Outlook

Submission: Community Land Revocation Proposal for the Prospect Lifestyle Precinct

From [redacted]
Date Thu 18/12/25 10:22
To minister.szakacs@sa.gov.au <minister.szakacs@sa.gov.au>
Cc [redacted]

Dear Minister Szakacs,

On behalf of the City of Prospect, I am writing to formally submit the community land revocation proposal for a portion of land comprising the "eastern wing" and "southern eastern corner" of Prospect Oval and a series adjoining properties fronting Main North Road.

This follows Council's resolution on 16 December 2025, where they received and noted the community engagement report and findings, and endorsed the Prospect Lifestyle Precinct Proposal to Revoke the Classification of Community Land for submission to the Minister.

Enclosed in the Dropbox link, is the Prospect Lifestyle Precinct Proposal to Revoke the Classification of Community Land (for the purposes of section 194(2)(a) of the *Local Government Act 1999*) and supporting materials to assist in informing your decision on the merits of this application.

[redacted]

We are happy to provide the supplied material in an alternative format if necessary and/or supply further information upon request.

Please confirm receipt of this submission. We look forward to receiving your response.

Regards,

[redacted]

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Prospect Lifestyle Precinct

Phase 3 Community Engagement Report







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Executive summary

City of Prospect delivered a comprehensive engagement strategy from 7 October to 4 November 2025 (a 29 day consultation period) to engage our local community in the Phase 3 Prospect Lifestyle Precinct (PLP) consultation. This phase of consultation sought feedback on two key elements of the project: the proposed revocation of community land, a new site-specific Community Land Management Plan, and amendments to Council's existing city-wide Community Land Management Plan.

The consultation was promoted widely using a range of engagement vehicles including Council's Engagement Hub community engagement website, Council's main website, city-wide postcard distribution, letters to adjacent property owners, emails to key stakeholders, social media posts, articles in Your Prospect eNews, on-site signage at Prospect Oval and its surrounding land and signage at high traffic locations across our city. Three community information drop-in sessions, one at Nailsworth Community Hall and two at Payinthi, provided the community with opportunities to ask questions and seek further information about the proposals.

Community members could provide feedback via an online or hard copy survey, provide a written submission via email, post or in-person, or attend one of three in-person community information drop-in sessions.

A total of 183 submissions were received, representing 171 unique respondents. All submissions were de-duplicated and validated against registration criteria to ensure the integrity of the process.

Activity	No. of submissions	No. of unique respondents
Online surveys	138	134
Hard copy surveys	11	9
Email and letter submissions	34	28
Total	**183**	**171**

The three community information drop-in sessions facilitated by Council staff during Phase 3 consultation were attended by a total of 24 participants.

Key findings

Quantitative results

The majority of respondents expressed opposition to all three proposals.

Proposal	Support (Yes)	Oppose (No)	Unsure
Proposed revocation of community land	32%	62%	6%
Draft Prospect Lifestyle Precinct Community Land Management Plan	35%	57%	8%
Draft City-wide Community Land Management Plan	31%	59%	10%

Qualitative analysis

The qualitative feedback reinforces the quantitative results, with the majority of comments focusing on opposition and perceived deficits in the project's planning and governance. All qualitative feedback is presented in Appendices 5 and 6.

Proposed revocation of community land

This proposal generated the highest volume of detailed feedback, focusing on the decision to legally sell or lease public land.

Opposing themes	Supporting themes
Financial and governance risk • Perceived misuse of public money • Strong allegations of lack of transparency and trust • Concerns that Council capacity and mandate are being overstepped **Legal and policy precedent** • Fear that the proposed community land revocation will set a 'dangerous precedent' for future sale/disposal of community land across Prospect and potentially the state **Amenity and heritage loss** • Protection of existing community land and loss of green space	**Financial viability** • Support for strategic land use and financial feasibility • Recognition that development revenue is intended to fund infrastructure and public realm upgrades **Utilisation and accessibility** • Support for better utilisation of underused land • Recognition of enhanced community accessibility as a benefit **Community benefit** • Support for mixed-use development that drives investment in community health, wellbeing, and recreation

• Explicit concerns about tree loss and the preservation of existing heritage elements **Planning and risk** • Traffic, parking, and safety concerns • Opposition to high-density/mixed-use development due to insufficient information on impact studies (e.g., overshadowing, traffic movement).	• Understanding of targeted revocation rather than broad application.

Draft Prospect Lifestyle Precinct Community Land Management Plan

Opposition to the precinct-specific management plan focuses on how the legal language impacts existing community facilities and future development controls.

Opposing themes	Supporting themes
Asset reduction • Unacceptable reduction/change to Croquet Club lawns, citing broken prior Council promises **Project scope creep** • Opposition to the multi-use recreational facility/overdevelopment, viewing it as potentially too grand for a small Council **Lack of control / trust** • Concerns that the draft Community Land Management Plan proposals repeat or amplify issues raised in the land revocation debate, confirming a perceived "blank cheque" for Council on future development scale **Document clarity** • Requests that the Community Land Management Plan should state what is intended rather than what is avoided, and that the draft document is currently too vague.	**Site-specific control** • Support for a dedicated, site-specific plan, acknowledging that the old city-wide plan is inadequate for the new complex facility. **Safety and amenity** • Support for safety improvements and clear usage guidelines established by the new plan.

Draft City-wide Community Land Management Plan

Opposition to the Draft City-wide Community Land Management Plan is procedural and mostly linked to the primary Prospect Lifestyle Precinct debate.

Opposing themes	Supporting themes

Procedural consistency • Opposition is primarily procedural, with respondents seemingly reluctant to support any part of the PLP Phase 3 consultation **Lack of context** • Perception that the amendment to the existing City-wide Community Land Management Plan was presented without sufficient context as to why the city-wide document needed changing **Financial trade-off** • General financial opposition being applied uniformly to all consultation questions.	**Logical prerequisite** • Support for the change as a necessary logical step to allow the site-specific CLMP to govern the precinct.

Introduction

The Prospect Lifestyle Precinct is a key priority in our 2023-2027 Strategic Community Plan. This once-in-a-generation project aims to transform Prospect Oval and its surrounding land into a quality health, wellness, fitness, and sporting precinct to attract a higher level of community usage, sporting participation, and economic development.

Following Council endorsement of the preferred masterplan in June 2025, the project moved into a new phase of community consultation. This engagement was a crucial step in the project timeline, seeking community feedback on two key statutory processes that will enable the precinct's future development:

- The proposed revocation of community land status for specific parcels of land within the precinct to enable future commercial and/or residential development on these sites, which will help to fund the broader redevelopment of the precinct. The specific areas proposed for revocation are:
    - Eastern wing of Prospect Oval – comprising of tiered mounds surrounding Prospect Oval for viewing purposes
    - South-east quadrant of Prospect Oval – currently contains cricket nets used by the Prospect District Cricket Club
    - Council owned land at 142 – 148 Main North Road
- A new site-specific Community Land Management Plan for the Prospect Lifestyle Precinct
- Amendments to Council's existing Community Land Management Plan to remove reference to Prospect Oval/the Prospect Lifestyle Precinct

While the consultation was designed to meet statutory obligations under the *Local Government Act 1999*, it was also driven by Council's commitment to a transparent, evidence-based process. Throughout the Prospect Lifestyle Precinct project, Council has adhered to a set of endorsed guiding 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 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 consultation was run as a single, consolidated community engagement exercise to cover both processes. This approach was adopted for both greater administrative efficiency and aimed to help our community see the "bigger picture" of the planned future development, ensuring a more holistic understanding of the project overall.

Engagement overview

Engagement level

- Level 3 – Consult, Involve and Collaborate for primary stakeholders – obtain public feedback, ensure public concerns are understood and considered, and identify preferred solution.
- Level 2 – Inform, Consult and Involve for secondary stakeholders – provide public with balanced and objective information to assist understanding, obtain public feedback and ensure public concerns are understood.

Timeframe

The consultation was open for a period of 29 days, from 9am Tuesday 7 October 2025 until 11:59pm Tuesday 4 November 2025. This period exceeded the minimum statutory requirement of 21 days for public consultation stipulated by the *Local Government Act 1999*.

Communication and engagement objectives

The primary engagement objectives were to:

- Provide the community with a clear understanding of the proposed statutory changes (the new site-specific Community Land Management Plan and the revocation of community land) and the reasons why these changes are necessary to enable the project
- Assess community sentiment and identify key issues, concerns, and questions to inform Council's decision-making

- Offer a variety of accessible engagement methods, both in-person and online, to ensure we reached a broad cross-section of the community
- Successfully meet our statutory consultation requirements efficiently to maintain the project's planned timeline.

Catchment area

The consultation was promoted broadly across City of Prospect's council area, as well as to broader metropolitan Adelaide through targeted social media promotion.

Stakeholders

A wide range of primary and secondary stakeholders were identified in preparation for Phase 3 consultation. A full list of these stakeholders can be found in Appendix 1.

Engagement methods

To reach a broad range of residents and stakeholders during Phase 3 consultation, respondents could provide their feedback in several ways.

A summary of each method is provided below, and further details can be found in the suite of Appendices.

Activity	Description	Target group
Online and hardcopy surveys	Online survey available on Engagement Hub, and physical copies available at Payinthi	All stakeholders, including those who are not technologically inclined or live with a disability
Written submission	Physical submission box provided at Payinthi, with a mailing option and submissions via Engagement Hub also available	All stakeholders, including those who are not technologically inclined or live with a disability
Community workshops/drop-in sessions	3 x 90-minute community workshops: • Friday 17 October, 10am – 11:30am at Payinthi, 128 Prospect Road, Prospect • Saturday 18 October, 10am – 11:30am at Nailsworth Community Hall, 31 D'Erlanger Avenue, Collinswood • Wednesday 22 October, 6pm – 7:30pm at Payinthi, 128 Prospect Road, Prospect	All stakeholders

Communication and promotional strategies

To ensure broad community awareness of the opportunity to provide feedback during Phase 3 consultation, we promoted the consultation in diverse ways.

A summary of each method is c below, and further details can be found in the suite of Appendices.

Activity	Description	Target group
Council website	Summary of the consultation on the Prospect Lifestyle Precinct page with link to Engagement Hub.	All stakeholders
Engagement Hub website	Overview of the consultation on the Prospect Lifestyle Precinct project page, library of all relevant documents, and digital engagement tools of either a survey or written submission.	All stakeholders
City-wide postcard distribution	Postcards delivered to all residences and businesses in City of Prospect	Residents and businesses across City of Prospect
Social media	Posts across Council's social media channels to promote the engagement	All stakeholders who follow City of Prospect on social media
Your Prospect eNews	Inform public of the project and consultation generally	All stakeholders subscribed to Your Prospect eNews
Signage at Payinthi	Signage at Payinthi and Customer Service digital screen with QR code, informing people of the project and directing them to the Engagement Hub	Residents and visitors to Payinthi
Corflute signage (city-wide)	Corflute/sharkskin board signs placed at various key locations across City of Prospect with QR code, informing people of the project and directing them to Engagement Hub	All stakeholders and visitors to City of Prospect

Corflute signage (on-site)	Corflute/sharkskin board signs placed on-site at specific parcels of community land that are being proposed for revocation, highlighting the areas to be potentially revoked and directing readers to Engagement Hub for the full proposal report and to provide feedback	All visitors to Prospect Oval
Letters to adjacent land/property owners	Letter sent to adjacent land/property owners of the community land that is being proposed for revocation, highlighting the areas to be potentially revoked and directing them to Engagement Hub for the full proposal report and to provide feedback	Adjacent land/property owners
Customer Service - Digital Screen	Graphic with QR code linking to Engagement Hub project page	All stakeholders and visitors to Payinthi
Stakeholder emails	Informing all other identified stakeholders of the consultation, directing them to Engagement Hub for more information and to provide feedback	Community groups and sporting clubs, Access and Inclusion Advisory Group, Payinthi Kumangka Steering Group

Information provision

Statutory documents

To support informed participation, links to the documents were provided on the Engagement Hub. These included:

- The Proposal to Revoke Classification of Community Land
- Map of Prospect Oval and areas proposed for community land classification revocation
- Draft Prospect Lifestyle Precinct Community Land Management Plan
- Draft City-wide Community Land Management Plan
- Register of Community Land
- Register of Leases and Licences

Proactive information provision

To distil the technical subject matter of Phase 3 consultation and make it more accessible to the wider community, four dedicated fact sheets were created. These documents were available on Council's Engagement Hub for the duration of Phase 3 consultation and remain live on the platform.

Fact sheet name	Content overview
Fact sheet – About the Prospect Lifestyle Precinct project	Provided a general background on the Prospect Lifestyle Precinct masterplan, the project's objectives, and the financial necessity (why Council is doing this).
Fact sheet – Phase 3 consultation information	Outlined the purpose of Phase 3 consultation, provided all consultation dates, clarified the submission methods, and detailed the schedule of drop-in sessions.
Fact Sheet – Community land revocation	Explained the legal classification of Community Land, detailed the parcels proposed for revocation, and provided clear explanations for why this process is required to enact the broader Prospect Lifestyle Precinct Masterplan.
Fact Sheet – Community Land Management Plan	Defined what a Community Land Management Plan is, explained why a new site-specific plan is recommended, and clarified the proposed amendments to the existing city-wide Community Land Management Plan.

Community awareness and communication effectiveness

The consultation utilised a comprehensive multi-channel strategy, ensuring widespread notification across the city.

The results confirm that this outreach was highly effective, translating general public awareness into consumption of the detailed statutory documents.

Promotion reach

Promotional activities successfully directed users to the consultation platform (Engagement Hub and Council website), while achieving significant social media reach.

Channel	Description	Result
Social media (Facebook, Instagram and LinkedIn)	15 posts throughout the 29 day consultation period.	Total impressions (number of times our posts appeared in people's social media feeds): 14,408

		Total individual people reached: 9,492 Total engagements (likes, comments, shared etc.) with our posts: 1,626
Your Prospect eNews (3 issues)	Phase 3 consultation promoted in October and November editions of Your Prospect eNews, plus a special project-specific edition.	Total opens of all 3 eNews: 4,014 Total Phase 3 consultation link clicks: 312
QR code scans	QR codes were included on all physical signage, both on-site at Prospect Oval and in other high-traffic locations across the city.	Total scans: 267 (from 246 unique users)
Website views	Phase 3 consultation was promoted via Council's main website on the Public Consultations webpage, the Prospect Lifestyle Precinct project page, and via a media release.	Public Consultations page: 53 views, 18 link clicks Prospect Lifestyle Precinct project page: 1,409 views, 203 link clicks Media release: 125 views, 18 link clicks

A full report of the social media, Your Prospect eNews, Your Prospect magazine and website statistics can be found in Appendix 9.

Community awareness

To further refine our communication strategies, survey participants were asked "How did you hear about this community consultation?" Respondents could select from multiple options, reflecting the diverse ways our community receives information.

The data below confirms the effectiveness of the targeted physical and direct digital outreach methods, while also demonstrating the role of peer-to-peer sharing in driving participation.

Source of awareness	Count (n=171)	Analysis
A promotional postcard in my letterbox	64	Highest conversion - the direct, physical mail drop was the single most effective channel for initiating broad community awareness and participation.

Word of mouth	48	High engagement multiplier - this result indicates strong saturation, as informed residents actively created social momentum.
Social media (Facebook, Instagram, LinkedIn)	37	Successful digital promotion - social media proved highly effective in converting followers into formal participants.
Your Prospect eNews	27	Effective direct marketing - a strong conversion rate from the email channel.
Council's main website and Council's Engagement Hub website	23 (each)	Passive/navigational success - confirms both sites served their core function as reliable information repositories.
Signage at Prospect Oval	14	Effective on-site context - validates the use of on-site signage for converting visitors.
From my local Elected Member	14	Effective advocacy - shows that personal promotion from Elected Members is a successful conversion tool.
A letter from City of Prospect	12	Targeted outreach - validates the importance of the direct letter drop to adjacent property owners.
From my local sporting club and/or community group	11	Successful proxy - confirms the strategy of leveraging community groups and organisations works well.
Your Prospect magazine	8	Passive awareness - consistent with the magazine's role in long-term awareness.
Signage at Payinthi/Library	6	Low conversion - limited visibility compared to on-site physical signage.
Signage elsewhere	3	Low conversion - general city-wide corflutes were the least effective signage.
Eventbrite (community information drop-in sessions)	1	Low conversion - primarily a booking tool, not a discovery tool.
Other (including named groups)	17	Written responses to other included: • Prospect Concerned Residents Group (4) • Lucy Hood (2)

		• Being a member of the Prospect Lifestyle Precinct Community Reference Group (2) • Attendance at Council Meetings and Workshops • An anti-development flyer • From the Mayor • From the My Local Services app

External and third-party promotion

During the consultation period, we were also made aware of the following external promotional activities that contributed to community awareness and engagement:

- Member for Adelaide, Lucy Hood MP, distributed a letter to local residents promoting Phase 3 consultation and encouraging them to provide feedback
- A mobilised resident group, identifying as the Prospect Concerned Residents Group, campaigned actively against aspects of the Prospect Lifestyle Precinct Masterplan. Their activities included social media campaigns (predominantly on Facebook) and letterbox drops of flyers to local residents.

Phase 3 participation overview

During the 29-day consultation period, the engagement strategy successfully progressed stakeholders across the defined awareness tiers, culminating in a strong rate of formal participation.

Participation rate analysis

The total number of unique individuals who provided formal feedback during Phase 3 consultation was 171. With the city's estimated population standing at 23,309, the Phase 3 consultation achieved a participation rate of 0.73%.

It must be noted that 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 broader public needs or priorities. However, the Prospect Lifestyle Precinct Phase 2 consultation (held in February and March 2025) achieved a marginally higher participation rate of approximately 0.94%. Therefore, the level of engagement in Phase 3 was broadly in line with what was expected.

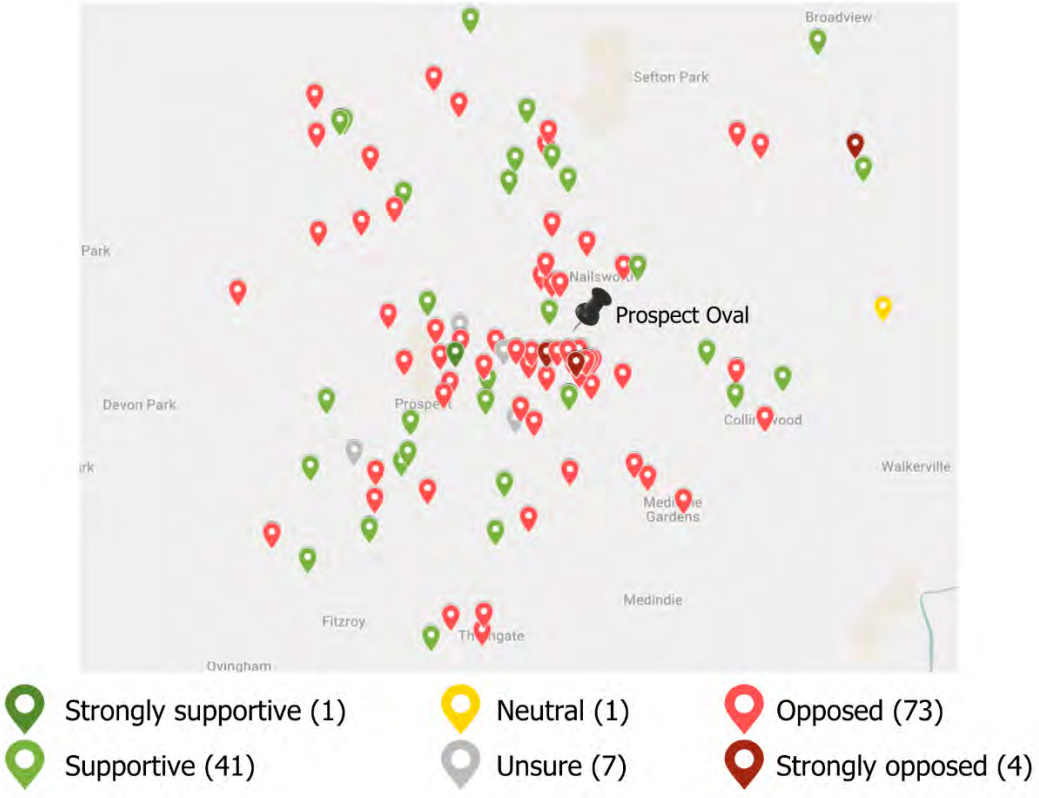
Geographical distribution

To ensure data integrity and prevent multiple submissions from single individuals ('double dipping'), registration on the Engagement Hub was mandatory for online participation in Phase 3. As part of the registration form, a residential address was required, meaning anyone who signed up to Engagement Hub during Phase 3 had to provide a residential address. On the physical survey submission form, there was also a space to provide a name and address, as well as a disclaimer than an address was required for a submission to be valid.

