concerns about impacts of major redevelopment*

There was concern with regard to the future of Central Market Arcade traders with some respondents suggesting they be provided with a right of return. There was also concern that the redevelopment of the retail would have increased rents, reduce affordability for traders / customers and have negative impacts on the existing tenancy mix. Some respondents were concerned that the redevelopment would impact surrounding businesses during the construction period with the loss of the Central Market Arcade during this time impacting on those that rely on the retail/ service offering.

Response:

- 22.4.1 Over the past two (2) years The City of Adelaide has met with Central Market Arcade traders to keep them informed on the redevelopment project and their leasing arrangements.
- 22.4.2 To improve certainty The City of Adelaide has offered existing Central Market Arcade traders a new lease commencing in late September 2018 for a period of up to two (2) years with a six (6) month redevelopment clause.
- 22.4.3 The City of Adelaide has advised existing Central Market Arcade traders that there is no guaranteed right of return at this stage as The City of Adelaide is yet to determine the retail mix within the redevelopment. Further work will be undertaken during 2017 to determine this retail mix. Once this work is completed The City of Adelaide will be in a position to consider transitioning options including any potential approach to re-establish traders.
- 22.4.4 The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking within the redevelopment. The ownership of the future retail will assist in influencing the ongoing tenancy mix as well as costs to traders and shoppers.
- 22.4.5 The guiding principles include the need for redevelopment proposals to be viable for delivery in the short term to minimise disruption impacts. The City of Adelaide is also seeking innovative construction and implementation processes (including staging) to minimise impacts to businesses and shoppers. Redevelopment of the Central Market Arcade will also be supported by appropriate construction management plans to minimise disruption.

22.5. *Process is rushed*

Some respondents were of the view that the redevelopment and the consultation process have been rushed. Some respondents wanted more extensive public consultation.

Response:

- 22.5.1 The redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a once in a lifetime redevelopment opportunity within *Our Market District – the right ingredients for the future*. This strategy was the subject of extensive stakeholder and community engagement undertaken during 2014 and 2015 involving over 500 people.
- 22.5.2 The City of Adelaide has continued to inform stakeholders and the community on the progress of the Central Market Arcade redevelopment.
- 22.5.3 The proposed Community Land revocation has undergone extensive public consultation, well beyond statutory requirements.

22.5.4 There will be further opportunities for community consultation over the life of the project. The guiding principles incorporate the need for redevelopment proposals to involve and engage with stakeholders and the wider community in the future of the site.

22.6. *More information*

Several respondents said that they would like to see more information on the proposed redevelopment and Council's long term plans for the site.

Response:

22.6.1 Further information will be provided by way of individual responses to address respondent concerns (refer to **Attachment B**).

22.6.2 The City of Adelaide is targeting commencement of works on the Central Market Arcade site by 2020.

22.6.3 The City of Adelaide has established a site vision, redevelopment objectives and guiding principles providing its aspiration and requirements for the Central Market Arcade site. The City of Adelaide is also seeking innovation from the development industry. The final form of the development will be subject to the outcome of the expression of interest process. There is more work to be undertaken and more decisions that need to be made.

22.6.4 There will be further opportunities for community consultation over the life of the project. The guiding principles incorporate the need for redevelopment proposals to involve and engage with stakeholders and the wider community in the future of the site.

23. While most respondents who were supportive of the Community Land revocation did not add supporting comments, several respondents noted that they would support Community Land revocation if it would maximise the redevelopment opportunity.
24. Concerns raised by respondents have been considered by The City of Adelaide within the work undertaken to progress the Central Market Arcade redevelopment. It is considered that the concerns have been sufficiently addressed within the work undertaken to date and will continue to be addressed as the project progresses. Notwithstanding, The City of Adelaide will ensure that such concerns are front of mind in progressing the Central Market Arcade redevelopment. The City of Adelaide will continue to engage with the community over the life of the project.
25. On this basis, it is recommended that a report on the proposed revocation be submitted to the Minister in accordance with Section 194 (3) (a) of the *Local Government Act 1999* seeking approval to the revocation of the Community Land classification of the Central Market Arcade land.

Submissions and Feedback – Redevelopment Outcomes

26. The consultation process also sought feedback on future redevelopment outcomes. This was supported by a staffed engagement booth which was located within the Central Market Arcade during the second week of the public consultation period. The engagement booth provided the community with an opportunity to provide feedback on what they would like to see within the redevelopment as well as what they would like to remain at the Central Market Arcade site.
27. A summary of the community feedback on future redevelopment outcomes is provided at **Attachment D**. This includes the community feedback from the 60 submissions received as well as the feedback from the engagement booth.
28. Key themes relating to the feedback on future redevelopment outcomes is provided below:

28.1. *Complement and protect the Adelaide Central Market*

The prevailing view was that the redevelopment must not have a detrimental impact on the Adelaide Central Market. There was support for ground floor retail with food and wine but respondents stressed that this should complement the Adelaide Central Market with some respondents weary of any direct

competition. Many respondents stressed the importance of retaining the character and atmosphere of the Adelaide Central Market.

28.2. *Small and local*

There was a strong preference to support small, local businesses and start-ups, and the inclusion of local South Australian brands and products. There was a clear desire to retain the 'markets' authenticity and avoid another shopping centre.

28.3. *Improve access and movement*

Many respondents wanted better access through the site and within the Market District. This included access between Victoria Square and the Adelaide Central Market as well as between Grote Street and Gouger Street. Some respondents also wanted better connections through improved public transport and parking. Several respondents wanted more and cheaper car parking including the relocation of car parking to underground. However, some other respondents would prefer to focus on alternative modes of transport.

28.4. *Inclusive*

Many respondents expressed the need for the redevelopment to cater to locals as well as visitors and tourists. Many wanted to retain the day-to-day shops and services that serve the surrounding residential area and office workers, including a supermarket. Maintaining affordability for customers of all income levels was also raised.

28.5. *Support for existing businesses*

Some of the respondents expressed concern for the future of the existing Central Market Arcade traders. In this regard, some respondents noted that they wanted to see existing traders given an opportunity to return following redevelopment and provided with temporary space during construction.

28.6. *Reflect heritage, history and culture*

Many respondents said they wanted to see the heritage and history of the market precinct respected through sensitive development. Several of the respondents supported the intention to reinstate the 1915 Grote Street façade. Some respondents wanted to see heritage, history and culture reflected through art and design, including a reflection of Kaurna / indigenous culture. In addition, many respondents wanted to see the multicultural aspect of the Market District retained and celebrated as a point of difference. In addition, some respondents identified the potential for more cultural and entertainment activities, such as a cinema, art and music as well as performance spaces.

28.7. *High quality, sensitive design*

Although some respondents were not supportive of a major redevelopment, there was support for an upgrade or refurbishment of the existing Central Market Arcade. Many respondents wanted to see a high quality design that reflected (and did not degrade) the existing character of the area, including natural light, public spaces, sustainable design and environmental features as well as a more open layout. Several people supported multi storey development including office or residential on upper levels, with a preference for a mix of apartment sizes and types.

28.8. *Longer hours*

Several people wanted longer hours on site, including 24 hour through access and a mix of land uses that provide activation on evenings and weekends.

28.9. *Improved facilities*

Several respondents raised the need for improved facilities such as toilets, seating, air conditioning and underground service/ loading areas.

29. Many of the key themes listed above accord with The City of Adelaide aspirations including the site vision, objectives and guiding principles for the Central Market Arcade site. This feedback will assist to inform the Central Market Arcade redevelopment.

30. Some respondents have supported an upgrade or refurbishment of the Central Market Arcade. As mentioned earlier, it is considered that this represents a lost opportunity which will not deliver catalytic or broader strategic benefits to the City.
31. As highlighted above, some respondents have advised that they would like to see a right of return for traders. Further work will be undertaken during 2017 to determine an appropriate retail mix within the redevelopment. Once this work is completed Council will be in a position to consider transitioning options including any potential approach to re-establish traders.
32. It is noted that a submission was received from the Adelaide Symphony Orchestra supporting the Community Land revocation and redevelopment. The submission incorporated a proposal for a Adelaide UNESCO City of Music Centre as part of an adaptive re-use of the Sir Samuel Way building or as part of the Central Market Arcade redevelopment. The proposal comprised a 1,800 performance hall, food and beverage, retail and back of house/ administration areas. It is noted that such a submission may form part of an expression of interest process for the Central Market Arcade redevelopment.

Next Steps

33. Section 194 of the *Local Government Act 1999* specifies that The City of Adelaide must submit a report on the proposed revocation with all public submissions received to the Minister for approval to revoke the land from Community Land classification.
34. On this basis, a report is proposed to be submitted to the Minister with a request to approve the revocation of the Community Land classification of the Central Market Arcade land.
35. The Central Market Arcade land is located within Certificates of Title Volume 6118 Folio 752 and portion of Volume 6118 Folio 750. In this regard, the Central Market Arcade, Adelaide Central Market and UPark car park above share Certificate of Title Volume 6118 Folio 750.
36. Given the above, a partial revocation will be required for Certificate of Title Volume 6118 Folio 750. This partial revocation will ensure that the Adelaide Central Market is not subject to Community Land revocation.
37. Further survey work will be undertaken to detail the boundary between the Central Market Arcade and Adelaide Central Market. This will be submitted to the Minister in due course to support the request to approve the revocation of the Community Land classification of the Central Market Arcade land.
38. It is noted that a further resolution of Council will be needed to revoke the Community Land classification of the Central Market Arcade land following (and subject to) approval by the Minister.
39. Additional next steps include:
 - 39.1. The provision of a response to each submission received during the public consultation process with an update on the decision of Council.
 - 39.2. An update on the decision of Council on the Your Say website and Central Market Arcade website.
 - 39.3. Provision of an update on the decision of Council to key stakeholders.
 - 39.4. Collate the feedback from the consultation process to inform the Central Market Arcade redevelopment.

ATTACHMENTS

Attachment A – Public Submissions

Attachment B – Responses to Public Submissions

Attachment C – Central Market Arcade land

Attachment D – Summary of Public Submissions/ Feedback on Redevelopment Outcomes

- END OF REPORT -

Submission via YourSay Website

Name: Peter Wong

Address: North Adelaide SA 5006

Date: 23 January 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Agree

Council should take full control of the site to enable maximum development opportunities.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

I agree with the vision, principles and objectives however, there could be further added and one removed.

There should be an objective to meet a certain level of environmental performance/sustainability. This could include power generation; waste collection reduction; recycled material; city greening; water harvesting, capture and recycling; and energy rating.

The principle of car parking should be removed.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

The redevelopment of the site should include maximizing building heights, mixed use development, high density residential alongside the upgrade of the Central Markets and shopping arcade. The project should include multiple different housing unit types, ranging from studio apartments, to four bedroom or whole floor apartments. The site should maximize building heights with multiple high rise buildings extending to the maximum height within the development plan. The site could present an opportunity for the Council's Administration to relocate to a new facility and then redevelop the Pirie Street site.

The frontage to Gouger Street should maximize active and café/restaurant/retail land uses. Behind this a world class shopping centre should be constructed including an expanded Central Market area and multi-story shopping centre.

Although Car Parking is required, the entry/exit of the car park must be oriented towards Grote Street to reduce the number of cars entering/exiting onto Gouger Street. The Car Park should be

completely contained on site and be underground. Above ground land uses should be restricted to retail, commercial, market and residential land uses.

Considerations should be made to incorporate an entertainment component within the development. This could be a Cinema complex, bars, night clubs or other late night venue to ensure that the site is activated 24 hours a day.

A master planning exercise should be undertaken to also include the Market Plaza and Moonta Street.

A component of the site should be retained by Council (residential or commercial building) to provide a income base for the Council. This could include owning the buildings and renting out apartments and office space.

Submission No 1

Submission via YourSay Website

Name: Dominic Mugavin

Address: Adelaide SA

Date: 24 January 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Disagree

I support the redevelopment, but don't see why the land needs to be reclassified.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- No

What other information would you need?

I don't understand why the site cannot be redeveloped, but remain owned by the Adelaide City Council. If it is about budget and financing of the redevelopment, please make that clear.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

Design + Place is most important. It has to be a place where people want to spend time. I don't think there needs to be increased car parking, but all other principles are very good.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

A variety of shops, food and drinks outlets, and services. A community space that can be hired.

Submission via YourSay Website

Name: Spencer

Address: Plympton Park SA

Date: 25 January 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Agree

-

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

It recognises the uniqueness of our market and builds an environs 'hub' that is complementary to our wonderful market. It has an inclusive feel (for all people) and should result in a sustainable long-term desirable destination.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

The current arcade is a patchwork of often daggy and unrelated 'leftovers'. Although there are places to eat and sit there is absolutely no atmosphere, no coherence. I love the idea of celebrating our food, wines and lifestyles with a more directed tenancy that reflects the fresh food market, our diverse ethnicities and our moderate climate but remains casual, affordable and inclusive for all SA residents and tourists alike. I agree with some residential development and how fortunate would those residents be to have such a precinct at their fingertips! Something that was a little more meandering than N-S, E-W and was built of characterful materials (not glass, stainless and marble) would lend an enduring and welcoming atmosphere...a feeling that it has always been there...I wish!

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Submission Form

Feedback closes 5pm, Friday 10 March 2017

It is Council's policy that for a formal submission to be received it must include your name and residential address. Formal submissions will be provided to Council and will be a publicly available document. Mandatory information is marked with an *asterisk (In the interests of privacy addresses will not be made public but may be made available to Council upon request.)

Name *

Sue Marks

Address *

Torrensville 5031

E-Mail

Q1: Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Comments:

Loss of community land classification could mean loss of control of the area. If people buy the area it would seem that they then have a right to develop as they wish: How will the ~~character~~ character be maintained??

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

Yes

No

Undecided

What other information would you need?

why does the land need to be sold for redevelopment to occur?

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

Comments:

The character and ambience of the precinct are loved and appreciated by people interstate as well as locals. It is a unique, calm, friendly place that is unique. Adelaide does not need another shopping arcade.

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

A reflection of Adelaide and South Australia. I agree the area needs to be refurbished and 'tarted Up' but not so the character is lost.

Written submissions must be received by: **5pm Friday 10 March 2017**

Public Consultation

Central Market Arcade Land
GPO Box 2252 Adelaide SA 5001

OR Email yoursay@adelaidecitycouncil.com

OR complete the online submission form at yoursay.adelaidecitycouncil.com

For all enquiries, please call **Matthew Rodda** on 8203 7537.

Thank you for taking the time to provide us with your comments regarding the project/proposal. Please help us gather a little more information about you by filling in the remainder of the form on the next page.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com



Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Submission Form

Feedback closes 5pm, Friday 10 March 2017

It is Council's policy that for a formal submission to be received it must include your name and residential address. Formal submissions will be provided to Council and will be a publicly available document. Mandatory information is marked with an *asterisk (In the interests of privacy addresses will not be made public but may be made available to Council upon request.)

Name * GARY SYMONS

Address * MITCHELL PK. SA 5048

E-Mail

Q1: Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Comments:

BY ALLOWING PRIVATE OWNERSHIP, WILL FORCE UP COSTS, (LIKE WHEN GAS & ELEC WAS SOLD THIS HAPPENED) THIS IN TURN WILL FORCE SOME SHOP OWNERS TO LEAVE, ALSO MANY CUSTOMERS WILL LEAVE, AS A RESULT OF HIGHER PRICES FOR GOODS.

THAT IS WHY I REGULARLY COME TO THE MARKET FOR FRIENDLY ATMOSPHERE AND GOOD PRICES. TO ME THE "MARKET" IS LIKE A TRIP AROUND THE WORLD, WITHOUT LEAVING ADELAIDE.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com

 ADELAIDE
CITY COUNCIL

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

Yes

No

Undecided

What other information would you need?

LEAVE IT ALONE
PLEASE

BIGGER IS NOT ALWAYS BETTER

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

Comments:

RETAINMENT OF THE FRIENDLY
ATMOSPHERE & THE SHOPS THAT I
HAVE SHOPPED AT FOR YEARS & YEARS

NOT HAVING IT TURNED INTO
YUPPIE'S PLACE FOR THE RICH &
TRENDY.

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

MORE PROPERLY MAINTAINED
TOILETS

MORE VEGG EATING PLACES

Written submissions must be received by: 5pm Friday 10 March 2017

Public Consultation

Central Market Arcade Land
GPO Box 2252 Adelaide SA 5001

OR Email yoursay@adelaidecitycouncil.com

OR complete the online submission form at yoursay.adelaidecitycouncil.com

For all enquiries, please call Matthew Rodda on 8203 7537.

Thank you for taking the time to provide us with your comments regarding the project/proposal. Please help us gather a little more information about you by filling in the remainder of the form on the next page.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com



Submission via YourSay Website

Name: Sarah Maddock

Address: Flinders Park SA

Date: 30 January 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Agree

-

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

Details on the ongoing management - i.e. leased back to Council, leased to or completely sold to a private operator

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

Food and wine destination - while the Central Markets already has this reputation, this opportunity allows the expansion of this focus and provide opportunity for other regional operators. It will be important to consider how both businesses of state/international reputation can be represented but that it's also not out of reach for smaller and newer operators - such as a permanent pop up show with temporary leases. Better Access and Movement - this arcade provides for through access between Gouger and Grote Streets. You realise how importance this is when it is closed on Sundays and you have to walk from Gouger past the Hilton to get to Grote Street. Key to the design is accessibility at all times through this space as well as the appearance of shop fronts on Grote and Gouger Street. I also noticed reference is made to increased car parking but if the design is meant to be sustainable some reference to provision of facilities for other modes of transport - such as cycling and public transport should be considered and how these users arrive and access the site.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

I would like to see the arcade designed to operate during the day and evening on weekdays and weekends. For example if the retail is closed there are still restaurants or cafes operating. The style of retail that could complement the existing food offering could be SA artisans - such as the artists at the Mill. If food was the focus I think maybe an additional focus on wines, cafes and some of the existing businesses "revamped". If Coles or another supermarket remained the design should enable them to integrate better with the arcade and Gouger Street as currently they operate as a stand alone shop. If the Arcade was made 24/7 "smart features" such as sensory lighting could be incorporated into the design. If the artwork "Sensing with Light" doesn't have a location perhaps it could be installed within this arcade!

Submission via YourSay Website

Name: Michelle Williams

Address: St Morris SA

Date: 1 February 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Disagree

I am unable to agree with the proposal unless the current long term vendors who are currently located within the arcade and likely to be able to afford the rent under a developer and return their businesses to the arcade.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

-

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

I would like current vendors who currently tenant in the space to be guaranteed a space in the new arcade if they want to continue to trade in the arcade once the development has been complete.

Submission via YourSay Website

Name: Daniel Grilli

Address: Goodwood SA

Date: 2 February 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Agree

The proposed redevelopment has some interesting features e.g. the reinstatement of the Grote St facade. However, I am always weary of the privatisation of public space.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

How this plan proposes to increase facilities for cyclists.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

Retaining appropriate public space, and minimising impacts to surrounding street life.

Maintaining the integrity of the existing market building and market atmosphere. We don't want just another shopping mall!!!

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

I would consider this a unique opportunity for the council to make a visionary architectural contribution to the heart of the city, and hence the council should do all it can to encourage a quality design solution. What about an open design competition? I would also like the council to ensure this development is a leader in sustainability and catering to pedestrians/cyclists.

Submission via YourSay Website

Name: Nick Patrick

Address: Adelaide SA

Date: 7 February 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Disagree

This is Community Land - when this classification is revoked, ACC will "offer the Central Market Arcade land for sale by way of an expression of interest/ tender process" (point 4.3 in Revocation Proposal). That is, this proposal is a way for the ACC to make it look like the Community wants to sell their land. Regardless of "intentions", this initial step is unequivocally removing ownership from the people of Adelaide and handing it to ACC in whose trust it can never be assured.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- No

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

The "vision, objectives and guiding principles" are all irrelevant as they are based on the revocation and subsequent sale of Community Land. ACC should be asking "what can we do in partnership with our Community" not "how much cash will a developer throw at us to grab yet another slice of our City".

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Community ownership

Submission via YourSay Website

Name: Virginia Ward

Address: Malvern SA

Date: 12 February 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly disagree

It is a mistake to give up community ownership. Developers do not act from the goodness of their own hearts. The Council (and the public) deal with problems forever after.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- No

What other information would you need?

With Council's undoubted expertise and resources, why were some detailed alternative approaches not provided? Big colourful images of large scale markets overseas are misleading distractions without indications of how such scales might realistically relate to the relatively tiny market arcade area. If in the timing of the redevelopment May 2017 sees the release of expression of interest to the development industry 1. how will Council demonstrate publically that the consultation was more than lip service and 2. ensure maximum transparency to justify the public's trust that processes are clean and Council effectively controls quality?

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

It is hard to trust a vision which is a grab bag of multiple suggestions - everything a brainstorm session could come up with. Many of the ideas are unarguable and worthy, motherhood statements in the oft-repeated format of vision, objectives and guiding principles, ubiquitous in government departments at all levels for long enough now for people to realise that while they sound good, that does not necessarily guarantee transparent process and fair outcomes.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Simplicity, elegance and open green space. A process which is accessible to the cultures which make the market such a joy, that is, multilingual. An iron-clad legal guarantee that this process is not the thin edge of the wedge to 'develop' the market itself. Statements that it 'should not' be affected are NOT GOOD ENOUGH.

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Submission Form

Feedback closes 5pm, Friday 10 March 2017

It is Council's policy that for a formal submission to be received it must include your name and residential address. Formal submissions will be provided to Council and will be a publicly available document. Mandatory information is marked with an *asterisk (In the interests of privacy addresses will not be made public but may be made available to Council upon request.)

Name *

John Clements

Address *

Forestville S.A.

E-Mail

Q1: Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree ☒

Comments:

Privatisation hasn't worked with any other Public hosted Comp. ie Water Electricity et al. How do you think this is going to be of any Benefit to anyone other than Big Business or the very rich; your plans continue to exclude the marginalised Poor; For a truly Balanced & viable future we need to look at Public funded low cost Housing using Sustainable & Environmental Methods. Continued funding of the rich will only add Greater Separation & Division within our community. Greater Amenity would be much appreciated by Customers ie; Better Air Conditioning in Summer & heating in winter.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com

ADELAIDE
CITY COUNCIL

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

Yes

☒

No

Undecided

Some what.

What other information would you need?

Some Plans for the long term?
just maybe some one can come up with a
Statesman like Future that is inclusive of
all People's, and just not in the short term
interests of being re-elected or big business.

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

Comments:

Shouldn't Any 'great Plans' be for the
for seeable Future...
"Council is not proposing to revoke the Adel. Cent.
Market from Community land Classification" but
they sure as hell wish to Diminish their
level of Responsibility to us "the Community"
by at the very least Subletting another
of our owned and funded by tax's, you're lazy
& not very Forward Thinking. I say NO to
Privatization of Public Assets.

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

A) Some level of Commitment needs to be given in writing to existing Stall/Shop Holders of a Continued lease, no business is viable without a continued investment i.e; no Bank will give a loan on Businesses without a min 5 year with option for further 5yr lease, it doesn't make sense; so none of the Pre existing Businesses can see any future here!! Many are up for sale but no one even wants to rent spaces - with no level of commitment to improve existing features you have degraded the Area, to suit your very hazy ideas. very 70's style MANAGEMENT... Downgrade @ Sell off.

Written submissions must be received by: **5pm Friday 10 March 2017**

Public Consultation
Central Market Arcade Land
GPO Box 2252 Adelaide SA 5001

OR Email yoursay@adelaidecitycouncil.com

OR complete the online submission form at yoursay.adelaidecitycouncil.com

For all enquiries, please call **Matthew Rodda** on **8203 7537**.

Thank you for taking the time to provide us with your comments regarding the project/proposal. Please help us gather a little more information about you by filling in the remainder of the form on the **next page**.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com



Submission via YourSay Website

Name: John Kruger

Address: Cowandilla SA

Date: 15 February 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Neutral

I'm still unsure how the land classification affects the general public. I'm guessing it means it can be sold off?

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- No

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

It has to fit in with the precinct. That area has history and a hint of the class that used to be added to public buildings. I also don't want any space taken away from the public. No fewer car parks and still clear access through the markets from Vic Square. That could be a great entrance for tourists to access the markets.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Cleaner new tasteful fit out reflecting the history of the site. Good cooling. Good security.

Submission via YourSay Website

Name: Sarah Macdonald

Address: Plympton SA

Date: 15 February 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly disagree

The community land classification does not stop it from being redeveloped.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- No

What other information would you need?

Evidence that the classification needs to be revoked for redevelopment.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

Keeping public places for the people. Setting good/leading examples in this harsh climate with environmentally and ecologically efficient buildings, bright, airy and aesthetically pleasing.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Apartment living and public art spaces can be included above the public through areas.

Submission via YourSay Website

Name: Aaron Davis

Address: North Adelaide SA

Date: 15 February 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Agree

-

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

All of the redevelopment objectives are important. Food and wine destination of international repute is very important because this has the potential to be a centrepiece of food and wine tourism that then spreads out into the city. Design + place / Better access + movement are important because the arcade is currently performing terribly both in terms of its street frontage to Grote St, and the ability to traverse through the site.

The guiding principle of more carparking seems at odds with the other principles - better public transport access would be more useful.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

South Australian businesses selling South Australian products and services. E.g. IGA / Foodland rather than Coles, preferably as the basement development so that the ground floor can be a more permeable, small tenancy arcade dedicated to SA food, wine and retail products.

Submission via YourSay Website

Name: Ian Babidge

Address: DULWICH, SA

Date: 17 February 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Neutral

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- No

What other information would you need?

Vague details of private/public proposed development.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

Existing market must not be affected by any proposal which restricts access or changes the "atmosphere" of it. The last thing wanted is a "shopping mall" type development.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Possibly more cafe and food stalls. Definitely more parking to cater for any development.

Submission via YourSay Website

Name: Carlene Blake

Address: Rosewater SA

Date: 18 February 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Agree

I agree if it is a fair proposition for current tenants to return to the market - stores such as Goodies and Grains and the fish market. If privatization of part of the market arcade goes ahead, it would be a shame if these stores are priced out of the area.

I feel that all socioeconomic classes should be catered for, local people who are not rich should still be able to enjoy their local market area alongside those who are lucky enough to be financially well off. Tourism is vital for Adelaide, but not at the cost of the local communities health and well-being.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- No

What other information would you need?

I couldn't download or save the http://www.adelaidecitycouncil.com/assets/documents/our_market_district_2015_midres_25_aug_15.pdf document, therefore, I do not feel I have all the information I need.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

The history is important to me, and the character being retained. Most times when older buildings are re-developed, they lose their soul and become clinical. I like the idea of the modern not being a dominant force. Upgraded amenities sound great and I do agree that Adelaide is moving forward and changing for the better. This area is a little tired, but sometimes those are the best areas of a city, for me anyway.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Affordability of the shops proposed. Goodies and Grains offers good healthy alternatives to supermarkets such as bio dynamic rice which is not found in Coles or Woollies... I would be sad to see this store disappear. Much like the fish market.

I would love to see large photos of the original site, and images of the changes through history perhaps on glass panels overlaying a painted background. I like the inclusion of the acknowledgement to the original owners of the land and look forward to seeing that expressed via art...

Submission via YourSay Website

Name: Anonymous

Address: Ascot Park SA

Date: 20 February 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Disagree

The Central Markets are unique and any changes will ruin the character.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Undecided

What other information would you need?

In whose interests are the changes? Not the community.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

Objectives are to make money. Not acceptable.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

As it is , with a little tidying up!

From: Whiteman, Magda (DSD-ARTS)
Sent: Thursday, 16 February 2017 11:57 AM
To: YourSay
Subject: Proposal to revoke the community land classification of the Central Market Arcade land - Portion of 22-60 Gouger Street and Victoria Square Arcade, Adelaide

Thank you for Mike Philippou's letter of 20 January 2017 regarding the above.

The Minister for the Arts supports this proposal.

Regards

Magda Whiteman

Magda Whiteman
Manager Capital Projects & Assets
Arts South Australia
Department of State Development

 www.arts.sa.gov.au

 Level 16 Wakefield House, 30 Wakefield Street, ADELAIDE SA 5000  GPO Box 2308, ADELAIDE SA 5001



DISCLAIMER:

The information in this e-mail may be confidential and/or legally privileged. It is intended solely for the addressee. Access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you have received this email in error, please delete it from your system and notify the sender immediately. DSD does not represent, warrant or guarantee that the integrity of this communication has been maintained or that the communication is free of errors, virus or interference.

Submission No 18

Submission via YourSay Website

Name: Tania D'Antonio, Telstra Store Gouger Street

Address: Adelaide SA

Date: 1 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Agree

Whatever is necessary to enable this to take place and in a decent amount of time I agree with, as long as it is able to fit in alongside the Adelaide central market, both in identity and architecture.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

To create a place that can be culturally diverse, world class and cosmopolitan.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

As the district is changing and the area is becoming more residential the Arcade needs to support this, to have retail, services, entertainment and places to be culturally stimulated not just a food and wine destination (the Central Market does this) provide opportunities for easy cheap parking with easy accessibility from all parts of the CBC and suburbs where people come to for more than just food shopping.

Submission via YourSay Website

Name: Anonymous

Address: Adelaide SA

Date: 2 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Agree

-

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

-

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

-

Submission via YourSay Website

Name: Janine Philbey

Address: Salisbury North SA

Date: 3 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Agree

-

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

The outcomes

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Better connection with Victoria Square, the rest of the market and the community in general.
This a niche opportunity that could provide for small business (existing and potential).

Submission via YourSay Website

Name: Anonymous

Address: Adelaide SA

Date: 3 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Agree

Need this form of tenure to attract co-investment I think and this is reasonable and appropriate.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

Cultural inclusion

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Be prepared to go multiple stories and consider the inclusion of an office type hub for small enterprises. Include another library branch if possible. Consider co-development with the courts to give much needed building improvements for legal businesses. Go very high quality to enhance the contrast with the central market and make it carbon and energy neutral. Don't mess with the market and avoid too many more eateries, coffee shops etc - in danger of losing real market status if not careful.

Submission via YourSay Website

Name: Sergey Loy

Address: Glenelg SA

Date: 3 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Agree

I see there more possibility for using this land for the public benefit.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Undecided

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

-

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

This central place of the South Australia Capital shall be used as a subway network hub underground with tourists and market services over the ground. This way the unique Central Market trading place and its Spirit will be maintained with extension with vital transportation service for any civilised Capital-city.

Submission via YourSay Website

Name: Anonymous

Address: None provided

Date: 3 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Disagree

It doesnt seem to me that the revoking of the classification is necessary for redevelopment to occur and , as has been seen time and time again land revoked= sell off to private consortiums and then bingo , we spiral down into a vortex of evil and unfriendly behaviour that doesnt benefit anyone but the owners .

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- No

What other information would you need?

Why does council wants to revoke the land if not to sell it? How will it benefit the community? How would it be decided who the land is sold to, what conditions will be put in place to keep the precinct intact and the area remain sensitive to its surrounds.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

Any proposed upgrades would need to be made available to the community and a clear and transparent plan and model of said proposal be EASILY accessed and ONLY when the majority of the community agree then building can proceed. To just assume that council knows what the community wants is arrogant and complete consultation is required in an era when the community has more and more interest in how our city is portrayed to the outside world.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

I believe the Central market arcade should remain sensitive to its surrounds i.e. central market and china town . This is primarily a food district, whether it is the making of a meal or prepared food. To turn the area into a mini business district would be an act of sheer folly. If retail clothing etc were to be included in the area, they would absolutely need to be able to show they have something out of the ordinary to sell.

Submission via YourSay Website

Name: Anonymous

Address: None provided

Date: 4 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Agree

-

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

-

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

-

Submission via YourSay Website

Name: Denise

Address: Adelaide SA

Date: 4 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Disagree

Council needs to ensure they have the say in determining this land area as I hope they would take into consideration the people of Adelaide and keep the best interests of the residents as a top priority and save our heritage - it is ok to rebuild but it must compliment our beautiful Central Market - put the energy and care into maintaining the market and make that environment even better with comforts of air conditioning when it is extremely humid - it is a beautiful place to visit, shop and wander keep it that way and compliment the market by improving the comfort of all the workers, the visitors then tourists.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Undecided

What other information would you need?

if council revokes the land - then there is no consultation process - and this is not right.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

maintaining our heritage and beauty of the basic environment of the Central Adelaide market - I would not wish to see a modern complex build along side the Central Market that took away the simple beauty of what already exists - I love seeing the trucks unloading the forklifts in and out with the pallets of fresh produce, If the land adjacent deterred the current activities from taking place or redirected then this would alter that beautiful environment I cherish as an Adelaide Resident.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Compliment what we have in the Adelaide Central Market - keep it totally basic and compliment what we have already. I do not wish this area of land to become like other major shopping centres - keep it authentic, keep it basic and let it flow into Adelaide Central Market and compliment out beautiful market.

Ask the people of the Market - how they best see the future and I am sure they have the answers.

Submission via YourSay Website

Name: Tim Jackson

Address: Adelaide SA

Date: 5 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Agree

-

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

-

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Assuming there is no master plan for the market site which is my belief a master plan for the entire site. Why would you only msterplan part of it.

Submission via YourSay Website

Name: Sharon Hetzel

Address: Malvern SA

Date: 5 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Disagree

1. Council does not provide any clear practical reasons why it needs to revoke the community land classification.

2. The Arcade is so close to and so much part of the essence of the Central Market that it should remain under the same control as the Market - i.e. Council.

3. The Council information does not indicate how it will achieve its objectives and vision for the Arcade as part of the Market precinct if it passes into non-Council ownership or how it can guarantee this once the Arcade passes into private hands.

4. This site is of immense financial and cultural value. It has always proved difficult for government agencies to get full value in negotiations with commercial developers. What guarantees are there that Council would achieve this?

5. A publicly owned site of such significance should remain in public hands.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- No

What other information would you need?

See comments above. Specifically Council needs to give CONCRETE and practical reasons why it needs to sell the Arcade in order to re-develop the Arcade and the Central Market.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

The commitment to retaining it as a public space focused on SA produce, food and wine.

Improving links between the Market, Arcade and the rest of the city.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

MAINTENANCE OF AN AREA WHICH IS ACCESSIBLE AND WELCOMING TO ALL SECTORS OF THE PUBLIC

Focus on food and wine and related activities.

Better quality businesses.

Close links with the activities and businesses in the Central Market.

Good quality design and build.

Submission No 28

-----Original Message-----

From: Persian Art Treasure

Sent: Monday, 6 March 2017 1:25 PM

To: YourSay

Subject: Central Market Arcade Redevelopment

Redevelopment of Central Market Arcade

Good Afternoon

I am Dibak Moradkhani, manager and business owner of Persian art treasure at shop1 central market arcade.

Thank you for the information package you have sent to us.

Please find the following some ideas regarding the redevelopment of central market arcade.

As being at the heart of Adelaide, Central Market is number one tourist and local attraction just in the centre of Adelaide. No doubt, redevelopment of central market arcade would add cultural and business value to the whole central market area. Meanwhile there are some key factors to be considered before any action. As a business owner in the old Bazaar of Isfahan in Iran for 16 years, I have been through few sustainable and successful, and also unsuccessful redevelopments in Isfahan's 16th centuries bazaar area. I am happy to share my experience as a trader with close impact of redevelopment in market and Bazaar areas.

The main factor is to keep the environment and feeling of the Bazaar or the Market had for the period of its existence. If after reopening the new building, locals and tourists get in to a flashy shiny new shopping centre like many similar new shopping centre, they see in town, that would be definitely an unsuccessful project.

The other factor is the existence of central market next door with its own features. The new building shouldn't look unparalleled to the old neighbour.

The main concern, I believe is to keep the feeling of visitors to the new redevelopment as close as possible to what they have experienced in decades, when they used to visit central market as kids till now.

Considering the history of Adelaide from the very beginning and the very first days of Central Market as the core idea of redevelopment is the key. That could be as a architectural point of view, such as using vintage style red breaks instead of shiny glass. Or presenting the iconic product of the state, such as a section of wines from SA wineries to promote different wines of all the different places in South Australia, representing the history of each one.

Considering keeping multicultural environment in the new development, with sections of each culture, their first arrival in Adelaide and what they have presented to Adelaide in early days and the flow through the decades to now, would be a great attraction in the new development. That would be a cultural value to the new redevelopment.

I believe keep it more cultural will definitely lead to a more successful redevelopment. If the main concern be on a just business and shopping centre, there wouldn't be enough attraction to make it different from other shopping centres.

The other factor is council should try to motivate the experiences traders and iconic businesses of the Arcade to get back to the new building. In order not to cut the relation of visitors and shoppers to their desired businesses in the Arcade, I would recommend the council consider a temporary Arcade in one of the vacant land as close as possible to the central market for the period of redevelopment, and encourage the businesses in the Arcade, who wants to continue trading and supporting their loyal customers will be able to keep trading and then get back to the new building.

Your consideration of these facts in the new redevelopment is greatly appreciated.

