CITY OF PROSPECT

AGENDA

Ordinary Council Meeting
Tuesday, 24 June 2025

Members of the public are advised that meetings of Council are live streamed on Council's YouTube Channel and video recorded.

I hereby give notice that an Ordinary Meeting of Council will be held on:

Date: **Tuesday, 24 June 2025**

Time: **7:00 PM**

Location: **Tirkanthi Kuu Room**
Level 1 at Payinthi
128 Prospect Road
Prospect

Chris White
Chief Executive Officer

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1 OPENING

1.1 KAURNA ACKNOWLEDGMENT

'City of Prospect acknowledges that we are on the traditional country of the Kaurna people of the Adelaide Plains region and we pay our respect to Elders past and present.

We recognise and respect their cultural heritage, beliefs and relationships with the land and we acknowledge that they are of continuing importance to the Kaurna people living today.'

1.2 COUNCIL PLEDGE

We seek wisdom and understanding as we face the duties of our united task, praying for the peace and prosperity of our City.

2 ON LEAVE

3 APOLOGIES

4 INDICATION OF INTENTION TO DECLARE A CONFLICT OF INTEREST

5 CONFIRMATION OF MINUTES

Ordinary Council Meeting - 27 May 2025

6 PUBLIC QUESTION TIME

7 PETITIONS

Nil

8 DEPUTATIONS

8.1 Kris Mooney North Adelaide Football Club / Prospect Lifestyle Precinct

8.2 Emmanouel Pishas / Prospect Lifestyle Precinct

9 QUESTIONS WITHOUT NOTICE

10 REPORTS FOR DECISION

10.1 PROSPECT LIFESTYLE PRECINCT - ENDORSEMENT OF MASTER PLAN

File Number: **IC25/128**

Author: **Stacey Mills, Strategic Project Manager**

Responsible Executive: **John Pearce, Director City Growth & Development**

EXECUTIVE SUMMARY

Purpose Statement

The purpose of this report is to:

- Inform Council of the proposed Prospect Lifestyle Precinct Master Plan;
- Seek Council's endorsement of the Master Plan; and
- Outline the next steps, including the Phase 2 Roadmap and related investigations.

Report Summary

This report seeks Council's endorsement of the preferred Master Plan for the Prospect Lifestyle Precinct (PLP), establishing a strategic foundation to progress concept development, planning and implementation activities over the next twelve months. The endorsement of the Master Plan represents support for its overall vision and intentions, with specific design and development details to evolve during Phase 2, targeting key decision points by July/August 2026.

The Master Plan outlines a comprehensive and integrated approach to revitalising the PLP, balancing commercial development, community and sporting facilities, accessibility, and enhanced open spaces.

Key elements of the Master Plan include:

- **Open Space and Landscaping Enhancements:** Expansion of Memorial Park through the reduction of hard paving on Menzies Crescent; creation of a new entry plaza; improved vistas opening views to Prospect Oval from Willcox Avenue; addition of a running track around the oval perimeter; increased free parking; and upgraded spectator seating to enhance both game day and everyday community use.
- **Multi-Purpose Community and Sports Facility:** Establishment of a new multi-purpose community, recreation, and sports facility featuring two full-size indoor courts, community meeting rooms, activity spaces, and a combined cricket club and Returned and Services League of Australia (RSL) facility, fostering diverse recreational opportunities for the entire community.
- **Commercial Development:** Activation of the eastern wing and south-eastern corner of Prospect Oval, alongside the redevelopment of 142–148 Main North Road, to introduce vibrant mixed-use commercial spaces that support economic growth and precinct activation.
- **Improved Accessibility:** Introduction of an above-ground link connecting the new multi-purpose facility with the existing grandstand, ensuring accessible routes to upper levels for people with disabilities, and fit-for-purpose upgrades to the grandstand and support areas.
- **Enhanced Sporting Facilities:** Relocation of cricket nets, consolidation croquet lawns with a new clubroom, and retention of eight tennis courts, optimising sporting infrastructure for community use.
- **Transport and Movement:** Focus on improving car parking access within the eastern precinct, alongside ongoing Phase 2 investigations into a comprehensive transport strategy; maintenance and enhancement of pedestrian and cycle connectivity throughout the precinct to promote active transport and accessibility.

Following Master Plan endorsement, the Phase 2 Roadmap will be reviewed and refined, with subsequent updates presented to Council. This staged approach ensures comprehensive investigations and detailed design development, aligning with heritage protections, environmental considerations, and community aspirations to deliver a cohesive, accessible, and future-ready precinct.

Together, these key moves lay the groundwork for a vibrant, accessible, and future ready Prospect Lifestyle Precinct that supports economic, social and environmental objectives while reflecting community values.

RECOMMENDATION

That Council:

1. **Having considered Item 10.1 Prospect Lifestyle Precinct - Endorsement of Master Plan receives and notes the report.**
2. **Endorse the proposed Prospect Lifestyle Precinct Master Plan (as presented in Attachment 1).**
3. **Note and endorse the continued engagement of selected expert consultants for Phase 2 investigations, including traffic, heritage, environmental, and infrastructure assessments, to inform detailed design and delivery.**
4. **Note that further details on potential land division, community land revocation, and code amendment processes will be provided in a subsequent report to Council for consideration and decision before commencement.**
5. **Note that, subject to Master Plan endorsement, the Phase 2 Roadmap will be reviewed, and any resulting changes will be presented to Council for further consideration in a subsequent report.**
6. **Note the heritage protections for the site have been considered, with advice suggesting that the heritage elements of the precinct have the opportunity to be preserved and enhanced through the proposed precinct redevelopment.**

BACKGROUND

The Prospect Lifestyle Precinct (PLP) project is a Top 4 Priority as identified in the 2023-2027 Strategic Community Plan and has progressed through significant milestones, including extensive community engagement and site investigations.

City of Prospect (Council) has completed a number of critical steps in preparation for developing master planning options for community consultation. Each of these significant milestones that have shaped the project to date is detailed in Table 1 below.

TABLE 1. SIGNIFICANT MILESTONES COMPLETED

Task	Action	Timeline
Commercial Land Acquisition	Council purchased 142-148 Main North Road.	8 November 2023
Vision, Objectives and Principles	Endorsed guiding vision and objectives to inform the master planning process.	December 2023
Roadmap	Endorsement and commencement of two-year roadmap.	April 2024
Governance	• Governance structure endorsed.	May 2024

Task	Action	Timeline
	• Facilities User Group (FUG) and Community Reference Group (CRG) was endorsed for recruitment as key advisory groups to the project. • Procurement process endorsed. • Agreement on risk assessment framework.	
Budget	• Budget and resourcing approved.	July 2024
Engagement	• Endorsement of community engagement strategy. • Community engagement Phase 1 completed to identify needs and aspirations of the community.	May 2024 July – August 2024

Procurement	• Appointment of Principal Consultant until 30 June 2024.
	• Appointment of PLP Project consultant team
	  ○ Lead consultant
	  ○ Architecture and master planning
	  ○ Civil engineering
	  ○ Surveying
	  ○ Arborist
	  ○ Property advisory
	  ○ Quantity surveyor.
		March/April 2024
		July 2024

Preliminary site investigations	The PLP consultant team completed preliminary investigations to inform the development of master planning options, including: • Site survey • Tree assessment report • Planning report • Property advisory – future land use considerations • Civil infrastructure preliminary assessment.	September 2024
Preliminary Design Investigations and Master Planning	The PLP lead consultants, together with the architectural, landscape, and broader project team, developed a series of design options. These were reviewed through internal design workshops and progressively refined, informed by insights and priorities identified through earlier roadmap actions.	August – December 2024
Market and Delivery Investigations	Development of high-level master plan options enabled the project team to assess commercialisation opportunities and identify the site's highest and best use. This work provided valuable insights into potential yields, land value, and broader financial implications, contributing to a more robust understanding of the project's economic feasibility. During this stage, a range of potential delivery mechanisms was also explored, including: • Disposal • Leasing • Joint ventures • Procurement processes	August – October 2024
Evaluation of options	The project team evaluated the initial master plan options against a range of criteria, including: • Community, sport, recreation, and open space benefits • Economic and financial benefits, including multiplier effects • Environmental outcomes • Statutory planning implications	November 2024

Task	Action	Timeline
	• Preliminary cost estimates • Preliminary valuation advice • Initial feasibility assessments for alternative delivery options Based on this evaluation, three draft master plan options were refined. Elected Members were subsequently briefed, and following their feedback, a decision was made to proceed to Phase 2 Public Consultation. In response to Elected Member direction, a fourth draft master plan was also developed to reflect additional priorities and considerations.	January 2025
Engagement	Phase 2 concluded in March 2025, with analysis of the results commencing immediately. A summary report was prepared and noted by Council in May 2025.	February – March 2025

In addition to the above key tasks, a number of Information and Workshop Sessions were held with Elected Members following the official commencement of the PLP Master Plan project from 1 July 2024 and is summarised below (Table 2).

TABLE 2. INFORMATION AND WORKSHOP SESSIONS COMPLETED

Date	Information and Workshop Session Description
27 August 2024	PLP Engagement Feedback – Elected Member Roundtable (Confidential Session)
17 September 2024	PLP Project Update (Roadmap)
1 October 2024	PLP Engagement Results – Phase 1
19 November 2024	PLP Preliminary Design Options
17 December 2024	Updated PLP Design Concepts PLP Commercial Opportunities Engagement (Confidential Session)
4 February 2025	PLP Funding Approaches (Confidential Session)
25 March 2025	PLP Engagement Feedback – Elected Member Roundtable (Confidential Session)
15 April 2025	PLP Engagement Results – Phase 2
15 April 2025	PLP MOU Presentations (Confidential Session)
6 May 2025	PLP Master Plan – Preferred Scenarios – Workshop 1 (Confidential Session)
13 May 2025	PLP Master Plan – Preferred Scenarios – Workshop 2

In addition to the above Council workshops, the PLP project team have completed a number of additional workshops and meetings with Council advisory or steering groups to share information and obtained advice. The meetings are summarised below:

- PLP Advisory Groups:
    - Community Reference Group (CRG) – Monthly
    - Facilities User Group (FUG) - Monthly
- Payinthi Kumangka Steering Group – Three (3) meetings
- Access and Inclusion Advisory Group – Two (2) meetings

All information and feedback have been captured and shared with the project team to help shape each phase of the project and concept development.

At the request of Elected Members, copies of the most recent CRG and FUG meetings are attached to this report for consideration. Each meeting presented the preferred Master Plan X, as presented to Elected Members at the 13 May 2025 Council Information and Workshop Session. Please refer to **Attachment 2** for minutes.

Review of Principles and Objectives

In May 2024, Council endorsed the PLP Principles and Objectives, designed to guide the development of the master plan and decision making at key milestones.

The guiding principles have served as the foundational values for the PLP, shaping decisions from concept to implementation. They provide a consistent framework that promotes alignment across all stakeholders, helping to minimise misinterpretations and avoid conflicting actions.

In parallel, the project objectives have supported the vision by clearly defining the strategic outcomes sought. They have been used to assess options, guide decision making, ensure the evolving master plan delivers measurable value while remaining aligned with Council's long-term goals.

The endorsed PLP Principles include:

- We will be guided by evidence to inform decisions (market research, long-term use, community engagement)
- We want commercial/retail returns to support the delivery of infrastructure and reducing reliance on rates.
- We will have a precinct approach to concept development (including the Main North Road site, Prospect Oval, Memorial Gardens and North Adelaide Croquet Club)
- We are comfortable being presented with options (including potentially land revocation) to facilitate mixed use development (community space/commercial)
- We are comfortable for the precinct to reflect an accessible community open space, alongside a premier sporting destination
- We will facilitate value for money opportunities and/or partnerships to deliver community and commercial infrastructure.

The endorsed PLP Objectives include:

- Build on a generational legacy that celebrates the larger oval precinct.
- Create a space that can be utilised every day by the local community through increased quality public amenities.
- Create a quality health, wellness, fitness and sporting precinct that attracts a higher level of community usage and sporting participation.
- Create a destination, acting as a catalyst to attract commercial and residential outcomes, through taking advantage of the Main North Road frontage and a park land setting.
- Increase connectivity between Main North Road, Prospect Oval and Prospect Road through a precinct approach.
- Deliver the project with a strong focus on Council's financial sustainability, leveraging opportunities to reduce the reliance on residential rates.

These principles and objectives form the foundation of the project's decision-making framework and remain critical reference points when making key endorsement decisions throughout each stage of the PLP's development.

Phase 1 Consultation

Phase 1 engagement for the PLP was a well-received and comprehensive process that gathered a wide range of community views, aspirations, and ideas. Feedback was collected through both in person and online methods, shaping the direction of the master planning process.

The consultation revealed strong support for revitalisation, coupled with a desire to project the precinct's unique character. Community feedback informed the development of master plan options, ensuring alignment with local values and broader strategic objectives.

Key themes included:

1. **Sense of Place:** A strong desire to retain the precinct's heritage and identity, with caution around overdevelopment.
2. **Balanced Development:** Support for moderate development, particularly along Main North Road, to help fund community infrastructure while ensuring integration with public spaces.
3. **Traffic and Parking:** Concerns about increased traffic and demand for parking; emphasis on access without compromising green space or residential amenity.
4. **Quality Infrastructure:** Calls for renewal of ageing facilities through co-located, multi-use spaces that serve broad community needs.
5. **Inclusive and Diverse Use:** Interest in non-sport uses such as community gardens, wellness facilities, and event spaces that cater to a wider audience.
6. **Access and Connectivity:** A focus on accessibility for all users and improved east–west movement through the precinct.
7. **Financial Sustainability:** Community interest in funding solutions that reduce reliance on residential rates, such as partnerships and alternative revenue streams.

A copy of the Phase 1 consultation outcomes is not attached to this report but can be sourced from the PLP project page on Council's website. This report is publicly accessible, including all Appendices.

PLP Master Plan Options Summary

The City of Prospect engaged a multidisciplinary consultant team, led by Holmes Dyer with Walter Brooke and TCL, to develop master plan options for the PLP. The team also brought together expertise across civil engineering, traffic, surveying, property advisory, arboriculture, and quantity surveying.

It was acknowledged that additional specialist input would be required in future phases, subject to direction provided through an endorsed master plan and confirmed budget. Further detail is provided in the **Next Steps** section in this report.

Three preliminary master plan scenarios, shaped by Phase 1 community feedback, were developed and presented in late 2024 to:

- Elected Members: 19 November and 17 December
- PLP Community Reference Group: 25 November
- PLP Facility Users Group: 12 December

Input from these workshops, along with earlier engagement feedback, informed refinements to the draft options.

A comprehensive Master Plan Report, dated 22.01.2025, was prepared, covering:

- Site and planning context
- Demographics and recreation needs
- Phase 1 consultation findings
- Advisory group feedback
- Market analysis
- Opportunities and constraints
- Design principles and concepts
- Key design elements
- Next steps

Development of Prospect Lifestyle Precinct Master Plan Options

To support exploration of the PLP vision, four (4) master plan options were developed to assist Council, stakeholders, and the community in understanding the potential benefits, trade-offs, scale and costs involved to deliver the PLP vision.

The consultant team undertook a comprehensive technical investigation, including planning policy, site access, road networks and car parking, topography, vegetation, infrastructure, heritage, market conditions, environmental (including land contamination testing) and sport and recreation trends. This work considered both the site's strategic context and its capacity to support future development, including its role within the broader City of Prospect

These investigations were reviewed alongside community feedback from Phase 1, Elected Members input, and the project's guiding principles and objectives. The goal was to balance community aspirations with evidence-based planning.

Three initial master plan options were created with modular, interchangeable elements and presented to Council for consideration on 28 January 2025. Council ultimately resolved to:

- Note the Prospect Lifestyle Precinct Master Plan Report;
- Endorse the inclusion of a fourth concept (referred to as 1B from an earlier workshop); and
- Endorse the three (3) proposed master plan options to advance to community engagement subject to the following changes:
    - Removing reference to traffic treatments along Main North Road, noting the connectivity and access would be further tested in conjunction with the Integrated Transport Plan (ITP), a separate project of Council; and
    - Updating language to reflect the correct Heritage terminology of listed places.

Each of the four (4) that advanced to community engagement tested different spatial configurations and development scenarios for further feedback. Copies of each four (4) advertised options are included below for reference.

FIGURE 1. MASTER PLAN OPTION 1



FIGURE 2. MASTER PLAN OPTION 2



FIGURE 3. MASTER PLAN OPTION 3



FIGURE 4. MASTER PLAN OPTION 4



Phase 2 Consultation

The Phase 2 community consultation for the PLP employed a comprehensive, multi-faceted approach, incorporating both in-person and digital methods. With 735 participation instances across:

- In-person activities;
- Online engagement; and
- Written correspondence (e.g. letters or emails).

Table 3 and 4 below provide the total participant numbers for in-person and online engagement activities. However, despite this phase achieving one of the highest engagement rates for Council, reflecting strong community interest, consideration should be given to the total number of respondents.

For example, 218 respondents utilised the Engagement Hub platform, but many of the respondents were not a City of Prospect resident. The total number of respondents who identified themselves as a resident totalled 141 people.

TABLE 3. PHASE 2 PARTICIPANT NUMBERS – IN-PERSON ACTIVITIES

Event	Total Number of Events	Total Attendance Numbers
Adjacent Resident Workshop	3	61
Community Workshop	4	16
Pop-ups (incl. Twilight, Cricket, Blackfriars Autumn Fair etc)	6	209
Drop-in Session	8	33
Walking Tour	2	30
Economic Development Networking Event	1	10
	TOTAL	**359**

TABLE 4. PHASE 2 PARTICIPANT NUMBERS – ENGAGEMENT HUB

Respondents	Total	Population %
Population total [1]	23,309	100%
Total respondents	218	0.94%
Residents	141	0.6%
Adjacent/Adjoining residents (known)	43	0.2%
Non-Prospect Residents	77	N/A

1 Australian Bureau of Statistics Estimated Residential Population, 2024

TABLE 5. PHASE 2 PARTICIAPNT NUMBERS – ENGAGEMENT HUB AND ADJACENT RESIDENTS

Category	Total	Average Response Rate Per Person	Percentage of Total Comments
Adjacent/Adjoining residents (known)	43	N/A	20%
Total votes	1,219	28.3	33%
Total comments	613	14.3	40%

The consultation results reflect an understandable degree of participant bias, with a higher proportion of responses received from nearby residents and special interest groups likely to be more affected by the process, such as the croquet community. Broader community perspectives were discernible, but understandably less prominent. This imbalance, previously noted in the Phase 2 Community Consultation Report **(Attachment 3)**, is important to consider when interpreting the findings and highlights the value of more targeted and inclusive engagement in future stages.

A number of key themes emerged, including:

1. **Green Space Preservation:** Broad support for protecting and enhancing open green space. Options where perceived to reduce access or diminish amenity were generally opposed and this was reflected in commentary which supported increasing the amount of publicly accessible open green spaces.
2. **New Infrastructure Opposition:** Strong resistance was received regarding the proposed indoor sports and community building, especially from the North Adelaide Croquet Club and adjacent/adjoining residents. Concerns centred on overdevelopment, cost, and open space loss. Supporters of the proposal valued its potential to deliver high-quality, multi-purpose community facilities not currently available in Prospect, which could be used by schools, community groups, and organisations for recreation, programs, training, and events.
3. **Conditional Support for Upgrades:** Upgrades to existing infrastructure, such as the grandstand, cricket club and RSL, were generally welcomed as alternatives to new builds, while others preferred rationalisation of built form to make way for alternative use areas and open green space opportunities.
4. **Mixed Views on Croquet Facilities:** Croquet advocates strongly supported the retention of all four (4) lawns, while others preferred the rationalisation of space to accommodate broader community uses and public access.
5. **Mixed-Use Development Concerns:** The proposed mixed-use development along Main North Road divided opinion. While some supported its revenue potential and activation benefits, others raised concerns about scale, commercialisation, traffic, and loss of neighbourhood character.
6. **Parking, Movement and Traffic:** Parking for proposals, particularly near Kintore Avenue, attracted criticism over potential green space loss, increased traffic, and impacts on nearby residential areas. While concerns were dominant, there was some support for better distributed parking or underground parking, provided it was sensitively integrated into the site's design.
7. **Financial Transparency and Sustainability:** Many participants called for clear funding plans and reassurances that project costs would not all to ratepayers.
8. **Inclusive and Modest Enhancements:** Respondents favoured practical, low-impact improvements that reflects local character and support diverse uses. Multi-purpose courts (e.g. Basketball, netball and pickleball) were seen as more inclusive and better than single-use facilities.

Overall, while Phase 2 demonstrated strong engagement, the results must be viewed with an understanding of the participant bias present. These insights, along with broader strategic considerations, have informed the proposed master plan that balances community aspirations with practical feasibility.

DISCUSSION

The following sections provide a summary of the key inputs and considerations that have shaped the development of the preferred master plan for the Prospect Lifestyle Precinct (PLP). This includes updated club membership data, broader trends identified through the Sports Data Report, the process undertaken to arrive at the preferred master plan, and a detailed look at its core elements. Together, this information is intended to inform Council's consideration of the proposed direction and ensure the plan responds to current and future community needs.

Preferred Master Plan Option Development

Since July 2024, Council has worked closely with the project team through a series of design workshops to test and refine key elements from the four draft master plans. This process has gained momentum since the release of the original master plan options, and the steady stream of consultation feedback since that time. This iterative process led to a single, preferred master plan option, presented to and discussed by Council in workshop in May 2025, that balances community aspirations with technical feasibility and opportunity, underpinned by clear integration of vision, data and design.

As with the original options, the preferred master plan includes a set of key moves, detailed in the following section. These reflect responses to consultation efforts, Elected Member feedback, and additional technical and evidence-based inputs gathered throughout the process.

While all key moves were initially explored across the draft options, the preferred master plan introduces several notable refinements, including:

- A consolidated indoor community and sports building, accommodating cricket, RSL basketball, other indoor sports and community uses in a shared space
- Relocation of cricket and RSL to the indoor community and sports building (south-west corner)
- Retained croquet facilities with a reconfigured layout
- A revised mixed-use development in the south-eastern corner
- An upgraded eastern wing development
- Enhanced public realm treatments and green space

Figure 5 below provides a summary of the plan. The full-size preferred Master Plan is included in **Attachment 1.**

FIGURE 5: PREFERRED MASTER PLAN



Preferred Master Plan Option Rationale

Indoor Community and Sports Facility
The proposed indoor community and sports facility consolidates cricket, RSL, basketball, indoor sports, and community uses into a single structure, integrated within the existing oval precinct. This modern facility continues the site's legacy as a key sporting and community hub, ensuring its relevance for future generations. Designed to offer year-round, all-weather access, the facility will support increased daily use by residents of all ages and abilities. The preferred option features a smaller building footprint than the advertised Option 3 (Figure 3 above), while still accommodating two full-sized indoor basketball courts, supporting amenities, and community spaces. The indicative footprint includes 3,300m² at the ground level and 2,130m² on the upper level, providing flexibility for both sport and community needs.  *Figure 6: Indoor Community and Sport Facility* A test-fit of the facility (not a final design) noted the facility was able to accommodate two competition-standard basketball courts (also suitable for netball, volleyball, and badminton etc.), spectator seating, change rooms, multi-purpose spaces (e.g. meetings, yoga, performance arts, training and education), storage areas. An aerobridge is proposed to connect the facilities upper level to the grandstand enabling: • All-abilities access • A potential "Walk of Fame" or "Walk of Remembrance" honouring sporting and RSL contributions • Flexible space for event, functions, community use areas or administration. The facilities location offers strong visual and physical integration with the oval, with wraparound design enhancing connectivity and enabling 'bump-in' media coverage from key angles, should premier sporting events be hosted onsite. Setback from the oval, it also allows for circulation, improved safety and amenity entrance from Don Lindner Walk (via Kintore Avenue) and improved spectator viewing opportunities.

Reason for Inclusion	
Advances the following PLP Objectives	• Build on a generational legacy that celebrates the larger Prospect precinct. • Create a space that can be utilised every day by the local community through increased quality public amenities. • Create a quality health, wellness, fitness and sporting precinct that attracts a higher level of community usage and sporting participation.
Advances the following PLP Principles	• We will be guided by evidence to inform decisions (market research, long-term use, community engagement). • We want commercial/retail returns to support the delivery of infrastructure and reducing reliance on rates. • We will have a precinct approach to concept development (including the Main North Road site, Prospect Oval, Memorial Gardens and North Adelaide Croquet Club). • We will facilitate value for money opportunities and/or partnerships to deliver community and commercial infrastructure.
Responds to Phase 1 Consultation Findings	• Facilities increased community use. • Improved co-location and sharing of facilities. • Creates opportunity to bring new (and in demand) sports to the precinct. • Creates opportunities to investigate partnership opportunities for shared capital and operational costs.
Community Reference Group Feedback	• Enthusiastic support for a new indoor sport and community building for organised sports and informal use. • Broad backing for co-locating with existing site users. • Clear preference for a multipurpose over single-use design,

	• Support for multi-purpose spaces that can support informal activities and intergenerational use, not just traditional sports.
Facilities User Group Feedback	• Most members support an indoor facility. • Cricket and football prioritised indoor training space. • Flexible meeting rooms for training, meetings, and functions were deemed essential. • Strong preference for co-located cricket, RSL, and community spaces.
Sport and Recreation Report findings	• Oversupply for tennis and croquet based on standards associated with population. • Undersupply of basketball, indoor courts based on standards associated with population.
Design Review & Actions Taken in Response to Phase 2 Feedback	• Increased the setback from adjoining residents. • Reduced built form to facilitate co-location with croquet lawns and cricket nets. • Maximise landscaping and usable open space. • Reduced overshadowing and overlooking with greater setbacks and ground-level development near residences. • Preliminary renders and shadow diagrams confirm minimal visual impact and no winter solstice overshadowing (refer to **Attachment 4**).

Co-Location of Cricket, Cricket Nets and RSL

The co-location of cricket and RSL within the indoor community and sports facility improves space efficiency, reduces both capital and operational costs compared to separate (and single-use builds), and promotes stronger collaboration and community connection.

Relocating the cricket clubrooms and RSL hall from the north-west corner of Prospect Oval, as proposed in Options 2 and 4, significantly improves visibility into the oval from Willcox Avenue. This change removes approximately 850m² of ageing infrastructure and eliminates a 50-metre continuous building frontage along Willcox Ave, enhancing the precinct's presentation and strengthening its entry statement.

Shifting the cricket nets to the indoor facility and clubrooms meets Tier 2 cricket standards, improves functionality, and unlocks the south-east corner for high-value, mixed-use development.



Figure 7: Co-location of Cricket & RSL

Reason for Inclusion	
Advances the following PLP Objectives	• Build on a generational legacy that celebrates the larger Prospect precinct. • Create a space that can be utilised every day by the local community through increased quality public amenities. • Create a quality health, wellness, fitness and sporting precinct that attracts a higher level of community usage and sporting participation. • Deliver the project with a strong focus on Council's financial sustainability, leveraging opportunities to reduce the reliance on residential rates.
Advances the following PLP Principles	• We will be guided by evidence to inform decisions (market research, long-term use, community engagement). • We will have a precinct approach to concept development (including the Main North Road site, Prospect Oval, Memorial Gardens and North Adelaide Croquet Club). • We are comfortable for the precinct to reflect an accessible community open space, alongside a premier sporting destination. • We will facilitate value for money opportunities and/or partnerships to deliver community and commercial infrastructure.
Responds to Phase 1 consultation findings	• Facilities increased community use. • Establishes facilities that meet and/or exceed accessibility requirements. • Improved co-location and sharing of fit-for-purpose facilities. • Creates opportunities for more open green spaces in former location. • Creates opportunities to investigate premier event attraction. • Allows women's cricket to be established.

Community Reference Group Feedback	• Strong support for RSL and cricket co-location, with shared access for other user groups. • Noted a 'do nothing' approach still incurs significant cost, given the poor condition and upgrade needs of existing facilities. • Design refined in response to adjacent/adjoining residents' concerns regarding building scale, setbacks and potential noise impacts.
Facilities User Group Feedback	• Strong support for improved spaces from majority of FUG members and other community organisations. • Creates shared space opportunities
Sport and Recreation Report findings	• Responds to Australian Cricket Census, which reported rising participation, particularly among women and girls. • Identifies inadequate, non-compliant facilities as a key barrier to growth, lacking accessibility and community sport standards. • Supports further investment to ensure crickets continued viability and participation.
Design Review & Actions Taken in Response to Phase 2 Feedback	• Increased setback from adjoining residents to minimise potential impacts. • Relocated cricket nets next to the indoor facility to improve layout, meet Community Sport Standards, and enable Tier 2 compliance. • Enhance landscaping and expanded usable open space in former building locations.

Croquet Lawns and Clubrooms

The reconfiguration of the croquet courts and clubrooms, from both their existing location and those proposed in earlier draft master plans, has been refined in the preferred master plan. This updated layout allows for the retention of three competition-standard courts, along with a new, smaller clubroom. The revised arrangement fits comfortably within the space between the precinct's western boundary and the proposed indoor community and sports facility.



Figure 8: Croquet Lawns

Reason for Inclusion	
Advances the following PLP Objectives:	• Create a quality health, wellness, fitness and sporting precinct that attracts a higher level of community usage and sporting participation.
Advances the following PLP Principles:	• We will be guided by evidence to inform decisions (market research, long-term use, community engagement). • We will be guided by evidence to inform decisions (market research, long-term use, community engagement)
Responds to Phase 1 consultation findings:	• Responses and insights from Phase 1 consultation that align to the importance of achieving high levels of community engagement and ensuring sports participation across all ages and abilities. • Strong support for the provision of elite level sporting facilities to support both local teams and clubs as well as national and international competitions.
Community Reference Group Feedback	• General support for consolidation of croquet lawns and clubrooms.
Facilities User Group Feedback	• General support for consolidation of croquet by other FUG members, excluding NACC.
Sport and Recreation Report findings	• Participation remains relatively low. • Noted oversupply of lawn numbers, based on population numbers (current and projected growth). • Noted that croquet lawns could potentially be used for other activities (however further investigations and conversations have noted this is very challenging due to playing standards and ongoing maintenance requirements).

Design Review & Actions Taken in Response to Phase 2 Feedback	• Croquet was one of the most discussed elements within the Phase 2 consultation. Overall, the contrasting comments ranged between preserving croquet space to diversifying the precinct for broader community use. • In recognition of strong NACC, croquet advocate and adjacent residents' interest in retaining croquet at the precinct, the Preferred Master Plan preserves three courts to support the clubs ongoing viability and connection to the space.

Mixed-Use Development South-East Corner

The proposed mixed-use development aims to deliver a commercial return for the City of Prospect while supporting essential improvements across the broader PLP. The building could integrate a variety of complementary land uses, including ground-floor commercial spaces (e.g., office, allied health, food and beverage, and retail), as well as childcare, educational facilities, and residential options such as private apartments, affordable housing, short-term accommodations, or independent living units. The development may also feature diverse parking solutions, including at-grade, basement, or above-ground parking.



Figure 9: Mixed-Use Development

Reason for Inclusion

Advances the following PLP Objectives	• Build on a generational legacy that celebrates the larger Prospect precinct. • Create a space that can be utilised every day by the local community through increased quality public amenities • Create a destination, acting as a catalyst to attract commercial and residential outcomes, through taking advantage of the Main North Road frontage and a park land setting • Increase connectivity between Main North Road, Prospect Oval and Prospect Road through a precinct-wide approach • Deliver the project with a strong focus on Council's financial sustainability, leveraging opportunities to reduce the reliance on residential rates.
Advances the following PLP Principles	• We will be guided by evidence to inform decisions (market research, long-term use, community engagement) • We want commercial/retail returns to support the delivery of infrastructure and reducing reliance on rates. • We will have a precinct approach to concept development (including the Main North Road site, Prospect Oval, Memorial Gardens and North Adelaide Croquet Club) • We are comfortable being presented with options (including potentially land revocation) to facilitate mixed use development (community space/commercial) • We will facilitate value for money opportunities and/or partnerships to deliver community and commercial infrastructure.
Responds to Phase 1 Consultation Findings	• Support by participants for balanced commercial, residential, and community-based development in this location. Focused on the importance of integrating development with existing community spaces. • Development provides an opportunity for parking solutions that enhances public access without compromising green space by integrating podium or basement car parking.
Community Reference Group Feedback	• Encouraging a stepped-down built form from the mixed-use site to the surrounding residential areas helps minimise impacts on neighbouring properties. • Conservative options that don't involve significant change aren't worth the time, resources, or effort of a full master planning process. In contrast, transformational options, while they may impact traffic, including movement of people and traffic flow, justify the investment. • Discussions around affordable housing as an inclusion or consideration at this site. • Noted feedback from adjacent residents including concerns around scale and traffic.
Facilities User Group Feedback	• Supportive of the parking opportunities provided by the mixed-use site. • There was general support or minimal feedback provided regarding the proposed mixed-use development site.

Design Review & Actions Taken in Response to Phase 2 Feedback	• An increased setback of up to 23 metres from the southern and western boundaries of the residential properties along Kintore Avenue allows space for landscaping, car parking, and pedestrian pathways. This generous setback also reduces the visual impact of the proposed multi-use development. Additional vegetation screening and design measures, such as the proposed stepped (tiered) building form on the upper levels of the southern and western corners, further minimise overlooking from a distance and enhance privacy for neighbouring residents. Further design considerations around screening and privacy measures will be addressed during the detailed design phase and incorporated into any future property market strategy and associated design principles. • Further traffic investigations are proposed to determine the need for traffic control measures along Kintore Avenue. The proposed design also retains flexibility for an alternative access point from Main North Road, should it be required in the future. • The development potential on 142-148 Main North Road, south-eastern corner and eastern wing seeks to deliver financial returns to Council that could offset further funding required for landscaping, recreation, sports, and community facility improvements across the remainder of the PLP. • The development outcome has the potential to provide Council with a long-term, sustainable increase in rate revenue. • A reduction in the development potential of the site will diminish both the capital and recurrent returns to Council from the project.

Eastern Wing Development

The preferred master plan proposes to maximise the use of the eastern wing, either as an independent development or as an extension of adjacent stakeholder facilities. The design has been developed to ensure that both options remain viable. This includes consideration of access options from Main North Road.

There are opportunities to create additional space at ground level by recessing both the ground and first floors. The upper levels, and potentially a basement, could extend over the Prospect Oval precinct without impacting spectator areas or circulation space. The ground level could also accommodate change rooms, umpire rooms, maintenance storage, tiered seating, and terracing.



Figure 10: East Wing Development

Reason for Inclusion

Advances the following PLP Objectives	• Build on a generational legacy that celebrates the larger Prospect precinct. • Create a destination, acting as a catalyst to attract commercial and residential outcomes, through taking advantage of the Main North Road frontage and a park land setting. • Increase connectivity between Main North Road, Prospect Oval and Prospect Road through a precinct-wide approach. • Deliver the project with a strong focus on Council's financial sustainability, leveraging opportunities to reduce the reliance on residential rates.
Advances the following PLP Principles	• We will be guided by evidence to inform decisions (market research, long-term use, community engagement). • We want commercial/retail returns to support the delivery of infrastructure and reducing reliance on rates. • We will have a precinct approach to concept development (including the Main North Road site, Prospect Oval, Memorial Gardens and North Adelaide Croquet Club) • We are comfortable being presented with options (including potentially land revocation) to facilitate mixed use development (community space/commercial) • We will facilitate value for money opportunities and/or partnerships to deliver community and commercial infrastructure.

Responds to Phase 1 Consultation Findings	• Consultation participants showed strong enthusiasm for the potential transformation of specific areas, particularly the eastern side of the mounds, to create defined and functional spaces. Attention was also drawn to the importance of addressing the development edges that face the oval.
Community Reference Group Feedback	• Support for a master plan that incorporated the Strategic Interest Sites, particularly where they enhanced the PLP through measures such as facility consolidation and efficiency, integration of strategic sites with the oval, and innovative approaches to value capture.
Facilities User Group Feedback	• Supportive of a range of opportunities that could be accommodated as part of the eastern wing development including improved and additional changerooms, terraces, disabled accessibility, broadcast quality, link between ARS, RSP and memorial gardens.
Design Review & Actions Taken in Response to Phase 2 Feedback	There was minimal feedback or commentary regarding the eastern wing, its spatial configuration, or its proposed usability. The Master Plan retains the overall scale and intent to provide commercial opportunities along with ground floor community spaces and amenities.

Public Realm Treatments

The preferred master plan proposes an expansion of the Memorial Gardens through the partial closure of Menzies Crescent, converting the road reserve into a predominantly pedestrian plaza and open space. Public realm improvements include enhanced landscaping within the Memorial Gardens and around the oval's perimeter, particularly in areas that are currently underutilised or disconnected from key sightlines and pedestrian access.

The oval and spectator experience will be improved through the addition of more accessible seating and viewing areas, along with informal recreation spaces. These will include opportunities for casual physical activity such as a running track and outdoor exercise equipment.



Figure 11: Public Realm – Memorial Gardens and Pedestrian Plaza



Figure 12: Public Realm – New Green Open Space and Public Seating Areas

Reason for Inclusion

Advances the following PLP Objectives	• Build on a generational legacy that celebrates the larger Prospect precinct. • Create a space that can be utilised every day by the local community through increased quality public amenities. • Increase connectivity between Main North Road, Prospect Oval and Prospect Road through a precinct-wide approach.
Advances the following PLP Principles	• We will have a precinct approach to concept development (including the Main North Road site, Prospect Oval, Memorial Gardens and North Adelaide Croquet Club). • We are comfortable for the precinct to reflect an accessible community open space, alongside a premier sporting destination.
Responds to Phase 1 Consultation Findings	• Community feedback showed very strong support for increased greening and open spaces and was identified as a key priority by many respondents. • There was a high interest in creating functional and inclusive green spaces throughout the entire PLP. • Suggestions for improved open spaces and greenery also included references to integrating walking paths, engaging play areas, improved lighting, fitness equipment, shaded areas and cultural elements into the open and green spaces.

Community Reference Group Feedback	• Support for green space and the pedestrianisation of Menzies Crescent to create enhanced event and gathering spaces. • Support for increased green and passive open space across the site, particularly in areas that are currently underutilised.
Facilities User Group Feedback	• Support for opportunities to improve spectator viewing around the oval, running track, and associated landscaping. • General support forGenerally supportive of master plan elements aimed at enhancing existing facilities and infrastructure, as well as increasing green space, landscaping, and placemaking initiatives.
Sport and Recreation Report findings	• Rising trend in informal, unstructured physical activities like walking, running, cycling, and gym-based fitness. • Increased use of home-based gym equipment, fitness apps, and outdoor recreational infrastructure. • Emphasis on equitable access to open spaces for recreational and non-organised activities. • Delivering mixed use spaces where users are co-located and share facilities.
Design Review & Actions Taken in Response to Phase 2 Feedback	• Overall, there was broad support for enhancing or expanding existing green spaces. This sentiment wasn't limited to the Greening and Open Space elements but was frequently expressed across all aspects and options of the engagement. • In response, the Preferred Master Plan provides greater clarity and detail regarding potential treatments to the public realm, including the design of plaza spaces and passive green areas

Sporting Group Information

Since the outset of the PLP Master Plan project, a key priority has been ensuring Council has access to robust data to support informed decision-making, in line with the PLP principle:

> *"We will be guided by evidence to inform decisions (market research, long-term use, community engagement)."*

Following the conclusion of Phase 2 community consultation, new sport and recreation data has become available and is outlined below.

