Adelaide City Council

Proposal to revocate the Community Land Classification of the Central Market Arcade land

January 2017
Proposal to revocate the Community Land Classification of the Central Market Arcade land

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Proposal to revocate the Community Land Classification of the Central Market Arcade land

1. Introduction

Land owned by a Council or under a Council’s care, control and management is classified as community land, and section 196 of the Local Government Act 1999 (the Act) requires a council to manage community land in accordance with a management plan for the land.

The land bounded by Grote Street, Gouger Street and Victoria Square Arcade (off Victoria Square) currently accommodates the Central Market Arcade shopping centre and Central Market UPark car park above. This land is owned by the Corporation of the City of Adelaide.

A management plan known as the Adelaide Central Market Complex Community Land Management Plan (the Plan) incorporating the Central Market Arcade was adopted by the Adelaide City Council (the Council) on 26 July 2010. A copy of the Plan is attached at Appendix A.

The Plan incorporates various elements including the Central Market Arcade, Adelaide Central Market, the Central Market UPark (located at the upper levels) and Federal Hall.

The Council is seeking to redevelop the area known as the Central Market Arcade land (including portion of the Central Market UPark car park directly above) for a public/private mixed-use development including an expanded retail and market offer which will be complementary to the adjoining Adelaide Central Market.

The Council is now proposing to revoke the land defined within Appendix B from the classification as community land pursuant to Section 194 of the Act for the purposes of the redevelopment.

It is important to note that:

- The Council is not proposing to redevelop the Adelaide Central Market.
- The Council is not seeking to revoke the Adelaide Central Market from community land classification.
- The Central Market Arcade redevelopment should not negatively impact on buildings or activities on the neighbouring Adelaide Central Market.

Further to the above, the Council has endorsed a vision, objectives and guiding principles for the Central Market Arcade redevelopment which are attached at Appendix C.
In broad terms the community land classification revocation process is as follows:

- Council formally approves the proposed revocation for community consultation;
- The proposed revocation is the subject of community consultation;
- Council reviews the consultation outcomes, amends the proposal as necessary, and then submits the proposal to the Minister for Planning (the Minister) for approval.
- Council passes a resolution to revoke the community land classification after approval from the Minister.

Section 194 (2) of the Act requires the Council to prepare and make publically available a report on the proposal. This paper has been prepared for that purpose.

2. **Context**

The Central Market Arcade building is held by Victoria Square Shopping Centre Pty Ltd under a ground lease until 26 September 2018. Victoria Square Shopping Centre Pty Ltd sub leases the tenancies within the Central Market Arcade to some 67 traders.

The Council will take ownership and control of the Central Market Arcade shopping centre upon the expiration of the ground lease in late September 2018. The return of the Central Market Arcade building provides Council with a once in a lifetime redevelopment opportunity.

The Council will provide the Central Market Arcade traders with new leases commencing from 27 September 2018 for a period of up to two years subject to a six month redevelopment clause.
3. Description of the land

Common name: Central Market Arcade

Address: Portion of 22-60 Gouger Street and Victoria Square Arcade, Adelaide

Legal Description
- Description of land: Allotment 91 in Filed Plan 212881, and portion of Allotment 11 in Filed Plan 26448 in the Area named Adelaide Hundred of Adelaide
- Volume/Folio: Volume 6118/Folio 752
  Portion of Volume 6118/Folio 750

Total area: 8,577 square metres

Custodian: Adelaide City Council

Owner: The Corporation of the City of Adelaide

Lease or Licence:
- Name of Lessee/Licensee: Victoria Square Shopping Centre Pty Ltd
- Term: Period Ending 26/9/2018
- Purpose: Shopping Arcade

The Certificates of Title for the Central Market Arcade land are attached at Appendix D.
4. **The proposal**

Section 194 (2) of the Act requires the Council to prepare and consider a report on the proposal addressing the following points:

- Summary of the reasons for the proposal;
- Statement of any dedication, reservation or trust to which the land is subject;
- Statement of whether revocation of the classification is proposed with a view to sale or disposal;
- Details of any government assistance given to acquire the land if it is proposed to sell the land;
- Statement of how the Council proposes to use the proceeds if it is proposed to sell the land;
- Assessment of how implementation of the proposal would affect the area and local community;
- Land ownership issues.

The details are presented in the following paragraphs.

4.1 **Summary of the reasons for the proposal**

The revocation of the Central Market Arcade land will allow the Council to progress its desire to redevelop the land for a public/private mixed-use development including an expanded retail and market offer which will be complementary to the adjoining Adelaide Central Market.

The vision, objectives and guiding principles for the Central Market Arcade redevelopment are attached at Appendix C.

This redevelopment may include the sale of the Central Market Arcade land by way of an expression of interest/tender process. This sale will include a partnership arrangement between the Council and the selected developer secured by a contractual agreement.

It is the Council’s intention as part of this contractual agreement that the Council will retain ownership of the retail and market uses as well as associated service/loading areas and public car parking.

Council’s strategy *Our Market District – the right ingredients for the future* (endorsed by Council in 2015) identifies the redevelopment of the Central Market Arcade as a once in a lifetime development opportunity to drive broader transformation within the City and the Market District (comprising the area broadly bounded by Wright Street,
Morphett Street, Franklin Street and Victoria Square). *Our Market District* incorporates the ideas gathered from more than 500 people.

Separate investigations by the Council have found that the Central Market Arcade represents an under-utilisation of the land’s development potential, characterised by a dated appearance, ageing infrastructure, inactive frontages and a lack of connections through the site.

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.

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 facilities, public car parking and the potential for a range of private and possibly public uses at the upper levels.

Council’s 2016-2020 Strategic Plan (being the subject of community consultation in early 2016) has four themes to realise the City’s vision including Smart, Green, Liveable and Creative with the Central Market Arcade redevelopment having the potential to contribute to all of these four themes. More specifically, the redevelopment of the Central Market Arcade is a key action within Council’s 2016-2020 Strategic Plan with commencement of works targeted for 2020.

### 4.2 Statement of any dedication, reservation or trust to which the land is subject

The land is not subject to any dedication, reservation or trust.

The Council is the long term owner of the property, and was the owner of the property at the time the current Central Market Arcade shopping centre was built in 1968.