I hope council together with the ideas of people, be able to implement a successful and sustainable redevelopment to have the added cultural and business value to the heart of Adelaide for many upcoming decades.

Best regards

Dibak Moradkhani
Manager

Persian art treasure
Shop1 Central Market Arcade Adelaide 5000

Submission No 29

Submission via YourSay Website

Name: Tiffany Stuckey

Address: North Adelaide SA

Date: 6 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Disagree

I think it is a community space, its for the people not for profit.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- No

What other information would you need?

Why the council, needs more streams of revenue, aren't council rates enough? Secondly I'm sick to death of profit for profit sake, where is the sense of community and doing things to better or benefit the community just because.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

To enhance the area for uses i.e. market purposes, i.e. expanding stall holders for produce, makes sense, i understand expanding the car park, but i think there needs to be an element of community space for people to sit down and enjoy the hustle and bustle of the market.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

general seating areas that you can see the outside i.e. victoria square outlook, but all in all to benefit local producers, maybe a pop up area for new producers to help them enter the market, whether that is pre made food or wine or fresh producers. We should be trying to support innovation and small business start ups, as that will help the economic growth of SA.

Submission via YourSay Website

Name: Eric Lai

Address: Kidman Park SA

Date: 6 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Agree

-

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

One in a lifetime opportunity should not be missed and the city needs a new landmark.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Shopping Centre with Cinema & Café. Multicultural eatery stalls and COB at 9.00pm every night.

Submission via YourSay Website

Name: Ivan Oulianoff

Address: Hyde Park SA

Date: 6 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Disagree

I believe the new proposed development could have been completed as a leasehold right as per the current arrangement.

I strongly support the idea of the council retain full ownership and management of the ground floor retail, sub-floors, and car parking.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

I like the idea of restoring the Grote Street facade.

I feel the streetscape of the whole development is vital. At present the Grote street frontage of the arcade is closed off and it has a negative effect on the whole street.

I think the desire for a multi-story development is a great use of the location which is a unique offering.

The Central Market is an important part of Adelaide. The new development should not have any fruit and vegetable operations and needs to compliment and support the Central Market - not operate in competition with it.

The new development needs to provide substantially more carparks then are being removed as part of the development. The Central Market currently does not have enough car parks, and an increase in intensity of the arcade site will require further car parks.

I feel that compensation needs to be provided to the Central Market Traders who will be severely impacted by this development. I also feel more money needs to be to restore the central market also to bring back the the historic look of the market. This will be a transformative period for the precinct. It is important that the Central Market is given the funds and the opportunity to keep up with any new development.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

The opportunity should be used to provide facilities and services to the Central Market to make it a world leading offering.

The new development needs to provide enough car parks to support itself and the Central Market, now and in the future.

It is important that any development future proof the precinct.

Restoring the heritage of the site is important to me and I really love the idea of restoring the Grote Street facade.

The Grote Street facade needs to be an active space that invites people to the new development and the precinct.

I would like to see a residential development on the site - however it to be a development for families and young couples. I would really be disappointed to see small apartments or student housing at the site.

Submission No 32

Submission via YourSay Website

Name: Alexander Oulianoff

Address: Hyde Park SA

Date: 7 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Disagree

The Adelaide City Council can lease the site without needing to change the zoning of the land.

I support that the Adelaide City Council needs to develop and optimise the site but this should be completed whilst retaining the Community Land classification.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

Restoration of Federation Hall features.

Open to the community.

To maintain the charm of yesteryear whilst still maximising utility of the strategic site.

Protect the Central Market and maintain its character.

Complement rather than compete with the Central Market.

Additional Parking for the Central Market.

No/minimal disruption to the Central Market during development.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Restoration of Federation Hall features.

Increase in the number of car parks.

Open to the community and owned by the community.

Ensuring that the development does not impact on the already struggling traders in the Central Market.

Ensuring that the site is never sold.

Submission via YourSay Website

Name: Greg Martin

Address: Adelaide SA

Date: 7 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Disagree

The land is only in the care of the Council for the residents and ratepayers of Adelaide City. To simply revoke this responsibility when it suits is unacceptable.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

A design that does not impact on the facilities and amenities provided by Adelaide Central Market. The Market to its many users is not just the stalls in the Market area, but the many shops and amenities that make up the Central Market precinct. Any proposed development must offer more time for consultation; not the ridiculously short period offered here. I found out about it today (7/3) and told I must make my submission by Friday 10th March. What's the hurry, except as a strategy by Council to rush it through so that few people get the chance to object. That's not what public consultation is about.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

-

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Submission Form

Feedback closes 5pm, Friday 10 March 2017

It is Council's policy that for a formal submission to be received it must include your name and residential address. Formal submissions will be provided to Council and will be a publicly available document. Mandatory information is marked with an *asterix (In the interests of privacy addresses will not be made public but may be made available to Council upon request.)

Name * PAUL AND TERENCE NOAKES

Address *

E-Mail

UNRAIDLA
5142

Q1: Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Comments:

WE FEEL THAT IF THE REVOCATION OF THE LAND FROM COMMUNITY TITLE
TAKES PLACE, THE LAND COULD EVENTUALLY BE SOLD - WITH THE
LIKELY BUYER BEING A CHINESE CONSORTIUM/INDIVIDUAL WITH
THE RESULT POTENTIALLY TURNING OUT LIKE CHINA TOWN
PRECINCT WHICH IS A DIRTY DISGRACE FULL OF SECOND
HAND OPERATIONS WHO LACK CUSTOMER SERVICE.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com

 **ADELAIDE**
CITY COUNCIL

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

Yes

☒ No ☐ Not at all ☐ Undecided

What other information would you need?

WE NEED FULL DISCLOSURE OF THE COUNCIL'S INTENTIONS FOR THE LAND FOR THE NEXT 10 YEARS, AND BEYOND IN SHORT A BLUEPRINT FOR THE FUTURE - ARE COUNCIL INTENDING TO EVENTUALLY SELL THE LAND. WE FEEL THIS COULD BE THE FIRST STAGE OF WHAT COULD HAPPEN TO THE ENTIRE PRECINCT INC. THE CENTRAL MARKET.

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

Comments:

TRANSPARENCY AND HONESTY FROM THE COUNCIL ON WHAT THEIR SHORT, MEDIUM AND LONG TERM INTENTIONS ARE.

VISION: CATALYST FOR THE CENTRAL MARKET INCREASING FOOD TRAFFIC.

OBJECTIVES: BETTER ACCESS + MOVEMENT THROUGH PRECINCT HELP GROW AREA GENUINELY.

INCREASE THE PROFILE OF THE PRECINCT TO INTERNATIONAL STANDARDS.

INCREASE DESIRABILITY AS A FOOD AND WINE DESTINATION.

SUSTAINABILITY ASPECT OF DESIGN VERY IMPORTANT

GUIDING PRINCIPLE: TO SECURE THE FUTURE OF ACM FOR NEXT 50 YEARS. + REINSTATE HERITAGE FACADE ON GROVE ST.

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

QUALITY RETAIL MIX COMPLEMENTARY TO THE EXISTING OFFER OF THE ACM.

TRY TO ATTRACT SOME ICONIC BRANDS SUCH AS:

R.M WILLIAMS, HAIGHTS CHOCOLATES, ROBBERN MENZ
QUALITY JEWELLER (WITH OPALS)

BASIC SERVICES: HAIRDRESSER, DRY CLEANER, SHOE REPAIR,
KNIFE SHARPENING, COOKWARE.

VERY IMPORTANT: NO FRANCHISES (FOOD OR GENERAL)
UPPER LEVEL COULD INCLUDE DIRECT FACTORY OUTLETS

Written submissions must be received by: 5pm Friday 10 March 2017

Public Consultation

Central Market Arcade Land
GPO Box 2252 Adelaide SA 5001

OR Email yoursay@adelaidecitycouncil.com

OR complete the online submission form at yoursay.adelaidecitycouncil.com

For all enquiries, please call **Matthew Rodda** on 8203 7537.

Thank you for taking the time to provide us with your comments regarding the project/proposal. Please help us gather a little more information about you by filling in the remainder of the form on the **next page**.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com

 **ADELAIDE**
CITY COUNCIL

Your Say Adelaide

Feedback closes 5pm, Friday 10 March 2017

Name * Latif Sultani

Address Salisbury North, SA

E-Mail

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Comments:

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

Yes

☒ No

Undecided

What other information would you need?

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

Comments:

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

Having facilities and clean area.

Submission No 36

Written submissions must be received by: **5pm Friday 10 March 2017**

Public Consultation

Central Market Arcade Land
GPO Box 2252 Adelaide SA 5001

OR Email yoursay@adelaidecitycouncil.com

OR complete the online submission form at yoursay.adelaidecitycouncil.com

For all enquiries, please call **Matthew Rodda** on **8203 7537**.

Thank you for taking the time to provide us with your comments regarding the project/proposal. Please help us gather a little more information about you by filling in the remainder of the form on the **next page**.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com



Central Market Arcade

Community Land Revocation and Redevelopment

Your Say Adelaide

Submission Form

Feedback closes 5pm, **Friday 10 March 2017**

It is Council's policy that for a formal submission to be received it must include your name and residential address. Formal submissions will be provided to Council and will be a publicly available document. Mandatory information is marked with an *asterisk (In the interests of privacy addresses will not be made public but may be made available to Council upon request.)

Name * SILVIO LOMBARDI

Address * % THE GRINO@CENTRAL (STALL 14 A.C.M.)

E-Mail

Q1: Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Comments:

Submit

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com



Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

☒ Yes

☐ No

☐ Undecided

What other information would you need?

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

Comments:

THE CONTINUED LONGITIVUE OF THE MARKET WITH A MAJOR DISRUPTION TO CUSTOMERS EXPERIENCE AND ^{THE} TOTAL LOSS OF OUR CURRENT CLIENT BASE. CURRENTLY CUSTOMER NUMBERS (VISITATION) ARE ON A DOWNWARD TREND. WITH A 3-5 YEAR DISRUPTION THESE NUMBERS WILL CONTINUE TO FALL. ONCE THE REFURB IS COMPLETE THERE IS NO GUARANTEE THAT REAL SHOPPERS WILL RETURN.

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

MY IDEA IS: TO REDEVELOP BOTH THE ARCADE AND A.C.M.
RE-LOCATE THE A.C.M TO THE SOUTH PARKLAND IN TEMPORARY
BUILDINGS WHILE A COMPLETE REDEVELOPMENT
OCCURS. THIS WOULD ALLOW THE DEVELOPERS
A REAL OPPORTUNITY TO LOOK AT THE SITE
WITH A 100 YEAR VISION RATHER THAN ONLY THE
ARCADE SITE.
DURING THE BUILDING PROCESS THE A.C.M
CAN STILL OPERATE AT SITE IN THE PARKLANDS
AND CONTINUE THE TRADITION WITH A VIEW OF
RETURNING TO THE ORIGINAL SITE ONCE THE WORK
IS COMPLETE IN A NEW BUILDING.

Written submissions must be received by: 5pm Friday 10 March 2017

Public Consultation
Central Market Arcade Land
GPO Box 2252 Adelaide SA 5001

OR Email yoursay@adelaidecitycouncil.com

OR complete the online submission form at yoursay.adelaidecitycouncil.com

For all enquiries, please call **Matthew Rodda** on 8203 7537.

Thank you for taking the time to provide us with your comments regarding the project/proposal. Please help us gather a little more information about you by filling in the remainder of the form on the next page.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com

 **ADELAIDE**
CITY COUNCIL

Submission via YourSay Website

Name: Vincent Ciccarello, Adelaide Symphony Orchestra

Address: Adelaide SA

Date: 9 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Agree

The Adelaide Symphony Orchestra (ASO) is highly supportive of the Council's proposal and its aspiration to create "a world class destination offering a thriving mixed-use development" of the site.

The ASO concurs with and endorses the rationale put forward in the consultation pack, namely, that:

- This represents a once-in-a-lifetime development opportunity to drive broader transformation within the surrounding Market District and the City
- The Arcade represents an under-utilisation of the land's development potential.

With the Adelaide City Council, the ASO also believes such a development would bring with it a multitude of benefits that would have "a transformative effect on the precinct and the City at large", in particular:

- The creation of a new unique destination in the heart of the City offering an enhanced quality of services and amenities for the local community
- The potential to stimulate activity and create new community enriching opportunities for social interaction
- The provision of a greater mix of uses at upper levels supporting day and night time activity creating employment and broader City benefits.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

It is widely held that we are now living in the Experience Economy, one that has transitioned over the past 20 years from the Service Economy, and that

“Increasingly, consumption of creative experiences has become an important component of economic life.”

("Art, Creativity and the Experience Economy", Professor Noel Scott and Stephen Clark, 4 July 2014)

The ASO, South Australia’s largest performing arts company, is one of the State’s most important cultural assets. It operates across all four realms of experience (as defined by Pine and Gilmore in their seminal 1998 Harvard Business Review study): aesthetic; entertainment; educational and escapist.

In addition to its ‘core business’ of performing classical orchestral music, the ASO also presents a rich and diverse program of popular and family entertainment (such as the recent sold-out David Bowie tribute concerts, legendary children’s entertainer Peter Combe, the Gruffalo animated films and Harry Potter and the Philosopher’s Stone in Concert©). The orchestra also plays a central role in the State’s performing arts festivals – the Adelaide Festival of Arts, OzAsia, International Guitar Festival, Adelaide Cabaret Festival and WOMADelaide. And the ASO is a prominent and enthusiastic collaborator with other State cultural institutions, including State Opera of SA, State Theatre Company of South Australia and SA Museum (such as this year’s Yidaki Exhibition).

The ASO also presents a comprehensive all-ages program of learning and community engagement concerts, events and activities, and has even ventured into the world of Virtual Reality to provide a truly immersive concert experience.

For the ASO, the first four of the Council’s seven redevelopment objectives are therefore particularly pertinent:

- A thriving mixed-use development...including leisure and cultural offerings that strengthen the future of the Adelaide Central Market and Market District
- Celebrate the rich cultural tapestry of the District including Kaurana, colonial, European and Asian immigrants and the heritage buildings, places and cultural attachment they have created
- Creative, inspiring and iconic architecture and places
- Catalyst redevelopment symbolic of an economically prosperous city that stimulates innovate and diverse business practices, promotes entrepreneurship and stimulates Adelaide’s competitiveness.

The redevelopment’s guiding principles of most importance to the ASO are that redevelopment proposals must:

- embrace cultural/arts opportunities. This includes allowance for cultural, arts, retail, tourism and mixed use development including through, but not limited to, adaptive re-use of the Sir Samuel Way building
- involve and engage stakeholders and the wider community in the future of the site
- represent ‘sensational urban development’ and have a ‘wow factor’

- celebrate building and site heritage, taking note of Council's intent to improve the relationship to neighbouring heritage buildings, especially the Sir Samuel Way Building.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

The Central Market Arcade site is ideally suited to such a purpose: located in the literal heart of the City's CBD, well-serviced by public car parking and public transport, and surrounded by a thriving late night restaurant and café precinct.

At the Adelaide UNESCO City of Music Centre's heart would be a dedicated, purpose-built concert hall of 1,600 seats. It would be adaptable to a variety of configurations, and designed with state-of-the-art audio-visual technology to ensure optimum acoustics for unamplified and amplified music of all types – classical, pop, rock, blues, folk, country, electronica and jazz – as well as for spoken word.

Above all, the Adelaide UNESCO City of Music Centre would be designed to present all music in the very best light, to showcase the very best South Australia has to offer and to attract the very best musicians and ensembles from interstate and around the world.

The Centre would accommodate the widest range of commercial touring performers and events.

The hub would also house facilities for music education – classrooms, rehearsal spaces, practice rooms, labs – a recording studio; community radio station(s); the SA Music Hall of Fame; and collections of musical instruments and memorabilia.

The Adelaide UNESCO City of Music Centre could be the connecting place, a node, for many of Adelaide's musical organisations: Adelaide Symphony Orchestra; Adelaide Youth Orchestra; Adelaide Chamber Singers; Australian String Quartet; Young Adelaide Voices; Chamber Music Adelaide; Recitals Australia; Adelaide Baroque; Soundstream; The Firm; Zephyr Quartet and many, many others.

The ASO has two proposals for the Council's consideration:

1. The adaptive re-use of the Sir Samuel Way Building as the Adelaide UNESCO City of Music Centre
2. The incorporation of the Adelaide UNESCO City of Music Centre across multiple levels in a new, innovative 'airspace' development on the site of the Central Market Arcade.

1. Sir Samuel Way Building

In 2014, ARM Architecture and the ASO undertook a preliminary investigation of the feasibility of the adaptive re-use of the Sir Samuel Way Building as a concert hall.

We believe the Sir Samuel Way Building presents a unique and viable opportunity to create and integrate a new public space with Victoria Square, to make the south-western corner of the Square accessible and inviting to the public.

The intention is to preserve several unique heritage aspects of the building: the new design will maintain the existing façade by only occupying the interior envelope.

The façade plays an important role historically and also physically, placing it among the landscape of prominent buildings surrounding Victoria Square.

The new design will interact with the existing façade and will include balconies and rooms placed to take advantage of the existing views.

The ground floor will be activated with an extra entrance to encourage social interaction with the Square's edge.

This rejuvenation would let the Sir Samuel Way Building emerge from its rebirth as a vibrant, polished jewel with a new sense of purpose and functionality that will see it serve music and performance well into the future.

The adaptive re-use of the Sir Samuel Way Building has the distinct advantage of providing the City with a much-needed music venue at a fraction of the cost of a brownfield or greenfield build.

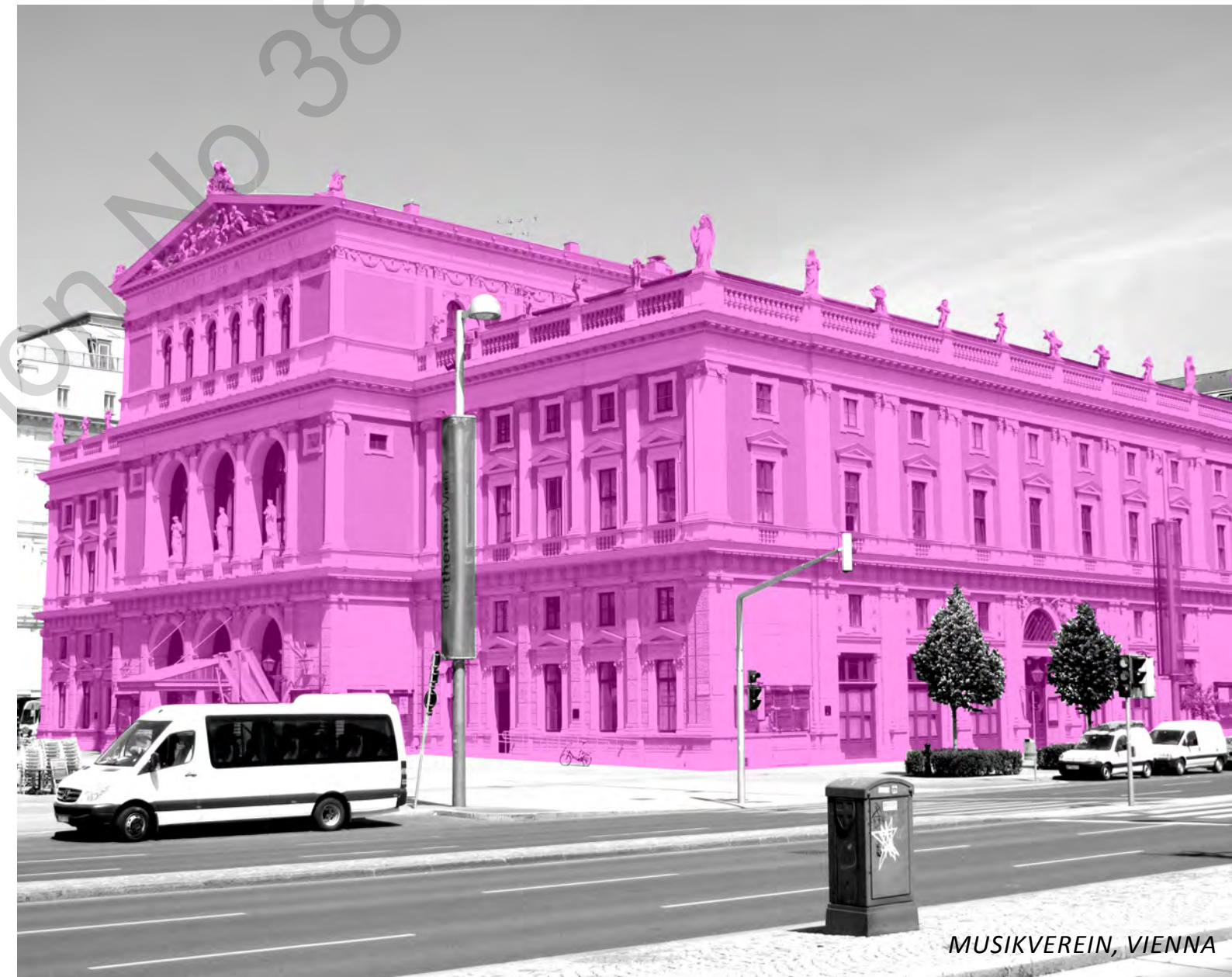
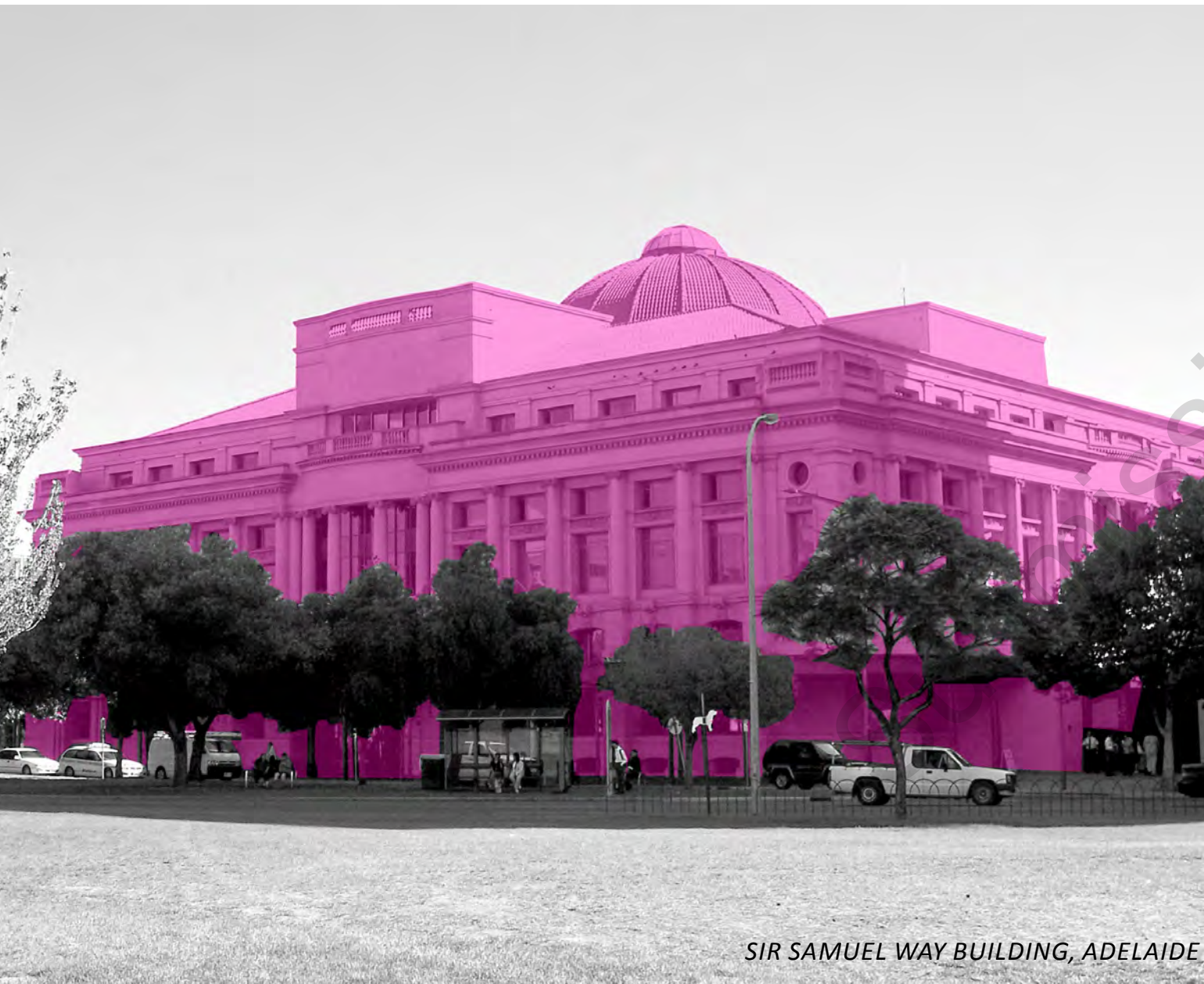
2. Central Market Arcade 'airspace' development

ARM Architecture and the ASO have similarly undertaken a preliminary investigation of the viability of co-locating a 1,500+ seat concert hall with gallery space, rehearsal studios, teaching and other educational facilities, bars and underground car parking as part of an 'airspace' development on a brownfield site.

The preliminary findings demonstrated the viability of an innovative, multiplex functional mix of spaces and uses that could incorporate a 1,600 seat concert hall and other gallery and performance spaces in the one building.

The incorporation of a concert hall into multiplex buildings is well-established, with the Petronas Filharmonik Hall (Kuala Lumpur), Lotte Concert Hall (Seoul) and the Elbphilharmonie, Hamburg's new residential and cultural complex, as just three examples.

VICTORIA SQUARE ADELAIDE
SIR SAMUEL
WAY BUILDING
 PREPARED FOR THE ADELAIDE SYMPHONY ORCHESTRA
 MARCH/2017



slattery

ARUP

ARM
 ARCHITECTURE

Submission No 38

1. PROPOSAL FOR A NEW PERFORMANCE VENUE FOR ADELAIDE

1.1 A NEW PERFORMANCE COMPLEX FOR ADELAIDE

The proposal is for a new 1600 seat venue with allied spaces and amenities. The facility will offer state of the art acoustics and performance technology, a celebration of the Arts in Adelaide. It will be the home of the Adelaide Symphony Orchestra and will also accommodate the widest range of touring commercial performers and events.

It will contain:

- 1800 seat Performance Hall
- Food and Beverage Facilities
- 120 seat Salon
- Offices for the Adelaide Symphony Orchestra

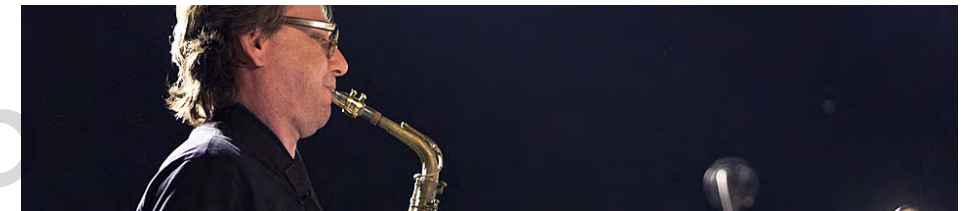
Venue for Acoustic Music:

The venue will cater for unamplified performances and fine acoustic music.



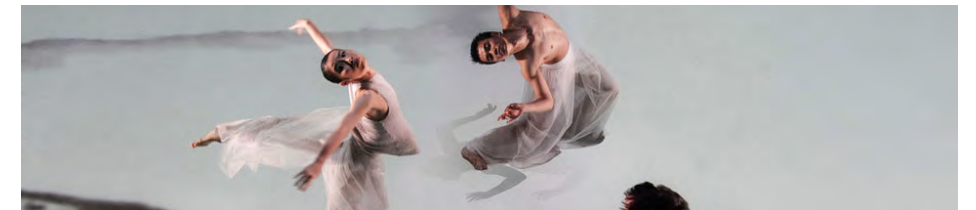
Venue for Contemporary/Popular Music:

As an 1800 seat theatre, this venue will cater for all Music types both in size and amenity.



Venue for Dance:

The size of the stage will cater for dance performances of a large scale making it a world class venue for dance.



Venue for Theatre and Chamber Opera:

The venue will also cater for Theatre and Chamber opera performances with suitable acoustics, size and amenities.



Home for the Adelaide Symphony Orchestra:

This theatre will provide amenities for a full orchestra and consequently cater for the Adelaide Symphony Orchestra.



Salon Space for Jazz and Club Music:

A venue is proposed for jazz and club music with the inclusion of a bar and balcony overlooking Victoria Square.



Allied Patron Amenities and Dining:

The site will make full use of its location in the heart of the dining precinct and provide both patron amenities and dining opportunities.

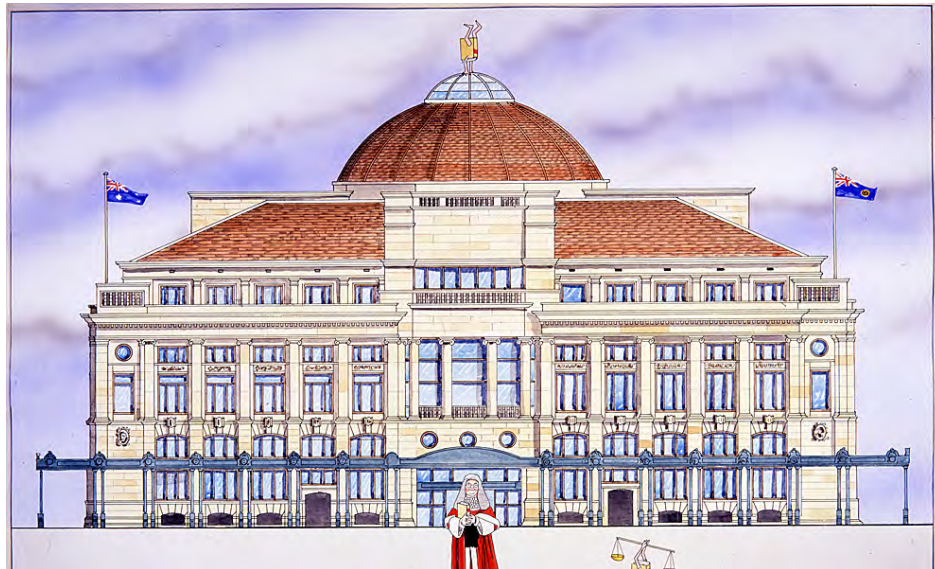


Submission No 38

3. A GRAND OLD BUILDING LIVES AGAIN

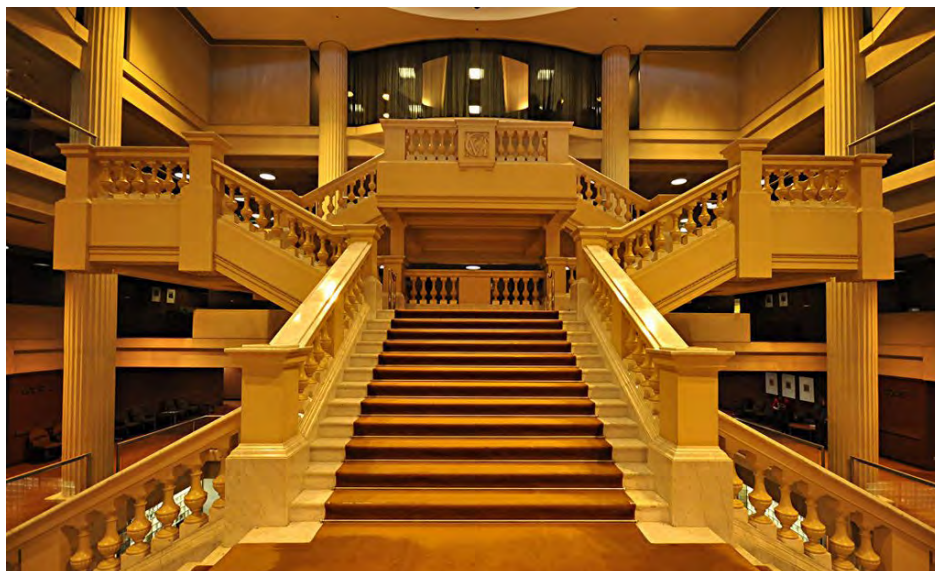
241 -259 VICTORIA SQUARE

3.1 HISTORY



This building has undergone a radical change in function and in historical terms only the facades and the main staircase have long established significance. They are all that remain of the Adelaide's major department stores, and unique because of its Victoria Square location away from the main retail centre. However, extensive work on the building has given it additional significance, it now housing the Adelaide local district courts.

The building makes a highly significant contribution to the amenity of Victoria Square, and because of its scale and style and present use, complements the Supreme Court building and the nearby Magistrates Court.



The original facades of the Charles Moore building have gained substantially in compositional strength and quality through alterations. In addition the encircling of the ground floor with a sympathetically styled veranda to street frontages and the removal of extraneous roof top accretions and their replacement with a terracotta tiled roof and central dome have changed the form of the building to one which bespeaks its new law court function. It should be noted that the old store was extensively damaged by fire in March 1948 and substantially rebuilt afterwards, so the staircase and facades are the only part of the store which have survived intact from the time of the first opening.

Charles Moore's new store which opened on 29 August 1916 was inspired by a visit to the Paris Exhibition of 1878 and the nobility of the Parisian buildings. Moore came to South Australia in 1881,

first working for John Martin and Co. By 1890 his own merchant and import business had grown to become the 'largest business out of Rundle Street.'

When the heart of Adelaide's retail centre was in Rundle Street and Hindley Street, Moore took a huge gamble in selecting a site at the Southwest of Victoria Square. The mayor announced that this event was unique in the state's commercial history, and would encourage progress and development of its surroundings.

Garlick and Jackman were the architects, with English architect William Lucas travelling from London to design and fit the central staircase. Lucas stayed in Adelaide and formed the partnership Lucas, Parker and Lake. The reinforced concrete shell was built under the supervision of Herbert Gordon Jenkinson of the S.A. Reinforced Concrete Company.

The facades are of architectural interest as they are so robustly handled in the Classical idiom popular at the time.

The 'giant order' engaged Ionic pilasters are set on pedestals, joined at the base by small segmentally arched windows. The composition is enhanced by a central bow fronted feature with Ionic columns, as well as a large entablature. Elevations are terminated by recessed corner 'pavilions', the whole being vigorously detailed, all surface treatment being carried out in cast cement and run cement dressings.

-Extract from: Marsden, S. Stark, P. Sumerling, P. 1990, Heritage of The City of Adelaide, Corporation of The City of Adelaide, Pg. 176-177



3.2 RETAINING THE EXTERIOR FACADE

The existing classical facade will be kept in its original condition and the new Peter Dawson Hall will replace the current interior.

The new design will maintain the existing facade by only occupying the interior envelope.

The facade plays an important role historically and also physically, placing it among the landscape of prominent buildings surrounding Victoria Square.

The new design will interact with the existing facade and will include balconies and rooms placed to take advantage of the existing views. The ground floor will be activated with an extra entrance to encourage social interaction with the square's edge.

-Right: Exterior images of the Sir Samuel Way Building showing the facade in its current condition.