Of the 143 unique survey respondents to Phase 3 consultation, addresses have been matched to for 127 of them. 88 respondents provided their residential address directly via Engagement Hub registration process. For users registered on Engagement Hub prior to Phase 3, addresses were verified using Council rates data and customer request data where possible, accounting for 39 additional respondents. Addresses could not be verified for the remaining 16 respondents due to privacy settings or incomplete data.

Please note that all 143 unique survey responses, including those from the 16 unverified respondents, have been included in the overall community consultation data and thematic analysis presented in this report. However, these 16 respondents are excluded from the specific geographic analysis below as their location could not be confirmed.

Analysis of the 143 unique respondents who we had addresses for reveals a clear correlation between proximity to Prospect Oval and opposition to the proposal. The sentiment is concentrated in the streets immediately adjacent to the precinct, with opposition softening as distance increases. This distribution is shown on the map below.



Zone 1: Directly adjacent residents

Definition: Streets immediately bordering the precinct (Kintore Avenue, Willcox Avenue, Flora Terrace, Menzies Crescent).

Sentiment: Majority opposed (83%)

Sentiment	Count (n=36)	Percentage
Oppose	30	83%
Support	4	11%
Unsure	2	6%

This zone represents the single largest block of opposition. Residents on Kintore Avenue, Willcox Avenue, and Flora Terrace are almost unanimously opposed. Their feedback is driven by direct, personal impacts such as loss of privacy, overshadowing, and traffic congestion.

Zone 2: The local neighbourhood (within ~400m of Prospect Oval)

Definition: Streets within a short walking distance of Prospect Oval, but not sharing a boundary (e.g., Milner Street, Pulsford Road, Labrina Avenue, Da Costa Avenue).

Sentiment: Mixed/leaning opposed

Sentiment	Count (n=28)	Percentage
Oppose	16	57%
Support	9	32%
Unsure	3	11%

While opposition is still prevalent, there is a noticeable shift. Concerns move from direct amenity impact to broader neighbourhood issues like traffic flow and parking overflow.

Zone 3: Broader City of Prospect community

Definition: Residents living further afield in Prospect, Nailsworth, Collinswood, Medindie Gardens, and Fitzroy.

Sentiment: Balanced/leaning positive

Sentiment	Count (n=54)	Percentage
Oppose	22	41%
Support	28	52%
Unsure	4	7%

This cohort shows a much higher rate of support. Residents in Collinswood, Fitzroy, and broader Prospect (e.g., Charles Street, Highbury Street) frequently register "positive" sentiment. These residents are less concerned with the immediate impacts (traffic/noise) and are more focused on the benefits, such as new facilities, a revitalised Prospect Oval, and

financial sustainability of Council. They view the precinct as a destination to visit rather than a development next door.

Zone 4: External/non-resident

Definition: Respondents from outside the City of Prospect

Sentiment: Generally positive

Sentiment	Count (n=9)	Percentage
Oppose	2	22%
Support	6	67%
Unsure	1	11%

Summary

The analysis of respondent addresses reveals a distinct "concentric circle" pattern of sentiment radiating from the precinct.

The inner circle, comprised of streets immediately adjacent to Prospect Oval, shows intense, unified opposition, driven by the direct perceived loss of amenity and privacy. Moving outward to the middle circle (the local neighbourhood within a short walk), sentiment becomes mixed, as residents appear to balance local challenges like traffic and parking against potential gains. Finally, the outer circle, representing the broader city and external respondents, seemingly shifts to majority support, with feedback focusing on the strategic and financial benefits of the new precinct.

This analysis suggests that while the overall volume of opposition is significant, it is highly concentrated geographically among those most directly impacted by the Prospect Lifestyle Precinct. The broader community, while less vocal in this phase of consultation, appears more receptive to the project's long-term vision.

Engagement platform and data source

The primary source of feedback to Phase 3 consultation was digital. Of the total 171 unique respondents, approximately 83.6% (143 unique participants) provided their formal feedback via Council's Engagement Hub website. 134 of 143 unique surveys and 9 of the 28 unique written submissions were provided via this platform.

The high volume of digital traffic demonstrates the wide reach of the communication strategy. The table below highlights user interactions with the Prospect Lifestyle Precinct page on Engagement Hub.

Awareness tier	Definition	Total count
Aware users	Viewed project page, but no further activity	1,383

Informed users	Viewed documents/videos/news items, but provided no formal input	516
Engaged users	Completed survey, poll, or provided formal written input.	138

Information consumption and depth

The high volume of document downloads suggests that users were actively seeking out the specific statutory and financial details required to submit informed feedback.

Document	Total downloads	Proportion of total
Fact Sheet - Community land revocation	230	50%
Fact Sheet - Community Land Management Plan	114	25%
Fact Sheet – Prospect Lifestyle Precinct project overview	73	16%
Fact Sheet – Phase 3 consultation information	45	10%
Total downloads	**462**	

While specific data on individual link clicks to the technical documents is unavailable, we do know that 516 unique users clicked on some form of link on the Prospect Lifestyle Precinct project page. This figure represents the community's active choice to seek out and consume information about the project and Phase 3 consultation, validating the outreach strategy's effectiveness in providing necessary technical information.

Consultations findings and results

Submissions total

A total of 183 submissions were received during the consultation period, submitted by 171 unique respondents. This feedback included online and hard copy surveys, as well as formal written emails and letters.

Data integrity and validation

A robust process was employed to ensure the validity and integrity of all feedback received. This process was essential to ensure the final Prospect Lifestyle Precinct Phase 3 Community Engagement Report accurately reflects the views of unique respondents, upholds the fairness of the consultation, and withstands external scrutiny regarding data management.

Surveys

A total of 149 surveys were received (138 online and 11 in hard copy) during the consultation period. A subsequent review identified that four online respondents had each submitted two surveys. The quantitative results (yes/no count) were subsequently refined so each respondent's quantitative answer was counted only once to prevent any single individual from 'double dipping' the quantitative results. However, all qualitative comments have been retained and included in the summary of written submissions in Appendix 6.

Written submissions

A total of 34 emails and letters were submitted during the consultation period. A review found that six respondents had submitted both a survey and either an email or letter submission as part of the consultation. All qualitative comments from these respondents across all formats have been retained, and the total participant count was adjusted to account for these multiple submissions.

Hard copy survey exclusion

One hard copy survey was discarded as the respondent did not provide a name or address, preventing validation against registration criteria. A late hard copy survey received 21 days after the closing date was also discarded.

A summary of this validated engagement activity is provided below.

Activity	No. of submissions	No. of unique respondents (validated)
Online surveys	138	134
Hard copy surveys	11	9
Email and letter submissions	34	28
Total	**183**	**171**

Survey results

The survey sought feedback on two key elements of the project: the proposed revocation of community land, a new site-specific Community Land Management Plan, and amendments to Council's existing city-wide Community Land Management Plan.

During the consultation period, respondents could complete the survey online via Engagement Hub, or complete a physical survey, copies of which were available at Payinthi.

A total of 143 unique survey responses were received (134 online and 9 hard copy).

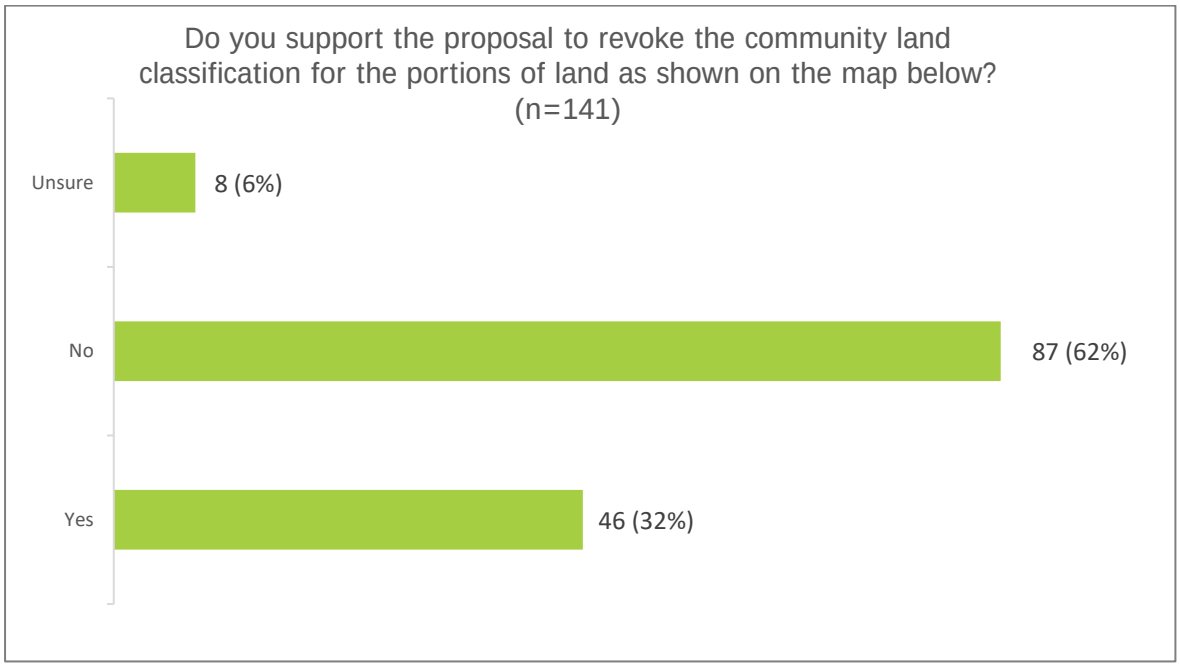
Community land revocation

Q1. Do you support the proposal to revoke the community land classification for the portions of land as shown on the map below?



Out of the total 143 unique survey respondents, 141 provided a formal answer to this question. Two hard copy surveys did not have a response to Q1.

Of the 141 respondents to this question, 46 respondents (32%) expressed support for revoking community land status, and 87 (62%) were opposed to the proposal. A further 8 (6%) were unsure.



Q2. Please provide your comments or reasons for your response (optional).

Comments supporting the community land revocation proposal

Whilst 46 (32%) of survey respondents supported the proposed community land revocation, only 20 provided a comment. The key themes of this feedback are summarised below.

Theme	Mentions	Key themes of support
Better use of underutilised land	15	• Many comments view the current land as underutilised or unsafe • Redevelopment seen as an opportunity to improve amenity, safety, and usability • Revocation of certain parcels (e.g., east side of the Oval, Main North Road frontage) is supported to allow more efficient, community-beneficial use • Desire to unlock new opportunities for the precinct
Benefits to community, health and recreation	10	• Enhances sports and recreational use • Potential mental and physical health benefits • Creating a community recreation hub for long-term community sustainability
Mixed-use development	8	• Support for mixed-use commercial development on areas like Main North Road, recognising development potential to fund broader precinct upgrades • Some concerns about limiting apartment numbers and parking requirements if land becomes too commercial • Interest in co-ownership or leasing arrangements so community benefits continue long-term
Financial/strategic use of land	5	• Support if proceeds are returned to general council revenue or reinvested in the precinct • Revocation allows flexibility for project planning
Targeted revocation and sensitive areas	5	• Clear distinction between areas supported for revocation (land parcels 2–11) and areas directly adjacent to Prospect Oval, which should remain community land
Safety and amenity improvements	4	• Redevelopment seen as an opportunity to rectify unsafe land (e.g. steps around the oval are uneven and dangerous)

Community accessibility and engagement	3	• Redevelopment could make the area more accessible and attractive, encouraging broader community engagement • Supports local businesses and social activity by improving the precinct.

Comments opposing the community land revocation proposal

A total of 81 comments were submitted by 87 (62%) of respondents against the revocation proposal. The issues and concerns raised by these respondents are summarised below.

Theme	Mentions	Key issues raised
Protection of community land	70	• Strong opposition to revoking community land • Desire to preserve open spaces, parklands, and historical/community features (e.g. Air Raid Shelter, memorial rose garden) • Concern about loss of green space, trees and wildlife habitat • Repeated points about land being for public use, not commercial purposes • Emphasis on future generations' rights to open space
Opposition to mixed-use development	50	• Objections to multi-story apartments (8–10 stories) near Prospect Oval • Fear of overdevelopment and 'overcrowding' of the area • Concerns that development is out of character with the community • Concerns about the negative visual impact and loss of amenity • Resistance to mixing commercial and residential uses on community land
Traffic, parking, and safety concerns	40	• Anticipated increased congestion, especially on local streets (Kintore, Menzies, Flora, Wilcox) • Insufficient parking provision in the plan, risk of overflow into residential streets • Increased traffic and pedestrian safety risks • Concerns about antisocial behaviour and noise from parking near homes
Lack of transparency and insufficient information	30	• Perception that Council has not provided adequate details on scale, number of apartments, or development impact • Draft site-specific plans or costings missing

		• Feeling that consultation was piecemeal, tokenistic, confusing, or inadequate • Lack of clarity on leasing, sale, or management of the land
Environmental and amenity concerns	25	• Pollution, noise, and general reduction of liveability • Shadowing of Prospect Oval and reduction in recreational usability • Loss of trees and mature vegetation, carbon footprint concerns • Potential for negative impacts on local wildlife
Council management and financial concerns	20	• Fear that project could increase council rates or debt • Questioning whether the development benefits residents or potential future developers • Concern that ratepayer/taxpayer money is being wasted and/or mismanaged
Feelings of community voice being ignored/dismissed	15	• Residents feel their feedback has been disregarded • Concern about Council seemingly ignoring majority community preferences for green space over buildings • Requests for consultation period to be extended
Heritage and historical preservation	10	• Air Raid Shelter and memorial rose garden should be preserved • Council's actions seen as eroding Prospect's history and heritage
Some support for selective revocation and minor development	10	• Some respondents support revocation for parcels 6–11 (Council's land on Main North Road) • Preference for upgrades to Prospect Oval itself (beautification, multi-sports facilities, car parking) rather than high-rise development.

Comments unsure of the community land revocation proposal

Comments by seven of the eight survey respondents who felt unsure of this proposal mentioned the following:

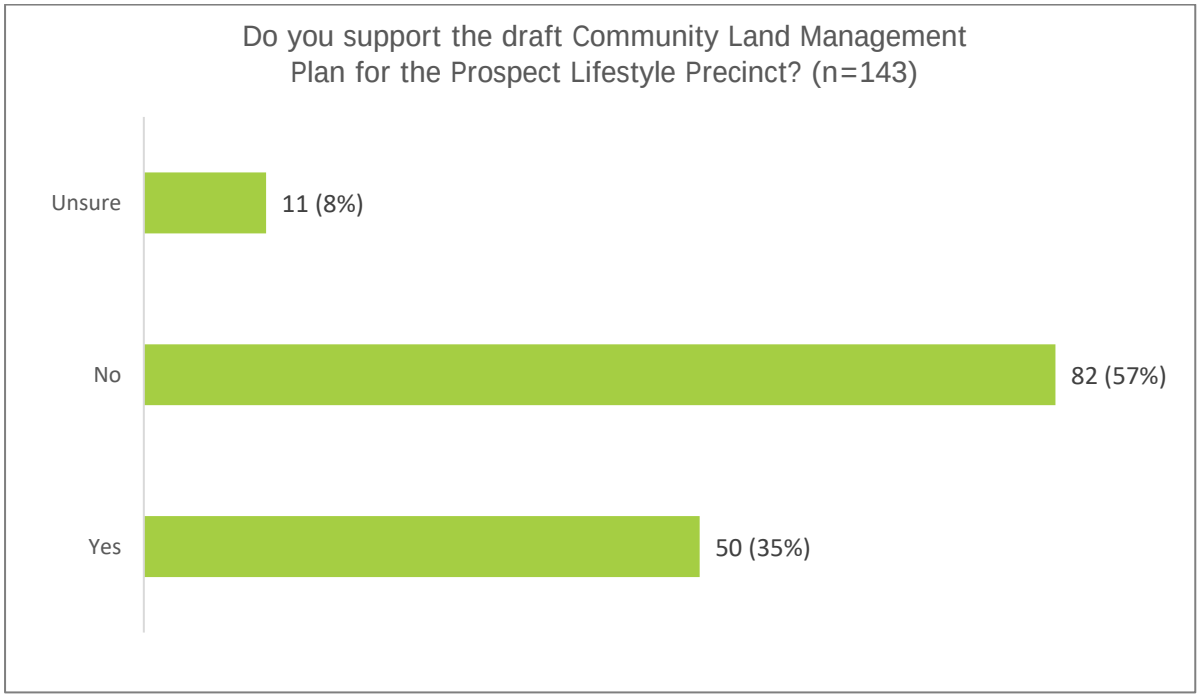
- Lack of clarity and legal jargon making the proposal difficult to understand

- Parking concerns and event-related congestion
- Impact on nearby/adjacent households and weighting of their input
- Support for revocation of certain land parcels but uncertainty about others
- Heritage and environmental concerns

Draft Prospect Lifestyle Precinct Community Land Management Plan

Q3. Do you support the draft Community Land Management Plan for the Prospect Lifestyle Precinct?

Of the 143 respondents to this question, 50 respondents (35%) supported the draft precinct-specific Community Land Management Plan, while 82 (57%) did not. A further 11 (8%) were unsure.



Q4. Please provide your comments or reasons for your response (optional).

Comments supporting the draft Prospect Lifestyle Precinct Community Land Management Plan

A total of 16 comments were received from participants who explicitly supported the draft precinct-specific Community Land Management Plan. Their key themes are summarised below.

Theme	Mentions	Key themes of support

Support for redevelopment/vision for improvement	10	• Strong general support for the redevelopment concept • Belief that current green space is under-utilised and needs improvement • Recognition that the plan provides a vision, not a final design • Desire to make Prospect a stronger destination
Importance of proper land management/ Community Land Management Plan requirements	8	• Support for a site-specific Community Land Management Plan (CLMP) • Desire for clarity around council responsibilities, park maintenance, and ongoing management • Requests for better handling of leases, licences, and legacy arrangements
Conditions and/or limits of development	4	• Requests to limit or cap the number of apartments in any mixed-use development • General support provided development remains balanced and does not overshadow community priorities
Enhanced economic activity and community outcomes	4	• Recognition that the project could support economic activity, community use, and environmental outcomes if managed correctly.
Desire to retain and improve community space and amenities	4	• Interest in improving areas such as the current North Adelaide Croquet Club site • Adding bike education/road safety activity spaces • Some support excluding the Prospect Oval perimeter from revocation
Need for costing, staged programs and practical detail	2	• Support in principle, but requests for costed, staged implementation plan and clearer understanding of practical impacts.

Comments opposing the draft Prospect Lifestyle Precinct Community Land Management Plan

A total of 62 comments were submitted by those who oppose the draft precinct-specific Community Land Management Plan. The key themes of this feedback have been summarised below.

The concerns raised in the response to this question mostly mirror the opposition themes raised about the community land revocation proposal, and many were not directly tied to this question's subject matter (the draft precinct-specific Community Land Management Plan). This suggests that these respondents view the entire consultation package as a single source of concern.

Theme	Mentions	Key issues raised
Desire to protect community land and perceived loss of open space	35	• Community land should remain community-owned • The plan reduces green space, removes open areas, or threatens wildlife habitat • Prospect already lacks open space
Opposition to multi-use recreational facility/ overdevelopment	25	• Proposed indoor facility is not needed, not justified and/or duplicates nearby facilities • New facility and adjoining structures damage the open aspect of Memorial Gardens • Overdevelopment inconsistent with local character • Perception that the broader projects is designed to benefit sporting clubs, not the broader community
Traffic, parking, congestion, safety	20	• Perception of no clear studies or solutions for traffic impacts • Fears that large facilities like basketball courts could generate 100+ cars, overwhelming local streets • Concerns that high-rise development would significantly worsen parking pressure • Concerns that loss of drive-through access from Flora Terrace will increase congestion
Lack of detail, transparency, or clear information	20	• Perceived lack of transparency around financial case, costings, or breakdown of current vs future green space • Unclear or non-existent information on building heights, usage, traffic impacts, timelines, parking arrangements

		• Belief that Council is not honest about the true agenda • Some respondents noted that they believed there wasn't a draft site-specific Community Land Management Plan publicly available to provide feedback on
Opposition to commercialisation/high-rise buildings	18	• Belief that community land should not be commercialised, leased or sold to developers • Strong opposition to high-rise (8–10 storeys) • Perception that apartments will reduce local privacy, increase crime, lower house values, and alter neighbourhood character
Concerns about council capacity, mandate and trust	15	• Council seen to be acting as a property developer • Perception of poor financial management or lack of skills • Mayor and Council Members seen as dismissive ("NIMBY" comments, ignoring feedback) • Fear of future debt, rate increases, cost blowouts
Heritage, character and environmental impacts	14	• Perceived loss of historical significance • Fears that mature trees could be destroyed • Belief that increased building mass destroys views to the hills • Erosion of traditional residential character
Requests for smaller scale/alternative improvement only	12	• Suggestions to improve cricket/football clubrooms only • Beautify or repair existing structures • Maintain North Adelaide Croquet Club • Provide more community-focussed spaces
Overdevelopment/too big/not what community asked for	12	• Feelings that the plan contradicts earlier consultation results (which asked for more green space) • Phase 3 proposal is "too much, too big, too lavish"
Financial impact on ratepayers	10	• Perception that rate increases are inevitable

		• Multi-million-dollar cost with perceived risk of further blowouts • Desire for proof of community benefit and economic justification
Insufficient community engagement	8	• Perception that consultation has been ignored, rushed, or manipulated • View that residents' concerns have been repeatedly overlooked
Requests to limit development	8	• Support sale of Main North Road commercial lots only • Oppose touching the oval perimeter or core community land • Want any development limited to low-rise, small-scale, community-benefitting uses.

