Community Land Management Plan

Prospect Lifestyle Precinct

2025 | 2030



CITY OF PROSPECT

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1. INTRODUCTION

This Community Land Management Plan (CLMP) has been prepared pursuant to Section 196 of the *Local Government Act 1999* (the Act).

Purpose of this document

The purpose of this CLMP is to provide transparent, accountable, and structured management of the Community Land within the Prospect Lifestyle Precinct (PLP). The Plan ensures statutory compliance, reflects community values, and facilitates informed decision-making.

What is Community Land

Community Land plays a vital role in supporting the social, cultural, environmental, and recreational needs of local communities.

Under the *Local Government Act 1999* all land in South Australia, other than roads, that is owned by, or under the care, control and management of a council, is classified as Community Land, unless the land was excluded from Community Land classification by a Council resolution made before 31 December 2002, or its Community Land classification has subsequently been formally revoked in accordance with Section 194 of the Act.

Community Land classification encompasses a wide range of public spaces, such as parks and reserves, gardens, sporting facilities, and buildings used for community or civic purposes. In some cases, land or buildings owned by a council and used for commercial purposes may also be classified as Community Land, subject to the provisions of the Act and the Council's management framework.

The Council is responsible for ensuring that Community Land is used, maintained, and enhanced in ways that deliver long-term benefits to the community. To support this, each parcel of Community Land must be managed in accordance with a CLMP.

What is Operational Land (Land Not Classified as Community Land)

Land excluded from Community Land classification, either through a Council resolution made prior to December 2002 or through subsequent revocation, is treated as Operational Land.

Operational Land is owned by the Council and is generally used to support Council services and facilities, or may be held for future development, leasing, or sale. Unlike Community Land, Operational Land is not subject to the same management requirements as Community Land and does not require a CLMP.

Council may revoke the classification of land as Community Land provided it follows the process set out in the Act and the relevant steps set out in its *Community Engagement Policy.* The Council may also resolve to exclude newly acquired land from Community Land classification provided the resolution is made before the parcel formally becomes local government land.

What Is a Community Land Management Plan

Under Section 196 of the *Local Government Act 1999*, each council is required to prepare and implement a CLMP for every parcel of Community Land within its Local Government Area.

CLMPs outline how each piece of Community Land will be used, managed, maintained, and, where appropriate, improved, in line with community needs and expectations.

The purpose of a CLMP is to ensure that Community Land is managed responsibly, transparently, and in a manner that delivers long-term community benefit.

Each CLMP must include:

- A description of the land to which it applies
- The purpose for which the land is held
- Council's objectives, policies and proposals for the management of the land
- Performance targets and how they will be measured, and
- Alignment with relevant Council plans and policies

Any substantial changes to a CLMP, such as adopting a new plan or altering its strategic direction, require community consultation. Minor administrative updates are excluded from this requirement.

Register of Community Land

In accordance with Section 207 of the *Local Government Act 1999*, the Council maintains a public Register of Community Land, which includes the legal description, common name, and details associated with each parcel of land. A copy of the *City of Prospect Register of Community Land* is available for viewing at Payinthi and on the Council's website http://www.prospect.sa.gov.au .

Register of Leases and Licences

In accordance with Section 207 of the *Local Government Act 1999*, and Regulation 23 of the *Local Government (General) Regulations 1999*, the Council also maintains a *Register of Leases and Licences*. This register is also available for viewing at Payinthi and on the Council's website http://www.prospect.sa.gov.au .

2. DESCRIPTION OF THE LAND

This CLMP applies to the parcels of Community Land within the Prospect Lifestyle Precinct as set out below:

Land	Address	Inclusions
Prospect Oval / Payinthi Yarta	Menzies Crescent, Prospect	Oval and surrounds, football administration and clubrooms, pavilion, grandstand, cricket clubrooms, Returned & Services League clubrooms, maintenance stores and amenities

Land	Address	Inclusions
Prospect Memorial Gardens	Menzies Crescent, Prospect	Memorial Gardens, reserve, sound shelter, pavilion, playground, croquet courts and clubrooms, tennis courts and clubrooms, and amenities
Croquet Court	Lot 48 Flora Terrace, Prospect	Croquet Court
Don Lindner Walk	62a Kintore Avenue, Prospect	Walkway

The Prospect Lifestyle Precinct also includes parcels of land that have been excluded from, or had their Community Land classification revoked, in accordance with the *Local Government Act 1999*. This CLMP applies only to parcels that remain classified as Community Land. It does not apply to the excluded or revoked parcels.

Further details on each parcel covered by this CLMP are provided in the excerpt from the Council's Register of Community Land, contained in Appendix A – *Register of Community Land - Prospect Lifestyle Precinct*.