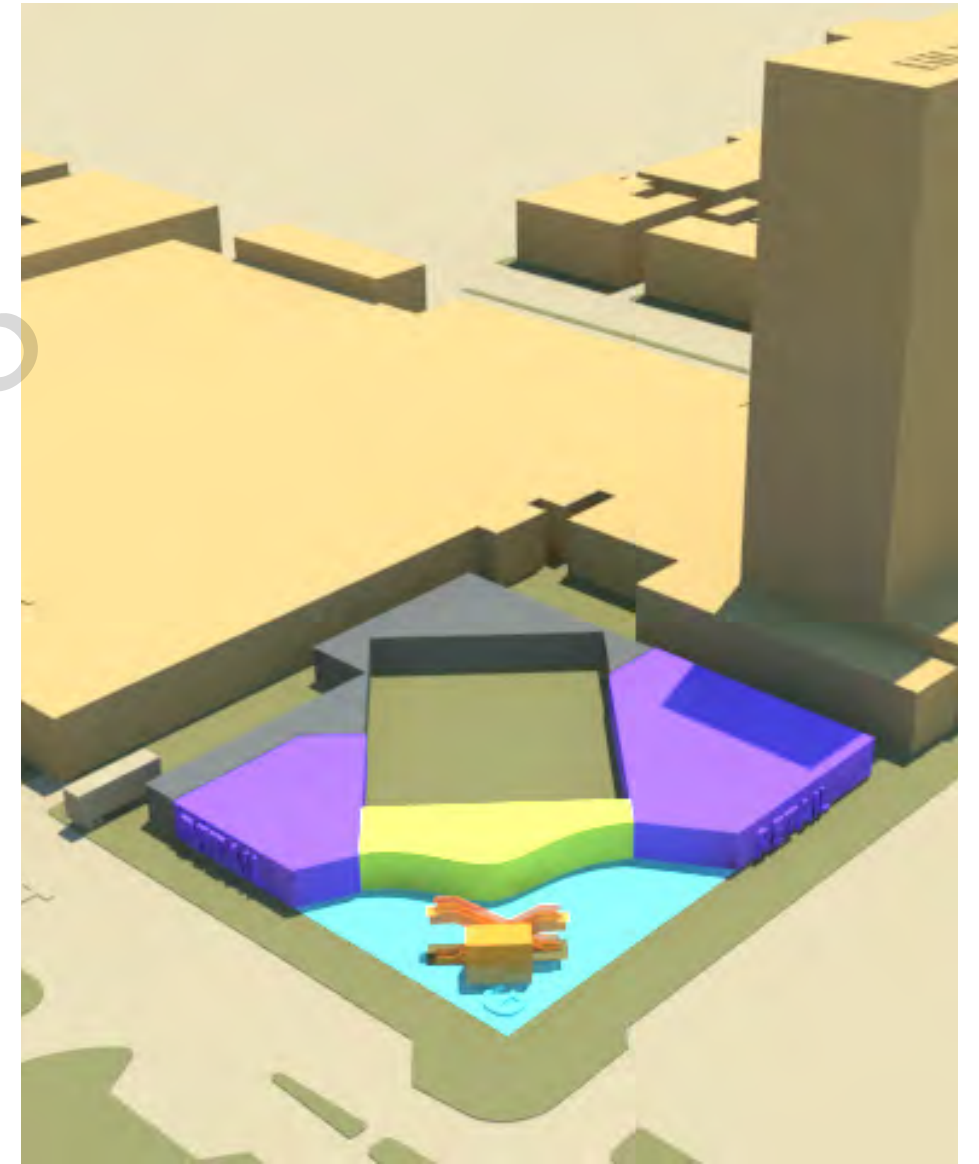


4.1 MASSING DIAGRAMS



COMPLETE MASSING

The design fits within the existing envelope. The original facade will be kept and the interior will be re-activated through renovation. The design maintains the roof detailing including the dome.



GROUND FLOOR

The Ground Level is reactivated through designated retail spaces which will interact with the existing verandah. The Lobby is placed on the prominent corner with access from both major streets. Loading is also allocated space on the Southern side of the building.



FIRST FLOOR

The First Floor includes a continuation of the lobby on the prominent corner. The salon is accessed at this level and placed to have views over Victoria Square. The grand Auditorium can be entered from this level.



SECOND FLOOR

A second level of the venue maintains the view over Victoria Square. Upper seating in the Auditorium can be accessed from this level as well as a double height rehearsal space overlooking Gouger Street.



THIRD FLOOR

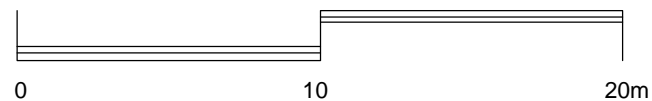
The Third Floor includes the final entries for Auditorium seating. Office Space is also situated above the Venue with views over the Square.

4.2 PLANS

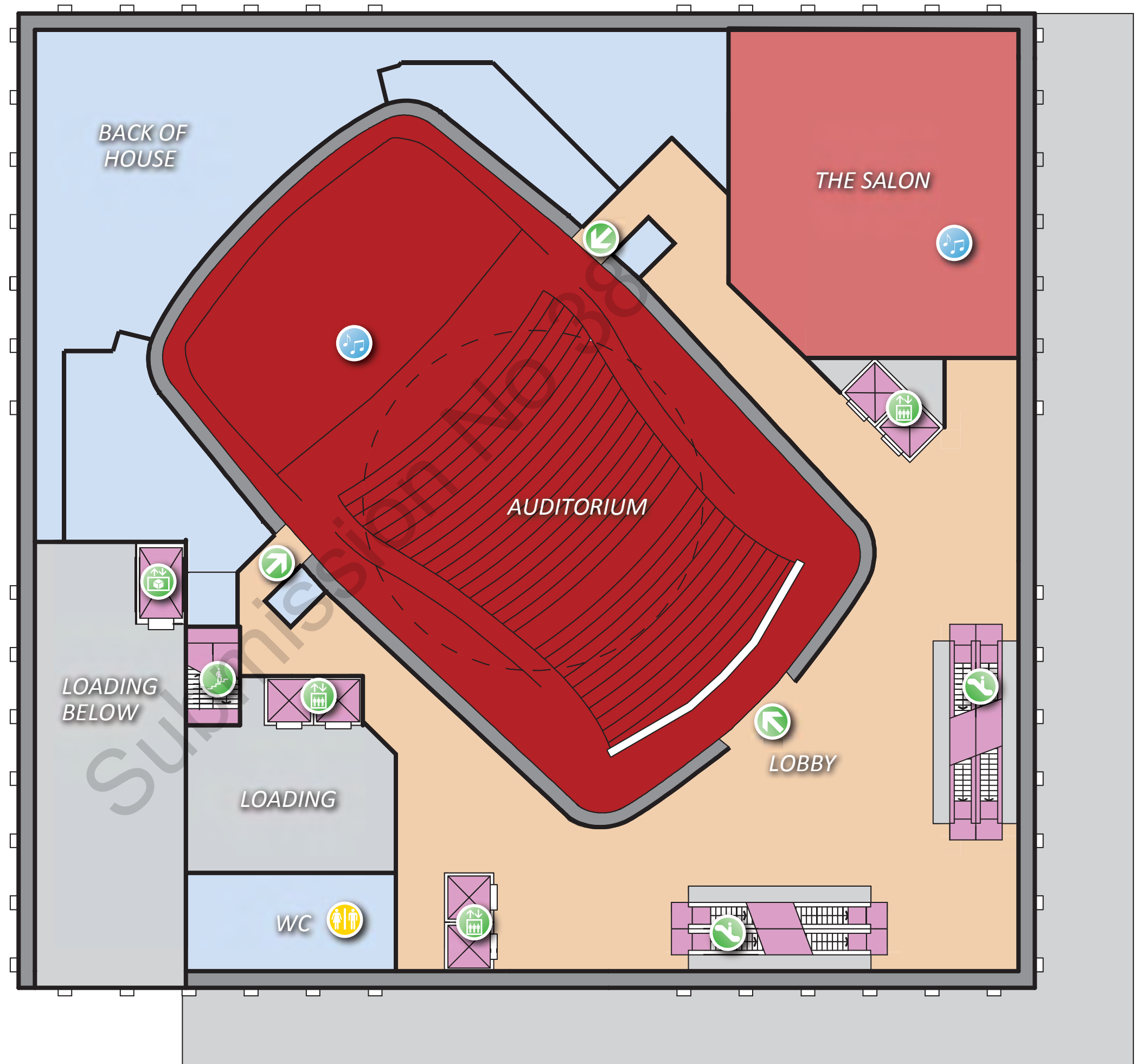
GROUND FLOOR



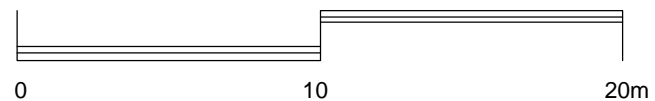
GROUND FLOOR PLAN 1:500 @ A4



FIRST FLOOR

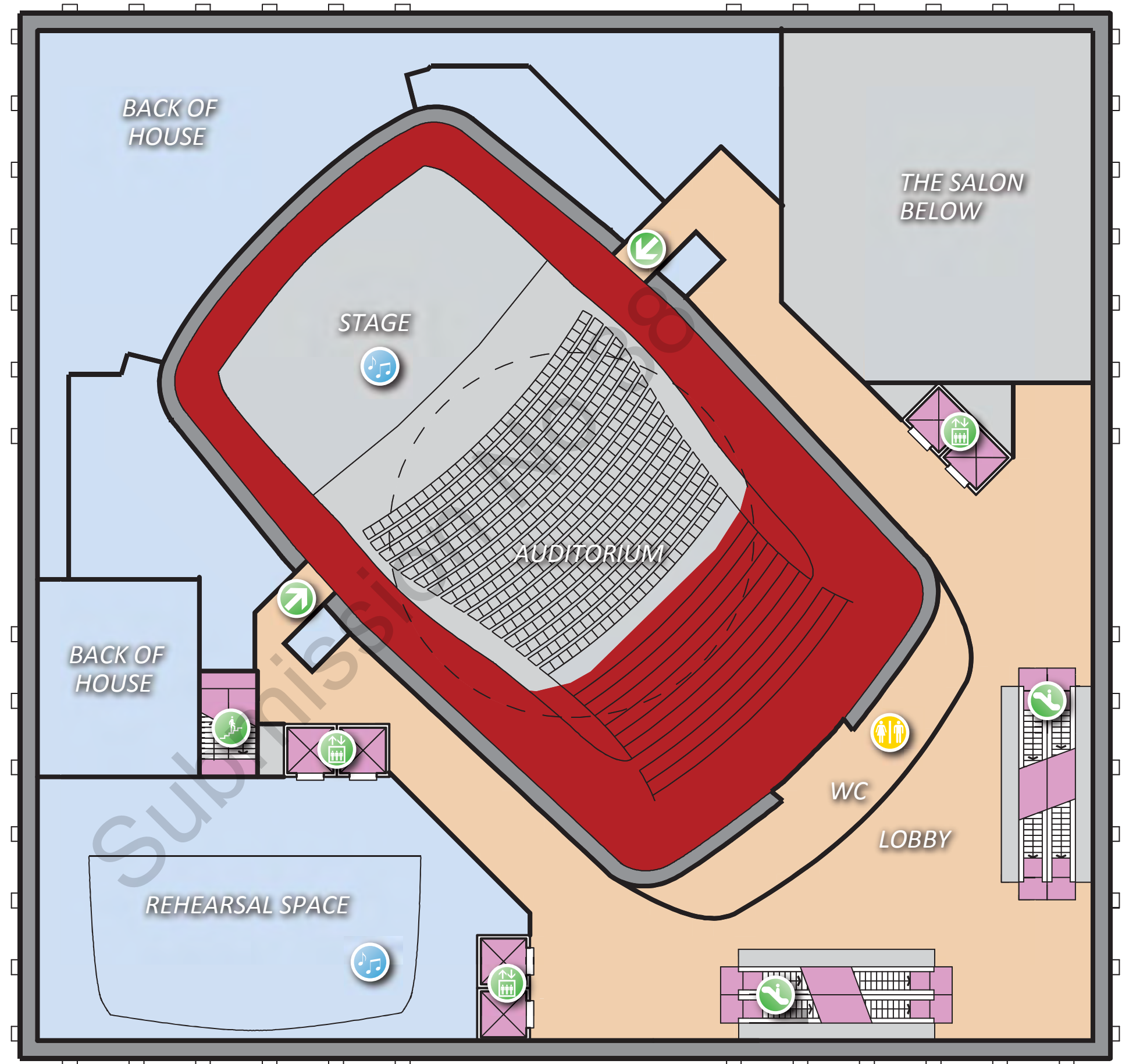


FIRST FLOOR PLAN 1:500 @ A4

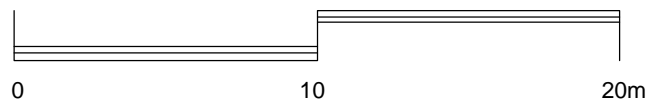


4.2 PLANS CONT.

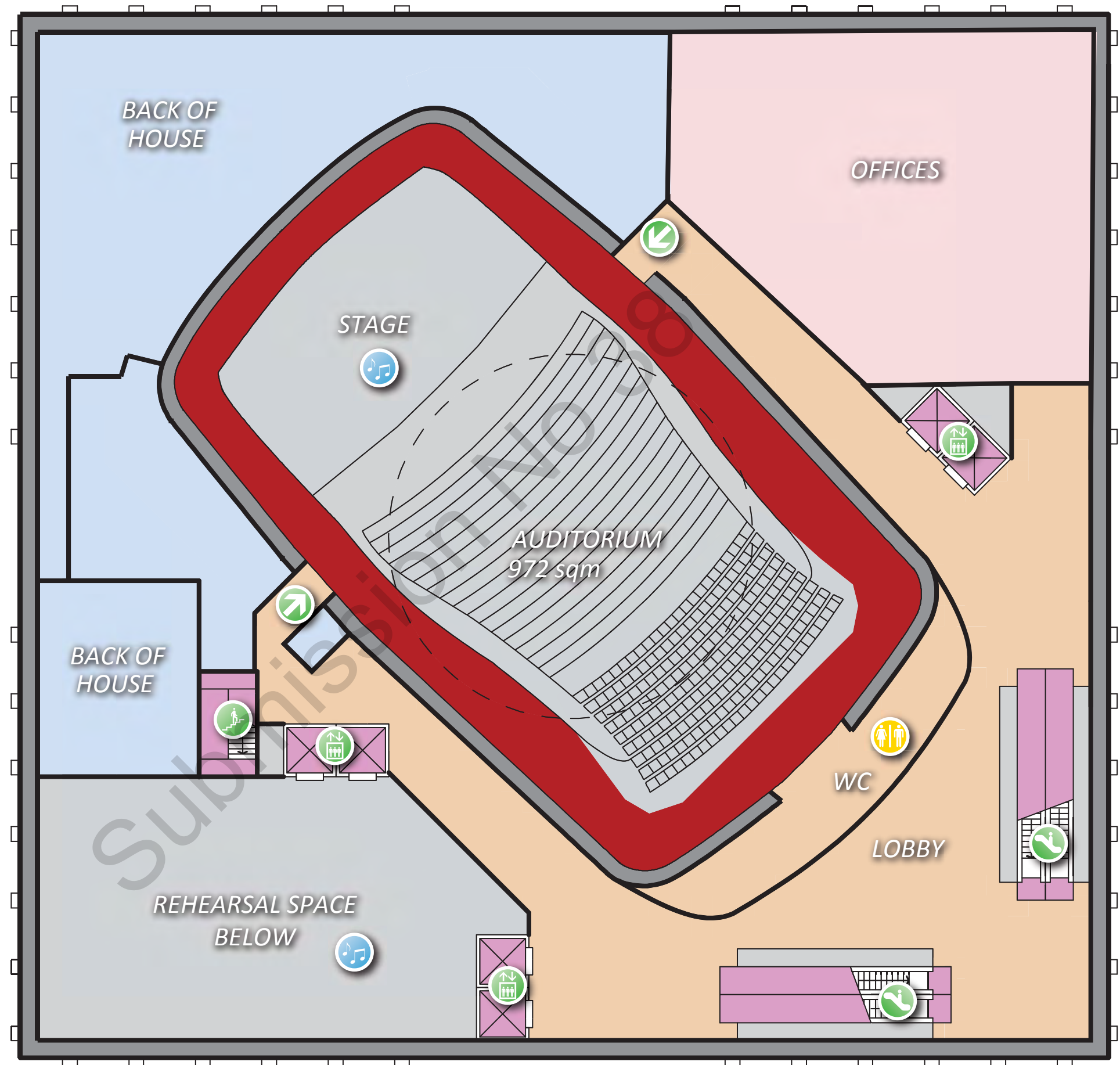
SECOND FLOOR



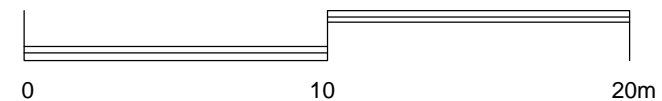
SECOND FLOOR PLAN 1:500 @ A4



THIRD FLOOR

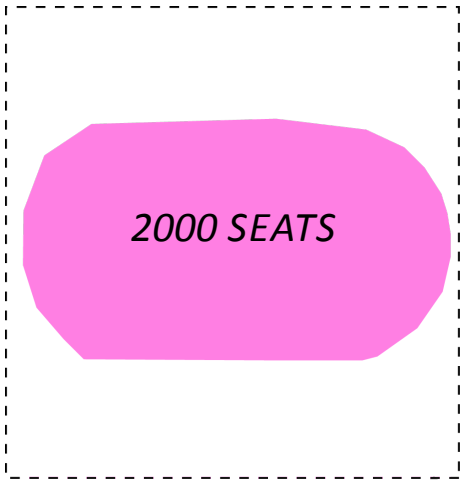


THIRD FLOOR PLAN 1:500 @ A4

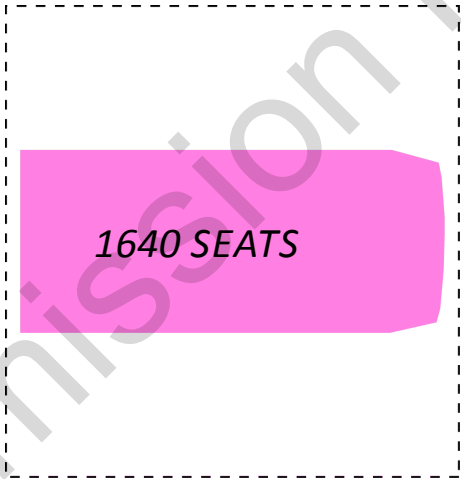


4.3 PRECEDENTS

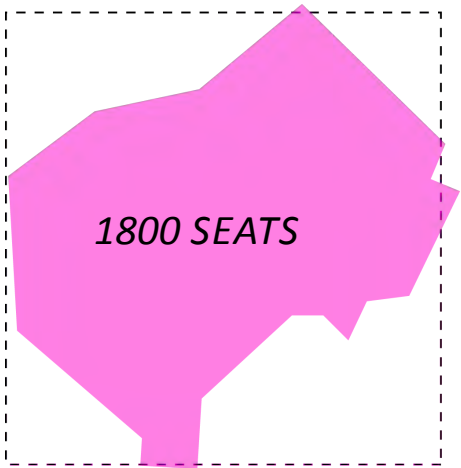
THEATRE SEATING AND STAGE OUTLINE ----- SIR SAMUEL WAY BUILDING ENVELOPE
*DOES NOT INCLUDE WINGS/BACKSTAGE/CIRCULATION



SEGERSTROM CENTRE FOR THE ARTS
CALIFORNIA, US (1986)

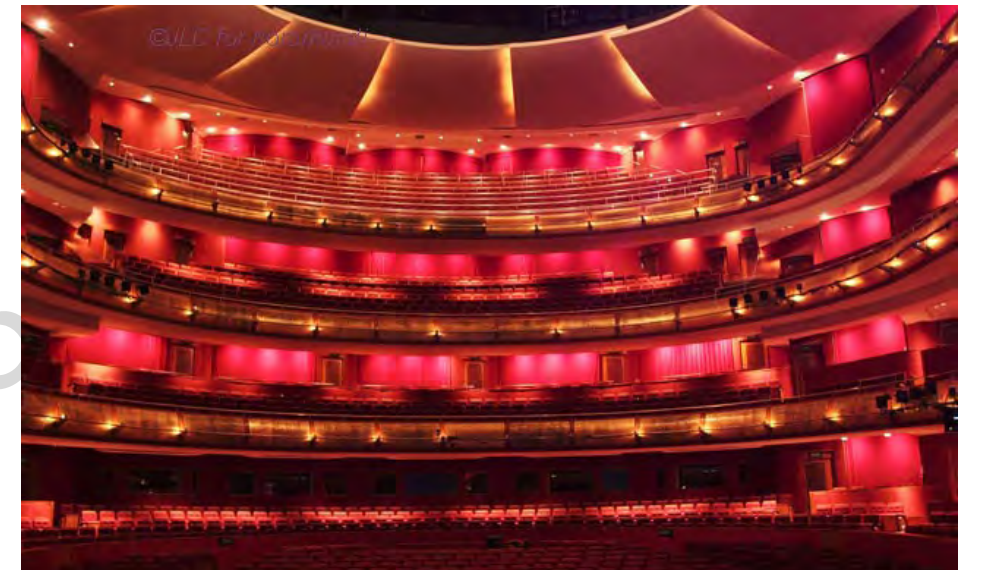
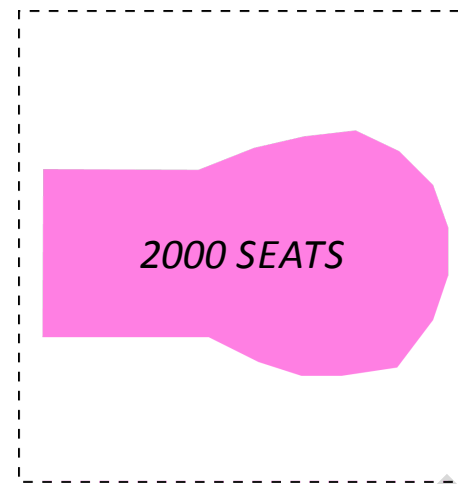


SAGE GATESHEAD
ENGLAND, UK (2004)

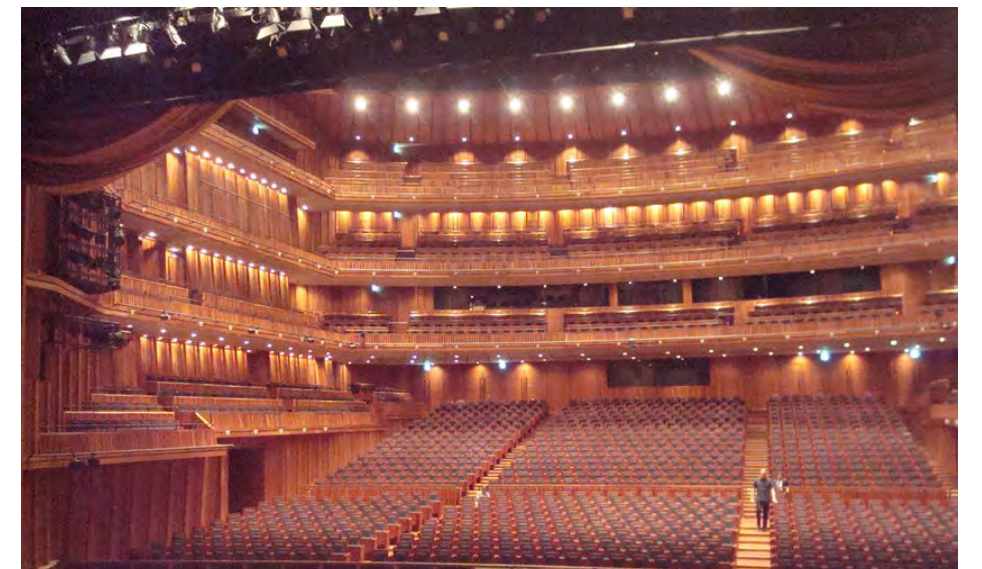
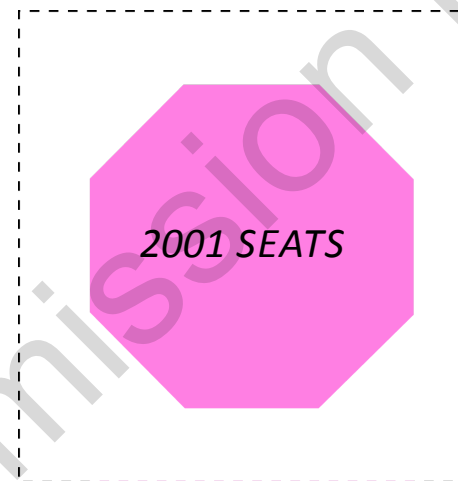


COPENHAGEN CONCERT HALL
DENMARK (2009)

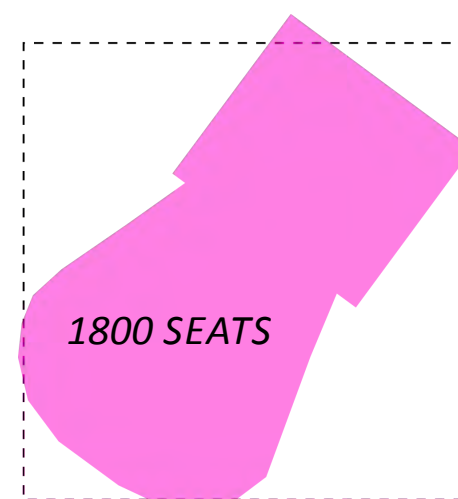
ESPLANADE: THEATRES ON THE BAY
SINGAPORE (2002)



HYOGO PERFORMING ARTS CENTRE
JAPAN (2005)



MATSUMOTO PERFORMING ARTS CENTRE
JAPAN (2004)



This report has been prepared prior to a detailed brief and study of the ASO needs. The scheme represents a preliminary option that might fit within the existing volume. No heritage advice has been sought. The proposal is general and yet to be fully tested.