In 1967 the Council granted a 50 year ground lease to Weinerts (Victoria Square Shopping Centre Pty Ltd) in order for Weinerts to:

- Construct the current single storey Central Market Arcade shopping centre and car park above.
- Operate and sub-lease tenancies within the Central Market Arcade shopping centre.

The Central Market Arcade ground lease was assigned to Victoria Square Shopping Centre Pty Ltd in 1979.
4.3 Statement of whether revocation of the classification is proposed with a view to sale or disposal

The Council 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 Council and the selected developer secured by a contractual agreement.

The disposal of the property by way of an expression of interest/tender process meets Council’s Policy for the Acquisition and Disposal of Land and Other Infrastructure Assets. Clause 4.2 states:

“The process for disposal will be fair and transparent and ensure that Council obtains the best outcome and value from the disposal”.

It is the Council’s intention as part of this contractual agreement that the Council will retain ownership of the retail and market uses as well as associated service/loading areas and increased public car parking.

The Council’s intent is to retain the above components in order to protect and enhance the adjoining Adelaide Central Market.

4.4 Details of any government assistance given to acquire the land if it is proposed to sell the land

There was no government assistance provided to the Council at the time it originally acquired the land.

4.5 Statement of how the Council proposes to use the proceeds if it is proposed to sell the land

The proceeds from the sale of the Central Market Arcade will assist Council in its retention and ownership of the retail and market uses as well as associated service/loading areas and increased public car parking.

4.6 Assessment of how implementation of the proposal would affect the area and local community

The Central Market Arcade forms part of a significant retail destination adjoining the Adelaide Central Market with the Market Plaza, Chinatown, Gouger Street precinct and Grote Street precinct all nearby. The Central Market Arcade redevelopment is particularly important to traders/businesses, adjoining owners as well as the local and broader community.

The proposal is expected to have the following affects:
• 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 Adelaide 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.

• Impact during the construction including interim loss of retail and car parking. Construction impacts are intended to be addressed by innovative construction and implementation processes to minimise impacts (eg. staging approach) along with construction management plans and alternate temporary car parking. In addition, the Council continues to engage with existing Central Market Arcade traders and the Adelaide Central Market Authority on the status and next steps associated with the Central Market Arcade redevelopment.

4.7 Land ownership

The Corporation of the City of Adelaide is the owner of the land, and therefore there are no requirements made as a condition of approving the proposed revocation.

5. Community consultation program

Section 194 (2)(b) of the Local Government Act requires the Council to consult with the community on the proposal in accordance with the Council’s public consultation policy.

Schedule D of the Council’s Public Communication and Consultation Policy specifies the steps to be followed for the proposed revocation of classification of community land. A copy of Schedule D is attached as Appendix E.

Council’s engagement hub “Your Say Adelaide” on its website will be a feature of the consultation program.

In addition to the mandatory requirements of the Policy, it is proposed to notify all key stakeholders including:
- Land owners and occupiers affected and within the immediate vicinity.
- The appropriate precinct groups.

The Council will undertake additional community consultation which will also inform the community on the Council’s aspirations for the Central Market Arcade site.

The Council will further assess the proposal for revocation of the community land classification of the Central Market Arcade land as a result of the submissions received.

6. **Indicative time frame**

The following table presents an indicative time frame for the revocation process.

<table>
<thead>
<tr>
<th>Milestone</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council approval to commence public consultation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public consultation program period</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Report to Committee on public consultation results</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Council consideration and approval in response to the report on public consultation results. Includes recommendation to seek Minister's approval</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Submit proposal to Minister for community land classification revocation approval</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The Council will pass a resolution to revoke the community land classification following the Minister's approval. The timing of this Council resolution will depend on the timeframe for the Minister's approval.
Appendix A

Adelaide City Council

Adelaide Central Market Complex

Community Land Management Plan

Adopted by Council on 26 July 2010
# Adelaide City Council

# Adelaide Central Market Complex

## Community Land Management Plan

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## Appendices
Adelaide City Council
Adelaide Central Market Complex
Community Land Management Plan

1. Introduction

Section 199 of the Local Government Act 1999 (the Act) requires a council to manage community land in accordance with a management plan for the land.

The Adelaide Central Market Complex is community land owned by the Corporation of the City of Adelaide and under the care and control of the Adelaide City Council (the Council).

Therefore a management plan is required for the Adelaide Central Market Complex.

The management plan is referred to as the Adelaide Central Market Complex Community Land Management Plan (the Plan).

Section 196 of the Act sets out the structure and content and other matters relevant to the Plan. The Plan has been prepared in accordance with that Section of the Act.

Section 197 of the Act specifies the public consultation process associated with the development of the Plan. This matter is addressed in section 9 of this document.

2. The Adelaide Central Market precinct

The Adelaide Central Market precinct is made up of three components:

(1) The Adelaide Central Market Complex. This component of the precinct is owned and managed by Council, and is the subject of the Plan.

(2) Market Plaza. This component of the precinct is independently owned and operated.

(3) China Town and environs.

On the fringe of the precinct are:

- Hilton Hotel
- Adelaide District Court (Sir Samuel Way Building).
3. The Adelaide Central Market Complex

Section 15A(3) of the Local Government (General) Regulations 1999 formally defines the Central Market Complex as the area within the Certificate of Title Register Book Volume 5307 Folio 824 or Volume 5574 Folio 706 (see section 5 of this document for details of these Certificates of Title).

The Adelaide Central Market Complex comprises the following three elements:

(1) Adelaide Central Market - the core area. This area covers:

- The market stalls and shops - subject to various leases and licences with Council
- Explore Culture Cooking School - subject to a lease with Council
- Adelaide Central Market Management Office
- Central Market Arcade - subject to a head lease with Council. The lease holder has 'sub-leases' with Coles Supermarket and a number of other tenants in the Arcade.

(2) Adelaide Central Market UPark

(3) Federal Hall - used by the Council for administrative purposes not related to the management of the Adelaide Central Market.

The Plan addresses these three elements separately.

A schematic layout showing the elements of the Adelaide Central Market Precinct and the elements to be covered by the Plan is presented within Diagram 1.
Diagram 1: Adelaide Central Market precinct site plan
4. Heritage

The Gouger Street building and the Grote Street building are listed in the Development Plan as Local Heritage [City Significance] items.