Facilities User Group (FUG) – Membership Numbers

To inform ongoing planning and investment decisions for the PLP, understanding current participation levels is essential. This section summarises membership data provided by Facility User Group (FUG) organisations, reflecting both current usage and future growth potential.

Between August and September 2024, FUG members submitted five-year membership data (2020–2024) to the PLP project team. Since then, Prospect Cricket Club and North Adelaide Croquet Club have reported increased membership in 2025. A summary of the five-year trends, along with 2025 updates for cricket and croquet, is provided in Table 6.

TABLE 6. FACILITIES USER GROUP MEMBERSHIP NUMBERS

FUG Member	Membership Numbers per Year					
	2020	**2021**	**2022**	**2023**	**2024**	**2025** *(updated)*
North Adelaide Football Club	2081-2189	2060-1908	2118-2053	2179-1741	2054-1932	-
Prospect RSL Club	45	45	45	45	45	-
Prospect Community Garden	45	43	42	25	47	-
Prospect Tennis Club ♦ Total teams across summer/winter programs	16 teams	31 teams	27 teams	32 teams	12 teams	-
♦ Total social members (full year)	-	10	53	-	-	-

Prospect District Cricket Club	130	130	130	130	130	**200**
North Adelaide Croquet Club	72	71	64	71	68	**167**

Please note:

- *Prospect Air Raid Shelter* have not provided membership numbers and is therefore excluded from the table above.
- *Prospect District Cricket Club* has only submitted playing member numbers; non-playing members are not included.
- *Prospect Tennis Club* reports an average of 55 senior men and 75 junior boys participating annually. A women's and girls' program are being established following tennis court upgrades in 2025, with an anticipated 60 new members. Social memberships are also available, offering free courts access outside of programmed match or training times.

Croquet Club – Further Information Provided

As detailed in Table 2 above, the North Adelaide Croquet Club (NACC) have seen a significant increase in membership numbers since the commencement of the PLP Master Plan project.

On 20 May 2025, the NACC provided further updates on club membership, hours of operation, facility usage and scheduled events. The key points are summarised below, and the full submission can be found as **Attachment 5**.

Updated Membership Numbers

As of 19 May 2025, the NACC have 167 members, comprising:

- 74 Full Members
- 93 Friends Members (10 of these have expressed interested in becoming full members).
- NACC have confirmed that 88% of all members are active members, with Friends Members also involved in playing events.

The NACC bylaws, as published on their website, describe the above membership categories as follows:

> ***"1.1.1. Full Members**. Shall be persons admitted by the Committee who have paid full Membership and S.A.C.A. Registration and Insurance fees. They shall have full playing and voting rights and be able to hold office. Fees will be set annually at the AGM…..*
>
> ***1.1.5. Friends of North Adelaide Croquet Club**. Shall be past players, friends or family members with no intention of playing the game. They will be eligible to attend all Social Activities at the appropriate cost. Fees will be set annually at the AGM."*

Hours of Operation – Croquet Lawns

As of 19 May 2025, the NACC reported the following:

- Members have unrestricted access to the croquet lawns for practice and individual coaching, making it difficult to determine exact utilisation rates.
- Scheduled sessions can typically accommodate an average of 36 members, with up to eight (8) players per lawn. On occasions when all members participate simultaneously, all four (4) lawns are used.
- The NACC also provided standard hours of operation, outlined below (Table 7).

TABLE 7. CROQUET STANDARD HOURS OF OPERATION

Day	Activity	Hours of Operation	Total Hours
Tuesday	Play	8.30am (setup) for 9.00am – 12.30pm	4
Wednesday	Coaching	9.30am – 12.30pm	8 *(Note: NACC stated 7.5 which has been corrected)*
	Social Play	5.30pm – 8.00pm	
	Pennant Matches	6.00pm – 10.30pm	

Thursday	Play	9.00am (setup) for 9.30am – 12.30pm 1.00pm – 4.30pm	11.5
	Pennant Matches	6.00pm – 10.30pm	
Saturday	Play	8.30am (setup) for 9.00am – 12.30pm 1.00pm – 4.00pm	7
Sunday	Play	3.00pm – 5.00pm	2
		PLAY SUB-TOTAL	**32.5**
Monday	Maintenance and lawn mowing	8.00 – 12.30pm	4.5
Friday	Maintenance and lawn mowing	8.00 – 12.30pm	4.5
		MAINTENANCE SUB-TOTAL	**9**
		TOTAL USAGE – ALL ACTIVITIES	**41.50**

Based on the above information, the Kinetica Sports Data Report was reviewed and amended to reflect the utilisation rates as provided by NACC. Refer to the Kinetica Sports Data Report section below for further discussion.

Scheduled Events

In addition to the pennant matches listed in Table 4 above, NACC hosts one-off or annual croquet events, including:

- Colin Pickering North Adelaide Games – annual event. NACC have confirmed the 2025 event will be held over ten (10) days in November.
- Australian Masters Games – scheduled for 2028/29. NACC recommended four (4) lawns for the event.
- Annual Gala Day – NACC recommended four (4) lawns.
- Come and Try Sessions – held approximately three (3) times per year.

Clubroom Utilisation

NACC have also advised that the clubrooms are used for regular club meetings, typically two (2) per month and are hired out for community events or functions, averaging twelve (12) bookings per year.

NACC also noted that several smaller organisations for their own meetings in earlier correspondence.

NACC Preference

The NACC has expressed a preference to retain four (4) croquet lawns, acknowledging that the inclusion of three (3) lawns in the current Master Plan is an improvement on earlier options.

As a compromise, the proposed Master Plan recommends retaining three (3) croquet lawns.

Further detail is provided in the Kinetica Sport Data Report section below.

Kinetica Sports and Recreation Catchment Analysis Report

Introduction

In December 2024, the project team introduced sports data from the Australian Sports Commission. However, this data covered all of South Australia and could not be refined to the local government area (LGA) level.

In March 2025, Council engaged consultancy Kinetica to prepare a Sports and Recreation Catchment Analysis Report, providing insights into:

- **Catchment & Demographic Insights**: Sport and recreation demand within a 10-minute drive, with demographic profiling (age, gender, income, ethnicity, origin, education, employment, household type etc).
- **Future Demand & Participation Trends**: Growth areas for selected sports and participation patterns across recreation and leisure.
- **Key Considerations:** Trends such as the growth in women's sports, an ageing population, and the role of croquet.
- **Evidence-Based Recommendations**: Data to guide infrastructure planning and investment decisions.

Kinetica uses proprietary predictive models, contextual data (i.e. census) and sporting body membership data to generate unique insights into local sport and recreation behaviour. The agreed catchment – within a 10-minute drive of Prospect Oval – was selected as a more accurate predictor of how people interact with facilities in their local area.

Defined sports included:

- AFL
- Basketball
- Cricket
- Football/soccer
- Fitness/gym
- Gymnastics
- Netball
- Tennis
- Pickleball
- Lawn bowls

Note: Due to the low participation numbers, Croquet is not part of Kinetica's standard sports list. However, in recognition of local interest, a separate croquet supply and demand analysis has been included and is discussed further below.

Each sport listed was selected based on one or more of the following criteria: existing site presence, LGA relevance, or future growth potential.

Key points are summarised below, with the full report provided as **Attachment 6**.

Demographic Observations

The Kinetica report observed that:

- The population is predominately younger and middle-aged, with fewer family households, and residents aged 65+. A third of the population was born overseas, highlighting strong cultural diversity.
- Health and wellbeing indicators exceed state averages, with higher physical activity levels and lower obesity rates.
- Higher local incomes support greater access to sport and recreation.

Sport and Recreation Observations

- Participation and interest-to-try rates across all defined sports, both for adults and children (0-14), exceeded state averages within the catchment.
- Basketball is the most in-demand sport for all age groups. This is a key consideration, as the City of Prospect currently has no formal basketball facilities, and 13,647 registered participants must travel outside the area.
- Inclusion of basketball courts in proposed designs is likely to be a high value opportunity.
- Fitness/Gym have the highest overall participation, reflecting broader trends towards informal, recreation-based exercise.
- Basketball and tennis showed strong participation and demand across all ages, supporting prioritisation of facilities that match local interest and foster greater long-term engagement.
- Cricket participation along children significantly exceeds the state average (10.0% in Prospect vs 6.6% statewide), indicating strong local demand and a clear opportunity to enhance cricket facilities.

Kinetica – Croquet Capacity and Utilisation Analysis

As noted earlier, Kinetica does not typically assess croquet due to low national participation levels and limited data availability. However, in response to the significant community interest during Phase 2 community consultation, Kinetica prepared a bespoke capacity and utilisation analysis for the PLP project.

Two versions of the report were prepared: a draft in April 2025, followed by a final version incorporating updated input from the NACC received on 19 May 2025.

The assessment included:

- A **capacity analysis** to determine the number of players that could use the croquet lawns weekly across four scenarios (1, 2, 3 and 4 lawns), based on a maximum of eight (8) players per lawn at a time.
- A **utilisation analysis**, estimating lawn demand based on four membership scenarios – 140, 105, 70 and 35 active members – each assuming a participation rate of three (3) sessions per week. Note: As of 19 May 2025, NACC reported 74 full members, with 10 additional prospective full members. Accordingly, the 70 and 105 member scenarios are considered the most relevant to the current membership with further growth allowance.
- **Outcomes and recommendations**, identifying the optimal number of lawns required under different scenarios and evaluating the potential for under or over provision, particularly in relation to competing demands from other proposed sports and recreation uses within the PLP.

Figure 13 provides a summary of the above capacity analysis, comparing three scenarios against the current utilisation.

FIGURE 13. CROQUET CAPACITY SUMMARY



In reviewing the above data, it is important to note:

- Capacity is calculated by modelling the venue's theoretical maximum use, based on: *(existing utilisation x hours of operation for play x max players per lawn x number of lawns).*
- 'Maximum Capacity' would indicate that the 4 lawns are fully booked and utilised during every available opening hour.

Based on the information provided by NACC confirming the 35 operating hours per week, Kinetica found that two (2) lawns would meet the needs of all current full members playing three times per week. Three (3) or four (4) lawns would provide additional capacity, potentially exceeding present demand. Kinetica suggested that lawns 3 and 4 could be re-purposed or better integrated into broader precinct needs.

However, this model does not account for peak usage during tournaments or pennant competitions, which may require more than two lawns. To support these activities and NACC's growth ambitions, the proposed master plan retains three (3) lawns, balancing event hosting capability with flexible use of space across the precinct.

Kinetica Final Recommendations

Based on Kinetica's experience and research in sports and recreation development, they have suggested four (4) strategic priorities for consideration:

1. **Targeted Investment in High-Demand Sports**
   Focus funding on basketball, tennis, cricket, and AFL, ensuring infrastructure growth aligns with demonstrated participation trends.
2. **Enhance Accessibility & Inclusion**
   Ensure facilities serve diverse age groups and cultural backgrounds that suit the catchment, fostering inclusive community participation.
3. **Leverage Sport Hubs for Economic & Participation Growth**
   There is opportunity, in addition to the appeal of premier cricket and AFL, to champion the precinct as a venue for basketball and tennis, attracting regional engagement, events, and commercial partnerships.
4. **Evidence-Based Infrastructure Planning**
   Avoid misallocated resources by aligning facility development with actual participation data, preventing over-investment in low-demand activities

The Kinetica Prospect Lifestyle Precinct Analysis Report is provided as **Attachment 6**.

New Sports Data and Information Conclusion

Recent updates from user groups and new sport and recreation data confirm growing local demand for cricket, basketball, and tennis, with croquet also experiencing a notable increase in membership.

Independent analysis by Kinetica supports evidence-based planning, recommending a focus on high-demand sports while retaining flexibility for activities like croquet. The proposed master plan balances current use, growth potential, and equitable space allocation to guide sustainable investment and maximise community benefit.

Open Space Information

The preferred Master Plan is supported by a schedule of areas, to help demonstrate the difference between each option and guide feedback during the next phase. The schedule categories include:

- **Open Space – Passive**: Lawned areas, trees within garden beds, Prospect Community Garden, lawn northern end of oval perimeter, any informal lawn/play /outdoor extension associated with a building, Memorial Gardens, picnic areas, event space, roadway verges where internal to the site area.
- **Open Space – Active**: Prospect Oval/Payinthi Yarta, tennis courts, croquet lawns, cricket nets, playground.
- **Plaza/Terrace**: Plaza/promenade space (included shared vehicle + pedestrian plaza) seating terraces. Plaza terrace areas include integrated landscaped areas and additional tree planting not captured in the above open space calculations.
- **Buildings**: Grandstand and Pavilion, clubrooms and leased areas, indoor sport and community building, mixed-use development areas.
- **Roads/Driveways/Car Parking**: Car parking areas internal to PLP and immediately adjoining, Menzies Crescent.

Please note: To ensure meaningful comparison with the existing site layout, the following assumptions were applied to area calculations:

- Plaza and terrace areas include eastern mound seating (which incorporates contaminated land) and the circulation space in front of the NAFC clubrooms/Pavilion.
- Roads / Driveways / Car Parking also account for unactivated areas that could not be reasonably assigned to other categories (i.e. unsealed dirt or gravel areas lacking vegetation).

TABLE 8: OPEN SPACE - SCHEDULE OF AREAS

	Existing (m^2)	Preferred Option (m^2)
Open Space – Passive	13,723	15,598
Open Space Active	28,491	27,040
Plaza/Terraces (incl. integrated landscaped areas and tree planting)	5,622	16,533
Buildings	5,798	11,866
Roads/Driveways/Car Parking	21,691	4,288
TOTAL	**75,325**	**75,325**

Attachment 7 provides a plan illustrating the breakdown of these measurements.

Based on a preliminary estimate, there could be in the realm of 90 trees required for removed from around the oval area to accommodate contamination remediation, development activities, and the removal of trees assessed as being of low quality or poor health. As a concession, it could be proposed that a replacement ratio of 3.5 large trees which would provide an estimated canopy cover of 25 square metres per tree could be planted for every tree removed. This could comfortably be accommodated within the proposed passive open space areas.

It is acknowledged that not all passive open space should or will be fully planted, as some areas are intended to remain open and unobstructed. Accordingly, we would suggest targeting a canopy coverage in the order of 50% across the 1.5 hectares of passive open space identified within the PLP. Under this scenario, the proposed planting could result in a 221 net increase in trees.

If the Memorial Gardens are excluded from the passive open space calculations, the achievable replacement ratio may reduce to approximately 1.9 new trees for every tree removed. Alternatively, by incorporating a mix of large trees (25 sqm canopy cover) and small trees (9 sqm canopy cover) within the passive open space, excluding the Memorial Gardens, a conditional replacement outcome of up to 321 trees may be achieved, representing a net increase of approximately 231 trees.

Heritage Information

The heritage status of the Prospect Oval and Memorial Gardens has been reviewed by the consultant team in Phase 1 with the conclusion that development within the precinct is possible subject to the preservation of the identified items of heritage significance.

The current Master Plan retains all key elements identified in the State and local heritage listings **(Attachment 8)**, notably, the Former Prospect ARP Sub-Control Station (commonly referred to as the Air Raid Shelter), the 1922 Grandstand (the Pavilion), the Marble War Memorial, two gateways, the Prospect Children's Memorial Playground Building and Prospect Oval itself and ensures the preservations of those items. Indeed, the proposal to remove the RSL Building and Cricket Club have the potential to enhance the context and setting of the 1922 Grandstand and open up the oval to the wider community.

It is most important to appreciate that the only item listed as a State Heritage Place is the Air Raid Shelter and that this listing captures the whole of the PLP site, due to the Air Raid Shelter being located within the lot boundary and therefore, the single title. If the Air Raid Shelter was located on its own individual Certificate of Title, the State Heritage listing would not extend over the remainder of the PLP.

This focus on the Air Raid Shelter itself is clear in the State Heritage citation for the item – it is only about the Air Raid Shelter. Further, if the State listing had intended to capture the wider precinct, it would have been declared a State Heritage Area, not a State Heritage Place.

The timing of detailed investigations to inform the Master Plan is always one of weighing up risk against the costs of undertaking detailed investigations, particularly, where that detailed investigation might prove to be unnecessary because of the direction taken by the master plan. It remains the opinion of the consultant team that sufficient information regarding the heritage status of the precinct is available to inform the Phase 1 Master Planning process and that the Preferred Master Plan Option has suitable regard to that contextual information. Moreover, the consultant team's experience with projects encompassing heritage listed items or sites is that the relevant authorities are typically seeking adaptive reuse of those items or sites, whereby their heritage integrity is maintained while also providing for the ongoing maintenance of those items or sites.

The Preferred Master Plan Option has the potential to deliver that desired outcome.

Phase 2 of the master planning investigations will provide the next level of investigations, having now delivered a spatial arrangement of building, land uses and landscaping that can be tested for their compatibility within the heritage aspirations of the State and local listings.

This is programmed to occur in the first three months of 2025/2026 and will provide expert advice from a heritage architect as to the contextual and design obligations of any proposed development within the precinct.

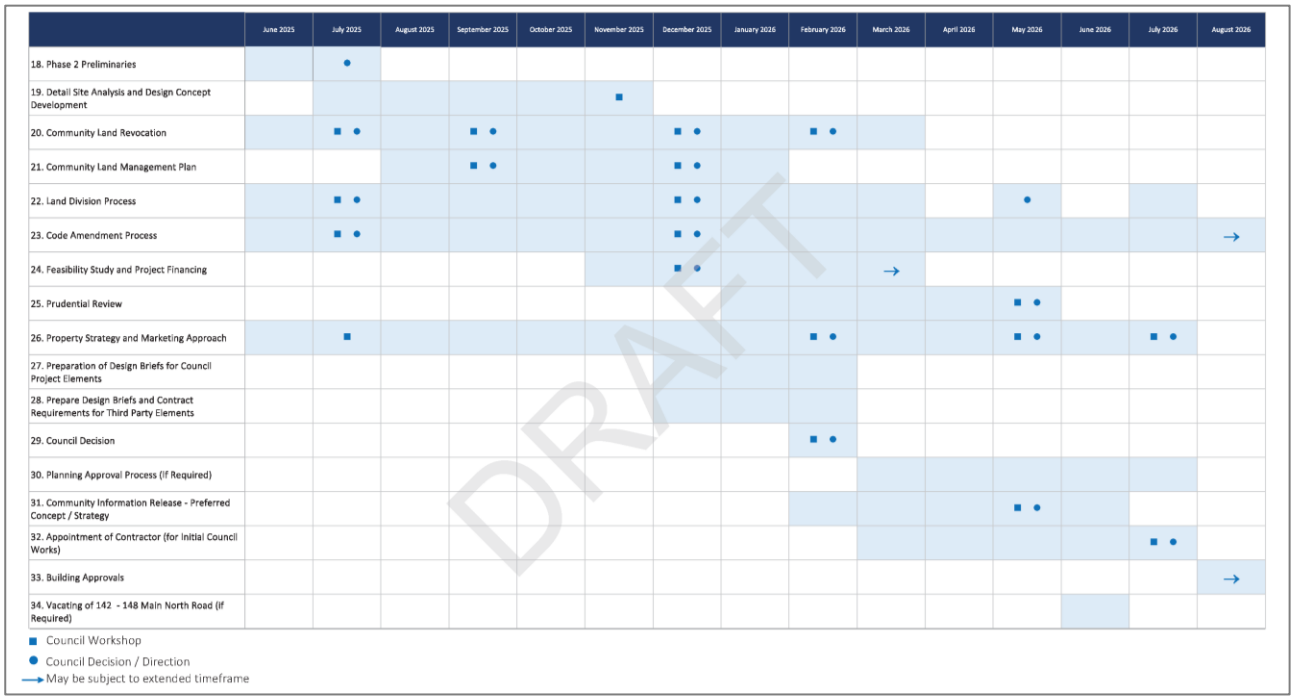
This information will be available to the members prior to making a decision about the detailed master plan, currently programmed for December 2025.

PHASE 2: NEXT STEPS

Phase 2 Roadmap

A draft roadmap for Phase 2 of the PLP project is currently being developed, covering the period from 1 July 2025 to 31 August 2026. This roadmap will be updated as required to reflect Council's direction and evolving project priorities. The key tasks and milestones are illustrated in the Figure 14 and is attached as **Attachment 9**.

FIGURE 14. DRAFT PHASE 2 ROADMAP



While the roadmap retains many of the core tasks identified in the previously endorsed version of the Phase 2 Roadmap in April 2024, it has since been expended to incorporate updated information and a greater level of detail. This includes steps relating to community land revocation, amendments to the community land management plan, the land division process, and the initiation and progression of a Code Amendment.

The roadmap also identified a series of critical milestones, community and stakeholder information sessions, and key Council decision points. These culminate in a final decision regarding third-party elements of the project, currently scheduled for July 2026. It is important to note that no decisions made prior to this point will commit Council to implementing the Master Plan.

Subject to Council's future endorsement of the Phase 2 Roadmap at the July Ordinary Meeting, the key milestones and decision points are outlined in Table 9 for reference.

TABLE 9. FUTURE MILESTONES (SUBJECT TO ENDORSEMENT)

Milestone / Decision Point	Proposed Date
Decision to adopt Roadmap	Phase 2: July 2025
Decision to commence Community Land Revocation, Land Division and Code Amendment	July 2025
Decision to proceed with public consultation for Land Revocation	September 2025
Agree preferred concept for PLP	November 2025
Decision to submit Land Revocation proposal to Minister	December 2025
Decision to proceed with public consultation for Code Amendment	December 2025
Review of PLP project feasibility	December 2025
Decision to revoke community land status of development sites	February 2026
Decision to progress Council initiatives within PLP	February 2026
Agree property marketing strategy for third-party site opportunities	February 2026
Review of initial third-party development proposals	May 2026
Review of consultation feedback	May 2026
Reviews of Prudential Review findings	May 2026
Decision to proceed with third-party development contract	July 2026
Decision to proceed with Council initiatives within PLP	July 2026

While the Phase 2 roadmap has been summarised above, it remains subject to further refinement, discussion, and formal endorsement by Council. A comprehensive report will be presented at that time, outlining the detailed scope of works, key timelines, responsibilities, and associated actions. This report will also provide an opportunity to address any questions, confirm priorities, and ensure a shared understanding of the intent and objectives for the next phase of the project.

Code Amendment Process

In enable the optimum development outcome for the PLP, it is proposed that a Code Amendment be prepared. This would establish a tailored planning framework that supports the key development objectives of the PLP while continuing to protect the elements that make the precinct distinctive, its open space, environmental values, and recreation and community functions.

The proposed Code Amendment could achieve this by:

- **Extending the Urban Corridor Zone** (currently applied along Main North Road) to cover the areas of Prospect Oval identified for residential and commercial development—specifically the eastern wing and south-eastern area – and support for local-scale commercial uses such as shops, offices, and consulting rooms within appropriate areas.
- **Determining the most suitable sub-zone** within the Urban Corridor Zone—such as Business, Living, or Boulevard—to reflect the intended development outcomes.
- **Exploring an alternative zoning** for areas within the PLP that lie outside the Urban Corridor Zone. This zoning should better reflect the precinct's recreational, sporting, and community use—potentially through application of a Recreation Zone instead of the existing Established Neighbourhood Zone, which is predominantly residential in focus.
- **Maintaining or amending Technical and Numeric Variations (TNVs)** to support the desired built form outcomes.
- **Reviewing and updating relevant overlays**, maintaining those of ongoing relevance while adjusting boundaries where necessary to reflect the future development intent.

Detailed recommendations regarding the content and scope of the Code Amendment will follow the June Ordinary Meeting, pending Council's decision. Key matters for consideration include the geographic extent of zoning changes and heights parameters proposed for the Urban Corridor Zone.

If Council resolves to proceed, the Code Amendment process will involve multiple steps and is expected to take approximately 12 months to complete. The standard process includes:

- Council resolution to initial the Code Amendment.
- Preparation and submission of the Proposal to Initiate.
- Decision to proceed by State Planning Commission or Planning and Land Use Services (PLUS).
- Preparation and approval of an Engagement Plan.
- Detailed investigations, including infrastructure capacity, land use impacts, and cost-sharing arrangements.
- Public consultation and stakeholder engagement.
- Review of consultation findings and finalisation of the code amendment (with changes if needed).
- Submission to PLUS for Ministerial approval.
- Formal adoption, update to Planning and Design Code and publication on the planning portal.
- Parliamentary review by the Environment Resources and Development Committee of Parliament.

Should Council resolve to commence the Code Amendment at its July 2025 Ordinary Meeting, it is anticipated that a draft amendment could be presented for Council's consideration in December 2025, with formal adoption and implementation by mid-2026.

Community Land Revocation Process

To enable third-party commercial and/or residential development on land currently classified as community land, Council must revoke that community land classification. This applies specifically to the eastern wing and the south-eastern portion of Prospect Oval.

The proposed revocation area would align with the proposed Urban Corridor Zone boundary. The community land revocation process includes:

- Council resolution to initiate the revocation.
- Preparation of a report outlining the reasons, existing land restrictions (if any), use of proceeds and community impact.
- Public consultation on the proposal.
- Submission of the proposal and consultation summary to the Minister for Local Government.
- Ministerial approval of the proposal.
- Final Council resolution to revoke the community land status.

If Council initiates the process in July 2025, the proposal report could be presented in September 2025 for a decision to commence public consultation, with a final submission to the Minister by December 2025. Subject to Ministerial approval, Council could formally the classification by February

Land Division or Boundary Realignment Process

A land division or boundary realignment will be required to separate land intended for commercial and/or residential development on the eastern wing and south-east portion from the remainder of Prospect Oval. This will allow the land to be dealt with independently, free from the existing community land and heritage constraints. Heritage matters are discussed in detail under a separate heritage section below.

An additional land division/boundary realignment is also recommended to separate the Prospect ARP Sub-Control Station, ensuring the broader Local Heritage remains intact while excluding the development sites.

The land division process would include:

- Council resolution to proceed with the land division(s) / boundary realignment.
- Consultation with State Heritage Branch and Council's heritage advisor regarding the Prospect ARP Sub-Control Station.
- Engagement with adjoining landowners regarding access requirements (where applicable).
- Coordination of engineering consultants and Service Authorities on infrastructure requirements.
- Finalisation of title boundary alignments.
- Lodgement of application(s) and receipt of planning consent.
- Resolution of servicing and titling matters.
- Issuance of new Certificates of Title.

If initiated in July 2025, applications could be lodged by September, with planning consent and new titles anticipated by July 2026.

Staging Plan

The staged delivery of the Master Plan is essential to prioritise income-generating initiatives early, enabling reinvestment into community-focused outcomes that may require significant Council funding but offer limited financial return.

Some community, recreation, landscaping, and sporting facilities may attract State or Commonwealth grants or contributions from sporting groups, potentially accelerating delivery. User charges may assist, though likely only with operational costs.

Given market conditions, it is expected that residential and commercial development—such as the eastern wing, south-eastern portion, and 142–148 Main North Road—will be staged over time. These may include buildings delivered in phases, allowing for a gradual release to market. Due to long lead times for planning, financing, pre-sales, and construction, delivery is anticipated to occur over a 10+ year period.

This staged approach enables Council to leverage early capital from commercial developments, allocate limited funds effectively (including matched grant funding), and ultimately benefit from increased rate revenue to support the delivery of key community outcomes. Following Council's endorsement of the Master Plan, a detailed staging plan will be finalised and presented for Council's consideration at a future Ordinary Meeting.

Future Traffic Investigations

In respect to potential traffic and parking implications associated with the proposed Master Plan, MFY have undertaken a Preliminary Traffic and Parking Review. The purpose of the review was to provide a set of guiding principles to be applied to further technical studies and design refinements, with consideration to community feedback and ensure alignment with Council's Integrated Transport Plan (ITP) currently under development.

The principles are provided below:

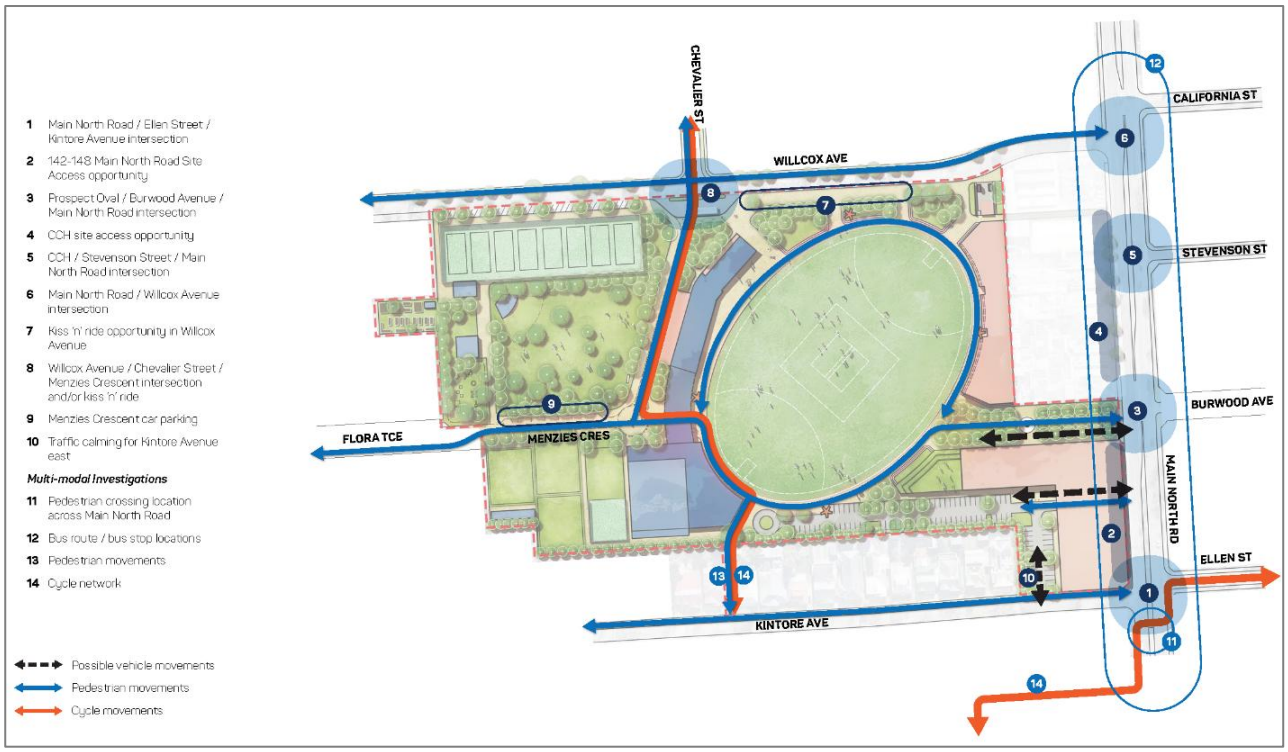
- **Respect Local Road Functionality and provide for balanced traffic distribution:** Maintain the intended local road function of Kintore Avenue and Willcox Avenue by carefully managing traffic volumes, speed, and access to minimise impacts on surrounding residential areas.

- **Enhance Pedestrian and Active Transport Connectivity:** Prioritise safe, accessible, and direct pedestrian and cycling connections throughout the precinct and across arterial road corridors, supporting a walkable, people-focused environment.
- **Deliver Equitable and Safe Access:** Ensure all sections of the precinct are accessible by all users, with a focus on safety, convenience, and inclusion across transport modes and development stages.
- **Balance Movement and Place:** Support a balanced approach to traffic management that aligns with the road hierarchy established in the Integrated Transport Plan, ensuring transport function complements placemaking objectives.
- **Design for Multi-Modal Integration:** Investigate and embed opportunities for all transport modes—walking, cycling, public transport, and private vehicles—throughout the planning and design phases to support long-term mode shift.
- **Provide Fit-for-Purpose Car Parking:** Ensure public car parking that is appropriately provisioned and located and designed to support precinct activity, minimise local impacts, and respond to future land use needs.

The principles outlined will guide the refinement of access, parking, and transport strategies to ensure they support both everyday use and event-based demands. MFY's continued involvement, in accordance with their pending Phase 2 consultancy appointment, will be instrumental in developing strategies and design solutions consistent with the objectives of the PLP. This work will be undertaken in close coordination with the ITP, which sets the overarching transport context and road hierarchy within which the PLP must operate. Together, these elements will support a cohesive, accessible, and future-ready precinct.

To summarise these proposed traffic and transport investigations a Transport Interventions Opportunity Plan (Figure 15) has been developed. It highlights key locations for further investigation during the next phase of the master plan to ensure transport challenges and opportunities remain central to the design process.

FIGURE 15: TRANSPORT INTERVENTIONS OPPORTUNITY PLAN



The plan identifies several strategic interventions subject to further investigation and refinement. Each has been selected for its potential to either improve access, safety, and/or connectivity in and around the PLP, including but not limited to:

- Intersection upgrades at key junctions such as:
    - Main North Road / Ellen Street / Kintore Avenue
    - Main North Road / Willcox Avenue
    - Burwood Avenue / Main North Road
    - Stevenson Street / Main North Road
- Site access opportunities from Main North Road
- Kiss ‘n’ ride zones proposed for Willcox Avenue
    - Traffic calming measures proposed for Kintore Avenue (east)
- Car parking enhancements:
    - Menzies Crescent
    - In association with the mixed-use development
- Other multi modal investigations
    - Pedestrian crossing locations across Main North Road
    - Bus routes and stop locations
    - Pedestrian movement patterns
    - Cycle network and movements
    - Possible vehicle movement routes
    - Multi-modal transport investigations

Further to the above, a copy of MFY’s Preliminary Traffic and Parking Review is provided as **Attachment 10** and plan summarising the discussion created by Holmes Dyer **(Attachment 11)**.

Other Future Investigations

While this section does not cover the full scope of future investigations planned as part of the broader master planning process, but it does address several key issues raised during earlier investigations, community consultations, Council workshops, and meetings.

Table 10 summarises the current status and intended direction of key investigations—covering traffic, potential tree removal, cultural and heritage assessment, civil engineering, and geotechnical and environmental matters—to provide clarity ahead of their completion.

TABLE 10. SUMMARY OF FURTHER SPECIALIST INVESTIGATIONS

Other Future Investigations	Action - What’s to come	Function - Why its required
Tree assessment outcomes	Tree removal and replanting are key considerations in the master planning process. Under the preferred option, some tree removals are expected, particularly in contaminated areas (e.g. mounds) and near development zones. Phase 2 will identify affected trees, explore options for retention, and where removal is required, ensure compliance with the Planning, Development and	Community feedback across both consultation phases has consistently raised concerns about tree protection and opportunities for increased greening. While the project aims for both retention of as many existing trees as possible and a net environmental benefit—planting multiple or more suitable trees for every one removed—exact removal and planting locations depend on the final endorsed master plan.

	Infrastructure (PDI) Act and Australian Standard S4970-2009 where applicable. Key Phase 2 tasks include: • Confirming tree removals and supporting rationale • Advising on tree impacts linked to land division • Preparing a supporting statement for the Code Amendment	A preliminary arborist report assessed all trees within the oval precinct (excluding Memorial Gardens, where all trees will be retained), finding a mix of low, moderate, and high retention value. Key findings include: • No trees identified as having significant habitat value. • Trees with high retention value are generally protected under the PDI Act. As such, they are considered regulated or significant trees and will require approval prior to any tree-damaging activity can take place.
Traffic and transport investigations and design solutions	Detailed traffic, transport, and multi-modal movement solutions will be investigated and modelled during the detailed design phase to ensure that identified challenges and community concerns are addressed, and to achieve the best possible traffic outcomes. These matters are explored in more detail in the section of this report titled Future Traffic Investigations above.	Consultation and Council workshops highlighted strong feedback on traffic solutions and the need for further access and parking investigations. Acknowledging current limitations—particularly the uncertainty around development areas due to the master plan not yet being endorsed and the project budget still under consideration—the project team will prioritise traffic and parking design early in Phase 2. Expert consultants will be engaged to lead this work, ensuring it aligns with the evolving master plan and supports broader planning and design investigations.
Heritage – State and Local Heritage Places Including risk assessment and/or preliminary heritage strategy	The next phase of the master plan project will expand heritage investigations beyond statutory requirements, enabling the design team to integrate detailed heritage considerations into the layout, landscaping, and infrastructure planning of the precinct. Key Phase 2 heritage tasks include: • Review and advise on the State Heritage, Local Heritage, and Historic Area status of the site. • Identify key elements for retention and assess permissible levels of modification and improvement. • Evaluate opportunities to adapt non-built elements surrounding Prospect Oval. • Provide design guidance on development proposals affecting heritage structures. • Engage with the State Heritage Branch and Council to test potential interventions. • Develop documentation to accompany the proposed Code	The project team is fully aware of the existing local and state heritage listings across the Prospect Lifestyle Precinct, along with their associated legislative controls and planning regulations, as outlined in detail in the PLP Master Plan report. These heritage considerations have been a recurring theme throughout community engagement and have also been the subject of requests for further information and clarity from Elected Members. This feedback has reinforced the importance of ensuring that future planning and design work respects the precinct's heritage significance while providing practical guidance for any potential modifications or development. Heritage specialists have been included in the 2025/26 budget for the PLP. Procurement of this specialist will commence upon endorsement of the PLP budget. Heritage considerations are discussed further in the Heritage Information section above.

	Amendment and land division or boundary realignment. The next phase of the master plan project will aim to broaden the scope of heritage investigations beyond statutory mechanisms to allows the design team to incorporate detailed heritage considerations into site layout, landscaping, and infrastructure planning.	
Cultural Heritage	Developing a Cultural Heritage Risk Assessment or Preliminary Heritage Strategy will be essential to identify culturally sensitive areas, minimise risk during construction, and ensure cultural sites, artefacts, and stories are protected and, where appropriate, acknowledged through design. In addition to meeting statutory obligations, the PLP aims to embed improved cultural heritage practices in Phase 2, including: • Preparing an EOI to appoint a Kaurna community representative within the City of Prospect. • Establishing regular discussions on cultural landscape, storytelling, and design opportunities. • Seeking advice to inform future tenders related to design, art, and cultural elements across the site.	Many heritage protections, such as those under the Aboriginal Heritage Act, require detailed, site-specific investigations involving fieldwork, research, and community consultation. This work is resource-intensive and has not yet commenced, as it depends on endorsement of a preferred master plan that clearly defines development areas and land use patterns. To support this process, a dedicated EOI is proposed to seek timely and focused cultural heritage advice, separate from Council's existing Payinthi Kumangka Steering Group. The EOI approach was shared with the group at its last meeting and received support. Selection criteria will continue to be developed in consultation with the group, and members will be encouraged to apply.
Detailed civil engineering works	The following tasks have been identified for Phase 2: • Confirm service capacity and connection needs for new development allotments. • Liaise with SA Water, SAPN, and other providers on infrastructure requirements. • Provide preliminary costings for service connections and capacity upgrades. • Develop a preliminary stormwater management plan and cost estimate, aligned with Council's strategy and site-specific detention needs. • Engage with Council on local road standards and upgrades. • Prepare an infrastructure and stormwater report to support the proposed Code Amendment.	Preliminary service infrastructure analysis by WGA confirms that essential services being water, electricity, and sewer, can be extended to support future development across the PLP. However, depending on the type, scale, and intensity of development, some upgrades or extensions may be required. More accurate infrastructure solutions and cost estimates will only be possible once the development scope is confirmed and detailed design work is underway.
Geotechnical and	The preferred master plan proposes removing the existing mounds and spectator areas along the eastern wing, where soil contamination has been	Preliminary site contamination investigations were undertaken as part of a funding application for potential lighting

environmental assessments	identified. Further geotechnical assessments and expert advice will be essential to ensure safe, stable foundations for new buildings, sports facilities, and infrastructure. Phase 2 tasks include: • Preliminary site investigations of development sites created by land division to confirm suitability. • Continued analysis of the oval mounds and surroundings to guide removal or remediation. • Preparation of a report for inclusion in the Code Amendment supporting the proposed land use. • Providing observations on adjacent land outside Council control relevant to the Code Amendment.	upgrades at Prospect Oval. Key findings included: • Some soil ("fill material") contains potentially harmful chemical PAHs (polycyclic aromatic hydrocarbons). This soil isn't safe to reuse freely around the site. • Further contaminated soil may exist in untested areas and additional testing is underway. • Natural (undisturbed) soil is safe to reuse on-site and for disposal at licensed landfills. • The contaminated soil requires EPA approval for off-site removal (if required). At 142–150 Main North Road: • Soil is safe for commercial, industrial, and some residential uses with no expected cleanup. • No groundwater contamination detected. • Asbestos removal from buildings is required before any works commence. Ongoing concerns about contamination extent, groundwater, and geotechnical factors mean a more thorough site-wide analysis is needed to avoid delays or constraints on future development. Council's Capital Delivery team has commenced these investigations.