ARM
ARCHITECTURE

MELBOURNE/
LEVEL 11/ 522 FLINDERS LANE MELBOURNE 3000 AUS
T/ +61 3 8613 1888 F/ +61 3 8613 1889

ADELAIDE/
CLUBHOUSE LANE/ 83A HINDLEY STREET ADELAIDE 5000 AUS
T/ +61 8 7099 7175

PERTH/
LEVEL 2/ 1002 HAY STREET PERTH 6000 AUS
T/ +61 8 6102 4030

E/ mail@armarchitecture.com
W/ www.armarchitecture.com.au

CONCEPTUAL 'AIRSPACE' MIXED-USE DEVELOPMENT INCORPORATING A CONCERT HALL



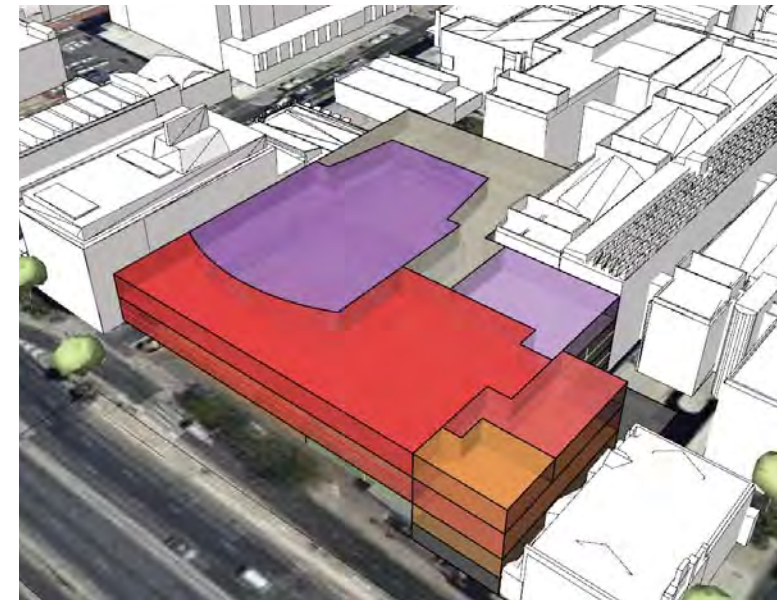
GROUND LEVEL



LEVEL 1



LEVEL 2



LEVEL 3



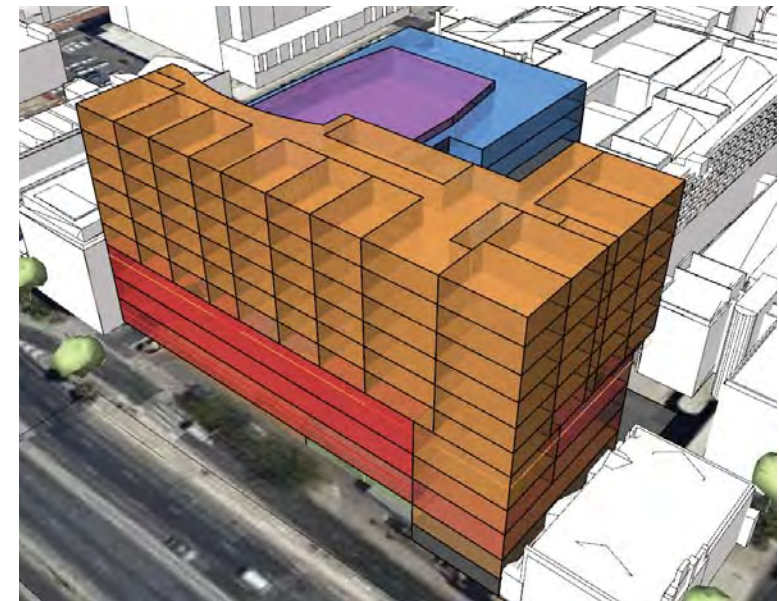
LEVEL 4



LEVEL 5-6

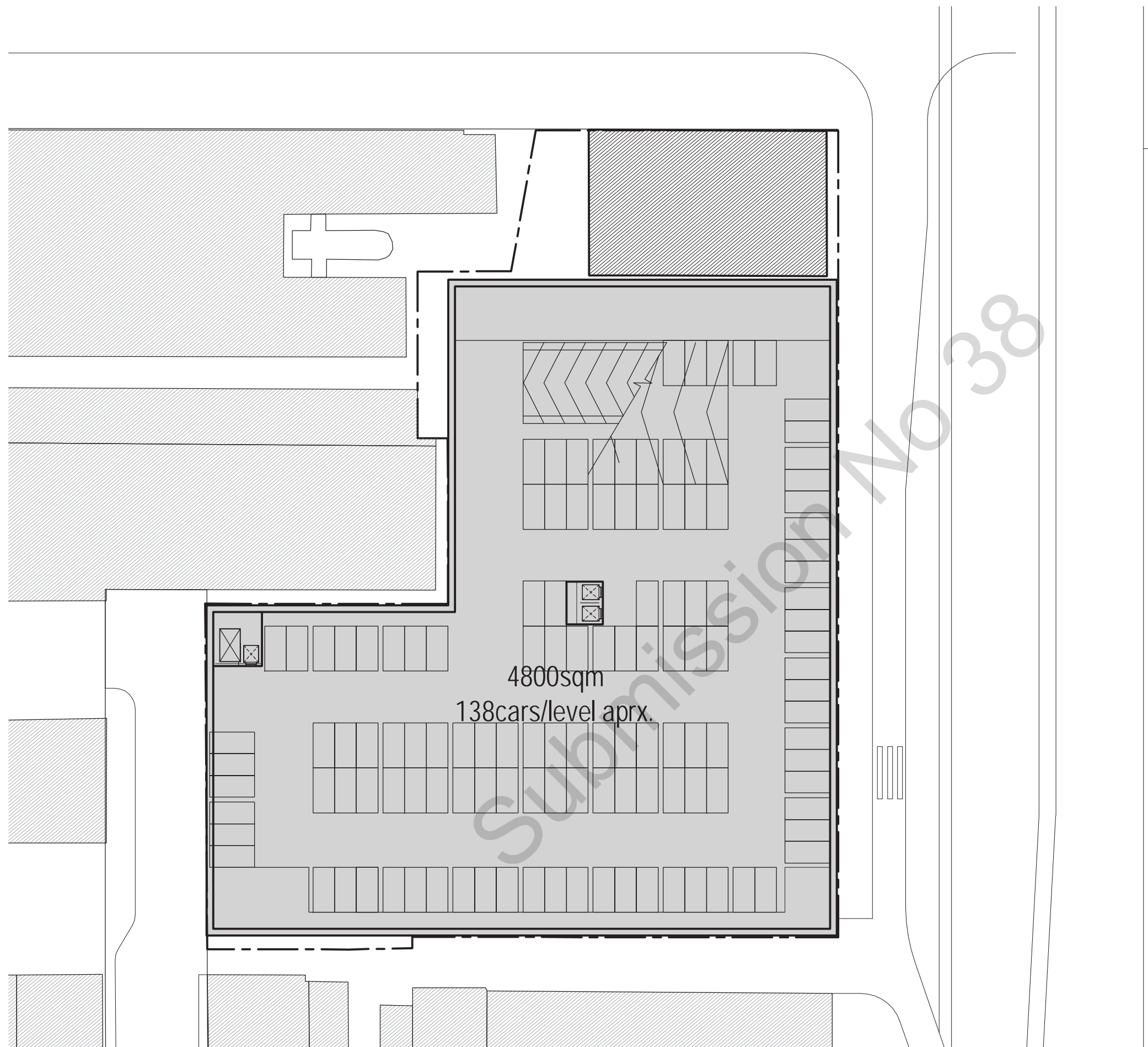


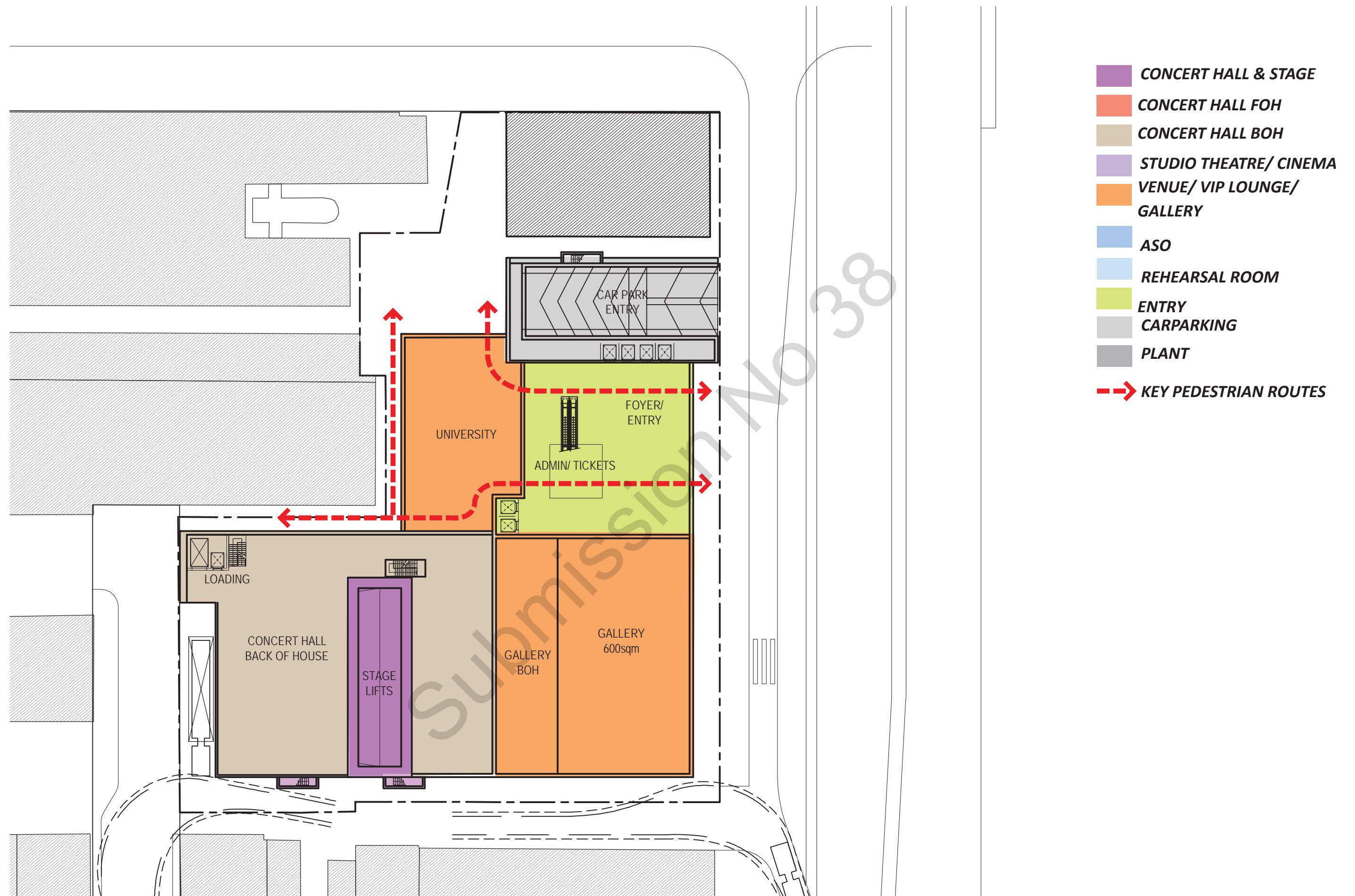
LEVEL 7

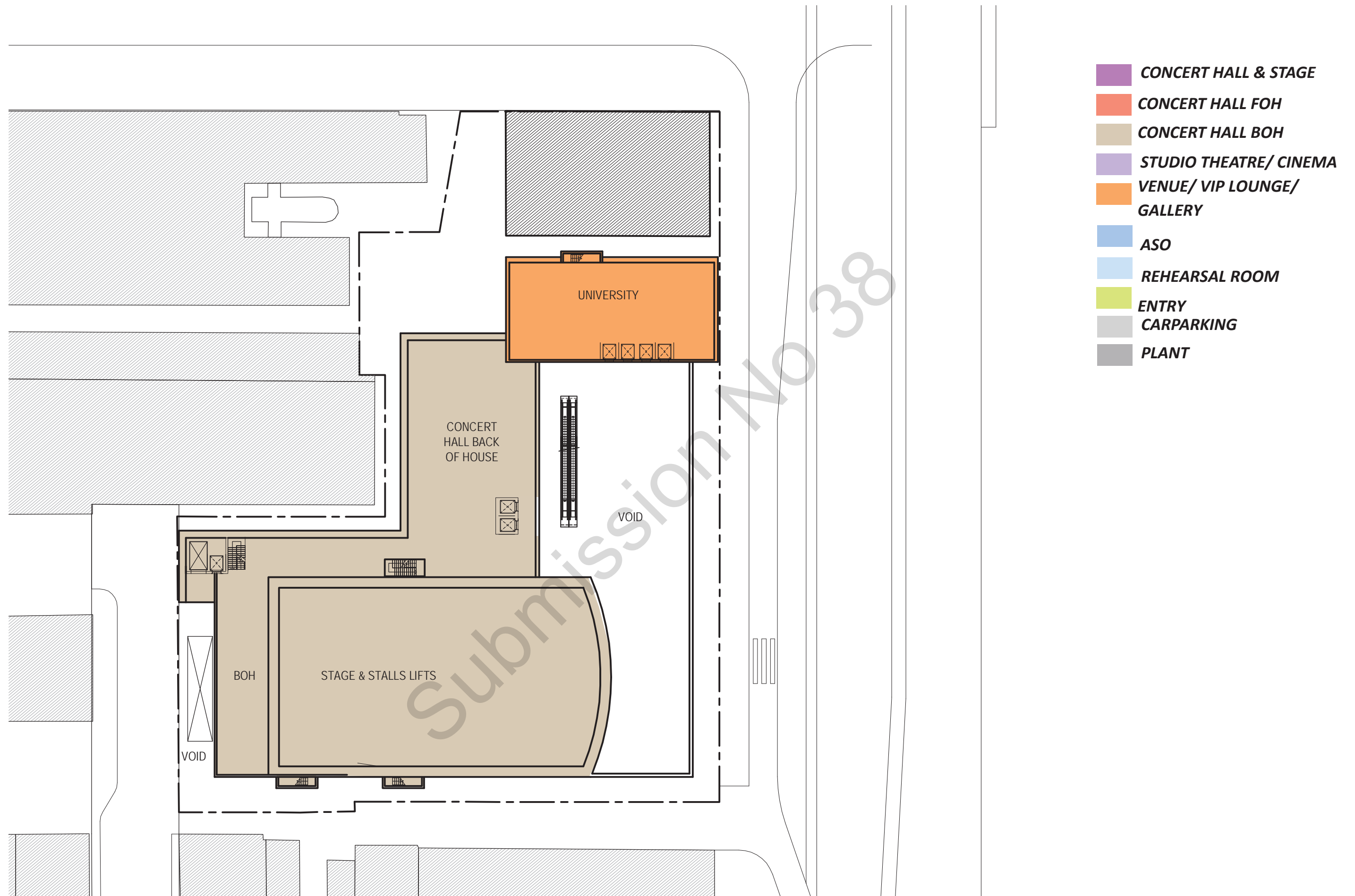


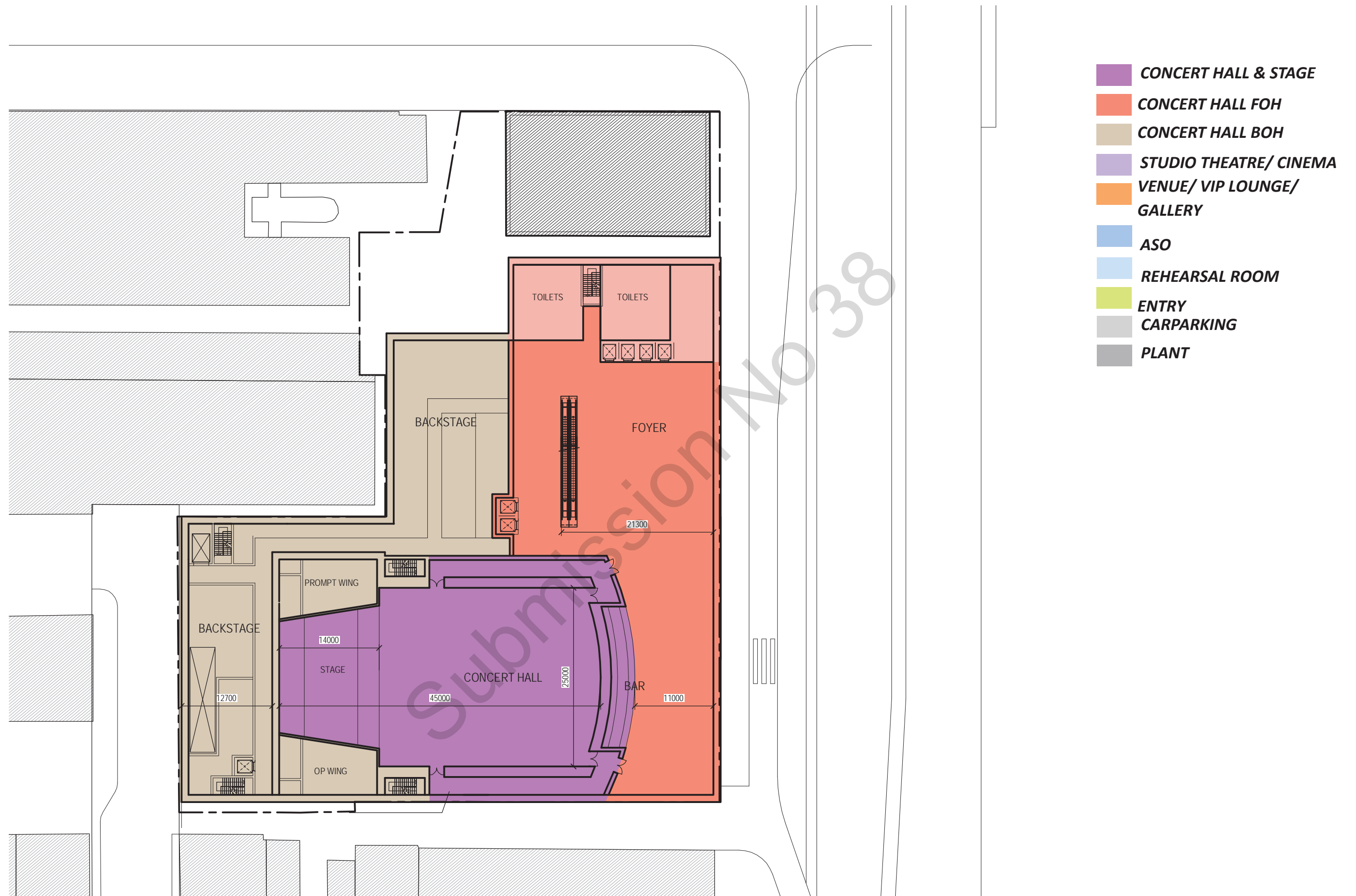
LEVEL 8-10

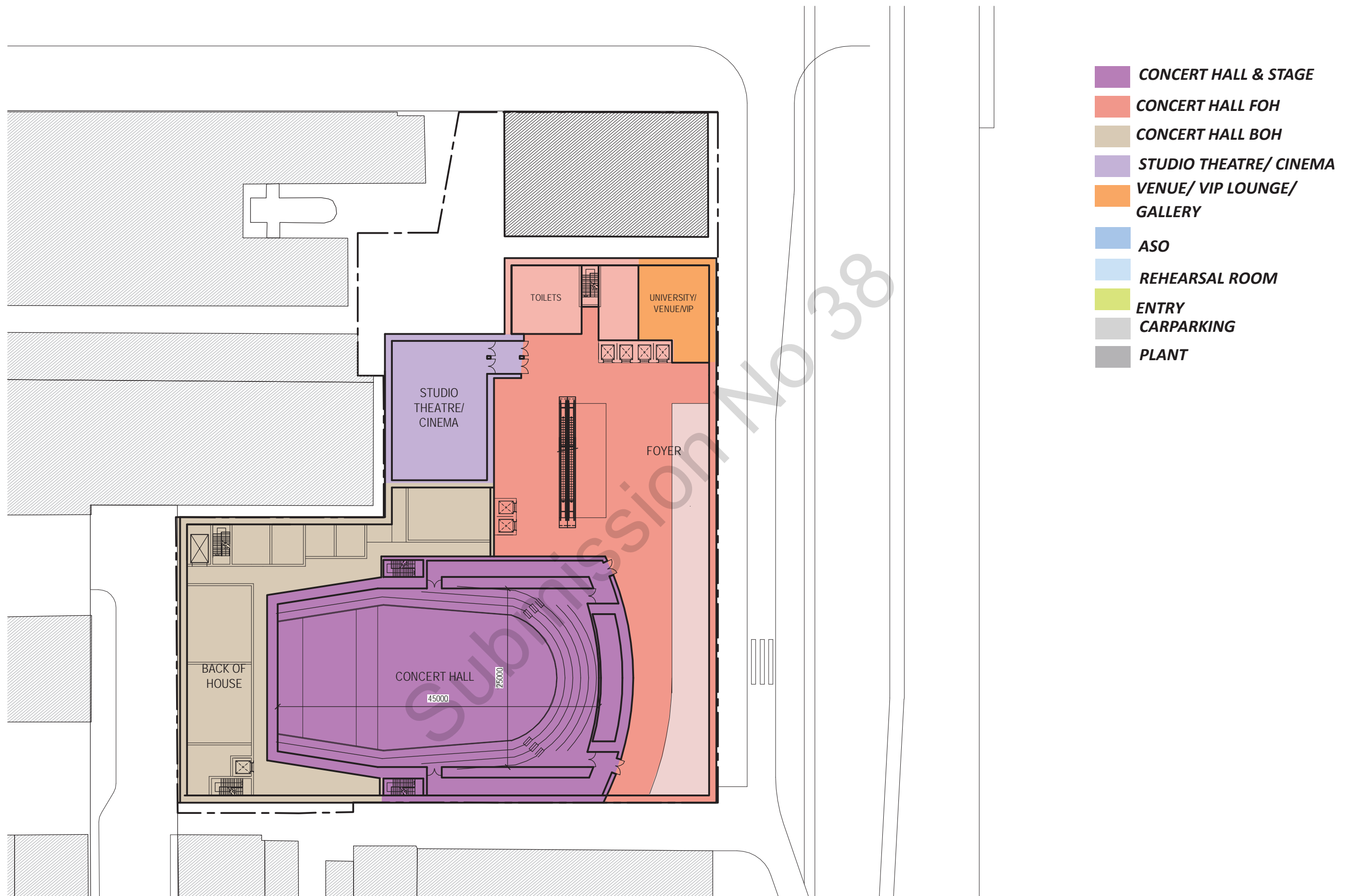


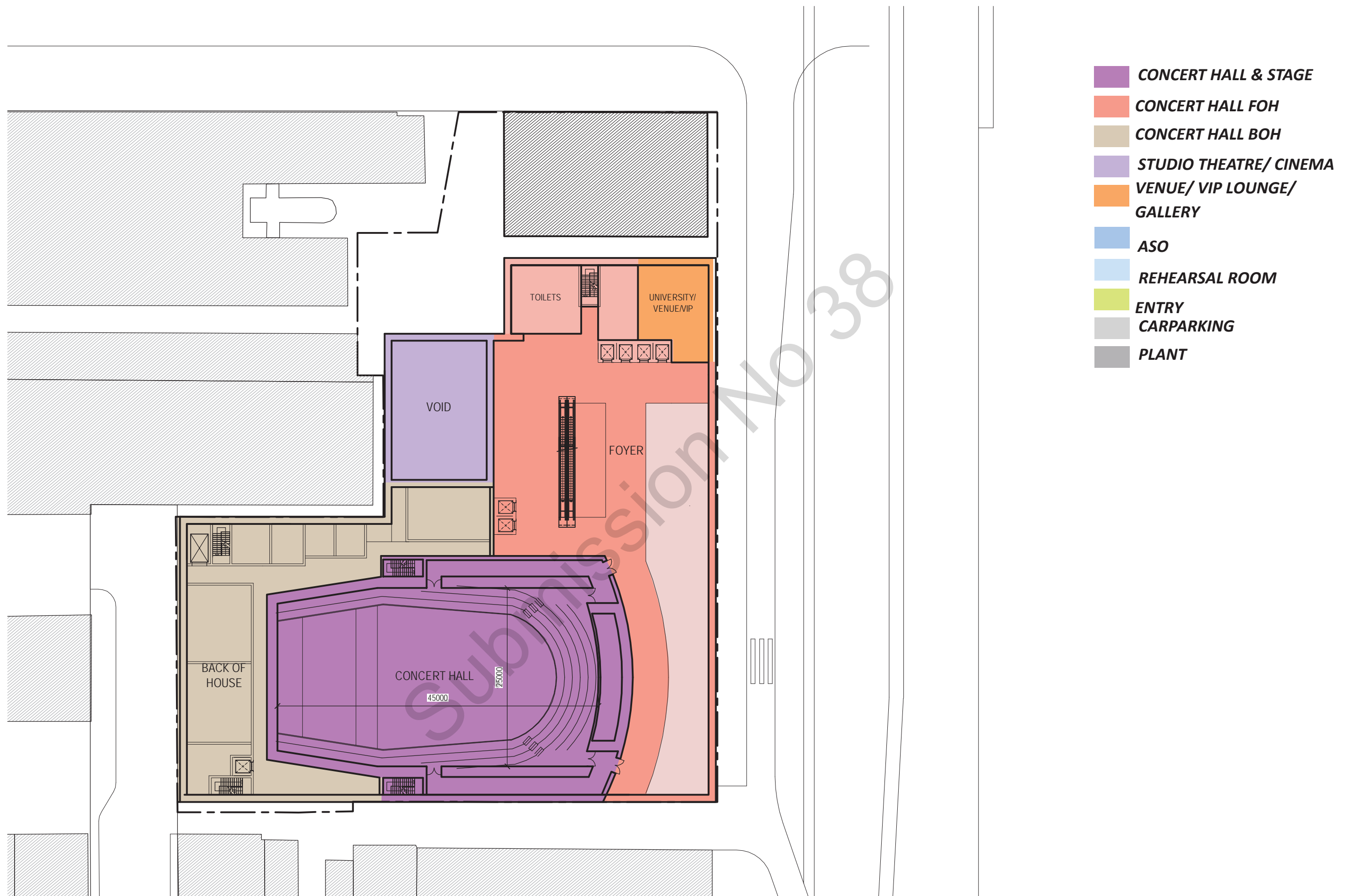


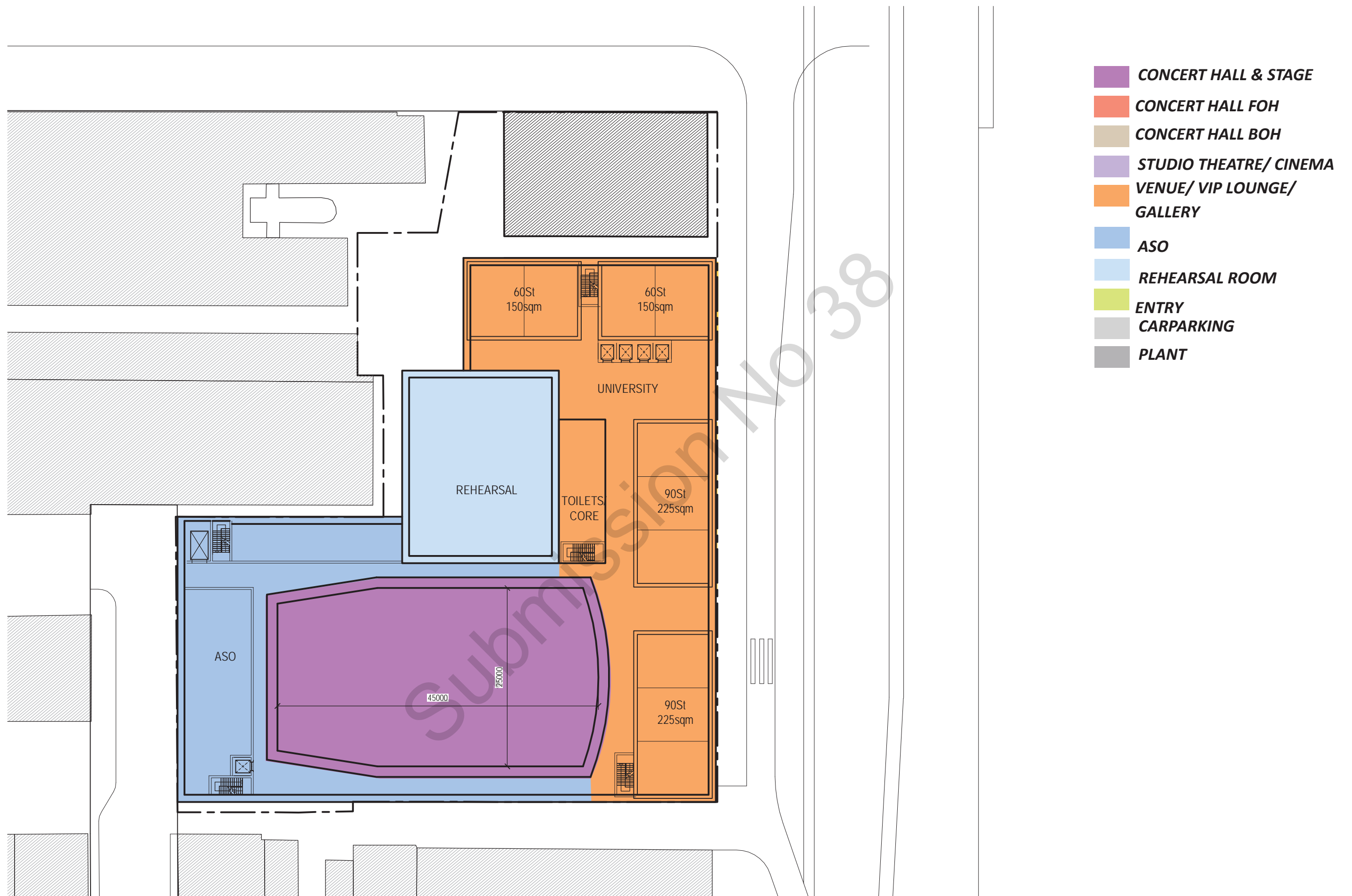


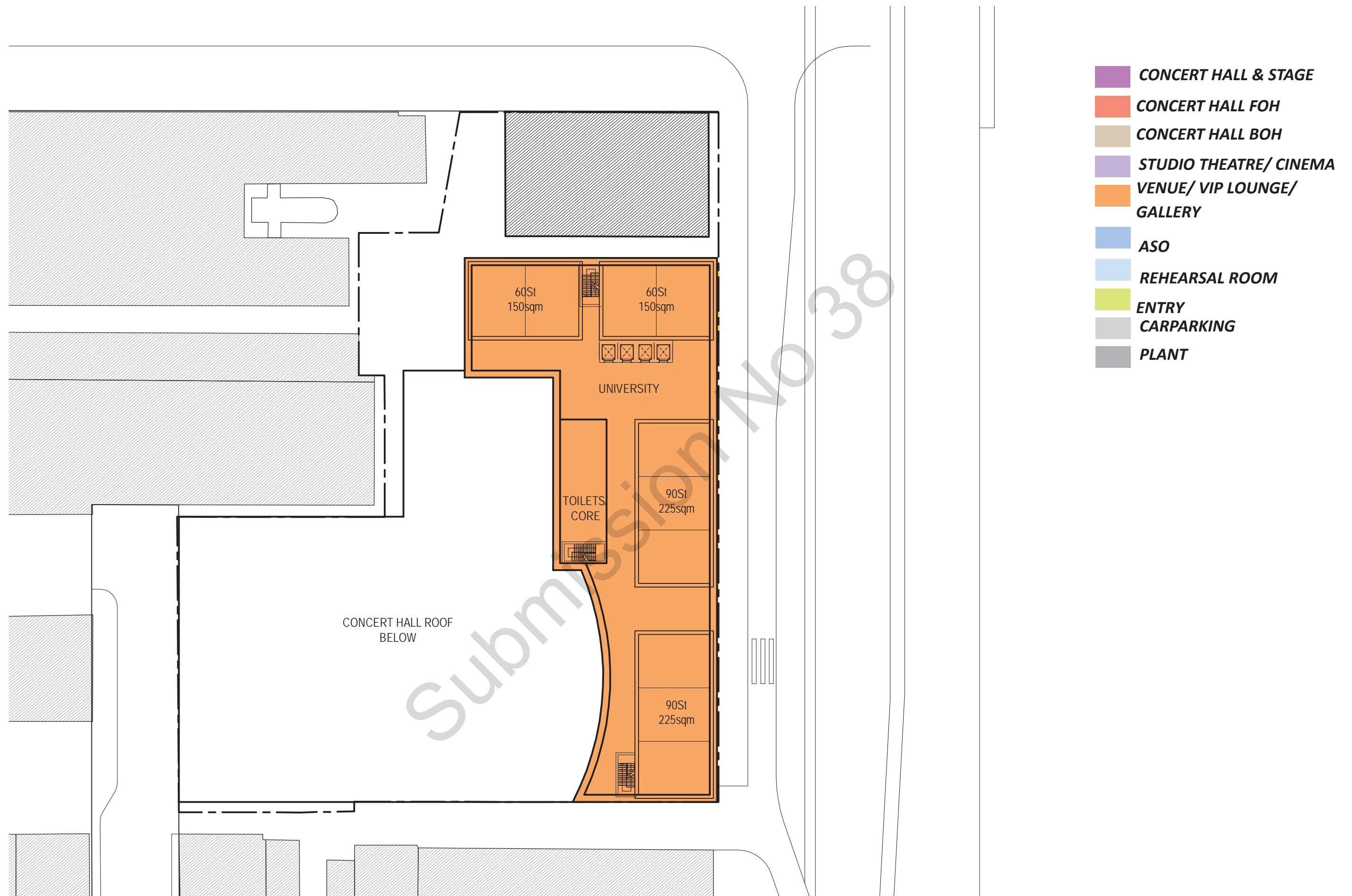












Submission via YourSay Website

Name: Csaba Egri, Bodri's Hungarian Artisan Bakery & Café

Address: South Plympton SA

Date: 9 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Agree

-

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

We as a business owner would need a help from ACC to get a new business location even before the project starts to be able to survive this period. The business getting slower in the past few years in the Arcade and therefore it is a must to create an appealing shopping area here. We would also like to see a priority system which give us opportunity to move back to the rebuilt shopping precinct. It would be nice to see finally a support to really small businesses as no one wants to see the well known and boring large franchises in a new shopping centre just like everywhere in the city.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Adelaide should have an attractive and professionally built & designed shopping precinct here with easy and affordable parking which is not the case at the moment.

Submission via YourSay Website

Name: Theo Kalogerinis, Central Market Lotteries Kiosk

Address: Prospect SA

Date: 10 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Disagree

Community land classification should not be allowed to change. We need more security for tenants. M

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Undecided

What other information would you need?

When and how long it will take. Can council relocate me so I can continue to trade and offer us a new lease in the event redevelopment goes ahead.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

How we can grow the CBD and bring people from suburbs and minimise their costs.

Offer incentives for people

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

The idea of the council is okay but, a high risk to current tenants and inconvenience.

Perhaps doing some cosmetics to the arcade and to increase development around the CBD in terms of housing to support it.

Submission via YourSay Website

Name: Kate Treloar, Adelaide's Pop-up Bookshop

Address: Adelaide SA

Date: 10 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Neutral

I'm told this step "needs" to happen to progress the Arcade redevelopment (which I support). However, I prefer community assets to private ones and have real concerns that this revocation will result in lack of control. So all these plans involving positive (but not necessarily money-spinning) goals like quality retail and affordable housing etc etc will fall away.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Undecided

What other information would you need?

As above I feel at risk that down the track when we're told things won't be done as we're told they will be now that we will have no come back.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

- City enrichment (in not purely economical terms for a miniscule group)
- Grow what's best about Adelaide
- Diversity (NOT cookie-cutter franchises seen everywhere; predominance of great local businesses)
- Celebrating diversity and heritage (including the best of what's in Arcade currently)
- Sustainable
- Liveable (i.e. human scale)

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

I like the plan of mixed use residential/retail/car parking BUT ONLY if it is used to celebrate great local businesses and produce. Give priority and subsidies to small businesses doing things well (including environmental impact) NOT just giving retail space to the highest bidder. This has potential to be world class by celebrating small and passionate - this is what Adelaide does best!!! So many places world-wide look the same. We can be genuinely original and interesting.

姓名* 吴志刚

地址 * Adelaide 5000

电邮

中立

意见:

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

问题二: 我方所提供的信息是否足够详细, 令您了解政府为何会提议将中央市场拱廊区域从社区土地分类中撤销?

是

否

未定

您还需要哪些其他信息?

不需要, 谢谢

问题三: 对您而言, 此项目的愿景、目标和指导原则中那些最为重要, 为什么?

意见:

目标, 我们比较重视这次工程的结果

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

问题四: 您对中央市场拱廊区域未来重建的期许是什么?

要比现在看起来更有效果

书面意见提交截止日期: 2017 年 3 月 10 日星期五下午 5 点

Public Consultation

Central Market Arcade Land
GPO Box 2252 Adelaide SA 5001

或通过电子邮件 yoursay@adelaidecitycouncil.com

或在线填写并递交表格 yoursay.adelaidecitycouncil.com

如有任何疑问, 请致电 Matthew Rodda 8203 7537

感谢您抽出宝贵时间向我们提供有关项目/提案的意见。请填写下一页的剩余表格部分, 帮助我们收集更多关于您的信息。

Submission translated from Chinese

Name: Wu Zhigang

Address: 217 Waymouth St. Adelaide 5000

Date: 10 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Neutral

-

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

No, thank you.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

The goal is the most important element because the result tells everything.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

It should look better than what it is now.

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Submission Form

Feedback closes 5pm, Friday 10 March 2017

It is Council's policy that for a formal submission to be received it must include your name and residential address. Formal submissions will be provided to Council and will be a publicly available document. Mandatory information is marked with an *asterisk (In the interests of privacy addresses will not be made public but may be made available to Council upon request.)

Name *

JAI ASSERIES

Address *

E-Mail

Q1: Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Comments:

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com

 **DELAIDE**
CITY COUNCIL

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

☒ Yes

☐ No

☐ Undecided

What other information would you need?

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

Comments:

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

RE FURBISH ALL 5 HOBS

Submission No 43

Written submissions must be received by: **5pm Friday 10 March 2017**

Public Consultation

Central Market Arcade Land
GPO Box 2252 Adelaide SA 5001

OR Email yoursay@adelaidecitycouncil.com

OR complete the online submission form at yoursay.adelaidecitycouncil.com

For all enquiries, please call **Matthew Rodda** on 8203 7537.

Thank you for taking the time to provide us with your comments regarding the project/proposal. Please help us gather a little more information about you by filling in the remainder of the form on the **next page**.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com



Submission via YourSay Website

Name: Lucy Brooke

Address: Largs North SA

Date: 10 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Disagree

I don't trust that it won't become too expensive for small retailers to have shops there and that's the character of the precinct will be degraded through modernisation.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

How redevelopment could occur whilst maintaining community titles.

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

How the residents of Adelaide will benefit from the changes, not just tourists.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

A similar space including a supermarket as Coles currently provides a valuable location for a grocery shop. Ideally there will be small stalls still, but they could be offered as part of Renew Adelaide for very low rent to young entrepreneurs. This will encourage innovation. Existing stall holders should be allowed to remain if they chose and offered temporary accommodation while the redevelopment occurs. This could be in shipping containers placed in Victoria square for example. The current set-up works well and changing it too much could risk diminishing its functionality.

Submission via YourSay Website

Name: Simon Bugeja, Lucia's

Address: North Adelaide SA

Date: 10 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Strongly Disagree

The council does not need to revoke the the classification in order to secure the future of the Adelaide central market. In fact I believe it does the opposite.

All of the reasons listed by council as 'Benefits to the project" can be achieved without a reclassification of the land.

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- No

What other information would you need?

What are the reasons why council cant secure the future of the market under a community land classification?

Why cant council create a new and unique destination under the current classification?

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

This site should be used to guarantee the future of the market.

More car parking, upgrade of all facilities now currently lacking for market traders and customers. Loading facilities cold storage etc etc.

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

Upgraded facilities for central market traders and customers.

Submission via YourSay Website

Name: Tony Chen, Café Jensen

Address: Adelaide SA

Date: 10 March 2017

1. *Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?*

- Neutral

If rebuild, do we have first chance to sign the new lease? How long it's will be finish? And for our shop location is still same? After 2020 if arcade still not rebuild, how many year new lease do you can give us?

2. *Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade?*

- Yes

What other information would you need?

-

3. *What are the most important elements of the vision, objectives and guiding principles to you, and why?*

-

4. *What would you like to see in a future redevelopment of the Central Market Arcade site?*

-

Central Market Arcade

Community Land Revocation and Redevelopment

Submission Form

Name: Adelaide Central Market Authority

Address: Level 1, 44-60 Gouger Street, Adelaide SA 5000

Q1: Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purpose of its redevelopment?

☒ Strongly Agree

☐ Agree

☐ Neutral

☐ Disagree

☐ Strongly Disagree

Comments:

We confirm support to Adelaide City Council's revocation of the Community Land Classification of the Central Market Arcade land for the purpose of redevelopment.

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

☒ Yes

☐ No

☐ Undecided

What other information would you need?

Appropriate information is provided.

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

Comments:

The Adelaide Central Market Authority supports all of the 14 guiding principles of the vision established by Adelaide City Council for the Central Market Arcade Redevelopment equally (noting one change in item 13A) , as all add to the vibrancy and long term prosperity of the Adelaide Central Market and the broader Market Precinct. The 14 Guiding Principles are:

1. Redevelopment must **secure the future of the Adelaide Central Market** for at least the next 50 years, in part by accommodating the growth of the Central Market.
2. Redevelopment must **be smart, green, liveable and creative**, exemplifying and helping to achieve The City of Adelaide 2016-2020 Strategic Plan.

3. **Creative and innovative mixed use proposals are encouraged for 'airspace' developments**, with high quality design outcomes a must. Residential proposals must include 15% affordable housing in the housing mix.
4. **Provision of at least one north-south pedestrian link**, with consideration to 24-hour access, between Gouger and Grote Streets. An east-west link between the site, Adelaide Central Market and Victoria Square/ Tarntanyangga is to be retained.
5. Proposals must **be viable for delivery in the short-term**, and must minimise disruption to the Adelaide Central Market and Market District. Innovative construction and implementation processes are encouraged to minimise impacts.
6. Redevelopment must provide a **long term sustainable source of revenue** to Adelaide City Council, whilst managing costs and risk.
7. Redevelopment is to create new building assets for **Council to own**, specifically:
 - a. **an expanded Central Market and complementary retail offer** (approximately 6,000m²) on the ground level, with a retail shopping centre including supermarket and speciality shops, located across the ground and basement levels.
 - b. **below-ground loading and servicing** for the development with consideration to be given to the provision of infrastructure (including, but not limited to, storage, delivery facilities and refrigeration) to accommodate the needs of both the traders in the development and the Adelaide Central Market.
 - c. **increased car parking** (compared to existing 260 spaces), in basements or in sleeved upper levels to maximise parking capacity sensitively. Future adaptive re-use of above ground car parking must also be allowed for.
8. Redevelopment proposals are to be **contained to the boundaries of the Central Market Arcade site** (except for Sir Samuel Way building) and should not negatively impact the buildings, access or activities of the neighbouring Central Market site.
9. Redevelopment proposals must embrace cultural/ arts opportunities. This includes allowance for **cultural, arts, retail, tourism and mixed use development** including through, but not limited to, adaptive re-use of the Sir Samuel Way building (noting that this building is not owned by Adelaide City Council).
10. Redevelopment proposals should address the sensitive issue of **overshadowing of Gouger Street** – specifically outdoor dining on southern footpath west of Mills Street – for example by constructing buildings within a building envelope provided by a 45-degree plane, measured from natural ground level at the southern Gouger Street footpath, or through other design solutions.
11. Redevelopment proposals must **involve and engage stakeholders and the wider community** in the future of the site.

12. Redevelopment proposals must represent **'sensational urban development'** and have a 'wow factor'.
13. Redevelopment proposals must **celebrate building and site heritage**, taking note of the following:
 - a. The **former Grote Street building façade** (circa 1915) to be reinstated, either exactly based on archival photographs and reference to Federal Hall, **"ACMA does not support the next statement as struck out"** ~~or with subtle contemporary differentiation~~, so that in any event, the former eastern extent of the Adelaide Central Market is seen to be visibly returned to its former splendour. This should respect the scale, grain, permeability, materials, and street wall height (maximum 12m, with taller buildings set back at least 12m, and giving special consideration to the prominence of the existing Grote Street tower of the Adelaide Central Market).
 - b. Council's intent to **improve the relationship to neighbouring heritage buildings**, especially the Sir Samuel Way Building.
14. The design and feel of the redevelopment will be **sympathetic to the ambience of the market precinct**.

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

The Central Market Arcade redevelopment represents a once in a lifetime opportunity to expand the footprint of the Adelaide Central Market and to establish a significant anchor building to the East of the existing Adelaide Central Market site which should comprise 1 or 2 multistory, high quality finished, towers housing either office or residential accommodation.

The redevelopment should also reinstate the heritage façade on Grote Street removed during the most recent development (circa 1960) which would provide long term connectivity with the Adelaide Central Market's Federal Hall Façade, the reinstated façade should also incorporate a colonnade of arches which could allow weather protected outdoor dining on Grote Street adjacent food/dining businesses that could operate from 7am to midnight 7days per week, independent of Adelaide Central Market opening times. The Southern façade of the development should be a replication of the wonderful heritage façade found at the Southern end of the existing Adelaide Central Market providing a sympathetic timeless finish.

The ground floor of the redeveloped Central Market Arcade should incorporate an expanded Adelaide Central Market with additional artisanal and retail produce stalls and the current finishes of exposed overhead services, bitumen floor and black painted concrete ceiling. This would also provide for greater curation of the entire retail offer between the two properties.

The redevelopment should not create a traditional retail shopping centre that would compete with Rundle Mall. The City of Adelaide should ensure the redevelopment creates additional retail demand in the City and not spread the existing demand.

ACMA's vision for the Central Market Arcade Redevelopment includes a North/South connecting "Grand" boulevard that would be accessible to the public 24/7 providing pedestrian connectivity between the afterhour's precincts in Gouger and Grote Street. The "Grand" Boulevard would also overlook a lower ground retail offer incorporating a supermarket and general specialty service retail stores ie. Newsagent, chemist, liquor store, travel agent, phone shop etc.

Additional car parking in the redeveloped Market Arcade should accommodate for the retail offer with a minimum of 1000 bays to provide additional facilities for the Market customer and customers to the precinct. The 1000 bay carpark offered to the public should be separate from any additional parking offered to the 1 or 2 multistory towers.

Adelaide City Council should also consider a Childcare Centre being mandatory for the development to aid in child minding services in the Market Precinct, which are currently poor.

Substantial additional toilet facilities should be constructed within the redeveloped site providing lavatories for customers who are able bodied, ambulant and needing accessible features in addition to end of trip facilities for workers in the area. The additional facilities should include a "Changing Places" compliant facility.

It will be critical through the demolition and construction phase of the redevelopment that disruption to the Adelaide Central Market be minimized to ensure the least financial impact to Traders of the Adelaide Central Market.

From: ruth campbell
Sent: Sunday, 5 March 2017 3:53 PM
To: Mike Philippou
Cc: Matthew Rodda
Subject: Market redevelopment

I would like to put in a plea for retaining the market as a place to go shopping. I do not want an 'exciting experience' nor do I want to be 'entertained'. I enjoy my current shopping experiences in the market, where I go weekly with my disabled father, and whenever I have lived in Adelaide (much of the previous 53 years) I've shopped in the market. I enjoy a coffee or snack at the coffee shops, I enjoy chatting with the stall holders, who over the years have, if not become friends, are close acquaintances, whom I greet when we meet away from their work in the market.

I would hope that you have considered the research into use of the central market conducted some 8-10 years ago by the Flinders University Discipline of Public Health, which found that both the very poor and the very rich use the market regularly, and maintain a wide price range of produce

I would hope that you will also take into account that health promotion organisations, including schools, the diabetes association and probably many other organisations which encourage the use of the central market as a source of high quality and healthy foods.

I have always looked for markets in my travels and when living overseas, and enjoy shopping in them because they are the everyday way that people in a city access food to cook at home. I would hate to see Adelaide fail to meet the that basic criteria of a market, by trying to make it a haven for people who occasionally want to be entertained and excited while buying their food

shoppers who use the markets regularly for their dietary needs.

I suspect these comments reflect the wishes of the people I see week in and week out shopping in the market, who want an alternative to pre-packaged produce at woollies and coles, and come to the market regularly and provide a regular income for stall holders

Regards

Ruth Campbell

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say Adelaide

Submission Form

Feedback closes 5pm, Friday 10 March 2017

It is Council's policy that for a formal submission to be received it must include your name and residential address. Formal submissions will be provided to Council and will be a publicly available document. Mandatory information is marked with an *asterisk (In the interests of privacy addresses will not be made public but may be made available to Council upon request.)

Name * Inga Perkors-Grauze

Address *

Marino. SA 5049

E-Mail

Q1: Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Comments:

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com



Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

Yes

No

Undecided

What other information would you need?