The citation in the Development Plan extends the heritage curtilage to a distance of 12 metres back from the Grote Street and Gouger Street frontages.

The Grote Street building includes Federal Hall and the Market Tower.

Appendix A provides a description of the history of the Adelaide Central Market relevant to the Adelaide Central Market Complex Community Land Management Plan.

While all the heritage listings are as one citation, the Market Tower is mentioned as an identifiable item.

The Market Tower is separate from Federal Hall in a functional sense. The Market Tower is not used for any purpose.
5. Details of the Community Land Management Plan

5.1 Property Identification (Section 196(3)(a) of the Local Government Act 1999)

Name of Property: Adelaide Central Market Complex

Location: Bordered by Gouger Street and Grote Street (refer Diagrams)

Certificates of Title: Vol 5307 / Folio 824, Vol 5574 / Folio 706

Current Use: Commercial, retail, car parking and administrative.

5.2 Owner (Section 196(4))

The Corporation of the City of Adelaide

5.3 Purpose for which land is held (Section 196(3)(b))

The land is used for a mix of commercial, retail, public car park activities and Council’s administrative purposes.

5.4 The elements of the Adelaide Central Market Complex

As explained in section 3, the Adelaide Central Market Complex comprises the following three elements:

- Adelaide Central Market - the core area
- Adelaide Central Market UPark
- Federal Hall.

The Plan addresses these three elements separately.

Section 6 deals with Adelaide Central Market - the core area.

Section 7 deals with Adelaide Central Market UPark.

Section 8 deals with Federal Hall.

The management plan is consistent (as far as practicable) with Council’s relevant plans and policies about conservation, development and use of the land consistent with section 196(5) of the Local Government Act 1999.
6. Adelaide Central Market - the core area

6.1 Objectives for management of the land (Section 196(3)(c))

The Adelaide Central Market Charter defines the Council’s objectives for the Market and sets its business direction.

The Council’s vision for the Market is expressed in the Charter as follows:

To be:

(a) The leading fresh fruit and produce market in SA;
(b) A financially viable business;
(c) A centre of cosmopolitan culture, character and ambience;
(d) Comprised of small and independent businesses;
(e) A significant and positive contributor to the vitality and tourism for the City.

The Market’s business expectations as stated in the Charter are:

- The Central Market will be operated as a viable business entity;
- The Central Market will be managed on a commercial basis to maximise revenue returns;
- Pursue business growth to seek increased net revenue returns;
- The market will be maintained in accordance with the Corporation’s Asset Management Policy.

6.2 Policies related to the management of the land (Section 196(3)(c))

The Charter sets out the following policies:

- Ensure that investments in business enterprises achieve commercial rates of return;
- Ensure all practices are consistent with National Competition Policy Guidelines;
- Best practice customer service;
- High level of security;
- High level of cleanliness;
- Sound environmental management practices;
- Ease of access and movement for people with disabilities;
• Sound retail trading practices.

In addition, the following Council policies and guidelines apply to the management of the Market including:

• Central Market Tenancy Policy (ACC 2003/48166);
• Adelaide Central Market Guidelines (Version No.1, March 2007);
• By Law 3 Local Government Land;
• Asset Management Policy.

The relevant State and Federal legislation is also taken into in the management of the Market (eg the Retail and Commercial Leases Act 1995, National Competition Policy, Trade Practices Act 1974).

6.3 Management arrangements (Section 196(3)(c))

The Council has established the Adelaide Central Market Committee (the Committee) “to assist the City Services & Facilities Committee through the provision of advice and recommendations on planning, strategy, policies and monitoring processes in relation to the Adelaide Central Market.” The current membership of the Committee is:

The Right Honourable the Lord Mayor;
• Councillor Moran (Presiding Member);
• Councillors Cullen (Deputy Presiding Member), Yarwood and Zaharis;
• Mr Mark Gleeson (Central Market Trader Representative).

The Adelaide Central Market Committee considers the following matters in order to provide recommendations and advice to the City Services & Facilities Committee:

• Business Charter of the Adelaide Central Market;
• Tenancy Use Guidelines and future direction statement;
• The Market Rules;
• Adelaide Central Market Marketing Plan;
• Management arrangements of the Market;
• Trading hours of the Market;
• Capital Works Program for the Adelaide Central Market;
• The business performance of the Adelaide Central Market.

The Committee reports to Council on its activities following each meeting.

The Council has engaged a property manager (Knight Frank Australia Pty Ltd) to provide specific services on behalf of Council to allow Council to effectively fulfil its management responsibility.
The principal role of the property manager is to deal with all issues associated with tenancy leases and licences, address some asset management matters, and oversee security. The Central Market stalls and shops operate under either a Licence Agreement or a Memorandum of Lease managed by Knight Frank Australia Pty Ltd.

The current lessee and licensee details are presented at Appendix B. Management of the Market also takes into account Tenancy Guidelines, Market Rules, Stall Design Guidelines, and Permitted Uses.

Other aspects of the Council’s management responsibility are arranged primarily using Council resources. These include the following aspects:

- Marketing
- Asset management
- Environmental management.

A Marketing Advisory Group was set-up by Council to provide input to the Market’s Marketing Plan. The traders are represented on the Group. Traders contribute a marketing levy and the fund is administered by Council.

A Central Market Traders Association has been established by the traders.

The Lease with Victoria Square Shopping Centre Pty Ltd for the Central Market Arcade is a head lease with Council and Council has no direct involvement with the individual traders on an operational level or in relation to their leases.

This is quite different from the arrangement in Central Market where Council is the lessor to each and every stallholder and as such Council has a ‘direct relationship’ with each stallholder (albeit through a managing agent).

Under the head lease for the Central Market Arcade responsibility for a range of operational/repairs/maintenance issues sits with the head lessee, unlike in the Central Market where responsibility sits with Council.
6.4 Performance targets and measures (Section 196(3)(d))

The Adelaide Central Market Charter provides the framework for performance targets and measures.