A map showing the location of the Community Land within the Prospect Lifestyle Precinct is provided in Figure 1.

Figure 1: Community Land within the Prospect Lifestyle Precinct



For the purposes of this CLMP, the parcels of Community Land described above are collectively referred to as **'**the Land**'.**

Trusts, Dedications and Other Restrictions

Where the Land is subject to a trust, dedication, reservation or other restriction that controls the use or management of that land, this information is included in the Register of Community Land (refer to Appendix A).

3. DESCRIPTION OF OPERATIONAL LAND

At its meeting held on 23 June 2026, the Council resolved, pursuant to section 194 of the *Local Government Act 1999*, to revoke the Community Land classification applying to nine parcels of Council-owned land located between Prospect Oval and Main North Road. The parcels are listed in Table 2 in Appendix A and shown in blue in Figure 1.

4. PURPOSE FOR WHICH THE LAND IS HELD

The Community Land within the Prospect Lifestyle Precinct is held by the Council for the benefit of the City of Prospect community. It comprises a range of valued community assets that provide for sport, recreation, health, wellness, open space, green space, cultural, tourism and other community purposes. The Land is intended to:

- provide an oval for the playing and practising of Australian Rules Football, cricket and other spectator sports, as well as major community events
- provide public open space for the use, enjoyment and benefit of the community
- provide green space and landscaped areas that support passive recreation and environmental amenity
- provide a playground and family-friendly spaces to support children's play and community use
- facilitate community, health, recreational, educational, cultural and tourism programs and activities
- offer opportunities for informal and formal recreational, community and sporting activities and participation that are accessible and inclusive for people of all ages and abilities
- enable complementary commercial uses within community assets that contribute to the sporting and recreational use of the land
- support social interaction and connection, relaxation and physical activity; and
- protect and enhance the Precinct's unique lifestyle, amenity and 'sense of place'.

5. OBJECTIVES FOR THE MANAGEMENT OF THE LAND

The objectives for the management of the Land are:

- Maintain, enhance and develop the Land as part of a vibrant and inclusive precinct that integrates sport, recreation, health, wellness, open space, green space and culture adjacent to compatible commercial uses and residential developments.
- Revitalise the Land as part of the Prospect Lifestyle Precinct to become a thriving community destination, which contributes to City of Prospect's vibrancy, sense of place and lifestyle.

6. COUNCIL POLICIES AND STRATEGIES FOR THE MANAGEMENT OF THE LAND

The following policies have some direct or indirect application to the Land as at the date of this CLMP. Council policies undergo regular review, and may be amended, superseded, or replaced from time to time.

- Asset Management Policy
- Community Emergency Management Policy
- Community Engagement and Consultation Policy
- Community Facility Hire Policy
- Community Facility Lease and Licence Policy
- Community Funding Sponsorship and Donations Policy
- Corporate Risk Management Policy
- External Grants Policy
- Liquor Licensing Policy
- Mobile Food Vendor Location Policy
- Open Space Reserve Fund Policy
- Parking Management Policy
- Procurement Policy
- Safeguard Children and Vulnerable People Policy
- Sale or Disposal of Assets Policy
- Memorials on Council Land Policy
- Temporary Signage Policy
- Traffic Management Policy

The following strategies and plans have some direct or indirect application to the Land as at the date of this CLMP. Council strategies and plans undergo review, and may be amended, superseded, or replaced from time to time.

- *Strategic Community Plan 2023 – 2027*
- *Long Term Financial Plan*
- *Asset Management Plans* (Buildings, Open Space, Stormwater and Transport)
- *Dog and Cat Management Plan 2019 - 2025*
- *Disability Access and Inclusion Plan 2026 - 2030*
- *Integrated Transport Plan 2025 - 2035*
- *Open Space Strategy (2018)*
- *Tree Strategy 2021 – 2026*
- *Economic Development & Growth Strategy (2023 - 2027)*

The *Prospect Lifestyle Precinct Masterplan* (June 2025) applies directly to the Land. As the *Prospect Precinct Lifestyle Masterplan* is conceptual in nature, it may be updated or amended from time to time.