(Providing the redevelopment does not impinge on ACM, which according to the information, will not occur.)

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

Comments:

The potential to draw more people to the precinct & therefore to my business
To provide a higher quality facility than the "discount market" approach at present.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com

 **DELAIDE**
CITY COUNCIL

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

- Retain large supermarket facilities
- Avoid more cafes/restaurants that would provide competition.
- potential for late night shopping more days a week which would also provide this opp to ACM? i.e. Thurs, Fri, Sat.
- A gym/physical fitness business.
- New designers/artists pop ups?? for new energy + colour rather than "cheap clones" stores + "health?/manage" shops.

Written submissions must be received by: 5pm Friday 10 March 2017

Public Consultation

Central Market Arcade Land
GPO Box 2252 Adelaide SA 5001

OR Email yoursay@adelaidecitycouncil.com

OR complete the online submission form at yoursay.adelaidecitycouncil.com

For all enquiries, please call Matthew Rodda on 8203 7537.

Thank you for taking the time to provide us with your comments regarding the project/proposal. Please help us gather a little more information about you by filling in the remainder of the form on the next page.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com

 **DELAIDE**
CITY COUNCIL

South West City Community Association Inc
 17 Halls Place, Adelaide SA 5000
 General email: swcityca@gmail.com

By email: yoursay@adelaidecitycouncil.com

To: Matthew Rodda,
 Coordinator, "YourSay", Adelaide City Council

Submission regarding the Consultation on Central Market Arcade, due 5pm Friday 10 March 2017

South West City Community Association Inc (**SWCCA**) was formed in August 2012. As we represent a number of residents and community members in the South West City, this submission should not be viewed as one, but as many submissions from the concerned people we represent. Primarily our comments will address the implications of this topic for the South West City community.

SWCCA strongly disagrees with the Adelaide City Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment.

The Central Market Arcade (**Arcade**) demise: there are currently around 70 shops, some of which face into the Market itself and along Gouger and Grote Streets. They include the Coles supermarket, the cellar shop, pet shop, newsagent, jeweller, florist, bakery, Haighs Chocolates, butcher and seafood outlets, chemists, Telstra shop, specialty foods and cafes, including Ding Hao, health foods, and kitchenware shop, a number of which are providing goods or services which are not available anywhere else in the area. It also comprises around 50% of the existing car park area on the upper level.

Both the State Government and Council over time have been focused on promoting large increases in the number of people living in the City. However, at the same time the facilities available for day to day living have been decreasing.

What City residents need in the Arcade in order to thrive in the City is exactly what is there now, with perhaps a facelift. Legal and other costs relating to the revocation of the community status, resurveying the land, re-issue of new Certificates of Title and other expenses could be used to finance this.

Our South West City community utilizes the goods and services of the Market, and the Arcade itself, many of them on a daily basis. The traders are a part of our community and the Arcade has an atmosphere of country/community ambience. Shoppers know, and have a rapport with, these traders and as such the association forms part of our community. Once the Arcade is demolished and the traders have gone, this ambience will be lost forever.

A number of our more elderly residents would have great difficulty in accessing these goods or services elsewhere. It is disrupting if one outlet shuts its doors in Adelaide's current economic climate; but the vast hole that would be left by 70 shops, all gone in one go, would be disastrous.

If the community land is revoked, the Arcade is demolished and the traders have gone it will mean the community and residents will be forced to use their cars to shop outside the City. This will have the effect that further City businesses will suffer as the residents will chose to do all their shopping in the outlying suburbs. In addition, by moving our community out from the City to shop elsewhere it will negate the carbon-neutral targets or the less-cars society heavily promoted by Council.

And what, if anything, is envisaged to take the place of these traders? It seems that the property will be open to developers to whom the Council will sell the land once it has been revoked from community land

status, and the site will be promoted as yet another high-rise development. The Council states it will retain the ground, first and possible lower ground floors of the new development, but as it will no longer hold the land for the community there is a danger in the future that it may lose control of these areas as it already would have done for the land and the remainder of the building.

All this, at the demise of 70 traders, many of whom have been there for over 20 years.

If the Redevelopment Objectives outlined in the Council's pamphlet entitled "Central Market Arcade Redevelopment" relates solely to the Arcade itself, those 70 specialty shops will be demolished and replaced by a "food and wine destination of international repute". The Central Market is already a well-known food and wine destination.

We also fear the clear-out of the current traders and the eventual redevelopment of the site will leave a niche for more high-end boutiques and other outlets not necessarily in keeping with a market hub, thus devaluing the Market Precinct. High end fashion, wine and food are not required for daily living in the South West City and would be best suited to locations in the CBD. The last thing South West City residents need is access to high-end fashion, more small bars and eateries to replace the remnant local shops and services they use and which are currently available in the Arcade.

Those things that made Adelaide one of the most live-able cities in the world are rapidly disappearing. There is a big difference between providing workers, residents and the City's community with the necessities of life and providing activities for visitors to the City.

The stores that have not yet abandoned the City CBD in Rundle Mall, including K-Mart, Target, Woolworths and others, do not carry the range of stock that their metro stores already have for sale. We can see this trend developing in the South West City if the Arcade traders are to go. As it stands, the many millions of dollars spent on the Rundle Mall and Victoria Square redevelopments have provided little benefit to South West City residents and the community.

We think it would be better to leave the Arcade alone and get something built or developed on the old Franklin Street Bus Site, which has been vacant for a number of years. This would expand the Market Precinct shopping, food and wine experience and may provide an opportunity to expand China-Town, another draw-card of the Precinct. Why demolish a functioning arcade used by many City residents, workers and visitors when there is an enormous vacant block just down the road?

Once the land has been revoked it cannot be returned to community land. Even though the Council maintains otherwise, we also fear that once the Arcade is gone it will not be replaced.

The expiration of the current management of the Arcade provides a "once in a generation opportunity" to do an upgrade of existing facilities, limiting disruption to existing traders, and their customers, and allowing the Arcade to develop in an organic way.

China-Town, Market Plaza, the Central Market and the Arcade, all combined, form the prime and most comprehensive shopping area in the City which provides for the day to day needs of the City community, residents, workers and visitors.

If this development must proceed, staging the construction will be critical to the survival of the Market Precinct. If the Arcade is simply closed for a 2-to-3-year construction phase, which is entirely possible, the Market Precinct and the Market itself will be irretrievably damaged. Although we understand the Council wishes to maintain there is a difference between the Arcade and the Market, they are intrinsically linked. It may mean the eventual end of the Market as a produce market (which is its main aim) but if it survives it

may continue on its current trend towards a theme-park-like shadow of its former self and thereby lose its value.

During the redevelopment, around half of the Market's car parking will disappear, so less market customers in outlying areas will make the journey in to shop at the Market.

SWCCA understands that the current ground lease for the shopping area will expire in 2018 and at this time the Council will become the landlord. We also understand that this current consultation process will allow the Council to revoke the community title if there are not enough dissenting submissions from the general public.

However, we believe a more prudent course of action for the Council to take would be to allow 2018 to come, and to take conduct of the Arcade and its leases as landlord, thus providing the residents, workers and the City community access to the goods and services already provided for their day to day living, also providing revenue for the Council, and allowing a 'breather' phase in which to reevaluate the situation. This in turn would allow for a more thorough consultation process for the site in the future, and would provide the existing traders with the confidence they would need to develop their businesses to improve the Arcade over time.

This land belongs to us all, and to the community of Adelaide and South Australia. Once it has been revoked, and sold, it cannot be put back.

There are vacant sites throughout the City awaiting new development, some owned by Council. If funds are the impetus for this push to revoke the Arcade property, we urge Council to please look elsewhere, and leave the Arcade, and our Market, as community land.

With what seems to be unprecedented haste, the Council has not yet regained control of the Arcade from the Victorian landlord, and yet its first thought for the site is to demolish it and to let the developers in.

We ask all Councillors to seriously rethink this redevelopment proposal. As it is, there is precious little left of Adelaide CBD to differentiate it from any large metro shopping centre. The Market Precinct including its arcades and China-Town is a huge point of difference. We implore you not to destroy the heart of the City, the Market Precinct, in a quick grab for cash by revoking this community land.

Susan Collins
Chair
South West City Community Association Inc.

General email: swcityca@gmail.com

Date: 9 March 2017

From: Centre Pharmacy
Sent: Friday, 10 March 2017 9:46 AM
To: YourSay
Subject: Community land revocation and Central Market Arcade redevelopment consultation

Regarding the considerations for the redevelopment of Central Market Arcade I would like there to be :

- an acknowledgement of the huge importance of some of the Central Market Arcade businesses to the local area.
- Active assistance from the Council to help safeguard these businesses with relocation to nearby Council owned rental properties during the re-development period
- First right of re-entry to the redeveloped retail area of Central Market Arcade

The reasons our business is vital to the local area:

- Over 30 years owned by the same family - providing health and pharmaceutical services to the Central Market stallholders and patrons as well as the city office workers and Adelaide CBD residents.
- Support for the HIV community – South Australia’s leading Community Pharmacy for assisting the HIV community with antiretroviral medication – essential that we are centrally located with access to our pharmacy from nearby treatment clinics and hospitals
- Support to the Hepatitis affected community – access to new Hepatitis treatments provided by our Pharmacy and close links with nearby clinics and hospitals
- Support to Westcare Baptist services with supply of pharmaceuticals to the disadvantaged.

Yours Sincerely,

Nicholas Russell Pharmacist

(Residential: Leonard Terrace, Torrens Park, 5062)

Centre Pharmacy
19 Central Market Arcade
Adelaide 5000
Ph 08 82316450
Fax 08 82124636



 Please consider the environment before printing this email

From: Susan & Jeff
Sent: Friday, 10 March 2017 10:27 AM
To: YourSay
Subject: Central Market Arcade Submission

To Matthew Rodda, Yoursay Adelaide:

As ratepayers and residents in the South West City we wish to endorse, and fully support, the submission filed this morning by South West City Community Association Inc (SWCCA) by email. Please record our two votes as 'strongly disagree' for Question 1 of the Submission Form. We do not support Council's proposal to revoke the community status of the Central Market Arcade for the purpose of redevelopment, for the reasons set out in SWCCA's submission.

We do not believe the Central Market Arcade can be redeveloped without a huge negative impact on the entire Market Precinct and as city residents we would need to find alternative places to shop, and we do not believe they are available elsewhere in the City.

The Central Market Arcade is part of the iconic Central Market, something we, and the people of greater Adelaide, enjoy and use.

It is community land. Once the land is revoked it cannot be put back.

Would you please acknowledge receipt of this email in due course.

Regards,
Susan and Jeffrey Collins

ADELAIDE SA 5000

Submission No 52

-----Original Message-----

From: Jim & Anna Wishart

Sent: Friday, 10 March 2017 12:52 PM

To: YourSay

Subject: Submission: Central Market Arcade Redevelopment

Dear Sir

As residents of the South West corner we are opposed to the proposed changing the Arcade land title from Community Land classification. Any redevelopment of the Arcade should be based around this classification and any change creates the risk of it being sold in the future.

Attached is the submissin made by the South West Community Association Inc to which we agree and wish this submission to be considered as a seperate one.

Regards

Robert and Anna Wishart

Adelaide 5000

Submission No 53

Central Market Arcade Community Land Revocation and Redevelopment

To: Public Consultation Central Market Arcade Land
GPO Box 2252
Adelaide SA 5001

Email yoursay@adelaidecitycouncil.com
Att. Matthew Rodda

Joan Huxtable

Adelaide, 5000

I emphatically do not support Adelaide City Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment.

I agree that the arcade is rundown, tired and in desperate need of high quality architectural and landscape work. Yet, the arcade site has the potential to be another Adelaide/Regent Arcade. It provides a valuable link to the market. For instance, I buy from these stores as I walk through from the tram stop to the central market which I frequent for everyday purchases and social activities.

For Adelaide to be a 'liveable city', the Central Market Arcade site needs to primarily provide facilities for everyday living for its residents rather than turning it into an international destination for food and wine. By doing so, it would also be a boon to visitors, both international and national as well as CBD workers.

In summary, I concur wholeheartedly with the South West City Community Association's comments.



Joan Huxtable

Public Consultation: Central Market Arcade Redevelopment

Q4. What would you like to see in a future redevelopment of the Central Market Arcade site?

1. Ground/Basement Levels - Market Expansion

- This is a one-off opportunity to establish the Adelaide Central Market (ACM) as the best indoor market in the world.
- The correct building Market building design and tenancy mix will attract suburban shoppers back to the city in post-war numbers. City residents alone are not adequate to support the current Market, let alone an expanded Market.
- The existing Market building and tenancy 'slabs' are sufficient for the very important fruit and vegetable category, also fine for smaller niche food products, including bar style eateries. Also fine for many start-ups to introduce new cutting edge products. However, the existing Market building is severely limiting to most other key categories such as cheese, coffee, meat, poultry, and seafood.
- Expanding the ACM into the lower levels of any Arcade development will allow the weaknesses in the current Market offer to be overcome by providing more space and tenancies can be built for purpose. Importantly, this extra space will enable a 'contemporary artisan' approach to traditional produce market categories. This is a major factor in establishing our Market as the world's best. This will require the entire ground floor level and basement level, also some part of upper levels.
- Non-food retail shopping (including a tightly controlled supermarket offer) should be on upper levels and must be discrete and not impinge on the Market 'hall'. Any retail offer must also be considered with reference to future use of the Sir Samuel Way building, which has huge scope for high end retail brands. Duplication should be avoided. Importantly, the miscellaneous non-food retail offer should focus on unique products and avoid chains and franchises at all costs.
- Office accommodation on upper levels is preferable to residential as this has better potential to bring people in to the city on a daily basis. There are also potential noise issues for residential as Market deliveries commence very early. Hotel accommodation is the least preferable option to support the existing or expanded Market as tourists spend little at food markets. In large enough numbers, tourists actually destroy produce markets as local shoppers stay away.

- The potential Market 'building' presents the opportunity for an iconic architectural aspect to establish the ACM as a city landmark and to strengthen the brand of the ACM. This requires large volumes, use of natural light, good natural airflows for regular air exchange that can deal with a variety of food odours. There is a wonderful entrance opportunity between the Hilton Hotel and Sir Samuel Way building. Outdoor seating/dining needs to be carefully considered and focused towards the Grote St northern side for winter sun opportunities. The 'mooted' rebuilding of the original brick façade could be problematical therefore. However, this is an opportunity for a clever architectural solution that may still give a 'nod' to the old façade without shutting out the winter warmth.
- The stated requirement to avoid overshadowing of Gouger St by building the southern side at a 45 degree plane, presents an outstanding opportunity to establish the resulting outdoor levels as small market gardens to support resident cooking schools and food education enterprises. The highest level could support the city bee colonies, operated by the Market honey vendor down on the trading floor.

2. Produce Market tenancy Mix

To demonstrate the additional space required for an optimal Market expansion, any new Arcade section of the Market would require at least the following:

Seafood x 5 traders @ 50 sqm
 Meat x 5
 Cheese x 2
 Coffee x 2
 Honey x 1
 Wine x 15 traders @ 20 sqm
 Bakery x 2 @ 80 sqm
 Patisserie x 2
 Chocolate x 1

There is also the opportunity to build basement level caves or even tunnels for cheese maturation rooms and wine storage that can be accessed by customers.

All tenancies should ideally include small areas to offer 'dine-in' food.

The Market offer should also include cooking schools, meeting rooms and conference areas.

3. Consideration to Market District

- Council should be pro-active in bringing start up food businesses, including producers and wholesalers (not restaurant/cafe) into this zone, specifically the block bounded within Victoria Square, Grote, Morphet and Wright streets.

4. Consideration to Sir Samuel Way Building

- Carrera marble staircase is an outstanding feature for high end boutique retail.
- Balcony outlooks are prime for fine dining restaurants.

5. Consideration to Car Parking

- On completion of the Arcade development, additional levels can be added to the existing 2 level U-Park above the current Market trading area.
- A selection of mainly fruit and vegetable traders could be temporarily accommodated in the new Market expansion in the Arcade.

6. Consideration to future Sunday street Market

- Gouger Street appears well suited to a Sunday morning street closure, increasing city visitors substantially.
- A flea market theme would logically support the new and expanded ACM.
- Unlimited food options already in place and more in the Arcade development.
- Art market could also be accommodated on footpaths under the cover provided by the Sir Samuel Way building.

Stated Redevelopment Objectives

The Council's first stated objective '**Food and wine destination of international repute**' is far too limited. We need far loftier goals. We have in front of us the opportunity to transform the Adelaide Central Market into the world's outstanding market. As a long term and successful Central Market trader who has visited many of the world's great indoor markets, I believe this to be a realistic goal. There are sound reasons for why this is achievable and I am happy to discuss these if requested.

From: Kelly Henderson
Sent: Friday, 10 March 2017 5:01 PM
To: YourSay
Subject: Public Consultation - Central Market Arcade Land

Attn: Matthew Rodda
Senior Consultant - Property Development
Property Department
Adelaide City Council

Public Consultation - Central Market Arcade Land

Adelaide City Council should NOT revoke the Community Land classification of the Central Market Arcade Land at this time.

The proposal seems to be nothing more than an attempt to privatise community assets without the community being given any assessment of the foreseeable negative impact.

The Council's consultation materials have failed to provide any substantive justification for removing community control of such a crucial site.

Once again, the consultation materials are also potentially misleading.

The documents seem to fail to disclose the true impact on several businesses that the community value, which are housed within the Central Market Arcade land, but open into the Central Market.

Yet again, Adelaide City Council has failed to staff the enquiry telephone number provided for the Public Consultation during the consultation period.

Not only is the named contact person not contactable during the consultation period, nor is anyone from their entire department. According to the ACC Customer Centre the contact person, and the entire department had left for the day (before the consultation closed).

K. Henders

North Adelaide SA 5006

From: Kelly Henderson
Sent: Friday, 10 March 2017 6:47 PM
To: YourSay
Subject: Fwd: Public Consultation - Central Market Arcade Land

As the contact person was not available prior to the close of the advertised consultation period, I enclose below questions that are as yet unanswered which I am prevented from making submissions on until responses are received from Council.

----- Forwarded message -----

From: Kelly Henderson
Date: Fri, Mar 10, 2017 at 5:00 PM
Subject: Public Consultation - Central Market Arcade Land
To: Fred Owens <yoursay@adelaidecitycouncil.com>

Attn: Matthew Rodda
 Senior Consultant - Property Development
 Property Department
 Adelaide City Council

Public Consultation - Central Market Arcade Land

Adelaide City Council should NOT revoke the Community Land classification of the Central Market Arcade Land at this time.

The proposal seems to be nothing more than an attempt to privatise community assets without the community being given any assessment of the foreseeable negative impact.

The Council's consultation materials have failed to provide any substantive justification for removing community control of such a crucial site.

Once again, the consultation materials are also potentially misleading.

The documents seem to fail to disclose the true impact on several businesses that the community value, which are housed within the Central Market Arcade land, but open into the Central Market.

Yet again, Adelaide City Council has failed to staff the enquiry telephone number provided for the Public Consultation during the consultation period.

Not only is the named contact person not contactable during the consultation period, nor is anyone from their entire department. According to the ACC Customer Centre the contact person, and the entire department had left for the day (before the consultation closed)

K. Henders

North Adelaide SA 5006

Submission Details

Q0.0: Is Council in breach of the existing Community Land Management Plan for the Adelaide Central Market Complex, and why does the 'current' Adelaide Central Market Complex state the 'current membership' of the Adelaide Central Market Committee, a part of the management arrangements of the Adelaide Central Market Complex, includes

- **Councillors (sic) Cullen (Deputy Presiding Member), Yarwood and Zaharis?**

How often does the Adelaide Central Market Committee meet? and when did it last meet?

Q0.1. Is the proposed redevelopment a pretext for UPark to expand its carparking with a new multistorey UPark over the Central Market Arcade and if so where is the transport impact assessment of the proposed car-park expansion?

The current near gridlock in the Victoria Square / Grote St / Gouger St area and the narrowness of artificially narrowed roadways and conflicts with Victoria Square event roadway closures, &c, should be warning enough that jamming another high-rise carpark in this area would be stupid.

Q0.2 Sub-optimal partial site redevelopment - community-owned Hilton Hotel site not yet included

Why does the consultation material fail to state the alternative opportunity of community development of the entire site, including the Community owned Hilton Hotel site, when that lease expires?

Rather than adhoc piecemeal redevelopment that has minimal Victoria Square frontage.

Q0.3: Misleading verbiage about retaining "ownership" of retail and market "uses" instead of clarity that the proposal is for PRIVATISATION of a community asset

Why does the consultation material misleading fail to clearly state that Council *proposes that the community become a tenant, rather than the owner of the property?*

That is, the proposal is for the PRIVATISATION and sale of the community land, with disposal to a developer or property speculator.

Instead of owning the land and structures, the community would be downgraded to being a tenant of a small part of the site.

Instead of clarity, the Community Land Revocation Proposal obfuscates that Council "will retain ownership" of the retail and market uses.

What does "ownership" of "USES" mean???

AS a TENANT or mere occupant ... BUT NOT OWNERSHIP OF THE LAND

AND NOT OWNERSHIP OF THE BUILDINGS,

Q0.3 Specious arguments - second pillar a nonsense - Central Market threatened by development site, and other parts of the City run down

Puffery about having to redevelop the Central Market Arcade because the Central Market is the second retail pillar of the City of Adelaide is an obviously specious argument.

Given that the Adelaide Central Market is so successful Council could also argue, job done.

Let's not kill the Central Market's customer base by turning it into a development site.

Because there's nothing that drives customers away as quickly as demolition / construction sites.

Once customers go, they may not return like Sturt Street customers who went elsewhere thanks to Council's "Copenhagen-style" bike lane fiasco.

What assessment has Council done of existing needs so as to ensure that the Market Arcade proposal is not prioritised to the overall detriment of the city

- given the Market area's success, do other sites more urgently need Council redevelopment impetus, - **such as dilapidated parts of Melbourne Street.**
- What progress has Council made on cleaning up infamous City Blight Sites?

Q0.4: Why has Council's consultation material gone to such lengths to emphasise that Council is not proposing to redevelop the Adelaide Central Market

In fact, several businesses which the community enters and uses from the Central Market, **are in fact within the land parcel of the Adelaide Central Arcade, not the Adelaide Central Market.**

That is, IN FACT, the community's experience of the Adelaide Central Market WILL be materially affected by the proposed redevelopment of the Adelaide Central Market Arcade.

Q05. When did the Council hold "stakeholder" engagement?

Q0.6: Whom did Council invite to its "extensive" Central Market Arcade "stakeholder" engagement ?

Q0.7: Which developers, if any, have approached Council seeking to obtain this land and encouraging Councillors to remove the community's ownership of the site

Q0.8: What has Council been offered for privatisation of the site?

Q0.9: Why does the Central Market Arcade Redevelopment "Fact" Sheet require redevelopment proposals to include "adaptive re-use of the Sir Samuel Way building" - a building that is not owned by Adelaide City Council, which houses the District and Environment, Resources and Development Courts?

Q0.10: Council has provided an English language "Central Market Arcade Redevelopment" and a Chinese language "Central Market Redevelopment" Fact sheet, but not any other language. Why is Council discriminating against speakers within the Adelaide City Council local government area from NESB that are not Chinese?

The language of Australia is English, therefore the business and operational language of the Adelaide City Council is English. If the Council proposes to make materials available in a language other than English it clearly cannot do so on a discriminatory basis.

For example, look at the foreign language material provided for Local Government Electoral Information - obviously not able to be limited to a single non-English language.

Q1: Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?

Strongly disagree. Privatisation of such a crucial site is not in the community's nor the traders' interests.

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

No.

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

The opportunity to include the Hilton Hotel site in a community-driven redevelopment, when its lease expires (or sooner).

Most important is why the consultation documents have ignored this and other incentives for the Central Market Arcade to be retained in community ownership.

What are the reasons why not case has been made for NOT revoking the community and status?

That is, to be balanced, the consultation should present options, **including the option of not revoking the community's ownership of the site. And the cons of such revocation.**

Without that balance the 'vision', 'objectives' and 'guiding' principles are a snake-oil salesman's pitch, and a pretty poor one at that.

No case has been made for privatisation / disposal, merely an advertising promo loaded with marketing hype and pro-disposal gibberish, absent relevant information.

Where is the case for NOT revoking the community land status?

Where is the business case for such revocation?

What is the estimated impact (trading loss) expected to result from customers being driven away from construction works and associated noise, dust, congestion, traffic chaos and other disbenefits?

What is the market value of the community owned Central Market Arcade site? What is the market value of the community owned Hilton Hotel site? and what is the market value of the community owned combined Hilton Hotel and Market Arcade site?

What is the expected loss, if the Central Market Arcade site is developed separately to the community's Hilton Hotel site?

What is the estimated value of a development of the site, or any portion of it?

That is, the foregone value that the community would lose that would generate private profit for the property speculator?

What is the expected UPark revenue of proposed expanded high-rise carparking?

&c, &c.

What is the cost of lost opportunity to other areas of the City in dire need of renovation, such as rundown sections of Melbourne Street?

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

A community owned facility that is retained in community ownership.

The example of the East End Market should be warning enough not to kill one of the City's greatest attractions with a short-sighted privatisation for property speculation.

Submission No 56

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Submission Form

Feedback closes 5pm, Friday 10 March 2017

It is Council's policy that for a formal submission to be received it must include your name and residential address. Formal submissions will be provided to Council and will be a publicly available document. Mandatory information is marked with an *asterisk (In the interests of privacy addresses will not be made public but may be made available to Council upon request.)

Name * Franz Knoll

Address * Stall 60 Central Market Gouger Street Adelaide 5000

E-Mail _____

Q1: Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?

☒ Strongly Agree

☐ Agree

☐ Neutral

☐ Disagree

☐ Strongly Disagree

Comments:

to make a significant improvement to the Central Market Precinct requires strong action which gives maximum options to develop the site.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com



Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

Yes

No

Undecided

What other information would you need?

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

Comments:

The Central Precinct needs to remain the cities Fresh Food hub. It must be easy to reach by whatever transport people use and the offer must also satisfy needs that compliment food and services that make it the preferred destination. It is possible to have car parking be low ground to free up more space for retail and what else suits the above ground levels. The enhancements must help in keeping the market traders efficient and produce in best condition. The exterior needs to keep in the style the market has now to enhance its tourist value and ambience

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com

ADELAIDE
CITY COUNCIL

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

below ground car parking, below ground delivery space and trader storage. The extension designed in keeping with the market style. Have a variety of iconic S.A. food brands included. Complimentary services and businesses. Upper floor a mixture of business and accommodation. A supermarket that services longer hours and community needs. A public transport hub to make the market a convenient last stop before going home.

Written submissions must be received by: 5pm Friday 10 March 2017

Public Consultation

Central Market Arcade Land
GPO Box 2252 Adelaide SA 5001

OR Email yoursay@adelaidecitycouncil.com

OR complete the online submission form at yoursay.adelaidecitycouncil.com

For all enquiries, please call **Matthew Rodda** on 8203 7537.

Thank you for taking the time to provide us with your comments regarding the project/proposal. Please help us gather a little more information about you by filling in the remainder of the form on the **next page**.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com



Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Submission Form

Feedback closes 5pm, Friday 10 March 2017

It is Council's policy that for a formal submission to be received it must include your name and residential address. Formal submissions will be provided to Council and will be a publicly available document. Mandatory information is marked with an *asterisk (In the interests of privacy addresses will not be made public but may be made available to Council upon request.)

Name * Franz Knoll

Address * Central Market Traders Association Gouger Street Adelaide 5000

E-Mail _____

Q1: Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?

☒ Strongly Agree

☐ Agree

☐ Neutral

☐ Disagree

☐ Strongly Disagree

Comments:

it will allow a variety of options to be perused
and make the development more commercially
viable.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com



Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

Yes

No

Undecided

What other information would you need?

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

Comments:

*needs to remain Adelaide's fresh food destination
must be easily accessible and convenient
the development needs to be sympathetic to the
heritage of the precinct
need to provide storage and unloading facilities for
businesses underground
provide complimentary goods and services
retain its attractiveness with the community and
tourist*

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com

ADELAIDE
CITY COUNCIL

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

*underground storage and unloading for traders
a complimentary supermarket, business and services
public transport hub
ample car parking can be below ground*

Written submissions must be received by: 5pm Friday 10 March 2017

Public Consultation

Central Market Arcade Land
GPO Box 2252 Adelaide SA 5001

OR Email yoursay@adelaidecitycouncil.com

OR complete the online submission form at yoursay.adelaidecitycouncil.com

For all enquiries, please call **Matthew Rodda** on 8203 7537.

Thank you for taking the time to provide us with your comments regarding the project/proposal. Please help us gather a little more information about you by filling in the remainder of the form on the **next page**.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com

ADELAIDE
CITY COUNCIL

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Submission Form

Feedback closes 5pm, Friday 10 March 2017

It is Council's policy that for a formal submission to be received it must include your name and residential address. Formal submissions will be provided to Council and will be a publicly available document. Mandatory information is marked with an *asterix (In the interests of privacy addresses will not be made public but may be made available to Council upon request.)

Name * Mario Marinelli
Address * Stall 68, Adelaide Central Market
E-Mail _____

Q1: Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Comments:

- Only if major benefit to Market.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com

 **DELAIDE**
CITY COUNCIL

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

☒ Yes

☐ No

☐ Undecided

What other information would you need?

- Absolute clarification on development would be beneficial.

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

Comments:

- Strong Vibrant Market for generations to come.

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say Adelaide

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

Submission No 59

Written submissions must be received by: **5pm Friday 10 March 2017**

Public Consultation

Central Market Arcade Land
GPO Box 2252 Adelaide SA 5001

OR Email yoursay@adelaidecitycouncil.com

OR complete the online submission form at yoursay.adelaidecitycouncil.com

For all enquiries, please call **Matthew Rodda** on 8203 7537.

Thank you for taking the time to provide us with your comments regarding the project/proposal. Please help us gather a little more information about you by filling in the remainder of the form on the **next page**.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com



Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Submission Form

Feedback closes 5pm, Friday 10 March 2017

It is Council's policy that for a formal submission to be received it must include your name and residential address. Formal submissions will be provided to Council and will be a publicly available document. Mandatory information is marked with an *asterisk (In the interests of privacy addresses will not be made public but may be made available to Council upon request.)

Name *

Annie

Address *

Adelaide SA 5000

E-Mail

Q1: Overall, do you support Council's proposal to revoke the community land classification of the Central Market Arcade land for the purposes of its redevelopment?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Comments:

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com

 **DELAIDE**
CITY COUNCIL

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q2: Does the information provided include sufficient detail to allow you to understand why Council is proposing to revoke the community land classification of the Central Market Arcade land?

Yes

No

Undecided

What other information would you need?

Q3: What are the most important elements of the vision, objectives and guiding principles to you, and why?

Comments:

More development / business opportunity

Central Market Arcade

Community Land Revocation and Redevelopment

Your Say
Adelaide

Q4: What would you like to see in a future redevelopment of the Central Market Arcade site?

Attract more people come to
China town & Central Market

Submission No 60

Written submissions must be received by: **5pm Friday 10 March 2017**

Public Consultation

Central Market Arcade Land
GPO Box 2252 Adelaide SA 5001

OR Email yoursay@adelaidecitycouncil.com

OR complete the online submission form at yoursay.adelaidecitycouncil.com

For all enquiries, please call **Matthew Rodda** on **8203 7537**.

Thank you for taking the time to provide us with your comments regarding the project/proposal. Please help us gather a little more information about you by filling in the remainder of the form on the **next page**.

Customer Centre - 25 Pirie Street, Adelaide - 8203 7203
yoursay.adelaidecitycouncil.com



Summary and Response to Feedback

Report on each public submission received in response to Community Land revocation (Questions 1 and 2)

No.	Name and Address	Q1. Do you support the Community Land Revocation?	Q2. Do you have sufficient detail to understand why Council is proposing the revocation?	Summary	Response
1.	Peter Wong North Adelaide SA	Strongly Agree	Yes	<ul style="list-style-type: none">• Supports revocation.• Council should take full control to maximise development opportunities.• No other comments regarding Community Land revocation.• Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback.	<ul style="list-style-type: none">• Noted.
2.	Dominic Mugavin Adelaide SA	Disagree	No	<ul style="list-style-type: none">• Does not understand why the site cannot be redeveloped but remain owned by Adelaide City Council.• Insufficient information on reason for redevelopment. If it is about budget and financing that should be made clear.• Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback.	<ul style="list-style-type: none">• The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District.• In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people.• The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, The City of Adelaide has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation.• A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that:<ul style="list-style-type: none">• The proposal represents a significant mixed-use development on a substantial site.• The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City.• The project needs to manage future risk to Council.• The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement.• Proceeds from the sale of the Central Market Arcade ‘air rights’ will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of these elements will assist to protect and enhance the Adelaide Central Market.• Community Land cannot be sold or transferred unless it has first been revoked from its classification as Community Land.• It is likely that the development will be delivered by way of a community title scheme with The City of Adelaide to retain ownership of the community title(s) relating to the retail, market activities, loading/ service areas and associated car parking. In this regard, the developer is likely to hold community titles relating to the mixed use component above (the air rights). Certain uses within the air rights could be leased (eg. office or educational uses) however a residential component is likely to require the sale of apartments to end purchasers which can only take place by way of the sale of air rights rather than a leasehold arrangement.
3.	Spencer Plympton Park SA	Strongly Agree	Yes	<ul style="list-style-type: none">• Supports community land revocation.• Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback.	<ul style="list-style-type: none">• Noted.

4.	Sue Marks Torrensville SA	Disagree	Undecided Why does the land need to be sold for redevelopment to occur?	<ul style="list-style-type: none"> Does not support community land revocation. Could mean loss of control of development and potential loss of character. If sold then there is a right to develop as they wish. "How will the character be maintained?" Questions why the land needs to be sold for redevelopment to occur. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<p><u>Background</u></p> <ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. <p><u>Central Market Arcade Redevelopment</u></p> <ul style="list-style-type: none"> The redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, The City of Adelaide has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade 'air rights' will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of these elements will assist to protect and enhance the Adelaide Central Market. The Central Market Arcade redevelopment will grow what people already love about the Market District. In this regard, The City of Adelaide recognises the need for the redevelopment to be sensitive to the unique character of the Adelaide Central Market and the Market District. Council has endorsed a site vision, redevelopment objectives and guiding principles which will form part of the expression of interest process with developers required to respond to these matters as part of their proposals. Redevelopment objective No. 3 for Design + Place seeks redevelopment that reinforce and complement the existing streetscape character. The guiding principles incorporate the need to celebrate building and site heritage, improved relationships with neighbouring heritage, reinstatement or contemporary differentiation of the former 1915 Grote Street façade as well as development which is sympathetic to the ambience of the market precinct. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. Community land cannot be sold or transferred unless it has first been revoked from its classification as Community Land.
5.	Gary Symons Mitchell Park SA	Strongly Disagree	Undecided	<ul style="list-style-type: none"> Does not support Community Land Revocation. Private ownership will force up costs and prices for goods, forcing shop owners and customers to leave. Bigger is not always better. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. Ownership of the future retail within the redevelopment by The City of Adelaide will assist in influencing the ongoing tenancy mix as well as costs to traders and shoppers. Ownership of the retail components by The City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market.