Comments unsure of the draft Prospect Lifestyle Precinct Community Land Management Plan

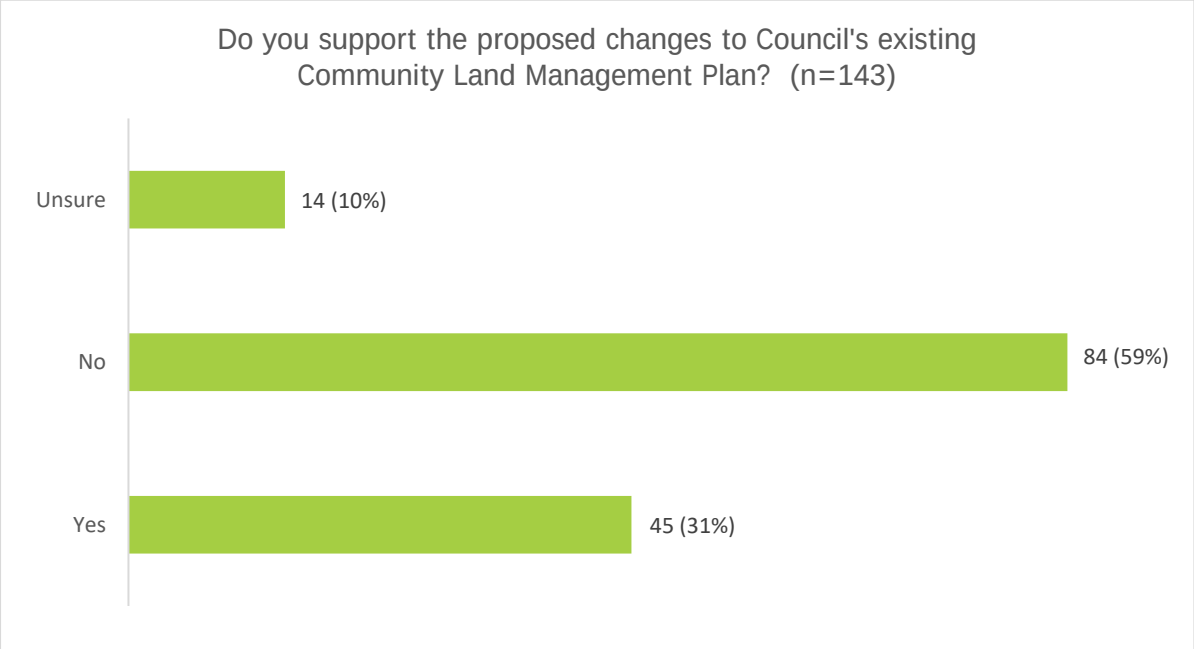
Six comments were submitted by respondents who felt unsure of the draft Prospect Lifestyle Precinct Community Land Management Plan. These mentioned the following:

- Lack of clarity/insufficient information
- Building height concerns, opposition to high-rise development near Prospect Oval
- Timing and decision-making/suggestions of deferral
- Support for community improvements

Draft City-wide Community Land Management Plan

Q5. Do you support the proposed changes to Council's existing Community Land Management Plan?

Of the 143 respondents to this question, 45 respondents (31%) supported the proposed changes to Council's existing Community Land Management Plan, while 84 (59%) did not. A further 14 (10%) were unsure.



Q6. Please provide your comments or reasons for your response (optional).

Comments supporting the proposed changes to Council's existing Community Land Management Plan

Of the 45 respondents who supported the proposed changes to Council's existing Community Land Management Plan, only four provided comments. The key themes of this feedback have been summarised below.

- A desire for progress
- Support for the proposed changes to Council's existing Community Land Management Plan to allow a precinct-specific Community Land Management Plan to be developed
- Support for the multi-use recreation facility

Comments opposing the proposed changes to Council's existing Community Land Management Plan

A total of 40 comments were submitted by those who do not support the proposed changes to Council's existing Community Land Management Plan. The key themes of this feedback have been summarised below.

The opposition is largely procedural and is a continuation of the key issues raised in response to the community land revocation proposal and the draft precinct-specific Community Land Management Plan.

Theme	Mentions	Key issues raised
Desire to protect community land and general opposition to revocation	20	• Belief that community land should stay for community use • Strong opposition to commercial development on community land • Fear that revocation will permanently remove protections • Perception that community land should not be 'carved out' for special treatment
Traffic, parking, safety, infrastructure concerns	13	• Fears that already inadequate parking supply will be worsened • Concerns about access, street congestion, safety and infrastructure strain (stormwater, utilities)
Opposition to high-rise development/building scale/character impacts	13	• Request for height limits (around 4 storeys) • Fear of overshadowing, privacy loss • Belief that large buildings will destroy the character of Prospect
Lack of trust in Council/perceived hidden agenda	12	• Distrust in Mayor, Council Members, and overall process • Feelings that consultation is superficial and feedback is ignored • Belief that decisions are predetermined • Concern that Council is acting like a property developer
Insufficient information/lack of clarity in the plan	12	• Perception that the Community Land Management is vague • Confusion about what is actually being proposed • Need for clear details, finalised plans, costings and impacts • Some respondents noted that they believed there wasn't a draft City-wide Community Land Management Plan publicly available to provide feedback on
Loss of green space/environmental concerns	14	• Desire for more green space • Fear that development removes passive open space • Requests for improved gardens and revegetation

Financial concerns/cost, debt, rates	10	• Perception that no transparent financial case provided • Concern costs are "outrageous" and Council's debt will increase • Requests for detailed budgets and funding sources
Concerns about consultation process	8	• Questions unclear or repetitive • Belief that Council is rushing to push the project through before 2026 Council elections
Desire to maintain character/protect heritage areas	6	• Concern development will destroy neighbourhood appeal and heritage identity
Concerns about loss of North Adelaide Croquet Club facilities/broken promises	3	• Reducing croquet lawns seen as breach of earlier commitments

Comments unsure of the proposed changes to Council's existing Community Land Management Plan

Eight comments were submitted by the 14 respondents who felt unsure of the proposed changes to Council's existing Community Land Management Plan. These mentioned the following:

- Lack of clarity/unclear information
- Distrust of Council/concerns about hidden agenda
- Opposition to building scale/high-rise development
- Consultation concerns
- Infrastructure impact concerns
- Support for parkland and recreation improvements

Q7. Do you have any further comments? (optional)

A total of 88 additional comments were received in this section from the 143 unique survey respondents.

In the additional comments, the primary sentiment was one of deep opposition, moving beyond the specific subject matter of Phase 3 consultation to express strong concerns regarding governance, trust, and the perceived long-term legacy of the project. However, they also reflected a diversity of thought across the community. Support themes included excitement about revitalisation and the upgrading of sports facilities, while neutral comments provided constructive feedback on the need for detailed, costed plans and the management of amenity.

Theme	Mentions	Key issues raised
Consultation process issues	38	• Feelings that the consultation was rushed, with residents provided inadequate time/short windows • Survey poorly worded, confusing, or inaccessible • Difficulty accessing consultation materials online • Requests for more workshops and 'genuine' engagement
Loss of green space, trees and open space	32	• Fears of loss of green space, replacing open areas with buildings • Concerns regarding removal of mature trees and canopy reduction • Belief that Prospect already has one of the lowest open-space provisions • Concern that "open space" in plans is being used to describe non-green, built areas
Opposition to high-rise development (8–10 storeys)	27	• Opposition to 8–10 storey commercial/apartment buildings • Belief that height should be capped at 4–5 storeys • Concerns about overshadowing, loss of character, precedent-setting along Main North Road • Fear of Prospect turning into an overdeveloped corridor
Lack of trust in Council Members, Mayor and process	26	• Feeling "ignored," "steamrolled," "stooged" • Strong distrust toward Mayor and Council leadership • Perception that the Council is pursuing a commercial agenda over community interest • Feeling that the perspectives of residents close to Prospect Oval have been dismissed as "biased
Traffic, parking, safety and infrastructure concerns	24	• Belief that there is already severe congestion on nearby streets • Fears of increased traffic from apartments and indoor sports hub • Perception of a lack of clear traffic modelling or parking plan

		• Perceived negative effects on existing aged-care facilities and residents • Safety concerns during large sporting events.
Opposition to community land revocation and sale of community land	23	• Permanent loss of legally protected community land, 'once it is gone, it can't be recovered' • Fear of land being sold for developer profit
Overdevelopment/excessive scale of the proposal	22	• Feelings that there's too many new buildings, too large, too dense • Development perceived as a commercial precinct, not a community one
Financial cost, debt risk and lack of costings	21	• Perceived lack of transparent financial modelling • Fear of rate rises • Concern that North Adelaide Football Club and other existing facility users won't contribute financially • 'Speculative commercial development' seen as inappropriate for Council
Preservation of character, heritage and local identity	18	• Concern about loss of Prospect's heritage charm • Feelings of inappropriate building styles • Perceived impact on heritage streets and homes • Comparison of Prospect unfavourably with other councils
North Adelaide Croquet Club, Prospect District Cricket Club facilities and RSL relocation	14	• Opposition to reduction of croquet lawns • Concern about loss of specialised community facilities • Some support upgrading club buildings, but oppose relocation or downsizing
Requests for more environmental/recreation features	13	• Specific requests for play spaces, exercise equipment, picnicking areas, safe bike riding areas

		• Requests for more trees and shaded areas
Requests for specific project information	12	• Requests for clear building heights • Requests for exact green space measurements • Requests for traffic, environmental, and heritage impact assessments • Requests for an actual staged program with budget
Supportive comments	11	• Excitement about revitalisation • Support for upgraded sport facilities • Welcome new community facilities • Belief it will energise the precinct and local businesses
Concern about multi-use recreational facility location and placement of other facilities	10	• Alternative locations for multi-use recreational facility suggested • Concern about proximity to Memorial Gardens • Questions around RSL/cricket club relocation
Governance, policy and process integrity concerns	9	• Claims of 'changing rules to fit the project' • Community Land Management Plan process unclear • Community land revocation 'land carve-outs' seen as suspicious
Social impact and equity issues	7	• Need for accessible facilities for the elderly • Desire for inclusion of young people/families • Fear that residents will bear financial and social burden
General concern about rushed timing	6	• Several requests to wait until after next Council election • Perception that Council is "in a hurry"
Requests for more housing/support for housing provision	5	• Mostly from younger residents supporting apartments or social housing • Belief that high-value arterial sites should be developed

Emotional and community cohesion concerns	5	• Residents feeling dismissed, belittled, or upset at meetings • Feeling that the community is divided and undervalued
Concerns about environmental impact (heat map, habitat, trees)	5	• Increased hard surfaces causing heat island effects • Loss of habitat for birds and wildlife.

A copy of the survey and verbatim comments received can be found in Appendix 5.

Written submissions summary

A total of 34 written submissions were received by the closing date.

A review found that six respondents had submitted both a survey and either an email or letter response to the consultation. All comments from these respondents across both formats have been retained, and the total participant count adjusted to account for the multiple submissions.

Of these 34 submissions, 28 expressed an objection to one of more aspects of the proposals. Three written submissions were in support of the proposals. Two were neutral or did not give an opinion either way.

The issues and concerns raised in the written submissions reflected those highlighted in the survey feedback.

A copy of all written submissions received can be found in Appendix 6.

Community information drop-in sessions summary

The three community information drop-in sessions saw a total of 24 attendees, with engagement steadily increasing across the dates.

Attendance:

- Friday 17 Oct (Payinthi): 3 attendees
- Saturday 18 Oct (Nailsworth): 9 attendees
- Wednesday 22 Oct (Payinthi): 12 attendees

The feedback received reinforces the themes identified in the online survey, particularly regarding amenity, traffic, and the preservation of existing character.

- **Height, scale, and character:** Residents expressed strong resistance to any development exceeding 4-6 storeys, citing privacy concerns for Kintore Avenue residents. There was a clear demand for specific legal limits on building height to prevent detrimental impacts on local character.
- **Traffic and parking:** A major concern was the potential for insufficient parking within the development, leading to overflow issues near the Memorial Gardens playground and congestion on local streets. Residents appeared sceptical about current traffic planning adequacy.
- **Location of facilities:** Constructive suggestions emerged for relocating key facilities. Ideas included moving the multi-use recreational facility (MURF) to the 'Jeep site' or the southeastern corner of the oval, and shifting buildings to the northern section to better utilise the site.
- **Environmental and heritage preservation:** The preservation of the Air Raid Shelter and mature trees for shade were highlighted as non-negotiable priorities.

Residents emphasised that trees should be planted close to boundaries and existing green assets protected.

- **Cost and value:** Questions were raised regarding the cost-benefit analysis of the full-scale redevelopment versus essential upgrades. This reflects a broader scepticism about the financial necessity of the high-density commercial elements.

Detailed notes and photographic records of the feedback received at each session can be found in Appendix 7.

Appendices

1. Stakeholder list
2. Public notice
3. Media statement
4. Letter to adjacent residents
5. Survey form and freeform comments in full
6. Written submissions in full
7. Community information drop-in sessions
8. Stakeholder emails
9. Social media, Your Prospect eNews and website statistics report
10. Fact Sheets
11. Postcard delivered to all households
12. Customer service digital screen
13. Promotional signs
14. Corflutes

Appendix 1 – Stakeholder list

Primary

- **Elected Members:** As key decision-makers, Elected Members have a high interest in ensuring the project aligns with Council's strategic priorities. They are keen to understand community sentiment to make an informed decision and ensure the project's success.
- **Facility user groups:** Sporting and community groups that currently use the facilities. Their interest is in understanding the direct impact of the project on their operations, including potential disruptions, and the long-term future of their facilities.
    - North Adelaide Football Club
    - North Adelaide Croquet Club
    - Prospect Air Raid Shelter
    - Prospect District Cricket Club
    - Prospect Community Garden
    - Prospect RSL
    - Prospect Tennis Club
- **Community Reference Group (CRG):** This group was established to provide ongoing community input. They have a high interest in ensuring their previous feedback is reflected in the project and that the statutory steps are progressing as planned.
- **Adjacent residents**: Residents living in the streets immediately surrounding Prospect Oval, specifically Willcox Ave, Kintore Ave, Flora Terrace, Union St, New St. Their interest is very high due to the potential impacts on their daily lives, including changes to traffic, parking, noise, and the character of their neighbourhood.
- **Previous consultation participants:** These individuals have already invested time and effort in the project. They have a high interest in staying informed and ensuring their previous feedback was considered in the development of the preferred masterplan and is continuing to be reflected in Council's progression of the project.
- **Broader City of Prospect community:** Remainder of our residents and ratepayers. They have a vested interest in the project's impact on the space, general access to the area and the development of a future valuable community space that will benefit the city.

Secondary

- **Government agencies/authorities:** These agencies are crucial for project approvals, funding, and infrastructure coordination. Their interest is in ensuring the project meets all statutory and regulatory requirements and progresses efficiently:
    - Department for Infrastructure and Transport (DIT)
    - Department for Health and Wellbeing (DHW)
    - Department for Trade and Investment: Planning and Land Use Services (PLUS)
- **Political stakeholders:** State and Federal Members of Parliament. They have a high interest in the project's success as it directly impacts their constituents. Their support can be beneficial for future funding and project endorsement:

- Ms. Lucy Hood MP, Member for Adelaide (State)
- Mr Nick Champion MP, Minister for Housing and Urban Development, Housing Infrastructure and Planning (State)
- Ms Katrine Hildyard MP, Minister for Recreation, Sport and Racing (State)
- Mr. Steve Georganas MP, Member for Adelaide (Federal)
- Ms Amy Grantham, Opposition Member for Adelaide (Federal)

- **Commercial site adjacent stakeholders:** This includes businesses and tenants in the properties adjacent to the precinct. Their interest is in potential impacts from construction (e.g., disruptions to access) and the long-term opportunities the revitalised precinct could bring to their business.
  - Clayton Church Homes
  - Toyota Used Vehicles
- **Sporting / recreation codes:** Sporting bodies and associations connected to existing or future site activities. Their interest is in the development of a high-quality sporting facility that benefits their respective codes and members.
  - South Australian National Football League
  - South Australian Cricket Association
  - Tennis SA
- **City of Prospect business community:** Local traders and business associations, including Council's two working groups. Their interest is in the project's potential to drive economic development and increase foot traffic to the broader Prospect area.
- **Service authorities:** Their interest is in coordinating infrastructure works to ensure their services are not disrupted and to support future development needs.
  - SA Water
  - SA Power Networks

Appendix 2 – Public notice

Public Notices

PROPOSAL TO REVOKE COMMUNITY LAND CLASSIFICATION – PUBLIC CONSULTATION

Notice is hereby given that, pursuant to Section 194 of the Local Government Act 1999, City of Prospect has resolved to commence public consultation for the potential revocation of Community Land classification to enable a formal Expression of Interest (EOI) process for potential development partners.

The land proposed for revocation includes:

- The Prospect Air Raid Shelter and its surrounding garden, the eastern section of the tiered spectator viewing mounds around Prospect Oval, the cricket nets, the area around the Prospect Oval scoreboard, and the internal eastern vehicular access, comprised in Certificate of Title 5204 Folio 868 and Certificate of Title 5737 Folio 308
- Council-owned land currently occupied by Maverick Campers & Caravans at 142 – 148 Main North Road, Prospect, comprised in Certificate of Title 5932 Folio 12, Certificate of Title 5391 Folio 365, Certificate of Title 5183 Folio 615, Certificate of Title 5141 Folio 680, Certificate of Title 5140 Folio 974 (Allotments 1 + 2), and Certificate of Title 5261 Folio 763.

Revoking the community land status will enable Council to implement the Prospect Lifestyle Precinct Preferred Masterplan, allowing a formal Expression of Interest (EOI) process for design-led proposals that balance opportunity for commercial development with improved community, sporting and recreational facilities, public open space, and accessibility.

The disposal of Community Land is subject to approval by the Minister for Local Government.

The consultation period is from Tuesday 7 October until Tuesday 4 November 2025. A copy of the full Proposal to revoke classification of Community Land – Report for Public Consultation is available online at City of Prospect's Engagement Hub at https://cityofprospect.engagementhub.com.au/prospect-lifestyle-precinct. A copy of the Proposal is also available for public inspection at Council's offices at 128 Prospect Road, Prospect.

Any objections to the proposal must set out the full name and address of the person making the objection and must be fully supported by reasons.

Any submissions must be made in writing prior to Tuesday 4 November 2025 to Attn: Michele Williams, City of Prospect, PO Box 171, Prospect SA 5082 or via www.prospect.sa.gov.au/plp.

Where submissions are made, Council will give notification of a meeting to consider all submissions received.

Enquiries to be directed to Michele Williams on 8269 5355 or by email to admin@prospect.sa.gov.au.

CHRIS WHITE

Chief Executive Officer

CITY OF PROSPECT

The Advertiser, Tuesday 7 October 2025

Appendix 3 – Media statement

CITY OF PROSPECT

MEDIA STATEMENT

Phase 3 consultation opens for Prospect Lifestyle Precinct's next steps

Council is inviting the community to provide feedback on a pivotal next step for the Prospect Lifestyle Precinct.

With Phase 3 consultation now open, residents and the broader community can have their say on two key statutory processes that will help secure the precinct's future: the proposed revocation of some sections of community land and a new, site-specific Community Land Management Plan.

Mayor of City of Prospect Matt Larwood said this phase of consultation marks a crucial moment for the precinct.

"We know that changing the classification of community land is a sensitive issue, and we take it very seriously," said Mayor Larwood.

"This process isn't about losing a community asset; it's a vital step on our roadmap to secure its future, increasing community spaces and improving our public realm."

The Prospect Lifestyle Precinct Masterplan, endorsed in June 2025, provides a clear vision for the precinct's future, featuring new community and recreation facilities for the Prospect RSL, Prospect District Cricket Club, and the North Adelaide Croquet Club.