7. PROPOSALS FOR THE MANAGEMENT OF THE LAND

The Council's proposals for the management of the Land (subject to available funding and all relevant Council and statutory approvals and authorisations) are:

- Construction of a Multi-use Recreational Facility - a flexible indoor recreational and sporting facility designed to accommodate a variety of community, sporting, commercial, and event-based uses.
- Upgrade to the Grandstand and Football Clubrooms – improvements and upgrades to the existing grandstand, pavilion, clubrooms and amenities to improve accessibility and functionality.
- Upgrade of Sports Amenities and Clubrooms – upgrades and enhancements to existing clubrooms and supporting sport facilities and amenities.
- Improvement of Spectator Viewing Facilities – works to provide greater comfort, accessibility and inclusivity.
- Provision of new Car Parking - additional and improved car parking areas to support increased visitation and ease of access to precinct amenities and events.
- Provision for Safe and Efficient Movement – ensuring safe and efficient movement for pedestrians, cyclists and vehicles, adequate and accessible parking, safe entry and exit out of the precinct for visitors, residents, emergency and service vehicles and effective traffic management during events.
- Upgrade of Pathways and Linkages – enhanced pedestrian and cycling connections in accordance with the *Integrated Transport Plan*, including wayfinding and landscape integration strategies, to improve connectivity within the precinct and to surrounding areas.
- Reconfiguration of Menzies Crescent – partial closure to through traffic to create a pedestrian plaza, with opportunities for a shared zone accommodating both pedestrians and vehicles, while maintaining emergency, delivery, and event-related access.
- Enhancement of the Forecourt and Gathering space – upgrades and improvements to strengthen precinct entry, access, circulation and suitability for event use.
- Enhancement of the Public Realm – introduction of native planting zones, wide and accessible footpaths, flexible open spaces, public art installations, and interpretive signage around the oval, connecting historical places, cultural spaces and stories.
- Removal of Contaminated Mounds - works to improve circulation and accessibility around the oval and to provide opportunities for alternative spectator viewing areas and seating.
- Implementation of the *Prospect Precinct Lifestyle Masterplan* – staged delivery of precinct improvements in line with the adopted Masterplan*.

* *This CLMP recognises that the Prospect Precinct Lifestyle Masterplan is of a conceptual nature only and may be updated and amended from time to time.*

8. LEASES AND LICENCES

The granting of exclusive and non-exclusive leases, licenses and permits including hire agreements for one or more of the following purposes is consistent with this CLMP and is authorised for the purposes of Section 202(3) of the *Local Government Act 1999* (SA):

- To support community sport and training, recreation, fitness and active lifestyles.
- To provide meeting spaces and facilities for community groups, schools and organisations.
- To enable temporary community use of buildings and structures and/or land for functions, activities, performances, exhibitions and events.
- To allow for the provision of essential infrastructure for electricity, gas, water, internet, and telecommunications services.
- To allow fundraising, educational, cultural and community events that support diversity, inclusion and community well-being.
- To enable arts, cultural and creative uses that foster community participation and identity.
- To allow for commercial or business uses of the land that are consistent with, or ancillary to, the above purposes.
- To implement the vision of the Prospect Lifestyle Precinct Masterplan.
- To provide clear and measurable benefit to the City of Prospect community.

Existing Leases and Licences

The current leases and/or licenses for the Land are outlined in Appendix A and are detailed in the Council's Register of Leases and Licences available in hard copy at the Customer Service Centre at Payinthi and on the Council's website http://www.prospect.sa.gov.au .

New Leases or Licences

Granting of new leases or licences will be undertaken in accordance with the provisions set out in Sections 200 and 202 of the *Local Government Act 1999.* Leases and licences proposed for a term greater than 5 years or that are not otherwise authorised by this CLMP will be subject to Council's *Community Engagement Policy* in accordance with the Act.

Review of Leases or Licences

The Council will periodically review all leases and licences over the land, in accordance with the *Community Facility Lease and Licence Policy*, to ensure they continue to align with the purpose and authorised uses set out in this Community Land Management Plan. Reviews will consider compliance with the agreement, community benefit and any relevant Council policies.

9. PERFORMANCE TARGETS AND MEASURES FOR THE LAND

In accordance with Section 196(3) of the *Local Government Act 1999*, this CLMP must include performance targets and outline how the Council will measure its performance against its objectives and targets, ensuring accountability and transparency in managing community land.

The Strategic Management Framework outlined in Appendix B *Strategic Management Framework for the Prospect Lifestyle Precinct* sets out the Council's objectives, strategies, performance targets and measures for the coordinated management of the Land.

Except where expressly stated, the order of objectives, proposals and policies within this CLMP does not infer a hierarchy or order of priority.

10. ADOPTION AND REVIEW

The *Community Land Management Plan – Prospect Lifestyle Precinct* was adopted by the Council on 27 October 2026.

This CLMP will be subject to review every five years, as part of the Council's ongoing commitment to transparent effective Community Land management.