6.	Sarah Maddock Flinders Park SA	Agree	Yes	<ul style="list-style-type: none"> Supports Community land Revocation but would like to see more information on ongoing management following redevelopment eg. leased back to Council, leased or completely sold to private operator. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking to a catalytic redevelopment which achieves strategic multiple objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. This redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade ‘air rights’ will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of these elements will assist to protect and enhance the Adelaide Central Market. Council’s ownership of the retail within the redevelopment will require an appropriate centre management approach to oversee leases with retailers. Further details relating to the ongoing centre management of the retail within the new development has not yet been resolved. This will be considered in more detail as the project progresses.
7.	Michelle Williams St Morris SA	Disagree	Yes	<ul style="list-style-type: none"> Does not support Community Land revocation unless current long term vendors are able to afford rent under a developer and return to the Central Market Arcade. Current traders to be guaranteed space in the new Arcade. 	<ul style="list-style-type: none"> The City of Adelaide is supportive of existing Central Market Arcade traders and recognises the Central Market Arcade’s contribution to the Market District. The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease which will expire in late September 2018. Over the past two years The City of Adelaide has met with the Central Market Arcade Traders Association President and Central Market Arcade traders to keep them informed on the progress of the Central Market Arcade redevelopment including matters relating to their leases and next steps. The City of Adelaide has kept Central Market Arcade traders updated to give them time to think about their business model and what’s right for them. To improve trader certainty The City of Adelaide will offer existing Central Market Arcade traders a new lease of up to 2 years with a six month redevelopment clause upon The City of Adelaide taking control of the Central Market Arcade in late September 2018. This reflects Council’s target to commence works on the Central Market Arcade site by 2020. Central Market Arcade traders have been advised that there is no guaranteed right of return at this stage with The City of Adelaide yet to determine the appropriate retail mix within a redeveloped Central Market Arcade. Further work will be undertaken during 2017 to determine the appropriate retail mix which will build upon the site vision, redevelopment objectives and guiding principles. Following this work The City of Adelaide will be in a position to consider transitioning options including any potential interim approach to re-establish traders. The City of Adelaide will work with local businesses to understand and prepare for the impact of any redevelopment of the Central Market Arcade site. As advised within the guiding principles, The City of Adelaide intends to retain ownership of the retail as well as market activities, loading/ service areas and associated car parking within the Central Market Arcade redevelopment. Ownership of the future retail within the redevelopment by The City of Adelaide will assist in influencing the ongoing tenancy mix as well as costs to traders and shoppers. Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market.
8.	Daniel Grilli Goodwood SA	Agree	Yes	<ul style="list-style-type: none"> Supports the Community Land Revocation but wary of the privatisation of public space. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. Ownership of the future retail within the redevelopment by The City of Adelaide will assist in influencing the ongoing

					tenancy mix as well as costs to traders and shoppers.
					<ul style="list-style-type: none"> Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market.
9.	Nick Patrick Adelaide SA	Strongly Disagree	No	<ul style="list-style-type: none"> Does not support Community Land revocation. The proposal is a way for the ACC to make it look like the community wants to sell their land. Removing ownership from people of Adelaide and handing it to Adelaide City Council who cannot be trusted. Vision, objectives and guiding principles irrelevant if based on revocation and sale of Community Land. Adelaide City Council should be asking "what can we do in partnership with our Community" not "how much cash will a developer throw at us to grab another slice of our City." 	<p><u>Background</u></p> <ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. <p><u>Central Market Arcade Redevelopment</u></p> <ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. Developers will be required to respond to these matters as part of their proposals including a complementary retail offering with inspiring architecture, safe and improved access to move through the site, heritage, sustainable development, cultural uses as well as 15% affordable housing in residential proposals. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade 'air rights' will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of these elements will assist to protect and enhance the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. <p><u>Public Consultation</u></p> <ul style="list-style-type: none"> Land that is classified as Community Land cannot be transferred or sold unless it is first revoked from its classification as Community Land. This requires public consultation in accordance with Council's Consultation Policy. The proposed Community Land revocation has undergone an extensive consultation, well beyond statutory requirements. There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
10.	Virginia Ward Malvern SA	Strongly Disagree	No	<ul style="list-style-type: none"> Does not support Community Land revocation. Its a mistake to give up community ownership. Developers act in own interests, leaving Council and the public to deal with problems forever after. Concerns around transparency: if the expression of interest process will begin in May 2017, how will Council: <ul style="list-style-type: none"> demonstrate publically that the consultation was more than lip service, and ensure maximum transparency to justify the public's trust that processes are clean and Council effectively controls quality? Would like to see detailed alternative approaches rather than international examples that don't relate to the small arcade area. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. Council has endorsed a site vision, redevelopment objectives and guiding principles which will form part of the expression of interest process with developers required to respond to these matters as part of their proposals. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. As noted in the 'Proposal to revoke the Community Land Classification of the Central Market Arcade land', the

					<p>release of the Central Market Arcade site will occur by way of a transparent process in accordance with Council's Policy for the Acquisition and Disposal of Land and Other Infrastructure Assets. As noted in the Revocation Proposal Clause 4.2 of this Policy states "The process for disposal will be fair and transparent and ensure that Council obtains the best outcome and value from the disposal".</p> <ul style="list-style-type: none"> • The expression of interest will be an open competitive process and will be subject to probity review. • The results of the public consultation including all of the submission will be presented to Council and will inform the next steps. • There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
11.	John Clements Forestville SA	Strongly Disagree	No	<ul style="list-style-type: none"> • Does not support Community Land revocation. Privatisation does not work. Plans will benefit big business and exclude the marginalised poor. Should instead consider public funded low cost housing using sustainable and environmental methods. • Would like to see more information on plans for the long term that are inclusive of all rather than the short term interests of being re-elected or big business. • Council diminishes their level of responsibility to the community. Does not support privatisation of public assets. • Need to give existing tenants a continued lease. Tenants need a minimum 5 year lease with an option for another 5 years for bank financing. • Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<p><u>Background</u></p> <ul style="list-style-type: none"> • The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. • Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. <p><u>Central Market Arcade Redevelopment</u></p> <ul style="list-style-type: none"> • The City of Adelaide has worked collaboratively with stakeholders and considered the ideas and aspirations <i>from Our Market District – the right ingredients for the future</i> to develop the site vision, objectives and guiding principles for the Central Market Arcade redevelopment. <i>Our Market District</i> was the result of extensive community consultation involving more than 500 people. • The City of Adelaide is seeking a catalytic redevelopment which achieves multiple objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. Developers will be required to respond to these matters as part of their proposals. • More specifically, Council is seeking a variety of outcomes on the site including the need to secure the future of the Central Market by way of a complementary retail offering with inspiring architecture, safe and improved access to move through the site, sustainable development, cultural offerings as well as the need for residential proposals to include 15% affordable housing in housing mix. • A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> • The proposal represents a significant mixed-use development on a substantial site. • The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. • The project needs to manage future risk to Council. • The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. • Proceeds from the sale of the Central Market Arcade 'air rights' will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of these elements will assist to protect and enhance the Adelaide Central Market. • The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. • There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site. <p><u>Central Market Arcade Traders</u></p> <ul style="list-style-type: none"> • Over the past two years The City of Adelaide has met with the Central Market Arcade Traders Association President and Central Market Arcade traders to keep traders informed on the progress of the Central Market Arcade redevelopment including matters relating to their leases and next steps. • To improve trader certainty The City of Adelaide will offer existing Central Market Arcade traders a new lease of up to 2 years with a six month redevelopment clause upon The City of Adelaide taking control of the Central Market Arcade in late September 2018. • This reflects Council's target to commence works on the Central Market Arcade site by 2020. • Central Market Arcade traders have been advised that there is no guaranteed right of return at this stage with The City of Adelaide yet to determine the appropriate retail mix within a redeveloped Central Market Arcade. Further work will be undertaken during 2017 to determine the appropriate retail mix which will build upon the site vision, redevelopment objectives and guiding principles.

					<ul style="list-style-type: none"> Following this work The City of Adelaide will be in a position to consider transitioning options including any potential interim approach to re-establish traders. The City of Adelaide will work with local businesses to understand and prepare for the impact of any redevelopment of the Central Market Arcade site.
12.	John Kruger Cowandilla SA	Neutral	No	<ul style="list-style-type: none"> Neither supports or opposes Community Land revocation. Unsure how this affects the general public - guessing it means it can be sold off. Does not consider the information provided sufficient. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. Developers will be required to respond to these matters as part of their proposals including (but not limited to) a complementary retail offering with inspiring architecture, safe and improved access to move through the site, heritage, sustainable development, cultural uses as well as 15% affordable housing in residential proposals. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade ‘air rights’ will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of these elements will assist to protect and enhance the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. Community land cannot be sold or transferred unless it has first been revoked from its classification as Community Land. There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
13.	Sarah Macdonald Plympton SA	Strongly disagree	No	<ul style="list-style-type: none"> Does not agree with Community Land revocation. The community land classification does not stop it from being redeveloped. Would like to see evidence that classification needs to be revoked for this purpose. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, safe and improved access to move through the site, sustainable development and cultural uses. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade ‘air rights’ will assist The City of Adelaide in funding the

					<p>retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of these elements will assist to protect and enhance the Adelaide Central Market.</p> <ul style="list-style-type: none"> The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. It is likely that the development will be delivered by way of a community title scheme with The City of Adelaide to retain ownership of the community title(s) relating to the retail, market activities, loading/ service areas and associated car parking. In this regard, the developer is likely to hold community titles relating to the mixed use component above (the air rights). Certain uses within the air rights could be leased (eg. office or educational uses) however a residential component is likely to require the sale of apartments to end purchasers which can only take place by way of the sale of air rights rather than a leasehold arrangement. Community land cannot be sold or transferred unless it has first been revoked from its classification as Community Land. There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
14.	Aaron Davis North Adelaide SA	Agree	Yes	<ul style="list-style-type: none"> Supports the proposal for Community Land revocation. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	Noted.
15.	Ian Babidge Dulwich SA	Neutral	No	<ul style="list-style-type: none"> Does not support or oppose the Community Land revocation proposal. Considers information provided to be insufficient, with vague details of private/public proposed development. 	<ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, safe and improved access to move through the site, sustainable development and cultural uses. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade ‘air rights’ will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of these elements will assist to protect and enhance the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. It is likely that the development will be delivered by way of a community title scheme with The City of Adelaide to retain ownership of the community title(s) relating to the retail, market activities, loading/ service areas and associated car parking. In this regard, the developer is likely to hold community titles relating to the mixed use component above (the air rights). Certain uses within the air rights could be leased (eg. office or educational uses) however a residential component is likely to require the sale of apartments to end purchasers which can only take place by way of the sale of air rights rather than a leasehold arrangement. Community land cannot be sold or transferred unless it has first been revoked from its classification as Community Land. The City of Adelaide has established a site vision, redevelopment objectives and guiding principles providing its aspirations and requirements for the Central market arcade site. The City of Adelaide is also seeking innovation from

					<p>the development industry. The final form of the development will be subject to the outcome of the expression of interest process. There is more work to be done and more decisions to be made.</p> <ul style="list-style-type: none"> There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
16.	Carlene Blake Rosewater SA	Agree	No	<ul style="list-style-type: none"> Supports Community Land revocation. Fair proposition for current tenants to return – does not wish to see existing shops priced out of the area. All socioeconomic classes should be catered for. Does not consider information provided to be sufficient as was unable to access <i>Our Market District – the right ingredients for the future</i> from Council’s website. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<p><u>Central Market Arcade Redevelopment</u></p> <ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. Ownership of the future retail within the redevelopment by The City of Adelaide will assist in influencing the ongoing tenancy mix as well as costs to traders and shoppers. In addition, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market. <p><u>Central Market Arcade Traders</u></p> <ul style="list-style-type: none"> Over the past two years The City of Adelaide has met with the Central Market Arcade Traders Association President and Central Market Arcade traders to keep traders informed on the progress of the Central Market Arcade redevelopment including matters relating to their leases and next steps. To improve trader certainty The City of Adelaide will offer existing Central Market Arcade traders a new lease of up to 2 years with a six month redevelopment clause upon The City of Adelaide taking control of the Central Market Arcade in late September 2018. This reflects Council’s target to commence works on the Central Market Arcade site by 2020. Central Market Arcade traders have been advised that there is no guaranteed right of return at this stage with The City of Adelaide yet to determine the appropriate retail mix within a redeveloped Central Market Arcade. Further work will be undertaken during 2017 to determine the appropriate retail mix which will build upon the site vision, redevelopment objectives and guiding principles. Following this work The City of Adelaide will be in a position to consider transitioning options including any potential interim approach to re-establish traders. The City of Adelaide will work with local businesses to understand and prepare for the impact of any redevelopment of the Central Market Arcade site. <p><u>Our Market District</u></p> <ul style="list-style-type: none"> <i>Our Market District – the right ingredients for the future</i> is available as a pdf for download via Council’s website at www.cityofadelaide.com.au/marketdistrict.
17.	Anonymous Ascot Park SA	Strongly Disagree	Undecided	<ul style="list-style-type: none"> Does not support Community Land revocation. The Central Markets are unique and any changes will ruin the character. Changes are not in the community’s interest. Objectives are to make money – not acceptable. Leave it as it is, with a little tidy up. 	<ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect of site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade ‘air rights’ will assist The City of Adelaide in funding the

					<p>retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of these elements will assist to protect and enhance the Adelaide Central Market.</p> <ul style="list-style-type: none"> The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. Community land cannot be sold or transferred unless it has first been revoked from its classification as Community Land. Council has endorsed a site vision, redevelopment objectives and guiding principles which will form part of the expression of interest process with developers required to respond to these matters as part of their proposals. The Central Market Arcade redevelopment will grow what people already love about the Market District. In this regard, The City of Adelaide recognises the need for the redevelopment to be sensitive to the unique character of the Adelaide Central Market and the Market District. Redevelopment objective No. 3 for Design + Place seeks redevelopment that reinforce and complement the existing streetscape character. The guiding principles incorporate the need to celebrate building and site heritage, improved relationships with neighbouring heritage, reinstatement or contemporary differentiation of the former 1915 Grote Street façade as well as development which is sympathetic to the ambience of the market precinct. The Community Land revocation only applies to the Central Market Arcade. In this regard, the Adelaide Central Market will not be redeveloped and is not subject to community land revocation. There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
18.	Magda Whiteman Arts South Australia	Agree	Not Advised	<ul style="list-style-type: none"> Notes that the Minister for the Arts supports the proposal. 	<ul style="list-style-type: none"> Noted.
19.	Tania D'Antonio Telstra Store Gouger Street Adelaide SA	Agree	Yes	<ul style="list-style-type: none"> Supports the proposal if it will enable the timely redevelopment of the site while complementing the identity and architecture of the Central Market. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> The Central Market Arcade redevelopment will grow what people already love about the Market District. In this regard, The City of Adelaide recognises the need for the redevelopment to be sensitive to the unique character of the Adelaide Central Market and the Market District. Redevelopment Objective No. 3 for Design + Place seeks places that reinforce and complement the existing streetscape character. The Guiding Principles incorporate need to celebrate building and site heritage, improved relationship with neighbouring heritage, reinstatement or contemporary differentiation of the 1915 Grote Street façade as well as development which is sympathetic to the ambience of the market precinct. Council has endorsed a site vision, redevelopment objectives and guiding principles which will form part of the expression of interest process with developers required to respond to these matters as part of their proposals. As indicated in the Guiding Principles, The City of Adelaide will retain ownership of ground level retail, below-ground loading/ servicing areas and associated car parking. This will assist to secure the future of the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. The Community Land revocation only applies to the Central Market Arcade. In this regard, the Adelaide Central market will not be redeveloped and is not subject to community land revocation. Council is targeting commencement of works on the Central Market Arcade site by 2020. The guiding principles note that redevelopment proposals must be viable for delivery in the short term and must minimise disruption to the Adelaide Central Market and Market District. Innovative construction and implementation processes, including staging, are encouraged to minimise impacts.
20.	Anonymous Adelaide SA	Strongly Agree	Yes	<ul style="list-style-type: none"> Supports Community Land revocation. 	<ul style="list-style-type: none"> Noted.
21.	Janine Philbey Salisbury North SA	Strongly Agree	Yes	<ul style="list-style-type: none"> Supports Community Land revocation. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> Noted.
22.	Anonymous Adelaide SA	Strongly Agree	Yes	<ul style="list-style-type: none"> Supports Community Land revocation. Needs this form of tenure to attract co-investment which is reasonable and 	<ul style="list-style-type: none"> Noted.

				<p>appropriate.</p> <ul style="list-style-type: none"> Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	
23.	Sergey Loy Glenelg SA	Agree	Undecided	<ul style="list-style-type: none"> Supports Community Land revocation – sees more possibility for using this land for the public benefit. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> Noted.
24.	Anonymous No address provided	Strongly Disagree	No	<ul style="list-style-type: none"> Does not support Community Land revocation as does not believe it is necessary for redevelopment to occur. Concerned that sale of land to private consortiums will result in “evil and unfriendly behaviour” that only benefits owners. Would like to see more information on: <ul style="list-style-type: none"> how revocation will benefit the community how it would be decided who to sell to what conditions will be put in place to keep the precinct intact and the area remain sensitive to its surrounds Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<p><u>Background</u></p> <ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. <p><u>Central Market Arcade Redevelopment</u></p> <ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. Developers will be required to respond to these matters as part of their proposals. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade ‘air rights’ will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. It is likely that the development will be delivered by way of a community title scheme with The City of Adelaide to retain ownership of the community title(s) relating to the retail, market activities, loading/ service areas and associated car parking. In this regard, the developer is likely to hold community titles relating to the mixed use component above (the air rights). Certain uses within the air rights could be leased (eg. office or educational uses) however a residential component is likely to require the sale of apartments to end purchasers which can only take place by way of the sale of air rights rather than a leasehold arrangement. Community land cannot be sold or transferred unless it has first been revoked from its classification as Community Benefits resulting from the Central Market Arcade redevelopment are outlined with the ‘Proposal to revoke the Community Land Classification of the Central Market Arcade land’ and include: <ul style="list-style-type: none"> Secure the future of the Adelaide Central Market for at least the next 50 years, in part by accommodating the growth of market activities adjacent the Central Market.

					<ul style="list-style-type: none"> The creation of a new unique destination in the heart of the Adelaide CBD offering an enhanced quality of services and amenities for the local community. This includes a day-to-day retail offer and new experiences around the enjoyment of food strengthening the Adelaide Central Market and Market District as a food and wine destination of international repute. The potential for new community enriching activities and opportunities for social interaction and participation. The potential to stimulate activity of some areas that are currently under-utilised eg. the Central Market Arcade Grote Street frontage. The opportunity to improve north-south and east-west links through the Central Market Arcade land supporting pedestrian movements across the City. A greater mix of use including at upper levels supporting greater day and night time use creating employment and broader benefits for the City. Ability to address loading and associated back of house service impacts. <p><u>Expression of Interest Process</u></p> <ul style="list-style-type: none"> Council is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. As noted in the 'Proposal to revoke the Community Land Classification of the Central Market Arcade land', the release of the Central Market Arcade site will occur by way of a transparent process in accordance with Council's Policy for the Acquisition and Disposal of Land and Other Infrastructure Assets. As noted in the Revocation Proposal Clause 4.2 of this Policy states "The process for disposal will be fair and transparent and ensure that Council obtains the best outcome and value from the disposal". The expression of interest will be an open competitive process and will be subject to probity review. <p><u>Consultation</u></p> <ul style="list-style-type: none"> There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
25.	Anonymous No address provided	Strongly Agree	Yes	<ul style="list-style-type: none"> Supports Community Land revocation. 	<ul style="list-style-type: none"> Noted.
26.	Denise Adelaide SA	Disagree	Undecided	<ul style="list-style-type: none"> Does not support Community Land revocation. Council needs to retain control and take into consideration the people of Adelaide and the best interests of residents as a top priority and to preserve heritage It is ok to rebuild but it must complement our beautiful Central Market Put the energy and care into maintaining the market, improving the comfort of workers and visitors such as by providing air conditioning "If Council revokes the land - then there is no consultation process - and this is not right." Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<p><u>Background</u></p> <ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. <p><u>Central Market Arcade Redevelopment</u></p> <ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. Developers will be required to respond to these matters as part of their proposals. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade 'air rights' will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car

					<p>parking.</p> <ul style="list-style-type: none"> Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. The Central Market Arcade redevelopment will grow what people already love about the Market District. In this regard, The City of Adelaide recognises the need for the redevelopment to be sensitive to the unique character of the Adelaide Central Market and the Market District. In particular, the redevelopment must also be complementary to the Adelaide Central Market and secure its future for at least the next 50 years. In addition, redevelopment proposals should not negatively impact the buildings or activities of the neighbouring Adelaide Central Market. Redevelopment Objective No. 3 for Design + Place seeks places that reinforce and complement the existing streetscape character. The Guiding Principles incorporate need to celebrate building and site heritage, improved relationship with neighbouring heritage, reinstatement or contemporary differentiation of the 1915 Grote Street façade as well as development which is sympathetic to the ambience of the market precinct. Redevelopment proposals should not negatively impact the buildings or activities of the neighbouring Adelaide Central Market. <p><u>Public Consultation</u></p> <ul style="list-style-type: none"> Land that is classified as Community Land cannot be transferred or sold unless it is first revoked from its classification as Community Land. This requires public consultation in accordance with Council's Consultation Policy. The proposed Community Land revocation has undergone an extensive consultation, well beyond statutory requirements. There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
27.	Tim Jackson Adelaide SA	Strongly Agree	Yes	<ul style="list-style-type: none"> Supports Community Land revocation. Master plan needed for entire site including Adelaide Central Market. 	<ul style="list-style-type: none"> The redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This 10 year strategy for the broader Market District was the result of extensive stakeholder and community engagement involving more than 500 people. The redevelopment of the Central Market Arcade is a once in a lifetime opportunity to drive major change within the Market District, contributing to the vibrancy of the City. Council completed a feasibility study in late 2016 which sought to explore a landmark redevelopment of the Central Market Arcade having regard to the Adelaide Central Market and the broader Market District. This was informed by <i>Our Market District – the right ingredients for the future</i>. The key outputs from the feasibility study include the site vision, redevelopment objectives and guiding principles for the Central Market Arcade site. The outputs have considered the adjoining Adelaide Central Market. The Adelaide Central Market Management Authority has been engaged in the preparation of <i>Our Market District – the right ingredients for the future</i> as well as the Central Market Arcade investigations. It is noted that further work will be undertaken during 2017 to determine the retail mix for the Central Market Arcade redevelopment. This will be informed by the site vision, redevelopment objectives and guiding principles and include consideration of the adjoining Adelaide Central Market. The Central Market Arcade redevelopment will grow what people already love about the Market District. In this regard, Council recognises the need for the redevelopment to be considered in the context of the Adelaide Central Market and the Market District. In particular, the redevelopment must also be complementary to the Adelaide Central Market and secure its future for at least the next 50 years.
28.	Sharon Hetzel Malvern SA	Strongly Disagree	No	<ul style="list-style-type: none"> Does not support Community Land Revocation for the following reasons: <ul style="list-style-type: none"> Council has not provided clear practical reasons why revocation is needed The Arcade is so close to and so much part of the essence of the Central Market that it should remain under the same control as the Market - i.e. Council It is not indicated how vision and objectives will be achieved if the site is privately owned 	<p><u>Background</u></p> <ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market.

			<div><ul style="list-style-type: none">• What are the guarantees that Council will get full value (given existing financial/ cultural value) in negotiations with developers.• A site of such significance should remain in public hands• Would like to see concrete and practical reasons as to why the Arcade needs to be sold to redevelop the Arcade and Adelaide Central Market.• Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback.</div>	<div><div>Central Market Arcade Redevelopment</div><ul style="list-style-type: none">• The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District.• In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people.• The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. Developers will be required to respond to these matters as part of their proposals.• A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that:<ul style="list-style-type: none">• The proposal represents a significant mixed-use development on a substantial site.• The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City.• The project needs to manage future risk to Council.• A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City.• The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement.• Proceeds from the sale of the Central Market Arcade ‘air rights’ will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking.• Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market.• The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes.• It is likely that the development will be delivered by way of a community title scheme with The City of Adelaide to retain ownership of the community title(s) relating to the retail, market activities, loading/ service areas and associated car parking. In this regard, the developer is likely to hold community titles relating to the mixed use component above (the air rights). Certain uses within the air rights could be leased (eg. office or educational uses) however a residential component is likely to require the sale of apartments to end purchasers which can only take place by way of the sale of air rights rather than a leasehold arrangement.• Community land cannot be sold or transferred unless it has first been revoked from its classification as Community• Benefits resulting from the Central Market Arcade redevelopment are outlined with the ‘Proposal to revoke the Community Land Classification of the Central Market Arcade land’ and include:<ul style="list-style-type: none">• Secure the future of the Adelaide Central Market for at least the next 50 years, in part by accommodating the growth of market activities adjacent the Central Market.• The creation of a new unique destination in the heart of the Adelaide CBD offering an enhanced quality of services and amenities for the local community. This includes a day-to-day retail offer and new experiences around the enjoyment of food strengthening the Adelaide Central Market and Market District as a food and wine destination of international repute.• The potential for new community enriching activities and opportunities for social interaction and participation.• The potential to stimulate activity of some areas that are currently under-utilised eg. the Central Market Arcade Grote Street frontage.• The opportunity to improve north-south and east-west links through the Central Market Arcade land supporting pedestrian movements across the City.• A greater mix of use including at upper levels supporting greater day and night time use creating employment and broader benefits for the City.• Ability to address loading and associated back of house service impacts.• It is noted that Council is not proposing to revoke the community land classification of the Adelaide Central Market land. In addition, Council is not proposing to redevelop the Adelaide Central Market.• There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider</div>
--	--	--	--	---

					community in the future of the site.
29.	Dibak Moradkhani Persian Art Treasure Adelaide SA	Not indicated	Not indicated	<ul style="list-style-type: none"> Does not indicate support or opposition to the Community Land revocation. 	<ul style="list-style-type: none"> Noted.
30.	Tiffany Stuckey North Adelaide SA	Disagree	No	<ul style="list-style-type: none"> Does not support Community Land revocation as it is a community space and is for the people, not for profit. Would like to see more information on: <ul style="list-style-type: none"> Why Council requires more revenue streams, aren't rates enough? A sense of community and doing things to better the community rather than for profit Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<p><u>Background</u></p> <ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. <p><u>Central Market Arcade Redevelopment</u></p> <ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. Developers will be required to respond to these matters as part of their proposals. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade 'air rights' will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. It is likely that the development will be delivered by way of a community title scheme with The City of Adelaide to retain ownership of the community title(s) relating to the retail, market activities, loading/ service areas and associated car parking. In this regard, the developer is likely to hold community titles relating to the mixed use component above (the air rights). Certain uses within the air rights could be leased (eg. office or educational uses) however a residential component is likely to require the sale of apartments to end purchasers which can only take place by way of the sale of air rights rather than a leasehold arrangement. Community land cannot be sold or transferred unless it has first been revoked from its classification as Community In accordance with the Guiding Principles, redevelopment proposals will need to produce long term public value. The Central Market Arcade redevelopment will provide a catalytic development having broader benefits for the Market District and the City. Community benefits resulting from the Central Market Arcade redevelopment are outlined with the 'Proposal to revoke the Community Land Classification of the Central Market Arcade land' and include: <ul style="list-style-type: none"> Secure the future of the Adelaide Central Market for at least the next 50 years, in part by accommodating the growth of market activities adjacent the Central Market. The creation of a new unique destination in the heart of the Adelaide CBD offering an enhanced quality of

					<p>services and amenities for the local community. This includes a day-to-day retail offer and new experiences around the enjoyment of food strengthening the Adelaide Central Market and Market District as a food and wine destination of international repute.</p> <ul style="list-style-type: none"> • The potential for new community enriching activities and opportunities for social interaction and participation. • The potential to stimulate activity of some areas that are currently under-utilised eg. the Central Market Arcade Grote Street frontage. • The opportunity to improve north-south and east-west links through the Central Market Arcade land supporting pedestrian movements across the City. • A greater mix of use including at upper levels supporting greater day and night time use creating employment and broader benefits for the City. • Ability to address loading and associated back of house service impacts. <ul style="list-style-type: none"> • It is noted that Council is not proposing to revoke the community land classification of the Adelaide Central Market land. In addition, Council is not proposing to redevelop the Adelaide Central Market. • Council has decided to freeze rates for the benefit of Council rate payers, this is envisaged to continue into the future. On this basis, Council needs to look at other long term sustainable sources of revenue. Council's proposed retention of the Central Market Arcade retail and associated car parking will support such revenue streams which can be directed to support the delivery of Council services. • There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
31.	Eric Lai Kidman Park SA	Strongly Agree	Yes	<ul style="list-style-type: none"> • Supports the Community Land revocation. 	<ul style="list-style-type: none"> • Noted.
32.	Ivan Oulianoff Hyde Park SA	Strongly Disagree	Yes	<ul style="list-style-type: none"> • Does not support the Community Land revocation because: <ul style="list-style-type: none"> • I believe the new proposed development could have been completed as a leasehold right as per the current arrangement. • Strongly supports the idea of the council retaining full ownership and management of the ground floor retail, sub-floors, and car parking. • Would like to see a residential development on the site. • Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> • The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. • In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. • The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. Developers will be required to respond to these matters as part of their proposals. • A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> • The proposal represents a significant mixed-use development on a substantial site. • The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. • The project needs to manage future risk to Council. • A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City. • The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. • Proceeds from the sale of the Central Market Arcade 'air rights' will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. • Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market. • The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. • It is likely that the development will be delivered by way of a community title scheme with The City of Adelaide to retain ownership of the community title(s) relating to the retail, market activities, loading/ service areas and associated car parking. In this regard, the developer is likely to hold community titles relating to the mixed use component above (the air rights). Certain uses within the air rights could be leased (eg. office or educational uses) however a residential component is likely to require the sale of apartments to end purchasers which can only take

					<p>place by way of the sale of air rights rather than a leasehold arrangement.</p> <ul style="list-style-type: none"> Community land cannot be sold or transferred unless it has first been revoked from its classification as Community Land.
33.	Alexander Oulianoff Hyde Park SA	Strongly Disagree	Yes	<ul style="list-style-type: none"> Does not support Community Land revocation. Adelaide City Council can lease the site without needing to change the zoning of the land. Supports that the Council needs to develop and optimise the site but this should be completed whilst retaining the Community Land classification. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> Council is not seeking to change the zoning for the Central Market Arcade site. The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. Developers will be required to respond to these matters as part of their proposals. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade ‘air rights’ will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. It is likely that the development will be delivered by way of a community title scheme with The City of Adelaide to retain ownership of the community title(s) relating to the retail, market activities, loading/ service areas and associated car parking. In this regard, the developer is likely to hold community titles relating to the mixed use component above (the air rights). Certain uses within the air rights could be leased (eg. office or educational uses) however a residential component is likely to require the sale of apartments to end purchasers which can only take place by way of the sale of air rights rather than a leasehold arrangement. Community land cannot be sold or transferred unless it has first been revoked from its classification as Community Land.
34.	Greg Martin Adelaide SA	Strongly Disagree	Yes	<ul style="list-style-type: none"> Does not support Community Land revocation – the land is only in the care of the Council for the residents and ratepayers of Adelaide City. To simply revoke this responsibility when it suits is unacceptable. Would like to see more time for public consultation – found out about consultation three days before deadline. “What’s the hurry, except as a strategy by Council to rush it through so that few people get the chance to object.” Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<p><u>Background</u></p> <ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. <p><u>Central Market Arcade Redevelopment</u></p> <ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people.

					<ul style="list-style-type: none"> The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. Developers will be required to respond to these matters as part of their proposals. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade 'air rights' will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. In accordance with the Guiding Principles, redevelopment proposals will need to produce long term public value. <p><u>Community Land Revocation and Consultation</u></p> <ul style="list-style-type: none"> All Local Government Land that is owned by a Council or under the care, control and management of a Council is classified as Community Land. Community Land can not be sold or transferred unless it has been revoked from its classification in accordance with Section 194 of the Local Government Act. The Local Government Act requires Council to undertake public consultation in accordance with Council's Public Consultation Policy. In this regard, Council's policy provides a minimum public consultation period of 21 days. The proposed Community Land revocation has undergone an extensive consultation, well beyond statutory requirements, including: <ul style="list-style-type: none"> 7 week consultation period commencing 23 January to 10 March 2017 (21 days required by legislation). public notices in three newspapers of local and state distribution with consultation material provided in local libraries and community centres. promotion on-site through signage/ engagement both and online through Council's website and social media. stakeholder mailouts and briefings. Meetings with traders, precinct and community groups. There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
35.	Paul and Irene Noares Gourmet to Go P/L Uraidla SA	Strongly Disagree	No	<ul style="list-style-type: none"> Does not support Community Land revocation. We feel that if the revocation of the land from community title takes place, the land could eventually be sold – with the likely buyer being a Chinese consortium/individual with the result potentially turning out like Chinatown precinct which is a dirty disgrace, full of second rate operations who lack customer service. Would like to see full disclosure of the Council's intentions for the land for the next 10 years, and beyond, including whether Council intends to eventually sell the land. This could be the first stage of what could happen to the entire precinct including the Central Market. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<p><u>Background</u></p> <ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. <p><u>Central Market Arcade Redevelopment</u></p> <ul style="list-style-type: none"> The Central Market Arcade represents a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. <i>Our Market District – the right ingredients for the future</i> sets out a 10 year strategy for the Market District. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people.

					<ul style="list-style-type: none"> The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. Developers will be required to respond to these matters as part of their proposals. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade 'air rights' will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. In accordance with the Guiding Principles, redevelopment proposals will need to produce long term public value. The Central Market Arcade redevelopment will grow what people already love about the Market District. In this regard, Council recognises the need for the redevelopment to be sensitive to the unique character of the Adelaide Central Market and the Market District. More specifically, the Guiding Principles include, but are not limited to, high quality design outcomes and improved site access with building and heritage to be respected and celebrated. The redevelopment must also be complementary to the Adelaide Central Market and secure its future for at least the next 50 years. Council is also seeking redevelopment proposals which do not negatively impact on the Adelaide Central Market. The expression of interest will be an open competitive process and will be subject to probity review. Council has set out its vision, objectives and guiding principles for the site however it will also seek innovation from the development industry. Council is not proposing to redevelop the Adelaide Central Market. In this regard, Council is also not proposing to revoke the Adelaide Central Market from Community Land classification. There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
36.	Latif Sultani Salisbury North SA	Neutral	No	Neither supports nor opposes the Community Land revocation, but does not believe sufficient information was provided.	<ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. Developers will be required to respond to these matters as part of their proposals. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the

					<p>catalytic and strategic benefits to the City.</p> <ul style="list-style-type: none"> The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade 'air rights' will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. In accordance with the Guiding Principles, redevelopment proposals will need to produce long term public value.
37.	Silvio Lombardi The Grind @ Central Adelaide SA	Agree	Yes	<ul style="list-style-type: none"> Supports community land revocation. Suggest redeveloping the Central Market Arcade and Adelaide Central Market at the same time with the Adelaide Central Market to be relocated on a temporary basis. Provides a broader vision rather than piecemeal development. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> The Central Market Arcade redevelopment represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. <i>Our Market District – the right ingredients for the future</i> sets out a 10 year strategy for the Market District. This includes associated upgrade works for the Adelaide Central Market. <i>Our Market District – the right ingredients for the future</i> was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. Council is not proposing to redevelop the Adelaide Central Market. In this regard, Council is also not proposing to revoke the Adelaide Central Market from Community Land classification.
38.	Vincent Ciccarello Adelaide Symphony Orchestra Adelaide SA	Strongly Agree	Yes	<ul style="list-style-type: none"> Supports Community Land revocation and Council's aspiration to create "a world class destination offering a thriving mixed-use development" of the site. <ul style="list-style-type: none"> The ASO concurs with and endorses the rationale put forward in the consultation pack, namely, that: This represents a once-in-a-lifetime development opportunity to drive broader transformation within the surrounding Market District and the City The Arcade represents an under-utilisation of the land's development potential. With the Adelaide City Council, the ASO also believes such a development would bring with it a multitude of benefits that would have "a transformative effect on the precinct and the City at large", in particular: <ul style="list-style-type: none"> The creation of a new unique destination in the heart of the City offering an enhanced quality of services and amenities for the local community The potential to stimulate activity and create new community enriching opportunities for social interaction The provision of a greater mix of uses at upper levels supporting day and night time activity creating employment and broader City benefits. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> Council would like to thank you for your proposal for the Sir Samuel Way building. The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. <i>Our Market District – the right ingredients for the future</i>, being the subject of extensive stakeholder and community engagement, noted that should the opportunity arise re-use of the Sir Samuel Way building should be considered enabling improved activation to Victoria Square. The adaptive re-use of the Sir Samuel Way building does not form part of Council's proposal to redevelop the Central Market Arcade. However, the State Government has requested that Council seek proposals for the Sir Samuel Way building as part of the expression of interest process for the Central Market Arcade redevelopment. This will assist State Government in considering the future possibilities for the building. The inclusion of the Sir Samuel Way building as part of the expression of interest process, will assist activation to Victoria Square and connections between Victoria Square and the Central Market Arcade redevelopment. It will reflect Council's guiding principles which seek cultural, arts retail, tourism and mixed use development including, but not limited to, adaptive re-use of the Sir Samuel Way building (noting that this building is not owned by The City of Adelaide). The expression of interest for the Central Market Arcade redevelopment is anticipated to be released in late May/ early June 2017.
39.	Csaba Egri Bodri's Hungarian Artisan Bakery & Café South Plympton SA	Agree	Yes	<ul style="list-style-type: none"> Supports Community Land revocation. Business is getting slower at the Central Market Arcade over the past few years. Need help from Council to relocate before the project starts. Would like to see a priority system to provide an opportunity to move back to a redeveloped Arcade. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> Council is supportive of existing Central Market Arcade traders and recognises the Central Market Arcade's contribution to the Market District. The Central Market Arcade shopping centre is currently held by a private entity under a long term ground lease arrangement. Council will take control of the Central Market Arcade upon expiration of this ground lease in late September 2018. Over the past two years The City of Adelaide has met with the Central Market Arcade Traders Association President and Central Market Arcade traders to keep traders informed on the progress of the Central Market Arcade redevelopment including matters relating to their leases and next steps.