Revoking the community land status for these specific parcels is the next step in progressing the adopted masterplan, which was created following two extensive phases of community consultation throughout 2024 and 2025.

This process will 'unlock' these sites, allowing Council to give effect to the masterplan vision, support new and renewed community assets, increase open green space and reduce the reliance on residential rates.

The proposed land revocation applies to three key parcels: the eastern wing of Prospect Oval, the south-east quadrant, and Council-owned land at 142-148 Main North Road, highlighted in blue on the aerial map below.



Mayor Larwood reiterated Council's desire to hear from the broader community.
"We've listened to the community throughout this journey, and this next phase is a critical step," Mayor Larwood said.

"We're encouraging everyone, from long-time residents and local families to businesses and sports clubs, to have their say in this phase of consultation."

Phase 3 consultation closes at 11:59pm on Tuesday 4 November.

All community feedback regarding the proposed community land revocation will be considered by Council and provided to the Minister for Local Government, who will make the final decision on whether the classification is revoked.

Feedback will also help inform how the remainder of the community land within the precinct is managed through the new site-specific Community Land Management Plan.

How to have your say

There are several ways to share your thoughts, including an online survey and written submissions. In-person community information drop-in sessions are also being held throughout the consultation period.

For more information about the Prospect Lifestyle Precinct, please visit Council's Engagement Hub website here, or the Prospect Lifestyle Precinct project page here.

-END-

CONTACT

Tillie French
Manager Communications, Strategy, and Engagement

0484 634 848
communications@prospect.sa.gov.au

Appendix 4 - Letter to adjacent residents

CITY OF PROSPECT

Payinthi
128 Prospect Road
PO Box 171
Prospect SA 5082
Telephone (08) 8269 5355
admin@prospect.sa.gov.au
www.prospect.sa.gov.au

Ref. CR25/42230

7 October 2025

Dear Resident/Property Owner

PROSPECT LIFESTYLE PRECINCT PHASE 3 COMMUNITY CONSULTATION

As the owner and/or resident of a property adjacent to the Prospect Lifestyle Precinct, we're writing to you directly to inform you about the next step in implementing the endorsed masterplan and to invite you to have your say.

Council has drafted a proposal to revoke the Community Land classification for some specific parcels of land within the precinct. Council is required to undertake a community land revocation process in order to unlock opportunities for improving our community facilities and reducing the reliance on resident rates, creating better facilities, open spaces, and amenities for local residents, while ensuring the oval continues to be a valued community asset.

The land proposed for this change includes:

- Seven allotments at 142–148 Main North Road, which currently host commercial tenancies (Maverick Campers).
- A small triangular allotment located in the north-east corner of the precinct.
- A portion of Prospect Oval, extending from the northern end of the oval along the eastern boundary. This area is currently used for sections of spectator seating and cricket training nets.

The aerial image below shows these allotments in **blue**, with numbers 1 (portion), 2, 6, 7, 8, 9, 10 and 11.



In addition to the land revocation proposal, we're also seeking your feedback on two Community Land Management Plans. The Prospect Lifestyle Precinct needs its own dedicated, site-specific Community Land Management Plan to properly manage this space, ensuring alignment with the masterplan's detailed objectives. The updated city-wide plan will simply be amended to remove Prospect Oval from its scope.

We understand that as a nearby resident and/or property owner, you have a direct interest in the future of this land and the Prospect Lifestyle Precinct more broadly. As such, we're encouraging you to participate in this phase of community consultation.

To view the full Proposal to revoke classification of Community Land – Report for Public Consultation, the two Community Land Management Plans, and FAQ's on these subjects, please visit our Prospect Lifestyle Precinct project page on Engagement Hub at cityofprospect.engagementhub.com.au/prospect-lifestyle-precinct, or by scanning the QR code on this page.

How to have your say

Community consultation is open from 9.00am on Tuesday 7 October until 11:59pm on Tuesday 4 November 2025. To view the full proposal and to provide your feedback, you can:

- **Online submissions:** Scan the QR code or visit cityofprospect.engagementhub.com.au/prospect-lifestyle-precinct to view the documents and provide feedback by answering our short online survey or providing a written submission.
- **Written submissions:** Email a written submission to admin@prospect.sa.gov.au or post to PO Box 171, Prospect SA 5082.
- **In-person:** Join us at a community information drop-in session to talk to our team and ask questions:
    - Friday 17 October, 10am – 11:30am at Payinthi, 128 Prospect Road, Prospect
    - Saturday 18 October, 10am – 11:30am at Nailsworth Community Hall, 31 D'Erlanger Ave, Collinswood
    - Wednesday 22 October, 6pm – 7:30pm at Payinthi, 128 Prospect Road, Prospect
- **Physical survey:** Complete a hard-copy survey in person at Payinthi, 128 Prospect Road, Prospect.

If you have any questions or would like to discuss this project further, please contact our PLP Project Team, tel. 8269 5355 or email plp@prospect.sa.gov.au.

We value your feedback and look forward to your participation in this consultation.

Yours sincerely

Chris White
Chief Executive Officer

Appendix 5 - Survey form and freeform comments in full

UNLOCKING
PROSPECT'S
FUTURE

PROSPECT LIFESTYLE PRECINCT

Proposed Community Land Revocation and
Draft Prospect Lifestyle Precinct Community Land Management Plan

Thank you for providing your feedback on this important stage of the Prospect Lifestyle Precinct project. Your input will directly inform Council's decision-making. Feedback provided on Council's proposed community land reclassification will also be considered by the Minister for Local Government.

Community Land Revocation

1. Do you support the proposal to revoke (remove) the community land classification for the portions of land as shown on the map below?

☐ **Yes** ☐ **No** ☐ **Unsure**



2. Please provide your comments or reasons for your response (optional):

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FUTURE

Community Land Management Plan

3. Do you support the draft Community Land Management Plan for the Prospect Lifestyle Precinct?

- ☐ Yes
- ☐ No
- ☐ Unsure

4. Please provide your comments or reasons for your response (optional):

5. Do you support the proposed changes to Council's existing Community Land Management Plan?

- ☐ Yes
- ☐ No
- ☐ Unsure

6. Please provide your comments or reasons for your response (optional):

7. Do you have any further comments? (optional):

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8. How did you hear about this community consultation? (Please select all that apply)

- ☐ Council's main website
- ☐ Council's Engagement Hub website
- ☐ I received a notification from Engagement Hub
- ☐ A promotional postcard in my letterbox
- ☐ A letter from City of Prospect
- ☐ An email from City of Prospect
- ☐ Social media (Facebook, Instagram, Linkedin)
- ☐ Eventbrite
- ☐ Your Prospect eNews
- ☐ Your Prospect magazine
- ☐ Signage at Payinthi/Prospect Library (digital or printed)
- ☐ Signage at Prospect Oval
- ☐ Signage elsewhere
- ☐ Word of mouth
- ☐ From my local Elected Member
- ☐ From my local sporting club and/or community group

Other (please describe):

Full name _____

Address _____

Email address _____

☐ Sign me up to Your Prospect eNews, Council's eNewsletter

Why we ask for your details

To ensure fair and transparent community engagement, we ask for your name, address and email address. This helps us confirm your connection to City of Prospect and prevents individuals from submitting multiple responses. Your personal information will not be included in any report or linked to your individual feedback. It will only be used internally to ensure the integrity of the data.

Please note that submissions without this information may not be counted.

Make this community more accessible. We should be encouraging more people to join our community, support our local businesses and thrive not try and exclude others by defending under utilised resources
If it will fund the development of the precinct that will provide a greater benefit to the community.
It's going to be excellent for the oval as well as main north road area
It is too much, too lavish, and too much building. Remove some of the SANFL infrastrure and green it up a bit. Ok with Lots 6 -11 being used
The council only just purchased that land along Main North Rd. It would be perfect for car parking for Football games and Oval events.
It negatively impacts prospects green space and wildlife comfortability.
It will impact the community in a negative way because 90 healthy and mature trees will be removed
Having a community recreation hub in the 'Prospect Village' is critical for long term sustainability. The health benefits alone, both physical and mental, would be a massive benefit to the entire community.
Used by next to no one for decades. Wasted asset
Land purchased by the council belongs to the ratepayers and should only be used to benefit the same. This action does not improve the overall amenity of the area. The council should not be involved in commercial development such as this.
Ensure land use retains as much community use as possible
It is public land and has been public land for over 100 years. WHY, WHY, WHY do we want to give, sell, lease it to a commercial development. Now we have to make it more desirable by including 7000 sqm of public land in the deal. This project just keeps going from bad to worse
The Council refuses to say how many apartments will be built on the $8m+ site purchased by the Council. After spending so many hundreds of thousands of dollars on consultants, this detail should be known.The parking around local streets is already saturated. Initial plans seem to ignore the impact on parking by adding these commercial buildings. Overdevelopment will have a negative impact on one of the nicest areas of Prospect. Mayor's electoral message was retain character.
Too many concerns have NOT been addressed or outrightly rejected by Council to proceed. Cannot support moving forward at this stage. These include; traffic management, health & safety of residents, noise pollution, environmental impact, heritage impact, financial impact including Council indebtedness and increased rates
Too much legal jargon to succinctly understand the proposal.
The community has overwhelmingly indicated they do not want major development and that acces to green space is of high importance. The council has chosen to ignore this. As a resident that regularly uses the path outside of the oval, I cannot support this plan. This is regularly used by walkers, runners and people using the cricket nets. There is no guarantee that any of this will be replaced, and I cannot support the revocation of community land to be potentially used for commercial interests.
High-rise development will destroy the character and amenity of Prospect, increase traffic and safety risks, and reduce green space. A public car park behind homes will attract antisocial behaviour and noise. Council has ignored previous community feedback.
It is suppose to be community land not a retail or accommodation development. It should be opened up to the community maybe an exercise playground or dog park. The area on Main North Road being a 8-10storey accommodation block will make traffic and parking in Kintore Ave impossible and with parking behind Kintore Ave and between oval leads to increase chance of noise and possible crime. less trees in the area will decrease greening of the area
I want community land to be of benefit to the community not sold off for private use. Keep the parklands. Feel free to turn the oval into something the community can use eg. space for hire at low rates for people wanting to start a business needing consultation rooms
I do not want to see any land of the original Oval and Gardens revoked. The only land I support being revoked is allotments 9 and 10 and part of 6,7 and 8 as the rear part joining with the original

Oval grounds should be added to the Oval grounds along with allotment 11. The Multisports Facility should be built where the cricket nets are and allotment 11 could be a car park for it. The new spectator viewing, changerooms, amenities and multi-use spaces should be on the northern end of the oval.
Already opposed the master plan the council went ahead with anyway. If you listened to residents you wouldn't need to revoke community land to build commercial property.
This was not made public at earlier consultations with the tax payers, only the Main North Rd Maverick section. I'm against decreasing actual oval precinct ie seating (tho needs upgrade), access to oval thru eastern gates, toilet access. It should remain part of oval precinct rectangle.
I would like the area to remain as it is
A group of us, as concerned residents, did a tour of the PLP to physically understand the redevelopment being proposed. It is understandable why those parcels of land are up for revocation. When I read "Effect to Local Community" of revocation, it was reassuring to read the paragraph "Design and Planning Control". The points raised in this paragraph are very important to local residents, especially along Kintore Avenue. Lets hope Prospect Council honours the content of this paragraph.
Keep the land in council hands so use can be directed by council and voters. Revocation will lead to undesirable outcome for the community that cannot be controlled by council once in private hands
I don't believe this is necessary. Too many cramped businesses and residents are being approved.
Revoking "Community Land" classification. That could lead to anything. I'm not in favour of handing over community land to any classification that potentially exposes the community to rapacious property developers with unknown intent. Too early to do this. I recommend no further action be taken on this until after the next Council election. The election process will allow us to assess each candidates position on this development and then citizens can elect those who represent their views.
There is insufficient information about what Council will do with the land once a re-classification is done. Whilst there are a number of broad statements or aspirations they are nothing but that. At this point stage Council knows what it is going to do, certainly in relation to the true porpoise behind the project i.e. it's a NAFC project above all else, and there should be more details provided to ratepayers given the costs that will no doubt be passed on to the Ratepayer.
Support revocation and investigating alternative uses for this land - it's community status/use at present is very marginal
I am in favour of upgrades but concerned the development on the eastern side of the oval will be too close to the fence line and reduce the oval capacity and shadow the oval. If apartments are built, where do all the cars park? Lots of questions need answers.
Absolutely appalling decision. We need more green space not less. This will greatly affect the accessibility of Prospect Oval & the park behind it. Complete waste of taxpayers money.
I dont want apartments anywhere near the oval. As the North Adelaide football club would lose valueable land for supporters to use. And appartments next to the oval will reduce community use. Apartments can be placed close to main north road not near a nursing home or a football oval!!We are not Claremont in WA!!
Council are ticking a box with this engagement piece. They have no intention of listening to the concerns of local residents. While the spectator mounds surrounding the oval are in disrepair they just require a beautification program which may include removal and/or actual grass/trees planted to green up the area. I really do hope the minister can see through the councils submission and deny the application to revoke the community land. Keep it community and do something that will enhance it!
Traffic and parking is already a huge issue in the City of Prospect. We need to keep our green spaces, given land subdivisions are causing residential housing to loose too much green space too.
Assuming the proceeds of land (whether by sale or lease) is returned to general council revenue
Matt Larwood is a terrible Mayor. [redacted]

I believe the community land should remain with the community and not be used to support developers and other commercial interests.
Do not want over development, even more buildings, traffic and congestion than the land council has acquired already for development. Very against 8-10 story highrise apartments also.
I have no objection to the land being reclassified and sold. But with such little parking allocated in the master plan, why isn't some of this land allocated for carparks or a multi level car park so we can host gather-round and other big events without impacting residential streets. I need more assurance that parking has been addressed before I agree. FYI: We live 3 streets away, and have cars flooding our street on football days. Parking needs to be a priority in this design.
Concerned about the management of leasing or selling the land. Who will be the landlord and how will the land be managed. Will it provide any benefit to the community or is it purely a money raising exercise. The other concern is the height of commercial building that could occur on the Main North Road site. 8-10 storeys is too high and will set a precedent for this road.
Not sure why the parcels of land that are currently leased to Caravan sales are included? Are these community land at the moment? If so, how can a business be operating? Also, once community land changed we cant go back! Residents showed overwelming want for "green space" in these areas! Not business or residential space. Why are we ignored?
This proposal is a breathtaking act of overreach! A council seemingly determined to trade Prospect's heritage and livability for a developer's balance sheet. When did civic duty become a sales pitch? The community's alarm is not "misinformation" but recognition that our shared spaces are being dismantled behind closed doors. This revocation is the antithesis of stewardship; it is civic vandalism dressed as vision.
I don't support the land currently part of the grandstand being taken away. The council is quick to portray this land as useless and "contaminated" in its current state. But what about its future state? Let's be real, this will be a row of apartments/townhouses that a developer will build to back directly onto the oval and sell at a premium - similar to the Morphettville racecourse development. This should be preserved for future improvement as more green space.
The designated areas are surplus to community needs and I think more efficient land-use decisions can be made.
This is community land - once you take this away it is gone forever. There is a lack of community land for actual community use, not developers or football clubs, where you have to pay for entry. Leave it open space for the community and the environment.
I support the upgrade of prospect oval, the RSL. We do not need any more traffic, parking is a genuine issue. Even as a resident. Rentals properties with 4-5 cars, causing obstructions. The parking inspector harasses parents at school pick up yet I see parking infringements EVERYDAY on prospects streets. The business of prospect road is great but also needs to be managed. Focus on what's here and not what can be added.
There is a lack of detail as to the purpose for revocation so close to the oval perimeter and for this reason I am forced to object to the revocation in total. The council has not indicated any preference other than design led solutions based on what the market might offer eg example the percentage of the revoked land as open community space versus whatever might be built. I have no objection to the revocation of what was commercial land along Main North road prior to council purchase.
The parcel of community land proposed for reclamation is far too large. I am opposed to the scale of the proposed development in the master plan, particularly the development of the south eastern corner, jutting behind existing residences on Kintore Ave. Development should be limited to the existing commercial main north road site, not extending into the community land around the oval.
The impact to the households adjacent needs greater say [weighted] or their say will be watered down and become insignificant. the additional survey here should have been in the original proposal and see this now being additional costs to rate payers. I would rather the whole proposal focus on the existing footprint rather than being extended and influence adjacent houses
It's already an oversaturated community or area. This will only make it worse. Everyroad in my area is had units with multiple residents in each unit. More parks and community space is good not mire housing snd shopping

Previous Prospect Council Elected Members have always protected this amazing Historical Park. The current Prospect Council has chosen by a vote of 6 to 2 to continue down the road of destroying a major Parkland area within the City of Prospect. There has been no consideration for the consequences of this PLP Development as it currently stands today. Prospect will lose its major attraction. The Heat Map will increase. Parklands will be reduced. Future will be dire.
I don't believe any comments will taken sincerely.
The proposed PLP will cause significant congestion to Menzies Cresent. This will impact the residents of Kintore, Flora and Wilcox but more broadly, it will impact all members of the community who use and visit the Memorial Gardens. Young families with young children will now need to compete for parking with patrons of the new sports complex or Prospect cricketers. The accessibility of the Memorial Gardens is what makes that space so appealing.
Community land should remain just that - Community land! It needs developing as we all know but does not need to be replaced with buildings and concrete. Grass and mature trees please!! Once Community land has been developed on it can never be recovered!
I believe it will increase traffic flow in my street.
Community land should not be used to enrich developers or put council at risk and the Air Raid Shelter should always remain in community hands as part of our history.
The area of land proposed for revocation on the east side of the oval is currently of low amenity and underutilised. The area of land facing Main North Road provides a good opportunity for a quality mixed-use commerical development and improved connectivity. I'd like to see land revocation proceed to support implementation of the PLP master plan. Following master plan implementation, I'd like to see land not required to be under another classification returned to community land classification.
it is designed to allow a development that it out of scale, not in keeping with the area's character and it appears, dependent on a commercial partner for the development to go ahead. How this will benefit the local community is hard to see.
This will unlock opportunities for the Prospect Council to reinvest into Prospect Oval and the surrounds.
I think it makes sense to revoke the community land but please have consideration for limiting the amount of apartments and the parking requirements associated with it becoming commercial land.
Don't support all areas to be revoked. The areas behind properties on Kintore Ave. should remain as it is and not have high rise apartments built there
The land subject to revocation is being treated by Council as their property to do with as they please & not in the interest of the majority of residents. There is no mandate to do so. Their initial & subsequent consultation mailout "postcards" format appears less designed to inform & more to disregard & discard, with minimal information & requirement to scan a QR Code. Consultation was in a deliberately piecemeal manner which obfuscated the scope, expense & ambition of the Plan in its entirety.
I am very concerned about the parking situation and infrastructure. Also the loss of green space and potential habitat.
I am keen to improve Prospect Oval's terraces as they need upgrading, also be nice to see something different on the Croquet precinct and less caryards on Main North Road.
This should remain community land. There is not enough open green space in Prospect. This area should be upgraded as community space as it was intended and maintained for the future.
The properties along main North Road are OK to revocate. Unsure of the eastern side of the oval as it appears that the viewing mound is removed.
Good idea
The revoking of community space should have been open for further /longer consultation. It appears the community has missed previous opportunities to provide feedback as maybe the comms have been a little hit and miss reaching residents. Council also seem to be a little defensive in addressing concerns on social media which doesn't reassure me - posts seem dismissive or frustrated addressing community concerns rather than taking a pause and working through these concerns.