<table>
<thead>
<tr>
<th>Performance indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net revenue</td>
<td>Returns to the Corporation will be equal to or greater than the dividend target as set by Council (each year)</td>
</tr>
<tr>
<td>Business preservation</td>
<td>The business will be managed in terms of best practice in order to ensure the maintenance, preservation and increase in value of the business assets</td>
</tr>
<tr>
<td>Business growth opportunities</td>
<td>The business will continue to review the market place to identify new business opportunities which can provide additional net revenue to Council</td>
</tr>
<tr>
<td>Annual number of customers/patrons</td>
<td>2009/10 – 17.5m</td>
</tr>
<tr>
<td>Stall occupancy</td>
<td>Occupancy level of 99%</td>
</tr>
</tbody>
</table>

In addition the performance of the Market is monitored through the following measures:

- Marketing indicators
- Annual Work Plan
- Central Market Projects including the Asset Renewal Program
- Annual Performance report.
7. Adelaide Central Market UPark

7.1 Introduction

The Adelaide Central Market UPark is one of the UParks owned, managed and operated by the Adelaide City Council.

The Adelaide Central Market UPark element of the Adelaide Central Market Complex Community Land Management Plan will also form part of the UPark Community Land Management Plan.

7.2 Description

The Adelaide Central Market UPark is located above the Adelaide Central Market. The street address of the UPark is 21–59 Grote Street, Adelaide.

The UPark is made up of three components:

- One component is situated directly above the Market stalls and shops. This component is owned by Council and is included in the Adelaide Central Market Complex Community Land Management Plan;

- The second component is that portion of the carpark to the west above Market Plaza and China Town. This component is independently owned but leased to Adelaide City Council forming part of the total Central Market UPark operation. This component is not part of the Adelaide Central Market Complex Community Land Management Plan;

- Access bridges (fly-overs) and ramps between the leased area and Council owned area.

7.3 Objectives for management of the land (Section 196(3)(c)) and Policies related to the management of the land (Section 196(3)(c))

The UPark Business Charter (October 2004) provides the business framework for the operation of UPark.

The following extracts from the Business Charter highlight the key features of the business operations:

“UPark is the business name for the management and operation of Adelaide City Council’s Off-Street car parking facilities.

UPark operates Council owned car parks within the City of Adelaide in accordance with Council’s policy framework.”
As a Council owned business, UPark operates within the national competition policy guidelines, and as such all subsidies and tax equivalents are brought to account and reported.”

The key business practices include:

- “The hours of operation, market segmentation, mix of prices, staffing levels and promotional strategies will be managed so as to gain maximum patronage in the car parks.

- Priority will be given to casual parking and available capacity will be controlled in an efficient manner.

- Early Bird and Reserved Parking will be minimised where demand for casual parking exists.”

**7.4 Management arrangements** (Section 196(3)(c))

The Adelaide Central Market UPark asset is managed by the Council’s Strategic Asset and Property Management Program and operated by Council’s Accessible City Program (namely UPark).

The Adelaide Central Market UPark operates under a lease agreement with Council and pays a lease fee to Council in compliance with good governance and the National Competition Policy.

**Parking options**

The following parking options/facilities are available at the Central Market UPark:

- Casual parking;
- Parking for the disabled;
- Bicycle parking (and lockers);
- Motor cycle and scooter parking;
- Event Parking.

**Fees and Charges**

Council's UPark fees and charges are reviewed annually in conjunction with the development of the Annual Business Plan and Budget which is open to public consultation.
Council’s policy guidelines for setting the Central Market UPark fees and charges for 2009/10 are summarised as follows:

- Day parking charges were adjusted in line with changes to the CPI;
- Night charges were maintained at the same fee as 2008/09 to encourage night time visitation to the city;
- Sunday parking charges were adjusted in line with changes to the CPI.

The fees and charges were set under Council delegation to the CEO.

7.5 Performance targets and measures (Section 196(3)(d))

UPark business performance is monitored by Council’s City Services & Facilities Committee.

The Committee receives a monthly business performance report on the whole of the UPark business. Performance is reflected across the business and detailed analysis is often provided as required.

The performance report covers the following business measures:

- Finances (revenue and expenditure);
- Patronage (casual and early bird);
- Marketing initiatives;
- Events;
- Operational Indicators (cost recovery, operating cost per bay, revenue per bay);
- Community service initiatives;
- Business performance;
- Parking trends.
8. Federal Hall

8.1 Introduction

Federal Hall is specifically addressed as one of the elements of the Adelaide Central Market Complex Community Land Management Plan because of the manner Council manages and uses the Hall.

8.2 Description

Federal Hall occupies part of the Grote Street building. As explained in Section 4, Federal Hall is a Local Heritage [City Significance] item because the Development Plan extends the heritage curtilage to a distance of 12 metres back from the Grote Street frontage of the Adelaide Central Market.

“Federal Hall was constructed between 1900 and 1906. A feature of the Hall is its two-storey red-brick frontage with terracotta facings fronting Grote Street. The first floor Hall was originally used as a large entertainment area.” (Extract from “Stories, history and recipes from the Adelaide Central Market” by Catherine Murphy).

The Hall is approximately 282.50 sqm in area.

8.3 Objectives for management of the land (Section 196(3)(c)) and Policies related to the management of the land (Section 196(3)(c))

The management of the Hall is undertaken in accordance with Council’s relevant plans and policies about conservation, development and the requirements of the Development Plan in relation to Local Heritage [City Significance] items.

8.4 Management arrangements (Section 196(3)(c))

The Hall is currently occupied by the Council Staff.

Council’s Strategic Asset and Property Management Program is responsible for the maintenance of the Hall.

8.5 Performance targets and measures (Section 196(3)(d))

There are no specific performance targets or measures for Federal Hall.
9. Public consultation

Section 197 of the Act requires Council to consult with the public on the Plan before it adopts the Plan, and the consultation must be in accordance with Council’s public consultation policy.

The Council’s approach to public consultation is set out in its Public Communication and Consultation Policy (July 2009). Schedule E of the Policy deals specifically with Community Land Management Plans and it details the key steps to be followed under the following headings:

- Notification;
- Inspection;
- Submissions;
- Consideration;
- Decision by Council.

A tentative public consultation program has been developed. The key features of the program are:

- All stakeholders will receive preliminary advice in about late May that the Council has prepared a Adelaide Central Market Community Land Management Plan, and Council will be consulting on the Plan in due course;

- Subject to Council’s endorsement the Plan for consultation at its meeting on 24 May 2010, a 21 day consultation program will commence on 7 June 2010 and conclude on Monday 28 June 2010.
Appendix A

Part of the history of Adelaide Central Market relevant to the Adelaide Central Market Complex Community Land Management Plan

The text presented below was copied from the City of Adelaide Heritage Study, October 1990, Volume One, part of a review of the City of Adelaide Plan 1986-1991.

