



COUNCIL POLICY

CENTRAL MARKET TENANCY

Approved by: *Strategy & Policy Committee*
 03 March 2003

Subsequent Amendments:

First dot point under paragraph 1 amended by Council on 26 May 2003.

Dot point 3, paragraph 1 amended on 14 June 2005.

Document Owner

Position: *Manager, Corporate Real Estate Management*
Phone: 8203 7203

ACC2003/48166

Adelaide Central Market Tenancy Use Guidelines and Future Direction Statement

1. The following Guidelines establish principles against which proposals to change the existing use of Central Market stalls and shops should be considered prior to approval.
 - The Central Market should remain a fresh food and produce market and no additional general merchandise should be introduced. The largest single trade group should be fresh fruit and vegetables with a benchmark figure of at least 30% by number of traders.
 - The Central Market should supply fresh food and produce to meet customer demands of variety and quality with an adequate level of competition in the Central Market and the Precinct to ensure fair pricing.
 - No additional franchised or multi – outlet businesses should be permitted to lease premises within the Adelaide Central Market without prior Council approval.
 - Market Management should have sufficient autonomy to develop proposals to assist weak traders to improve performances and/or then to leave the Market, and allow consideration of other opportunities for existing successful traders or new businesses to take over the space to strengthen both the Adelaide Central Market and the Precinct.
 - The maximum stall size should be limited to around 50 square metres and the minimum stall size be set at around 20 square metres.
 - Major tenancy use changes within the Central Market should be considered in relation to the impact on the Central Market Precinct as well as the Adelaide Central Market.
2. The Tenancy Mix Policy adopted by Council in March 2002 is discontinued and superseded by these Guidelines.
3. These Guidelines come into effect from the time of acceptance by Council.