Phase 2 Preparation and Procurement Approach

With Phase 1 nearing completion, preparations are underway to enable the timely commencement of Phase 2. A key focus is ensuring that appropriate external resources are in place to support the delivery of the Phase 2 scope.

As outlined in the Phase 1 Acquisition Plan:

> *"It should be noted that this appointment will only be for the undertaking of Phase 1 tasks. Phase 2 will be subject to Council's decision to proceed with Phase 2… However, subject to performance in Phase 1, it would be desirable to progress to Phase 2 with the same consultant team in order to preserve the value and knowledge already established in Phase 1."*

To proceed with Phase 2, the following milestones must be met:

- Endorsement of the PLP Master Plan
- Endorsement of the 2025/26 Council Budget, specifically PLP-related components

In anticipation of a favourable outcome, the project team has commenced preparation of procurement briefs to mobilise consultants immediately following 1 July 2025. Recognising that the project will proceed under a constrained budget in some areas, consultant briefs have been scoped carefully to ensure maximum value and alignment with key outcomes.

Retaining the Phase 1 consultant team is the preferred approach, as it ensures continuity of knowledge, avoids duplication, and reduces the time and cost associated with onboarding new consultants. This continuity supports efficient project delivery and preserves the intellectual capital already invested. While some consultancies were originally engaged with the potential to extend into Phase 2; this continuation was not guaranteed. Therefore, an Exemption Request has been submitted to Council's Delegate (the CEO) to allow continuation without a new market process. The Exemption Request includes the following consultancies

- Lead consultant / planning advisory
- Architecture and master planning
- Arborist
- Civil engineering
- Quantity surveying
- Surveyor
- Traffic

It is acknowledged that the exemption request for both the Lead Consultant and Architectural Consultant represents a significant value of service. However, their continued involvement offers substantial benefits, including:

Consistency of approach

- In-depth understanding of project context and Council processes
- Established internal and external stakeholder relationships
- Avoided costs and time associated with re-briefing new teams

While budget estimates for each consultancy have been submitted to the Delegate as part of the exemption process, they have not been included in this report due to their commercial-in-confidence nature, and to avoid influencing future quote submissions. The total budget allocation remains subject to Council consideration on 24 June 2025.

The CEO has flagged his intention to approve these consultant exemption proposals, with a view to maintaining continuity and momentum in the project. The recommendation acknowledges and endorses this proposed approach.

Preferred Master Plan: Opportunities and Constraints Summary

During the Council Information and Workshop Design Session/s with Elected Members, the potential opportunities and constraints of each key master plan element/option was presented for information.

Following The April meeting of Council's Audit and Risk Committee, Council determined (in resolution 2025/70, point #3, 29 April 2025) to seek a "high level risk assessment" over elements of the PLP master plan options.

Following engagement with staff (including through the report presenting these Audit and Risk Committee recommendations), staff made it clear that in the time available, such assessment would have to be limited to a broad review of opportunities and challenges in relation to the various master plan elements, which was presented to and discussed with Council in workshops on 6 May and 13 May 2025.

The key opportunities and challenges are reproduced below, on the understanding that this (and preceding workshop discussions) collectively meets the expectations of a "high-level risk assessment" as directed by Council on 29 April 2025.

TABLE 11. OPPORTUNITES AND CHALLENGES – PREFERRED MASTER PLAN

Opportunities – Preferred Master Plan
Reputational and Strategic Outcomes • Establishes a cohesive and long-term vision for precinct development, avoiding ad-hoc and reactive delivery. • Enables structured long-term financial planning and infrastructure forecasting.

- Introduces a funding model that reduces reliance on rates and Council debt through diverse income streams.
- Empowers Council to set clear expectations around design quality, land use, and outcomes along Main North Road.
- Alignment with local/state strategic plans – Helps demonstrate consistency with planning and infrastructure priorities (e.g. Greater Adelaide Regional Plan, sport and rec frameworks, housing policy, etc.).
- A clear master plan can be a tool for advocacy for external funding or strategic infrastructure investment (e.g. roads, public transport, utilities).
- Strengthens Council's leadership and reputation in delivering well-planned urban renewal and recreation projects.
- Reinforces the PLP identity as a vibrant lifestyle destination and integrated community hub.
- Enhances Council's profile in sport, health, wellbeing and urban place leadership.
- Demonstrates effective stewardship of public land, maximising value and community benefit.

Governance and Implementation

- Staged delivery potential – Allows for phased implementation aligned with funding availability, minimising disruption while building momentum.
- Clear decision-making framework – A master plan provides structure and transparency around how decisions will be made and priorities set over time.
- Improved inter-agency coordination – Provides a platform for collaboration across Council departments, utilities, and other levels of government.

Design

- Supports innovation in design and delivery – Opportunity to incorporate emerging technologies, smart infrastructure, and building materials.
- Water-sensitive urban design (WSUD) – Integrating stormwater management and landscape solutions to improve resilience and reduce heat.
- Climate adaptation – The plan can include measures to increase climate resilience, such as urban greening, shade, flood mitigation, and cooler public spaces.
- Supports improved connectivity including promotion of safer walking, cycling and public transport integration, supporting active and low-carbon transport.
- Facilities can be planned from the outset to support people with disabilities, families with prams, and older residents.
- Future-proofs land use by allowing flexibility to respond to demographic shifts, emerging sport and recreation trends, and evolving community needs – ensuring the precinct remains relevant and adaptable over time.

Sport and Recreation

- Delivery of modern, fit-for-purpose facilities designed to meet contemporary participation and access standards.
- Promotes efficient land and facility use by reducing duplication and consolidating single-use facilities where possible.
- Supports inclusive programming across ages, genders and abilities – including increased capacity for women's and girls' sports.
- Optimises underutilised land to support additional uses such as courts, fitness trails, passive areas or multi-use courts.
- Enhances opportunity to host a wider range of recreational, cultural, and community events and activities.

Funding and Financial

- Positions Council to attract investment through development and operational partnerships.
- Increases the number of rateable properties, generating ongoing income and long-term economic uplift.
- Offers potential for private sector partnerships that reduce Council's capital and operational outlay.
- An endorsed master plan strengthens grant applications or funding opportunities (e.g. Urban Precincts and Partnerships (uPPP) grant) by demonstrating readiness, alignment with government priorities, and a partnership delivery model.

- Enables potential revenue generation from leasing, events, and commercial or civic partnerships (e.g. commercial leasing, sporting bodies, ageing in place/housing organisations etc)

Economic and Community Outcomes

- Enhances amenity, liveability, and open space provision in a key urban area.
- Supports improved physical and mental health and wellbeing through expanded active recreation opportunities.
- Achieves environmental uplift via increased tree canopy, more green infrastructure, and the remediation of contaminated land.
- Delivers more equitable access to high-quality community facilities through co-location and shared-use models.
- Creates opportunity to attract new clubs, groups, and community services to the precinct.
- Enhances the public realm through improved placemaking, signage, public art, lighting and wayfinding.
- Incorporates cultural and built heritage interpretation, strengthening identity and education outcomes.
- Provides opportunities for diverse and accessible housing options, supporting ageing in place and generational retention.
- Increases population density to support local business vitality, improve passive surveillance, and build community connection.

Challenges

Reputational and Strategic Outcomes

- Some elements of the master plan are inconsistent with feedback from segments of the community, particularly non-supportive cohorts.
- Reputational risk associated with reducing croquet lawn provision, particularly among croquet players and their advocates.
- Croquet lawns are perceived as an exclusive, single-use facility with limited broader community access.
- Negative feedback from adjacent residents and community members resistant to change.
- Potential loss of precinct identity if the master plan is not endorsed, funded or implemented.
- Ongoing communication and promotion of long-term community benefits needs will be essential to maintain support and manage expectations.
- Delays or missteps in delivery may compromise Council's reputation and its ability to secure or maintain commercial and government partnerships.

Governance and Implementation

- Delivery is dependent on a complex mix of funding sources and approvals, without clearly defined staging and delivery model endorsement in future phases, the plan risks stalling.
- Project budget is subject to Council endorsement, which may impact resources for further technical studies, design, coordination, or delivery.
- Cross-agency coordination, governance and internal project management capacity will be critical for successful implementation.

Design

- Poorly scoped or managed concept and detailed design phases may result in under delivery or loss of strategic intent.
- Risk that built form outcomes may be perceived as out of scale or inconsistent with community expectations.
- Site challenges, including unknown infrastructure limitations or service relocations, may impact cost and feasibility.
- Contamination investigations are ongoing; the extent and cost of remediation for the mound area remain uncertain.
- Design trade-offs will be required between:
    - Car parking vs increased open space.
    - Built form scale vs community benefit vs commercial viability.
    - Multi-use flexibility vs specific sport and group needs.

- Traffic, access and parking require further investigation, car parking provision and circulation remain a key point of pressure.
- Any changes to Main North Road access are subject to Department of Infrastructure and Transport, adding risk to timing and design outcomes.

Sport and Recreation

- Programming and scheduling will need to ensure equitable access across user groups, maximising benefit and avoiding dominance by single user groups.
- Staging of sport and recreation elements must be carefully coordinated to minimise disruption and allow time for user communication, transition and capacity-building.
- Managing expectations across clubs and stakeholders will be essential to reduce resistance and maintain support.

Funding and Financial

- Construction costs and preliminary feasibility calculations are preliminary only, and may exceed current estimates, particularly if market conditions or scope changes.
- Securing capital contributions from commercial or government partners may prove more competitive or constrained than anticipated.
- Risk that overreliance on grant funding or partnership contributions could delay delivery or require design amendments.

The Preferred Master Plan for the PLP presents significant long-term opportunities, alongside several strategic, financial and implementation-related challenges. To ensure these are proactively managed and embedded into future delivery, the following actions and considerations are recommended:

1. **Maintain Strong Governance and Risk Oversight**
    - Continue to embed a proactive risk management approach through regular PLP Steering Committee oversight. The PLP Steering Committee, including the CEO, all Directors and relevant Council officers, regularly review and update the PLP Risk Register. The Phase 2 risk register is currently under development and is pending endorsement of the PLP Master Plan before finalisation.
    - The relevant matters outlined in this discussion will be considered and reflected in the risk register where required to ensure they are appropriately considered, managed and improved.
2. **Strengthen Community and Stakeholder Engagement**
    - Develop a tailored communications strategy to clarify the benefits of the master plan, manage expectations, and respond to specific concerns (e.g. croquet use, access, identity).
    - Reinforce place identity and community value through storytelling, placemaking, and consistent branding of the PLP as a lifestyle precinct.
3. **Ensure Delivery is Feasible, Phased and Funded**
    - Prioritise the development of a flexible staging and funding strategy to accommodate a mix of public, private, and partnership delivery.
    - Confirm budget allocations and funding pathways in line with key project milestones, avoiding reliance on single sources.
4. **Advance Technical Investigations and Site Readiness**
    - Progress detailed site investigations (e.g. contamination, infrastructure capacity, traffic impact assessments, further design development) to inform feasibility and cost planning.
    - Identify any critical enabling works or planning dependencies early to reduce delays.

5. **Design with Flexibility and Community Benefit in Mind**
    - Ensure the design process includes mechanisms for resolving key trade-offs (e.g. green space vs car parking, multi-use vs single use), balancing operational requirements with community expectations.
    - Maintain design flexibility to adapt to emerging needs, trends and demographic changes while preserving the strategic intent of the plan.
6. **Clarify Programming, Access and Facility Use**
    - Develop programming principles to support equitable access, especially for shared-use spaces.
    - Engage with sport and community groups regularly to manage transition arrangements and long-term usage planning as the project progresses.
7. **Monitor Financial Viability and Market Conditions**
    - Maintain regular financial scenario testing to track market shifts and cost changes.
    - Pursue funding and partnership opportunities that align with Council's objectives and reinforce the public value of the precinct.

These actions will assist Council in navigating the inherent complexities of the PLP while positioning the precinct for long-term success and sustainability.

Financial Considerations

A preliminary financial analysis of the four Master Plan options was prepared and presented to Council in March 2025. The document remains confidential given the information it contains, which could prejudice future Council negotiations with third parties if made available to the public. Accordingly, this report only discusses financial performance in a general manner but does so to remind Members of the key financial performance principles applying to the PLP.

These can be summarised as follows:

- **Maximisation of the land footprint** available for third-party development along the eastern side and southern quadrant of the Prospect Oval surrounds can be expected to maximise the financial return to Council and therefore minimise or eliminate borrowings and rate increases to fund necessary Precinct Improvements.
- Significant costs can be expected to be incurred by Council in meeting its **obligations for a safe, accessible and fit-for-purpose precinct** for community and recreational use, regardless of the implementation of the PLP Master Plan. These costs could include improved oval lighting, women's change facilities, upgraded ablution blocks, disabled access, contamination remediation, and upgrading of sporting club facilities to code compliance levels, and ongoing maintenance of the ageing buildings and public spaces.
- A number of initiatives could be **supported by grant funding** but will inevitably require Council contributions. Sports and recreation facilities, community facilities, landscaping and placemaking could all qualify as potential grant funding candidates.
- The development of some facilities which serve particular sports clubs could be supported by a **combination of grant funds and sporting club contributions**, thereby improving their financial performance from a Council perspective.
- The development of apartments, shops, offices and other commercial enterprises can be expected to generate **significant income for Council through additional rates**. This income stream can relieve the pressure on rate rises for all ratepayers in the future.

Should Council resolve not to proceed with the PLP project, then substantial costs, potentially amounting to many millions of dollars, would continue to accrue to Council, but without the offset of income of the proposed development sites and the significant rate income increase generated by the commercial elements of the project.

STRATEGIC COMMUNITY PLAN 2023-2027

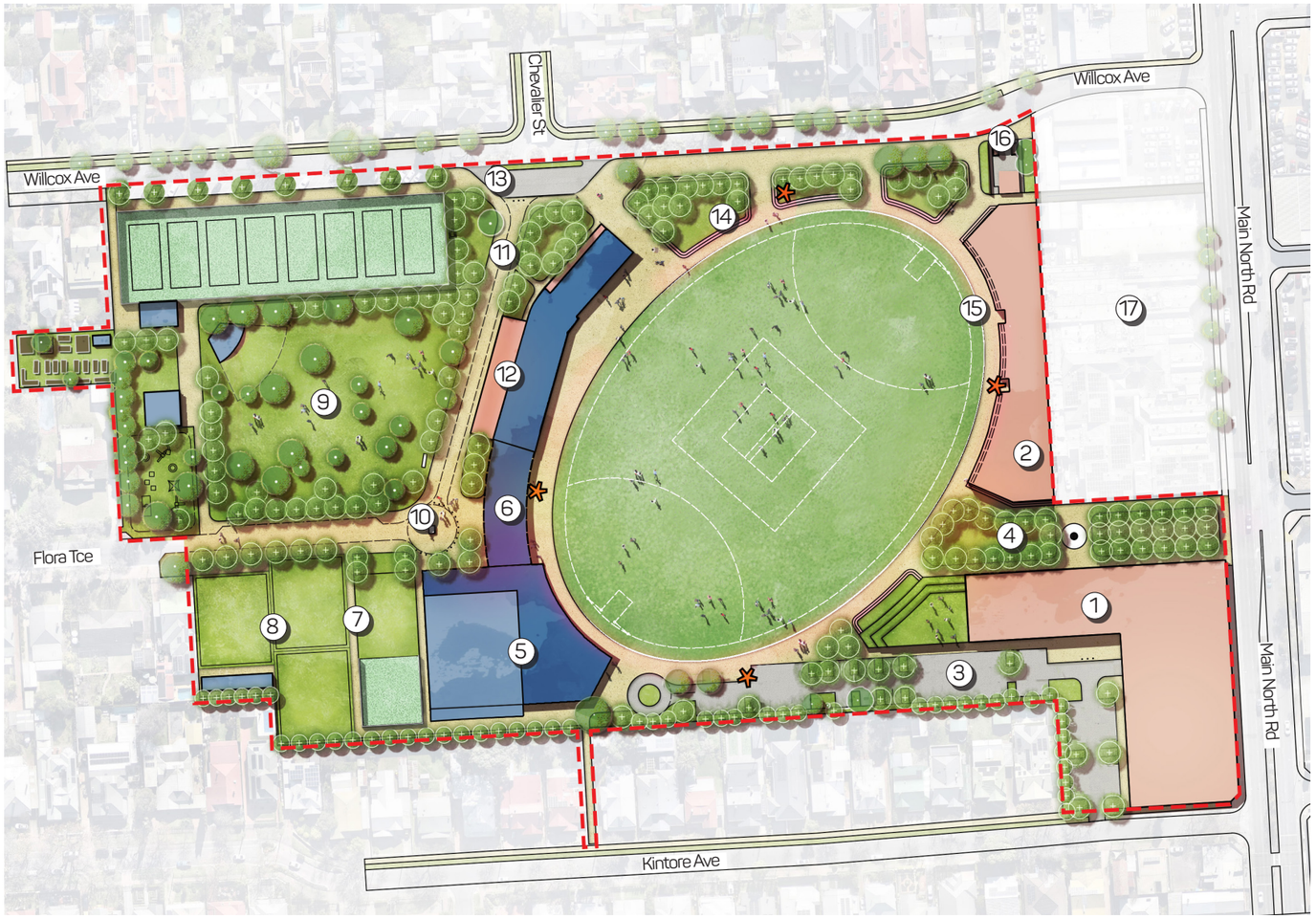
Alignment to Strategic Community Plan	
COMMUNITY VALUE Empowering a thriving, engaging and welcoming city	A vibrant community culture A safe, welcoming and accessible city Community capacity, connection and value Open and transparent communication Celebrating cultural heritage and diversity
QUALITY INFRASTRUCTURE Building a sustainable connected city	Quality public realm Celebrate the City's built heritage Spaces for our community to gather Fit for purpose community infrastructure
SUSTAINABILITY Actively protecting and nurturing our environment	A sustainable urban environment
FUNDING OUR FUTURE Future focused for the next generation	Thriving urban environment Sustainable financial focus Efficient and effective administration
OUR PRINCIPLES Driving the delivery of the Community Plan	Innovation Community Value Governing with Integrity Sustainability Evidence Based Decisions
TOP FOUR PRIORITIES Representing the foundation of our strategic efforts	Prospect Oval Precinct

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ATTACHMENTS

1. **Prospect Lifestyle Precinct Draft Master Plan**
2. **CRG and FUG Meeting Minutes**
3. **Prospect Lifestyle Precinct Phase 2 Community Consultation Report**
4. **Shadow Diagrams**
5. **North Adelaide Croquet Club Updated Information - 20/05/2025**
6. **Kinetica Sports and Recreation Catchment Analysis Report**
7. **Prospect Lifestyle Precinct Area Calculations**
8. **Prospect Lifestyle Precinct Heritage Places Summary**
9. **Prospect Lifestyle Precinct Draft Roadmap Summary**
10. **MFY Preliminary Traffic and Parking Review**
11. **Transport Intervention Plan**

PREFERRED MASTER PLAN OPTION



Legend

- Site Boundary
- Development Sites
- Community Use Buildings (Single Level)
- Community Use Buildings (Multi Level)
- Promenade / Plaza
- Carpark (at grade) & roadways
- Oval lighting

N

0 10 50 100m

1. **Mixed-Use Development South-East Corner:** A multi-storey, mixed-use development offering potential for a variety of complementary commercial, community, and residential uses, with strong prospects for generating commercial returns and creating new rateable properties.
2. **Eastern Wing Development:** Maximise the use of the eastern wing, either as a standalone development or as an extension of adjacent stakeholder facilities, to create additional community space at ground level and commercial, aged care or other complementary uses on upper levels.
3. **Southern Boundary Car Parking:** Provide at-grade car parking for general public use, with further investigation into access and movement arrangements to ensure safe and efficient circulation.
4. **Pedestrian Plaza Space:** Enhance public amenity and improve pedestrian and cyclist connectivity into the site from the eastern side of Prospect through the inclusion of an open, landscaped plaza. Further opportunity to explore shared-use possibilities.
5. **Indoor Community and Sports Building:** Indoor community and sports building accommodating two competition size basketball courts, spectator viewing, changerooms, amenities and multi-use spaces for the community.
6. **Aerobridge:** An aerobridge connecting the indoor community and sports building with the grandstand, providing accessible passage to upper levels as well as additional function, administration and potential expanded community use areas.
7. **Cricket Nets:** Relocated of cricket nets, next to the indoor community and sports building, improving the connection between the cricket changerooms, amenities, and training nets.
8. **Croquet Clubrooms and Courts:** Reduction to three croquet courts with a reconfigured layout, along with the construction of a new croquet clubhouse with a smaller footprint.
9. **Memorial Gardens:** Maintain the existing Memorial Gardens with minor upgrades and investment in landscaping and public amenities.
10. **Closure of Menzies Crescent:** Partially close Menzies Crescent to through traffic to create a pedestrian plaza. Consider opportunities for a shared zone that accommodates both pedestrians and vehicles, allowing access for emergency services, deliveries, and event-related needs.
11. **Forecourt:** Forecourt and gathering space, to enhance the precinct entry statement and allow for greater pedestrian access, event use and landscaping.
12. **Grandstand and Football Clubrooms:** Upgrades to the existing grandstand, pavilion and football clubroom and amenities to improve accessibility and function
13. **Kiss and Drop Zone:** A short-term stopping area for vehicles to drop off or pick up passengers, helping to keep traffic moving during busy periods.
14. **Public Realm Treatment:** Opportunities to introduce native planting zones, wide and accessible footpaths, flexible open spaces, public art installations, and interpretive signage interpretive signage around the oval, connecting historical places, cultural spaces and stories.
15. **Removal of Mounds:** Removal of contaminated mounds to enable improved circulation and accessibility around the oval, along with opportunities for alternative spectator viewing areas and seating.
16. **Air Raid Shelter:** Retain the Air Raid Shelter and open up the surrounding area to the wider oval precinct to enhance connectivity and encourage greater activation of the facility and garden space, particularly through links with the eastern wing development site.
17. **Strategic Interest Sites:** Development of the PLP site maintains flexibility and considers the potential of these strategically significant neighbouring sites.

PREFERRED MASTER PLAN OPTION



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CITY OF PROSPECT

Prospect Lifestyle Precinct (PLP)
Community Reference Group (CRG) Minutes

Monday 2 June 2024 at 5.30pm

Tirkanthi Kuu Room, 128 Prospect Road

Chair :	John Pearce (JP)	City of Prospect
Attendees:	Mayor Matt Larwood (ML)	City of Prospect
	Cr Mark Groote (MG)	City of Prospect
	Cr Jason Nelson (JN)	City of Prospect
	Stacey Mills (SM)	City of Prospect (Deputy Chair)
	Amy Ide (AI)	
	Catherine Purvis Manuel (CPM)	
	Claudia Brace (CB)	
	David Ruggiero (DR)	
	Gail Page (GP)	
	Kosta Koutsonas (KK)	
	Paul Mertin (PM)	
	William Curtis (WC)	
	Samantha Duffield *(minutes)*	
Guests:		
Apologies:	Andrew Stallman and Vanessa Amodeo Major	

Part	Item
1.	**Open**
1.1	**Welcome and Acknowledgement of Country** • SM opened the meeting, noted apologies, and advised the session was being recorded for internal minuting only. • Minutes will be included in the June Council Meeting report. • Note: Attendance via team's link: MG, DR and CPM (from 6.40pm). • JP acknowledged the project has reached a key milestone following the exploration of options and completion of Phase 2 consultation. • Two workshops were held with Elected Members in May to present and discuss the preferred option – Master Plan X. • This CRG meeting aims to present the same plan and capture member feedback. • SM noted the agenda is flexible and the discussion can be guided by CRG members.
2.	**General Business**
2.1	**27 May Ordinary Meeting update** • SM provided an overview of the May Council Meeting and Phase 2 Community Consultation results.

	• CRG members were encouraged to read the full Engagement Report available on the Engagement Hub. • SM highlighted key community concerns: building setbacks, overshadowing, development scale, and project uncertainty. • Design responses since the Engagement Report include: o Winter solstice shadow analysis (industry standard for worst-case overshadowing). o Increased setbacks to the southern boundary (~23m) to reduce overshadowing. o Analysis showed minimal impact to most homes between 10:30am–1:30pm. o Diagrams include existing fences/trees; one nearby property sees some impact at certain times. • SM/JP summarised key elements of the updated Master Plan X. • CRG members were shown the same concept renders presented to Elected Members in May. • Noted: Renders are indicative only, to illustrate scale and design intent. • JP confirmed final designs are dependent on Council support and future Code Amendments – forming part of the next 12–18 months of work. • If endorsed, the next phase will involve consultant-led investigations to refine design, test functionality, and address items such as car parking and traffic.
3.	**Other Business**
3.1	**Kinetica/Aura – Sports data report** • SM provided an overview of the Kinetica Report findings: o NACC reported 167 members (74 full-members, remaining friends of NACC members); o Kinetica recommendation: Two croquet lawns sufficient to meet demand, three lawns ample to meet projected demand. o Prospect Cricket Club grew from 130 to 200 members since 2024 baseline survey. o Strong demand identified for a multipurpose indoor facility (basketball, volleyball, arts, etc.), especially from schools and community groups. o High local demand for recreation space, particularly among youth and active older adults. o Focus on growth sports like basketball and tennis. o Emphasis on flexible, intergenerational facilities to support long-term use. o Rise in volunteer participation, particularly among active sport participants, seen as a key community engagement tool. o Noted rise in lawn bowls across SA and Australia. • SM noted that in addition to the work by Kinetica, the Australian Sports Commission's AusPlay Sports Data, has also released their next report. This provides updated information from the high-level information presented to CRG and Council last year. • Copy of the 6-page summary will be attached to the minutes for interest.

CITY OF PROSPECT

CRG Questions and Feedback Session

3.2

- Master Plan X presented for open feedback and questions.
- Questions and answers summarised below.
- References to CRG Member names have been omitted for the purposes of minutes.

CRG MEMBER	QUESTION/FEEDBACK
CRG Member 1	Showed support of the proposed building setbacks and the shift of development on Main North Road. Noting it is a "reasonable compromise" Cautioned that doing nothing risks maintaining the unsustainable "status quo" and leading to deterioration and increased financial pressure on the Council and resident rates.
CRG Member 2	Asked if the expansion of the existing playground is on the cards? Is it being considered? Noted the importance of having equipment and spaces for a wider range of kids ages in the playground and more accessibility than currently provided. **Council Response:** Noted that one element of the community that's missing out right now is the disabled access. A main objective of the council is to ensure the space can be used by all. The PLP presents multiple opportunities to increase open and green areas and the next Phase of design investigations will include options for new and additional play areas, including nature play spaces. These may be located in alternative locations to the Memorial Playground. Noted Memorial Playground not proposed to change, as it is a popular community asset and has useful life remaining.
CRG Member 3	Asked what is the timeline to work out whether the land can be purchased from CCH or not? Can it be worked in to the Master Plan? **Council Response:** Confirmed there is no proposed acquisition of CCH land in Master Plan X. Council is engaging with neighbouring stakeholders at a high level, who have shown strong interest in collaborating on the PLP's development. This includes partners with communities of current and future Prospect residents—particularly active older adults. The project is seen as a shared opportunity to deliver broader community benefits through inclusive, well-considered planning.

CRG MEMBER	QUESTION/FEEDBACK
CRG Member 4	Noted they were happy with the current direction of the plan, especially the inclusion of a multi-use indoor space. This space can be used not just for traditional sports but more lifestyle activities. Emphasised the value of shared public spaces that support informal activities and intergenerational use. Overall, CRG Member 4 sees the project as positive and one that will hopefully add balance, community connection and accessibility to CoP.
CRM Member 5 **Q1**	From a financial perspective—and acknowledging commercial-in-confidence constraints—is there a way to indicate which option delivers the greatest return? Has timing been considered as a factor, i.e. is one option preferred because it can be delivered sooner? Is there a ranking or evaluation system used to compare the options? **Council Response:** Noted that options with more development density around commercial areas (i.e. south-east development) there was an incremental increase in valuation and opportunity for developer contributions and developer capital that would be put back into the public realm and other council assets onsite. What doesn't change is the cost of the public realm, which typically would be paid for by rates. Council is looking for opportunities to reduce the burden on rates, through alternative funding mechanisms.
CRG Member 5 **Q2**	Follow up questions: As a general rule, without knowing the specific commercial details, would you say the higher the density in the PLP the quicker the all elements could be achieved. **Council Response:** Yes. Through three considerations. 1. Potential land sale or sale of air rights. 2. Developer contributions. I.e. to be negotiated, but could contribute to roads, infrastructure, buildings, public realm. 3. Annuity of rates income (i.e. creation of additional rateable properties) which can mitigate the costs of other projects and/or services over time. Subject to future council decisions on development intent. Noted: Council will not know the full extent of commercial return envisaged until further design development is completed and a prudential review is undertaken by a suitably qualified third-party. This is preliminary scheduled to occur in early 2026, subject to many decision points and direction by Elected Members.

CRG MEMBER	QUESTION/FEEDBACK
CRG Member 5 **Q3**	Noted that staging/timing plan would provide Elected Members and community with further clarity. **Council Response:** Staging plan is subject to endorsement of the Master Plan. A Staging Plan will be presented to Council at a future Council Ordinary Meeting. CRG will see a draft when available.
Mayor Matt Larwood (ML)	It was noted for CRG's consideration that, from a building height perspective, encouraging development that includes underground or above-ground parking can help reduce reliance on ground-level parking and preserve green space. However, this approach may involve a trade-off, such as greater building height may be needed to ensure the development remains feasible. There was support for minimising at-grade parking and recognition that this approach could help reduce its overall impact.
CRG Member 1 **Q2**	Is the south-eastern car park intended to service the mixed-use development, provide public community parking, or both? Is there sufficient capacity for broader community use, and how will this be managed or allocated? **Council Response:** It was noted that significant detail has been provided, including indicative car parking along the southern boundary, which also serves to increase separation from proposed buildings. However, some concerns have been raised regarding the location of this parking. Clarified that the location, number of spaces, and their function will all be reviewed and confirmed during the next phase of design but it is intended to provide a level of publicly accessible car parking spaces to reduce car parking pressures elsewhere.
CRG Member 6 **Q1**	Noted they have received feedback from residents nearest to the area and many are not happy with the level of development. Given the strong community preference for more green space and modest upgrades—as shown in the Phase 2 consultation results—how was the decision made to proceed with a higher level of development in Master Plan X, and why is it considered the preferred option, as opposed to a small-scale development? **Council Response:** The Phase 2 consultation data was available early enough to inform the Master Plan before the report was finalised. While there was strong negative feedback, it came from a very small portion of the community—mainly adjacent residents and the croquet club—

CRG MEMBER	QUESTION/FEEDBACK
	representing about 0.6% of Prospect's population (using the engagement hub online data). The plan was developed in line with the broader principles and long-term objectives set by Council, aimed at delivering a legacy project for all 23,000 residents. Concerns about building scale, traffic, shadowing, noise, and parking have been noted and considered. It is not that these concerns have not been noted, it is just that the master plan has not disappeared. The Master Plan is proposed to remain as a framework to guide future detailed work while still responding to those key community issues.
CRG Member 6 **Q2**	Asked if the PLP team believe that the broader Prospect residents would be more supportive of this higher development than a lower development? i.e. Example of a potential 8 storey development was used. **Council Response:** It's difficult to say definitively whether broader Prospect residents prefer higher or lower development, as views vary across different community groups. For example, at the Twilight Sessions near the croquet club, feedback was more concentrated and influenced by adjacent residents and croquet members due to proximity. In contrast, a similar engagement at the Blackfriars Autumn Fair, with a broader cross-section of the community, showed stronger support for higher levels of development and mixed-use spaces. Across all engagement activities, including Phase 1 and 2 consultations, there was a consistent mix of views—supportive and critical—for all elements of the plan. The project team has aimed to take an evidence-based approach that balances community aspirations like green space, improved facilities, and healthy ageing precincts, with realistic development outcomes. Ultimately, the Master Plan seeks to reflect what is best for the wider Prospect community, while also being responsive to local concerns. Response specific to 8 storeys example: An 8-storey development's success depends on market demand, good planning, and community need—not just Council's decision. If people want to live there, enjoy the location and amenities, it will work. Growth is inevitable, with targets set by the State Government. It's smarter to plan for higher density in well-connected areas like PLP, near transport and open space, rather than have it forced into less suitable locations.

CRG MEMBER	QUESTION/FEEDBACK
Cr Jason Nelson ((JN)	It was noted for CRG's consideration that, community feedback has been mixed, with some residents satisfied by design changes—such as setting back the stadium by 10 metres—while others feel impacts have shifted to their side. It's acknowledged that not everyone will be pleased. The Councillor highlighted the financial implications of progressing the project, particularly the cost of delivering public assets. He noted that Council Administration is actively exploring alternative funding sources to minimise reliance on ratepayer contributions.
CRG Member 7	Noted some residents may not fully grasp that doing nothing also has significant costs—like ongoing maintenance of the mounds—which would fall to the Council and rates for remediation without alternative funding. Incorporating these costs into a commercially focused redevelopment approach helps offset them, making it a sensible solution, even if this message isn't yet fully clear to everyone. Suggested that future communication is needed to clarify that changes will not happen overnight and to build awareness around the phased development process.
CRG Member 7 **Q2**	Asked if NACC could be used as a multi-purpose space or relocated? Suggestion of lawn bowls site provided. **Council Response:** Noted that it is difficult to use lawns as a multi-purpose facility. The space does currently provide a space for members, and a visual amenity benefit for others but is not considered publicly accessible green space.

4.	**Close**
4.1	Next Meeting – TBC

Meeting closed at 7.02pm

Respect Innovation Teamwork Integrity Commitment Enjoyment

Prospect Lifestyle Precinct (PLP)
Facilities User Group (FUG) Meeting Agenda

Tuesday 17th June 2025 at 6.00pm
Tirkanthi Kuu Room, 128 Prospect Road

Chair :	John Pearce (JP)	City of Prospect
Attendees:	Matt Larwood (ML)	City of Prospect
	Stacey Mills (SM)	City of Prospect
	Craig Burton (CB)	North Adelaide Football Club
	James Pedersen (JP)	Prospect District Cricket Club
	Mark Rinne (MR)	Prospect Returned Services League (RSL)
	Caitlin Davies (CD)	Prospect Tennis Club
	Jenny Smith (JS)	Prospect Community Garden
	Neil Rossiter(NR)	Prospect Air Raid Shelter
	Jon Kirwan (JR)	North Adelaide Croquet Club
Apologies:	N/A	

Agenda:

Part	Item
1.	**Open**
1.1	**Welcome and Acknowledgement of Country** • SM opened the meeting, noted apologies, and advised that the session was being recorded for internal minuting purposes only. • The minutes will form part of the June Council Meeting report. • JP acknowledged the project has reached a key milestone, following the extensive option testing and the completion of Phase 2 consultation. • Noted the Phase 2 Engagement Report is available on engagement hub should anyone wish to read. • Two Elected Member workshops were held in May to present and discuss the preferred option – Master Plan X. • This FUG meeting provides an opportunity to present the same plan and capture feedback from the FUG members. Same plan was presented to the CRG. • SM noted the agenda is flexible and the discussion can be guided by FUG input. • An overview of key elements of Master Plan X was provided. • SM highlighted that the next stage involves further design development of each element, where detailed planning will take place.

- FUG members are encouraged to send through an detailed comments to the PLP email which can be captured and shared with the Project Team for Phase 2.
- Where refinements/design development relates to specific user groups, those groups will be engaged to ensure all opportunities are considered and facilities are fit-for-purpose.
- In preparation for the workshop, six questions were circulated to FUG members to guide discussion and inform feedback:

1. Does the proposed layout reflect the needs and priorities of your group or organisation?
2. Are there any significant elements you feel are missing, underrepresented or could be strengthened?
3. Do you foresee any significant operational or access issues with the proposed design? (noting this is a master plan, subject to further concept development and detailed design)
4. What aspects of the plan do you believe will have the greatest positive impact for the community?
5. Do you have any other major concerns about the current proposal?
6. Any other relevant changes to your organisations (i.e. changes to membership numbers since 2024 FUG survey) that you wish to share with Council.

- North Adelaide Football Club and Air Raid Shelter thanked for their early written submissions.
- Groups were reminded that feedback does not need to be finalised today – additional input is welcome over the coming weeks and will be captured in future minutes.
- The Tennis Club and Community Garden advised they will provide further written feedback post-meeting; some preliminary input was noted.
- JP informed attendees that SM (Strategic Project Manager) has resigned and will conclude their role next week, following the Council Ordinary Meeting.
- CB (NAFC) thanked SM and Council for their efforts to date and noted that the PLP project represents a once-in-a-lifetime opportunity.