					<ul style="list-style-type: none"> • Council has sought to keep Central Market Arcade traders updated to give them time to think about their business model and what's right for them. • To improve trader certainty The City of Adelaide will offer existing Central Market Arcade traders a new lease of up to 2 years with a six month redevelopment clause upon The City of Adelaide taking control of the Central Market Arcade in late September 2018. • This reflects Council's target to commence works on the Central Market Arcade site by 2020. • Central Market Arcade traders have been advised that there is no guaranteed right of return at this stage with The City of Adelaide yet to determine the appropriate retail mix within a redeveloped Central Market Arcade. Further work will be undertaken during 2017 to determine the appropriate retail mix which will build upon the site vision, redevelopment objectives and guiding principles. • Following this work The City of Adelaide will be in a position to consider transitioning options including any potential interim approach to re-establish traders. • The City of Adelaide will work with local businesses to understand and prepare for the impact of any redevelopment of the Central Market Arcade site.
40.	Theo Kalogerinis Central Market Lotteries Kiosk Prospect SA	Strongly Disagree	Undecided	<p>Does not support Community Land revocation.</p> <ul style="list-style-type: none"> • We need more security for tenants. <p>Would like to know:</p> <ul style="list-style-type: none"> • when and how long the redevelopment will take <p>if business will be relocated and offered a new lease in the event the redevelopment goes ahead.</p> <p>High risk to current tenants.</p> <ul style="list-style-type: none"> • Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> • Council is supportive of existing Central Market Arcade traders and recognises the Central Market Arcade's contribution to the Market District. • The Central Market Arcade shopping centre is currently held by a private entity under a long term ground lease arrangement. Council will take control of the Central Market Arcade upon expiration of this ground lease in late September 2018. • Over the past two years The City of Adelaide has met with the Central Market Arcade Traders Association President and Central Market Arcade traders to keep traders informed on the progress of the Central Market Arcade redevelopment including matters relating to their leases and next steps. • Council has sought to keep Central Market Arcade traders updated to give them time to think about their business model and what's right for them. • To improve trader certainty The City of Adelaide will offer existing Central Market Arcade traders a new lease of up to 2 years with a six month redevelopment clause upon The City of Adelaide taking control of the Central Market Arcade in late September 2018. • This reflects Council's target to commence works on the Central Market Arcade site by 2020. • Central Market Arcade traders have been advised that there is no guaranteed right of return at this stage with The City of Adelaide yet to determine the appropriate retail mix within a redeveloped Central Market Arcade. Further work will be undertaken during 2017 to determine the appropriate retail mix which will build upon the site vision, redevelopment objectives and guiding principles. • Following this work The City of Adelaide will be in a position to consider transitioning options including any potential interim approach to re-establish traders. • The City of Adelaide will work with local businesses to understand and prepare for the impact of any redevelopment of the Central Market Arcade site. • Timing of the redevelopment will depend on the nature of the redevelopment proposal and the delivery approach including staging. • Council's is seeking to keep the Central Market Arcade activated ahead of its redevelopment. In this regard, Council will keep the Central Market Arcade occupied until it is ready for redevelopment.
41.	Kate Treloar Adelaide's Pop-up Bookshop Adelaide SA	Neutral	Undecided	<ul style="list-style-type: none"> • Neither supports nor opposes the Community Land revocation. • Prefers community assets to private assets. • Concerned that revocation will result in a lack of control, and goals not involving profit like quality retail and affordable housing will not eventuate. • Concerned about risk that down the track when we're told things won't be done as we're told they will be now that we will have no come back. • Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<p><u>Background</u></p> <ul style="list-style-type: none"> • The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. • Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. <p><u>Central Market Arcade Redevelopment</u></p> <ul style="list-style-type: none"> • The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. • In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. • The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential

					<p>proposals. Developers will be required to respond to these matters as part of their proposals.</p> <ul style="list-style-type: none"> A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City. The project needs to manage future risk to Council. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade 'air rights' will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. In accordance with the Guiding Principles, redevelopment proposals will need to produce long term public value. Community land cannot be sold or transferred unless it has first been revoked from its classification as Community Land. It is noted that Council is not proposing to revoke the community land classification of the Adelaide Central Market land. In addition, Council is not proposing to redevelop the Adelaide Central Market. There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
42.	Wu Zhigang	Neutral	Yes	<ul style="list-style-type: none"> Neither supports nor opposes Community Land revocation. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> Noted.
43.	Jai Accessories Adelaide SA	Agree	Yes	<ul style="list-style-type: none"> Supports Community Land revocation. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback. 	<ul style="list-style-type: none"> Noted.
44.	Lucy Brooke Largs North SA	Disagree	Yes	<p>Community Land Revocation:</p> <ul style="list-style-type: none"> I don't trust that it won't become too expensive for small retailers to have shops there and that's the character of the precinct will be degraded through modernisation. <p>Sufficient Information:</p> <ul style="list-style-type: none"> Yes – How redevelopment could occur whilst maintaining community titles. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback 	<p><u>Background</u></p> <ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. <p><u>Central Market Arcade Redevelopment</u></p> <ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. Developers will be required to respond to these matters as part of their proposals. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated

					<ul style="list-style-type: none"> public benefits for the City. The project needs to manage future risk to Council. A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade 'air rights' will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. It is likely that the development will be delivered by way of a community title scheme with The City of Adelaide to retain ownership of the community title(s) relating to the retail, market activities, loading/ service areas and associated car parking. In this regard, the developer is likely to hold community titles relating to the mixed use component above (the air rights). Certain uses within the air rights could be leased (eg. office or educational uses) however a residential component is likely to require the sale of apartments to end purchasers which can only take place by way of the sale of air rights rather than a leasehold arrangement. Community land cannot be sold or transferred unless it has first been revoked from its classification as Community Land. The Central Market Arcade redevelopment will grow what people already love about the Market District. In this regard, Council recognises the need for the redevelopment to be sensitive to the unique character of the Adelaide Central Market and the Market District. In particular, the redevelopment must also be complementary to the Adelaide Central Market and secure its future for at least the next 50 years. Redevelopment Objective No. 3 for Design + Place seeks places that reinforce and complement the existing streetscape character. The guiding principles incorporate need to celebrate building and site heritage, improved relationship with neighbouring heritage as well as development which is sympathetic to the ambience of the market precinct. Redevelopment objectives seek architecture and places that reinforce and complement the character of the district and existing heritage buildings adjacent to the site. Under the guiding principles, proposals are required to celebrate building and site heritage, including by reinstating or contemporary differentiation of the 1915 Grote Street building façade. Ownership of the future retail within the redevelopment by The City of Adelaide will assist in influencing the ongoing tenancy mix as well as costs to traders and shoppers. Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market. There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
45.	Simon Bugeja, Lucia's North Adelaide SA	Strongly Disagree	No	<p>Community Land Revocation:</p> <ul style="list-style-type: none"> The council does not need to revoke the classification in order to secure the future of the Adelaide Central Market. In fact I believe it does the opposite. All of the reasons listed by council as 'Benefits to the project" can be achieved without a reclassification of the land. Insufficient Information - What are the reasons why council cant secure the future of the market under a Community Land classification? Why cant council create a new and unique destination under the current classification? Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback 	<ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. Developers will be required to respond to these matters as part of their proposals. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated

					<ul style="list-style-type: none"> public benefits for the City. The project needs to manage future risk to Council. A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City. The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. Proceeds from the sale of the Central Market Arcade 'air rights' will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking. Ownership of the retail components by the City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market. The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes. It is likely that the development will be delivered by way of a community title scheme with The City of Adelaide to retain ownership of the community title(s) relating to the retail, market activities, loading/ service areas and associated car parking. In this regard, the developer is likely to hold community titles relating to the mixed use component above (the air rights). Certain uses within the air rights could be leased (eg. office or educational uses) however a residential component is likely to require the sale of apartments to end purchasers which can only take place by way of the sale of air rights rather than a leasehold arrangement. Community land cannot be sold or transferred unless it has first been revoked from its classification as Community Land.
46.	Tony Chen, Café Jensen Adelaide SA	Neutral	Yes	If rebuild, do we have first chance to sign the new lease? How long it's will be finish? And for our shop location is still same? After 2020 if arcade still not rebuild, how many year new lease do you can give us?	<ul style="list-style-type: none"> Council is supportive of existing Central Market Arcade traders and recognises the Central Market Arcade's contribution to the Market District. The Central Market Arcade shopping centre is currently held by a private entity under a long term ground lease arrangement. Council will take control of the Central Market Arcade upon expiration of this ground lease in late September 2018. Over the past two years The City of Adelaide has met with the Central Market Arcade Traders Association President and Central Market Arcade traders to keep traders informed on the progress of the Central Market Arcade redevelopment including matters relating to their leases and next steps. Council has sought to keep Central Market Arcade traders updated to give them time to think about their business model and what's right for them. To improve trader certainty The City of Adelaide will offer existing Central Market Arcade traders a new lease of up to 2 years with a six month redevelopment clause upon The City of Adelaide taking control of the Central Market Arcade in late September 2018. This reflects Council's target to commence works on the Central Market Arcade site by 2020. Central Market Arcade traders have been advised that there is no guaranteed right of return at this stage with The City of Adelaide yet to determine the appropriate retail mix within a redeveloped Central Market Arcade. Further work will be undertaken during 2017 to determine the appropriate retail mix which will build upon the site vision, redevelopment objectives and guiding principles. Following this work The City of Adelaide will be in a position to consider transitioning options including any potential interim approach to re-establish traders. The City of Adelaide will work with local businesses to understand and prepare for the impact of any redevelopment of the Central Market Arcade site. Timing of the redevelopment will depend on the nature of the redevelopment proposal and the delivery approach including staging. Timing of the redevelopment will depend on the nature of the redevelopment proposal and the delivery approach including staging. As noted in the Guiding Principles, Council is seeking redevelopment proposals that are viable for delivery in the short term. Council's is seeking to keep the Central Market Arcade activated ahead of its redevelopment. In this regard, Council will keep the Central Market Arcade occupied until it is ready for redevelopment.
47.	Adelaide Central Market Authority Adelaide SA	Strongly Agree	Yes	<ul style="list-style-type: none"> Support Community Land revocation for the purpose of redevelopment. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback 	<ul style="list-style-type: none"> Noted.

48.	Ruth Campbell	Not indicated	Not indicated	<ul style="list-style-type: none"> Does not indicate support or opposition to the Community Land revocation. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback 	<ul style="list-style-type: none"> Noted.
49.	Inga Perkons-Grauze Marino SA	Agree	Yes	<ul style="list-style-type: none"> Supports Community Land revocation, provided the redevelopment does not impinge on the Adelaide Central Market, as indicated within consultation documentation. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback 	<ul style="list-style-type: none"> The Central Market Arcade redevelopment will grow what people already love about the Market District. In this regard, The City of Adelaide recognises the need for the redevelopment to be sensitive to the unique character of the Adelaide Central Market and the Market District. Council has endorsed a site vision, redevelopment objectives and guiding principles for the Central Market Arcade site which will inform the redevelopment, including the Expression of Interest process. In particular, the guiding principles include: <ul style="list-style-type: none"> The redevelopment must secure the future of the Adelaide Central Market for at least the next 50 years, in part by accommodating the growth of the Adelaide Central Market. Proposals must be viable for delivery in the short term and minimise disruption to the Adelaide Central Market and Market District. Redevelopment must not negatively impact on the building or activities of the neighbouring Central Market site. The redevelopment needs to celebrate building and site heritage, improved relationship with neighbouring heritage, reinstatement or contemporary differentiation of the Grote Street façade. The design and feel of the redevelopment will be sympathetic to the ambience of the market precinct. As indicated in the guiding principles, The City of Adelaide will retain ownership of the retail as well as market uses, loading/ servicing areas and associated car parking. This will assist to secure the future of the Adelaide Central Market. The Community Land revocation only applies to the Central Market Arcade. In this regard, the Adelaide Central Market will not be redeveloped and is not subject to community land revocation.
50.	South West City Community Association Adelaide SA	Strongly Disagree	Not indicated	<p>Do not support the Community Land revocation.</p> <ul style="list-style-type: none"> The Central Market Arcade currently has around 70 shops, a number of which provide goods or services not available elsewhere in the area, and the site provides around 50% of the upper level car parking. Both the State Government and Council over time have been focused on increasing the residential population of the City, while facilities available for day to day living have been decreasing. City residents needs are served by the Arcade as it is, with perhaps a facelift using costs allocated to Community Land revocation. Southwest City residents regularly use goods and services of the Market and the Arcade, and the traders are part of the community. The Arcade has an atmosphere of country/community ambience that will be lost if demolished. Shoppers have a rapport with existing traders – once Arcade demolished and traders gone, this ambience will be lost forever. Many elderly residents would have great difficulty in accessing these goods or services elsewhere. Effect of losing all 70 shops at once would be disastrous. Residents would be forced to use cars to shop outside the City, further impacting City businesses, and negating Council's carbon neutral targets and promotion of alternative transport. Concern around traders' future and uncertainty around sale of site to developers – what, if anything, will take the place of these traders?. Property will be sold to developers for high-rise development. The Council states it will retain the ground, first and possible lower ground floors of the new development, but as it will no longer hold the land for the community there is a danger in the future that it may lose control of these areas as it already would have done for the land and the remainder of the building. Objectives state that Arcade specialty shops will be demolished and replaced by a “food and wine destination of international repute”. The Central Market is already a well-known food and wine destination. Concerned the removal of existing traders and redevelopment will leave a niche for more high-end boutiques and other outlets not necessarily in keeping with a market hub, devaluing the Market Precinct and not providing for the needs of south west City residents. For a liveable City, need to provide for workers, residents and City community as well activities for visitors. 	<p><u>Background</u></p> <ul style="list-style-type: none"> The City of Adelaide is supportive of the Central Market Arcade and recognises its importance in providing day-to-day retail and associated services to the community. The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. Council is targeting commencement of works on the Central Market Arcade site in 2020. <p><u>Central Market Arcade Redevelopment</u></p> <ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement during 2014 and 2015 involving more than 500 people. In this regard, the Adelaide Central Market is currently constrained within its existing footprint and has a limited opportunity to grow in response to an increasing City population and changing customer demands. In this regard, Council's Retail Strategy 2015-2020 has recognised the importance of the Adelaide Central Market as the second retail pillar in the City after Rundle Mall. Given the anchor role of the Adelaide Central Market it is essential that the experience of the market is expanded. However, the Central Market Arcade redevelopment is not just seeking to grow the market offering with expanded and complementary retail and fresh food activities. The redevelopment also provides the opportunity for a day-to-day retail offer. In this regard, the guiding principles include the need for a retail shopping centre providing a supermarket offering and speciality shops. More broadly, The City of Adelaide is seeking a catalytic redevelopment which achieves multiple strategic objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. Developers will be required to respond to these matters as part of their proposals. A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that: <ul style="list-style-type: none"> The proposal represents a significant mixed-use development on a substantial site. The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City.

- Prefer to leave Arcade site as is and build on the former bus station site on Franklin Street, expanding the Market Precinct shopping, food and wine experience and potentially providing an opportunity to expand China-Town. Question need to demolish Arcade in proximity to large vacant block.
- Concerned the Arcade will not be replaced following community land revocation.
- The expiration of the current management of the Arcade provides a “once in a generation opportunity” to do an upgrade of existing facilities, limiting disruption to existing traders, and their customers, and allowing the Arcade to develop in an organic way.
- Due to the importance of the Market District as a shopping area, staging construction will be critical to its survival. Concern that a 2-3 year closure of the Arcade would cause irreversible impacts, and lead to the eventual end of the Market as a produce market.
- During the redevelopment, around half of the Market’s car parking will disappear, so less market customers in outlying areas will make the journey in to shop at the Market.
- Redevelopment will result in loss of car parking resulting in less customer to the Market.
- Preferred course of action: Council to take over lease come 2018, allowing operations to continue and time to re-evaluate the situation, including time for a more thorough consultation process for the site, and providing the existing traders with the confidence to develop their businesses to improve the Arcade over time.
- Once Community Land classification is revoked and the land sold, it cannot be reinstated.
- Alternative Council-owned vacant sites can provide income.
- With what seems to be unprecedented haste, the Council has not yet regained control of the Arcade from the Victorian landlord, and yet its first thought for the site is to demolish it and to let the developers in.
- We ask all Councillors to seriously rethink this redevelopment proposal. As it is, there is precious little left of Adelaide CBD to differentiate it from any large metro shopping centre. The Market Precinct including its arcades and China-Town is a huge point of difference. We implore you not to destroy the heart of the City, the Market Precinct, in a quick grab for cash by revoking this community land.

- The project needs to manage future risk to Council.
- A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City.
- The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement.
- Proceeds from the sale of the Central Market Arcade ‘air rights’ will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking.
- Ownership of the future retail within the redevelopment by The City of Adelaide will assist in influencing the ongoing tenancy mix as well as costs to traders and shoppers.
- In addition, ownership of the retail components by The City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market.
- The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes.
- Community land cannot be sold or transferred unless it has first been revoked from its classification as Community Land.
- It is envisaged that the redevelopment will offer an enhanced level of services and amenities to City residents.
- The Central Market Arcade redevelopment will grow what people already love about the Market District. In this regard, Council recognises the need for the redevelopment to be sensitive to the unique character of the Adelaide Central Market and the Market District.
- The City of Adelaide has sought within its guiding principles that redevelopment proposals be viable for delivery in the short term to minimise such disruption impacts. Council is also seeking innovative construction and implementation processes, including staging, to minimise impacts.

Central Market Arcade Traders and Interim Arrangements

- Council is supportive of existing Central Market Arcade traders and recognises the Central Market Arcade’s contribution to the Market District.
- The Central Market Arcade shopping centre is currently held by a private entity under a long term ground lease arrangement. Council will take control of the Central Market Arcade upon expiration of this ground lease in late September 2018.
- Over the past two years The City of Adelaide has met with the Central Market Arcade Traders Association President and Central Market Arcade traders to keep traders informed on the progress of the Central Market Arcade redevelopment including matters relating to their leases and next steps.
- To improve trader certainty The City of Adelaide will offer existing Central Market Arcade traders a new lease of up to 2 years with a six month redevelopment clause upon The City of Adelaide taking control of the Central Market Arcade in late September 2018.
- This reflects Council’s target to commence works on the Central Market Arcade site by 2020.
- Central Market Arcade traders have been advised that there is no guaranteed right of return at this stage with The City of Adelaide yet to determine the appropriate retail mix within a redeveloped Central Market Arcade. Further work will be undertaken during 2017 to determine the appropriate retail mix which will build upon the site vision, redevelopment objectives and guiding principles.
- Following this work The City of Adelaide will be in a position to consider transitioning options including any potential interim approach to re-establish traders.
- The City of Adelaide will work with local businesses to understand and prepare for the impact of any redevelopment of the Central Market Arcade site.
- Council’s is seeking to keep the Central Market Arcade activated ahead of its redevelopment. In this regard, Council will keep the Central Market Arcade occupied until it is ready for redevelopment.
- In addition, any new retail within the redevelopment will need to be complementary to the retail offer within the Adelaide Central Market providing a retail/service offering for residents, workers, community as well as visitors.
- In addition, the car park above the Central Market Arcade accounts for 260 spaces of an approximate total of 1,000 spaces (equating to 26%). Council consideration of the above transitioning arrangements may include temporary replacement car parking on the former bus station site during the construction period.

Community Consultation

- All Local Government Land that is owned by a Council or under the care, control and management of a Council is classified as Community Land. Community Land cannot be sold or transferred unless it has been revoked from its classification in accordance with Section 194 of the Local Government Act.
- The Local Government Act requires Council to undertake public consultation in accordance with Council’s Public

					<p>Consultation Policy requiring a minimum 21 day consultation period.</p> <ul style="list-style-type: none"> • All Local Government Land that is owned by a Council or under the care, control and management of a Council • The proposed Community Land revocation has undergone an extensive consultation, well beyond statutory requirements, including: <ul style="list-style-type: none"> • 7 week consultation period commencing 23 January to 10 March 2017 (21 days required by legislation). • public notices in three newspapers of local and state distribution with consultation material provided in local libraries and community centres. • promotion on-site through signage/ engagement both and online through Council's website and social media. • stakeholder mailouts and briefings. • Meetings with traders, precinct and community groups. • There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.
51.	Nicholas Russell, Centre Pharmacy Adelaide SA	Not indicated	Not indicated	<ul style="list-style-type: none"> • Does not indicate support or opposition to the Community Land revocation. • Seeking: <ul style="list-style-type: none"> ○ Acknowledgement of huge importance of some of existing traders to local area. ○ Active assistance from Council to help safeguard businesses with relocation to nearby Council owned properties during redevelopment. ○ First right of re-entry to the redeveloped retail area of the Central Market Arcade. 	<ul style="list-style-type: none"> • Council is supportive of existing Central Market Arcade traders and recognises the Central Market Arcade's important contribution to the Market District and beyond. • The Central Market Arcade shopping centre is currently held by a private entity under a long term ground lease arrangement. Council will take control of the Central Market Arcade upon expiration of this ground lease in late September 2018. • Over the past two years The City of Adelaide has met with the Central Market Arcade Traders Association President and Central Market Arcade traders to keep traders informed on the progress of the Central Market Arcade redevelopment including matters relating to their leases and next steps. • Council has sought to keep Central Market Arcade traders updated to give them time to think about their business model and what's right for them. • To improve trader certainty The City of Adelaide will offer existing Central Market Arcade traders a new lease of up to 2 years with a six month redevelopment clause upon The City of Adelaide taking control of the Central Market Arcade in late September 2018. • This reflects Council's target to commence works on the Central Market Arcade site by 2020. • Central Market Arcade traders have been advised that there is no guaranteed right of return at this stage with The City of Adelaide yet to determine the appropriate retail mix within a redeveloped Central Market Arcade. Further work will be undertaken during 2017 to determine the appropriate retail mix which will build upon the site vision, redevelopment objectives and guiding principles. • Following this work The City of Adelaide will be in a position to consider transitioning options including any potential interim approach to re-establish traders. • The City of Adelaide will work with local businesses to understand and prepare for the impact of any redevelopment of the Central Market Arcade site. • Timing of the redevelopment will depend on the nature of the redevelopment proposal and the delivery approach including staging. • Timing of the redevelopment will depend on the nature of the redevelopment proposal and the delivery approach including staging. As noted in the Guiding Principles, Council is seeking redevelopment proposals that are viable for delivery in the short term. • Council's is seeking to keep the Central Market Arcade activated ahead of its redevelopment. In this regard, Council will keep the Central Market Arcade occupied until it is ready for redevelopment.
52A.	Susan and Jeff Collins Adelaide SA	Strongly Disagree	Not indicated	<ul style="list-style-type: none"> • Do not support the Community Land revocation. Endorse SWCCA submission. See Submission No. 50 above for detail. • Do not believe the Central Market Arcade can be redeveloped without a huge negative impact on the entire Market Precinct • As city residents we would need to find alternative places to shop, and we do not believe they are available elsewhere in the City. • The Central Market Arcade is part of the iconic Central Market, something we, and the people of greater Adelaide, enjoy and use. It is community land. Once the land is revoked it cannot be put back. • <i>Record as 2 votes for strongly disagree in response to the Community Land revocation.</i> 	<ul style="list-style-type: none"> • Refer to response to the South West City Community Association (Submission 50). • In addition, the guiding principles incorporate the need to address impacts on the Adelaide Central Market and market precinct including: <ul style="list-style-type: none"> • The redevelopment must secure the future of the Adelaide Central Market for at least the next 50 years, in part by accommodating the growth of the Adelaide Central Market. • Proposal must be viable for delivery in the short term and minimise disruption to the Adelaide Central Market and Market District. • Redevelopment to not negatively impact the building or activities of the neighbouring Central Market site. • The need to celebrate building and site heritage, improved relationship with neighbouring heritage, reinstatement or contemporary differentiation of the Grote Street façade. • The design and feel of the redevelopment will be sympathetic to the ambience of the market precinct.

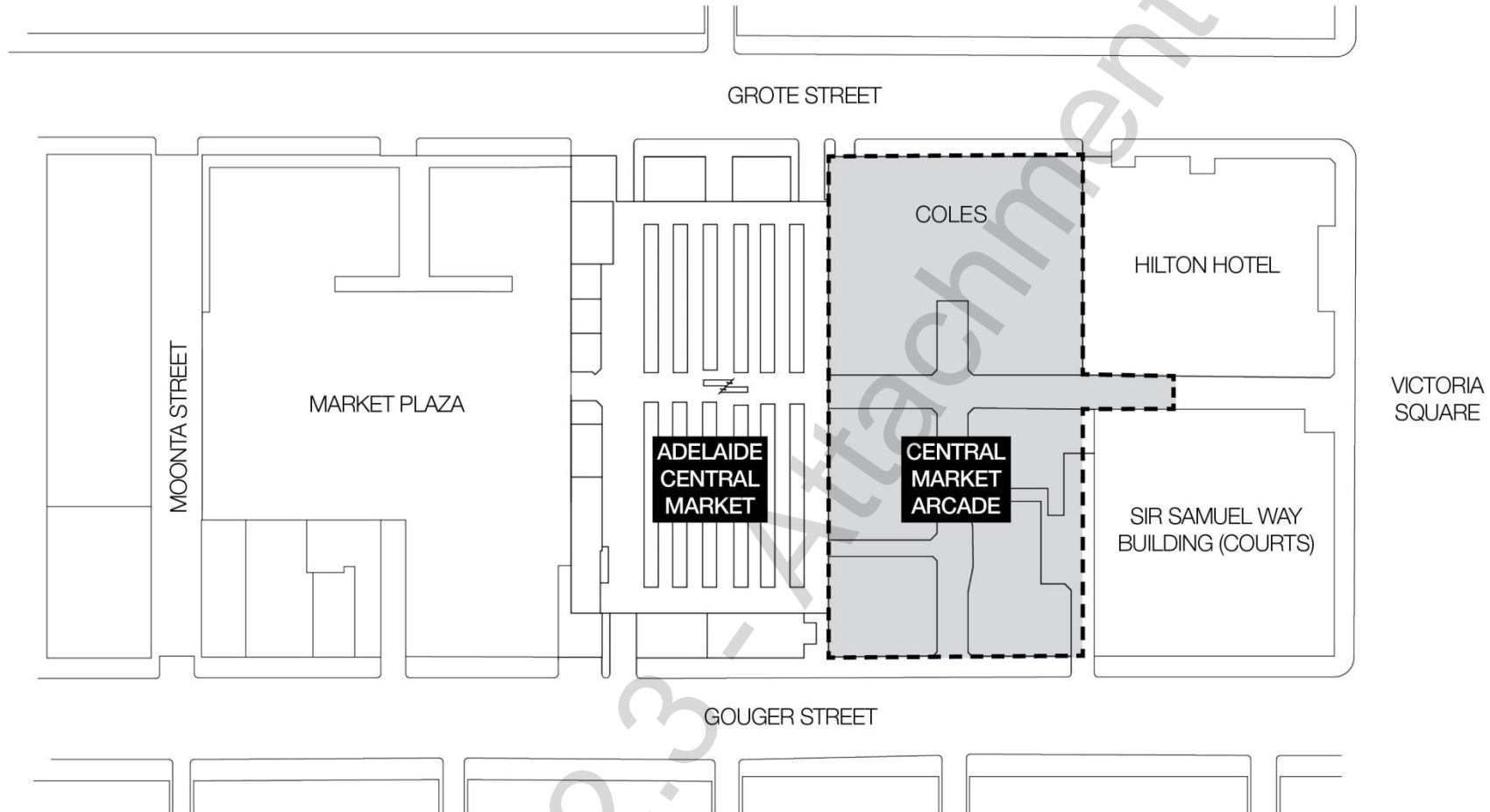
52B.	Susan and Jeff Collins Adelaide SA	Strongly Disagree	Not indicated	<ul style="list-style-type: none"> Do not support the Community Land revocation. Endorse SWCCA submission. (See Submission No. 50 above for detail). Do not believe the Central Market Arcade can be redeveloped without a huge negative impact on the entire Market Precinct As city residents we would need to find alternative places to shop, and we do not believe they are available elsewhere in the City. The Central Market Arcade is part of the iconic Central Market, something we, and the people of greater Adelaide, enjoy and use. It is community land. Once the land is revoked it cannot be put back. <i>Record as 2 votes for strongly disagree in response to the Community Land revocation.</i> 	<ul style="list-style-type: none"> Refer to response to the South West City Community Association (Submission 50). In addition, the guiding principles incorporate the need to address impacts on the Adelaide Central Market and market precinct including: <ul style="list-style-type: none"> The redevelopment must secure the future of the Adelaide Central Market for at least the next 50 years, in part by accommodating the growth of the Adelaide Central Market. Proposal must be viable for delivery in the short term and minimise disruption to the Adelaide Central Market and Market District. Redevelopment to not negatively impact the building or activities of the neighbouring Central Market site. The need to celebrate building and site heritage, improved relationship with neighbouring heritage, reinstatement or contemporary differentiation of the Grote Street façade. The design and feel of the redevelopment will be sympathetic to the ambience of the market precinct.
53.	Robert and Anna Wishart Adelaide SA	Strongly Disagree	Not indicated	<p>Do not support the Community Land revocation. Endorse SWCCA submission (see Submission No. 50 above for detail). Wish that this submission be considered as a separate one.</p> <p>Any change to classification creates the risk of it being sold in the future.</p>	<ul style="list-style-type: none"> Refer to response to the South West City Community Association (Submission 50).
54.	Joan Huxtable Adelaide SA	Strongly Disagree	Not indicted	<ul style="list-style-type: none"> Does not support the Community Land revocation. Agree that the Arcade is rundown, tired and in desperate need of quality architectural and landscape work, yet has the potential to be another Adelaide or Regent Arcade. The Arcade provides a valuable link to the Market. For Adelaide to be a 'liveable city', the Central Market Arcade site needs to primarily provide facilities for everyday living for its residents rather than turning it into an international destination for food and wine. By doing so, it would also be a boon to visitors, both international and national as well as CBD workers. Endorse SWCCA submission (See Submission No. 50 above for detail). 	<ul style="list-style-type: none"> Refer to response to the South West City Community Association (Submission 50).
55.	Peter Heaney, Washed Rind Pty Ltd Adelaide SA	Not indicated	Not indicated	<ul style="list-style-type: none"> Does not indicate support or opposition to the Community Land revocation. Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback 	<ul style="list-style-type: none"> Noted.
56.	Kelly Henderson North Adelaide SA	Strongly Disagree	No	<ul style="list-style-type: none"> Does not support Community Land revocation. Proposal is an attempt to privatise community assets without the community being given any assessment of the foreseeable negative impact. Consultation materials have failed to provide any substantive justification for removing community control of such a crucial site. Consultation materials are also potentially misleading. The documents seem to fail to disclose the true impact on several businesses that the community value, which are housed within the Central Market Arcade land, but open into the Central Market. Yet again, Adelaide City Council has failed to staff the enquiry telephone number provided for the Public Consultation during the consultation period. 	<p><u>Background</u></p> <ul style="list-style-type: none"> The Central Market Arcade shopping centre is currently held in private ownership under a long term ground lease. The City of Adelaide will take control of the Central Market Arcade shopping centre upon expiration of the ground lease in September 2018. Following redevelopment, The City of Adelaide intends to retain ownership of the retail, market activities, loading/ service areas and associated car parking. This will provide greater control over the retail and ancillary areas than currently exists assisting to secure the future of the Adelaide Central Market. Council is targeting commencement of works on the Central Market Arcade site in 2020. <p><u>Central Market Arcade Redevelopment</u></p> <ul style="list-style-type: none"> The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement during 2014 and 2015 involving more than 500 people. In this regard, the Adelaide Central Market is currently constrained within its existing footprint and has a limited opportunity to grow in response to an increasing City population and changing customer demands. In this regard, Council's Retail Strategy 2015-2020 has recognised the importance of the Adelaide Central Market as the second retail pillar in the City after Rundle Mall. Given the anchor role of the Adelaide Central Market it is essential that the experience of the market is expanded. More broadly, The City of Adelaide is seeking a catalytic redevelopment which achieves multiple objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public

			<div><p>consultation. This covers a variety of strategic outcomes including (but not limited to) a complementary retail offering with inspiring architecture, celebration/ respect for site and surrounding heritage, safe and improved access to move through the site, sustainable development, cultural uses as well as 15% affordable housing within residential proposals. Developers will be required to respond to these matters as part of their proposals.</p><ul style="list-style-type: none">• A public/ private partnership is needed to deliver the Central Market Arcade redevelopment given that:<ul style="list-style-type: none">• The proposal represents a significant mixed-use development on a substantial site.• The redevelopment needs to achieve multiple strategic outcomes requiring partnerships to achieve the associated public benefits for the City.• The project needs to manage future risk to Council.• A refurbishment of the Central Market Arcade is considered to be a lost opportunity which will not deliver the catalytic and strategic benefits to the City.• The City of Adelaide is proposing to offer the Central Market Arcade land for sale by way of an expression of interest/ tender process. This sale will include a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement.• Proceeds from the sale of the Central Market Arcade ‘air rights’ will assist The City of Adelaide in funding the retention and ownership of the retail and market uses as well as service/ loading areas and associated public car parking.• Ownership of the future retail within the redevelopment by The City of Adelaide will assist in influencing the ongoing tenancy mix as well as costs to traders and shoppers.• In addition, ownership of the retail components by The City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market.• The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes.• In accordance with the Section 194 of the Local Government Act 1999, land classified as Community Land cannot be sold or transferred unless it has first been excluded or revoked from its classification as Community Land.• Ownership of the future retail within the redevelopment by The City of Adelaide will assist in influencing the ongoing tenancy mix as well as costs to traders and shoppers.• In addition, ownership of the retail components by The City of Adelaide will assist to secure the future of the Adelaide Central Market. In this regard, the Central Market Arcade redevelopment and associated retail will be complementary to the Adelaide Central Market and not negatively impact the Adelaide Central Market.• The redevelopment is intended to comprise a partnership arrangement between The City of Adelaide and the selected developer secured by a contractual agreement. This will acknowledge the role of The City of Adelaide as land owner/ custodian of the land. This contractual arrangement and the role of The City of Adelaide as land owner will ensure that The City of Adelaide maintains control over project outcomes.<p><u>Existing Traders</u></p><ul style="list-style-type: none">• Over the past two years The City of Adelaide has met with the Central Market Arcade Traders Association President and Central Market Arcade traders to keep them informed on the progress of the Central Market Arcade redevelopment including matters relating to their leases and next steps.• The City of Adelaide has sought to keep Central Market Arcade traders updated to give them time to think about their business model and what’s right for them.• To improve trader certainty The City of Adelaide will offer existing Central Market Arcade traders a new lease of up to 2 years with a six month redevelopment clause upon Council taking control of the Central Market Arcade in late September 2018.• This reflects The City of Adelaide target to commence works on the Central Market Arcade site in 2020.• Council will continue to engage and involve Central Market Arcade traders, Adelaide Central Market Authority and Adelaide Central Market traders.<p><u>Community Consultation</u></p><ul style="list-style-type: none">• All Local Government Land that is owned by a Council or under the care, control and management of a Council is classified as Community Land. Community Land cannot be sold or transferred unless is has been revoked from its classification in accordance with Section 194 of the Local Government Act.• The consultation material addresses the matters set out within the Local Government Act 1999 for the revocation of the classification as Community Land.• In particular, the Local Government Act requires Council to undertake public consultation in accordance with Council’s Public Consultation Policy. In this regard, Council’s policy provides a minimum public consultation period of 21 days.• The proposed Community Land revocation has undergone an extensive consultation, well beyond statutory requirements, including:</div>
--	--	--	--

					<ul style="list-style-type: none"> • 7 week consultation period commencing 23 January to 10 March 2017 (21 days required by legislation). • public notices in three newspapers of local and state distribution with consultation material provide in local libraries and community centres. • promotion on-site through signage/ engagement both and online through Council's website and social media. • stakeholder mailouts and briefings. • Meetings with traders, precinct and community groups. • There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site. • The respondent called at 4.50pm 10 minutes before the close of the public consultation with enquiries relating to the revocation. Council staff were in the office but not at the phone at that time.
57.	Franz Knoll, Barossa Fine Foods Adelaide SA	Strongly Agree	Yes	<ul style="list-style-type: none"> • Supports Community Land revocation. • To make a significant improvement to the Central Market precinct requires strong action which gives maximum options to develop the site. • Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback 	<ul style="list-style-type: none"> • Noted.
58.	Central Market Traders Association Adelaide SA	Strongly Agree	Yes	<ul style="list-style-type: none"> • Supports Community Land revocation. • It will allow a variety of options to be perused and make the development more commercially viable. • Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback 	<ul style="list-style-type: none"> • Noted.
59.	Mario Marinelli Adelaide SA	Agree	Yes	<ul style="list-style-type: none"> • Supports Community Land revocation only if it presents a major benefit to the Market. Would like to see absolute clarification on the development. • Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback 	<ul style="list-style-type: none"> • The Central Market Arcade represent a once in a lifetime opportunity to drive major change within the heart of the Market District. • In this regard, the redevelopment of the Central Market Arcade for retail, market activities and mixed use development was identified as a key opportunity within <i>Our Market District – the right ingredients for the future</i>. This strategy was the subject of extensive stakeholder and community engagement involving more than 500 people. • The City of Adelaide is seeking a catalytic redevelopment which achieves multiple objectives across The City of Adelaide 2016-2020 Strategic Plan including Smart, Green, Liveable and Creative. In this regard, Council has endorsed a site vision, objectives and guiding principles which have been made available as part of the public consultation. • The Adelaide Central Market is currently constrained within its existing footprint and has a limited opportunity to grow in response to an increasing City population and changing customer demands. • In this regard, Council's Retail Strategy 2015-2020 has recognised the importance of the Adelaide Central Market as the second retail pillar within the City after Rundle Mall. Given the anchor role of the Adelaide Central Market it is essential that the experience of the market is expanded. • The Central Market Arcade redevelopment will provide the opportunity to grow the market offering with expanded and complementary retail and market activities connecting to Victoria Square. This will support an expansion of the fresh food and day-to-day retail offer with new loading and associated public car parking. • As indicated in the guiding principles, The City of Adelaide will retain ownership of ground level retail, below-ground loading/ servicing areas and associated car parking. This will assist to secure the future of the Adelaide Central Market for at least the next 50 years. • This also provides the opportunity to consider basement services and storage for traders within both the redeveloped Central Market Arcade as well as the Adelaide Central Market. • In addition to the above, the guiding principles provide for: <ul style="list-style-type: none"> • Proposals must be viable for delivery in the short term and minimise disruption to the Adelaide Central Market and Market District. • Redevelopment to not negatively impact the building or activities of the neighbouring Central Market site. • The need to celebrate building and site heritage, improved relationship with neighbouring heritage, reinstatement or contemporary differentiation of the Grote Street façade. • The design and feel of the redevelopment will be sympathetic to the ambience of the market precinct. • The Community Land revocation only applies to the Central Market Arcade. In this regard, the Adelaide Central market will not be redeveloped and is not subject to community land revocation. • The site vision, objectives and guiding principles will inform the expression of interest process. • There will be further opportunities for community consultation over the life of the project. In this regard, the guiding principles include the need for redevelopment proposals to involve and engage stakeholders and the wider community in the future of the site.