Definitely supportive of revoking portions 6-11. These are essentially commercial blocks of land now anyway. Less sure about area 2 and depends on its scope do not support removal of the air raid shelter as this is important heritage.
Community land should not be used for commercial purposes.
It's community land, to be used by the rate paying community not council to develop engaging private investors and revoking land from the rate paying community .
I find it odd that the purchased Maverick site, which is a commercial site, was classed as "Community Land' when purchased and not "Council Land".To correct this I would have voted "Yes" for this Maverick site (Key 6 to 11) to be revoked. HOWEVER I vote "No" for the remainder which is the portion of land that is part of the oval (Key 1 & 2). The land grab is excessive and is not what ratepayers want.
The PLP as per the approved masterplan is a massive overdevelopment. This land revocation isn't needed as the buildings proposed should be kept to the site on Main North Road and not extend into the oval area. This taking back of community land will turn what is currently a beautiful and serene area into one of high development which is not what the community wants. In phase 1 and phase 2 consultations the majority of people wanted more green space and less buildings.
Provided the land is co-owned or leased so the community continues to reap the benefits of this land in to the future.
Sound proposal....makes sense, in order to finance the overall development of the PLP and to use under utilised land and in some parts to rectify unsafe land.
This ultimately leads to the land being able to be sold to private developers and therefore control over what is developed in this space will be lost.I personally feel that alternate PLP development plans that see this land be used for community assets such as sporting complex would be of better use rather than likely to be the land used for an incredibly high apartment complex. Rethink the whole layout and lose the housing element and you may get my vote next time.
I cannot see where the memorial rose garden at the croquet club is being preserved, many past members have roses planted there in memoriam and I would like to know what is happening to it. I have asked before and no body gets back to me.
There is insufficient information provided as to how safety, traffic and parking will be managed for both residents and visitors.
I like it the way it is. It's one of the reasons for which I moved to the area
I want to see the project planning moving ahead and this revocation clears the way for an examination of options without constraints.
The proposed area is a vital part of the largest open area in the Prospect Council area. Our Council area has a small open spaces compared with other similar areas in Adelaide. Council has in previous times recognised this deficit and has engaged in considerable efforts to increase the amount of open space. This has resulted in the provision of multiple parks of a small size. Still our area still has a deficit of open recreational space.
To date, Prospect Council cannot confirm the scale of development that will take place on Land Parcels 6-11, the magnitude of which will directly/indirectly impact surrounding residents (myself included). How can I support a step in this process until I am appropriately informed of such information, the associated impacts of the development (traffic studies, parking, overshadowing etc) and any mitigation strategies to limit these impacts?
I don't believe it needs the overdevelopment of more than 5-6 stories.
I do not support the revocation of section 2 as shown on the diagram,, but happy with areas 6-11. I think section 2 could be reduced to the triangular corner adjacent to sections 6-9, but think the perimeter of the oval should remain as community land to protect integrity of oval precinct
Concerned about what trees will be affected by this plan. A lot of the area in blue is trees, so how will these be affected?
I believe this land should remain as community land.
I only support the areas to be revoked: 2-11. I don't believe we should touch the areas directly next to Prospect Oval

Council has not been particularly honest about what it intends to do with said land, not only did they pick a different master plan to the four options for people to vote on they wasted a bucket load of money doing it. I kinda like it as a caravan sales yard.
The council should not be selling off valuable land for the sake of its pet projects which are unrelated to. the corer reasons for the councils existence.
As per the survey results this land should be kept as green open space! The loss of trees will be sad as small trees do not replace many years of growth. Any "commercial" businesses here are not needed and would soon become as empty as many other businesses in Prospect. Where is our heritage going? Masterplan drawings show monstrosities with no character or imagination! They will be "out of fashion" in 5 years whereas heritage lasts forever!
I cannot support the revocation of community (our) land for a project that is financially risky. In the past Prospect Council has exhibited poor business decisions e.g. re-locating the garden crew to an area which has resulted in a loss of maintenance hours and maintenance in our area is v poor. eg roads and footpaths. Furthermore their budgetting exceeds set limits eg Broadview oval. We have seen no budget plan for this project. What they are proposing is not inreasing or enhancing the green space that we currently enjoy. I was of the understanding that green space was the main priority resulting from the previous consultation.
No - firstly not to make it commercial (i.e. MN Road); keep back of the oval open space community land; and continue this by not having an indoor stadium on the other side of the oval to block the view to the hills & open sapce at the end of Flora Tce.
6 - 11 are already Council property. Leave the oval alone - just tidy & maintain
This will allow a better use of the area, it gives the oportunity for a wider array of possibilities to attract more people into the area.
I think the area in blue 2) should stay part of public use land. The 6 - 11 should be enough private development.
Opposed to high rise development near the oval and existing aged care properties.

Draft Prospect Lifestyle Precinct Community Land Management Plan

Q3: Do you support the draft Community Land Management Plan for the Prospect Lifestyle Precinct?

Q4: Would you like to provide any comments or reasons for your response?

As above
Would like to see the land remain in the community
The plan refers to the Construction of a Multi-use Recreational Facility - a flexible indoor recreationaland sporting facility designed to accommodate a variety of community, sporting, commercial, and event-based uses.I don't believe this is well considered, or needed and appears not to be supported by the community.
The draft is too broad to blindly answer this question. I agree with only some aspects. In particular the plan refers to a multi use rec facility which i feel is not needed in this area (potentially replicates other facilities in the area, accessible to residents) and takes up valuable green space.
"The Community Land within the Prospect Lifestyle Precinct is held by Council for thebenefit of the City of Prospect community" and should not be for commercial purposes.
It's an excellent idea. I have faith that the council will ensure any plan still feels like green space is maximised. The current "green space" is under-utilised and needs improvement.
1. A draft site-specific CLMP is missing2. No transparent, detailed financial case or costings have been provided.3. The revocation permanently removes the legal protection of community land without sufficient justification.4. The plan reduces or risks the loss of specialist community facilities.5. Significant amenity & environmental concerns.6. Potential for inappropriate building

scale & code amendment risks.7. Risk of commercialisation overshadowing community interest & control
Removes open spaceTakes away all historical significance of the areaRemoves any wildlife that resides thereThe area needs more open space.Re moving this removes rhe appeal of Prospect as it fast becomes a series of units and compressed houses, jamming people in
Advise the government to find another suburb to develop housing- leave prospect alone. Cheap housing is not what prospect wants or needs. Spend more time trying to save heritage homes than knock them down, review your approval to knock Barker St Heritage homes down.
I consider laying of building foundations on any open space land as robotic copycat mentality, to serve a minority.
Intentions unclear.
Great concerns over a possible 8-10 storey commercial building, significantly overshadowing the heritage appeal of neughbouring residential homes. I would be in favour of a limit to a 4 storey building.
Again, too lavish, too busy, too faddy (lifestyle wellness precinct), too noisy
I don't see why they need a commercial restaurant strip when Prospect Rd is so close. Just update the toilet block and leave the precinct area as it is.
This is over the top construction, which isnt needed
Having long term engagement in all levels of sport and recreation it is a clear gap in long term viability and growth of Prospect.
It is a vision of what might be, not a locked and loaded plan
My wife and I moved to Kintore Avenue Prospect in 1991 because it was an old established residential neighborhood with quite streets and character homes. The council's objectives will ruin this for us and others in close proximity to the proposed development.
When council purchased the land on main north road it was intimated it would be used for public sporting facilities. This achieved the desired support of the general population at the time. We must NEVER give or use our land for commercial developments. This venture was purchased with our money and debt underwritten by council. There has to be far greater transparency and communication. DOES COUNCIL EVEN HAVE THE NECESSARY SKILLS SET FOR SUCH A DEVELOPMENT ?
I agree that the facilities for the cricket football clubs need improving but the costs seem outrageous. I have no faith or trust in the mayor and most of the counsellors who back him.I have asked for but never been given a no clear definition of green space, the area of current green space and the proposed area of green space. After $1m+ of consultants' fees, this should be known, especially as the Council says the green space will increase - give us the proof.
Too many concerns have NOT been addressed or outrightly rejected by Council to proceed. Cannot support moving forward at this stage. These include; traffic management, health & safety of residents, noise pollution, environmental impact, heritage impact, financial impact including Council indebtedness and increased rates
While I agree with the council's view that the land proposed for revocation is ageing, underutilised and unsafe, I do not believe revocation of the land and sale of the prospect oval land for commercial interests is the solution. I do support the sale of the commercial allotments on Main North Rd to fund upgrades that benefit the community, provided that traffic management surveys show that traffic will not significantly increase on Kintore or Willcox Avenue.
Retain community land, limit development to low-rise, high-quality housing, and increase green space. Ensure full transparency and genuine engagement with residents.
A large accommodation block is not the look for this area as it is a community outdoor area not a fund raiser for the council. It will increase traffic both motorised and people on Kintore Avenue and is not conducive to what Prospect needs. It creates less privacy forcurrent residents with high rise building looking into yards and car park hidden behind houses. An inrease opportunity for crime with hidden spots near current houses and will decrease house prices in Kintore Ave.
I don't want to lose community land for private use and development that doesn't benefit me

The location of the Multi-use Recreational Facility along with its adjoining facilities and skybridge with negatively impact the open aspect of the Memorial gardens, This would not be enhancing this much loved public garden. I also disagree with commercialisation of community land as it should be for the community to use.
I assume plan passed recently ie removal of cricket club rooms and RSL to be integrated with footy infrastructure.
As stated previously I would like the area to remain as it is.Also who is going to pay for all this, certainly not the council, it is the ratepayers who have to front up with all the money.
No
Too much unknown yet to unfold. Let this be an issue for next council elections and new council can decide with a mandate from citizens.
See comment Q2
In favour of improvement but need more details
Which part of residents wanting more green space and less buildings don't you get?
I understand that the land needs to be reasoned but apartments next to the oval or behind Kintorr street house are ridiculous. Apartments and we don't know how many near to be somewhere else. These apartments will not solve the housing crisis we have!
While development can't be stopped, the size of this and the impact on local streets and parking will be significant. Council bought the land (old Jeep car yard) with a plan to open up the entry to Prospect oval. A development yes, but not to the scale that is being denied that is planned. Council can't keep saying that nothing is planned on height etc, when everyone knows they have an agenda, or someone has an agenda. Council needs to listen!!!
It's the most developed option. Causing a loss of too much green space.
Why ruin Prospect with poor choices under a terrible mayor.
Improving and upgrading existing buildings that are used for community is great however building profiles should be inconsideration of local residents who will be impacted or overshadowed by proposed building heights.
Want more community space and green space for the community who currently lives here.
Unsure of why it is needed? Not enough clear information provided to residents. More workshops needed to explain why needed.
One would think that in a suburb already starved of green space among the lowest per capita in Adelaide, the council might cherish what little remains. Instead, it drafts a plan to further erode it, while congratulating itself on "vision". This is not management, it's malpractice. A community land plan that diminishes community land is the very definition of bureaucratic irony.
If the Land Management Plan is executed thoughtfully, then I believe this project could lead to improved land management, enhanced economic activity, and better outcomes for both our community and the environment.
I have previously commented, but was appalled to see the Mayor or CE publicly stating that only a few people responded and they were 'NIMBYs' or implying that. Just because people haven't responded doesn't mean they agree with you. Rates have gone up (again) and although I agree with some aspects of the plan, I certainly do not agree with development as proposed - there is insufficient parking and the impact of parking issues on the eastern side of MNRoad (Nailsworth etc)has not been addressed
I support the upgrade of prospect oval, the RSL. We do not need any more traffic, parking is a genuine issue. Even as a resident. Rentals properties with 4-5 cars, causing obstructions. The parking inspector harasses parents at school pick up yet I see parking infringements EVERYDAY on prospects streets. The business of prospect road is great but also needs to be managed. Focus on what's here and not what can be added.
The council requires a CLMP for the oval precinct that clearly outlines it's responsibilities to the community to maintain and improve the park. What is absent from the draft is any reference to management of adverse impacts eg parking and traffic within adjacent streets / park area due to use of a recreational facility such as basketball courts etc.

I support some of the proposals, but again am not supportive of the scale of the proposed changes, including parking behind existing residential properties on Kintore Ave and traffic entry/exit points on Kintore Ave. The proposed changes are not representative of the community feedback to date.
The proposal undermines the societal fabric and see the changes as not becoming advantageous to those using the existing facilities, will cost the community now and ongoing more than it currently does; if this proposal is adopted it will be a negative legacy to most and, on that basis, do not support.I feel that more careful planning is required and without influence by those who attain the advantage. Need to know more about the financial advantage the council will attain to offset costs
Without the PLP Development .... you would not need a Community Land Management for the PLP.
Not supportive. Young families who use the memorial gardens and playground, older community members who play croquet and local residents in the adjacent streets are being dismissed to support deals with sporting associations.
What is wrong? It has not been explained enough! Why the rush?
This is not for the community. It is for sporting clubs that will have a lease and charge our community for use.
I support a site-specific Community Land Management Plan to enable clear implementation of the PLP. Overall I support the draft plan, however I suggest a change to expand the following dot point from just sporting and recreational, e.g. suggest "enable complementary commercial uses within community assets that contribute to the sporting, recreational and community use of the land".
while some development and change would be advantageous and would enhance the area and be beneficial for local residents the proposed development is grandiose, doesn't take into account traffic, local residents amenity, impact on the councils' budget and therefore residents council rates.
The master plan looks great! I appreciate it will be decided in future phases but please limit / cap the number of apartments that will be built on the mixed use development site.
Same reasons as previous question. Up grade of most other areas is long overdue. Development of housing etc should be left to developers not council.(That is,any development on Main North Road is NOT what councils are about.
The Council is acting outside its scope/mandate in endeavouring to become a property developer. The Plan is too grandiose & too expensive for a small council such as ours, with likelihood of further cost blowouts amounting to millions of dollars more.
I am very concerned about the parking situation and infrastructure. Also the loss of green space and potential habitat.
Want to improve Prospect as a destination and potentially invest in an apartment
The provision of basketball courts will have huge traffic impacts on the neighbouring streets when matches are in progress as there is no car parking shown on the site in the plan. From experience in visiting other centres when there are basketball carnivals and matches, there can be over 100 cars in the car parks. Two teams @ say 10 players per team, plus referees, parents, supporters, etc times 2 courts and then you have those players/supporters/parents turning up for the next match.
As above
Ensure that existing leases and licenses are thoroughly reviewed against strategy as and when they are due for renewal. Do not support groups that have occupied spaces for ages on either handshake agreements or peppercorn rents continuing on that basis, at least without a thorough review and broader community consultation first.
The Prospect Lifestyle precinct masterplan does not reflect the feedback from residents. The masterplan is an overdevelopment of community land, and reduces the current open space available to the community. Council should not be land developers. This masterplan will not improve the area, it will destroy it.
Too vague, not enough detail on what rate payers will loose as community land and not enough detail on land use, building heights, access, parking, green space.

A land management plan is a legislative requirement and currently the council do not have one, so they need it. However i disagree with the current Masterplan X for the PLP so reading the document i dont agree with it as it stands (for example i disagree with the revocation of community land)
Although I would like to have seen the Croquet club move elsewhere as it only has a small membership, it is expensive to join. Would like to see the land used for more community space such as a free road safety/bike education activity space. This would enable families and schools to teach their children to learn to ride safely and bring more people into the precinct. It could be landscaped with indigenous plants, offering an education area, similar to what used to be in the Ern Sconce park.
Same as above. Do better.
I do not believe that reduction of the croquet club lawns fits with the promises made by council when the Fitzroy croquet club was moved from the parklands to the present Prospect site
There is insufficient information provided as to how safety, traffic and parking will be managed for both residents and visitors.
I prefer it as-is
This plan clarifies the usage and hopefully removes ambiguity. I like that the plan is reviewed every five years.
As above
I don't support it in it's current form. I feel the council is attempting to include too much in this masterplan.
as above, all except revocation of oval perimeter
I support in theory, unsure how it will look practically though.
Must keep community engaged
What about getting the basics right of keeping the roads and footpaths safe and the existing assets fully utilised. We never see anything listed for Prospect residents to attend at the Broadview Community Hub. Thehe council wants to spend more money on sporting facilities which seems to be their priority.
Opens up a can of worms for Council misuse!
I do not support the building of a multi purpose stadium where it is currently proposed. Also V concerned about future debt.
This is community land for the community, not to be allocated for commercial use at the detriment of closely located housing which is around 100 years or more old.
We are being asked to change the land usage without a definite design in place. How can you vote for something that you cannot see the end result of.
The plan (Prospect Lifestyle Precinct) does not include 1 comment on the existing children's playground (was left off the original map). Why? And parking there is so vital for youn families and children. None of it explains why an upgrade on the tenns clubrooms (plus adding a compulsiry toilet) were not included. This has been asked for an ignored since the 1950s. Why? The new multi use recreational facility takes away croquet courts - it will block the open space view to the hills (which people love) and we were told many sporting clubs have asked for it to be built - like who? We haven't been told. Also very few of the local residents concerns have been taken into account in each consultation. How do we know this survey will be?
Don't remove established trees - it wil take 50 years fo replacement. Don't close drive through from Flora Terrace. It will cause major traffic problems.
I agree in principle but like a costed staged program to really see what approved Plan is.
Not in favour of all aspects. Opposed to highrise development near the oval.

Draft City-wide Community Land Management Plan

Q5: Do you support the proposed changes to Council's existing Community Land Management Plan?

Q6: Would you like to provide any comments or reasons for your response?

Keep this community land for the community with a commitment to more green space that residents have advocated for previously. Prospect could lead the way in environmental planting and revegetation and not in building given so much building has already been done in most parts of Prospect already.
The plan refers to the Implementation of the Prospect Precinct Lifestyle Masterplan in line with the adopted Masterplan. I am supportive of PLP but I don't believe the current PLP Masterplan is well considered or has been thought through properly. The Multi-use Recreational Facility - a flexible indoor recreational and sporting facility appears not to be supported by the community - though seems to have developed its own description in Item 6 in the draft Plan.
i am totally against the over development of this area and i feel the CLMP is basically about changing this open air green space and turning it into a sporting complex/and high rise apartments. This IS NOT the area to do that. This should be a designated area of outdoor sports and leisure.
The draft proposal is contrary to the wishes of the community - ie in proposing to enable "commercial uses within community assets". Commercialization (100% or joint) of public assets is not appropriate. Also, the plan completely overlooks requirements of passive recreational use and visual amenity.
1. A draft site-specific CLMP is missing2. No transparent, detailed financial case or costings have been provided.3. The revocation permanently removes the legal protection of community land without sufficient justification.4. The plan reduces or risks the loss of specialist community facilities.5. Significant amenity & environmental concerns.6. Potential for inappropriate building scale & code amendment risks.7. Risk of commercialisation overshadowing community interest & control
Accorsing to the website it will detail exactly how the remaining community land will be used, managed, and improved to align with the masterplan. So are the details finalised? Removing trees nd replacing with more, where are people going to actually watch football? Where are people going to enjoy open space?is the RAL going to be razed? All of this has been the heartbeat of Prospect and handing over to developers is asking for trouble with noise levels, adequate open space, storm water issues.
Stop managing community land
I have become distrustful of Council's internal agenda to revoke community and open-space land for erecting buildings. And am against the consequential increase in load on the many forms of surrounding infrastructure.
Intentions unclear.
Great concerns over a possible 8-10 storey commercial building, significantly overshadowing the heritage appeal of neughbouring residential homes. I would be in favour of a limit to a 4 storey building.
I voted for M Larwood as Mayor as he campaigned on a back to basics no frills agenda. I feel this is the opposite.
Why change community land? For a negative result? That doenst suit everyone
Progress
I agree that the facilities for the cricket football clubs need improving but the costs seem outrageous. I have no faith or trust in the mayor and most of the counsellors who back him.I have asked for but never been given a no clear definition of green space, the area of current green

space and the proposed area of green space. After $1m+ of consultants' fees, this should be known, especially as the Council says the green space will increase - give us the proof.
Too many concerns have NOT been addressed or outrightly rejected by Council to proceed. Cannot support moving forward at this stage. These include; traffic management, health & safety of residents, noise pollution, environmental impact, heritage impact, financial impact including Council indebtedness and increased rates
Land revocation without a clear development plan (with funding) provides no surety to residents on the future of our council area. Development is fine, however this proposal appears to lack vision, long term commitment and consideration of ratepayers
Retail businesses in Prospect Oval in outlined area unlikely to suceed as too far from other businesses and probably only viable during games at oval.
We need nice gardens to relax in and to exercise in. Feel free to turn the oval into a well manicured garden for people to enjoy and walk in
Menzies Cr should remain open, The location of the Multi-use Recreational Facility along with its adjoining facilities and skybridge with negatively impact the open aspect of the Memorial gardens, This would not be enhancing this much loved public garden. The Multisports Facility should be built where the cricket nets are and allotment 11 could be a car park for it. The new spectator viewing, changerooms, amenities and multi-use spaces should be on the northern end of the oval.
These questions are not clear to the reader. An explanation sentence of each would help. I assume prosposed changes are the sell off of oval land.
The questions are almost all the same and as previously mentioned I would like the area to remain the same. I do not want a stadium, a massive building corner of Main Nort Rd and Kintore Ave, I want the roads to remain the same as they are. I want the park to stay as it is.
Council doesn't appear to be listening rate payers
Too much unknown yet to unfold. Let this be an issue for next council elections and new council can decide with a mandate from citizens.
See answers for Q2
As above
The area does not need any more 8-10 storeys of commercial building in such a lovely community area. It would be a blight on the landscape & completely mess with Prospect Oval access!
We don’t know enough a
Only that council needs to listen to the community, particularly the local community impacted by their plans.
It will ruin Prospect
Again, unsure why? More workshops where residents can participate are needed. What is the rush?
Changing the rules to fit the project is governance turned inside out. The existing plan safeguards the little green space Prospect still possesses; the new one dismantles those protections under the pretence of “modernisation.” It’s a magician’s sleight of hand, the vanishing act of public land. Keep the plan, keep the principle, and stop drafting policy to legitimise an already decided development.
It seems suspect that you want this space especially carved out of the broader land management plan. If you want to make any changes for this then apply it to the whole community plan.
See above. What do we actually get for council rates? Smaller bins, less bin pick ups. The weed sprayer killed flowers I’d planted, we’ve manage our own verge with lawn etc. rates go up and I’m not sure why. Cars park for days in front of other people’s homes, nothing can be done. Roads and laneways are blocked. Can we maybe get proper signage and yellows lines, spaces marked.
The "draft" document does not outline or identify changes to the existing CLMP.
Questions 5 & 6 are similar and should be merged; the questions to the general stakeholders will get confused by these and makes no sense to ask as the responses will similar even though those managing the process better understand the differences. Again, what are the costs and what are the financial benefits to offset rates to the community