1. Does the proposed layout reflect the needs and priorities of your group or organisation?	
NAFC	• Largely addresses NAFC concerns, particularly regarding landscaping along the eastern side and surrounding areas, appropriate lighting levels, and various amenity upgrades—including administration offices, match-day canteens and bars, AFL-standard changerooms, and elevated media and coaches boxes. • Suggested incorporating opportunities for sustainability improvements to benefit the broader community and all user groups (i.e. solar).
Air Raid Shelter	• Request that the southern fence be moved 4–5 metres further south to enable future above-ground displays, such as a Warden's Post and a domestic Air Raid Shelter (e.g. Anderson Shelter), to help tell Prospect's WWII story. • With the Shelter now fitted with a telephone system, this could be integrated into the Warden's Post as part of the "Train to be an ARP Warden" children's program (ages 8–12). • Noted the opportunity for greater activation, acknowledging that current site constraints have limited progress in this area.
NACC	• Preference for 4 lawns but can survive with 3. • Raised some concerns with the north-south orientation and if both lawns could fit. **Council Response: The design is based on croquet lawn standard, noting that it is subject to further design development to ensure that all relevant matters are considered including circulation, share etc.** • Storage needs to be needs to be considered. **Council Response: Storage and other matters have already been submitted by NACC and has been captured for further design development.** • Mayor noted due to the setback (10m) of the proposed indoor multi-purpose could easily accommodate extra storage spaces between the building and southern boundary. Will be investigated in next Phase.
Tennis	• Noted the club is thankful for the existing investment in the new courts but requested that upgraded clubrooms and storage be considered. • Noted that previous council advice was that no storage could be provided. • Noted their previous idea to work with Council to create a multi-purpose clubroom that could also include amenities and areas that could support Memorial Garden Events (i.e. access from both sides). • JP noted that clubroom improvements will likely be considered as part of the Asset Management Plan review, occurring in next FY.
Cricket	• Expressed general support, with some specific design considerations raised. • Sought clarification on whether a bar is included in the new facility. **Council Response: Yes – a bar is proposed; however, its use, along with broader co-sharing arrangements, will form part of a future management model to ensure equitable benefits for all user groups.** • SM noted that the design is able to accommodate cricket-related functions of up to 140 people, similar to the capacity of the existing upper-level space. • Council confirmed that the upper level of the proposed Indoor Community and Sports Building may offer up to approximately 850m^2 of shared space, with a further 930m^2 available within the aerobridge. Both areas remain subject to ongoing concept development, and final dimensions may be refined.

RSL	• Conceptually supportive, acknowledging the age and limitations of the existing building. • A multi-user facility is appropriate, though future management arrangements will need to be carefully developed. • Recommended that the location of heritage items be reviewed in the next phase to ensure improved public access and suitability for RSL events, such as Anzac Day. Suggestion to move relevant items closer to the multi-purpose (as proposed in some Phase 2 consultation options) to increase prominence, particularly for RSL major events.
Community Garden	• Accessibility should be a key consideration throughout the design. • Adequate and conveniently located toilet facilities are essential. • Improving sight lines across the site and to the Community Garden would enhance safety and usability. • Car parking provision needs to be carefully planned to support access for all users. Delivery of materials and member parking should be considered.
2. Are there any significant elements you feel are missing, underrepresented or could be strengthened?	
NAFC	• Support for the redevelopment of the NAFC administration/offices and Grandstand, with a strong preference for it to integrate seamlessly with the purpose-built RSL, Cricket, Croquet and multi-purpose facilities to ensure a cohesive and connected precinct. • There remains a need for a second warm-up or small playing area—suggested that the Croquet space could potentially be utilised during winter months. • Clarification sought around commercial arrangements for Cricket and RSL trading during home match days.
Air Raid Shelter	• Raised matters around gate access and toilets. • Council noted that specific locations will be confirmed during the next Phase but that fencing, safety and toilets are essential considerations.
NACC	Storage and other matters already provided.
Tennis	Further written submission to be provided.
Cricket	No concerns noted.
RSL	Linkage between air raid shelter, noting it is captured in #14 as part of overall liveability/placemaking work that will need to occur.
Community Garden	Further written submission to be provided.
3. Do you foresee any significant operational or access issues with the proposed design? (noting this is a master plan, subject to further concept development and detailed design)	
NAFC	• Access requirements for large vehicles, particularly broadcast trucks for televised games. • Identified the eastern side as a potential location for temporary grandstands, if needed for larger events. • Queried whether a walking/running track is still proposed outside the oval fence as part of the broader precinct design. **Council Response: Yes, a full walking/running area is proposed around the outside of the oval.**
Air Raid Shelter	• Car parking, especially in the vicinity of the Shelter. • Once again, with older people accessing the Shelter car parking has been an issue for some people. I have had two groups cancel a tour due to car parking issues.

NACC	No concerns noted.
Tennis	Further written submission to be provided.
Cricket	No concerns noted.
RSL	No concerns noted.
Community Garden	Access to the site. Further written submission to be provided.
4. What aspects of the plan do you believe will have the greatest positive impact for the community?	
NAFC	• Supportive of the entire proposal, particularly the indoor stadium—regular access would be highly valued. • Strong appeal in the improvements to the outer oval area for broader community use, including landscaping, small BBQ areas, and playgrounds. • Improved lighting welcomed, as it will enable extended use of the precinct.
Air Raid Shelter	The increased green space.
NACC	Retaining memorial gardens is the best aspect of the master plan.
Tennis	Further written submission to be provided.
Cricket	General support noted.
RSL	Supportive of increasing green spaces for community use, alongside the proposed indoor facility, which is seen as a valuable addition to the precinct.
Community Garden	• Expressed support for the multi-purpose building, emphasising the need to accommodate diverse user groups. • **Council Response: The shared community spaces will be further designed with flexible room configurations to support a variety of activities. Programming may be guided by an Expression of Interest (EOI) process to ensure inclusive participation across genders, ages, and abilities, meeting set criteria.** • Strong interest was expressed in opportunities for Kaurna representation, citing the Yitpi Yartapuultiku Aboriginal Cultural Centre in Port Adelaide as an exemplary model celebrating culture and Kaurna heritage. • **Council Response: The Council Ordinary Report outlines proposed next steps, including an EOI process to appoint Kaurna representatives who will advise on design and development to embed cultural heritage considerations from the outset.**
5. Do you have any other major concerns about the current proposal?	
NAFC	• Raised concerns about NAFC operations during construction, including access to temporary offices, changerooms, and potential revenue loss if ground capacity is reduced during the season. • Queried whether the ground floor of the Main North Road site could be made available for NAFC use. • Ongoing match day parking issues noted, with questions about overall car parking capacity. • **Council Response: The master plan proposes an increase in car parking compared to the current situation. The next phase will include detailed traffic and parking investigations to determine precise layouts, access for game day buses and broadcast trucks, and ensure the network meets all operational needs.**

Air Raid Shelter	• Will the uneven concrete paths around the Shelter (particularly on the southern and western sides) be re-laid to address trip hazards? • Are the garden beds along Willcox Avenue being removed? • What will be the access point to the Shelter—front gate or another entry? • Toilet locations. • **Council Response: These items have been noted and will be considered during the Phase 2 concept development. The Shelter group will be engaged during this stage.** • Remedial Works on the Shelter – e.g. water ingress, ventilation, air conditioning? **Council Response: These issues are currently under investigation by Council's Capital Delivery team through a separate project, aligned with the objectives of the PLP Master Plan. Recommendations will be brought to Council in consultation with the User Group.**
NACC	• Indoor stadium feedback – was it all negative.
Tennis	Clarified whether lighting standards are the same for Tier 2 cricket and football. **Council Response: No, Tier 2 cricket requires lighting that meets broadcast standards, which exceed those required for football. Council will need to provide future direction regarding the desired lux levels. The master plan has been designed to future-proof both options, allowing this to be resolved during the next phase of concept refinement.**
Cricket	No concerns noted.
RSL	No concerns noted.
Community Garden	Further written submission to be provided.
6. Any other relevant changes to your organisations (i.e. changes to membership numbers since 2024 FUG survey) that you wish to share with Council.	
NAFC	• As the leaseholder, there is a desire to establish an MOU with RSL/Cricket regarding commercial activity on home match days, particularly in recognition of NAFC as the entertainment provider. This would outline how NAFC could share in the returns generated by other groups trading during these events. • Expressed interest in being the leaseholder of the new indoor facility, with the ability to sub-lease specific areas to other users.
Air Raid Shelter	The Prospect Local History Group and the Prospect Council have signed a new MOU outlining the expectations etc of both parties in regard to the use of the Shelter.
NACC	Membership numbers already provided noted.
Tennis	N/A
Cricket	Membership numbers already provided noted.
RSL	N/A
Community Garden	N/A

4.	**Close**
4.1	*Next meeting – TBC*

Meeting closed at 7:10pm.

Do it Right All in Together Leave it Better Think beyond Tomorrow



AUSPLAY™

A NEW PICTURE OF HOW AUSTRALIANS GET ACTIVE

Australian Government
Australian Sports Commission

Summary of key findings

AusPlay is the only publicly funded national survey that provides data on participation in sport and physical activity by Australian adults and children. It is widely referenced in various research, policies, strategies and in the media.

The enhancements[1] made to the AusPlay survey in July 2023 have allowed a new picture of participation in sport and physical activity to be drawn. This picture brings into focus the extent of Australian adults' (age 15+) participation in informal[2] sport and physical activity, as well as giving a more nuanced understanding of organised sport[3].

Information presented in this summary is based on data collected between 1 July 2023 and 31 December 2024 (a cumulative sample of 60,000+ Australians aged 15+, which also includes data for 13,000+ children aged 0-14 collected from their parent/guardian).

This summary accompanies a **full report** which provides additional data and more in-depth analysis of the information shown here.



1. The changes to AusPlay methodology are described fully in the **explanatory report** published in October 2024.
2. Activity is self-organised and is carried out either alone or with friends/family on a casual basis.
3. Activity is carried out on a formal or semi-formal basis, organised by an entity such as a sports or recreation club/association, a gym/fitness club/sports/aquatic centre, a private or commercial business, a personal trainer/coach, an event, work, educational institution, community organisation or social group.

The broad picture of participation among Australians 15+

In the previous 12 months, 85% of Australians aged 15+ participated in some type of sport or physical activity at least once. This equates to around 18,662,000 individuals.

For the first time, AusPlay is able to distinguish between the different types of activity, and can quantify the size of the informal sport market among Australians 15+.

Activity type	Estimated number of participants / % of Australians 15+
Any informal activity	**17,099,000 / 78%** For example: Bushwalking with family (non-sport-related), Cycling with friends (sport-related), going for a run (sport-related), Fishing (non-sport-related)
Any non-sport-related physical activity	**15,489,000 / 70%** For example: Recreational walking, Gym/fitness, Yoga
Any sport-related activity	**11,156,000 / 51%** For example: Swimming, Skateboarding, Basketball
Any informal sport	**9,459,000 / 43%** For example: Playing a game of backyard Cricket with friends, going for a run on your own
Any organised activity	**8,997,000 / 41%** For example: Taking a recreational dance class (non-sport-related), running at parkrun (sport-related)
Any organised sport	**5,812,000 / 26%** For example: Playing Netball with a club
Non-participants	**3,381,000 / 15%**

Note: Activity types are not mutually exclusive, most Australians participate in more than one activity type.



Participation rates: Australians 15+

Just under half of Australians aged 15+ (48%) participate in some form of sport or physical activity at least three times per week.



FREQUENCY OF PARTICIPATION IN ANY SPORT OR PHYSICAL ACTIVITY: AUSTRALIANS 15+*

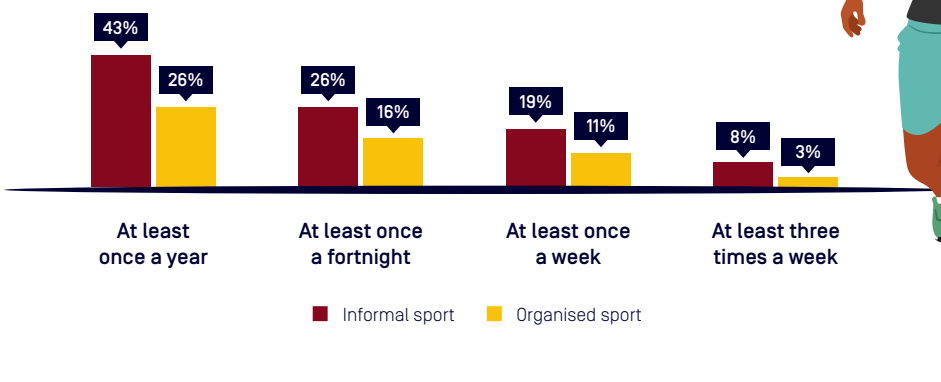
* Averaged over the last 12 months

1+ per year	1+ per fortnight	1+ per week	3+ per week
85%	74%	66%	48%
Males: 86% Females: 84%	Males: 75% Females: 74%	Males: 66% Females: 66%	Males: 47% Females: 48%

Informal sport has higher participation than organised sport across all frequencies.

FREQUENCY OF PARTICIPATION IN ANY INFORMAL OR ORGANISED SPORT: AUSTRALIANS 15+

* Averaged over the last 12 months





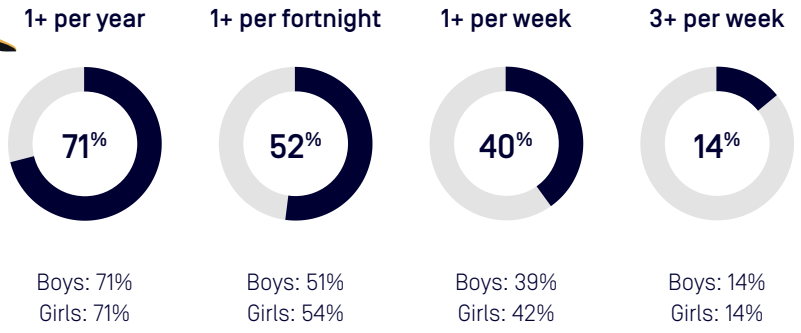
Participation rates: Children 0-14

Around half of Australian children (52%) participate in organised sport or physical activity outside of school hours at least once a fortnight.

FREQUENCY OF PARTICIPATION IN ANY ORGANISED OUT-OF-SCHOOL HOURS SPORT OR PHYSICAL ACTIVITY: AUSTRALIAN CHILDREN 0-14*

* Averaged over the last 12 months

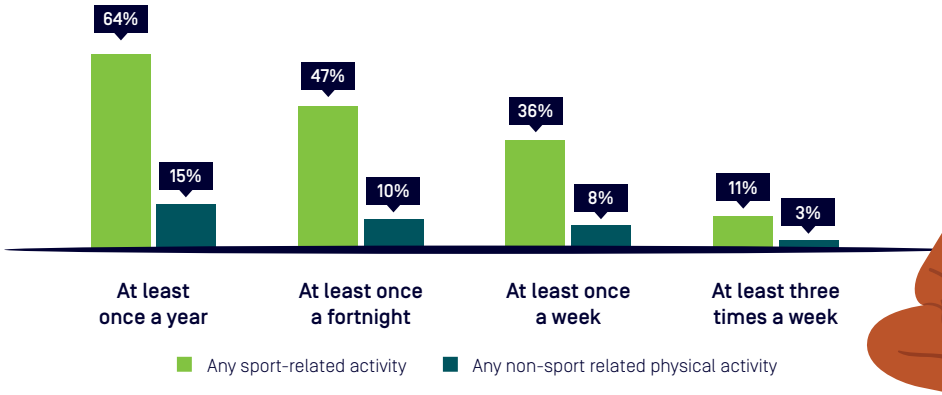




Sport-related activity is the predominant type of out-of-school hours organised activity for Australian children, with around two-thirds having participated at least once in the previous 12 months.

FREQUENCY OF PARTICIPATION IN ORGANISED OUT-OF-SCHOOL HOURS SPORT- AND NON-SPORT-RELATED PHYSICAL ACTIVITY: CHILDREN 0-14*

* Averaged over the last 12 months

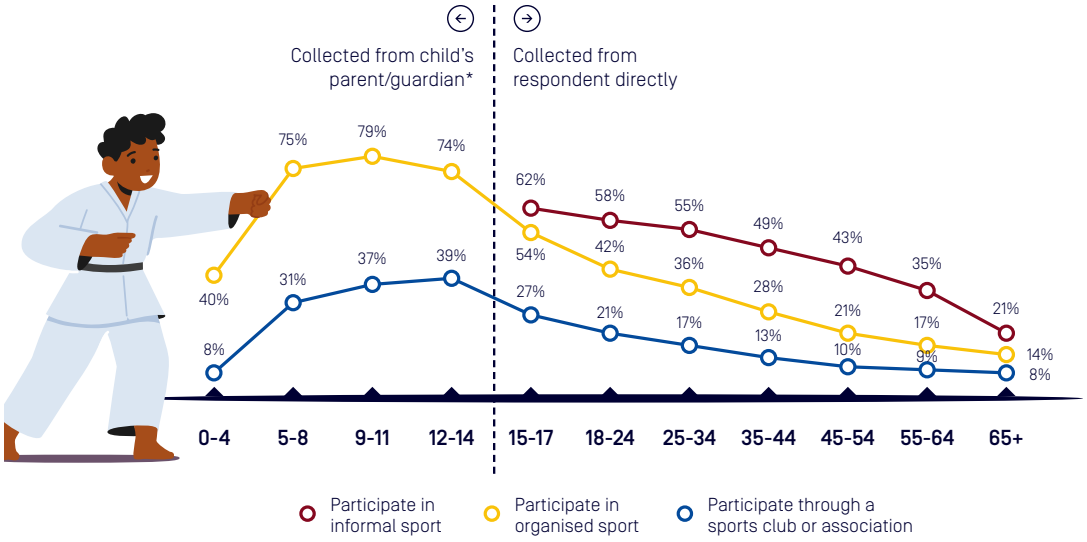




Overview of participation throughout life

Bringing the data from the adults and children's parts of AusPlay together provides a clear picture of how participation changes with age. Organised sport and physical activity is important in the lives of children, peaking in the 9-11 age group. While participation in organised sport declines in the mid-teens, there are still over half (54%) of the 15-17 age group getting active in this way and around a quarter (27%) participating through a sports club or association.

PARTICIPATION IN INFORMAL AND ORGANISED SPORT BY AGE

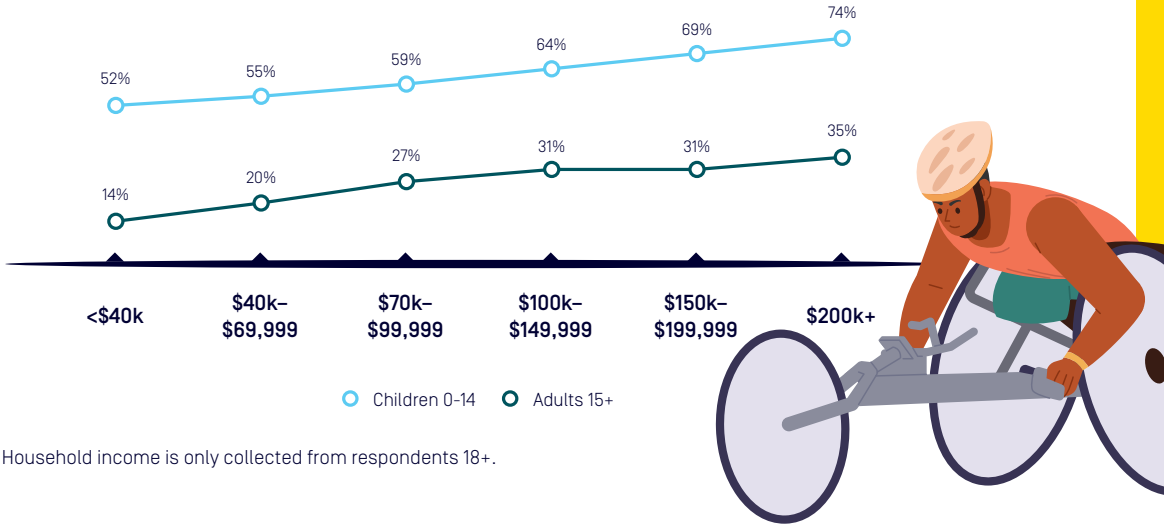


*Only organised out-of-school hours activities are included in AusPlay's child data collection as a parent/guardian cannot accurately recall their child's activity during school or in active play outside of school.

Participation by household income

Participation in organised sport increases with household income for both adults and children.

PARTICIPATION IN ORGANISED SPORT BY HOUSEHOLD INCOME



Note: Household income is only collected from respondents 18+.

Where activity takes place

The importance of public space and free community facilities, for both organised and informal activity is evident in the data, and being active in the home environment is measured for the first time.

AUSTRALIANS 15+

The five most common locations for activity among Australians 15+ were:

	% of Australians 15+
Public space	61%
Home environment	29%
Gym/fitness club/ sports/leisure centre	28%
Free community facilities	21%
Sports club or association facilities	18%

Organised sports most often participated in using public space or free community facilities were:

	Estimated number of participants
Running/jogging*	847,000
Football/soccer	353,000
Basketball	262,000
Swimming	253,000
Cycling	176,000

*Includes one-off events such as fun runs and regular events, like parkrun

CHILDREN 0–14[4]

The five most common locations for activity among Australian children 0–14 were:

	% of Australian children 0–14
Sports club or association facilities	27%
Gym/fitness club/ sports/leisure centre	19%
Private or commercial premises	17%
Public space	17%
Free community facilities	15%

Children's organised sports most often participated in using public space or free community facilities were:

	Estimated number of participants
Football/soccer	235,000
Swimming	170,000
Basketball	115,000
Running/jogging*	111,000
Australian football	103,000

*Includes one-off events such as fun runs and regular events, like parkrun





4. Only organised out-of-school hours activities are included in AusPlay's child data collection as a parent/guardian cannot accurately recall their child's activity during school or in active play outside of school.

PROSPECT LIFESTYLE PRECINCT
PHASE 2 COMMUNITY ENGAGEMENT SUMMARY REPORT

Prepared for:
City of Prospect

Date:
29.04.2025

Document Control

Revision	Description	Author	Date
V1	Working Document	NH	10.04.2025
V2	Draft Report Submission	NH & SM	29.04.2025
V3	Final Report	NH & SM	19.05.2025

Approved by: John Pearce, Director City Growth and Development Date: 16 May 2025

Executive Summary

Phase 2 of the Prospect Lifestyle Precinct (PLP) community engagement invited feedback on four draft master planning options and their associated design elements.

A total of 735 participation instances were recorded across in-person, online, and written activities. While this figure reflects total engagement activities rather than unique participants—acknowledging that some individuals engaged through multiple channels—it still represents a strong level of interest. In fact, participation in the PLP Phase 2 engagement exceeded that of other comparable Council-run consultation programs, indicating a broadly successful reach.

Feedback was collected on individual design components rather than entire options, enabling Council to understand community preferences at a more detailed, modular level. A broad spectrum of views was shared, with several clear themes emerging to help shape the next stage of design refinement.

Key outcomes from Phase 2 engagement include:

- **Strong support for preserving and enhancing green open space**, with concern that new buildings could reduce community access and impact local amenity.
- **Opposition to the proposed new indoor sports and community building**, particularly if located on croquet lawns, with many citing overdevelopment, cost, and loss of open space as key concerns.
- **Broad support for upgrades to existing infrastructure**, such as the grandstand, cricket club and RSL buildings, especially if upgrades reduce the need for new built form in green space areas.
- **Condition support for new public realm infrastructure,** such as a running track, improved pedestrian access and new publicly accessible green and open spaces, the consultation highlighted a desire for modest, inclusive, and environmentally sensitive upgrades that reflect local character and community needs.
- Mixed feedback on croquet:
  - Many community members (particularly those with direct ties to the North Adelaide Croquet Club or precinct) supported retaining all four courts.
  - Others suggested reducing to two or three courts to make room for other uses while still keeping the club viable.
- **Frequent concerns about traffic, noise, and increased commercialisation**, especially in residential interfaces and around the proposed mixed-use building site.
- **Concern about how the project could be funded,** with participants seeking surety that the project will not create a financial impact to ratepayers.

The report recognises key limitations of the consultation process, particularly the disproportionate representation of adjacent residents and special interest groups, and the relative absence of broader community voices. While the feedback provides valuable insight into local concerns and aspirations, the skewed participation means results should be considered in context and not viewed in isolation.

To ensure a balanced and equitable outcome, the engagement findings will be integrated with broader strategic objectives, expert design advice, and technical and financial analysis. Together, these inputs will inform a final preferred master plan that reflects both local priorities and the long-term vision for an inclusive, sustainable and cohesive precinct.

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APPENDICES

Refer to Appendix for separate table of contents.

1. Community Engagement Overview

Phase 2 of community engagement for the Prospect Lifestyle Precinct invited our community to help shape the vision for this exciting project. Between Monday 17 February and Friday 28 March, we sought feedback on draft master planning options and key elements, gathering ideas, comments, and aspirations for the future of the precinct. An additional community meeting, which was added partway through the consultation period, was held on Saturday 5 April at Prospect Oval, providing another opportunity for residents to share their views and contribute to the planning process.

The following sections will summarise how Council engaged with the community and who participated during Phase 2.

1.1 Master planning options

The Phase 2 Community Consultation program introduced four master planning options, each featuring alternative design elements of varying development scales, usage types, and configurations. Participants in the engagement program were asked to view the various design elements on each master planning option as a kit of parts. This meant that an element from one master planning option (identified by a specific number) could be combined with an element from another master planning option. This approach allowed the Council to gather feedback on individual elements rather than having respondents provide an overall preference for a single option. Consequently, a preferred masterplan option, which integrates elements from all four plans, could be developed based on the feedback received, technical inputs, and the feedback from the Council's Elected Members, prior to formal endorsement.

Figure 1 provides a summary of the four master planning options. Full-sized versions of each can be found in **Appendix 1**.

Figure 1. *Phase 2 PLP Master planning options*

Master planning option 1



Master planning option 2



Master planning option 3



Master planning option 4



1.2 Engagement Methodology

Timeframe: 17 February 2025 to 28 March 2025

Purpose: To ensure a wide cross section of stakeholders are fully and accurately engaged, involved, and informed, and are able to provide feedback on the four proposed master planning options. The most successful project will be one where a shared vision is created between City of Prospect and the local community.

Key Input: This Engagement Strategy has been prepared in accordance with:

- International Association for Public Participation (IAP2) Australasia Engagement Design principles, and approved by an IAP2 accredited professional
- City of Prospect PO057 – Community Engagement Policy
- City of Prospect 2023-2027 Strategic Community Plan - Community Value principle.

Desired Outcome:

- Engagement summary report providing an analysis of the Phase 2 community engagement.
- Data and high-level community priorities to inform the development of a preferred master plan prior to the end of the 2024/25 financial year.

Engagement Method:

In person activities:

- 3 x Adjacent resident workshops
- 3 x Community workshops
- 7 x Pop-up sessions
- 7 x Drop-in sessions @ Payinthi
- 2 x Walking Tours @ Prospect Oval/Payinthi yarta
- PLP Advisory Group meetings – CRG & FUG
- Corflute signage @ Payinthi (at all other times)

Online activities:

- Interactive project portal using Council's Engagement Hub platform
- Quick polls

Written content and promotion:

- PLP dedicated webpage on Council's website
- Social media and eNews promotion, including a special edition eNews in February 2025
- Article in Council's *Your Prospect* magazine (Summer 2025 and Autumn 2025)
- Media statement
- Information letters/flyers
- Postcard distribution
- Signage and wayfinding markers

Further details are provided Table 1.

Catchment area: City of Prospect and adjoining council areas.

Stakeholders: Refer to Appendix 2 – Prospect Lifestyle Precinct Stakeholders.

1.3 Engagement Method

City of Prospect employed a multi-faceted approach to reach a broad range of residents and stakeholders during the Phase 2 PLP consultation process. A summary of each method is provided below, and further details can be found in the suite of Appendices.

The detailed results and comments are provided in Appendices listed in Table 2.

Table 1. Engagement Method Details

Appendix	Activity	Description
	Webpage | Engagement Hub > Prospect Lifestyle Precinct	Project webpage on Council's Engagement Hub website providing high level background information on the project, key documents, the survey, provision for written submissions and invite to the in-person sessions.
	Webpage | City of Prospect > Prospect Lifestyle Precinct	Project page with in-depth information about the project, kept up to date during the duration of the master planning journey.
	Elected Members communications booklet	A communications booklet with key information about the project, project principles and objectives, the roadmap, the key messages and social media content was prepared for Elected Members. This was distributed via the Elected Member Portal for Elected Members to use to promote the consultation and reach more members of the community.
Appendix 1	Master planning options	Full version of the master planning options released for consultation.
Appendix 2	Stakeholder list	List of identified primary and secondary stakeholders.
Appendix 3	Media release	A media statement to raise awareness about the Council's plans and specifically the Phase 1 consultation.
Appendix 4	City-wide letterbox drop	A letter with the promotional postcard was delivered to all households and businesses in City of Prospect.
Appendix 5	Adjacent/adjoining letters	Two letters were hand delivered to residents located in the adjacent/adjoining streets.
Appendix 6	Customer Service digital screen	Graphic with QR code on screen linking to the Engagement Hub project page.
Appendix 7	Promotional signs	Posters and corflutes with QR code linking to the Engagement Hub project page put up in Payinthi bollards, toilet cubicles and Vine St noticeboard. Floor decals were installed around Prospect Oval and at Payinthi.
Appendix 8	Fact sheets	Three fact sheets were created at the commencement of the Phase 2 consultation.
Appendix 9	Consultation Program	List of scheduled activities and events.

Table 2. Engagement Results – Full Detail

Appendix	Activity	Description
Appendix 10	Written submissions received	People were invited to make written submissions via Council's Engagement Hub website, via mail or via email to admin@prospect.sa.gov.au.
Appendix 11	In-person events attendance log	Tracking of attendance at each consultation activity.
Appendix 12	In-person conversation feedback	Held over 8 pop-up sessions at Prospect Oval during NAFC home games and at various other locations to raise awareness about the consultation. Information sessions at Pavilion at Prospect about the project.
Appendix 13	Dotmocracy results	Dotmocracy corflute with master planning options for all in-person pop-ups and information sessions.
Appendix 14	Elected Member roundtable feedback	Feedback received by Elected Members during discussions with the community; feedback was discussed during an Elected Member Roundtable on 27 August 2024.
Appendix 15	Online engagement statistics	Posts on Council's Facebook, Instagram, X and LinkedIn to promote the consultation including a sponsored Facebook ad. Statistics for council web pages promoting the consultation and linking to the Engagement Hub project page. Consultation featured in the February, March and April Your Prospect e-newsletter and a project-dedicated e-newsletter, linking to the Engagement Hub project page.
Appendix 16	Engagement Hub comments	Feedback received via the Engagement Hub

1.3 Participant Numbers

1.3.1 Engagement Hub (Online)

Engagement Hub was the online platform used to capture feedback from participants. The platform allowed for interactive and varied activities to capture those participants who either had broad interest across all aspects of the PLP, through to a focussed interest in a particular element/outcome or short on time.

As such, the sections below will explore and analyse both the votes received for each element and the comments received through the Engagement Hub Platform.

Table 2 below details the number of participants that utilised the Engagement Hub platform and interactive elements. **Less than 1%** of Prospect's population participated via the online Engagement Hub. A participation rate of less than 1% risks decisions being made without truly representing the broader community's views, potentially leading to outcomes that don't reflect public needs or priorities.

It should be noted, however, that the PLP Phase 2 engagement program nonetheless achieved a higher participation rate than other Council-run consultation programs of a

similar scale. Therefore, the level of engagement was broadly in line with what is typically expected.

Despite the low percentage of the population participating in the Phase 2 consultation, it is noted that this cohort were motivated with large response rates, as detailed in Table 4.

Table 3. Engagement Hub Response Summary – All Participants

Category	Total	City of Prospect Population (%)
Population total (City of Prospect)	23,309	100%
Total Engagement Hub Respondents	218	0.94%
Respondent Cohorts		
Residents	141	0.6%
Adjacent/Adjoining residents (known)	43	0.2%
Non-Prospect Residents	77	N/A

Table 4. Engagement Hub Response Rate Summary – All Participants

Category	Total	Average (response rate per person)
Total respondents	218	N/A
Total votes	3,868	16.9
Total comments	1,387	6.4

During Phase 2, there was notable interest from those living closest to the PLP project area, referred to as Adjacent/Adjoining Residents. This cohort captures residents who reside on either Kintore Avenue, Willcox Avenue, Flora Terrace, New Street or Union Street. Participants were tagged via RSVP's to dedicated events for this cohort, they identified themselves to an Adjacent/Adjoining Resident to the project team or the participant identified themselves as an Adjacent/Adjoining Resident within their submission. This tagging allowed for detailed analysis of the matters raised by this cohort, noting their feedback may significantly differ to the broader population.

Individuals with a vested interest in the project, due to their geographical proximity to the site, existing use of the site, and ongoing relationships with activities and groups located there, contributed significantly more votes and comments across all master planning options as detailed in Table 3. This resulted in a dominance of a limited number of design elements and a general opposition to the proposed options.

Table 5. Adjacent/Adjoining Residents Engagement Hub Response Breakdown

Category	Total	Average (response rate per person)	Percentage (of all respondents)
Adjacent/Adjoining residents (known)	43	N/A	20%
Total votes	1,219	28.3	33%
Total comments	613	14.3	40%

1.3.2 Written Submissions

Table 4 outlines the number of written submissions received during Phase 2 consultation. These included emails, letters, and twelve hard copy submissions specifically received from adjacent/adjoining residents.

To support further participation, Council hosted an additional community meeting at Prospect Oval on 5 April 2025. In advance of this event, adjacent/adjoining residents received a hand-delivered envelope containing an invitation to attend, along with printed copies of each of the four master planning options and a reply-paid envelope for written feedback. Approximately 195 homes across the five surrounding streets were reached through this targeted distribution.

It is noted that some participants engaged across multiple channels, with feedback submitted both in writing and via the online platform. As a result, some comments and themes may appear in both data sets. For the purposes of this report, all written feedback will be presented and analysed together to capture consistent themes across both the online and written submissions.

Table 6. Written Submission Summary

Category	Total
Email submissions	39
Letter submissions	16
Hard copy plan submissions (Adjacent/adjoining residents only)	12
Total written submissions	67

1.4 Understanding Participant Bias

As with any community engagement process, it's important to acknowledge the potential for participant bias in the feedback received. While Phase 2 consultation sought to broaden participation and capture a diverse range of views, certain groups or individuals may be overrepresented due to factors such as higher levels of interest, easier access to consultation activities, or stronger opinions on the project.

For example, feedback may have skewed towards those who are more vocal about specific aspects of the precinct, or those with greater digital access or time availability. This doesn't diminish the value of their input but highlights the importance of interpreting findings within the context of who participated.

During Phase 2 consultation, it became evident that a coordinated campaign had encouraged affiliates and supporters of the croquet club and/or the sport more broadly to participate in the engagement process and advocate for the retention of four courts. This likely influenced the volume and consistency of feedback received on this specific element of the master plan options and elements relating to or having a potential impact to croquet.

Efforts were made to mitigate this by diversifying engagement methods, promoting participation across channels, and directly reaching out to underrepresented groups. However, some level of bias is inherent and should be considered when reviewing the consultation outcomes and shaping future decisions.

2. Master Plan Elements: Results

As outlined in Section 1, participants were invited to vote on each proposed element within the four master planning options using a simple thumbs up (like) or thumbs down (dislike) mechanism and were also encouraged to provide comments to explain the reasoning behind their response. Each key element is discussed in individual sections below.

Two types of result tables are presented:

1. **Total Votes** – showing the total number of thumbs up (likes) and thumbs down (dislikes) received for each element. A total vote table is included for every proposed element.
2. **Cohort-Specific Vote Breakdown** – providing further analysis by key stakeholder groups identified during the data review. These cohorts include:
    - **Adjacent residents:** Those living on the five surrounding streets – Kintore Avenue, Willcox Avenue, Flora Terrace, New Street, and Union Street.
    - **Other City of Prospect residents:** Individuals residing elsewhere within the City of Prospect local government area.
    - **Non-residents:** Participants who live outside the City of Prospect, including those from interstate, who may or may not use the current facilities or spaces.

The written responses—submitted via Engagement Hub comments, email or letters —are analysed separately in a dedicated section focusing specifically on those contributions. Written contributions will be summarised into three categories:

- Generally supportive;
- Supportive but with some reservations; and
- Not in support.

Cohort-specific tables and discussion are only presented for elements that attracted high levels of interest or polarised views during consultation.

2.1 Pedestrian Access and Plaza Space

The following section summarises community feedback on the proposed design elements relating to pedestrian access and plaza spaces. It outlines varying levels of support across the four master planning options and highlights the key themes and priorities identified by different respondent groups.

Feedback in this category was primarily associated with the following master planning options and map elements:

- Option 1
    - Element 5 - Menzies Crescent
    - Element 6 - Closure of Menzies
    - Element 11 - Pedestrian only entrance
- Option 2
    - Element 5 - Closure of Menzies (Willcox)
    - Element 11 - Pedestrian entry plaza from MNR
- Option 3
    - Element 8 - Menzies Crescent
    - Element 12 - Pedestrian only entry plaza
    - Element - Design - Pedestrian priority walkway (Menzies Crescent)
- Option 4
    - Element 5 - Menzies Crescent
    - Element 5 - Pedestrian Plaza (Willcox Ave)
    - Element 10 - Pedestrian access MNR (with Strategic interest site)

2.1.1 Vote Results – Pedestrian Access and Plaza Space

The PLP Master planning options prioritised pedestrian and active transport access from Main North Road and Willcox Avenue and proposed a partial closure of Menzies Crescent to support this intent. Tables 5 and 6 present the total number of votes received for each of these proposed elements. Table 7 presents the cohort breakdown of participants for the Menzies Crescent Partial Closure element.

Overall, the results did not provide a clear preferred outcome with each option receiving varied levels of support. For example:

- **Non-residents** appear to oppose the partial closure more than local residents.
- **Adjacent/adjoining residents** showed a preference for **Option 4** (with limited roadway access capability). **Option 1** was the next preferred which included the largest roadway closure. This appears to conflict with written comments discussed below, where there was concern raised with any partial closure that could result in increased traffic on surrounding residential streets.

Table 7. Vote Results: Pedestrian Access from Main North Road

	Option Elements	Likes		Dislikes		Total Votes
		Total Number	Percentage of Rating	Total Number	Percentage of Rating	
Option 1	Pedestrian only entry plaza from MNR	34	81%	8	19%	42
Option 2	Pedestrian only entry plaza from MNR	33	92%	3	8%	36
Option 3	Pedestrian only entry plaza from MNR	32	86%	5	14%	37
Option 4	Improved entry plaza from Main North Road	32	71%	13	29%	45
Total		131		29		160

Table 8. Vote Results: Menzies Crescent Partial Closure

	Option Elements	Likes		Dislikes		Total Votes
		Total Number	Percentage of Rating	Total Number	Percentage of Rating	
Option 1	Partial closure of Menzies Crescent, turning bay at entrance of Flora Terrace & enhanced forecourt plaza	57	53%	51	47%	108
Option 2	Partial closure of Menzies Crescent with turning bay along Menzies	37	53%	33	47%	70
Option 3	Partial closure of Menzies Crescent with turning bay along Menzies & enhanced forecourt plaza	35	76%	11	24%	46
Option 4	Partial closure of Menzies Crescent with turning bay along Menzies & enhanced forecourt plaza	31	70%	13	30%	44
Total		160		108		268

Table 9. Voting Results by Cohort: Menzies Crescent Closure Elements

Menzies Crescent Closure Options		
Option 1 - Menzies Cres Partial Closure	*Liked*	*Disliked*
Adjacent	18	18
Residents - All others	26	13
Non-residents	13	20
Total	57	51
Option 2 - Menzies Cres Partial Closure	*Liked*	*Disliked*
Adjacent	10	9
Residents - All others	16	9
Non-residents	11	15
Total	37	33
Option 3 - Menzies Cres Partial Closure	*Liked*	*Disliked*
Adjacent	9	4
Residents - All others	20	4
Non-residents	6	3
Total	35	11
Option 4 - Menzies Cres Partial Closure	*Liked*	*Disliked*
Adjacent	20	6
Residents - All others	19	3
Non-residents	10	10
Total	49	19

2.1.2 Written Response Results - Pedestrian Access and Plaza Space

Across the design elements relating to pedestrian access and plaza space—including options for the full or partial closure of Menzies Crescent—responses reflected a wide range of perspectives. These ranged from strong support for maximising pedestrian access and prioritising active movement, to concern and opposition regarding the potential loss of vehicle access and connectivity.