An earlier review may be initiated where circumstances arise that are not aligned with the current CLMP, including:

- significant changes in land use, zoning, development, or community needs
- major infrastructure or development proposals
- legislative or policy changes impacting the management of the Community Land
- requests or resolutions of Council.

All review processes, except for administrative updates, will include stakeholder engagement and community consultation where required. Consultation on any proposed amendments, or the adoption of a new CLMP, will be undertaken in accordance with Section 197 of the *Local Government Act 1999*.

Table 1: Register of Community Land - Prospect Lifestyle Precinct

The table below lists all the Community Land within the Prospect Lifestyle Precinct. It is an excerpt from the City of Prospect Community Land Register.

Name	Property Address	Legal Description (Certificate of Tite)	Plan ID and Parcel	Land Area (approximate m²)	Zoning	Open Space Classification	Lease/ Licence **	Trust, Dedication or Restriction	Notes
Don Lindner Walk	62a Kintore Avenue Prospect	5803/879	AL50 F109715	127	Established Neighbourhood	N/A	N/A	Fee Simple	Laneway between Kintore Avenue and Menzies Crescent
Prospect Oval/ Payinthi Yarta And Memorial Gardens	1 Menzies Crescent Prospect (Property Units 2,3 and 6) Lot 1 Flora Terrace Prospect Lot 1 Menzies Crescent Prospect Lot 1 Main North Road Prospect Lot 1 Willcox Avenue Prospect	5204/868	AL1 D35462	57,657	Established Neighbourhood	Regional Open Space	North Adelaide Football Club Inc Prospect District Cricket Club Prospect District Tennis Club Inc (Clubrooms and tennis courts in Memorial Gardens) North Adelaide Croquet Cub Inc (Clubrooms and play facilities in Memorial Gardens)	Subject to Easement over the land Marked A to the Electricity Trust of SA Subject to Easement over the land Marked D to the Minister for Infrastructure Right of way on Foot Only with limitations over the land marked C	Includes oval and its surrounds, grandstand clubrooms, pavilion, Returned Services League clubrooms, Memorial Gardens, Playground, reserve, amenities, croquet courts, tennis courts and sound shelter.
Croquet Court	Lot 48 Flora Terrace Prospect	5804/920	AL48 F109713	1214	Established Neighbourhood	Regional Open Space	North Adelaide Croquet Cub Inc	Fee Simple	Croquet Court

Notes:

Only parcels classified as Community Land within the Prospect Lifestyle Precinct are subject to this CLMP.

AL refers to Allotment, F refers to Filed Plan, D refers to Deposited Plan

** *Refer to the Council's Register of Leases and Licences located on the City of Prospect Website for further details.*

Table 2: Land Excluded From Community Land Classification

The land listed in Table 2 has been excluded from Community Land classification. Although these parcels are not classified as Community Land, they are included in this Community Land Management Plan for identification purposes to support integrated planning and coordinated operational management across the City.

Name	Property Address	Legal description (Certificate of Title)	Plan ID and Parcel	Land Area (approximately m²)	Zoning	Open Space Classification	Lease/Licence**	Trust Dedication or Restriction	Notes
Prospect Community Garden (adjacent to the Memorial Gardens)	U1/ 1 Menzies Crescent Prospect	CT 5792/763	AL89 F109754	683	Established Neighbourhood	Regional Open Space	Prospect Community Garden Incorporated Prospect Local Environment Group Incorporated	Fee Simple	*Excluded as Community Land 30 October 2001** *Deed of Assignment from Prospect Local Environment Group Incorporated to Prospect Community Garden Incorporated dated 18 October 2015.*
Prospect Oval/ Payinthi Yarta (Eastern Portion Only)***	Lot 1 Flora Terrace Prospect	CT 5204/868	Portion of AL1 D35462					Subject to Easement over the land Marked A to the Electricity Trust of SA Subject to Easement over the land Marked D to the Minister for Infrastructure Right of way on Foot Only with limitations over the land marked C	*Revoked as Community Land 23 June 2026*
Parcel Adjacent to Prospect Air Raid Shelter	Wilcox Avenue	CT 5737/308	AL100 F109765	50.5		Regional		Fee Simple	*Revoked as Community Land 23 June 2026*