Due to the short consultation period for Phase 3 - there has been little time to digest all the policy changes. I believe that consultation should have been 6 - 8 weeks as per current policy guidelines.
Why the rush - please explain!
It destroys the character of the area and does not benefit the community. There is no costing or impact statements to inform us of rate changes to facilitate this change.
I support the proposed changes to Council's existing Community Land Management Plan so that a site-specific Community Land Management Plan can be developed for the PLP.
see above
We already have a number of other sporting & social facilities either within the council area or located nearby, without the need to duplicate facilities in this Hub & escalate debt levels. Whilst the Oval itself requires upgrading, do we actually need all of the other "bells & whistles"?
I am very concerned about the parking situation and infrastructure. Also the loss of green space and potential habitat.
As per above
Don't know what the land manageent plan refers to
As covered above
A land management plan is a legislative requirement and currently the council do not have one, so they need it. However i disagree with the current Masterplan X for the PLP so reading the document i dont agree with it as it stands (for example i disagree with the revocation of community land)
I love the community multi use building concept. Such an asset to Prospect.
I do not believe that reduction of the croquet club lawns fits with the promises made by council when the Fitzroy croquet club was moved from the parklands to the present Prospect site
There is insufficient information provided as to how safety, traffic and parking will be managed for both residents and visitors.
Doesn’t make sense to support one and not the other for consistency.
As above
As above.
as above
As stated above.
I do not support the revocation of community land for commercial purposes.
I don’t want to see the character of the surrounding land of Prospect Oval changed. By all means renovate the derilict mounds with grassed areas but not commercial buildings adjoining the oval. Also the parking is horrendous now. Just think what it will be like going forward with this.
While the Council assures us that the development will not adversely affect nearby residents but once it is up it is too late.
The Plan (Prospect Lifestyle Precinct) as I have outlined above I do not agree with. The initial push for this was surely the North Adelaide Football Club who needed the area surrounding the oval upgraded. Do this first - and then see what the next step might be? Not pie in the sky (nine storey development) reducing street parking in the area and creating an indoor stadium which at this stage residents have no idea who will use it. At consultation 3 we were told "plenty of clubs and young people". Fine now but young people change their minds, drop sports in teenage years and sports are trendy like pickle ball now - but in 10 years time? Also cutting croquet courts in an area where there is nothing but croquet for older people lacks connection to the community.
I would like a confirmed Plan now with a budget.
Provision of recreation areas and improvements to parkland are good.

Additional comments

Q7: Do you have any further comments?

I live in the east ward of the Prospect council and I have never had contact from my 2 local councillors who should be representing me about the above proposals.They never have any contact with our ward.
Keep listening to residents
The survey is poorly worded. It would be far more useful to residents and Council if the support / not support responses could have been allocated to each area of land being considered.
Council has bulldozed through this consultation and sped through this enormous change to an established precinct. It expects community to be on board and not have any concerns. All i hear is council members wanting a viable commercial entity and allowing large sporting entities to dictate the outcomes of a community green space precinct. This survey was counterintuitive and didn't allow for considered response. ie at least receive responses specific to each land area considered for revocation
With increasing climate change impacting the livability in urban areas, Prospect council should be looking to increase the tree cover and green space, already poor in this council area. By contrast, this is another example of "over development" and does not align with community wishes, overall.
Prospect is changing with the times, just as everywhere else is. This development is the perfect balance of maintaining community areas whilst allowing for population growth and new businesses. It's unrealistic to suggest that everything should stay exactly the same as it was 20 years ago. It seems similar to the Adelaide Oval development to me - some parts are modernised for necessity while still keeping the key parts of the oval that made it so special.
The call to stop the proposed Prospect Lifestyle Precinct is not about stopping progress, but ensuring the constituents of the Prospect City Council are not unnecessarily burdened in future years and that it appears that many residents are simply not aware/ or the plans are moving too quickly for them. There needs to be more time for consultation, and it should include hard-to-reach groups.
Does. Ot need to be turned into another Alberton or unless oval where spectators are an after thought.Re moving open space is something will never get back and contradicts the council open space strategy. Just need to add better amenities of toilet and viewing. Creqte exercise space and gathering areas for picnics. Need to embrace making it a valid space, not just sell the farm to recover debt and have no control. What about NAFC? Facilities have to be moved and all game day hospitality now ha
Prospect is unique and special. Look after true Propsect families that live and thrive in this community. Protect our off street parking, traffic management and providing open spaces for our children and families. Stop boxing us in. Prospect road is riddled with balconies drying clothes- they are not even high living apartments. I don't see Norwood or Unley targeting affordable housing options- so stop stooping to a low standard &lowering the bar for prospect. Please stop ruining Prospects charm
no
If the proceeds from the sale of the land will result in a demonstrated net benefit to the community then this will be a good thing. The facility will bring the community together with a wide variety of activities available at the one site to bring a buzz to the area.
In favour of the majority of the plan.
The council has gone over the top in this construction plan, yet not delivered enough information or made it easy enough for the public to access.
The ignorance of the vocal minority on social media, especially 5982 on Facebook is breathtaking
Our other concern is that this is coming at great expense to us ratepayers. Funding spent on planning etc is taken away from other needy projects and further costs will add to the councils (ratepayers) debt.
Make the Oval a place for night SANFL games. It's a no brainer!!!!

My main issue is with the multi-storey development on the land numbered 6-11 on the map above. Whilst I am all for more housing I feel the City of Prospect now resembles a shanty town with all the apartments that have been developed in our Council Area we have our fair share of Apartments and it now needs to stop. This development feels like a revenue earner for the Council for more Council Rates. We 100% need more green space in our area than more apartments I am totally opposed to it.
Consultation time is being rushed. Motives uncertain. Listen to residents - I do not support the reduction of green space.
MUST cease planning until relevant resident issues have been addressed!!
This survey was difficult to access, and the questions were not sufficiently clear in relation to the published documents. I have attended community consultations and council meetings. I have observed that the mayor has been pushy, domineering and steamrolls dissent. There is a pattern of councils disregarding due process in relation to community consultation, labelling any views that do not support their own as community bias.
You have made it very difficult for residents to voice their concern including responding to this survey. The council has also continued to substantial feedback provided during earlier consultation phases.
With the community Centre proposed in new location the area will need more greening and trees. You could decrease size of community centre and put community buildings in this space.
If the council has spare money give it to the state and federal government to fix our healthcare system
Until the council can provide height details of the Main North Road building and take it to the community for consultation there should be no further progression on the PLP and any land Revocation as the original Community Consultation was disingenuous as it did not provide this important detail. 142-148 MNR has a maximum building height of 15 metres/4 levels and 150 MNR has a maximum building height of 15 metres/5 levels , any building in this location should adhere to the development plan.
Listen to residents and develop a new master plan for the precinct with them. We all support development just not at the level you want to go ahead with.
Not happy that we were not given all the information from the start, I was in favour of developing the space and especially demolishing the old, terrible looking, unsafe cricket club rooms and RSL, an eyesore for years, BUT I don't like being stooged by plan to sell off land immediatly adjacent to actual oval eastern side.
This plan seems like a great initiative to help develop a very under utilised site. It really could set it up as the heart of the community. Looking forward to seeing it come to fruition!
Council has not regarded the impact of this development on the residents who live around the proposed development.Their only concern seems to be for the football and cricket club neither of whom will be putting money into the development.As I have previously stated all the cost will eventually have to be paid by the residents.
I dont believe the council should be engaging in speculative commercial developments. The scale of this development and the risk to rate payers is too great. I am equally annoyed by the position council has taken to quash the opinions of residents immediately affected by this development ‘as biased’ and ‘irrelevant’....
Listen to the rate payers
Too much unknown yet to unfold. Let this be an issue for next council elections and new council can decide with a mandate from citizens.
I maintain my position that Council has not been fully transparent on this project from day 1.Also, given the lack of respect Council gave to the survey on "preferred options" I actually believe that this survey iOS no more than a box ticking exercise.If the number of responses to the survey are the same as last time i.e.
As a member of NAFC and a Prospect resident I would like more information before supporting this. Btw I don’t think the average member knows what PLP means, if you state Prospect Oval & Surroundings upgrade, this may get more attention and more responses to your survey.

North Adelaide football club should also contact member as most of them would agree against apartments along the oval.Put them somewhere else!!
I am a 20 year old student who has grown up in prospect and hope to eventually move into my own housing here. From the age of 7 I attended NAFC games and participated in Milo cricket. I've seen redevelopments have invaluable impacts on players, family-members and fans and that is what this proposal aims to do. The cricket club is long overdue an improvement and the opportunity for apartment, social housing or unit development is a necessity in the current day. I strongly support this proposal.
As abive
Any land along major arterial routes should be used for high value developments
Can Matt Larwood not be the mayor.
Don't feel like council consultation means anything except to say they have consulted with the community. What is being proposed now is not what was on the original plans council showed and asked for community feedback on. It did say multi level building but never said in the beginning that they want it to be 8-10 story high.
To reiterate concerns about the management of leasing or selling the land. Who will be the landlord and how will the land be managed. Will it provide any benefit to the community or is it purely a money raising exercise. The other concern is the height of commercial building that could occur on the Main North Road site. 8-10 storeys is too high and will set a precedent for this road.
Mature, healthy trees! How many will be destroyed? Yes - you can replace with more BUT it will be years before they reach the same canopy level. Wasn't the promise to "get back to basics" at the last election? The whole project seems rushed as if it has been decided already and any consultation is just purely so the box can be ticked. Not enough room to go in to why land revocation should not be needed here!
Prospect's character and heritage are among its greatest assets. The Council should prioritise preserving these qualities while planning future developments. Carefully considering the scale and impact of urban corridor projects can help maintain green space, livability, and the suburb's identity, ensuring that growth enhances rather than erodes the community we value.
Ask yourself if burnside or Walkerville would build apartments that back right onto their prestigious ovals... I'm not against this entire development but keep the entire oval surrounds free to roam and open
It is crucial that whatever arrangements the Council comes to, they must ensure significant community benefit rather than simply maximizing profit for developers.
I believe it is already a done deal by council given the public comments already made by Council and their attitude to the response by RESIDENTS, that they are conveniently ignoring. The consultation process is only to cover that they have consulted. He implied that there was some sort of conspiracy by residents - what rubbish
I would see some of the land used for a rec centre as currently planned for myself and my young family (2 boys - 6 years and 4years) - may we please have squash courts and pickle ball courts please?
Question 5: In my experience when asked to comment on changes in documents the changes are highlighted or identified in a section of the document with page/paragraph numbers to allow for easy identification of sections referred to as changed. If this document exists I was unable to find it.
Its time to put all the costs down for the community to grasp the enormity of the project.Who are the developers and what are the gains Greater transparency is required and assurances the community will not be burdened with additional costs.I'm concerned about the elderly in our aging community, as they are a large group in the demographics and we should give them more focus
Focus on improving the community as it is, improving the roads rather than wasting money on this
No one is considering the consequences of the PLP and the damage that it will do to the future of Prospect. Increased heat Map, increased traffic and vehicle congestion. Decisions made without any thought for the future generations.What will your children or family think of you - when they know that you Voted "yes" to build on 100year old Parklands You do not have any right to break

the Trust of our forefathers. Their "faith" and "Trust" has been destroyed by this Council. Shame on you.
The PLP is excessive. Develop the Jeep site to fund the required maintenance and upgrades at Prospect Oval but a sports complex is not required. We're losing green space at Croquet Club for a heat sink building. Moving the cricket club will also put pressure on parking in Menzies Cresent. It will be impossible for young families with young children to find a nearby park. Leave the RSL and Cricket Club where they are.
We need more green space - it is what the residents voted for! "Open space" is not Green space! We keep being told the plan has more "Open space" but can only see large buildings and car parking! Plus the loss of mature trees that even if replaced will take years to get the same canopy. The current trees are healthy - what a waste!
Consultation has been largely ignored and some negative impacts such as loss of trees, loss of Croquet Club lawns, new road and 24 hour parking around oval never considered or ameliorated in proposal.
feedback seems pointless. Earlier feedback which was given by residents has been largely dismissed as biased, only representing very local residents and similar arguments. It seems that those who did not give feedback are in favour of the development. Don't solicit feedback if council already knows what residents want. It Even if this was the case, in most situations it is those who give feedback whose opinions get to count. It is sheer hypocrisy to ask for opinion then dismiss it
I really like the preferred master plan set out in the Proposal to revoke classification of community land document. Specifically the indoor sports facility, reduced croquet courts, and the opportunity to attract commercial business such as cafes, restaurants, gyms etc. Please just limit the number of apartments, if possible.
It's time the council listened to the concerns of the residents who are going to be affected by this proposed development and stop wasting funds.
There are too many unknown factors for this Plan to proceed in its entirety, particularly in respect to parking for users of the Hub. As it is, there is already significant on-street parking & congestion along our narrow roads without further contributing to it.
I am also concerned about the continued loss of heritage homes. I know they might not be heriatge protected but once the history and character are gone there's no getting it back.
parking and traffic management will be important to Kintore, Main North Road and surrounding streets, please take this into consideration if apartments are developed.
I support upgrades to the oval seating but not over development resulting in loss of trees or open space which will never be returned to the community.
I am supportive of upgrading the football and cricket facilities and remediation of the eastern and southern mounds.The residential component is going to drastically increase the traffic on Kintore Avenue which is already congested with all the people using the Prospect Road eateries parking along the street and all the others branching off Prospect Road. How will the sports facility be able to coordinate matches/use with football matches?
I'm excited to see revitalisation of this under-utilised space
Can't wait to its all done
A lot of community concern and feedback about proposals are very car-centric, focused on parking and vehicle access without considering the opportunity cost of a car-oriented status quo. While on-street parking and leaving large vehicles on public roads needs to be managed, I want to provide a counterbalance to the "can't have a single parking space lost" rhetoric that seems to dominate sometimes.
Prospect council area has one of the lowest inner metropolitan open space offerings. Increasing the number of buildings on this site by 100% reduces the amount of green and open space currently available to it's residents. This area is often accessed and used by residents walking dogs, children riding bikes, and community members using the oval and nets. Where is the proof that a development of this size, scale and cost is what the community actually wants?
Documents provided by council are excessively verbose and are expressed in such a positive and ornate manner it appears impossible to determine the true intent of the council.The lack of

definitive plans and the hurried pace at which the process is being driven does not instil much confidence.
I still disagree with Masterplan X and feel that whilst the council did extensive consultation they did not have a data driven result that supported their decision. The fact is that in Phase 1 consukltation people wanted more green space and less buildings and this plan is the complete opposite. Campbelltown council are doing a very similar consultation at the moment and their approach is far better in understanding what the community really wants.
I think all the Councillors and Council staff are doing an amazing job putting this altogether. It seems a lot of work, the planning is very comprehensive as is the information given out to the public. Well done everyone.
The end game development is not clear and while council keep saying that feedback will shape the outcome I'm yet to see any positive changes be applied to give confidence that this will in fact occur.I do not agree with your current proposals as I have ZERO TRUST that you have the communities best interest in mind.
I am still waiting for a response to above query re memorial garden, but no one gets back to me, they write my address down and take my phone number and email but never a response. [redacted]
The conduct of the Prospect Council throughout the so-called consultation for the PLP has been a nothing short of a sustained effort to spin the narrative and suppress residents concerns. It's been heavy on so-called 'vision' and light (non-existent) on detail regarding the management of the flow of people and vehicles into and around the proposed precinct. The priority is clearly commercialisation at any cost rather than the safety and welfare of residents.
This development is the worst idea that the City of Prospect council has ever had
The croquet club should be maintained. Prospect is not just about the footy club. Keep access to tournaments and develop their club rooms which could then be used for community functions.
Bring it on. I am excited by the potential to upgrade and update local facilities to world standards for community activities.
I'm very dissapointed to be refered to as 'biased' because I have an opinion on what happens to the land so close to my home. I was also very dissapointed in how the Mayor conducted himself at the meeting on the hill in response to how upset some residents were. How he chose to respond and interrupt people who were clearly upset and struggling with this situation was just unnessesary and couldn't be handled in a better way.
The master plan and proposed redevelopment align with community needs and priorities. The corner commercial property needs to be complimentary to the precinct and considerate of carparking.
Once this land is lost it will never be recovered. Previous poor planning has caused significant issues in Prospect and this proposal seems to be more about a quick dollar for developers rather than considering the benefits to existing rate payers.
The area should include accessible sporting, nature & playbased spaces for young families to encourage future population growth in prospect
The Mayor and the CEO are both pushing this project with very few councillors standing up to them. They seem to want a pat on their backs, but what they have proposed is not only ugly and out of style it also shows no character links with the houses surrounding it.
Yes, Council doesn't listen to ratepayers. Statistically speaking, ratepayers do not want these projects.
Where is the Prospect heritage going? Community wishes have been ignored. Whoever is project planning the draft drawings to date doesn't understand class.
If Council needs to use current community land to finance future debt. It must either curb its spending or partner with entities that do not negatively impact residents, financially or environmentally. Many MATURE trees would be lost.
I do not see along with many others the necessity for a multi purpose building be it basketball / netball at the sourhern end of Prospect Oval. No other SANFL ground has this. If I live near Glenelg Oval etc and my kids play these sports I take them to their club venue. The same if I live near Norwood, Woodville etc.

The Council has a very poor track record protecting nearby residents. E.g. Churchill Rd, Allan St, Richmann Ave, Prospect Rd, the old Council depot, the cinema and the Broadview Football Club going from $4,000,000 to $6,200,000.
Just maintain what we already have. Council would rather demolish and rebuild than manitain (e.g. Rotunda at St Helens) and spend too much. Allow build on Main North Rd but limit it to 4 levels. What about vehicle access to any hi rise?
This is a one in a generation chance to revitalise the Prospect Oval. Hopefully, the Council will succeed in its endeavours. The area needs to be invested in for the benefit of all.
The consultation access on the Prospect website is very difficult to find as is the login. I got so far and then a message saying my email has not been verified. What does this mean. You ask fir feedback and then make it difficult to access your system.
Concerned at development near existing aged care facilities.

Appendix 6 - Written submissions in full

1.

From: [redacted]
Sent: 05 October 2025 11:45
To: Administration <admin@prospect.sa.gov.au>
Subject: Phase 3 consulttion

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Good day,
My wife and I are hoping very much that a café (coffee, cakes, light meals) will be part of your planning.

Thank you
[redacted]

[redacted]

2.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello

I would like to formally indicate my support for the precinct being proposed around Prospect Oval.

I'm a long time resident and have grown up in the area. I currently live at the end of Wilcox Avenue.

I think it would be incredible to have something like this in Prospect.

Please pass this on to my councillor.

[redacted]

3.

Dear Admin of alleged further "alleged phase 3 consultation Prospect PLP plan".

This is a formal complaint from a directly affected resident, being placed at physical risk with these disastrous land revocation plans; also the financial risks we are being subjected to with alleged mismanagement of council rates and finances. Where are all the mandatory risk assessments.

The details of these extensive risks and failure to comply with councils own community family, open space guidelines and mandatory risk assessment compliance by Prospect PLP and Larwood, has been well documented in phase 1 and 2 "alleged consultations" by a large number of ratepayers, but allegedly ignored by council.
I find the alleged false narrative being generated by Larwood in his further and now more recent media conduct, highly offensive.
The alleged financial disaster, traffic chaos, risk assessment and privacy breaches being promoted, does not appear to have followed requirements under a number of acts; and in fact fails to comply with submissions in extensive resident complaints already submitted, but allegedly deliberately ignored.
The alleged financial risks and the alleged delusional basis for these plans appear to have no basis, in plans, modelling, documentation or risk as required under the acts.
It is a serious issue under a number of acts to allegedly ignore the direct submissions, complaints and interests of us, the directly affected residents on the boundary of this ill thought out, PLP fantasy design. Larwoods alleged conduct to a number of directly affected residents making complaints has also been documented multiple times with phase 1 and 2.
Again this is a formal complaint from a directly affected resident and family, who have extensively documented the issues that are in carriage, along with large numbers of other Prospect residents.
Please include this submission to the appropriate government body involved in the the disastrous rezoning application, for further contribution from all of us directly affected residents, opposing this rezoning PLP submission.