While individual responses offered a variety of design preferences and layout suggestions, the overall sentiment on pedestrian access, road closure, and plaza space has been grouped into the three categories for discussion.

2.1.2.1 Generally Supportive

Participants who supported the expansion of plaza space and the prioritisation of pedestrian access often framed their feedback around a desire to reduce car dependency and promote the use of public and active transport to and from the site. They also highlighted the improved safety associated with pedestrian-only zones and the broader social benefits of plaza spaces—such as enabling community events, informal gatherings, and expanded play areas for children and families.

Many respondents also emphasised the opportunity for plaza spaces and forecourts to serve as welcoming entry points and visual landmarks. These areas were seen as a means to improve visibility for passersby, improved sightlines and create a stronger sense of arrival, improving the overall user experience.

2.1.2.2 Support but with Some Reservations

Several respondents supported the creation of pedestrian-only areas but emphasised the functional need to retain some level of vehicle access and additional parking for emergency services, maintenance vehicles, and park users. All four options presented accommodate emergency and service access within a slowed, controlled environment using movable bollards and other traffic calming measures.

Some participants also supported restricting through traffic on Menzies Crescent and introducing plaza spaces along Willcox Avenue and Main North Road but raised concerns about the need for convenient parking for playground, park, and croquet users in these areas.

In addition, several submissions identified Council's existing right-of-way easement over the Clayton Church Homes car park as a key barrier to establishing a pedestrian plaza in that location. While discussions with relevant stakeholders are ongoing, this does not prevent Council from exploring and presenting a preferred option that includes a plaza space in this area.

2.1.2.3 Not in Favour

Respondents not in favour of this design element commonly cited the loss of vehicle access through the site and the potential reduction in car parking as detrimental to the overall function and accessibility of the Prospect Lifestyle Precinct. Plaza space dedicated to pedestrian use was often viewed as a poor use of project funds, with some expressing a clear preference for vehicle access, increased parking, or direct entry from Main North Road—particularly to support any future commercial development.

A recurring concern was the potential increase in traffic and parking pressure on surrounding residential streets due to the loss of through traffic along Menzies Crescent and reduced parking in that area, despite an overall increase in parking elsewhere on the site.

It was acknowledged by some that providing vehicle or parking access via the proposed pedestrian plaza space—such as in Option 1 and 2 (Element 11) or Option 3 (Element 12)—could serve as an alternative to access from Kintore Avenue.

2.1.2.4 Written Feedback by Cohort

When analysing respondent cohorts—including place of residence, current site usage, and other factors influencing their engagement with the PLP project—some generalised sentiments can be identified. While not representative of every individual within each group, the following summaries reflect the typical response patterns regarding pedestrian access, plaza spaces, and the full or partial closure of Menzies Crescent:

- Adjacent Residents
  - Support maintaining some car parking along Menzies Crescent.
  - Supportive of a forecourt and entry statement in the proposed locations.
  - Generally not supportive of pedestrian plaza near Main North Road, viewing this area as more appropriate for vehicle access and car parking.
- Other City of Prospect Residents
  - Generally supportive of improved pedestrian access.
  - Mixed views on whether the benefits justify the associated costs.
- Non-City of Prospect Residents
  - No notable feedback provided.

2.2 Tennis Courts

The following section summarises community feedback on the proposed design elements relating to tennis courts and clubrooms. It outlines varying levels of support across the four master planning options and highlights the key themes and priorities identified by different respondent groups.

The existing tennis courts within the PLP have recently been renewed by Council, with partial funding from the State Government. However, with a master plan potentially spanning beyond the useful life of the renewed courts, options were presented for feedback.

Feedback in this category was primarily associated with the following Master planning options and map elements:

- Option 1: Element 1 - Tennis
- Option 2: Element 1 - Tennis Courts
- Option 3: Element 2 - Tennis Courts and Car Parking
- Option 4: Element 2 - Tennis Courts

2.2.1 Vote Results – Tennis Courts

Tables 8 and 9 present the total number of votes received for each of these proposed elements.

The PLP master planning options presented largely the same court configuration and upgrade opportunities. Despite this, there were significant discrepancies across the 222 votes received across the options. For example:

- **Option 1 -** includes the retention of 8 courts and associated upgrades to the clubrooms, received 56% positive votes.
- **Option 4 -** which presents the same configuration, received only 29% positive votes and significantly higher negative votes. The majority of negative votes, accompanied by additional commentary, cited a perceived oversupply of tennis facilities in Prospect and the opportunity to transition some courts to alternative uses or multi-use spaces.
- **Option 3** - which features a 6-court configuration and includes additional car parking, had the most evenly split votes, with 53% negative and 47% positive responses. There was a clear division in the commentary, with some respondents supporting the additional car parking in this location, while others were strongly opposed citing a preference for increased open green space in this location.
- **Non-City of Prospect Residents** – showed the least support for tennis across the four options. Comments from this group often suggested repurposing the tennis courts as multi-purpose courts, removing the need for an indoor sport and community facility in the croquet area. Reduced support was also influenced by early Council data indicating an oversupply of tennis courts relative to population. However, further reporting to Council will highlight that despite this, tennis in the area has above-average participation and the highest "interest to try" rate compared to other sports.

Table 10. Vote Results: Tennis Court Options

	Option Elements	Dislikes		Likes		Total Votes
		Total Number	Percentage of Rating	Total Number	Percentage of Rating	
Option 1	8 court and upgrades	30	44%	38	56%	68
Option 2	8 court and upgrades	28	70%	12	30%	40
Option 3	6 courts, upgrade and car parking	31	53%	27	47%	58
Option 4	8 courts and upgrades	40	71%	16	29%	56
Total		129		93		222

Table 11. Voting Results by Cohort: Tennis Court Options

Tennis Court Options		
Option 1 - Tennis	*Liked*	*Disliked*
Adjacent	16	4
Residents - All others	17	8
Non-residents	5	18
Total	38	30
Option 2 - Tennis	*Liked*	*Disliked*
Adjacent	4	6
Residents - All others	7	6
Non-residents	1	16
Total	12	28
Option 3 - Tennis & Carpark	*Liked*	*Disliked*
Adjacent	8	9
Residents - All others	8	9
Non-residents	11	13
Total	27	31
Option 4 - Tennis	*Liked*	*Disliked*
Adjacent	5	13
Residents - All others	9	11
Non-residents	2	17
Total	16	41

2.2.2 Written Response Results – Tennis Courts

Responses regarding the tennis courts varied notably across respondent cohorts. While some participants expressed general indifference to the proposed options, others called for a reduction in tennis facilities altogether. Those advocating for change often cited concerns such as the heat island effect, the availability of existing courts elsewhere in the Council area and a desire to prioritise additional green space.

Non-City of Prospect residents and some adjacent/adjoining residents showed the least support for tennis across the four options. Comments from this group frequently suggested repurposing the tennis courts as multi-purpose courts, which they felt could eliminate the need for an indoor sport and community facility in the croquet area. Their views were partly influenced by early Council data indicating an oversupply of tennis courts based on population benchmarks.

While the responses reflect a variety of design alternatives and layout considerations, the general sentiment regarding the tennis courts, clubrooms, and alternative uses for the space can be categorised into three groups: not in favour, supportive but with reservations, and generally supportive.

2.2.2.1 Generally Supportive

Supportive responses highlighted the benefits of additional parking provided in Option 3 along the PLP site boundary. Many also emphasised the need for upgraded clubroom facilities to better support both club operations and broader community use. Others expressed a relatively neutral view on which design option should proceed but were generally pleased to see tennis activity retained in this location.

2.2.2.2 Support but with Some Reservations

The majority of respondents were not opposed to retaining six or eight tennis courts in this location. However, many saw an opportunity to retrofit some of the courts for broader community use—suggesting shared or mixed-use facilities such as basketball, netball, or pickleball courts. There was a strong preference for design alternatives that promote more inclusive, multi-purpose use of the space and ensure ongoing public access.

2.2.2.3 Not in Favour

Respondents who opposed the proposed number of tennis courts (six or eight) raised concerns about the courts' contribution to the heat island effect and expressed a preference for transforming the area into green space that could extend the adjacent Memorial Gardens. This would require the removal of some or all courts and potentially relocating the tennis club.

Additional feedback opposed the increased car parking shown in Option 3, which would replace two western courts. Respondents felt this would come at the cost of expanding valuable green space and contradicted broader aspirations for a more natural, open environment.

2.2.2.4 Written Feedback by Cohort

When analysing respondent cohorts—including place of residence, current use of the site, and other factors influencing engagement with the PLP project—distinct patterns of sentiment emerged. While not representative of every individual within each group, the following provides a general overview of cohort views regarding the proposed design options for the existing tennis court site and clubrooms:

- Adjacent Residents
  - Perceive an overprovision of tennis courts within the Council area.
  - Prefer the introduction of multi-use court (e.g. basketball, netball, pickleball).
  - Generally supportive of a reduction in court numbers to accommodate parking.
- Other City of Prospect Residents
  - Reduce a reduction in court numbers for broader community uses.
  - Favour converting some courts in multi-use through additional line-marking.
- Non-City of Prospect Residents
  - Reduce hard surfaces in this area to combat heat island effect.
  - Present too much of a single use sporting activity.

2.2.2.5 Other Considerations

As noted earlier, the State Government provided funding for the recent renewal of the tennis courts. Therefore, any proposed changes to these facilities would require approval from the relevant Minister at the time of submission.

2.3 Relocation of Cricket Nets

Four alternative locations for the cricket nets were proposed, each shaped by two primary considerations: requests from the Prospect Cricket Club for a more accessible location closer to the clubrooms, and Council's objective to deliver the project with a strong focus on financial sustainability. The current cricket net site is being considered for potential inclusion in mixed-use development scenarios, with the aim of generating future commercial returns.

The following section summarises community feedback on the proposed design elements relating to potential relocation of cricket nets. It outlines varying levels of support across the four master planning options and highlights the key themes and priorities identified by different respondent groups.

Feedback in this category was primarily associated with the following master planning options and map elements:

- Option 1: Element 3 - Cricket Nets
- Option 2: Element 8 - Cricket nets
- Option 3: Element 4 - Cricket Nets
- Option 4: Element 3 - Cricket Nets

2.3.1 Vote Results – Relocation of Cricket Nets

Tables 10 and 11 present the total number of votes received for each of these proposed elements.

The PLP master planning options presented four different options for the proposed location of cricket nets. Notable outcomes from the vote results include:

- The feedback generally skewed towards a dislike for all presented options, with a preference for retaining the cricket nets in their existing southeast corner when cross referenced with the written comments.
- While there was some level of support—albeit limited across the options—Option 2 emerged as the preferred choice among all cohorts.

2.3.2 Vote Results: Relocation of Cricket Nets

	Option Elements	Likes		Dislikes		Total Votes
		Total Number	Percentage of Rating	Total Number	Percentage of Rating	
Option 1	Southwest Corner (with indoor facility)	12	12%	89	88%	101
Option 2	Northen Boundary integrated into oval	47	77%	14	23%	61
Option 3	Southwest Corner (with two court indoor facility)	11	14%	65	86%	76
Option 4	Southwest Corner (no indoor facility)	7	8%	78	92%	85
Total		77		246		323

Table 12. Voting Results by Cohort: Relocation of Cricket Nets

Cricket Nets Options		
Option 1 - Cricket Nets	Liked	Disliked
Adjacent	4	23
Residents - All others	7	28
Non-residents	1	38
Total	12	89
Option 2 - Cricket Nets	Liked	Disliked
Adjacent	17	3
Residents - All others	17	11
Non-residents	13	0
Total	47	14
Option 3 - Cricket Nets	Liked	Disliked
Adjacent	2	18
Residents - All others	8	18
Non-residents	1	28
Total	9	64
Option 4 - Cricket Nets	Liked	Disliked
Adjacent	2	18
Residents - All others	4	24
Non-residents	1	36
Total	7	78

2.3.3 Written Response Results – Relocation of Cricket Nets

There was general agreement that the cricket nets should remain close to the cricket clubrooms to ensure practical and consistent use. However, several concerns were raised in response to the alternative locations proposed across the four Master planning options. These included a preference for retaining the current location to avoid encroaching on the croquet courts, and preference for Option 2 which proposed integrating the nets directly into the oval area.

While feedback reflected a range of views on layout and functionality, overall sentiment regarding the preferred location for the cricket nets can be grouped into three categories: not in favour, supportive with reservations, and generally supportive.

2.3.3.1 Generally Supportive

Support largely focused on improving the visibility and accessibility of the cricket nets for both users and the broader community. **Option 2** received the strongest support, as it proposed relocating the nets to the northern edge of the oval, adjacent to the upgraded clubrooms, and incorporating the oval itself as the run-up area. **Option 1** also attracted positive feedback from those in favour of relocation, with respondents noting the strong connection to the proposed new clubrooms in the south-western corner as a key benefit.

2.3.3.2 Support but with Some Reservations

Although there was some consensus that the current location is isolated and underutilised, the alternative options elicited a wide range of commentary. Concerns regarding the proposed alternative locations for the cricket nets primarily focused on the challenges of public access and the impact on pedestrian safety and movement when situated near Menzies Crescent or the proposed walking track.

2.3.3.3 Not in Favour

Those opposed to relocating the cricket nets raised several key concerns, including potential disturbance to adjoining residential properties, the cost implications of relocation, and the perception that cricket nets represent a privatised or exclusive use of public space—an issue already associated with their current location. Additionally, respondents noted that some master plan layouts would require the removal of existing croquet facilities to accommodate the new position of the nets, which they viewed as an unnecessary trade-off.

2.3.3.4 Written Feedback by Cohort

When analysing the cohorts of respondents, including their place of residence, their current usage of the site, and other factors influencing their involvement in the PLP project, a generalised sentiment can be attributed to these groups. While this does not comprehensively cover all individuals within each cohort, the following reflects an average response type regarding the design elements and options presented for the relocation of the cricket nets.

- Adjacent Residents
  - » General opposition to relocating the cricket nets from their current position in the south-eastern corner of the site.
  - » Mixed views on Option 2, which proposes using part of the oval for the cricket net run-up. Some feedback described this option as favourable as it takes advantage of existing oval space and allows separation from residential properties, while others commented its position breaks up the visual and physical access to and around the oval.
  - » Diverging opinions between residents on the northern and southern sides of the precinct, with each group preferring the cricket nets be positioned further away from their homes.
- Other City of Prospect Residents
  - » General feedback indicated that relocation of the cricket nets is unnecessary. If any changes are made, they should prioritise minimising noise impacts and ensuring strong connectivity with other cricket-related facilities and spaces.
- Croquet Club
  - » Do not support relocating the cricket nets over the existing croquet courts, as proposed in Options 1 and 3. Concerns were raised about increased noise disrupting nearby residents, and the importance of retaining multiple croquet courts was emphasised.
  - » Preference for locating the cricket nets to the northeast of the existing clubrooms, as shown in Option 2. This option allows croquet activities to continue and places the nets conveniently close to the cricket clubrooms for easier access.
- Non City of Prospect Residents
  - » Mixed support and opposition for locating the cricket nets to the northeast of the existing clubrooms, as proposed in Option 2. While some valued the convenience of co-locating the nets near the clubrooms, others raised concerns about the impact on visual amenity from Wilcox Avenue.
  - » No clear preference emerged for any of the four proposed options.

2.3.3.5 Other Considerations

Whilst there was broad support for all options by the majority of participants. The Prospect Cricket Club members largely supported an Option 3 outcome, whereby the cricket nets would be co-located in the south-western corner near the proposed indoor sport and community building, proposed to be co-located with cricket and RSL. This was identified during a PLP consultation pop-up event at the Prospect Oval during a cricket match day.

2.4 Mixed-Use Development (Main North Road)

The purpose of the mixed-use development is to create opportunities for Council to generate commercial returns that help offset future costs associated with facility upgrades and public realm improvements across the PLP. These development options may include a mix of residential and commercial uses and are currently undergoing further research and refinement to support informed decision-making.

The following section summarises community feedback on the proposed design elements relating to the proposed mixed-use development located in the south-east corner of the PLP.

Feedback in this category was primarily associated with the following Master planning options and map elements:

- Option 1:
  - Element 13 - Mixed-use building (MNR side)
  - Element 13a - Mixed-use tiered design
- Option 2: Element 13 - Mixed-use building (MNR side)
- Option 3:
  - Element 14 - Mixed-use building (MNR side)
  - Element 14 - Mixed-use building (Tiered design)
- Option 4: Element 11 - Mixed-use development (MNR)

2.4.1 Vote Results - Mixed-Use Development

Tables 12, 13 and 14 present the total number of votes received for each of these proposed elements.

Notable outcomes from the vote results include:

- All options were generally not supported by the respondents.
- Option 4 was the preferred option, with the smallest development footprint. Notably, this option would also have the lowest potential for commercial return.
- Non-residents showed the highest level of support for the mixed-use development options compared to other cohorts; however, overall sentiment still leaned towards lower levels of support.
- Respondents generally showed lower levels of interest in the building's tiered design element, as indicated by the limited number of votes. However, this was not reflected in the accompanying commentary, which offered more detailed feedback and is discussed further below.

Table 13. Vote Results: Mixed-Use Development (South-East corner)

	Option Elements	Likes		Dislikes		Total Votes
		Total Number	Percentage of Rating	Total Number	Percentage of Rating	
Option 1	Mixed-use commercial development	26	21%	98	79%	124
Option 2	Mixed-use commercial development	19	22%	66	78%	85
Option 3	Mixed-use commercial development	16	21%	61	79%	77
Option 4	Mixed-use commercial development with smallest footprint	20	35%	37	65%	57
Total		81		262		343

Table 14. Voting Results by Cohort: Mixed-Use Development (South-East Corner)

Mixed-Use Development		
Option 1 – Mixed-Use Development (MNR)	*Liked*	*Disliked*
Adjacent	3	32
Residents - All others	8	26
Non-residents	3	17
Total	14	75
Option 2 - Mixed-Use Development (MNR)	*Liked*	*Disliked*
Adjacent	2	18
Residents - All others	9	16
Non-residents	3	9
Total	14	43
Option 3 - Mixed-Use Development (MNR)	*Liked*	*Disliked*
Adjacent	*1*	*14*
Residents - All others	*9*	*16*
Non-residents	3	11
Total	13	41
Option 4 - Mixed-Use Development (MNR)	*Liked*	*Disliked*
Adjacent	*13*	*7*
Residents - All others	*5*	*19*
Non-residents	*2*	*10*
Total	20	36

Table 15. Voting Results by Cohort: Mixed-Use Development (Tiered Component)

Mixed-Use Development		
Option 1 - Mixed-Use Development (Tiered Design)	*Liked*	*Disliked*
Adjacent	2	11
Residents - All others	7	8
Non-residents	3	4
Total	12	23
Option 2 - Mixed-Use Development (Tiered Design)	*Liked*	*Disliked*
Adjacent	1	11
Residents - All others	4	5
Non-residents	0	7
Total	5	23
Option 3 - Mixed-Use Development (Tiered Design)	*Liked*	*Disliked*
Adjacent	*0*	*12*
Residents - All others	*2*	*4*
Non-residents	1	4
Total	3	20

2.4.2 Written Response Results - Mixed-Use Development

Responses to the various options and scales of mixed-use development proposed for the southeast corner of the site were highly polarised, largely shaped by each respondent's relationship with the PLP. Views ranged from strong opposition to any form of development in this location, to enthusiastic support for higher-density or accommodation options that would introduce new residents to the Prospect area and deliver a high-quality commercial offering not currently available along Main North Road.

This diversity of opinion presents clear challenges in reconciling competing priorities. However, the breadth of feedback also provides valuable insights and potential directions to inform future decision-making.

While the responses reflect a variety of design alternatives and layout considerations, the general sentiment regarding the preferred location, design and use of a mixed-use development can be categorised into three groups: not in favour, supportive but with reservations, and generally supportive.

2.4.2.1 Generally Supportive

Support for Option 4 centred on its reduced scale and lower impact on nearby residents, particularly those on Kintore Avenue. Many respondents appreciated that this option avoided high-rise development and better aligned with the existing suburban character. A strong theme was the preference for traffic and access to be directed via Main North Road, avoiding impacts on residential streets.

2.4.2.2 Support but with Some Reservations

Feedback on Options 1–3 revealed cautious optimism about development along Main North Road, with many seeing the potential for positive transformation of the area if handled thoughtfully. There were some levels of support for activating the frontage with well-designed buildings and high-quality uses such as cafés, restaurants, and retirement living, which could help uplift the area and provide vibrancy akin to Prospect Road or places like Bowden. Some respondents highlighted the value of mixed-use spaces and public amenities like green space or nature play, particularly if tailored to families and eventgoers. However, concerns remained around overdevelopment potential. While high-density development drew mixed reactions, a recurring theme was the need for the project to include sufficient parking, avoid empty commercial spaces, and complement the surrounding residential character.

2.4.2.3 Not in Favour

The proposed height and footprint of the mixed-use development along Main North Road emerged as key concerns among respondents. While some acknowledged the existing zoning, many felt that a high-rise built form was inappropriate for this location, primarily due to its potential impacts on neighbouring residential properties — particularly in terms of overlooking, overshadowing, and a perceived loss of privacy. Broader apprehensions were also raised about the impact on the character of Prospect, the types of uses and users the development might attract, and a sense that the corridor is already oversupplied with commercial offerings. Several respondents expressed opposition to any form of significant commercial or residential development on this site, instead preferring it remain a standalone commercial tenancy or be repurposed as additional open green space.

2.4.2.4 Written Feedback by Cohort

An analysis of respondent cohorts — including their place of residence, current use of the site, and other factors shaping their engagement with the PLP project — reveals some generalised sentiment trends across groups. While these summaries do not reflect every individual view within each cohort, they provide a broad indication of average response types in relation to the proposed size, scale, and activity levels of the mixed-use development.

- Adjacent Residents
  - » Strongest opposition to all forms of mixed-use development presented in the south-east corner.
  - » Express concern about the commercial viability of this site.

  - Generally, against any apartment accommodation options, including affordable housing, and concerned about the traffic implications.
  - Prefer retention of the existing use over any mixed-use redevelopment.
- Other City of Prospect Residents
  - More diverse spread of sentiment towards this element.
  - Some supportive of an urban corridor zone being utilised for mix-use development while others against residential and high-rise possibilities.
  - Supportive of some form of commercial activity at this location, notably as a means to generate commercial return to fund other PLP outcomes.
- Non-City of Prospect Residents
  - Support concepts such as retirement living and improvements to the Main North Road amenity.

2.5 Indoor Multi-Purpose and Community Building

The multi-purpose building options were developed in response to Phase 1 consultation feedback, where the community's top request was for increased opportunities for community use — including the introduction of new sports to the precinct, spaces for local gatherings, and flexible facilities to support a wider range of activities.

The following section summarises community feedback on the proposed design elements relating to the proposed multi-purpose indoor sports and community building. It outlines varying levels of support across the four master planning options and highlights the key themes and priorities identified by different respondent groups.

Feedback in this category was primarily associated with the following master planning options and map elements:

- Option 1: Element 4 - Indoor Community building
- Option 2: Element 3 - New Multi-purpose Building
- Option 3: Element 5 - New Multi-purpose building
- Option 4: No option

2.5.1 Vote Results - Indoor Multi-Purpose and Community Building

Table 15 and 16 outline the range of voting results across the various indoor community and sports building master planning options, along with the breakdown of results by respondent cohorts.

Key findings include:

- Overall, there was a general opposition to the inclusion of an indoor facility, although this was based on a relatively small proportion of total respondents.
- Residents from the broader City of Prospect area, while still showing limited support overall, recorded the highest levels of support for this activity compared to other respondent cohorts.
- The non-resident cohort showed the lowest levels of support for any option.

Table 16. Vote Results: Multi-Purpose Sports and Community Building

	Option Elements	Likes		Dislikes		Total Votes
		Total Number	Percentage of Rating	Total Number	Percentage of Rating	
Option 1	Indoor community building (small)	21	20%	85	80%	106
Option 2	Indoor community and sport building (2 courts, medium)	17	18%	80	82%	97
Option 3	Indoor community and sports building (2 courts, large)	22	24%	71	76%	93
Option 4	No-Option	-	-	-	-	-
Total		60		236		296

Table 17. Voting Results by Cohort: Indoor Sport and Recreation Building

Indoor Sport and Recreation Building		
Option 1 - Indoor Sport and Rec	*Liked*	*Disliked*
Adjacent	2	24
Residents - All others	20	25
Non-residents	5	37
Total	27	86
Option 2 - Indoor Sport and Rec	*Liked*	*Disliked*
Adjacent	*1*	*25*
Residents - All others	*14*	*21*
Non-residents	2	34
Total	17	80
Option 3 - Indoor Sport and Rec	*Liked*	*Disliked*
Adjacent	*1*	*22*
Residents - All others	*16*	*21*
Non-residents	5	28
Total	22	71

2.5.2 Written Response Results - Indoor Multi-Purpose and Community Building

Overall, the majority of comments are negative, expressing concerns about the project's impact on the community, environment, and existing facilities. There are a few neutral and positive comments that recognise potential benefits but emphasise the need for careful consideration of the project's scale and location.

2.5.2.1 Generally Supportive

A number of respondents were broadly supportive of the proposal and welcomed the idea of a new, multi-use community and sports facility in the precinct. They saw the opportunity to address a current gap in amenities, particularly the lack of basketball and netball courts in the local area.

Supporters highlighted the potential social benefits of increased access to indoor sport and recreation, particularly for youth engagement and community inclusion. Some favoured the

co-location of clubs and community groups in a centralised facility to encourage more efficient use of space and to activate the precinct throughout the day.

A few comments suggested incorporating flexible spaces and 24/7 access to maximise community benefit and recommended including facilities for emerging sports such as pickleball. Overall, this group saw the proposal as a positive step toward addressing recreation needs in Prospect, although some acknowledged the importance of careful design and planning to balance green space with new infrastructure.

2.5.2.2 Support but with Some Reservations

Some community members were supportive of a new recreation and community facility but suggested changes to the proposed location or scale. Many indicated a preference for the building to be located on the Council-owned site on Main North Road or to replace two of the existing eight tennis courts, which were described as underused.

They emphasised the importance of preserving as much green space as possible and expressed concern about the impact of the current proposal on the croquet club and surrounding amenity. Others supported the co-location of community and sporting uses but questioned the inclusion of indoor basketball courts, suggesting that more cost-effective alternatives such as outdoor courts or smaller-scale facilities would better serve local needs without compromising open space.

2.5.2.3 Not in Favour

Many respondents expressed strong opposition to the proposed new community and sports building in its current location. Concerns focused primarily on the loss of green open space, the displacement or removal of the existing croquet club, and the potential negative impact on the character of the precinct.

Several noted that the proposed facility is too large, too expensive, and unnecessary given the proximity of similar amenities in neighbouring suburbs such as Lightsview and Walkerville. The introduction of indoor basketball courts was questioned, with critics arguing that these facilities are already available nearby and would bring increased noise, traffic, and demand for parking to a quiet residential area.

Others stated that the community had previously prioritised retaining open space and felt this proposal was inconsistent with earlier consultation findings. There were also concerns that the project would place an unnecessary financial burden on ratepayers and lead to overdevelopment of a valued open and peaceful community area.

2.5.2.4 Written Feedback by Cohort

- Adjacent Residents
  - Most frequent concern was that the proposed development would significantly reduce valuable green space.
  - Numerous suggestions to relocate the facility to the Council site on Main North Road, repurposing 2 of the 8 tennis courts, which are seen as underutilised or upgrading existing facilities like the grandstand or cricket/RSL buildings in their current locations.
  - Many believe indoor courts are unnecessary, citing existing underutilised facilities in nearby suburbs, concerns about noise, traffic and late night games and a preference for multi-use outdoor courts instead.
- Other City of Prospect Residents
  - Some support for basketball/netball/pickleball courts to be provided at the precinct. Support co-locating existing clubs in a smaller, more efficient facility.
  - Concern that the facility would cater mainly to elite or younger sports groups.
- Croquet Club
  - Common concerns include the loss of valuable green and open space, particularly the well-regarded croquet lawns
  - question the necessity of the facility, citing the availability of similar amenities in nearby suburbs and a lack of demonstrated local demand.

2.6 Co-Location of Cricket Club and RSL

The following section summarises community feedback on the proposed design elements relating to the potential co-location of the Prospect Cricket Club and RSL. This element has also considered the development of a new indoor multi-use facility which, in Options 1 and 3, would also accommodate space for the cricket clubrooms and the RSL. It outlines varying levels of support across the four master planning options and highlights the key themes and priorities identified by different respondent groups.

Feedback in this category was primarily associated with the following master planning options and map elements:

- Option 1: Element 4 - Indoor community building
- Option 2: Element 7 - Co-located RSL
- Option 3: Element 5 - New multi-purpose building
- Option 4: Element 7 - Cricket and RSL co-location

2.6.1 Vote Results - Co-Location of Cricket Club and RSL

A total of 322 votes were cast, showing a high level of community engagement in the consultation process regarding cricket and RSL.

Table 17 and 18 outline the range of voting results across the elements concerning potential relocation and/or co-location of cricket and RSL.

Key findings include:

- The most voted option was Option 1 (106 votes), but it also had the highest disapproval rate.
- Non-residents significant favoured Option 3.
- Adjacent residents generally preferred options where the cricket and RSL were co-located on Willcox Avenue.
- Option 4 received the highest level of support, with 85% of respondents voting positively, followed by Option 2 with 74%. The votes suggest a preference for retaining and upgrading existing facilities in their current locations, rather than relocating or co-locating them to an alternative location.

Table 18. Vote Results: Co-Location of Cricket Club and RSL

	Option Elements	Likes		Dislikes		Total Votes
		Total Number	Percentage of Rating	Total Number	Percentage of Rating	
Option 1	Co-Located in indoor community building	21	20%	85	80%	106
Option 2	Rebuild in existing location	43	74%	15	26%	58
Option 3	Co-Located in indoor community and sports building	22	24%	71	76%	93
Option 4	Rebuild in existing location	55	85%	10	15%	65
Total		141		181		

Table 19. Voting Results by Cohort: Co-Location of Cricket Club and RSL

Cricket & RSL Relocation Options		
Option 1 - Cricket & RSL Relocation	*Liked*	*Disliked*
Adjacent	2	20
Residents - All others	12	20
Non-residents	1	8
Total	15	48
Option 2 - Cricket & RSL Relocation	*Liked*	*Disliked*
Adjacent	16	3
Residents - All others	16	11
Non-residents	11	1
Total	43	15
Option 3 - Opening of Willcox Avenue & Relocation	*Liked*	*Disliked*
Adjacent	16	12
Residents - All others	22	8
Non-residents	38	20
Total	76	40
Option 4 - Cricket & RSL Relocation	*Liked*	*Disliked*
Adjacent	20	2
Residents - All others	23	7
Non-residents	11	1
Total	54	10

2.6.2 Written Response Results - Co-Location of Cricket Club and RSL

Overall, the majority of comments are negative, expressing concerns about the project's impact on the community, environment, and existing facilities. There are a few neutral and positive comments that recognise potential benefits but emphasise the need for careful consideration of the project's scale and location.

2.6.2.1 Generally Supportive

Respondents in this group were broadly in favour of redeveloping outdated facilities and saw value in co-locating the cricket club and RSL in a centralised, shared-use building. They recognised opportunities to consolidate the built footprint, increase efficiencies, and improve amenity while maintaining or even enhancing green space. Some also noted the potential to create a more attractive and accessible precinct through thoughtful design and better integration of facilities. There was support for designs that opened up Willcox Avenue to the oval and provided a more welcoming, community-focused aspect.

2.6.2.2 Support but with Some Reservations

A number of community members acknowledged the need for upgrades and supported the concept of more integrated and shared facilities. However, they expressed reservations about specific elements such as relocating cricket nets near the croquet club, the potential loss of open space, and the overall cost to ratepayers. Several respondents supported combining cricket and football facilities to avoid duplication but questioned how priorities would be balanced among user groups, especially with the inclusion of the RSL. Others encouraged more modest upgrades or renovations rather than full rebuilds, and some suggested relocating the RSL to alternate sites such as the air raid shelter to reduce impact and costs. Many comments reflected a strong preference for thoughtful planning, community-focused design, and financial responsibility in any proposed design solutions.

2.6.2.3 Not in Favour

Many respondents expressed the view that cricket and the RSL do not require separate facilities and should instead share the existing football clubrooms and pavilion. There was a strong preference to avoid large, intrusive structures near residential areas, with several comments stating that relocating the cricket and RSL clubrooms is unjustified and would be disruptive to both facility users and the broader community. A recurring sentiment was that sports clubs should fund their own upgrades, with repeated calls to avoid unnecessary spending and prioritise practical, cost-effective solutions for community spaces.

2.6.2.4 Written Feedback by Cohort

- Adjacent Residents
  - Many support redeveloping the cricket and RSL clubs on their existing northern oval site, citing minimal disruption to residents, efficient use of current infrastructure, and the potential to consolidate facilities with the football club to reduce the overall building footprint.
  - The idea of shared, upgraded facilities is favoured for its practicality, cost-effectiveness, and alignment with community values of accessibility, cohesion, and environmental preservation.
- Other City of Prospect Residents
  - There is clear opposition to new standalone buildings elsewhere in the precinct, especially those that would reduce open space or introduce large, intrusive structures.
  - Feedback emphasizes a strong preference for preserving and enhancing green space, particularly around Willcox Avenue, which is seen as a unique opportunity to open up views and create a more inviting, park-like precinct.

2.7 Car Parking

Car parking was a commonly raised topic during the Phase 1 consultation, with a broad range of views expressed. Some respondents called for an increase in car parking provision, while others favoured enhancing green space instead of introducing more parking. In response to this mixed feedback, the proposed approach includes a consolidated main car park, complemented by smaller, decentralised parking areas where possible.

The following section summarises community feedback on the proposed design elements relating to car parking options. It outlines varying levels of support across the four master planning options and highlights the key themes and priorities identified by different respondent groups.

Feedback in this category was primarily associated with the following master planning options and map elements:

- Option 2:
  - Element 4 - Car park (southern boundary)
  - Element 4 - Car park and temporary grandstands
- Option 3:
  - Element 2 - Tennis Courts and Car Parking
  - Element 7 - Car park (southern boundary)

2.7.1 Vote Results – Car Parking

Community feedback on proposed changes to car parking and supporting infrastructure revealed strong opposition overall, particularly concerning options with parking near residential areas. The following section outlines key concerns and areas of division among respondents:

- Of the 224 total votes received, 156 (70%) expressed opposition to the proposed changes to car parking and supporting infrastructure, indicating general community resistance.

- Options 2 and 3, which include car parking along the southern boundary, attracted particularly high levels of disapproval. This reflects a clear concern about the potential impacts on adjacent residential areas, visual amenity, and the potential loss of existing trees.
- The most evenly split feedback was for Option 3's proposal involving tennis courts and associated car parking, which received 47% support and 53% opposition. This suggests a more divided community view, likely reflecting the tension between preserving recreational facilities and addressing parking demand.

Table 20. Vote Results: Car Parking

	Option Elements	Dislikes		Likes		Total Votes
		Total Number	Percentage of Rating	Total Number	Percentage of Rating	
Option 2	Car park (southern boundary)	44	80%	11	20%	55
Option 2	Car park and temporary grandstands	38	76%	12	24%	50
Option 3	Car park (southern boundary)	43	70%	18	30%	61
Option 3	Tennis Courts and Car Parking	31	53%	27	47%	58
Total		156		68		224

Table 21. Voting Results by Cohort: Car Parking

Car Parking (Southern Boundary) Options		
Option 2 - Car Parking	Liked	Disliked
Adjacent	2	40
Residents - All others	15	21
Non-residents	6	21
Total	23	82
Option 3 - Car Parking	Liked	Disliked
Adjacent	1	22
Residents - All others	12	9
Non-residents	5	12
Total	18	43

2.7.2 Written Response Results – Car Parking

Community feedback on the proposed car parking adjacent to Kintore Avenue revealed a wide range of perspectives, with the majority expressing significant concern or opposition. Submissions were categorised into three broad themes based on their sentiment: those not in favour of the proposal, those generally supportive, and those who support the concept but with reservations. The comments below reflect key issues raised by the community, including impacts on amenity, traffic, green space, safety, and alignment with broader planning objectives.

2.7.2.1 Not in Favour

The overwhelming majority of responses were opposed to the proposed car park behind Kintore Avenue. Residents strongly objected to the location due to concerns about safety, increased traffic, noise, pollution, loss of green space, destruction of mature trees, and diminished residential amenity. Some highlighted the contradiction between council's sustainability goals and this car-focused approach. Comments frequently referenced the visual impact from the oval, the creation of a heat sink, and the threat of antisocial behaviour. There was also a common sentiment that better public transport should be

prioritised, and that traffic should not be funnelled through Kintore Avenue, a narrow and already burdened street. Several respondents raised concerns for regarding the neighbourhood's character or wellbeing.

2.7.2.2 Support but with Some Reservations

Some community members were open to additional parking but only if significant conditions were met. These included relocating the parking away from residential boundaries, incorporating extensive landscaping, using underground options, and ensuring traffic access was restricted to Main North Road—not Kintore Avenue. Others suggested retaining green space. There were also suggestions to balance parking with greater community access to recreational facilities, such as converting tennis courts into spaces for multiple sports.

Respondents often pointed out potential issues or considerations related to parking, such as the need for better management or the impact on traffic flow. Menzies Crescent is noted as a key access point for buildings and deliveries, with suggestions that it may become one-way to improve safety and flow. The footpath widening is mentioned as a safety improvement, indirectly tied to pedestrian and vehicle interaction in parking areas.

2.7.2.3 Generally Supportive

A small number of respondents expressed general support for the provision of additional parking, suggesting it would help relieve pressure on surrounding streets and improve access during peak times. These comments noted that, with appropriate landscaping and noise mitigation, the area could function better than it does currently. Some also felt that reducing the number of tennis courts in favour of parking made sense, given perceptions of underutilisation.

2.7.2.4 Written Feedback by Cohort

- Adjacent Residents
  - Repeated calls to avoid using Kintore Avenue for car park entry/exit due to existing traffic congestion, safety concerns and the 'residential nature' of the area.
  - Preference for access via Main North Road or opposite Burwood Avenue, which is seen as more suitable for traffic flow and infrastructure.
- Other City of Prospect Residents
  - Strong preference for screening the car park from the oval to avoid it becoming an eyesore.
  - Strong sentiment that turning parts of the reserve into a car park contradicts the goal of increasing green space.
  - Suggestions to locate parking within the Main North Road building instead.
- Non City of Prospect Residents
  - The proposed parking is seen as insufficient, especially with the removal of existing spaces on Menzies Crescent.
  - There is a strong desire to preserve quiet, green areas rather than replace them with noisy, high-traffic facilities.

2.8 Croquet Options

Four alternative configurations for croquet lawns were proposed. During Phase 2, there was a notable increase in responses from croquet members, affiliates, and nearby residents, reflecting a concentrated effort by some stakeholders to advocate for the retention of four lawns.