60.	Annie Adelaide SA	Neutral	No	<ul style="list-style-type: none">Neither supports nor opposes the Community Land revocation.Comments provided with regard to redevelopment outcomes – addressed within redevelopment feedback	<ul style="list-style-type: none">Noted.
-----	-------------------	---------	----	---	--

Item 12.3 - Attachment B



LEGEND

- LAND PROPOSED FOR COMMUNITY LAND REVOCATION
PORTION OF 22-60 GOUGER STREET AND VICTORIA SQUARE ARCADE
CERTIFICATE OF TITLE VOLUME 6118 FOLIO 750 (EASTERN PORTION) AND VOLUME 6118 FOLIO 752
- CENTRAL MARKET ARCADE SITE

Summary Feedback on Redevelopment – Future State

Report on each public submission received in response to the following questions:

- Q3 – What are the most important elements of the vision, objectives and guiding principles to you, and why?
- Q4 - What would you like to see in a future redevelopment of the Central Market Arcade site?

No.	Name and Address	Community Land Revocation	Summary of Feedback on Redevelopment Outcomes (Questions 1 and 2)
1.	Peter Wong North Adelaide SA	Strongly Agree	<ul style="list-style-type: none"> • Should be an objective to meet a certain level of environmental performance/sustainability. This could include power generation; waste collection reduction; recycled material; city greening; water harvesting, capture and recycling; and energy rating. • Does not support principle to increase car parking. • Maximise building heights for high density development with multiple high rise buildings • Mixed use development with residential use include a range of apartment types/sizes • Opportunity to accommodate Adelaide City Council offices and redevelop Pirie Street • Maximise active frontages on Gouger Street • Upgrade Central Markets and shopping arcade with world-class, multi-storey shopping centre • Car park access should be off Grote Street • Car park should be underground • Incorporate entertainment such as cinema or late-night venues • Should undertake master plan for area including Moonta Street and Market Plaza • Council should retain ownership of part of site to provide income
2.	Dominic Mugavin Adelaide SA	Disagree	<ul style="list-style-type: none"> • Design + Place most important objective. • Increased car parking not needed. • Need a variety of shops, food and drinks outlets, and services. • Need a community space that can be hired.

3.	Spencer Plympton Park SA	Strongly Agree	<ul style="list-style-type: none"> • Recognises uniqueness of market • Creating a hub complementary to the market • Inclusive feel • Sustainable long-term destination • Address the lack of atmosphere and coherence in current Arcade. • Celebrate food, wines and lifestyle and reflect the fresh food market, cultural diversity and moderate climate. • Casual, affordable and inclusive for local residents and tourists. • Supports some residential development. • Meandering layout • Materials to create and enduring and welcoming atmosphere
4.	Sue Marks Torrensville SA	Disagree	<ul style="list-style-type: none"> • Wishes to retain the character and calm, friendly atmosphere loved by locals and visitors. • Adelaide does not need another shopping arcade. • Future redevelopment should be a reflection of Adelaide and South Australia. Area needs to be refurbished but not with loss of character.
5.	Gary Symons Mitchell Park SA	Strongly Disagree	<ul style="list-style-type: none"> • Wishes to retain the friendly atmosphere and long-standing shops, not turned into a place for the rich and trendy. • Future redevelopment should include more properly maintained toilets and vegetarian eating places.
6.	Sarah Maddock Flinders Park SA	Agree	<ul style="list-style-type: none"> • Food and Wine destination – potential to expand focus and provide opportunities for regional operators. Important to allow opportunities for both larger and smaller, newer operators. • Access and Movement – space should allow through access from Gouger to Grote at all times. Appearance of shop fronts on Grote and Gouger is key. For sustainable design alternative modes of transport should be included in the design, as well as car parking. • Future redevelopment should operate during the day and evening on weekdays and weekends, for example with restaurants open if retail closed. • Retail could include SA artisans to complement food offer. If food was the focus I think maybe an additional focus on wines, cafes and some of the existing businesses "revamped". Supermarket should be better integrated with the arcade and Gouger Street. • If the arcade had 24/7 access, smart features such as sensory lighting could be incorporated. Potential to include the artwork "Sensing with Light" if it does not have a location.
7.	Michelle Williams St Morris SA	Disagree	<ul style="list-style-type: none"> • Future redevelopment should include guaranteed space for current vendors to return.
8.	Daniel Grilli Goodwood SA	Agree	<ul style="list-style-type: none"> • Would like to know more about increased facilities for cyclists. • Most important aspects of vision, objectives and guiding principles are retaining appropriate public space, minimising impacts to surrounding street life and maintaining the integrity of the existing market building and market atmosphere – should not be just another shopping mall. • Future redevelopment should make a visionary architectural contribution to the heart of the city. Council should encourage a quality design solution, for example through an open design competition. • Council should ensure development is a leader in sustainability and catering to pedestrians/cyclists

9.	Nick Patrick Adelaide SA	Strongly Disagree	<ul style="list-style-type: none"> The vision, objectives and guiding principles are all irrelevant as they are based on the revocation and subsequent sale of Community Land. Adelaide City Council should be looking to partner with the community rather than obtaining financial gain from a developer. Future redevelopment should include community ownership.
10.	Virginia Ward Malvern SA	Strongly Disagree	<ul style="list-style-type: none"> Vision, objectives and guiding principles are typical motherhood statements that sound good but do not necessarily guarantee a transparent process and fair outcomes. Future redevelopment should include simplicity, elegance, and open green space, multilingual process as well as legal guarantee that the process is not intended to develop the Market, rather than statements that it "should not" be affected.
11.	John Clements Forestville SA	Strongly Disagree	<ul style="list-style-type: none"> Should instead consider public funded low cost housing using sustainable and environmental methods. Future redevelopment should include some level of commitment given to existing tenants. Businesses cannot invest without a 5-year lease, so the existing businesses cannot see a future in the arcade.
12.	John Kruger Cowandilla SA	Neutral	<ul style="list-style-type: none"> Future redevelopment should fit in with the precinct, including a cleaner new tasteful fit out reflecting the history of the site. Public space, car parks and access through to Victoria Square should be retained. Good cooling and good security should be incorporated.
13.	Sarah Macdonald Plympton SA	Strongly disagree	<ul style="list-style-type: none"> Keep public places for the people Set a leading example with environmentally and ecologically efficient buildings that are bright, airy and aesthetically pleasing. Include apartment living and public art spaces above public through areas
14.	Aaron Davis North Adelaide SA	Agree	<ul style="list-style-type: none"> Considers all of the redevelopment objectives important. Potential to be a centrepiece of food and wine tourism that then spreads out into the city. Street frontage to Grote Street and access through the site need improvement. The guiding principle of more car parking seems at odds with the other principles – better public transport access would be more useful. Future redevelopment should include SA businesses selling local products and services. Supermarket should be at basement level with ground floor a more permeable, small tenancy arcade dedicated to SA food, wine and retail products.
15.	Ian Babidge Dulwich SA	Neutral	<ul style="list-style-type: none"> Existing market must not be affected by any proposal which restricts access or changes the "atmosphere" of it. Does not want "shopping mall" type development. Future redevelopment should include more café and food stalls and more parking to cater for development.
16.	Carlene Blake Rosewater SA	Agree	<ul style="list-style-type: none"> Does not wish to see shops priced out of the area. All socioeconomic classes should be catered for. Future redevelopment should incorporate history and retain character. Supports upgraded amenities not overly modern, clinical development. Future redevelopment should include affordability for shops such as Goodies and Grains and the fish market. Would like to see large format historical photos incorporated in the design, and acknowledgement to the original owners of the land expressed via art.
17.	Anonymous Ascot Park SA	Strongly Disagree	<ul style="list-style-type: none"> Objectives are to make money – not acceptable. Future redevelopment should see the arcade as it is with a little tidying up.

18.	Minister for the Arts	Agree	<ul style="list-style-type: none"> Supports the proposal.
19.	Tania D'Antonio Telstra Store Gouger Street Adelaide SA	Agree	<ul style="list-style-type: none"> Vision, objectives and guiding principles should create a place that can be culturally diverse, world class and cosmopolitan. service the growing residential population of the district with retail, services, entertainment and places to be culturally stimulated beyond a food and wine destination provide easy, cheap parking easy accessibility from all parts of City and suburbs where people come to for more than just food shopping
20.	Anonymous Adelaide SA	Strongly Agree	<ul style="list-style-type: none"> Supports Community Land revocation.
21.	Janine Philbey Salisbury North SA	Strongly Agree	<ul style="list-style-type: none"> The outcomes are the most important part of the vision, objectives and guiding principles. Better connect to Victoria Square, the rest of the market and the community Niche opportunity that could provide for existing and new small businesses
22.	Anonymous Adelaide SA	Strongly Agree	<ul style="list-style-type: none"> The most important part of the vision, objectives and guiding principles is cultural inclusion. Have multiple storeys Consider the inclusion of an office hub for small enterprises Include a library branch Consider co-development with the Courts Be very high quality to contrast with the Central Market Carbon and energy neutral Not change the Market Avoid too many more food outlets and cafes
23.	Sergey Loy Glenelg SA	Agree	<ul style="list-style-type: none"> Sees more possibility for using this land for the public benefit. Include a subway network hub underground, with tourists and market services above ground to maintain the unique Central Market while providing transport service suitable for a capital city
24.	Anonymous No address provided	Strongly Disagree	<ul style="list-style-type: none"> Any proposed upgrades would need to be made available to the community and a clear and transparent plan and model of said proposal be EASILY accessed and ONLY when the majority of the community agree then building can proceed. Remain sensitive to its surroundings, including the Central Market and Chinatown. Not create a mini business district as the area is primarily a food district – any retail should have “something out of the ordinary to sell”
25.	Anonymous No address provided	Strongly Agree	<ul style="list-style-type: none"> Supports Community Land revocation.

26.	Denise Adelaide SA	Disagree	<ul style="list-style-type: none"> • Council needs to retain control in order take into consideration the best interests of residents as a top priority and to preserve heritage • Acceptable to rebuild but it must complement our beautiful Central Market • Put the energy and care into maintaining the market, improving the comfort of workers and visitors such as by providing air conditioning • The most important aspects of the vision, objectives and guiding principles are to maintain the heritage and beauty of the markets – should not create a modern complex adjacent the simplicity and everyday activities of Central Market • Retain authenticity and simplicity to complement the Central Market – should not be like other major shopping centres • Take into account the views of the people of the Market of how they best see the future
27.	Tim Jackson Adelaide SA	Strongly Agree	<ul style="list-style-type: none"> • Would like to see a master plan for the entire market site – why would you only masterplan part of it?
28.	Sharon Hetzel Malvern SA	Strongly Disagree	<ul style="list-style-type: none"> • The most important aspects of the vision, objectives and guiding principles include the commitment to retaining it as a public space focused on SA produce, food and wine and improving links between the Market, Arcade and the rest of the city. • Retain public space that is accessible and welcoming to all • Focus on food and wine and related activities better quality businesses • Close links with the activities and businesses in the Central Market • Good quality design and build
29.	Dibak Moradkhani Persian Art Treasure Adelaide SA	Not indicated	<ul style="list-style-type: none"> • Mr Moradkhani owns and manages the Persian Art Treasure shop at the Central Market Arcade and shares learnings from redevelopments of the 16th century Bazaar of Isfahan in Iran, where he was a trader for 16 years: • The main factor is to keep the environment and feeling of the Market as close as possible to what visitors have experienced for decades – it should not be a flashy shopping centre similar to many others. • The new arcade should complement the old Central Market. • Consider the history of the City and the site as a core idea of redevelopment – incorporating this in architectural design, or in iconic products such as SA wines and their history. • Retain the multicultural environment and consider adding cultural value through the representation of different cultures. This will help differentiate from other shopping centres for a more successful redevelopment. • Council should try to motivate experienced traders and iconic businesses of the Arcade to return following redevelopment. Creating a temporary Arcade in vacant land as close as possible to the Central Market will help visitors and shoppers retain their ties with businesses and encourage businesses to continue trading.
30.	Tiffany Stuckey North Adelaide SA	Disagree	<ul style="list-style-type: none"> • The most important aspects of the vision, objectives and guiding principles are enhancing the area for uses such as market uses and expanding the car park as well as provision of an element of community space for people to sit down and enjoy the hustle and bustle of the market • Seating areas with external outlook such as to Victoria Square • Support innovation and small business start ups – benefit local producers and provide opportunity for new producers to the market such as through a pop up

31.	Eric Lai Kidman Park SA	Strongly Agree	<ul style="list-style-type: none"> • The redevelopment is a once in a lifetime opportunity not to be missed; the city needs a new landmark. • Shopping centre with cinema and café • Multicultural food stalls • Longer opening hours – 9pm every night
32.	Ivan Oulianoff Hyde Park SA	Strongly Disagree	<ul style="list-style-type: none"> • The most important aspects of the vision, objectives and guiding principles are: <ul style="list-style-type: none"> • Restoring the Grote Street façade • Streetscape of the entire development – Grote Street frontage currently closed off • Multi-storey development is a great use of the location which is a unique offering • New development should complement and not compete with the Central Market – no additional fruit and vegetable operations • Provide substantially more car parks to replace those removed and provide for additional intensity of the site • Central Market traders will be severely impacted and should be compensated and a restoration of the Central Market funded to keep up with new development. • Provide facilities and services to the Central Market to make it a world leading offering • Provide enough car parks to support itself and the Central Market, now and in the future • Any development should future proof the precinct • Restore the heritage of the site and restore the Grote Street façade • Grote Street frontage should be an active space that invites people to the new development and the precinct • Residential development for families and young couples rather than small apartments or student housing
33.	Alexander Oulianoff Hyde Park SA	Strongly Disagree	<ul style="list-style-type: none"> • The most important aspects of the vision, objectives and guiding principles are: <ul style="list-style-type: none"> • Restoration of Federation Hall features. • Open to the community. • To maintain the charm of yesteryear whilst still maximising utility of the strategic site. • Protect the Central Market and maintain its character. • Complement rather than compete with the Central Market. • Additional Parking for the Central Market. • No/minimal disruption to the Central Market during development. • Future Redevelopment should: <ul style="list-style-type: none"> • Restore Federation Hall features. • Increase in the number of car parks. • Be open to and owned by the community. • Not impact on the already struggling traders in the Central Market. • Ensure that the site is never sold.

34.	Greg Martin Adelaide SA	Strongly Disagree	<ul style="list-style-type: none"> • Future Redevelopment should not impact on the facilities and amenities provided by Adelaide Central Market. The market is to its many users is not just the stalls in the Market area, but the many shops and amenities that make up the Central Market precinct.
35.	Paul and Irene Noares Gourmet to Go P/L Uraidla SA	Strongly Disagree	<ul style="list-style-type: none"> • The most important aspects of the vision, objectives and guiding principles are: <ul style="list-style-type: none"> • Transparency and honesty from the Council on short, medium and long term intentions • Catalyst for the Central Market • Increasing foot traffic • Better access and movement through the precinct • Help to grow the area generally • Increase the profile of the precinct to international standards and • Increase desirability as a food and wine destination • Sustainability of design • To secure the future of ACM for next 50 years • Reinstate heritage façade on Grote Street • Future Redevelopment should: <ul style="list-style-type: none"> • Include a quality retail mix complementary to the existing offer of the Central Market • Attract iconic Australian and South Australian brands • Include basic services such as hairdresser and shoe repair • Not include franchises (food or general) – very important • An upper level could include direct factory outlets
36.	Latif Sultani Salisbury North SA	Neutral	<ul style="list-style-type: none"> • Future Redevelopment should include facilities and clean area.
37.	Silvio Lombardi The Grind @ Central Adelaide SA	Agree	<ul style="list-style-type: none"> • Ensure the continued longevity of the Market through a major disruption and total loss of Arcade traders' client base, with no guarantee shoppers will return following redevelopment. • Relocate the Arcade and Central Market to temporary buildings in the south Park Lands while a complete redevelopment occurs. This would allow the developers a real opportunity to look at the site with a 100 year vision rather than only the Arcade site.

38.	Vincent Ciccarello Adelaide Symphony Orchestra Adelaide SA	Strongly Agree	<ul style="list-style-type: none"> • Supports Community Land revocation and Council's aspiration to create "a world class destination offering a thriving mixed-use development" of the site. • The ASO concurs with and endorses the rationale put forward in the consultation pack. • This represents a once-in-a-lifetime development opportunity to drive broader transformation within the surrounding Market District and the City • The Arcade represents an under-utilisation of the land's development potential. • With the Adelaide City Council, the ASO also believes such a development would bring with it a multitude of benefits that would have "a transformative effect on the precinct and the City at large", in particular: <ul style="list-style-type: none"> • The creation of a new unique destination in the heart of the City offering an enhanced quality of services and amenities for the local community • The potential to stimulate activity and create new community enriching opportunities for social interaction • The provision of a greater mix of uses at upper levels supporting day and night time activity creating employment and broader City benefits. • Supports Community Land revocation and Council's aspiration to create "a world class destination offering a thriving mixed-use development" of the site. • The Adelaide Symphony Orchestra (ASO) proposes to develop a new music centre including a concert hall of 1600 seats, either through the adaptive reuse of the Sir Samuel Way building or as part of an innovative airspace development on the Arcade site. • The adaptive re-use of the Sir Samuel Way Building as the Adelaide UNESCO City of Music Centre • The design will preserve the heritage façade • Activation of the ground floor with an additional entrance and two retail tenancies • Incorporates 1800 seat performance hall, food and beverage facilities, 120 seat salon, and offices for the ASO • The incorporation of the Adelaide UNESCO City of Music Centre across multiple levels in a new, innovative 'airspace' development on the site of the Central Market Arcade. • Concept for a multiplex co-locating a 1,500+ seat concert hall with gallery space, rehearsal studios, teaching and other educational facilities, bars and underground car parking as part of an 'airspace' development on a brownfield site • Preliminary findings indicate the viability of the concept • Both proposals include massing diagrams and concept plans, noting that the second proposal is not shown on the Arcade site.
39.	Csaba Egri Bodri's Hungarian Artisan Bakery & Café South Plympton SA	Agree	<ul style="list-style-type: none"> • Would like to see help from Council to relocate business during redevelopment and a priority system for existing traders to move back into the redevelopment. • It would be nice to see finally a support to really small businesses as no one wants to see the well known and boring large franchises in a new shopping centre just like everywhere in the city. • Future Redevelopment should be an attractive and professionally built & designed shopping precinct here with easy and affordable parking.

40.	Theo Kalogerinis Central Market Lotteries Kiosk Prospect SA	Strongly Disagree	<ul style="list-style-type: none"> The most important aspects of the vision, objectives and guiding principles are how we can grow the CBD and bring people from suburbs and minimise their costs – offer incentives for people. Consider cosmetic upgrades to the Arcade Increase residential development in the CBD to support the Arcade
41.	Kate Treloar Adelaide's Pop-up Bookshop Adelaide SA	Neutral	<ul style="list-style-type: none"> Need quality retail and affordable housing The most important aspects of the vision, objectives and guiding principles are: <ul style="list-style-type: none"> City enrichment (in not purely economical terms for a miniscule group) Grow what's best about Adelaide Diversity – predominantly local businesses and not franchises Celebrating diversity and heritage (including the best of what's in Arcade currently) Sustainable Liveable (i.e. human scale) Future Redevelopment should: <ul style="list-style-type: none"> Include mixed use residential/retail/car parking but only if used to celebrate local businesses and produce Provide priority and subsidies to small businesses doing things well (e.g. environmental impact) rather than highest bidder. Be genuinely original and interesting, and world class, by “celebrating small”
42.	Wu Zhigang Adelaide SA	Neutral	<ul style="list-style-type: none"> Vision, Objectives and Guiding Principles - The goal is the most important element because the result tells everything. Future Redevelopment should look better than what it is now.
43.	Jai Accessories Adelaide SA	Agree	<ul style="list-style-type: none"> Future redevelopment should include refurbishment of all shops.
44.	Lucy Brooke Largs North SA	Disagree	<ul style="list-style-type: none"> The most important aspects of the vision, objectives and guiding principles is how the residents of Adelaide will benefit from the changes, not just tourists. Future Redevelopment should: <ul style="list-style-type: none"> Include a supermarket Retain small stalls and offer to young entrepreneurs through Renew Adelaide to encourage innovation Allow existing stall holders to remain if they chose and offer temporary accommodation during redevelopment Current set-up works well and changing it too much could risk diminishing its functionality
45.	Simon Bugeja, Lucia's North Adelaide SA	Strongly Disagree	<p>The most important aspects of the vision, objectives and guiding principles are:</p> <ul style="list-style-type: none"> The site should be used to guarantee the future of the market More car parking Upgrade of all facilities now currently lacking for market traders and customers, e.g. loading facilities, cold storage, etc. Future redevelopment should include upgraded facilities for traders and customers.

46.	Tony Chen, Café Jensen Adelaide SA	Neutral	No feedback on redevelopment outcomes.
47.	Adelaide Central Market Authority Adelaide SA	Strongly Agree	<ul style="list-style-type: none"> Support the guiding principles as established by Adelaide City Council, with the exception of one change to 13A: <ol style="list-style-type: none"> Redevelopment proposals must celebrate building and site heritage, taking note of the following: <ol style="list-style-type: none"> The former Grote Street building façade (circa 1915) to be reinstated, either exactly based on archival photographs and reference to Federal Hall, “ACMA does not support the next statement as struck out” or with subtle contemporary differentiation, so that in any event, the former eastern extent of the Adelaide Central Market is seen to be visibly returned to its former splendour. This should respect the scale, grain, permeability, materials, and street wall height (maximum 12m, with taller buildings set back at least 12m, and giving special consideration to the prominence of the existing Grote Street tower of the Adelaide Central Market). Future redevelopment should: <ul style="list-style-type: none"> Establish a significant anchor building which should comprise 1 or 2 multistorey, high quality towers Towers should be either office or residential accommodation Reinstate the heritage façade on Grote Street, incorporating a colonnade of arches which could allow weather protected outdoor dining on Grote Street adjacent food/dining businesses that could operate from 7am to midnight 7days per week, independent of Adelaide Central Market opening times Replicate the Central Market’s south heritage façade on Gouger Street Expand the Adelaide Central Market on the ground floor with additional artisanal and retail produce stalls and the current finishes of exposed overhead services, bitumen floor and black painted concrete ceiling, allowing for greater curation of the entire retail offer Should not create a traditional shopping centre that would compete with Rundle Mall Create a north/south grand boulevard providing 24/7 pedestrian connectivity between Gouger and Grote Streets Include a lower ground retail offer incorporating a supermarket and general specialty service retail stores e.g. newsagent, chemist, etc. Provide additional car parking to accommodate for the retail offer with a minimum of 1000 bays to provide additional facilities for the Market customer and customers to the precinct, separate from parking for towers Consider a childcare centre as this service is currently poor in the precinct Provide substantial additional toilet facilities with accessible features, including a “Changing Places” compliant facility, and end of trip facilities for workers Minimise disruption to the Adelaide Central Market during demolition and construction to ensure the least financial impact to Traders of the Adelaide Central Market
48.	Ruth Campbell	Not indicated	<ul style="list-style-type: none"> Future redevelopment should: <ul style="list-style-type: none"> Retain the market as a place to go shopping, rather than providing an ‘exciting experience’ or entertainment – enjoys weekly shopping, a coffee or snack at the coffee shops and chatting with stall holders Maintain a wide price range of produce, considering research by Flinders University which found that both the very poor and the very rich use the market regularly, and health organisations which encourage the use of the central market as a source of high quality and healthy foods Provide an alternative to pre-packaged produce at large supermarket chains, and provide a regular income for stall holders

49.	Inga Perkons-Grauze Marino SA	Agree	<ul style="list-style-type: none"> The most important aspects of the vision, objectives and guiding principles are: <ul style="list-style-type: none"> The potential to draw more people to the precinct and therefore to my business To provide a higher quality facility than the “discount” market approach at present. Future redevelopment should: <ul style="list-style-type: none"> Retain large supermarket Avoid more cafes/restaurants that could provide competition late night shopping more days (Thurs-Sat) at Arcade and Central Market gym/physical fitness business New designers/artists pop ups for new energy and colour
50.	South West City Community Association Adelaide SA	Strongly Disagree	<ul style="list-style-type: none"> Refurbish the Arcade
51.	Nicholas Russell, Centre Pharmacy Adelaide SA	Not indicated	<ul style="list-style-type: none"> Future redevelopment should: <ul style="list-style-type: none"> Acknowledge the huge importance of some of the Arcade businesses to the local area. Provide active assistance from the Council to help safeguard these businesses with relocation to nearby Council owned rental properties during the redevelopment period Provide first right of re-entry to the redeveloped retail area of Central Market Arcade
52.	Susan and Jeff Collins Adelaide SA	Strongly Disagree	<ul style="list-style-type: none"> Refurbish the Arcade
53.	Robert and Anna Wishart Adelaide SA	Strongly Disagree	<ul style="list-style-type: none"> Refurbish the Arcade
54.	Joan Huxtable Adelaide SA	Strongly Disagree	<ul style="list-style-type: none"> Acknowledges need for refurbishment including quality architectural and landscape work, with potential for another Adelaide or Regent Arcade. The Arcade provides a valuable link to the Market. For Adelaide to be a 'liveable city', the Central Market Arcade site needs to primarily provide facilities for everyday living for its residents rather than turning it into an international destination for food and wine. By doing so, it would also be a boon to visitors, both international and national as well as CBD workers.

55.	Peter Heaney, Washed Rind Pty Ltd Adelaide SA	Not indicated	<ul style="list-style-type: none"> • Provide for the expansion of the Adelaide Central Market at ground level, establishing it as the best indoor market in the world • Make use of additional space – entire ground floor and basement levels, and some upper levels – and include correctly designed and built-for-purpose spaces to allow for businesses in cheese, coffee, meat, poultry, and seafood which are limited by current slab design more suited to small vendors • Non-food retail shopping (including a tightly controlled supermarket offer) should be on upper levels and must be discrete and not impinge on the Market ‘hall’. • Any retail offer must also be considered with reference to future use of the Sir Samuel Way building, which has huge scope for high end retail brands. Duplication should be avoided. Importantly, the miscellaneous non-food retail offer should focus on unique products and avoid chains and franchises at all costs. • Include office uses on upper levels to draw people to City daily and avoid potential noise issues with early Market deliveries. • Avoid hotel use due to small tourist spend and potential for tourists to deter local shoppers. • Include an iconic architectural aspect to establish the Central Market as a city landmark and to strengthen the Central Market brand, incorporating: <ul style="list-style-type: none"> • Large volumes, use of natural light, good natural airflows for regular air exchange that can deal with a variety of food odours • Improved entrance to Victoria Square • Carefully considered outdoor seating and dining, focus on Grote Street for winter sun • Opportunity for a clever architectural solution that may still give a ‘nod’ to the old façade without shutting out the winter warmth • Requirement to avoid overshadowing of Gouger St by building the southern side at a 45 degree plane presents an outstanding opportunity to establish the resulting outdoor levels as small market gardens to support resident cooking schools and food education enterprises. The highest level could support the city bee colonies, operated by the Market honey vendor. • Incorporate the following tenancy mix as an optimal Market expansion Seafood x 5 traders @ 50 sqm, Meat x 5, Cheese x 2, Coffee x 2, Honey x 1, Wine x 15 traders @ 20 sqm, Bakery x 2 @ 80 sqm, Patisserie x 2, Chocolate x 1 • Opportunity to build basement level caves or even tunnels for cheese maturation rooms and wine storage that can be accessed by customers • All tenancies should ideally include small areas to offer ‘dine-in’ food. • Should also include cooking schools, meeting rooms and conference areas • Council should be pro-active in bringing start up food businesses, including producers and wholesalers (not restaurant/cafe) into this zone, specifically the block bounded within Victoria Square, Grote, Morphett and Wright streets • Council should be pro-active in bringing start up food businesses, including producers and wholesalers (not restaurant/cafe) into this zone, specifically the block bounded within Victoria Square, Grote, Morphett and Wright streets • Consider Sir Samuel Way building, with potential for high-end retail and fine dining restaurants on balcony • Consider additional levels of car parking • A selection of mainly fruit and vegetable traders could be temporarily accommodated in the new Market expansion in the Arcade • Consider future Sunday street market on Gouger Street, with flea market theme supporting a new and expanded Central Market or an art market accommodated on footpaths under the cover provided by the Sir Samuel Way building • The Council’s first stated objective ‘Food and wine destination of international repute’ is far too limited. We need far loftier goals. We have in front of us the opportunity to transform the Adelaide Central Market into the world’s outstanding market.
-----	--	---------------	---

56.	Kelly Henderson North Adelaide SA	Strongly Disagree	<ul style="list-style-type: none"> • The opportunity to include the Hilton Hotel site in a community-driven redevelopment, when its lease expires (or sooner). • Most important is why the consultation documents have ignored this and other incentives for the Central Market Arcade to be retained in community ownership. • What are the reasons why not case has been made for NOT revoking the community and status? • That is, to be balanced, the consultation should present options, including the option of not revoking the community's ownership of the site. And the cons of such revocation. • Without that balance the 'vision', 'objectives' and 'guiding' principles are a snake-oil salesman's pitch, and a pretty poor one at that. • No case has been made for privatisation / disposal, merely an advertising promo loaded with marketing hype and pro-disposal gibberish, absent relevant information. • Where is the case for NOT revoking the community land status? • Where is the business case for such revocation? • What is the estimated impact (trading loss) expected to result from customers being driven away from construction works and associated noise, dust, congestion, traffic chaos and other dis-benefits? • What is the market value of the community owned Central Market Arcade site? What is the market value of the community owned Hilton Hotel site? and what is the market value of the community owned combined Hilton Hotel and Market Arcade site? • What is the expected loss, if the Central Market Arcade site is developed separately to the community's Hilton Hotel site? • What is the estimated value of a development of the site, or any portion of it? • That is, the foregone value that the community would lose that would generate private profit for the property speculator? • What is the expected UPark revenue of proposed expanded high-rise car parking? • What is the cost of lost opportunity to other areas of the City in dire need of renovation, such as rundown sections of Melbourne Street? • A community owned facility that is retained in community ownership. • The example of the East End Market should be warning enough not to kill one of the City's greatest attractions with a short-sighted privatisation for property speculation.
-----	--------------------------------------	-------------------	---

57.	Franz Knoll, Barossa Fine Foods Adelaide SA	Strongly Agree	<ul style="list-style-type: none"> The most important aspects of the vision, objectives and guiding principles are: <ul style="list-style-type: none"> Retain the precinct as the City's fresh food hub Easily accessible by all modes of transport The offer must also satisfy the needs that complement food and services that make it the preferred destination Car parking below ground to allow space for retail or other uses at ground floor The enhancements must help in keeping the market traders efficient and produce in best condition The exterior design in keeping with the style the Market has now to enhance its tourist value and ambience Future redevelopment should include: <ul style="list-style-type: none"> Below ground car parking, below ground delivery space and trader storage Extension designed in keeping with the market style Include a variety of iconic SA food brands Complementary services and businesses A mix of business and accommodation on upper floors A supermarket that services longer hours and community needs Public transport hub to make the market a convenient last stop before going home
58.	Central Market Traders Association Adelaide SA	Strongly Agree	<ul style="list-style-type: none"> The most important aspects of the vision, objectives and guiding principles are: <ul style="list-style-type: none"> Retain status as Adelaide's fresh food destination Must be easily accessible and convenient Sympathetic to the heritage of the precinct Storage and unloading facilities for businesses underground Provide complementary goods and services Retain its attractiveness with the community and tourists Future redevelopment should include: <ul style="list-style-type: none"> Underground storage and unloading for traders A complementary supermarket, business and services Public transport hub Ample car parking can be below ground
59.	Mario Marinelli Adelaide SA	Agree	<ul style="list-style-type: none"> As part of redevelopment would like to see a strong, vibrant Market for generations to come.
60.	Annie Adelaide SA	Neutral	<ul style="list-style-type: none"> Future redevelopment should include more development/business opportunities and attract more people to Chinatown and the Market.

Record of Engagement Booth Comments – Central Market Arcade Redevelopment and Community Land Revocation Consultation

Session	What should stay in the future Arcade?	What would you like to see in the future Arcade?
12-1pm Tues 31 January	<ul style="list-style-type: none"> • “Time capsule” It should stay as it is • One stop shop – chemist, bank • grittiness 	<ul style="list-style-type: none"> • Character, Heritage • Easy pedestrian access • Keep the history • Better toilets • Better supermarket • Rooftop bar • Improved air conditioning • More eateries • Better access for people on walkers More moderate incline on escalator to carpark so people with walking sticks can stand on escalator easily • Vic Sq access • Get rid of narrow corridor. Open it up!
12-1.30pm Wed 1 February	<ul style="list-style-type: none"> • Victoria Square access • Keep pet shop • Better vegie restaurant • Perfect Cup • Multiple café options with lots of seating • shoe repair • access to Gouger and Grote 	<ul style="list-style-type: none"> • Dedicated parents’ room <ul style="list-style-type: none"> ○ change tables ○ curtained breast-feeding cubicles • Rooftop bar • IGA or Foodland • Better/cleaner toilets • SA owned supermarket • better toilets • air conditioning everywhere • car parking – more; 24 hour access
5-7pm Friday 3 February	<ul style="list-style-type: none"> • Keep archive • Keep wagon horse – kids ride • Keep pet shop • Keep bakery • Keep Haigh’s • Generators for back-up 	<ul style="list-style-type: none"> • wayfinding signage • greenery • open/natural light • newsagent to offer metro cards • SA wine centre – combine cheese & wine • another connection through Coles – one-way • mural – on ceiling • open Arcade at night • better guidelines for people who do pop up stalls

		<ul style="list-style-type: none"> • provide tourist services/activities • need natural light • Keep it clean – safety issue • keep day to day retail • cultural centre – Kaurua • reduce cost of car parking • not boutique • more variety of shops – more meet/butchers • face-lift – improve • clean toilets • more mix/variety in retail • SA produce • Rewards system for car parking free • more seating • open up – connections through site • inviting places for people/children • library • create a meeting spot • bike accessible • more students – educational use/library • natural light • bush tucker • SA products • make entrance from Victoria Square visible • more accessible – link to transport • water fountains • music, atmosphere • stable retail outlets • wine as well as food
10-11.30am Sat 4 February	<ul style="list-style-type: none"> • Central Market: “our” chemist! coffee shop! jeweller! We love them! • small businesses where you can get to know the owners 	<ul style="list-style-type: none"> • 2 hrs free parking • Family-friendly eating places/café that serves breakfast • Don’t give ACC the job. Not a fit a proper body. Don’t fix what ain’t broke. • Great signage

	<ul style="list-style-type: none">• The flower stalls• The face painting and balloons for kids• Please keep the terrazzo floor! It's beautiful.	<ul style="list-style-type: none">• natural light?• character and pride in "small and local". NOT cookie cutter model of malls everywhere• Don't trust ACC. You're all in the pockets of developers.• Performance and seating.
--	---	---