Regards
[redacted]
(please also reference previous submissions)

4.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom It May Concern,
I object strongly against the Plan, due to more Traffic congestion on Prospect Rd. I live on Prospect Rd at Fitzroy & in the last 2 years I have seen many car accidents & near misses. Road rage is a daily happening, as more & more cars are driving from the north.
Drivers are choosing to drive Prospect Rd, as it is impossible to turn right on main nth Rd.
Noise levels from traffic I'm sure would be above the recommended level.
It is so loud I'm considering double glazing or shutters.
Prospect Council being being the second highest for our Rates, I expect more consideration for our Community.
Please, no More Traffic!
No more irate drivers!
Regards
[redacted]

5.

Hi ,
I spent over 90 mins completing the phase 2 consultation a few months back, but my views were regarded as 'biased' and therefore dismiss
I don't live anywhere near the oval and I'm not a member of the croquet club!
I have virtually no confidence that my views will be considered this time and believe the council will disregard any contrary views of ratepaye
and push forward with development anyway.
So why waste time - there will be a low response and Council will regard this as tacit approval.
Why have outside PR companies and a host of Town Planning consultants when ratepayers are against it?
[redacted]

6.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello

We reside in prospect, close to prospect oval and we say NO to the council plan to take community land at prospect oval.

Kind regards

[redacted]

Sent from my iPhone

7.

I wish to state my objections to a number of the points for the Prospect Lifestyle Precinct in the Preferred Master Plan Option.
My two main concerns are: firstly, the significant impact the proposal would have on nearby residences and the users of Memorial Gardens , and secondly, the loss of any open space.
My comments on some of the points:

4. Mixed use development South East corner: we have no idea what that could be, how much traffic it would generate and what its height may be. It is likely it would need a significant amount of car parking and would affect the amenity of houses in Kintore Avenue. I do not believe it should extend beyond the original site.

2. I object to any building on this site as it should be open space.

3. The southern boundary car park is inadequate for what is proposed. I am also concerned about its proposed access and effects on nearby residents. And most residents on the west side of Main North Road will continue to access the area from that side, not from Main North Road.

4. Enhancing this space would be good, but I am wondering about vehicle access to the aged care home.

5. I object very strongly to the proposed Indoor Community and Sports Centre. It would be far too large for the location and have a significant negative impact on the nearby residential streets and the very pleasant and popular Memorial Gardens and playground. I often attend basketball matches so I know how much traffic and car parking they create, including in the evenings. Other similar sports complexes are on large sites with lots of parking and a considerable distance away from residences. This would be completely inappropriate for the location, and I am surprised that the Council would consider it.

6. Aerobridge. I have concerns about how this would look and its impact on neighbours, and hope people would still be able to use Don Lindner Lane.

10. I strongly object to the proposed closure of Menzies Crescent. It provides close access to and parking for people using Memorial Gardens and the playground, and for unloading their picnics and children. If Menzies Crescent is closed it will have a bad effect on those who live in Flora Terrace, Willcox Avenue and Kintore Avenue, and other streets too.

14, 15. The removal of contaminated mounds makes sense, but I hope not many mature trees are lost. And more planting on the northern end of the Oval would be good.

In summary, I object to the loss of open space, the negative effect the proposed sports building will have on the neighbourhood with noise, car parking, overshadowing and visual impact, and the difficulties this and the closure of Menzies Crescent will make for users of Memorial Gardens.

[redacted]

Sent from my iPad

8.

CS [redacted]

To: © Administration
Cc: Szakacs@saigon.au

Fri 31/10/2025 07:56

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
I am writing to say that I oppose the proposed taking a very large portion of Community Land to include commercial buildings.

Prior consultations have clearly shown that residents want to retain green spaces. Why are you not listening to us? As for myself I do not think that is very 'exciting' as your blurb of 'Unlocking Propect's Future' says. You are speaking to us like children!

I think I have made my point clear and kindly ask you to respect the communities wishes.

Thanking you

[redacted]

9.

Community Land Revocation

1. Do you support the proposal to revoke (remove) the community land classification for the portions of land as shown on the map below?

   NO

3. Do you support the draft Community Land Management Plan for the Prospect Lifestyle Precinct?

   NO

4. Do you support the proposed changes to Councils existing Community Land Management Plan?

   NO

   Please provide your comments or reasons for your responses (optional)

   (The following are in no particular order.)

   - I only supported Option 4 in the Consultation about the four different master plan scenarios which was only to build housing on the jeep site and fix up what is already at the oval. I am very concerned that what you are planning will be an over development of the precinct resulting in a number of unintended consequences.

   - I do not support disposal of community land as Prospect already has far too little. We now have an affordable housing overlay over the whole of Prospect which means residents can now build two storey accommodation in their backyards which will escalate the loss of open space.

   - I have experienced too much dishonesty in relation to planning to trust what will be done with this land. We are told one thing and then after the rezoning or what ever takes place something completely different happens. The whole proposal is too vague about what is to occur and open to massive changes to the vague words that are currently being presented to us.

   - In relation to untruths, I was of the understanding that Main North Road is zoned 4 storeys but the councils documentation states that it is zoned for 6 storeys. When did this change happen and by what means? It is this sort of dishonesty that does not allow me to support land revocation and possible disposal as who knows what will really happen if this were to occur.

   - I believe it to be a massive overdevelopment of the precinct.

   - It is unrealistic about what parking and traffic problems this will create. For example there is a no right hand turn into Kintore Avenue. This will push traffic up streets with a RHT. I am unable to check these at the moment but streets like Labrina, Pulsford and Olds are likely to have increased traffic as a result of these plans. Who knows what problems it will create with parking.
   - I have experienced too many traffic reports that are unrealistic and wrong about what planned road and traffic changes will create and in fact have seen dangerous results to road closures and changes to traffic flows that are not dealt with.

   - I do not support 11 houses on Kintore having a parking lot behind their back fences. This will make their homes vulnerable to such things as having bottles and rubbish thrown over their

back fences, slamming car doors, loud conversations and security issues for their homes. This unreasonable for these property owners.

- I have serious concerns about how council or a developer will deal with such issues as rubbish collection, the disposal of café/restaurant food and oil waste without seriously negatively impacting on the surrounding residents. For example the residents behind the cinema are subject to restaurant waste food disposal that sinks out the street for a number of hours when it occurs and is exceedingly unpleasant when it occurs.

- The only way to connect the East to the West of Prospect is for a pedestrian overpass. With the proposed overdevelopment, problematic parking, increase in traffic and changes to the access suggested by this proposal, I am likely to come over to the west of prospect less.

- So far 4 approved developments, 2 at Centuary Motors on Main North Road (one 6 storeys and one 5 storeys) and 2 next to the ABC on North East Road (one 6 storeys and one 7 storeys) have not progressed due to the inability to sell apartments off the plans. So, who will be willing to buy into 8-10 storey apartments facing Main North Road. These apartments will be subject to excessive noise due to the volume of traffic on Main North Road as well as exhaust dirt particles and wind. They will be unable to have usable balconies (private open space). So, who will end up living there and will it result in incompatible groups living in these large buildings. I am an older person living in Prospect and I have no desire to age into an apartment adjoining Prospect Oval.

- I think the constant platitudes that the PLP will not affect council rates is unrealistic and untrue. You only have to look at the Broadview oval football club development which went way over budget and has had constant problems since it was built eg flooding and sheets detaching from external walls. When costs blow out or there are numerous problems with the planned developments it will be us as residents who will pay for it.

- The council has no understanding that some residents want some quiet peaceful places to visit at times given that many of us now live in very noisy and polluted environments with reduced greenery and open space along with terrible traffic and parking problems.

- As a resident of Prospect Council, I can see no benefit to myself at all in the PLP and suspect it will become harder to get across the council to Prospect Road.

- I am not sure who the CRG is actually representing and observe that meetings of late appear to be members being told what is planned rather than contributing to any debate or raising many issues.

I heard about the consultation from the promotional postcard in my letterbox.

[redacted]

I am already signed up to the Prospect enews.

10.

[redacted]

Message: I feel the Prospect council is overdeveloping the Prospect area and in the process we are losing what makes this area special. This feels like the mayor is trying to create a legacy for his name rather than serving his constituents. Feels like a total over reach of power. Disappointed this even got to the stage it has. Maybe focus on the voices that elected the mayor in rather than doing what the mayor feels is best for his legacy.

Attachment :

11.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Sir/Madam,

I am one of the residents around the Prospect Oval, I walk around the oval several times per week. I enjoy the walk and environment. I oppose to convert this land to commercial land.

Regards,

[redacted]

12.

To whom it may concern,

I wish to formally object to the proposed revocation of community land as part of the Prospect Lifestyle Precinct. The current plan will irreversibly damage the character and amenity of our neighbourhood by enabling high-rise, high-density development and a public car park adjacent to Kintore Avenue.

The proposal disregards the unique charm and community spirit that residents value, and ignores substantial feedback provided during earlier consultation phases. I urge Council to: retain community land protections, limit development to low-rise, high-quality housing, and provide full transparency on traffic and infrastructure impacts before any further decisions are made.

Please confirm receipt of this submission.

Yours sincerely,

[redacted]

13.

Dear Sir/Madam

With regard to the above I am totally against it.

As a long term resident I feel the spending of $1.3 million dollars of ratepayers money towards Consultants is not what a Local Council should be used for. Looking after Ratepayers is what the Council should be doing and not involved in the building of commercial structures.

That money could be better spent on improving/repairs to roads and footpaths in the Council area. As someone who walks daily I am appalled at the state of footpaths and wonder what our rates are being used for.

Yours sincerely

[redacted]

14.

[redacted]

4th November 2025

Please email acknowledgement of receipt of document.

Re: Submission – Prospect Lifestyle Precinct (Phase 3 Consultation)

Opposition to Revocation of Community Land

Copy of Land Titles are attached to document

Strategic Project Manager City of Prospect
PO Box 171
Prospect SA 5082
Email: plp@prospect.sa.gov.au

Dear Council Members,

I write to make a formal submission regarding the City of Prospect's proposed **revocation of community land classification** within the *Prospect Lifestyle Precinct*, specifically the **Prospect Oval Precinct, Memorial Gardens, Parklands, and Prospect Recreation Park**.

I wish to state clearly that I strongly oppose the revocation of any portion of this community land.

1. Concerns about the consultation process

Having reviewed the engagement process for this proposal, I am deeply concerned that only **four weeks** have been provided for public consultation.

Based on the significance of this decision and the State Government's own consultation principles for land revocation, a period of **six to eight weeks** would be more appropriate to allow residents to understand and respond to the proposal.

Many residents remain unaware of what the revocation entails or the long-term implications for our community.

Furthermore, no **formally advertised community meeting has been held to allow open discussion or questions — only informal "drop-in" sessions attended by Council staff and consultants.

**Given the scale and potential permanence of the proposed changes, a structured public meeting advertised at least 21 days in advance is essential.

"From time to time, Council may assess whether a parcel of land should continue to be classified as Community Land. After consulting with the community, Council may decide to revoke this classification, if the land is no longer required for public use, proposes of safety or environmental risks or is under-utilised."

However, I am deeply concerned that the consultation period proposed is only four weeks, <u>despite the Council's own policy recommending a minimum of six to eight weeks.</u>

"At its July 2025 Ordinary Council Meeting, the Council resolved to undertake a four-week public consultation period……The Policy allows for flexibility ….provided the approach remains consistent with its guiding principles"

Given the significance of revoking community land classification and the potential long-term impacts on public amenity, accessibility and community rights, this shortened time frame does not provide sufficient opportunity for robust community participation and genuine reflection.

<u>I, therefore request, that the consultation period be extended to at least eight weeks and that a formally advertised public meeting, with a minimum 21 days' notice, be held.</u>

2. Historical and community significance

The subject land has been held (in effect) for public recreation since **1898** and it holds a deep historical and cultural importance.

In **1898**, Prospect Council purchased approximately **16.5 acres** following a request from residents for a Recreational Park.

Although no formal Deed of Trust was executed, every Council since that time has respected the founders' vision — preserving this land as **public open space** for community recreation and enjoyment.

While the report acknowledges that there is "no known dedication, reservation or trust" affecting the subject land, it also confirms that:

"Under the Local Government Act 1999 … all land owned, managed or under the care and control of Council, excluding roads, is classified as Community Land … Community Land classification helps protect community interests in land for current and future generations. Council is responsible for managing this land to ensure it remains accessible, safe, and beneficial to the community."
prospect.sa.gov.au

By proposing to revoke this classification — and thereby remove those protections — the Council is fundamentally altering the nature, purpose and legacy of the land.

This is not simply a matter of redevelopment, but a decision to remove legal safeguards which, until now, have secured public benefit and access.

While modest community facilities such as the RSL Hall of Memory (opened 14 November 1959 by Premier Sir Thomas Playford) and the Cricket Club were added over time, these were sympathetic additions that enhanced community use without compromising the parklands' integrity or scale. This longstanding stewardship reflects the trust of past generations in future Councils to uphold the spirit of the land's original purpose

3. Inconsistency with Council policy and community values

The proposed revocation and construction of new large buildings contradict the City of Prospect's own **Open Space Strategy (2018)**, which states:

"Prospect ranks as one of the lowest inner-metropolitan Adelaide councils in terms of access to open space per person."

That same document commits Council to **ensuring a net increase in open space over the next 10 years**.

This proposal would instead result in a **net loss** of green space, biodiversity, and public amenity — outcomes which are inconsistent with Council's strategic commitments and **community expectations.**

The Council report states:

"The preferred master plan presents a significant opportunity to improve Council's financial sustainability while delivering broader community benefits by activating land that is currently under-utilised, inaccessible, and/or environmentally unsafe." prospect.sa.gov.au

While activation and financial sustainability are legitimate aims, they must be weighed against the clear mandate of the Council's own policy documents (for example the 2018 Open Space Strategy) to maintain and increase publicly accessible open space, particularly given that Prospect already ranks among the lowest inner-metro councils in terms of open space per person.

If the revocation proceeds, there is a real risk of a **net loss of open space** and diminished protection of community land — outcomes contrary to both policy and precedent.

4. Environmental and intergenerational impact

Our parklands are a priceless community asset — a vital green belt that improves health, wellbeing, and environmental quality. As Prospect's population density increases, accessible open space will only become more important, particularly for young families, older residents, and those living in high-density housing.

To develop on these parklands now, would be short-sighted and contrary to the foresight of the 1898 Council, whose members recognised that once community land is built over, **it can never be reclaimed**.

We have a duty to honour and legacy to protect these spaces for future generations.

Accessible open space, biodiverse vegetation and recreational amenity are critical for community health, social cohesion and ecological resilience — particularly as population densities rise and urban infill increases.

The Council's own acknowledgement that the land presently contains "under-utilised … informal vehicle access … predominantly surfaced with bitumen and compacted dirt" prospect.sa.gov.au does not diminish the value of formal protections.

Once community land classification is removed, the flexibility for sale, lease or private development is introduced — the community loses important safeguards. As the report states:

"Under the Act, land classified as Community Land is subject to strict limitations … By revoking the Community Land classification, Council removes these constraints and gains the flexibility to … explore design-led solutions that align with the PLP Preferred Master Plan and Council's strategic objectives." prospect.sa.gov.au

I submit that future generations should not have to bear the risk of diminished public land and fewer recreational options because current financial imperatives were given precedence.

5. Precedent and long-term risks

If the revocation proceeds, it will set a dangerous precedent — both for future Prospect Councils and for other councils across South Australia — to justify rezoning community land for commercial or private development. This, risks eroding the very concept of "community land" and undermines public confidence in local government custodianship.

The removal of community land classification sets a precedent that may erode the concept of protected public land within Prospect and, by extension, across South Australia. The report itself is explicit that:

"Revocation may also support broader strategic objectives, such as facilitating infrastructure, housing, or commercial developments that deliver wider community benefits." prospect.sa.gov.au

Once such a path is established, it becomes considerably more difficult for community land to be protected in the future — the protections are designed to be a long-term safeguard.

I urge the Council to consider the precedent they are setting and the long-term custodial role they hold with respect to community land.

6. Requests

Accordingly, I respectfully request that the Council:

1. **Abandon or defer** the proposed revocation of community land classification in the Prospect Lifestyle Precinct until full robust consultation is completed.
2. If the proposal is to proceed further, **extend the consultation period** to a minimum of eight weeks.
3. **Hold a formally advertised community meeting** at least 21 days prior to any decision and hold a separate **public meeting** with at least 21 days' notice.
4. **Reaffirm Council's commitment** to "retain current open space" as stated in (Open Space Strategy 2018) - prevent any net loss of open space in Prospect, thus maintain "community land for current and future generations" as the report itself describes, and ensure, no net loss of public open space in both quantity and quality.
5. **Explore alternative development sites** that do not encroach on parklands or existing community open space and that do not require the revocation of community land, thereby preserving the integrity of the precinct's open space legacy.

7. Conclusion

The land in question has served our community for well over a century as public open space, managed for the benefit of present and future residents.

It is also a testament to the vision and integrity of those who came before us.

I urge council to protect this legacy.

By revoking the classification of the Community land in question, Council would.

- remove longstanding legal protections.
- Shift the balance within the Prospect area toward commercialisation.
- Set a precedent that may degrade all current and future Community land, not only in the City of Prospect but also in the State of South Australia.

Thank you for the opportunity to provide feedback.

I trust that my concerns and suggestions will be included in the formal consultation record and thoughtfully considered as part of the Council's report to the Minister for Local Government.

Yours sincerely,

[redacted]

Re: PLP Phase 3 Consultation Process

The land proposed for revocation includes seven allotments at 142–148 Main North Road, a small triangular allotment in the northeast corner of the precinct, and a portion of the allotment known as Prospect Oval. The relevant Certificate of Titles include:

Allotment	Hundred	Certificate of Title
Allotment 1 Deposited Plan 35462	In the area named Prospect Hundred of Yatala	Volume 5204 Folio 868
Allotment 100 Filed Plan 109765	In the area named Prospect Hundred of Yatala	Volume 5737 Folio 308
Allotment 203 Deposited Plan 65890	In the area named Prospect Hundred of Yatala	Volume 5932 Folio 12
Allotment 200 Deposited Plan 45359	In the area named Prospect Hundred of Yatala	Volume 5391 Folio 365
Allotment 1 Filed Plan 107568	In the area named Prospect Hundred of Yatala	Volume 5183 Folio 615
Allotment 28 Filed Plan 104083	In the area named Prospect Hundred of Yatala	Volume 5141 Folio 680
Allotment 1 Deposited Plan 1354	In the area named Prospect Hundred of Yatala	Volume 5140 Folio 974
Allotment 2 Deposited Plan 1354	In the area named Prospect Hundred of Yatala	Volume 5140 Folio 974
Allotment 12 Deposited Plan 2265	In the area named Prospect Hundred of Yatala	Volume 5261Folio 763

15.

CITY OF PROSPECT

ADMINISTRATOR NOTIFICATION – CONTACT FORM

A new contact form has been submitted from your portal (https://cityofprospect.engagementhub.com.au).

[redacted]

Message: to Prospect councillors, I strongly object to the proposal to revoke Plot 2 (as marked on your posters). this is quiet open space, albeit a little tired currently to be walked and breathed by all. Even though the SANFL is a little drab and due for an update the principal purpose is open free walking space (i walk around the oval grounds daily) with trees and birdlife to consider. The plots marked 6 to 11 are a different matter, and in my view open to being "revoked" for commercial or residential purposes sympathetic to the surrounding area. the proposed "lifestyle wellness" precinct is a highly questionable development idea. Where is the market research that indicated this would be a favourable development? My view is that it is a Fad. I'm surprised we are considering this lavish proposal and do not feel there was any mention of major developments as part of the Mayors and running councillors prior to the last election. In fact I recall Matthew Larwoods campaign featured a "back to basics, enough is enough" agenda. I contend that you do not have a mandate to proceed with the precinct masterplan as outlined in the councils literature. Now that you purchased the land on Main north road I accept that you need to raise funds to pay for it. However the masterplan is way to intrusive and bloated and you have bitten off more than you should be chewing. Should a small local council become a major property developer? No! Instead I suggest you sell off lots 6 and 7 (to the aged care sector thus complimenting current adjacent use) which would reduce the the financial burden. Please abandon the so called wellness precinct buildings surrounding the southern end of the oval and Menzies Cresent (Lot 2). lots 8 to 11 can become the Eastern parkland entrance from main north road. Finally, Mayor Larwood's pet dislike of the car yard appearance of main north road is fair enough but will a few hundred metres of park and trees significantly alter the Prospect/Nailsworth Main north road timbre? No, it will chip at the margins and thats all. I've lived in the same house (and owned) in Prospect for over 17 years, small household with Wife, high school aged son and dog. Kind regards, [redacted]

Attachment :

16.