The following section summarises community feedback on design elements related to the croquet courts, including the number of lawns and the clubroom facilities. It outlines varying levels of support across the four master planning options and highlights the key themes and priorities identified by different respondent groups.

Feedback in this category was primarily associated with the following master planning options and map elements:

- Option 1: Element 2 - 2 Croquet Courts
- Option 2: Element 2 - 2 Croquet Courts
- Option 3: Element 3 - 1 outdoor court (croquet or other)
- Option 4: Element 4 - 3 Croquet Courts

2.8 Vote Results – Croquet Options

The croquet options received a significant number of votes. Whilst there was clear support for retaining the highest number of croquet lawns available, there were still pockets of support for alternative configurations.

Key findings include:

- The total number of votes across all entries was 394, with 298 dislikes (76%) and 96 likes (24%) overall.
- Generally, there was lower levels of support for Option 1 to 3 where a reduced number of lawns are proposed.
- Option 4 received the highest level of support from the respondent group
- Adjacent residents were most supportive of Option 4, with 18 likes and only 2 dislikes, reinforcing its local appeal.

There was no clear preference among non-residents for any of the four options. However, Option 4 attracted significantly more negative feedback than the others, with just 1 like and 53 dislikes, indicating it was the least preferred by this cohort. This is largely due to the coinciding narrative that four courts must be retained by a cohort of respondents.

Table 22. Vote Results: Croquet Options

	Option Elements	Likes		Dislikes		Total Votes
		Total Number	Percentage of Rating	Total Number	Percentage of Rating	
Option 1	Croquet (2 lawns)	26	22%	92	78%	118
Option 2	Croquet (2 lawns)	10	13%	67	87%	77
Option 3	Croquet (1 lawn or multi-purpose court)	11	13%	73	87%	84
Option 4	Croquet (3 lawns)	49	43%	66	57%	115
Total		96	24%	298	76%	394

Table 23. Voting Results by Cohort: Croquet Options

Croquet Options		
Option 1 – 2 Croquet Courts	*Liked*	*Disliked*
Adjacent	9	16
Residents - All others	14	27
Non-residents	3	49
Total	26	92
Option 2 - 2 Croquet Courts	*Liked*	*Disliked*
Adjacent	1	15
Residents - All others	7	16
Non-residents	2	36
Total	10	67
Option 3 – 1 Croquet Courts (or Multi-purpose)	*Liked*	*Disliked*
Adjacent	0	15
Residents - All others	8	20
Non-residents	3	38
Total	11	73
Option 4 – 3 Croquet Courts	*Liked*	*Disliked*
Adjacent	18	2
Residents - All others	30	11
Non-residents	1	53
Total	49	66

2.8.2 Written Response Results – Croquet Options

Croquet was one of the most discussed elements within the Phase 2 consultation. As noted earlier, there was a significant surge in feedback from croquet players, club affiliates, and residents, indicating a concerted push by some cohorts to preserve all four lawns. The consistency in the responses' format and content suggests these stakeholders may have worked together in shaping their submissions.

Overall, the contrasting comments ranged between preserving croquet space to diversifying the precinct for broader community use.

2.8.2.1 Not in Favour

Many respondents strongly opposed any reduction in the number of croquet courts, stressing that maintaining all four courts is crucial for the club's ongoing viability and its ability to host national and international competitions. They emphasised that croquet plays a vital role in supporting the health, wellbeing, and social connection of older community members—particularly those with limited options for physical activity due to health or mobility challenges.

The proposed cut to two or fewer courts was noted to threaten the future of a historic and valued community asset. Respondents also raised concerns about inaccuracies in the council's information and a perceived lack of consideration for ageing residents and inclusive sports. Many felt the proposal favoured younger, more mainstream sports while neglecting the needs of seniors and people with disabilities.

Additional comments pointed out that nearby facilities already cater to sports such as tennis, cricket and soccer calling into question the necessity of reducing croquet courts to accommodate these activities. This was seen as an unnecessary duplication rather than a justified reallocation of space.

2.8.2.2 Support but with Some Reservations

There was support for the retention of the croquet club and most of its courts, but with reservations about proposed additional facilities like cricket nets or clubrooms that might negatively impact the club or the local environment. Some respondents approved of plans that preserved four courts but expressed concerns about the visual impact or practical challenges posed by certain design elements. Others were cautiously supportive of maintaining three courts rather than four, accepting a small reduction if it allowed for overall precinct improvements, but insisted that any changes should not compromise the club's core activities or community role.

Some suggestions propose combining croquet lawns with other activities like barefoot bowls, social hubs (e.g., coffee huts, pubs), or making the space multi-use to attract younger demographics without losing the croquet club.

2.8.2.3 Generally Supportive

Many respondents in the generally supportive cohort felt that four croquet courts are excessive, suggesting that reducing them to two or three would better balance the club's needs with broader community benefit. While recognising the croquet club's value and its role in hosting events, supporters advocated for a more flexible, shared space. There was openness to reconfiguring the site to accommodate complementary uses—such as barefoot bowls, basketball, netball, or small-scale amenities like a coffee hut—provided the club remains functional, respected, and green space is retained.

2.8.2.4 Written Feedback by Cohort

- Adjacent Residents
  - Many respondents highlighted the club's historic significance, year-round use, contribution to social inclusion—particularly for older residents and people with disabilities—and its ability to host state and national tournaments.
  - Recognition of community value but openness to compromise: Some suggested keeping 2 or 3 courts might be acceptable if it allowed for multi-use opportunities, such as barefoot bowls or more flexible open space, provided the integrity of the club and green space is respected.
  - Respondents were wary of replacing the croquet courts with larger buildings or intense sporting facilities, citing issues such as increased traffic, overshadowing, and loss of community character.
  - Some saw potential for croquet space to be shared or adapted to attract a broader demographic, including younger users, while still maintaining the sport's core presence in the precinct.
- Other City of Prospect Residents
  - Residents see the club as a valued, national-standard facility that supports active ageing, social connection, and low-impact sport for all genders and abilities — particularly older adults. Reducing courts would threaten the club's viability.
  - Residents reject proposals to replace lawns with buildings or facilities like cricket nets, citing increased heat, reduced permeability, and preference for these to be located at existing sports precincts like Broadview Oval.
  - Many residents feel older community members and low-profile sports are being overlooked in favour of larger, younger-focused clubs — calling for a more inclusive, balanced approach to future planning.
- Non City of Prospect Residents
  - Four croquet courts are essential to meet current and growing demand, support regular club use, and host State and National competitions.
  - Croquet is a low-cost, self-funded, inclusive sport that supports healthy ageing, social interaction, and physical activity for all ages, especially older residents who have limited alternatives.
  - Proposals to reduce court numbers are seen as discriminatory, short-sighted, and based on misleading data, ignoring the club's contribution to community wellbeing and sporting diversity.

- Retaining all four lawns is widely supported across both local and visiting members, with many highlighting the club's premier status and immaculate playing surfaces.

- Croquet Club
  - The North Adelaide Croquet Club submitted separate written submissions highlighting:
    - NACC has actively participated in the PLP Phase 2 consultation through letters, workshops, and deputations, but feels targeted and unfairly represented, prompting concern among members and the wider croquet community.
    - Membership growth and year-round use: In response to perceived threats, membership has grown to 140, and the club maintains year-round activity.
    - During Phase 2 and any subsequent rounds of community consultation, the club would be actively encouraging residents and other croquet clubs across Australia to respond favourably upon the deserved retention of NACC in its current form within the Prospect Lifestyle Precinct.
    - A recent meeting with Council and architects allowed NACC to present alternative designs and highlight facility needs, though concern remains that earlier engagement could have led to more informed and respectful planning outcomes.

2.9 Other Design Elements and Community Priorities

Several design elements and community priorities across the four master planning options received minimal feedback. Therefore, it can be generally inferred that respondents who did not comment on these items do not have a strong preference for or against the alternative options, upgrade ideas, or new design elements. A summary of the few responses received for these elements is outlined in the following section.

2.9.1 Memorial Garden Upgrade

Respondents were generally in support of opportunities for refurbishment of the existing buildings in the Memorial Gardens to improve the overall quality of the space. Commentary included the need to upgrade the toilet blocks, the desire to retain the existing playground equipment and the overall feel of the green and vegetated area.

2.9.2 Relocation of Memorials

Some respondents questioned the purpose of relocating the Memorials, viewing it as a potential misuse of project funds. The primary goal of relocating the Memorials is to position them more appropriately for events and gatherings, allowing these activities to extend into the garden space. Additionally, this relocation aims to align the historical monuments with the proposed position of the RSL building.

2.9.3 Oval Lighting

There were limited responses regarding the proposed lighting upgrade to Prospect Oval. The predominant concern among the comments was the funding mechanism for the lighting, with many suggesting that it is not the responsibility of the Council. Additionally, they argued that the Council should not engage a lighting upgrade project due to significant cost implications.

2.9.4 Oval Upgrades

There is widespread appreciation for proposals that focus on community, family-friendly spaces, landscaping, and recreational opportunities such as playgrounds, bike paths, and potentially a running track—though some question its cost and maintenance.

A number of respondents want the Don Lindner Walk and existing access points preserved. There's general support for upgrading existing facilities like the cricket and RSL clubs, but strong opposition to relocating them if it negatively affects nearby homes. Many call for the

North Adelaide Football Club to fund oval upgrades, citing its commercial assets, and are opposed to ratepayers bearing further costs. Respondents also want reduced commercial advertising around the oval, suggesting it detracts from the precinct's appearance and intended purpose. Overall, the preference is for modest, community-centred improvements that enhance green space and local character without shifting financial burdens onto residents.

There was strong positive sentiment towards the green open terracing approaching the oval from the southeastern corner, recognising that this design element would create more open space and enhance the spectator viewing experience.

2.9.5 Air Raid Shelter

There were very few comments made against the master plan elements relating to the Air Raid Shelter. The commentary included support for activating this space and enhancing the landscaping, as well as utilising this area for parking opportunities.

2.9.6 Grandstand Improvements

There is general support for upgrading and expanding the grandstand, particularly if it retains its traditional character and serves community needs, but strong opposition to using ratepayer funds for the project. Respondents favour reusing and upgrading existing facilities rather than constructing new buildings, to protect green space and maintain the oval's community feel. Suggestions include integrating women's sport facilities, retractable seating for flexibility, and a small coffee outlet to enhance public use. Transparency in the process, community access to upgraded amenities, and avoidance of commercial development on public reserves are key concerns.

2.9.7 Overpass

The proposed overpass connecting an indoor sports and community building with the grandstand faced strong opposition. Critics argued that the building should not exist in the first place, rendering the overpass unnecessary. Some suggested that any required facilities, including those for accessibility, could be better integrated with the existing grandstand area, and warn against council decisions that appear disconnected from community priorities.

2.9.8 Community Garden

There were few comments regarding the proposed maintenance of the community garden. Generally, people supported this element, with one comment suggesting that the community garden be relocated to the site of one of the croquet courts to expand its size and accessibility.

2.9.9 Greening and Open Space

Overall, there was broad support for enhancing or expanding existing green spaces. This sentiment wasn't limited to the Greening and Open Space elements but was frequently expressed across all aspects and options of the engagement.

3. Quick Polls

It was recognised early in the planning of the Phase 2 engagement program that not all community members would be inclined to register and complete the full online activity. To accommodate a wider range of participants, four quick poll questions were made available via the Engagement Hub, enabling those with limited time to still contribute their views.

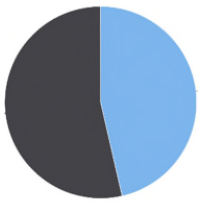
Each question and its corresponding results are summarised below.

Figure 2. Quick Poll Results

Do you support the inclusion of an indoor sport and community building within PLP?

Yes – 46%, 110 votes

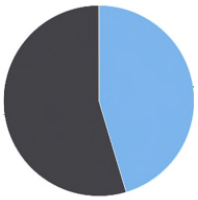
No – 54%, 127 votes



Would you support the development of the PLP into a premier sporting facility if it meant improved local sport and recreation infrastructure?

Yes – 45%. 103 votes

No – 55%. 124 votes



Do you support reducing the number of lawns at the North Adelaide Croquet Club within the PLP to make space for in indoor sport and community facility?

Yes – 35%, 94 votes

No – 65%, 174 votes



Phase 1 consultation results showed strong support for new open spaces and community use areas. Would you prefer more open space, more community use areas or more car parking (select one).

More open space(s) – 50%, 116 votes

More community use areas – 38%, 88 votes

More car parking – 13%, 30 votes



4. Next Steps and Recommendations

The next phase of the PLP project involves refining the four master planning options into a single preferred masterplan. This process will synthesise the outcomes of Phase 2 community engagement with professional design advice, financial feasibility, site constraints, and policy alignment. Key steps and recommendations include:

- **Integrate well-supported elements**: Incorporate upgrades to pedestrian access, plaza space, and the grandstand where there is community consensus, ensuring they retain local character and accessibility.
- **Preserve and expand green space**: Prioritise designs that maintain or increase green space in line with the most common community feedback and explore green infrastructure solutions to mitigate the heat island effect and enhance amenity.
- **Review contested proposals**: Reassess contentious proposals such as the indoor sports and community building, mixed-use development, and cricket net relocation. Alternative locations, revised footprints, or phased delivery should be considered to address strong community objections and reduce project risk.
- **Retain and support croquet facilities**: In recognition of strong community interest in retaining croquet at the precinct, future designs should aim to preserve at least three courts and ensure any potential changes are developed in close collaboration with the club to support its ongoing viability and connection to the space.
- **Clarify funding responsibilities**: Clearly communicate which capital upgrades are the responsibility of Council, while outlining any ongoing operational or maintenance contributions expected from tenant clubs and organisations. This will support community understanding, promote financial transparency, and reinforce sustainable long-term partnerships.
- **Enhance engagement reach**: In future stages of community engagement, it is recommended that detailed research be undertaken to better understand the needs, behaviours, and preferences of key stakeholder groups. This will enable a more targeted engagement strategy designed to yield stronger participation across diverse segments of the community. Building on these insights, Council should review and refine its engagement methodology, prioritising approaches such as tailored outreach, inclusive community events, and accessible digital tools to ensure broader and more representative input.
- **Deliver a clear narrative**: Through future project stages, continue to communicate how the preferred master plan reflects community input, design best practice, and long-term value for Prospect residents to build ongoing support and ownership.

The Phase 2 engagement process has provided valuable insights into community priorities, concerns, and aspirations for the Prospect Lifestyle Precinct. While participation was limited and some stakeholder groups were more vocal than others, the feedback gathered offers meaningful guidance for the next stage of planning. Combined with technical, financial and design considerations, these findings will inform the development of a balanced, inclusive and future-ready master plan that reflects both local identity and long-term community needs.



WINTER SOLSTICE @ 10:30 AM
1 : 1250



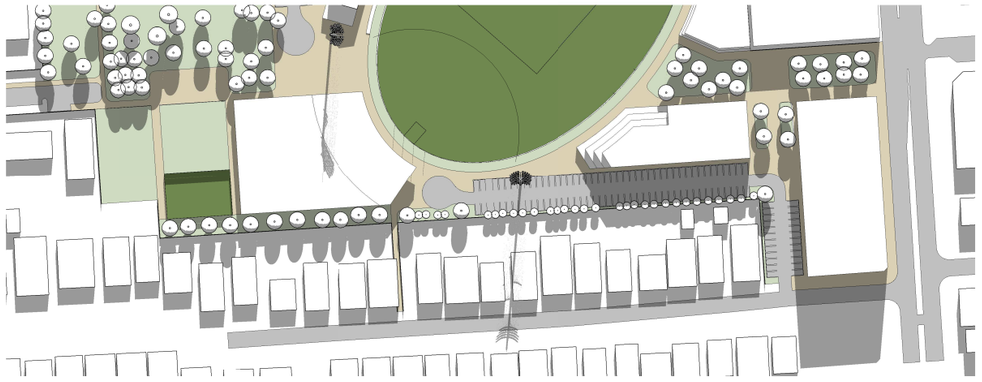
WINTER SOLSTICE @ 1:00 PM
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WINTER SOLSTICE @ 11:00 AM
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WINTER SOLSTICE @ 1:30 PM
1 : 1250



WINTER SOLSTICE @ 12:00 PM
1 : 1250

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

City of Prospect - Prospect Lifestyle Precinct
Prospect Precinct

SHADOW DIAGRAMS	DRAWING — SK500
	REVISION —
1 : 1250 @A1	PROJECT — 24-0850

Update for Stacey Mills PLP project Coordinator/ Prospect Council

- Updated membership numbers 19/05/25

74 full members + 93 Friends membership (10 of whom are identifying as intending to take up full membership) = total 167 membership. 88% of total members are currently active members as many Friends are also currently involved in playing events.

- Hours of NACC operation Organised play.

Members have access to the lawns at any time and many do play outside the hours below for practice and individual coaching, so it is difficult to say exactly the number of hours for this group
Organised sessions for members have average of 36 members in attendance- 8 players on each court at any one time therefore for all players to be able to play there is full use of 4 courts.

1. Monday maintenance and lawn mowing- 8.00 – 12.30pm (4.5 hrs)
2. Tuesday 8.30am set up for play 9.00 – 12.30 pm (4 hrs)
3. Wednesday 9.30 – 12.30 coaching sessions 5.30 – 8.00pm social group plus Pennant matches 6.00pm – 10.30pm (7.5 hours)
4. Thursday 9.00 set up for play 9.30 – 12.30pm 1.00 – 4.30pm 9+ Pennant matches Open pennant matches 6.00-10.30pm (11.5 hrs)
5. Friday Lawn maintenance /mowing 8.00- 12.30pm (4.5hrs)
6. Saturday 8.30 set up for play 9.00- 12.30pm 1.00 - 4.00pm (7hrs)
7. Sunday 3.00pm – 5.00pm (2hrs)

Total hours for use of club lawns = 41 hours which includes maintenance.

- Facility usage

Clubrooms used for regular meetings Fridays and Tuesdays minimum of 2x per month
Clubrooms are hired out for many community events/ functions – varies each year but averages 12 bookings averaging 4–6-hour options.

Croquet SA State Team training sessions using all 4 courts together with Come & Try regular 4 sessions run over the year.

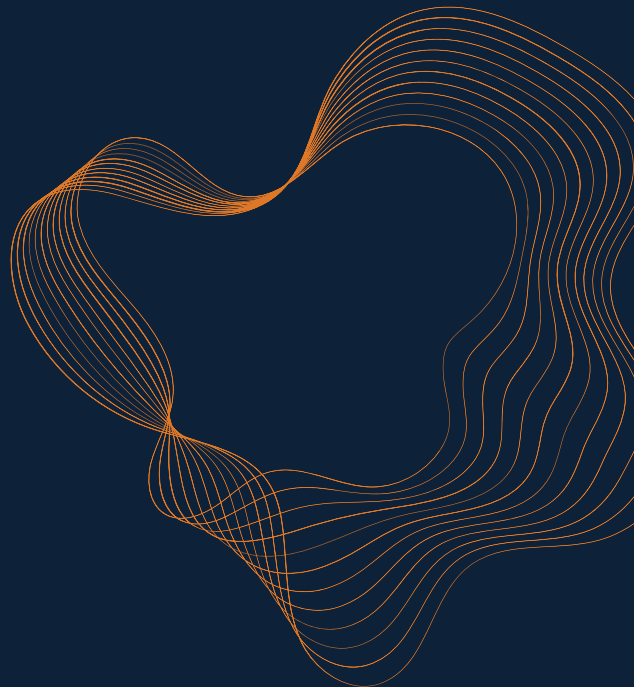
- Scheduled events for the year

1. Pennant teams weekly
2. 12 +, 9+, 5+ & Open teams each team has weekly matches throughout the year.
3. Colin Pickering North Adelaide Games annually ,10 days in November requires 4 courts
4. Australian Masters Games due again 2028/29 requires 4 courts
5. Annual Gala Day - 32 entrants require 4 courts
6. Come & Try Sessions – sets of 4 sessions spread over year x3

KINETICA

ACTIVATED INTELLIGENCE

Client: City of Prospect
Document: Report
Project: Prospect Lifestyle Precinct Analysis



Prospect Lifestyle Precinct – Background and Context

Project Background

The Prospect Lifestyle Precinct Master Plan aims to shape the future of Prospect , Memorial Gardens, surrounding community land, and a newly acquired commercial site. The plan seeks to enhance sport and lifestyle offerings while ensuring commercial revenue supports new and upgraded recreational facilities. A key principle is evidence-based decision-making, drawing on market research, long-term use analysis, and community engagement.

Objective

Develop a catchment analysis report to inform the master plan by:

- Understanding sport, recreation, wellbeing, and demographic profiles within a 10-minute drive of Prospect .
- Supporting advocacy for required facilities and infrastructure.
- Providing insights into local and emerging sport participation trends, including women's sports and ageing population needs.

Outcome

A data-driven report delivering:

- **Catchment & Demographic Insights**: Sport and recreation demand analysis within a 10-minute drive.
- **Future Demand & Participation Trends**: Growth areas for sports like Aussie Rules, basketball, cricket, croquet, soccer, fitness, gymnastics, netball, tennis, and lawn bowls. There is particular interest in croquet due to the existing club and understanding the impact of reducing these facilities in favour of other sports faculties.
- **Evidence-Based Recommendations**: Data to guide infrastructure planning and investment decisions for the precinct's future.

Note: *A 10-minute drive time catchment is more effective than a fixed radius or suburb/LGA catchment because it aligns with how people interact with facilities. It reflects the realistic travel time, accounting for road networks, traffic, and route choices. People typically consider convenience when selecting a facility, not just distance. This makes drive time a better measure of accessibility and potential usage.*

Executive Summary

This report leverages data-driven insights to shape sport and recreation infrastructure for the **Prospect Lifestyle Precinct**, ensuring investments align with community demand while maximising commercial returns. A robust catchment analysis identifies strategic opportunities within a 10-minute drive of Prospect , guiding precinct development to serve both current and future participation trends.

Insights

Basketball & Tennis as Growth Anchors

- These sports lead in both participation and latent demand, outpacing neighbouring catchments.
- Establishing dedicated sporting hubs will activate the precinct and improve event attraction.

Cricket's Profile & Facility Investment

- Strong local participation highlights the importance of maintaining and modernising cricket facilities.
- Upgrading infrastructure will sustain growth and support long-term community use.

Critical Gaps in Basketball & Netball Courts

- Limited access to local courts is restricting participation growth.
- Expanding facilities presents a clear investment opportunity to meet rising demand.

A Young, Active & Affluent Catchment

- The area features lower obesity rates, higher HH income, and strong engagement in physical activity.
- One-third of residents were born outside Australia, reinforcing the need for inclusive, community-focused planning.

Recreation & Fitness as Core Drivers

- High participation in gym-based and general fitness activities signals demand for adaptable, multi-functional spaces. Facilities should cater to a broad range of users, from casual participants to dedicated athletes.

Croquet Investment Misaligned with Demand

- Capacity has been modelled on 20 hours of weekly use, requiring at least two lawns are maintained
- Extending operating hours would increase play opportunities. In this scenario, two lawns remain sufficient, with a third or fourth likely superfluous to the needs of the precinct.
- Basketball and Cricket demand in the Prospect catchment far exceeds Croquet, with roughly ten times more registered members and even higher overall participation.

Strategic Priorities

Targeted Investment in High-Demand Sports

Focus funding on basketball, tennis, cricket, and Aussie rules, ensuring infrastructure growth aligns with demonstrated participation trends.

Enhance Accessibility & Inclusion

Ensure facilities serve diverse age groups and cultural backgrounds that suit the catchment, fostering inclusive community participation.

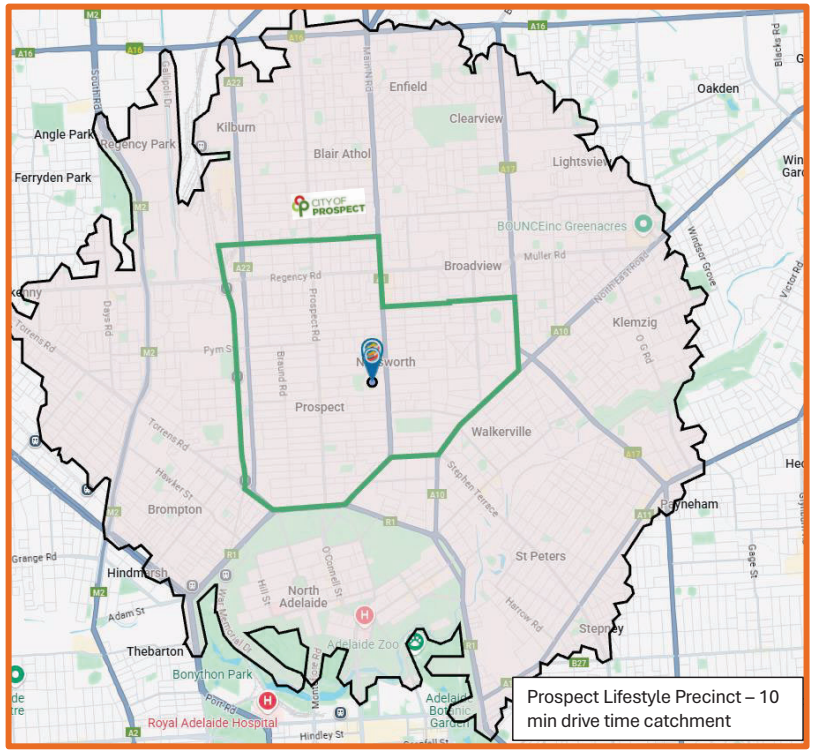
Leverage Sport Hubs for Economic & Participation Growth

There is opportunity, in addition to the appeal of premier Cricket and Aussie Rules, to champion the precinct as a venue for basketball and tennis, attracting regional engagement, events, and commercial partnerships.

Evidence-Based Infrastructure Planning

Avoid misallocated resources by aligning facility development with actual participation data, preventing over-investment in low-demand activities.

The Prospect Lifestyle Precinct has the potential to significantly impact sport, recreation, and wellbeing both within the Prospect LGA and across the broader community.



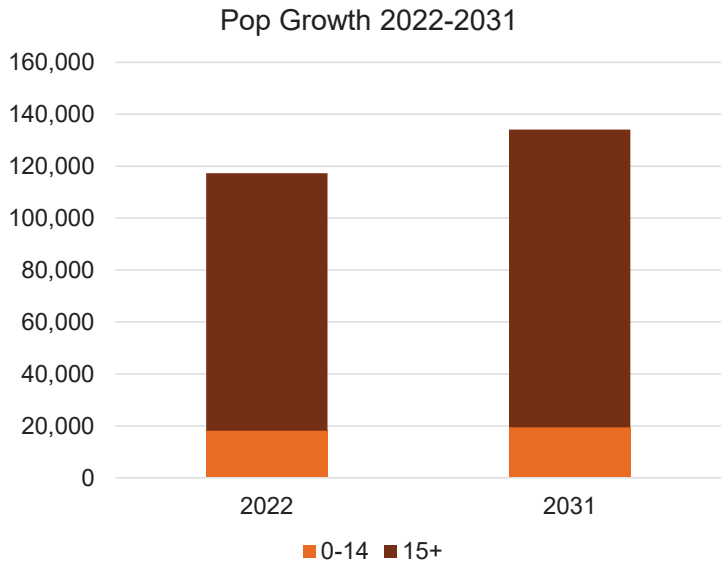
A 10-minute drive time catchment is more effective than a fixed radius or suburb/LGA catchment because it aligns with how people interact with facilities. See reference on slide 3 for further detail

Catchment area profile			
Variable	**No. people 15 min DT catchment**	**% pop 15 min DT catchment**	**SA average**
2022 Population	120,671		1,821,148
2031 Population forecast	133,375		1,995,222
% Average Pop Growth (p.a)		1.05%	0.99%
% Pop <15	18,147	15.4%	17.1%
% Pop >65	99,174	16.3%	19.9%
% Aus born	71,168	62.9%	74.8%
% high income (180k +)	13,275	30.2%	25.1%
% Family Household		63.5%	70.1%
Sport and Health Profile			
% Physically Active	61,723	60.5%	58.4%
% Obese (adults)	20,613	20.3%	27.0%
% Considering being more active	51,711	50.7%	49.9%
Ave. Mental Health Rating (adults)		6.78	6.82

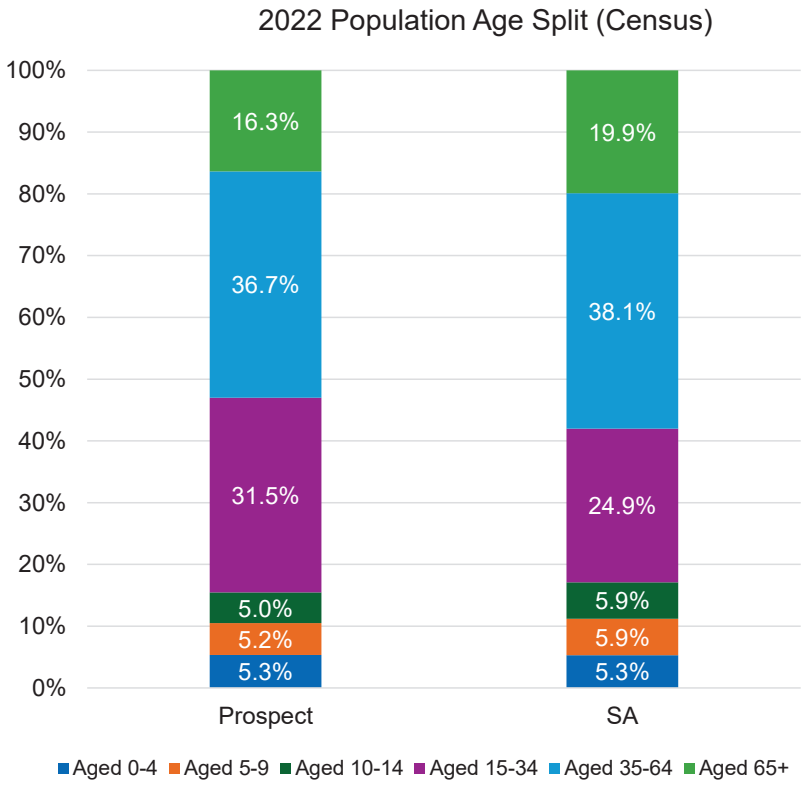
Observations

- The population is primarily younger and middle-aged, with fewer family households, and fewer people aged 65+. There is strong diversity in the catchment with a third of the population being born outside of Australia.
- Health and wellbeing exceed state averages, with higher physical activity levels and lower obesity rates.
- Higher incomes in the region enhance access to sport and recreation.
- The Precinct can serve participants from surrounding areas, fostering a stronger community beyond the City of Prospect boundaries.

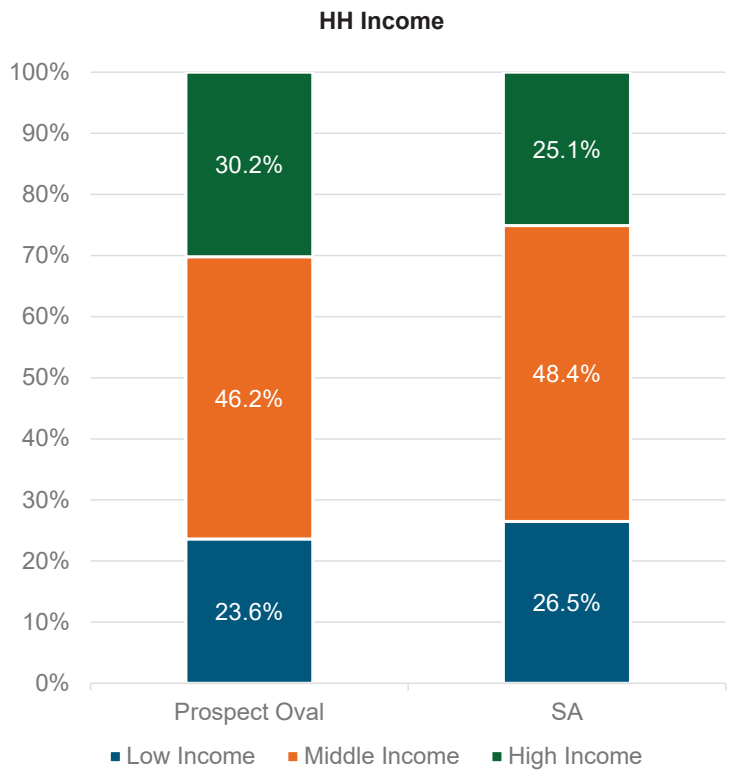
Population growth is slightly higher than the state averages. Importantly, much of this growth is in the crucial 15-34 age cohort.

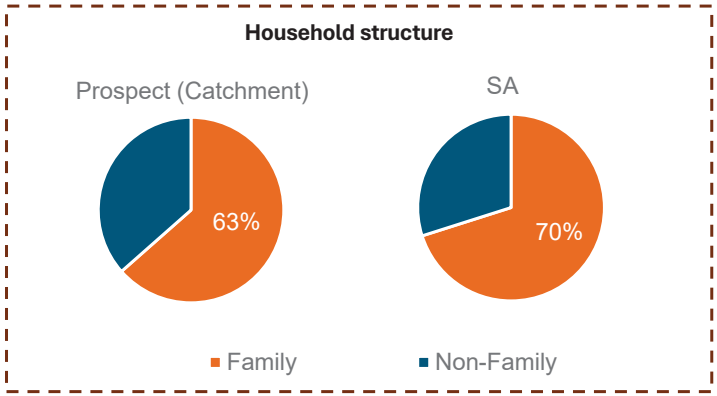


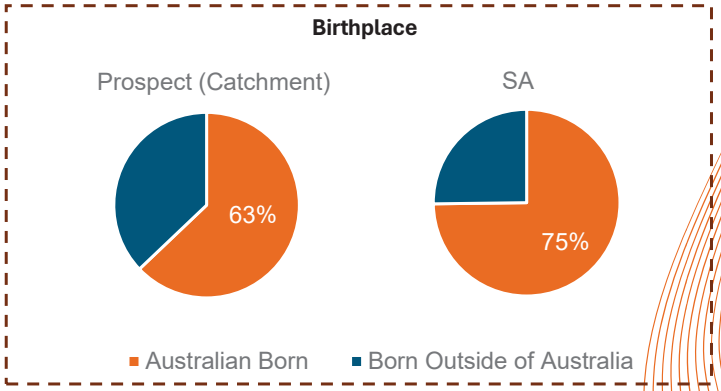
	2022	2031	Pop Growth	SA Pop Growth
0-14 Years Old	18,147	19,388	**6.8%**	**4.4%**
15+ Years Old	99,174	114,758	**15.7%**	**10.9%**
Total Pop	117,321	134,149	**14.3%**	**9.8%**



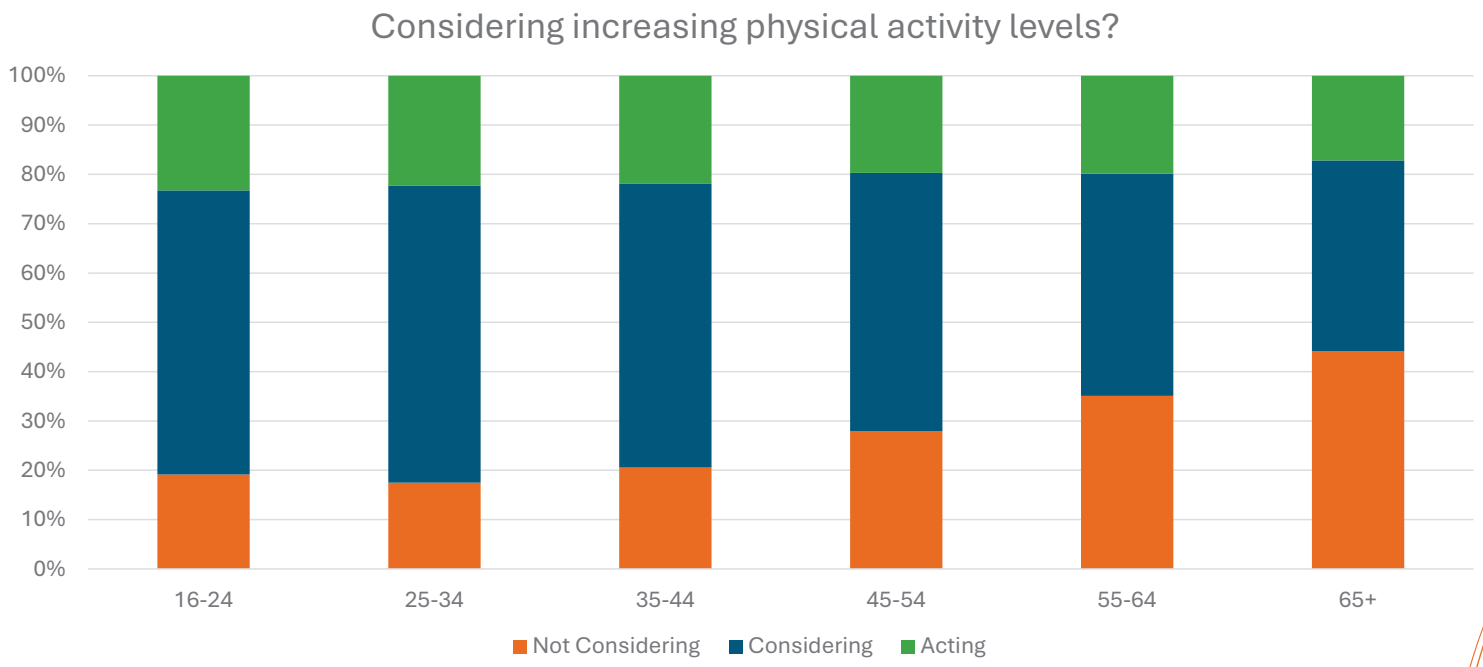
Prospect has a higher number of family and diverse households. The diverse age profile emphasises the importance of a range of sport and rec offerings at the lifestyle precinct







As the population ages, they are less likely to consider increasing their current levels of engagement.



Source: Kinetica Aura Proprietary data (2025).

Providing adequate health & wellbeing outcomes for 65+ residents is important to keeping them engaged, healthy and active.

%	16-24	25-34	35-44	45-54	55-64	65+	Total Population
Health and Wellbeing	34.0%	42.1%	38.4%	40.2%	39.1%	41.1%	39.0%
Watching sport on TV or another device	19.8%	26.1%	28.1%	30.8%	37.9%	40.3%	29.3%
Nature and the environment	22.0%	28.3%	29.4%	33.3%	36.2%	36.9%	30.1%
Participating in Recreation e.g. walking, jogging, cycling	24.4%	31.5%	30.3%	31.6%	32.6%	27.7%	29.5%
Fitness	40.7%	40.8%	29.9%	27.1%	21.5%	20.0%	31.5%
Attending Sports events	15.3%	16.1%	16.0%	16.3%	16.8%	11.9%	15.5%
Participating in Sport	25.1%	21.0%	16.8%	13.6%	8.3%	8.8%	16.7%

Thinking about leisure, sport and recreation activities, Which of the following are you most interested in?
Source: Kinetica Aura Proprietary data (2025).