“In 1900, plans were drawn of an impressive two storey brick facade facing Grote Street to replace the existing sheds.

The building will be in red brick, with terra-cotta facings, and will undoubtedly be seen to special advantage in Grote Street, the magnificent width of this thoroughfare giving excellent opportunities for viewing architectural beauties.

As can be seen the building is to be two storeys in height, the lower of which is to be filled with shops, with handsome plate-glass fronts. The arches above the shop fronts are to be filled with stained glass, which will greatly add to the appearance.

Included in the plans was an 80 feet x 32 feet assembly room on the first floor where wedding parties, dances and parties could be held. (Note: to become known as Federal Hall).

The buildings nominated for the Register (the Grote Street buildings constructed in 1900, and the Gouger Street buildings erected in 1906) reflect the second phase of the construction of substantial buildings to be erected on the site that housed market functions.

The Grote Street building is a two storey brick building with a four storey tower to the western end of the building.

A modern steel-framed, mesh clad pedestrian and car park entrance is attached to both ends of the building. The brickwork used in all the walls of the building is of good quality. The bricks are laid in a Flemish bond and are, and were always designed to be, exposed.

The roof of the building is disguised behind a parapet. The building features a decorative brick parapet using profiled bricks. The brickwork to the tower has been laid to create a decorative scalloped pattern.

The Gouger Street shops constructed in 1906, are housed in a two storey building of brick that features rendered decoration and parapets to the face of the building. The main features of the building are three distinctive gables, projecting from above the parapet.

Both buildings (the Grote and Gouger Street shops) are constructed in architectural styles popular at the time and therefore they represent an important architectural style and period.”
## Appendix B
### Adelaide Central Market leases and licences

<table>
<thead>
<tr>
<th>NAME OF LESSEE / LICENSEE</th>
<th>TRADING AS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victoria Square Shopping Centre Pty Ltd</td>
<td>Central Market Arcade</td>
</tr>
<tr>
<td>Telstra Corporation Ltd</td>
<td>N/A (Public pay phones)</td>
</tr>
<tr>
<td>Strata Corporation 13530 Incorporated</td>
<td>N/A (Shared toilets)</td>
</tr>
<tr>
<td>Mr Jean-Claude de Toulouse</td>
<td>Explore Culture</td>
</tr>
<tr>
<td>Ms Sunmi Kim</td>
<td>Sunmi’s Sushi</td>
</tr>
<tr>
<td>Mr &amp; Mrs Frank &amp; Jeanette Novosel</td>
<td>Zedz Cafe</td>
</tr>
<tr>
<td>Lisong Pty Ltd</td>
<td>Taldy-Kurgan</td>
</tr>
<tr>
<td>Living Colour Nursery Pty Ltd</td>
<td>Living Colour Plant Nursery</td>
</tr>
<tr>
<td>Bronam Pty Ltd</td>
<td>Cactus</td>
</tr>
<tr>
<td>Clayon Pty Ltd</td>
<td>Central Market Flowers</td>
</tr>
<tr>
<td>Mr &amp; Mrs Stanislaw &amp; Teresa Ciechnowicz</td>
<td>Standom Smallgoods Butchers</td>
</tr>
<tr>
<td>Mr Louis Germanos</td>
<td>Good Quisine</td>
</tr>
<tr>
<td>Mr Angelo Zaharis</td>
<td>Three Amigos</td>
</tr>
<tr>
<td>Andreas &amp; Kyriakoula Augustinos</td>
<td>Fred McMahon</td>
</tr>
<tr>
<td>Liang Hong International Pty Ltd</td>
<td>M &amp; M's Fruit Mart</td>
</tr>
<tr>
<td>Stefrence Pty Ltd</td>
<td>The Grind @ Central</td>
</tr>
<tr>
<td>Coorong Angus Beef Pty Ltd</td>
<td>Feast @ the Market</td>
</tr>
<tr>
<td>Mr Behzad Afzali &amp; Amir Afzali</td>
<td>Le Fruit</td>
</tr>
<tr>
<td>C &amp; H Savvas Pty Ltd</td>
<td>Cons Fine Food</td>
</tr>
<tr>
<td>Mr Mark Brosnan</td>
<td>The Mettwurst Shop</td>
</tr>
<tr>
<td>Messrs Peter &amp; William Zaharis</td>
<td>Seven Brothers</td>
</tr>
<tr>
<td>Carrodus Enterprises Pty Ltd</td>
<td>Bakers Tray</td>
</tr>
<tr>
<td>Olde Coach Pty Ltd</td>
<td>Thompsons Fruiterers</td>
</tr>
<tr>
<td>Mr John &amp; Ms Peita Hatch</td>
<td>Leos Gourmet Cheese</td>
</tr>
<tr>
<td>Mr Raffaella Rossi &amp; Ms Elaine Alaia</td>
<td>Pick Me Fresh</td>
</tr>
<tr>
<td>Papanotis Nominees Pty Ltd</td>
<td>The Adelaide Nut</td>
</tr>
<tr>
<td>Mr &amp; Mrs Darren &amp; Andrea Lomas</td>
<td>The Old Lolly Shop</td>
</tr>
<tr>
<td>Mr James Hillier</td>
<td>House of Organics</td>
</tr>
<tr>
<td>Mr James Hillier</td>
<td>Farmers in the Market</td>
</tr>
<tr>
<td>Messrs Rom &amp; Samrach Chea</td>
<td>Bill B’s Quality Fruit &amp; Veg</td>
</tr>
<tr>
<td>Ms Lucy Uppill</td>
<td>Jagger Fine Foods</td>
</tr>
<tr>
<td>Mr Angelo &amp; Mrs Fotina Likouras</td>
<td>Big Table</td>
</tr>
<tr>
<td>Mr &amp; Mrs Stephen &amp; Mariza Doyle</td>
<td>Doyleys Patisserie</td>
</tr>
<tr>
<td>All This &amp; More Pty Ltd</td>
<td>Gourmet To Go</td>
</tr>
<tr>
<td>Fradule Pty Ltd</td>
<td>Breadz N More</td>
</tr>
<tr>
<td>Mr Peter Heaney</td>
<td>Smelly Cheese</td>
</tr>
<tr>
<td>Mr Peter Heaney &amp; David Mansfield</td>
<td>Dough</td>
</tr>
<tr>
<td>Mr Peter Heaney</td>
<td>Say Cheese</td>
</tr>
<tr>
<td>Stefan Pty Ltd</td>
<td>Mahon's</td>
</tr>
<tr>
<td>Mr William Zaharis</td>
<td>Central Fresh Fruiterers</td>
</tr>
<tr>
<td>Mr Theo Karamanidis</td>
<td>Kate’s Patisserie</td>
</tr>
<tr>
<td>Mr &amp; Mrs Roger &amp; Constantia Kempenaers</td>
<td>Poultry Cuisine and Game</td>
</tr>
<tr>
<td>CLPC Pty Ltd</td>
<td>Con's Fruit &amp; Veg</td>
</tr>
<tr>
<td>Mr &amp; Mrs Michael &amp; Fillia Kotsanis</td>
<td>Michael's Fruit &amp; Veg</td>
</tr>
<tr>
<td>Feng Shuan Pty Ltd</td>
<td>Seven Sisters Fruit &amp; Veg</td>
</tr>
</tbody>
</table>
Appendix B