Name	Property Address	Legal description (Certificate of Title)	Plan ID and Parcel	Land Area (approximately m²)	Zoning	Open Space Classification	Lease/Licence**	Trust Dedication or Restriction	Notes
Main North Road Site	142-148 Main North Road Prospect	CT 5391/365	AL200 D45359	950				Fee Simple	*Revoked as Community Land 23 June 2026*
	142-148 Main North Road Prospect	CT 5183/615	AL1 F107568	945.5				Fee Simple	*Revoked as Community Land 23 June 2026*
	142-148 Main North Road Prospect	CT5141/680	AL28 F104083	843				Fee Simple	*Revoked as Community Land 23 June 2026*
	142-148 Main North Road Prospect	CT 5140/974	AL1 and 2 D1354	1,086.4				Fee Simple	*Revoked as Community Land 23 June 2026*
	142-148 Main North Road Prospect 86 Kintore Avenue Prospect	CT 5261/763	AL12 D2265.	678.2				Fee Simple	*Revoked as Community Land 23 June 2026*
Main North Road Site	150 Main North Road Prospect	CT 5932/12	AL203 D65890	1,026					*Revoked as Community Land 23 June 2026*

Notes: The parcels listed in this table are not subject to this CLMP

AL refers to Allotment, F refers to Filed Plan, D refers to Deposited Plan

** Council resolved pursuant to section 193(1)(a) of the Local Government Act 1999, to exclude this parcel of land on 30 October 2001*

*** Refer to the Council's Register of Leases and Licences located on the City of Prospect website for further details.*

**** Refer to Figure 1*

Appendix B

Strategic Management Framework for the Prospect Lifestyle Precinct

These objectives, strategies, performance targets and measurements bring clarity to how the precinct will function and be measured.

Objective	Strategy	Performance Target	Performance Measurement
Maintain, enhance and develop a vibrant and inclusive precinct that integrates sport, recreation, health, wellness and open space, adjacent to compatible commercial uses and residential developments.	Support a balanced mix of formal and informal uses of the Community Land within the PLP to provide for a diverse range of activities, users and community groups.	All age groups have access to designated spaces, activities or programming opportunities within the PLP.	Monitor frequency and level of participation in formal uses and activities conducted under approved leases and licences.
	Optimise the shared use of the land and its facilities to maximise access, efficiency and community benefit.	All leases and licences recognise community access.	Review leases and licences to ensure they provide for appropriate community access to both exclusive and shared facilities.
		Positive community feedback on access to and use of facilities.	Analysis of community surveys and customer feedback and stakeholder consultation to determine satisfaction with access to and use of facilities.
	Provide a range of sport and recreation facilities and equipment that are of a high standard, suitable for use by the community and are well maintained.	All buildings, facilities and equipment on Community Land are maintained and renewed in accordance with the Council's Asset Management Plans, legislative requirements and Australian Standards.	Conduct regular inspections, audits of play equipment and maintenance reports demonstrating buildings, infrastructure and facilities are maintained and renewed in line with Asset Management Plans, Australian Standards and legislative requirements.
			Delivery of the Council's Annual Business Plan.
	Ensure all land and facilities under leases and licences are managed in accordance with their agreed terms.	Leased and licenced land and facilities are developed, occupied and maintained in accordance with the terms and conditions of their leases and/or licences.	Conduct regular inspections of the leased and licenced land and facilities to ensure compliance with their leases and licences.
Revitalise the Prospect Lifestyle Precinct to become a thriving community destination, which contributes to the vibrancy of the City of Prospect's sense of place and lifestyle.	Retain and celebrate the heritage and cultural elements of the Land, integrating these features into future design and development proposals, where appropriate.	Heritage and cultural features are preserved and thoughtfully incorporated into all upgrades, redevelopments, and design proposals for the Land.	Heritage and cultural features are retained and considered in new developments and upgrades.
	Develop and maintain high-quality facilities and public amenities to create a welcoming, safe, and accessible environment that encourages daily community use.	Public facilities and amenities are provided and maintained to a high standard, and available for daily community use.	Conduct regular inspection of amenities to ensure they are functional, well-maintained, and actively used by the community.

Objective	Strategy	Performance Target	Performance Measurement
	Enhance connectivity and wayfinding across the Land.	All pathways, links, and signage support safe, intuitive movement across the Land and facilitate easy navigation for all users.	Completion of the pathway network on the Land, including connections between Main North Rd, the Oval and Prospect Rd.
	Deliver the Prospect Lifestyle Precinct Masterplan to provide space for sport, recreation, commercial and community activities.	The Masterplan is implemented, and spaces are operational to support a variety of sport, recreation, commercial and community activities.	Monitor completed developments and facility usage to confirm spaces are functional and actively used by the community.
	Ensure all upgrades and redevelopments comply with relevant legislation, strategies, and standards.	100% of upgrades and redevelopments meet statutory requirements and relevant Council strategies and Australian standards.	Compliance audits, project reporting and review in Council's asset and project management systems.

Note: The Strategies, Performance Targets and Performance Measures outlined in the Strategic Management Framework apply to each parcel of land only to the extent relevant to its specific use.