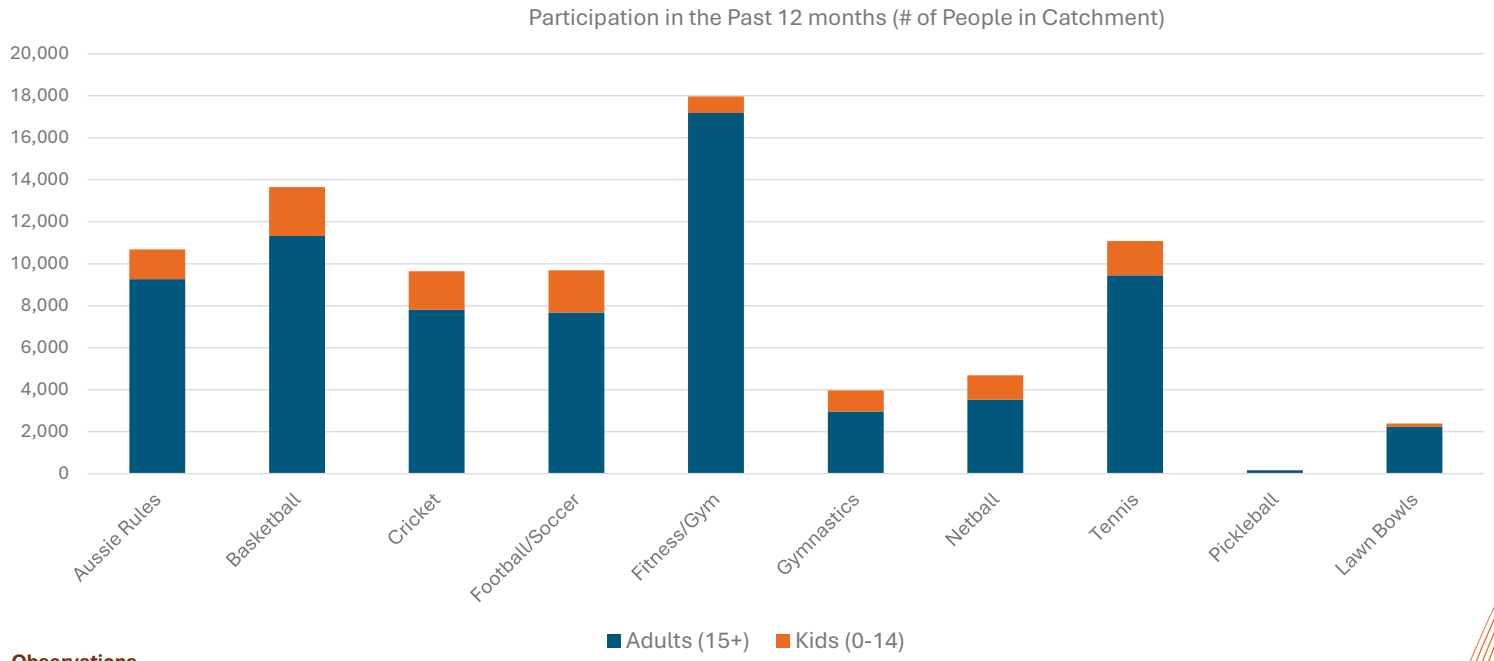
Within the defined catchment, basketball, cricket, tennis, and soccer are priority sports, all exceeding state average participation rates.

Adults (15+) by Sport			
Past 12 Months Participation	**No. people 10 min DT catchment**	**% pop 10 min DT catchment**	**SA Average (% of Pop)**
Aussie Rules	9,266	9.3%	8.2%
Basketball	11,317	11.4%	8.8%
Cricket	7,815	7.9%	6.3%
Football/Soccer	7,672	7.7%	5.9%
Fitness/Gym	17,176	17.3%	16.4%
Gymnastics	2,965	3.0%	2.1%
Netball	3,515	3.5%	3.4%
Tennis	9,443	9.5%	7.6%
Pickleball	158	0.2%	0.1%
Lawn Bowls	2,229	2.3%	3.0%
Interest to Try	**No. people 10 min DT catchment**	**% pop 10 min DT catchment**	**SA Average (% of Pop)**
Aussie Rules	3,619	3.6%	3.3%
Basketball	5,354	5.4%	4.3%
Cricket	5,656	5.7%	4.7%
Football/Soccer	5,378	5.4%	3.9%
Fitness/Gym	9,513	9.6%	8.3%
Gymnastics	2,241	2.3%	1.7%
Netball	5,235	5.3%	4.7%
Tennis	10,049	10.1%	8.1%
Pickleball	1,245	1.3%	1.0%
Lawn Bowls	6,122	6.2%	6.7%

Kids (0-14) by Sport			
Past 12 Months Participation	**No. people 10 min DT catchment**	**% pop 10 min DT catchment**	**SA Average (% of Pop)**
Aussie Rules	1,415	7.8%	7.3%
Basketball	2,330	12.8%	10.5%
Cricket	1,821	10.0%	6.6%
Football/Soccer	2,020	11.1%	9.8%
Fitness/Gym	793	4.4%	3.0%
Gymnastics	1,001	5.5%	5.0%
Netball	1,165	6.4%	6.1%
Tennis	1,639	9.0%	6.8%
Pickleball	14	0.1%	0.1%
Lawn Bowls	155	0.85%	0.5%
Interest to Try	**No. people 10 min DT catchment**	**% pop 10 min DT catchment**	**SA Average (% of Pop)**
Aussie Rules	612	3.4%	3.9%
Basketball	1,595	8.8%	7.1%
Cricket	980	5.4%	4.8%
Football/Soccer	1,536	8.5%	6.8%
Fitness/Gym	716	3.9%	3.5%
Gymnastics	919	5.1%	4.7%
Netball	921	5.1%	4.9%
Tennis	1,878	10.3%	7.7%
Pickleball	104	0.6%	0.5%
Lawn Bowls	251	1.38%	0.9%

Source: Kinetica Aura Proprietary data (2025). For the purpose of this report (Adults = Aged 15+, Kids = Aged 0-14)

Basketball has the highest number of past 12 months participants in the catchment across both adults and children.

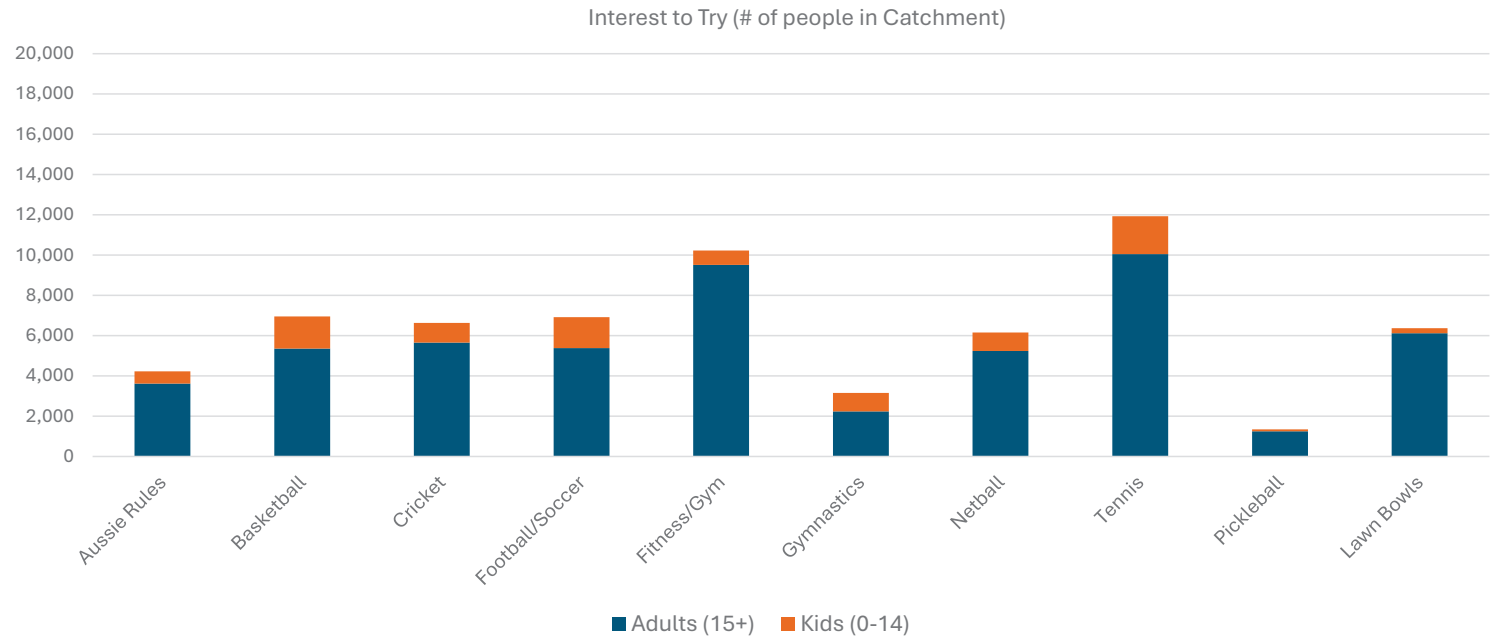


Observations

- Basketball is the most in-demand sport for both adults and children within the catchment. Given the proposed inclusion of basketball courts in existing designs, ensuring access to play at the Prospect Lifestyle Precinct is likely to be highly important.
- Aussie Rules, Cricket, and Tennis are also key sports in the area.
- Fitness/Gym has the highest overall participation, which aligns with broader trends where recreation based activities typically over-index.

Source: Kinetica Aura Proprietary data (2025). For the purpose of this report (Adults = Aged 15+, Kids = Aged 0-14)

Tennis far exceeds all other sports in the catchment when it comes to interest to try a new sport and recreation activity.

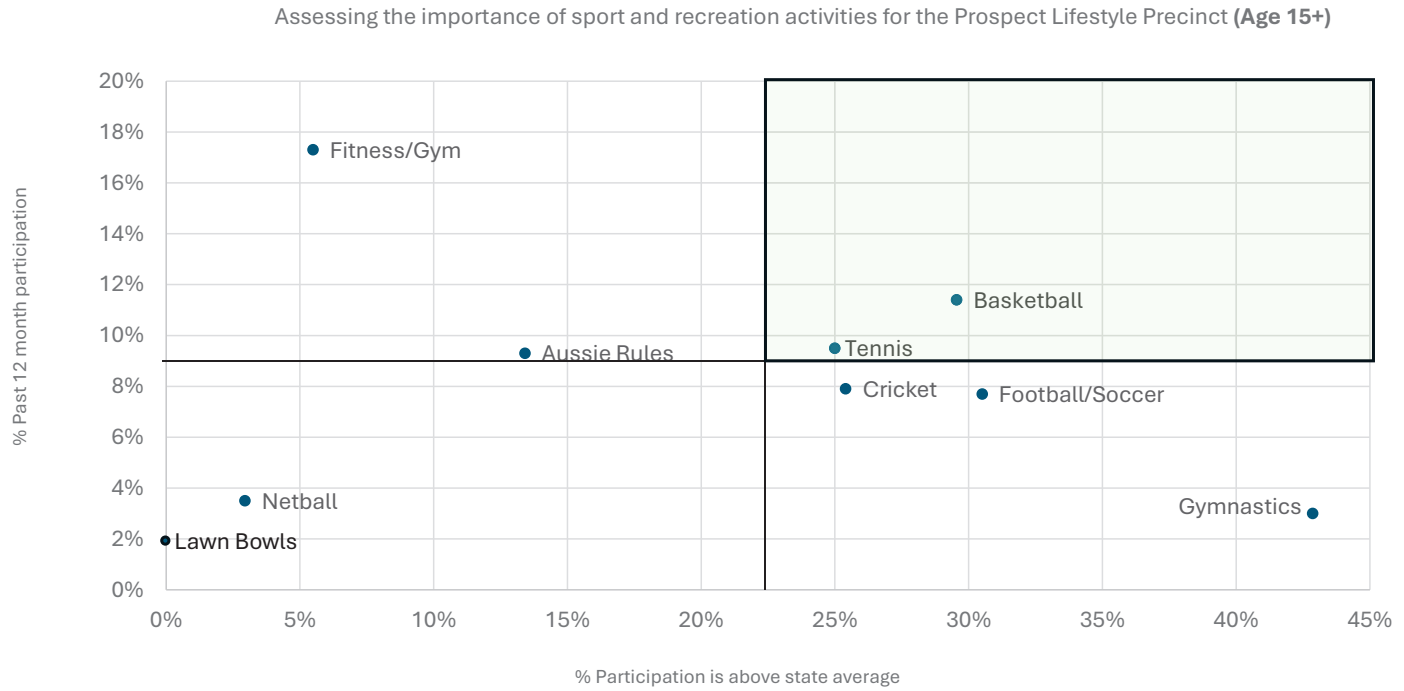


Observations:

- The strong interest in tennis among those who have not played in the past 12 months but would like to try suggests significant demand for the sport. This presents an opportunity to grow tennis participation, club membership, and engagement in the catchment.
- Basketball, Cricket, and Soccer are also among the most in-demand sports in the region.
- Netball has more interested adults and children than Aussie Rules within the catchment.

Source: Kinetica Aura Proprietary data (2025). For the purpose of this report (Adults = Aged 15+, Kids = Aged 0-14)

This highlights the importance of basketball and tennis as priority sports, reinforcing the need for appropriate infrastructure.

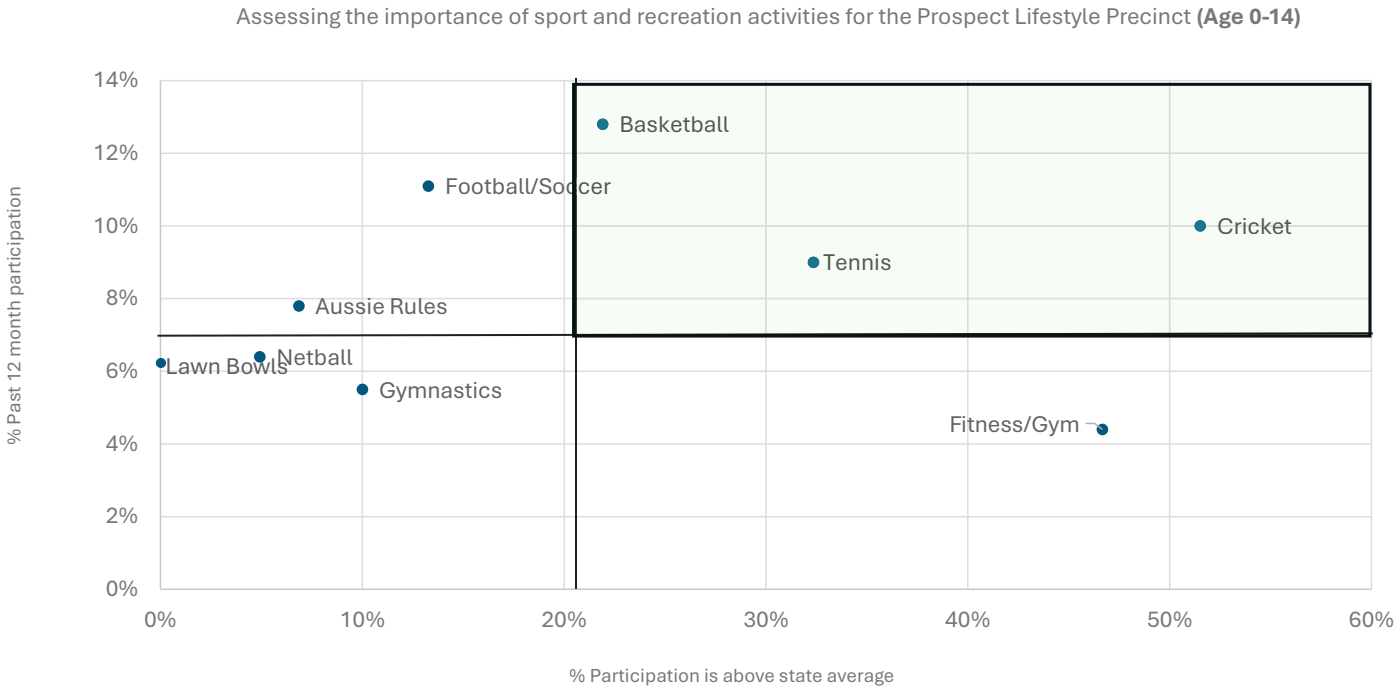


Observations

This matrix highlights the intersection of past 12-month participation for adults and how significantly each sport over-indexes in the catchment compared to state averages. The top-right quadrant indicates sports with both high participation and demand relative to other Adelaide catchments and LGAs. This suggests Basketball and Tennis could serve as 'sporting hubs' at the Lifestyle Precinct, driving increased participation and engagement.

Source: Kinetica Aura Proprietary data (2025).

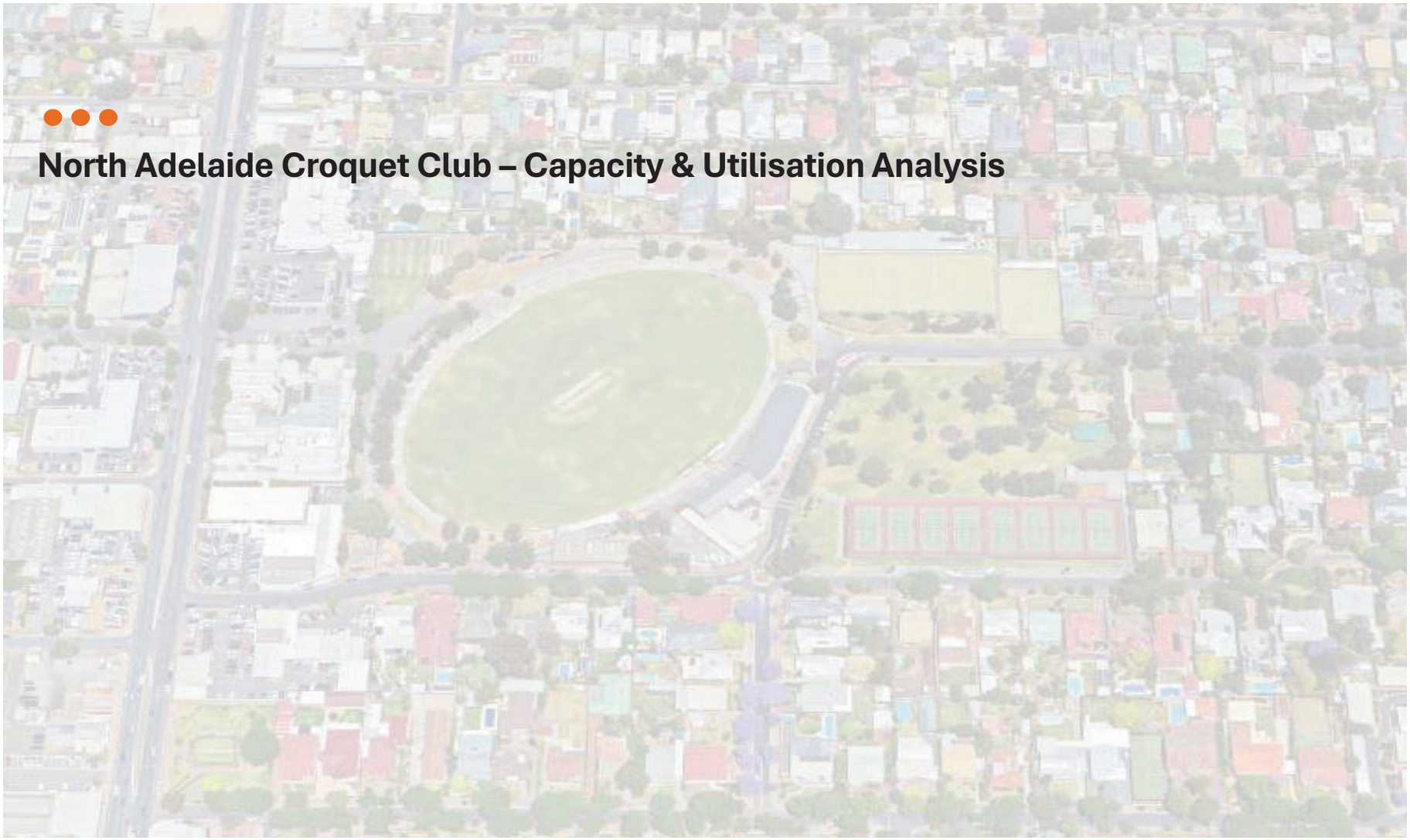
Basketball, cricket, and tennis are the most in-demand sports for kids. Cricket notably exceeds state averages, positioning the precinct as a potential cricket hub.



Observations

Basketball, Tennis, and Cricket have both high participation and strong demand among kids, over-indexing compared to other regions. This highlights a key opportunity to prioritise facilities for these sports at the Lifestyle Precinct, ensuring access where interest is strongest and fostering greater long-term engagement.

Source: Kinetica Aura Proprietary data (2025).



North Adelaide Croquet Club – Capacity & Utilisation Analysis

About Kinetica's facility audit & planning methodology.

Network Planning Context

Accurate network planning requires a thorough understanding of local supply and demand dynamics. Analysis of the North Adelaide Croquet Club and Prospect Lifestyle Precinct aims to assess the need for various facilities, ensuring the master plan meets the diverse needs of its community.

Understanding Demand

Through the North Adelaide Croquet Clubs member and utilisation data in conjunction with Kinetica's proprietary demand data, we will size total demand of the community. This includes:

- Insights on participation variations influenced by demographics, access, quality and capacity. Socio-economic and demographic factors also impact participation levels.
- Integration of membership and utilisation data. Many community members participate outside of formal memberships, meaning a sole focus on memberships would understate total demand.

Understanding Supply

Our approach considers three key factors for evaluating facility supply.

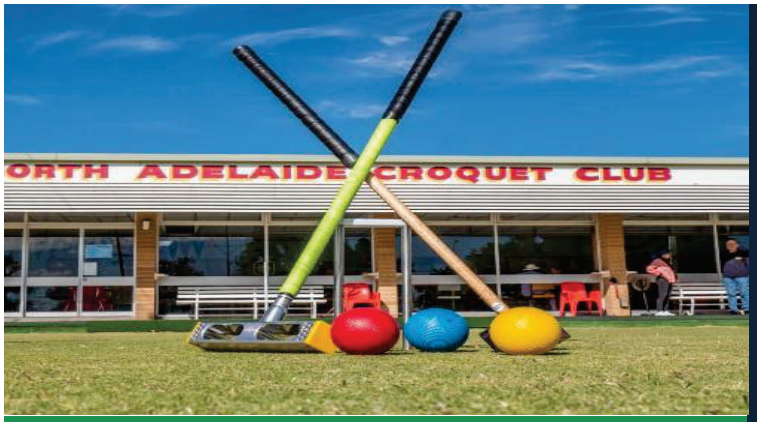
1. **Quantum** – Are there sufficient spaces to meet demand? And how will this be affected by any changes to the existing facilities.
2. **Access & quality** – Do facilities cover the geographical needs of the local community?
3. **Product and Programs** – Do the facilities offer the right mix of sport and recreation activities, quality, and services to meet diverse community needs?

Our Unique Solution

Using Kinetica's tailored approach, the insights and recommendations will address the unique needs of both university communities, creating a cohesive and comprehensive facility network plan that supports both student engagement and the broader community.

How Capacity has been modelled for NACC

- **Capacity** is modelled using the follow data inputs to assess the total available capacity per week (number of players who can use the lawns)
    - Number of available opening hours per week (Modelled for 20 & 35 opening hours per week)
    - Number of lawns (Scenario's modelled for 4, 3, 2 and 1)
    - Maximum number of people who can use a lawn per hour (8 players)
- For example, using 4 lawns with 4 players per lawn, for 20 hours a week, the total capacity is **640 players per week**. This would suggest that all lawns are being used at maximum capacity (8 players per lawn) for all 20 hours of the week.
- **Utilisation** is then calculated by assessing different scenarios, with an assumption that players are able to use the lawns 3 times a week each. The different scenarios include
    - *All members are active in an average week, 75% of members, 50% of members, 25% of Members and 10% of Members*
- **Outcomes**
    - This will help determine the **number of lawns required** and account for different scenario's to help assess the risk of **over or under supply**, whilst also accounting for the **demand for other sport** and recreation activities proposed for the venue.



he Problem to Solve

he Prospect Lifestyle Precinct presents a land use decision egarding the optimal mix of sporting infrastructure. Council must ssess whether to prioritise basketball and cricket training facilities r allocate space for four croquet lawns to support the North delaide Croquet Club.

roject Objectives

- Evaluate current and projected participation demand for croquet, basketball, and cricket.
- Analyse the community benefit and utilisation potential of each facility option.
- Provide evidence-based recommendations to inform precinct planning and investment priorities.

North Adelaide Croquet Club

~84

potential full members

~167 total members

(including full members, and friends of the NACC members)

4 EXISTING LAWNS

2 PRIMARY FORMATS

Association and Golf Croquet

Other Sport Membership

~1,500 Basketball Members in the Prospect Catchment

1,609 Registered Cricket Players in the Prospect Catchment

3,000+

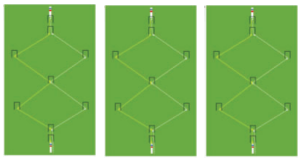
Registered members for Cricket and Basketball in Prospect Catchment

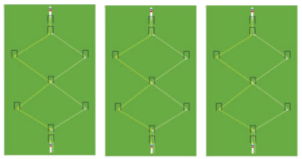
North Adelaide Croquet Club – Existing and Proposed Planning Scenario Summary

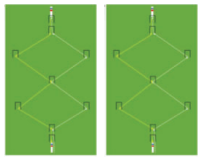
xisting

Modelled Outcomes – Priority Recommendations

NORTH ADELAIDE CROQUET CLUB INC.







4 EXISTING LAWNS	**3** PROPOSED LAWNS	**3** PROPOSED LAWNS	**2** PROPOSED LAWNS
74 Active Members Weekly	**84** Active Members Weekly	**140** Active Members Weekly	**140** Active Members Weekly
35 Operating Hours Per Week	**35** Operating Hours Per Week	**35** Operating Hours Per Week	**35** Operating Hours Per Week
20% Current Capacity*	**30%** Capacity*	**50%** Capacity*	**75%** Capacity*

Capacity is measured by calculating the maximum capacity of the venue.
This is a modelled figure based on, existing utilisation x number of operating hours x maximum capacity for a singular lawn x number of lawns. 'Maximum Capacity' would indicate that the 4 lawns are fully booked and utilised during every available opening hour

Capacity has been modelled based on 20 hours of operation per week. This would indicate that at a minimum, 2 lawns are required to be maintained.

20 Operating Hours Per Week

Lawns	Weekly Capacity	140 Members	105 Members	70 Members	35 Members
4	640	66%	49%	33%	16%
3	380	88%	66%	44%	22%
2	320	131%	98%	66%	33%
1	160	263%	197%	131%	66%

Observations:

- The **percentage** shown represents the **total lawn capacity being utilised**, based on both **usage levels** and the **number of available lawns.**
    - For instance, 66% indicates the lawns are operating at two-thirds of their maximum capacity (see Slide 16 for detailed definition).
- It is assumed in all scenarios that **active members** use the Croquet Club lawns **three times per week** across various formats (Association, Golf, Pennant, training, or social play). One-off events such as **Gala Days** have been factored into the regular weekly usage figures.
- In a scenario where all **~140 members** are using the lawns three times per week, a minimum of three lawns would be required, with four lawns offering the most flexibility and capacity for future growth.
- In a scenario where **~105 members** are playing three times per week, **three lawns would be sufficient to meet demand**, while also accommodating additional events and moderate growth.
- In a scenario where **~70 members** are using the lawns three times per week, **two lawns would be adequate**, though three may provide a more comfortable buffer for scheduling and special use.
- In a scenario where **~35 members or less** are playing three times per week, **a single lawn would be sufficient** to meet the required usage.

Increasing the number of operating hours would provide more opportunities to play. In this scenario, two lawns would still be the minimum requirement, though 3 and 4 may be superfluous.

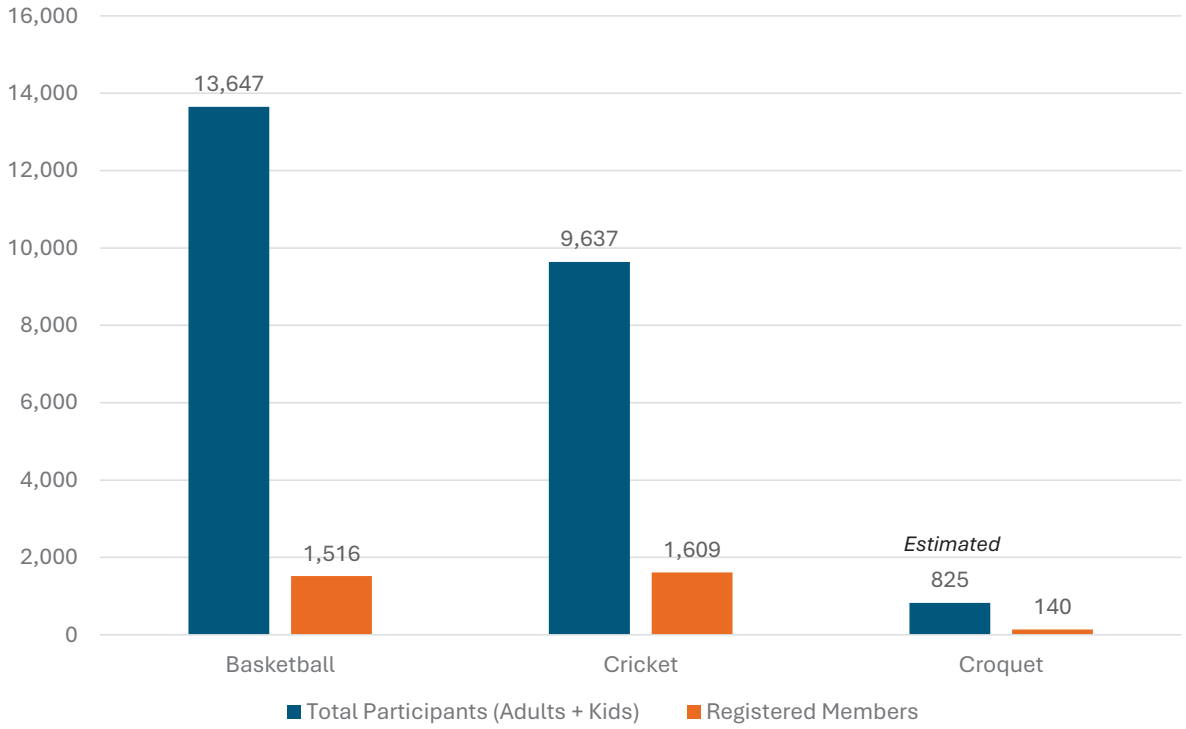
35 Operating Hours Per Week

Lawns	Weekly Capacity	140 Members	105 Members	70 Members	35 Members
4	1,120	38%	28%	19%	9%
3	840	50%	38%	25%	13%
2	560	75%	56%	38%	19%
1	280	150%	113%	75%	38%

Observations:

- The **percentage** shown represents the **total lawn capacity being utilised**, based on both **usage levels** and the **number of available lawns.** For instance, 66% indicates the lawns are operating at two-thirds of their maximum capacity (see Slide 16 for detailed definition).
- It is assumed in all scenarios that **active members** use the Croquet Club lawns **three times per week** across various formats (Association, Golf, Pennant, training, or social play).
- One-off events such as **Gala Days** have been factored into the regular weekly usage figures.
- With a weekly **operating window of 35 hours**, there should be a **minimum of two lawns** to accommodate all current members playing three times per week.
- The data indicates that **three to four lawns** would provide **ample capacity** for current members, which may suggest that **surplus capacity** (lawns 3 and 4) could be **re-purposed** or used **more efficiently**.

The demand for Basketball and Cricket significantly outweighs the demand for Croquet in the Prospect catchment. There are approximately 10x the number of registered members, and even greater 'total participants'.



10x

The number of Basketball Members vs Croquet *(16.5x Total Participation)*

11x

Number of Cricket Members vs Croquet *(11.6x Total Participation)*

urce: Kinetica Aura Proprietary data (2025). Estimates for Croquet Participation are conservatively provided based on the conversion of Basketball and Cricket 'Total Participants' to Registered mbers. Member data for Cricket and Basketball supplied by state bodies.
al Participants = The total number of people who have participated in the sport in ANY capacity in the past 12 months, e.g. organised, recreationally, socially (Kinetica, Aura, 2025)



Appendix

Detailed Demographic Summary

Age Breakdown	No. people 10 min DT catchment	% pop 10 min DT catchment	SA Average (% of Pop)
Aged 0-4	6,269	5.3%	5.3%
Aged 5-9	6,072	5.2%	5.9%
Aged 10-14	5,806	5.0%	5.9%
Aged 15-34	36,982	31.5%	24.9%
Aged 35-64	43,018	36.7%	38.1%
Aged 65+	19,174	16.3%	19.9%
Country of Birth	**No. people 10 min DT catchment**	**% pop 10 min DT catchment**	**SA Average (% of Pop)**
Australia	69,968	64.0%	76.0%
UK	4,230	3.9%	6.6%
New Zealand and Oceania	727	0.7%	0.8%
North West Europe	683	0.6%	0.9%
Southern and Eastern Europe	3,761	3.4%	1.9%
MENA	1,115	1.0%	0.6%
North East Asia	4,119	3.8%	2.1%
South East Asia	6,283	5.7%	3.1%
Southern and Central Asia	13,308	12.2%	4.3%
Americas	701	0.6%	0.5%
Other	4,480	4.1%	3.3%

Adults (15+) by Sport			
AFL Fandom	**No. people 10 min DT catchment**	**% pop 10 min DT catchment**	**SA Average (% of Pop)**
Cricket Fans	28,482	28.5%	30.7%
Cricket Fan & Participant	4,148	4.1%	3.4%
Cricket Fan Only	24,147	24.1%	27.4%
Tennis Fans	35,583	35.6%	31.4%
Tennis Fan & Participant	6,196	6.2%	5.5%
Tennis Fan Only	27,259	27.2%	25.2%
Retail and Grocery Spend (Per Capita)	**10 min DT catchment**	**SA Average**	**National Average**
Food and Groceries	$4,886	$5,165	$6,132
Packaged Liquor	$563	$607	$848
Food Catering	$2,173	$1,993	$1,994
Apparel	$1,603	$1,504	$1,497
Household Goods	$3,727	$3,774	$3,224
Leisure Retail	$732	$734	$713
General Retail	$1,002	$1,039	$1,241
Retail Services	$784	$751	$716
Total Retail	$15,470	$15,566	$16,365

We are a data intelligence and strategy company for sport and recreation

KINETICA



CONSULTING

Data Intelligence - Custom research, analytics and modelling, measurement & evaluation, data capability and capacity building

Strategy - Organisational, Participation, Infrastructure & Facilities, Commercialisation

AURA



LOCALISED DATA INTELLIGENCE SERVICE

- Localised sport & recreation demand and supply data and metrics
- Public and client data integration
- Digital analysis and planning tools
- Analytics and advisory support
- Data Intelligence

Aura is a game changer for sports intelligence, planning and decision-making



100m+ datapoints on consumer sport, recreation and wellbeing behaviours and attitudes across every single local community



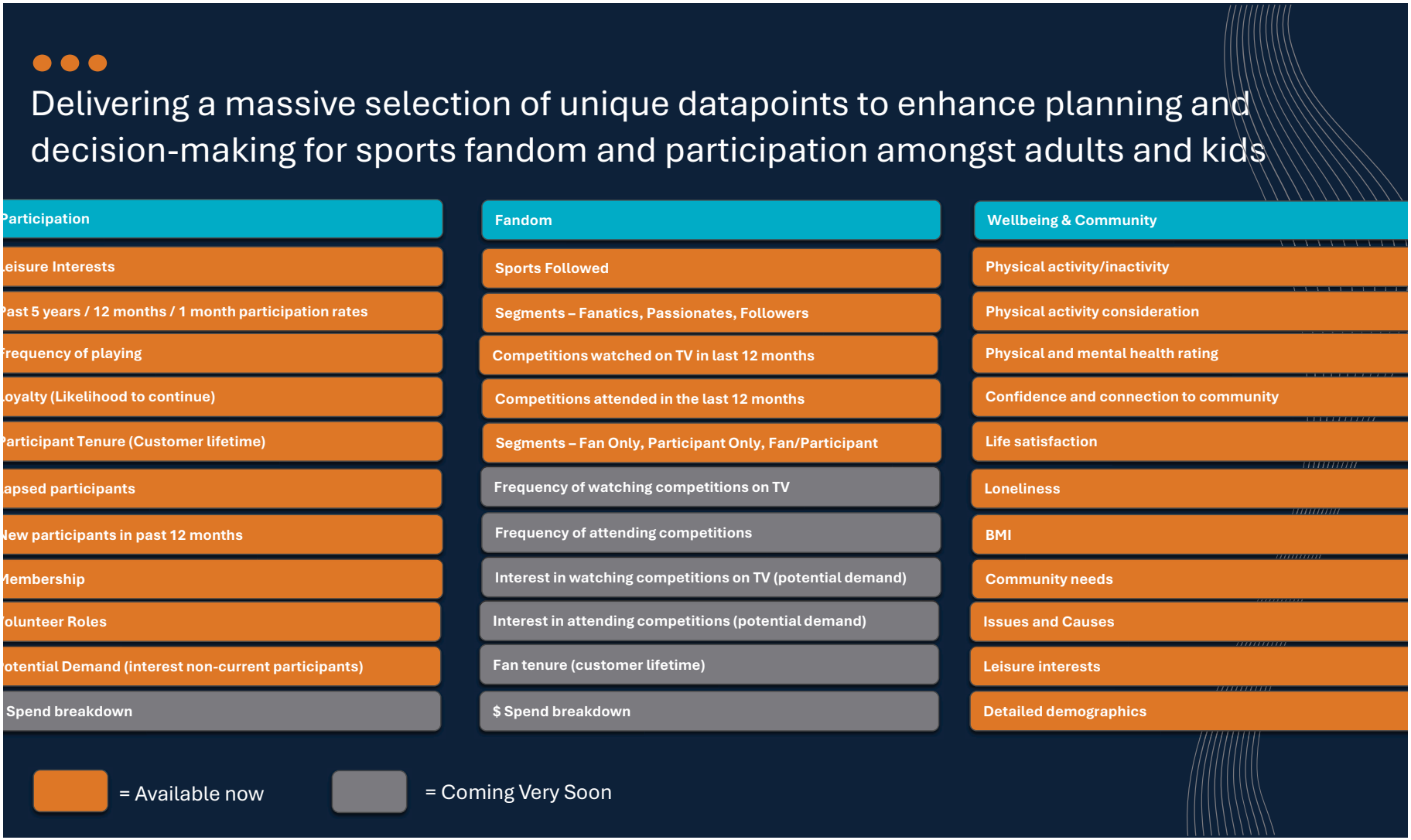
Integration with client and contextual data sets to create a comprehensive understanding of current and potential demand and supply in every local community



24/7 online access through powerful and easy-to-use data tools and ready to go reports



Delivering significant dividends for clients through substantially improved decisions, time savings, better investments and attracting funding


Delivering a massive selection of unique datapoints to enhance planning and decision-making for sports fandom and participation amongst adults and kids
Participation
Leisure Interests
Past 5 years / 12 months / 1 month participation rates
Frequency of playing
Loyalty (Likelihood to continue)
Participant Tenure (Customer lifetime)
Lapsed participants
New participants in past 12 months
Membership
Volunteer Roles
Potential Demand (interest non-current participants)
Spend breakdown
Fandom
Sports Followed
Segments – Fanatics, Passionates, Followers
Competitions watched on TV in last 12 months
Competitions attended in the last 12 months
Segments – Fan Only, Participant Only, Fan/Participant
Frequency of watching competitions on TV
Frequency of attending competitions
Interest in watching competitions on TV (potential demand)
Interest in attending competitions (potential demand)
Fan tenure (customer lifetime)
$ Spend breakdown
Wellbeing & Community
Physical activity/inactivity
Physical activity consideration
Physical and mental health rating
Confidence and connection to community
Life satisfaction
Loneliness
BMI
Community needs
Issues and Causes
Leisure interests
Detailed demographics
= Available now
= Coming Very Soon

Aura is underpinned by our proprietary primary research and predictive models

Kinetica's Aura platform is built on proprietary predictive models that create unique datasets to understand sport and recreation behavior, interest and engagement across 2,300 communities in Australia (and 84,000 communities in the US). The ability to quantify the differences between communities allows our clients to formulate robust, localised strategy and investment plans. The foundation of our unique approach is proprietary primary data and predictive models.