Central Market Arcade Land

LEGEND
- CENTRAL MARKET ARCADE SITE
- PORTION OF 22/60 GOUGER STREET AND VICTORIA SQUARE ARCADE
- CERTIFICATE OF TITLE VOLUME 6118 FOLIO 750 EASTERN PORTION AND VOLUME 6118 FOLIO 752

Map of Central Market Arcade Land.
Appendix C

Central Market Arcade Redevelopment – Site Vision, Objectives and Guiding Principles

The Central Market Arcade is one of the cornerstones of the Market District located adjacent the Sir Samuel Way Building Law Courts, Hilton Adelaide, Victoria Square and the iconic Adelaide Central Market which attracts some 8.5 million visitor each year.

Adelaide City Council will take control of the Central Market Arcade when the current ground lease, currently with a private owner, expires in late September 2018. With the last redevelopment occurring in the 1960s, the return of the Central Market Arcade provides Council with a once in a lifetime opportunity to drive major change within the heart of the Market District.

Council has worked collaboratively with stakeholders and considered the ideas and aspirations from Our Market District - the right ingredients for the future, being the subject of extensive stakeholder engagement, to develop the vision of the site as well as a set of objectives and principles. The Vision, Objectives and Guiding Principles have been endorsed by Council and will be used to inform the redevelopment.

VISION:

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.”
REDEVELOPMENT OBJECTIVES:

1. Food and wine destination of international repute
   A thriving mixed-use development expanding the diverse fresh food and day-to-day retail offer available today, along with other land uses including leisure and cultural offerings that strengthen the future of the Adelaide Central Market and Market District as a food and wine destination of international repute loved by all.

2. Celebrate Heritage + Culture
   Celebrate the rich cultural tapestry of the District including Kaurna, colonial European and Asian immigrants and the heritage buildings, places and cultural attachment they have created.

3. Design + Place
   Creative, inspiring and iconic architecture and places that also reinforce and complements the streetscape character, scale and heritage buildings.

4. Economic catalyst
   Catalyst redevelopment symbol of an economically prosperous city that stimulates innovative and diverse business practices, promotes entrepreneurship and stimulates Adelaide's competitiveness.

5. Return on investment
   Financially viable project that manages the future risk for Council and private investors and produces long-term public value.

6. Better access + movement
   Seamless and safe access for people to move to and through the site.

7. Sustainable and smart community
   A carbon neutral and sustainable development through design, technology and governance.

GUIDING PRINCIPLES:

- 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.
- Redevelopment must be smart, green, liveable and creative, exemplifying and helping to achieve The City of Adelaide 2016-2020 Strategic Plan.
- 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.
- 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/Territory Square is to be retained.
- 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.
- Redevelopment must provide a long term sustainable source of revenue to Adelaide City Council, whilst managing costs and risk.
- Redevelopment is to create new building assets for Council to own, specifically:
  > an expanded Central Market and complementary retail offer (approximately 6,000m²) on the ground level, with a retail shopping centre including supermarket and specialty shops, located across the ground and basement levels.
  > 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.
  > increased car parking (compared to existing 260 spaces), in basements or in elevated upper levels to maximise parking capacity sensitively. Future adaptive reuse of above ground car parking must also be allowed for.
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.

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).

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.

Redevelopment proposals must involve and engage stakeholders and the wider community in the future of the site.

Redevelopment proposals must represent ‘sensational urban development’ and have a ‘wow factor’.

Redevelopment proposals must celebrate building and site heritage, taking note of the following:

> The former Grote Street building façade (circa 1915) to be reinstated, either exactly based on archival photographs and reference to Federal Hall, 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).

> Council’s intent to improve the relationship to neighbouring heritage buildings, especially the Sir Samuel Way Building.

The design and feel of the redevelopment will be sympathetic to the ambience of the market precinct.

NEXT STEPS & TIMING:

The Central Market Arcade land (and adjoining Adelaide Central Market) is classified as community land. Removal from the classification as community land can only occur by a process of revocation under the Local Government Act 1999 involving public consultation. On this basis, Council is seeking responses from the public to the proposal to revoke the Central Market Arcade land from community land classification for the purposes of the redevelopment. In addition, Council is seeking community feedback on what you would like to see in a redevelopment of the Central Market Arcade.

To find out more about the proposal, please visit yoursay.adelaidecitycouncil.com

The next steps and indicative timing for the Central Market Arcade redevelopment are as follows:

Commence community consultation (community land revocation) 23 January 2017
Community consultation closes (community land revocation) 5pm on 10 March 2017
Council to consider community consultation results April 2017
Release Expression of Interest to the development industry May 2017

Council is targeting commencement of works on the Central Market Arcade site by 2020 as outlined in the City of Adelaide 2016-2020 Strategic Plan.

Or contact
Mike Philippou – 8203 7699
Matthew Rodda – 8203 7537
Appendix D

Central Market Arcade Land – Certificates of Title
REGISTER SEARCH OF CERTIFICATE OF TITLE

COST $26.50 (GST exempt)
REGION EMAIL
AGENT ALST BOX NO : 118
SEARCHED ON : 13/04/2015 AT : 12:19:27

PARENT TITLE CT 5307/824
AUTHORITY DDA 11994456
DATE OF ISSUE 16/09/2013
EDITION 1

REGISTERED PROPRIETOR IN FEE SIMPLE

THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND

ALLOTMENT 11 FILED PLAN 26448
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

EASEMENTS

SUBJECT TO PARTY WALL RIGHTS OVER THE LAND MARKED G (T 433517)

SUBJECT TO RIGHTS OF WAY WITH LIMITATIONS OVER THE LAND MARKED AA BA AND CA (TG 6824156)

TOGETHER WITH PARTY WALL RIGHTS OVER THE LAND MARKED F (T 433516)

TOGETHER WITH A RIGHT OF WAY WITH LIMITATIONS OVER THE LAND MARKED DA (TG 6824160)

SCHEDULE OF ENDORSEMENTS

SUBJECT TO AN ENCROACHMENT PURSUANT TO SECTION 7 (7) OF THE STRATA TITLES ACT, 1988 VIDE SP 13530

3155066 LEASE TO SUPERANNUATION FUNDS MANAGEMENT CORPORATION OF SOUTH AUSTRALIA COMMENCING ON 26.9.1968 AND EXPIRING ON 29.9.2018 OF PORTION TOGETHER WITH CERTAIN RIGHTS SUBJECT TO EARLIER DETERMINATION

3155067 LEASE TO VICTORIA SQUARE SHOPPING CENTRE PTY. LTD. COMMENCING ON 26.9.1968 AND EXPIRING ON 26.9.2018 OF PORTION RESERVING CERTAIN RIGHTS

6215670A UNDERLEASE OF PORTION OF LAND IN LEASE 3155066 TO MINISTER FOR INFRASTRUCTURE COMMENCING ON 1.7.1983 AND EXPIRING ON 28.9.2018

7814810 CAVEAT BY BROMAN PTY. LTD. OVER PORTION

CONT.
REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 6118 FOLIO 750 *

REGION : EMAIL
AGENT : AUST BOX NO : 118
SEARCHED ON : 13/04/2015 AT : 12:19:27

PARENT TITLE : CT 5307/624
AUTHORITY : DDA 11994456
DATE OF ISSUE : 16/09/2013
EDITION : 1

SCHEDULE OF ENDORSEMENTS

8367069 UNDERLEASE OF PORTION OF LAND IN LEASE 3155067 TO MC FINANCIAL PLANNING PTY. LTD. COMMENCING ON 26.11.1997 AND EXPIRING ON 25.11.2017 (26 IN GP 817/1968)

8380293 MORTGAGE OF LEASE 3155067 TO STATE BANK OF NEW SOUTH WALES LTD.

8380296 MORTGAGE OF LEASE 3155067 TO STATE BANK OF NEW SOUTH WALES LTD.


8879984 MORTGAGE OF LEASE 8556890 TO STATE BANK OF NEW SOUTH WALES LTD.

9006476 CAVEAT BY KHAI KIEN KHUU OVER PORTION (R33 AND R34 IN GP 789/2000)

9282547 UNDERLEASE OF PORTION OF LAND IN LEASE 3155067 TO BURGESS JEWELLERS PTY. LTD. COMMENCING ON 26.1.2002 AND EXPIRING ON 25.1.2017 (18 IN GP 817/1968)

9515205 UNDERLEASE OF PORTION OF LAND IN LEASE 3155067 TO HONG XIN & CO. PTY. LTD. COMMENCING ON 18.11.2002 AND EXPIRING ON 17.11.2016 (228 IN GP 523/1987)

10581193 UNDERLEASE OF PORTION OF LAND IN LEASE 3155067 TO YUTAKA SUSHI LTD. COMMENCING ON 15.11.2006 AND EXPIRING ON 14.11.2016 (55 IN GP 619/1989)

10647826 UNDERLEASE OF PORTION OF LAND IN LEASE 3155067 TO NJ RUSSELL PTY. LTD. COMMENCING ON 26.2.2007 AND EXPIRING ON 31.8.2018 (19 IN GP 817/1968)


CONT.

Page 2 of 8

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.
REGISTER SEARCH OF CERTIFICATE OF TITLE  * VOLUME 6118 FOLIO 750 *

REGION : EMAIL
AGENT : ALST  BOX NO : 118
SEARCHED ON : 13/04/2015 AT : 12:19:27

PARENT TITLE : CT 5307/824
AUTHORITY : DDA 11994456
DATE OF ISSUE : 16/09/2013
EDITION : 1

SCHEDULE OF ENDORSEMENTS

10704442 UNDERLEASE OF PORTION OF LAND IN UNDERLEASE 8367069 TO COVERBOW PTY. LTD. COMMENCING ON 1.9.2006 AND EXPIRING ON 24.11.2017 (SHOP P IN FP 49271)

10938981 UNDERLEASE OF PORTION OF LAND IN LEASE 3155067 TO WAYNE DAVID BURFORD BRADLEY ALAN JACKSON AND ALEXANDER JONATHAN TSAGOURIS WITH NO SURVIVORSHIP COMMENCING ON 26.11.2007 AND EXPIRING ON 25.11.2016 (39 IN GP 817/1968)

11485018 UNDERLEASE OF PORTION OF LAND IN LEASE 3155067 TO EUN JUNG HAN COMMENCING ON 1.9.2010 AND EXPIRING ON 31.8.2015 OF PORTION (50 IN GRO 817/1968)

1166054 MORTGAGE OF UNDERLEASE 10938981 TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

1167993 UNDERLEASE OF PORTION OF LAND IN LEASE 3155067 TO A.E. HAIGH PTY. LTD. COMMENCING ON 1.11.2011 AND EXPIRING ON 24.9.2018 (17 IN GP 817/1968)

11725273 UNDERLEASE OF PORTION OF LAND IN LEASE 3155067 TO FLIGHT CENTRE LTD. COMMENCING ON 15.2.2012 AND EXPIRING ON 14.2.2017 OVER PORTION (38 IN GP 817/1968)

11748272 UNDERLEASE OF LAND IN LEASE 3155067 TO JENDAN PTY. LTD. COMMENCING ON 1.4.2012 AND EXPIRING ON 31.3.2017

11783680 UNDERLEASE OF PORTION OF LAND IN LEASE 3155067 TO MYLES T. BUILDER PTY. LTD. COMMENCING ON 1.7.2012 AND EXPIRING ON 30.6.2017 (35 IN GP 817/1968)

12001605 MORTGAGE OF LEASE 10647826 TO COMMONWEALTH BANK OF AUSTRALIA

CONT.