Primary Research

Kinetica's Aura Aus Survey launched in December 2019. The nationally representative survey is conducted online and has circa 10,000 respondents per annum.

Information collected in the survey includes:

- demographic profiling questions (age, gender, income, ethnicity, origin, education, employment, household type etc)
- views on issues and activities in your local community
- engagement, behaviour and interest in a range of activities/hobbies and then a deep dive into sport and recreation
- attitudinal based questions to understand sentiment related to key issues and the importance of various components of their lives

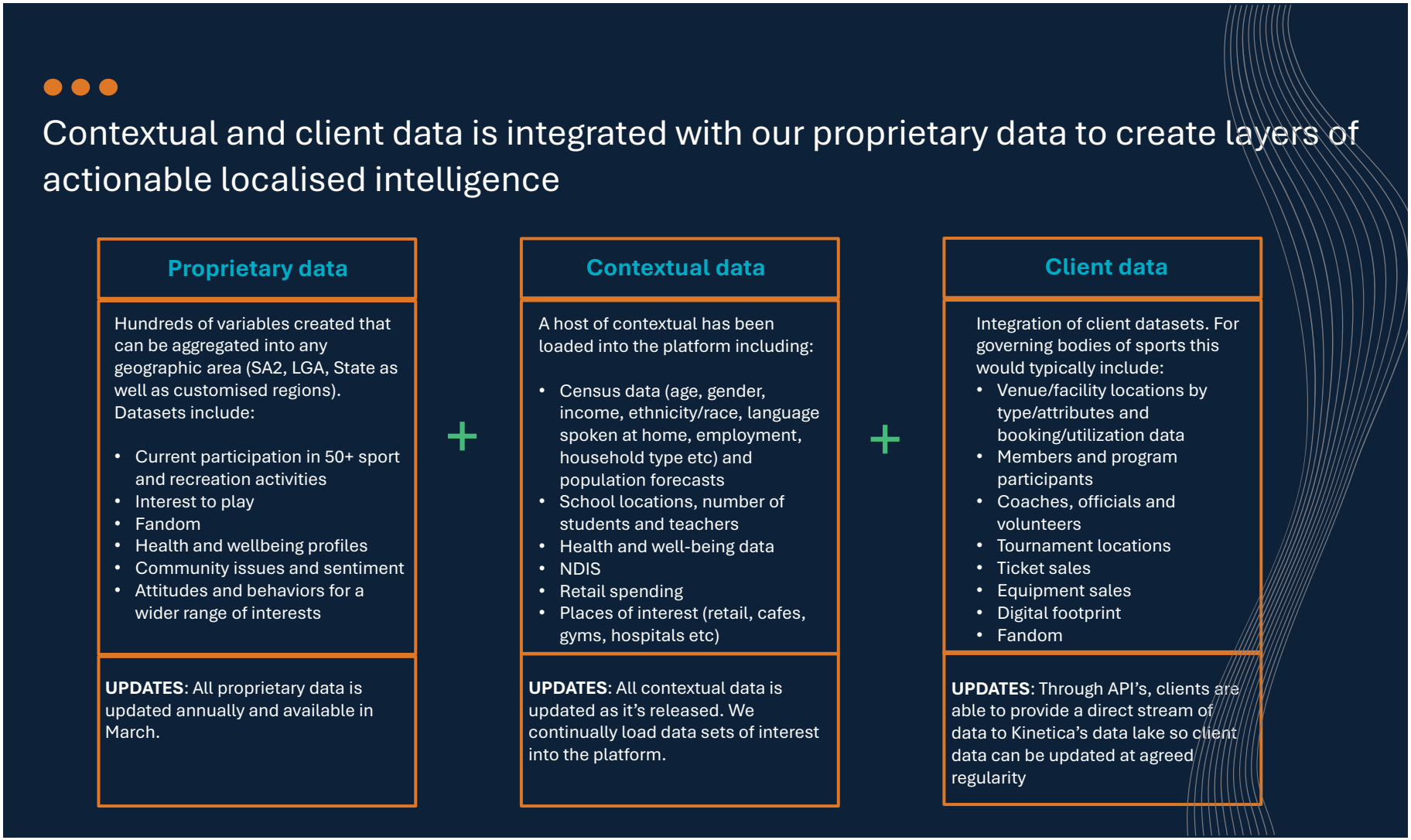
Proprietary Predictive Models

Using traditional research methodologies to produce robust suburb level estimates is impractical and cost prohibitive.

The predictive models created by Kinetica utilise the complex relationships between demographic and socio-economic profiles and behavior (identified in the primary data research) and apply these results to each SA2 (2,300 'suburbs' in Australia defined by the ABS). Additional factors are incorporated into the model to account for geographic differences not otherwise explained by demographic profiles.

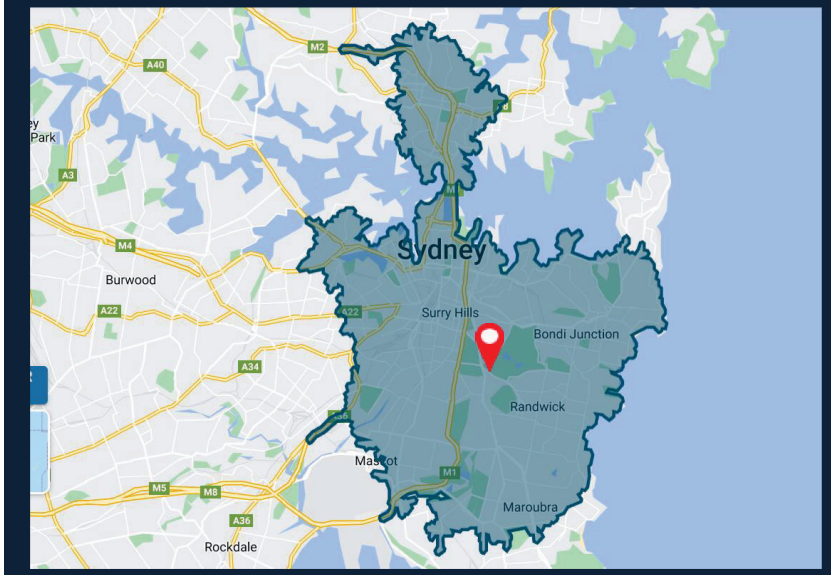
The output is a set of sport and recreation participation, interest, and behavioral data (and any other questions asked in the Aura survey) for each SA2, which can then be aggregated to other geographic boundaries.

The methodology is similar to that employed by the Centre for Disease Control in the US in their estimation of diabetes, physical inactivity, life expectancy and obesity (and models used by the transport and property sectors).


Contextual and client data is integrated with our proprietary data to create layers of actionable localised intelligence
Proprietary data
Hundreds of variables created that can be aggregated into any geographic area (SA2, LGA, State as well as customised regions). Datasets include:
• Current participation in 50+ sport and recreation activities
• Interest to play
• Fandom
• Health and wellbeing profiles
• Community issues and sentiment
• Attitudes and behaviors for a wider range of interests
UPDATES: All proprietary data is updated annually and available in March.
+
Contextual data
A host of contextual has been loaded into the platform including:
• Census data (age, gender, income, ethnicity/race, language spoken at home, employment, household type etc) and population forecasts
• School locations, number of students and teachers
• Health and well-being data
• NDIS
• Retail spending
• Places of interest (retail, cafes, gyms, hospitals etc)
UPDATES: All contextual data is updated as it's released. We continually load data sets of interest into the platform.
+
Client data
Integration of client datasets. For governing bodies of sports this would typically include:
• Venue/facility locations by type/attributes and booking/utilization data
• Members and program participants
• Coaches, officials and volunteers
• Tournament locations
• Ticket sales
• Equipment sales
• Digital footprint
• Fandom
UPDATES: Through API's, clients are able to provide a direct stream of data to Kinetica's data lake so client data can be updated at agreed regularity

One of the most compelling capabilities of Aura is the ability to undertake catchment area analysis (based on drive times, distance or geographic borders

Catchment areas provide unique insight into the specific community a facility or venue services (note catchment areas will vary based on different attributes such as service proposition, quality etc.). For each specific catchment area, a demographic and participation profile report can be produced. The example below shows the catchment area for a Sydney sports venue, and the table details some of their demographics and participation profiles (far more information is available than shown).



Catchment area profile			
Variable	**No. people 15 min DT catchment**	**% pop 15 min DT catchment**	**NSW average**
2020 Population	614,698		
2031 Population forecast	687,468		
% Pop <15	72,888	11.76%	18.59%
% Pop >65	70,444	11.46%	15.83%
% Aus born	290,035	47.18%	65.5%
% high income (180k +)	153,551	24.98%	12.42%
Unemployment rate		5.14%	6.2%
Spending on food catering ($ p.a.)	$2791.50		$1686.41
Sport and Health Profile			
Interested in playing – adults	9,912	1.8%	4.39%
Interested in playing– kids	3,592	5.1%	1.97%
Highly interested (fan)	55,832	9.1%	11.71%
% Obese (adults)	81,785	15.1%	20.8%
% Poor Mental Health (adults)	77,741	14.4%	15.3%


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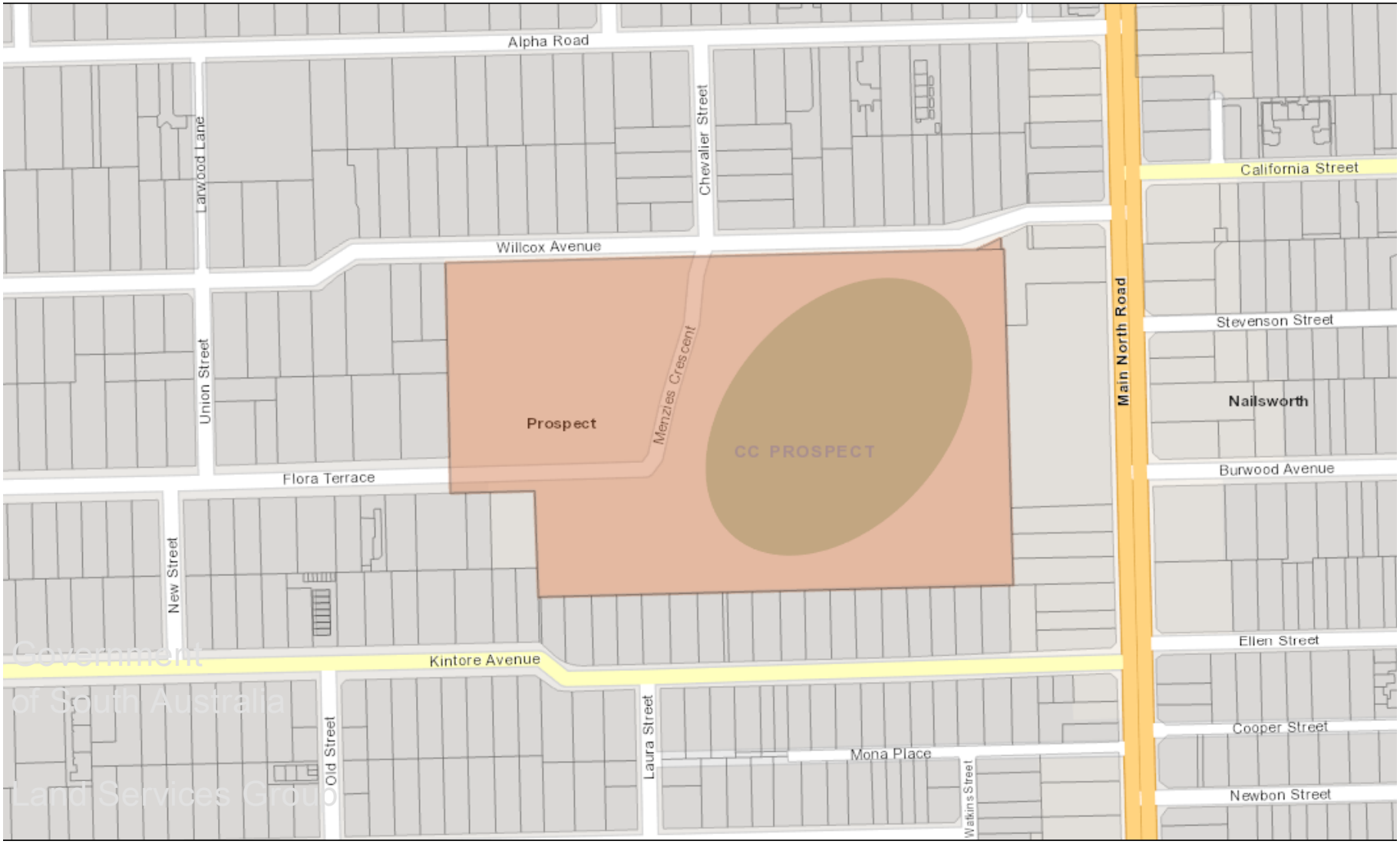

120sqm tree w garden bed
477sqm
540sqm
483sqm
383sqm
243sqm
382sqm
755sqm
111sqm
3980sqm
534sqm
125sqm
80sqm pink area
684sqm
1254sqm
400sqm
7093sqm
195sqm tree w garden bed
18975sqm Green oval zone
171sqm
1716sqm
2174sqm
160sqm
684sqm
OVER/ LEVEL 1
800sqm
722sqm
2850sqm croquet courts
1235sqm
2690sqm building
4834sqm
900sqm
130sqm building/store
3265sqm
27sqm planting zone against fences (blue line)
86sqm planting zone against fences (blue line)
706sqm planting zone against fences (blue line)
0 10 50 100m

SAPPA Report

May 14, 202

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

State Heritage Place Overlay



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability

SA Heritage Places Database Search

Search by Location | Search by ID | Search by Keywords | Extract by Council Area | About Heritage Places

Heritage Places

Heritage Place Details

LOCATION

Map	Show Map
Address	4/ 1 Menzies Crescent PROSPECT
Locality	
Accuracy	H - high level confidence
Council Area	Prospect Council
Polygon Type	P - parcel (from DCDB)

DESCRIPTION

Details (Known As)	Former Prospect Air Raid Precautions (ARP) Sub-Control Station
Registered Name	Former Prospect ARP Sub-Control Station
Significance	The former Prospect ARP Sub-Control Station formed part of the Adelaide metropolitan Air Raid Precautions (ARP) emergency communications network, designed to coordinate the civilian response to expected Japanese air raids during the Second World War. As a surviving component of this network, the former Prospect ARP Sub-Control Station helps to demonstrate the degree to which South Australians feared attack from the air, the extent of measures taken to respond to the potential threat. Documentary evidence associated with this place demonstrates the important role that ARP played in sustaining the morale of the general public in wartime. The former Prospect ARP Sub-Control Station is a rare surviving example of a civilian air raid shelter, a structure designed to protect civilian ARP personnel, carrying out their duties coordinating the ARP emergency communications network, from airborne attack. It is also an outstanding example of an air raid shelter, retaining a high degree of intactness and integrity and displaying many of the principal characteristics of its class at a higher quality than many other examples.
Subject Index	Military - Air Raid Shelter
Class	State

STATUS

Status Code	REG - Confirmed as a State Heritage Place in the SA Heritage Register
Status Date	16-DEC-2021

REFERENCE

LGA	Prospect
State Heritage ID	26512
Heritage Number	28117

SECTION 16 INFORMATION

Section 16	a - it demonstrates important aspects of the evolution or pattern of the State's history b - it has rare, uncommon or endangered qualities that are of cultural significance d - it is an outstanding representative of a particular class of place of cultural significance

PLAN PARCEL & TITLE

As listed in the SA Heritage Register

Plan Parcel & Title Information	CT 5204/868 D35462 A1,CT 5737/308 F109765 A100

Disclaimer

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GIS files

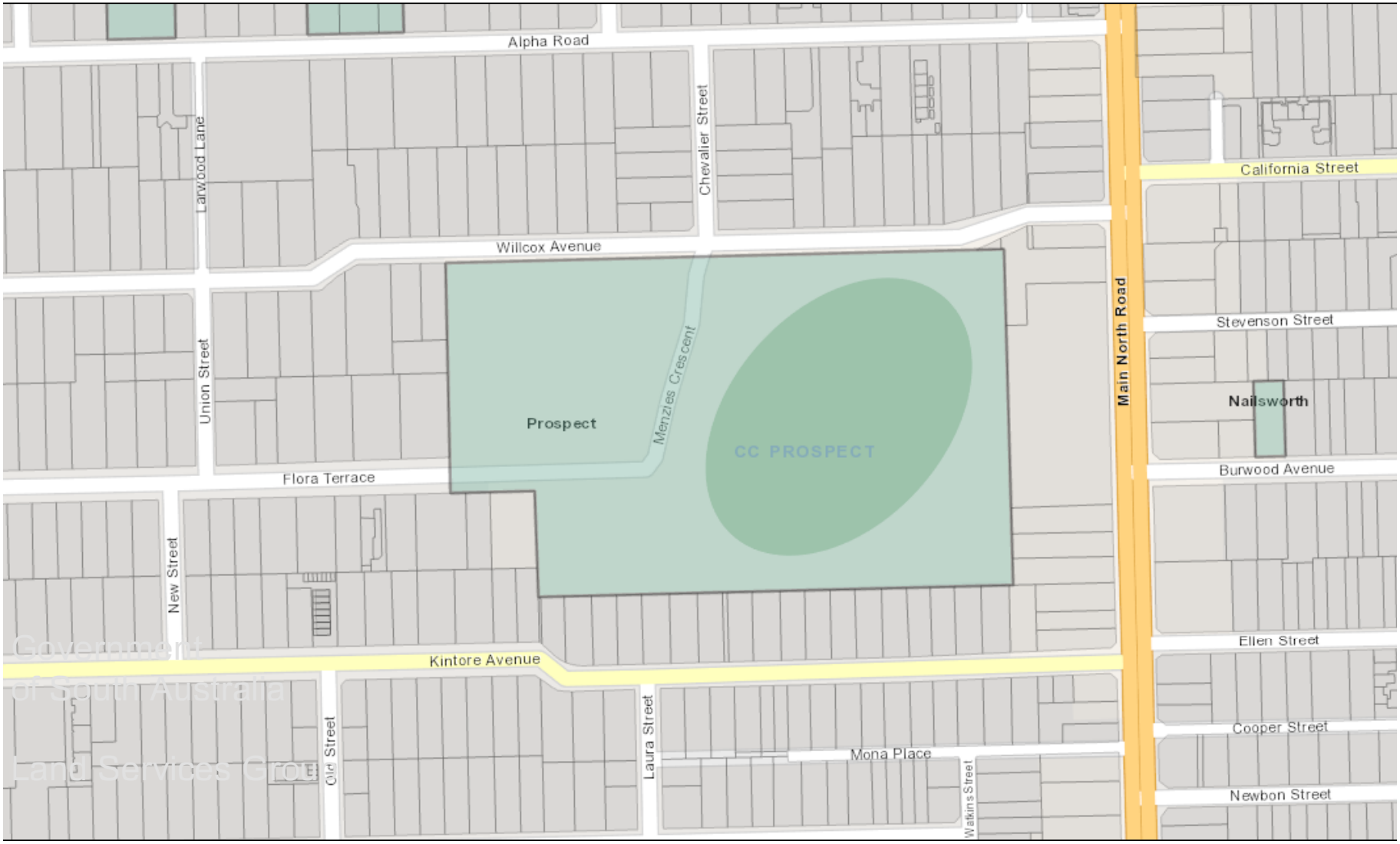
To access downloadable GIS files, go to **Data.SA**.

PPA Report

May 14, 202

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ocal Heritage Place Overlay



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SA Heritage Places Database Search

Search by Location | Search by ID | Search by Keywords | Extract by Council Area | About Heritage Places

Heritage Places

Heritage Place Details

LOCATION

Map	Show Map
Address	Menzies Cres PROSPECT
Accuracy	L - low level confidence
Council Area	Prospect Council
Polygon Type	P - parcel (from DCDB)

DESCRIPTION

Details (Known As)	Oval, grandstand and air raid shelter
Registered Name	
Extent of listing	The extent of the Prospect Oval reserve, and remaining original external form, materials and detailing of the Grandstand and Air Raid Shelter. Any later additions, alterations and grandstands are excluded from the listing.
Class	Local
Local Heritage Place Class Type	-

STATUS

Authorisation Date	12-FEB-2016

REFERENCE

LGA	Prospect
Heritage Number	27031
Council Reference	PRO:232

SECTION 23 INFORMATION

Section 23	a - it displays historical, economic or social themes that are of importance to the local area c - it has played an important part in the lives of local residents d - it displays aesthetic merit, design characteristics or construction techniques of significance to the local area f - it is a notable landmark in the area

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SA Heritage Places Database Search

Search by Location | Search by ID | Search by Keywords | Extract by Council Area | About Heritage Places

Heritage Places

Heritage Place Details

LOCATION

Map	Show Map
Address	Flora Terrace PROSPECT
Accuracy	H - high level confidence
Council Area	Prospect Council
Polygon Type	P - parcel (from DCDB)

DESCRIPTION

Details (Known As)	Prospect Memorial Gardens
Registered Name	
Extent of listing	Marble War Memorial, two gateways and Prospect Children's Memorial Playground Building
Class	Local
Local Heritage Place Class Type	-

STATUS

Authorisation Date	29-JUL-1999

REFERENCE

LGA	Prospect
Heritage Number	3137
Council Reference	PRO:026

SECTION 23 INFORMATION

Section 23	c - it has played an important part in the lives of local residents e - it is associated with a notable local personality or event

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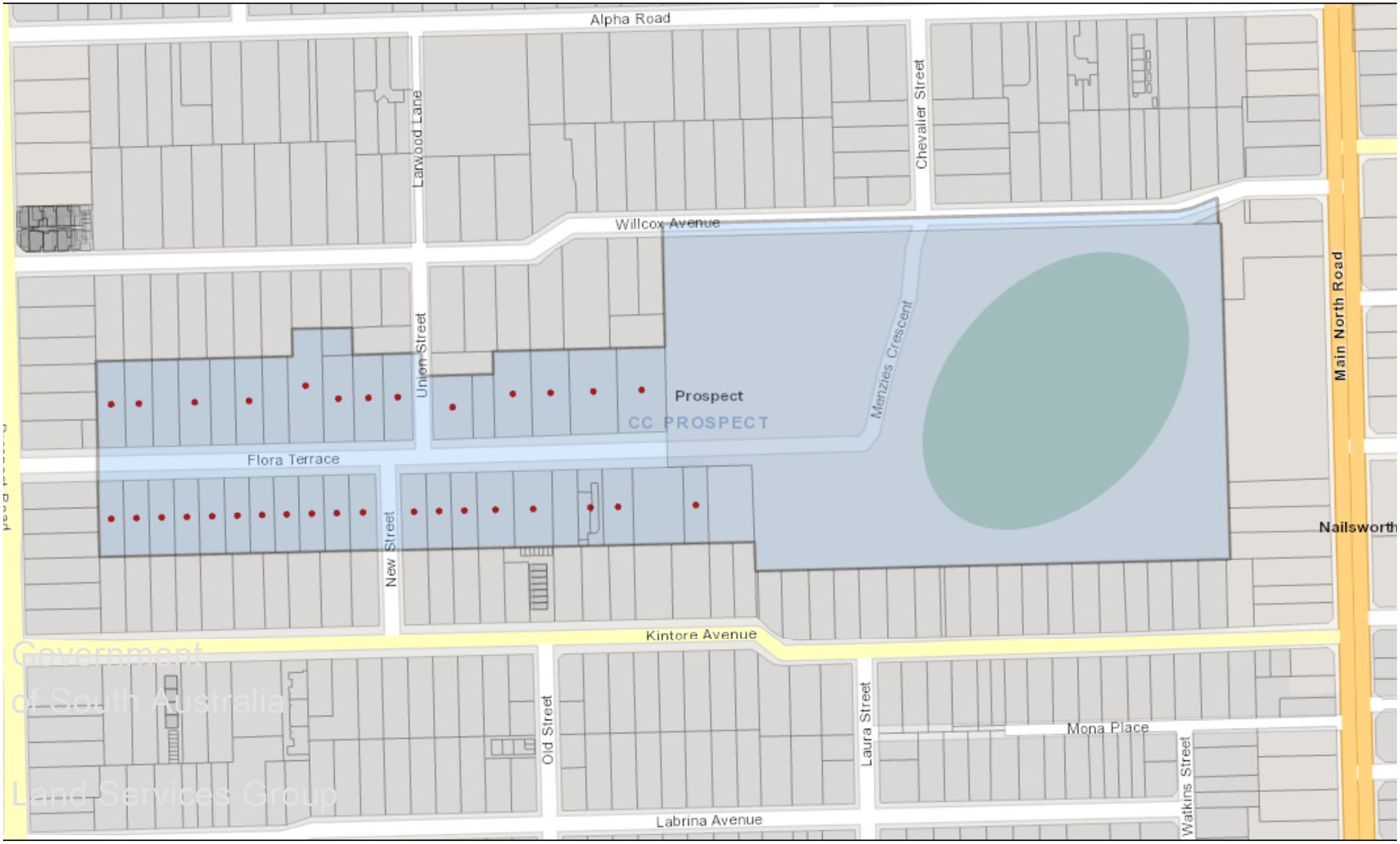
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›APPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

May 14, 202

‹istoric Area - Pr5



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The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	Late 19th and early 20th centuries residential. Focus of commemoration of war service, civic activities and important sporting events.
Allotments, subdivision and built form patterns	Regular subdivision pattern. Three separate land divisions between 1892 and 1923 – part of the Oxford subdivision of 1892 on south side of the Terrace with, part of St John's Wood South subdivision in 1909 on north side with larger allotments of and part of a 1923 division of the eastern end to the Memorial Gardens. Consistent setbacks. Large and small asymmetrical side setbacks to dwellings.
Architectural styles, detailing and built form features	Range of designs with range homogeneity derived from decorative front facades (detailing around windows, doors verandahs & gables), pitched roofs, brick chimneys & front verandahs. Houses display style, form and detail of the relevant periods of historic development – 1892 to the 1920s.
Building height	Single storey and large residential scale.
Materials	Face stone and brick walls and corrugated iron or terra cotta roofs.
Fencing	Low open style to 1.2 metres high. Fencing associated with the period and style of the dwelling.
Setting, landscaping, streetscape and public realm features	Substantial front gardens. Very leafy streetscape. Civic and residential character. Strong visual axis between the Town Hall and the Memorial Gates to Prospect Oval. Garages and carports are designed and sited to be subordinate to the main dwelling.
Representative Buildings	Identified – refer to SA planning database.

Browse the Planning & Design Code

Navigate the code using the menu to the left. Use keyboard shortcut `Alt` + `M` (`Alt` + `Shift` + `M` in Firefox, `Control` + `M` on Mac) to show / hide the menu. Alternatively, use the search function below.

Contains | Search

Part 3 – Overlays

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	DTS/DPF 1.1 None are applicable.
Land Division	
PO 2.1 Land division adjacent to a State or Local Heritage Place creates allotments that are of a size and dimension that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact on the setting of the Place.	DTS/DPF 2.1 None are applicable.

Draft Program - 10/06/25

ıis part of the program is subject to Council directions provided at the 27/05/25 Council Meeting and Roadmap sign off in July 2025. Some of these tasks may change or may not be required as a result of the direction provided at that meeting.

	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026
Phase 2 Preliminaries		●													
Detail Site Analysis and Design Concept velopment						■									
Community Land Revocation		■ ●		■ ●			■ ●		■ ●						
Community Land Management Plan				■ ●			■ ●								
Land Division Process		■ ●					■ ●					●			
Code Amendment Process		■ ●					■ ●								→
Feasibility Study and Project Financing							■ ●			→					
Prudential Review												■ ●			
Property Strategy and Marketing Approach		■							■ ●			■ ●		■ ●	
Preparation of Design Briefs for Council ject Elements															
Prepare Design Briefs and Contract quirements for Third Party Elements															
Council Decision									■ ●						
Planning Approval Process (If Required)															
Community Information Release - Preferred ncept / Strategy												■ ●			
Appointment of Contractor (for Initial Council rks)														■ ●	
Building Approvals															→
Vacating of 142 - 148 Main North Road (if quired)															

Council Workshop

Council Decision / Direction

May be subject to extended timeframe

DRAFT

MLM/24-0165

10 June 2025

Traffic • Parking • Transport

Unit 6, 224 Glen Osmond Road
FULLARTON SA 5063

T: +61 8 8338 8888
F: +61 8 8338 8880
E: mfya@mfy.com.au
W: mfy.com.au

MFY Pty Ltd
ABN 79 102 630 759

Ms Stacey Mills
Strategic Project Manager
City of Prospect
PO Box 171
PROSPECT SA 5082

Dear Stacey,

PROSPECT LIFESTYLE PRECINCT MASTERPLAN– PRELIMINARY TRAFFIC AND PARKING REVIEW

I refer to your request to provide advice in respect to traffic and parking implications associated with the draft masterplan developed for the Prospect Lifestyle Precinct (PTP). Specifically, you have sought my view relating to the matters raised during the consultation as they relate to traffic, access and parking criteria, with a view to developing recommendations for assessment requirements to inform further development of the masterplan.

In addition, you have provided preliminary output from Council's draft Integrated Transport Plan (ITP) to ensure that the PLP and the ITP are providing consistent messages as they relate to traffic, access and parking. In completing the preliminary review for the PLP, you have requested that I have regard to the proposed ITP, especially in respect to the proposed functionality of the network.

Further to the above, I have reviewed the draft masterplan and considered the draft components of the ITP which relate to connectivity, accessibility and road hierarchy. I have also reviewed the summary of consultation comments relating to traffic and parking. I note that the following key themes were evident within the comments relating to the PLP:

- Concern relating to impact associated with the proposed at-grade parking on the southern portion of the site;
- Increased risks associated with additional traffic movements on Kintore Terrace;
- Impact of closure or reduced accessibility along Menzies Crescent; and
- Consideration of potential access to the site via Main North Road.

When developing the traffic, parking and access solution for the PLP, consideration needs to be given to the typical day scenario and the event scenario. The type of development being considered is ideal to complement a location where events are held as there is opportunity to develop alternate parking and access outcomes and provide for traffic management during events while still providing for a regular day outcome which is consistent with the principles developed in the ITP.

F:\24-0165 Stacey Mills 10 Jun 25

DRAFT

In reviewing the draft outcomes of the ITP, the following key principles have been applied:

- Streets which connect Main North Road and Prospect Road adjacent the PLP are all classified as Local Streets and should desirably have similar daily volumes;
- Improved connectivity for pedestrians and cyclists is desirable;
- Emergency vehicle and game day access to the site is important, and
- Access via Main North Road is preferable to increased volumes between the site and Prospect Road.

In reviewing the concept masterplan document and the documents provided by Council, I provide the following commentary for consideration during development of the masterplan.

- it will be important to ensure that access to and from the site can be conveniently distributed in all directions. This will ensure that the traffic volumes can be balanced and the majority of trips can be managed on or in close proximity to arterial roads rather than requiring access via existing routes;
- safe and convenient access should be provided for all road users and designs of such access points should be consistent with relevant Australian Standards and have regard to DIT criteria;
- pedestrian crossing movements should be prioritised to and from the site and consideration needs to be given to alternative modes of transport, including event scenarios;
- the road hierarchy in the ITP should be respected during the development of the PLP, as should the hierarchy on the eastern side of Main North Road;
- shared parking opportunities should be maximised to ensure maximised redevelopment of facilities and landscaping for residents while not compromising access and functionality for the PLP; and
- maintenance of emergency vehicle access and accessibility to the facilities on the PLP site is supported.

While the above philosophies would appear to be reflected in the principles applied when developing the PLP, there is a risk that consideration of some outcomes in isolation could compromise the best outcome for the PLP. Further, the development of the preferred vision for the site has progressed to a point where discussions would inform further development.

In order to ensure that a holistic masterplan option is considered, flexibility needs to be maintained which responds to the requirements of the PLP upgrade but also has regard to historical considerations while not offending the outcomes of the ITP.

It is my view that additional transport, access and parking investigations are warranted during subsequent phases of the PLP development. Accordingly, I recommend that the following principles be applied when further development of the masterplan is progressed:

- Respect Local Road Functionality and provide for balanced traffic distribution;

  Maintain the intended local road function of Kintore Avenue and Willcox Avenue by carefully managing traffic volumes, speed, and access to minimise impacts on surrounding residential areas.

- Enhance Pedestrian and Active Transport Connectivity

  Prioritise safe, accessible, and direct pedestrian and cycling connections throughout the precinct and across arterial road corridors, supporting a walkable, people-focused environment.

- Deliver Equitable and Safe Access

  Ensure all sections of the precinct are accessible by all users, with a focus on safety, convenience, and inclusion across transport modes and development stages.

- Balance Movement and Place

  Support a balanced approach to traffic management that aligns with the road hierarchy established in the Integrated Transport Plan, ensuring transport function complements placemaking objectives.

- Design for Multi-Modal Integration

  Investigate and embed opportunities for all transport modes—walking, cycling, public transport, and private vehicles—throughout the planning and design phases to support long-term mode shift.

- Provide Fit-for-Purpose Car Parking

  Ensure public car parking that is appropriately provisioned and located and designed to support precinct activity, minimise local impacts, and respond to future land use needs.

Adoption of the above principles will enable a site specific solution to be development which will complement the needs of the Prospect Leisure Precinct for every day and event situations while maintaining the principles of the Integrated Transport Plan and respecting the requirements of relevant Standards and stakeholders.

Yours sincerely,
MFY PTY LTD

MELISSA MELLEN
Director

BUSINESS WOMEN'S AWARDS
2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN BUSINESS WOMAN OF THE YEAR

1 Main North Road / Ellen Street / Kintore Avenue intersection

2 142-148 Main North Road Site Access opportunity

3 Prospect Oval / Burwood Avenue / Main North Road intersection

4 CCH site access opportunity

5 CCH / Stevenson Street / Main North Road intersection

6 Main North Road / Willcox Avenue intersection

7 Kiss 'n' ride opportunity in Willcox Avenue

8 Willcox Avenue / Chevalier Street / Menzies Crescent intersection and/or kiss 'n' ride

9 Menzies Crescent car parking

10 Traffic calming for Kintore Avenue east

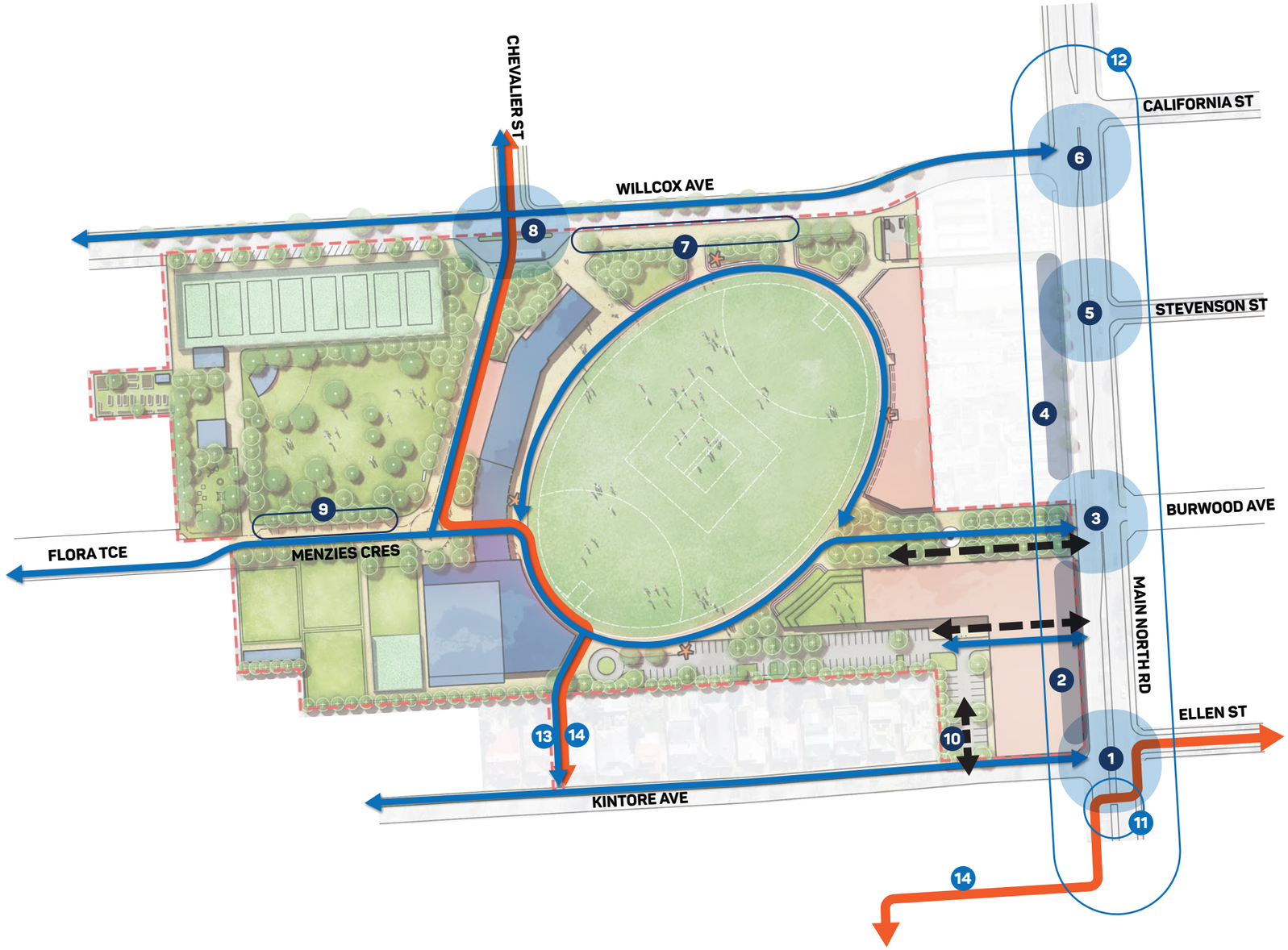
Multi-modal Investigations

11 Pedestrian crossing location across Main North Road

12 Bus route / bus stop locations

13 Pedestrian movements

14 Cycle network



Possible vehicle movements

Pedestrian movements

Cycle movements

TRANSPORT INTERVENTION OPPORTUNITIES PLAN
Prospect Oval and Environs

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