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.
### NOTATIONS

**DOCUMENTS AFFECTING THIS TITLE**

NIL

### REGISTRAR-GENERAL'S NOTES

- APPROVED FILED PLAN NO UNIQUE IDENTIFIER FX42057
- PLAN FOR LEASE PURPOSES GP 234/87
- PLAN FOR LEASE PURPOSES GP 401/03
- PLAN FOR LEASE PURPOSES GP 50/99
- PLAN FOR LEASE PURPOSES GP 523/87
- PLAN FOR LEASE PURPOSES GP 619/89
- PLAN FOR LEASE PURPOSES GP 72/04
- PLAN FOR LEASE PURPOSES GP 784/70
- PLAN FOR LEASE PURPOSES GP 789/00
- PLAN FOR LEASE PURPOSES GP 799/88
- PLAN FOR LEASE PURPOSES GP 817/68
- PLAN FOR LEASE PURPOSES GP 90/84
- REG PROP CONSENTS TO ENCROACHMENT OF PLAN S13530
- AMENDED TITLE - WITH NEXT DEALING LODGE CT 5307/824
- APPROVED PLAN FOR LEASE PURPOSES FX49271

---

END OF TEXT.
HEIGHT LIMITATIONS APPLY

Grote Street

Gouger Street

0 75 15 22.5 30 Metres

Page 5 of 8
Title Register Search
LANDS TITLES OFFICE, ADELAIDE

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 6118 FOLIO 752 *

COST : $25.75 (GST exempt ) PARENT TITLE : CT 5574/706
REGION : EMAIL PARENT NUMBER : DDA 11994456
AGENT : LGA6 BOX NO : 131 DATE OF ISSUE : 16/09/2013
SEARCHED ON : 05/05/2014 AT : 10:23:39 EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE
----------------------------------------
CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND
---------------------
ALLOTMENT 91 FILED PLAN 212881
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

EASEMENTS
---------
NIL

SCHEDULE OF ENDORSEMENTS
------------------------
3155066 LEASE TO SUPERANNUATION FUNDS MANAGEMENT CORPORATION OF SOUTH AUSTRALIA COMMENCING ON 26.9.1968 AND EXPIRING ON 29.9.2018 SUBJECT TO EARLIER DETERMINATION OF PORTION TOGETHER WITH CERTAIN RIGHTS
3155067 LEASE TO VICTORIA SQUARE SHOPPING CENTRE PTY. LTD. COMMENCING ON 26.9.1968 AND EXPIRING ON 26.9.2018 OF PORTION RESERVING CERTAIN RIGHTS
6215670A UNDERLEASE OF PORTION OF LAND IN LEASE 3155066 TO MINISTER FOR INFRASTRUCTURE COMMENCING ON 1.7.1983 AND EXPIRING ON 28.9.2018
8380293 MORTGAGE OF LEASE 3155067 TO STATE BANK OF NEW SOUTH WALES LTD.
8380296 MORTGAGE OF LEASE 3155067 TO STATE BANK OF NEW SOUTH WALES LTD.
8879985 MORTGAGE OF LEASE 8556889 TO STATE BANK OF NEW SOUTH WALES LTD.

CONT.

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.
REGISTER SEARCH OF CERTIFICATE OF TITLE  
VOLUME 6118 FOLIO 752  

REGION : EMAIL  
AGENT : LGA5 BOX NO : 131  
SEARCHED ON : 05/05/2014 AT : 10:23:39  

PARENT TITLE : CT 5574/706  
AUTHORITY : DDA 11994456  
DATE OF ISSUE : 16/09/2013  
EDITION : 1  

DOCUMENTS AFFECTING THIS TITLE  
NIL  

REGISTRAR-GENERAL'S NOTES  
APPROVED FILED PLAN 11611  
PLAN FOR LEASE PURPOSES GP 619/89  
PLAN FOR LEASE PURPOSES GP 784/70  
PLAN FOR LEASE PURPOSES GP 90/94  
AMENDED TITLE - WITH NEXT DEALINGS LODGE CT 5574/706  

END OF TEXT.
Appendix E

Public Communication and Consultation Policy
Schedule D – Community Land – Revocation of Classification

Extract

Steps to be followed

Notification

Council will publicise the proposal to revoke Council land from classification as community land by notice in:

- A newspaper circulating statewide;
- A newspaper circulating locally;
- Customer Centre;
- Council’s Library & Community Centres;
- Council's Internet website
- A sign erected on the subject land.

The notice will include:

- Identification of land that is proposed to be revoked from classification as community land;
- The nature of the proposal and where proposal can be viewed;
- Email address for electronic copy of proposal;
- Invitation for submission(s) to Council providing at least 21 days;
- Closing times for submissions shall always be at 5pm on the date set.
- Address to send submission(s).

Inspection

Information will be displayed at:

- Customer Centre;
- Library & Community Centres;
- Website.
**Submissions**

Submissions will be accepted by Council in writing by:

- Lodging at the Customer Centre;
- Email;
- Completing website submission form.

Council staff will:

- Acknowledge receipt of submission(s);
- Advise when persons can inspect a report on consultation;
- Advise when the matter will be considered by Council;
- Advise where Council Resolutions can be inspected.

**Consideration**

Council staff will consider the submissions, prepare a report on consultation and, if appropriate, prepare a revised proposal.

**Decision**

Council staff will submit proposal and report on consultation to Council for consideration.

Council may recommend that the classification of the land be revoked at a meeting of Council.

If Council recommends the revocation it will submit the proposal and a report on all submissions to the Minister.

If the Minister approves the proposal – Council may make a Resolution revoking the classification of the land as community land at a meeting of Council.