I broadly support the proposals and the revocation of land although I think that there needs to be restrictions on how the revoked land is used.

The car park area behind the terracing and adjacent to Clayton is currently wasted space and I support its revocation subject to any development there being no more than 2 storeys high. This area would be ideal for Clayton to develop as it would increase their amenity. Has Council consulted with Clayton on a joint project that would benefit their residents as well as the broader Prospect community?

Regarding the land on Main North Road and Kintore Ave and the current site of the cricket nets. I would like to see a mixed development there with medium rise apartments on the Main North Road side and low rise town houses on Kintore Ave. Adequate on site parking here is a must, as Kintore Ave is a narrow street already over burdened with street parking.

I support the community/rec centre and fully support the relocation of the RSL and cricket club rooms which are quite clearly no longer fit for purpose.

Removal of the terracing around the oval is essential. It is obviously both out dated and sub optimal for cricket and football spectators. I would prefer to see a combination of terracing with seating and grassy "hill" areas with plenty of shade trees.

[redacted]

(Central Ward)

17.

Good morning,

I am a concerned Prospect resident and would like to share my concerns below. I object to the PLP continuing in its current form until many relevant and significant matters are addressed. I consequentially **do not agree with the revocation of Community land.**

Let me begin by stating I am extremely proud to call Prospect home for 27+ years and equally keen to ensure Prospect remains a thriving and vibrant community and a destination suburb.

Whilst I believe the level of community consultation has been reasonable, the concerning aspect has been the flagrant disregard for community feedback especially where either negative or contrary to the vision of Council (excluding two councillors). I am at a complete loss as to how reasonable negative feedback can be construed as local bias or rejected outright. The PLP has been driven forward without acknowledgment of concerns and addressing (& adjusting vision and plans) to support locally impacted residents.

I am pro development where positive community benefits can be realised whilst also reducing the impact upon long term unfairly impacted residents. The Council has not achieved this balance and not adequately addressed the following points before voting (not unanimous) for a master plan;

- Potential height enormity of main North Rd mixed usage development and consequential impact to residents (eg. shadowing, lack of privacy, reduction in property values etc.)
- Traffic management - the PLP development will seriously impact traffic management
- Noise pollution - unfair noise impact for local residents from both multi-purpose stadium and mixed new building
- Environmental impact - lack of additional green space despite community requirements for additional green space. The PLP will in fact increase buildings sqm and involve the removal of many established trees

- Safety concerns - accompanied with increased commercial level of traffic in residential streets not capable of managing increased usage
- Parking management plan – a complete lack of revealed plans as parking will adversely affect many local streets already congested
- Financial – Council indebtedness and adverse impact upon all residents for a development which will inevitably have cost over runs
- Heritage impact – no impact studies have been completed prior to adoption of a master plan

Our existing way of life will be impacted and the Council does not care as evidenced by lack of action with acknowledging negative concerns and often outright dismissal of whilst adopting an approach to sacrifice the health and well being of impacted local residents for the desire to achieve a massive development which many resident simply don't want. I acknowledge the adoption of a Master Plan is intended to be blueprint or guiding framework, however too many significant issues have not been adequately addressed, and I cannot understand how the Council can continue until such concerns have been appropriately addressed.

Thank you

[redacted]

18.

CITY OF PROSPECT

ADMINISTRATOR NOTIFICATION – CONTACT FORM

A new contact form has been submitted from your portal (https://cityofprospect.engagementhub.com.au).

[redacted]

Message: Hello While supporting the Propsect Oval plan broadly, the plan does offer opportunities for additional green spaces and trees. Greening Prospect and planting trees to support the expanding Prospect community and future generations was a key platform for many of the elected Councillors at the last Council elections. In this respect the plan should allocate Section 2 and the Western arm of Section 1 for green community general use spaces. The Prospect Oval is an important initiative however there are few areas that offer general green spaces for trees and natural habitats. Thank you for your consideration, [redacted]

Attachment :

19.

ADMINISTRATOR NOTIFICATION – CONTACT FORM

A new contact form has been submitted from your portal (https://cityofprospect.engagementhub.com.au).

[redacted]

Message: Dear Council members I write to make a formal submission regarding the PLP Phase 3 Proposal to Revoke Classification of Community Land. Please note that the relevant land titles are included as an attachment to this submission. I formally object to the revocation of land proposal. My reasons are based on the following: Council is rushing this through to meet their own purposes and avoid robust discussion. According to the "Proposal to revoke classification of Community Land - report for Public consultation"(Council's document) the usual consultation period provided by Prospect Council is 6-8 weeks. The consultation provided for this current proposal has been reduced to 4 weeks. Reasons for this are provided in minutes of the council meeting dated 22 July 2025, however if Council was genuinely concerned with public consultation the time frame would not have been changed. There is no current plan for the use of the land in the proposed revocation. There has been much talk and there is a "preferred master plan option" provided by Council. According to Council's document "Council has not endorsed a specific outcome for the subject land". Revocation of the land from Community land to commercial use is an enormous and binding change. Once buildings are on what is currently community land there is no going back. There needs to be more than a "preferred " plan before any revocation is made. Sincerely [redacted]

Attachment : IMG_1964.jpeg

20.

Dear Strategic Project Manager

I write to make a formal submission regarding the City of Prospect's proposed revocation of community land classification within the ***Prospect Lifestyle Precinct***, specifically the Prospect Oval Precinct, Memorial Gardens, Parklands, and Prospect Recreation Park. I wish to state clearly that I strongly oppose the revocation of any portion of this community land.

1. Concerns about the consultation process

Having reviewed the engagement process for this proposal, I am deeply concerned that only four weeks have been provided for public consultation.

Based on the significance of this decision and the State Government's own consultation principles for land revocation, a period of six to eight weeks would be more appropriate to allow residents to understand and respond to the proposal.

Many residents remain unaware of what the revocation entails or the long-term implications for our community. Furthermore, no formally advertised community meeting has been held to allow open discussion or questions — only informal "drop-in" sessions attended by Council staff and consultants. Given the scale and potential permanence of the proposed changes, a structured public meeting advertised at least 21 days in advance is essential.

"From time to time, Council may assess whether a parcel of land should continue to be classified as Community Land. After consulting with the community, Council may decide to revoke this classification, if the land is no longer required for public use, proposes safety or environmental risks or is under-utilised."

However, I am deeply concerned that the consultation period proposed is only four weeks, despite the Council's own policy recommending a minimum of six to eight weeks.

"At its July 2025 Ordinary Council Meeting, the Council resolved to undertake a four-week public consultation period……The Policy allows for flexibility ….provided the approach remains consistent with its guiding principles"

Given the significance of revoking community land classification and the potential long-term impacts on public amenity, accessibility and community rights, this shortened time frame does not provide sufficient opportunity for robust community participation and genuine reflection.

I therefore request the consultation that the consultation period be extended to at least eight weeks and that a formally advertised public meeting, with a minimum 21 days' notice, be held.

2. Historical and community significance

The subject land has been held (in effect) for public recreation since 1898 and it holds a deep historical and cultural importance. In 1898, Prospect Council purchased approximately 16.5 acres following a request from residents for a Recreation Park. Although no formal Deed of Trust was executed, every Council since that time has respected the founders' vision — preserving this land as public open space for community recreation and enjoyment.

While the report acknowledges that there is "no known dedication, reservation or trust" affecting the subject land, it also confirms that:

"Under the Local Government Act 1999 … all land owned, managed or under the care and control of Council, excluding roads, is classified as Community Land … Community Land classification helps protect community interests in land for current and future generations. Council is responsible for managing this land to ensure it remains accessible, safe, and beneficial to the community." prospect.sa.gov.au
By proposing to revoke this classification — and thereby remove those protections — the Council is fundamentally altering the nature, purpose and legacy of the land. This is not simply a matter of redevelopment, but a decision to remove legal safeguards which, until now, have secured public benefit and access.

While modest community facilities such as the RSL Hall of Memory (opened 14 November 1959 by Premier Sir Thomas Playford) and the Cricket Club were added over time, these were sympathetic additions that enhanced community use without compromising the parklands' integrity or scale. This longstanding stewardship reflects the trust of past generations in future Councils to uphold the spirit of the land's original purpose.

3. Inconsistency with Council policy and community values

The proposed revocation and construction of new large buildings contradict the City of Prospect's own Open Space Strategy (2018), which states:

"Prospect ranks as one of the lowest inner-metropolitan Adelaide councils in terms of access to open space per person."

That same document commits Council to ensuring a net increase in open space over the next 10 years.

This proposal would instead result in a net loss of green space, biodiversity, and public amenity — outcomes inconsistent with Council's strategic commitments and community expectations.

The Council report states:

"The preferred master plan presents a significant opportunity to improve Council's financial sustainability while delivering broader community benefits by activating land that is currently under-utilised, inaccessible, and/or environmental unsafe." prospect.sa.gov.au
While activation and financial sustainability are legitimate aims, they must be weighed against the clear mandate of the Council's own policy documents (for example the 2018 Open Space Strategy) to maintain and increase publicly accessible open space, particularly given that Prospect already ranks among the lowest inner-metro councils in terms of open space per person.
If the revocation proceeds, there is a real risk of a **net loss of open space** and diminished protection of community land — outcomes contrary to both policy and precedent.

4. Environmental and intergenerational impact

Our parklands are a priceless community asset — a vital green belt that improves health, wellbeing, and environmental quality. As Prospect's population density increases, accessible open space will only become more important, particularly for young families, older residents, and those living in high-density housing.

To develop on these parklands now would be short-sighted and contrary to the foresight of the 1898 Council, whose members recognised that once community land is built over, it can never be reclaimed. We have a duty to honour that legacy and protect these spaces for future generations.

Accessible open space, biodiverse vegetation and recreational amenity are critical for community health, social cohesion and ecological resilience — particularly as population densities rise and urban infill increases. The Council's own acknowledgement that the land presently contains "under-utilised … informal vehicle access … predominantly surfaced with bitumen and compacted dirt" prospect.sa.gov.au does not diminish the value of formal protections.
Once community land classification is removed, the flexibility for sale, lease or private development is introduced — the community loses important safeguards. As the report states:

"Under the Act, land classified as Community Land is subject to strict limitations … By revoking the Community Land classification, Council removes these constraints and gains the flexibility to … explore design-led solutions that align with the PLP Preferred Master Plan and Council's strategic objectives." prospect.sa.gov.au
I submit that future generations should not have to bear the risk of diminished public land and fewer recreational options because current financial imperatives were given precedence.

5. Precedent and long-term risks

If the revocation proceeds, it will set a dangerous precedent — both for future Prospect Councils and for other councils across South Australia — to justify rezoning community land for commercial or private development. This risks eroding the very concept of "community land" and undermines public confidence in local government custodianship.

The removal of community land classification sets a precedent that may erode the concept of protected public land within Prospect and, by extension, across South Australia. The report itself is explicit that:

"Revocation may also support broader strategic objectives, such as facilitating infrastructure, housing, or commercial developments that deliver wider community benefits." prospect.sa.gov.au
Once such a path is established, it becomes considerably more difficult for community land to be protected in the future — the protections are designed to be a long-term safeguard. I urge the Council to consider the precedent they are setting and the long-term custodial role they hold with respect to community land.

6. Requests

Accordingly, I respectfully request that the Council:

1. Abandon or defer the proposed revocation of community land classification in the Prospect Lifestyle Precinct until full robust consultation is completed.

2. If the proposal is to proceed further, extend the consultation period to a minimum of eight weeks.

3. Hold a formally advertised community meeting at least 21 days prior to any decision and hold a separate public meeting with at least 21 days' notice.

4. Reaffirm Council's commitment to "retain current open space" as per (Open Space Strategy 2018) - prevent any net loss of open space in Prospect thus maintain "community land for current and future generations" as the report itself describes, and ensure no net loss of public open space in both quantity and quality.

5. Explore alternative development sites that do not encroach on parklands or existing community open space and that do not require the revocation of community land, thereby preserving the integrity of the precinct's open space legacy.

7. Conclusion

The land in question has served our community for well over a century as public open space, managed for the benefit of present and future residents. It is also a testament to the vision and integrity of those who came before us. I urge council to protect this legacy. By revoking its classification, the Council would remove long standing legal protections, shift the balance toward commercialisation, and set a precedent that may degrade future community amenity.
Thank you for the opportunity to provide feedback. I trust that my concerns and suggestions will be included in the formal consultation record and thoughtfully considered as part of the Council's report to the Minister for Local Government.

Thanks, [redacted]

21.

Hello

We would like to formally lodge objection to the revocation of Community Land for the purposes of implementing the Masterplan of the PLP

We are in support of the Prospect Oval upgrades which certainly need to occur. We do not support the revocation of Community Land within the Prospect Oval for the use of extending the Main North Road multi-storey, mixed use development into the Prospect Oval surrounds. We do not support the removal of approximately 90 healthy and mature trees that will need to take place for the implementation of the entire Masterplan. Survey respondents and the Prospect community made it clear that they wanted more green space and less buildings. The proposed Masterplan will be an approximately 100% increase in buildings in the Prospect Oval area from 5,798m2 to 11,866m2 including commercial buildings.

The proposed revocation and construction of new large buildings contradict the Council's Open Space Strategy (2018), which states 'Prospect ranks as one of the lowest inner-metropolitan Adelaide councils in terms of access to open space per person.' This PLP Masterplan proposal would instead result in a net loss of green space, biodiversity, and public amenity - outcomes inconsistent with Council's strategic commitments and community expectations.

Under the Local Government Act 1999, all land owned, managed or under the care and control of Council, excluding roads, is classified as Community Land. Community Land classification helps protect community interests in land for current and future generations. Council is responsible for managing this land to ensure it remains accessible, safe, and beneficial to the community. Revoking the Community Land within the Prospect Oval for the purpose of muti-storey, mixed use commercial development is completely contradictory to the purpose and intent of Community Land.

In the Masterplan development, consultation and final decision to proceed with Masterplan, Council defended its decision to proceed with the largest scale development on its Main North Road cascading onto the Prospect Oval community land because it needed the largest scale development and largest scale profit to fund the MURF and other key upgrades and projects within the PLP. The Multi Use Recreation Facility (MURF) is being progressed by Council independent of the PLP as Council has received strong interest from a single proponent for financial funding of $38.8M.

If funding is sought from State and Federal Government and/or a private proponent, the reliance to build such large-scale development on the Main North Road is not warranted and a smaller scale development such as Option 4 should be pursued, which had a smaller footprint and was the preferred option among survey respondents.

The survey results showing that Option 4 with the smaller footprint was ignored and dismissed by Council as 'community bias'. This is contradictory to Council's Public and Community Consultation Policy which states Council's five levels of engagement are Inform → Consult → Involve → Collaborate → Empower. The Council certainly did not collaborate or empower the survey respondents and residents by dismissing their views as 'community bias'.

It is deeply concerning when Council dismisses the views and feedback of ratepayers and residents as mere community bias. Doing so undermines genuine public consultation, erodes trust, and silences the very voices that local government is meant to represent. Residents' lived experience and local knowledge are invaluable, and disregarding them weakens transparent and accountable decision-making.

The current Community Land in and around the Prospect Oval should remain for community access and use, not for commercial development and should remain classified as Community Land. Upgrades to the Prospect Oval can still take place without having to revoke this Community Land. Council's multi-storey, mixed use development on Main North Road should be contained within its Main North Road site and not intrude and spill over into the current Community Land. Community Land should not be revoked for commercial purposes because it serves as an essential shared asset that supports the social, environmental, and cultural wellbeing of residents.

Regards,

[redacted]

22.

[redacted]

3/11/25

Receipt acknowledgement can be emailed to: [redacted]

Strategic Project Manager
City of Prospect
PO Box 171
Prospect SA 5082
Email: admin@prospect.sa.gov.au and plp@prospect.sa.gov.au

Re: ***Submission – Prospect Lifestyle Precinct (Phase 3 Consultation) – Opposition to Revocation of Community Land***

Dear Council Members,

I am making a formal submission regarding the City of Prospect's proposed **Revocation of Community Land classification** within the *Prospect Lifestyle Precinct*, as per the specific parcels of land on the eastern side of the precinct (where future mixed use development is ***PROPOSED*** to occur.. I wish to state clearly that **I strongly oppose the revocation of any portion of this community land.**

The area is underutilised BUT ***should not be revoked from Community Land*** and should be developed as more "***green open space***", which is what the majority of residents voted for in the earlier Phases of Council consultation.

I also have major concerns about the consultation process itself for this particular Phase of consultation. I am concerned that only **four weeks** have been provided for public consultation with only **3 "drop-in" sessions,** all in the same week period..

There are still many residents that are actually unaware of what the revocation entails or the long-term implications it will mean for our community. Also there has been no **formally advertised community meeting** which would allow open discussion or questions - only the 3 informal "drop-in" sessions attended by Council staff and consultants. Given the scale and potential permanence of the proposed changes, a structured public meeting advertised at least 21 days in advance should be essential so that as many residents as possible can attend and interact.

Based on the ramifications of this decision and the State Government's own consultation principles for land revocation, a period of **six to eight weeks** would have been more appropriate to allow all residents to understand and respond to the proposal. Councils own policy also recommends a minimum of 6-8 weeks of consultation so I am deeply concerned and worried that the consultation period for this particular phase has only been 4 weeks.

"At its July 2025 Ordinary Council Meeting, the Council resolved to undertake a four-week public consultation period. The Policy allows for flexibility, provided the approach remains consistent with its guiding principles"

Given the significance of revoking Community Land classifications and the potential long-term impacts this may have on public amenity, accessibility and community rights, the shortened time frame does not provide sufficient opportunity for genuine community participation, understanding and genuine reflection.

I therefore request the consultation that the consultation period be extended to at least eight weeks and that a formally advertised public meeting, with a minimum 21 days' notice, be held.

Historical and community significance

I understand that the subject land has been held (in effect) for public recreation since **1898** and it holds deep historical and cultural importance. In **1898**, Prospect Council purchased approximately **16.5 acres** following a request from residents for a Recreation Park. Although no formal Deed of Trust was executed, every Council since that time has respected the founders' vision, preserving this land as ***public open space*** for community recreation and enjoyment.

While the report acknowledges that there is "no known dedication, reservation or trust" affecting the subject land, it also confirms that:

"Under the Local Government Act 1999 - all land owned, managed or under the care and control of Council, excluding roads, is classified as Community Land. Community Land classification helps protect the community interests in land for current and future generations. Council is responsible for managing this land to ensure it remains accessible, safe, and beneficial to the community."
By proposing to revoke this classification — and thereby remove those protections — the Council is fundamentally altering the nature, purpose and legacy of the land. This is not simply a matter of redevelopment, but a decision to remove legal safeguards which, until now, have secured public benefit and access.

While modest community facilities such as the RSL Hall of Memory (opened 14 November 1959 by Premier Sir Thomas Playford) and the Cricket Club were added over time, these were sympathetic additions that enhanced community use without compromising the parklands' integrity or scale. This longstanding stewardship reflects the trust of past generations in future Councils to uphold the spirit of the land's original purpose.

Inconsistency with Council policy and community values

The proposed revocation and proposed possible construction of new large buildings contradict the City of Prospect's own **Open Space Strategy (2018)**, which states:

"Prospect ranks as one of the lowest inner-metropolitan Adelaide councils in terms of access to open space per person."

That same document commits Council to **ensuring a net increase in open space over the next 10 years**.

This proposal would instead result in a **net loss** of green space, biodiversity, and public amenity - outcomes inconsistent with Council's strategic commitments and community **expectations. Open concrete or paved plaza space IS NOT open Green space!**

If the revocation proceeds, there is a real risk of a **net loss of open space** and diminished protection of community land — outcomes contrary to both policy and precedent.

Environmental and intergenerational impact

Our parklands (green and trees) are a priceless community asset — a vital green belt that improves health, wellbeing, and environmental quality. Mature healthy trees culled can be replaced BUT will not reach the same canopy for 10-15 years! This gravely affects the environment and the wildlife in the area. As Prospect's population density increases, ***accessible open green space*** will only become more important, particularly for young families, older residents, and those living in the high-density housing that is sadly overtaking Prospects heritage.

To develop on these parklands and Community Land now would be short-sighted and contrary to the foresight of the 1898 Council, whose members recognised that once community land is built over, **it can never be reclaimed and is lost forever for current and future generations**

Accessible green open space, biodiverse vegetation and recreational amenity are critical for community health, social cohesion and ecological resilience — particularly as population densities sadly rise and urban infill increases. The Council's own acknowledgement that the land presently contains "under-utilised ... informal vehicle access ... predominantly surfaced with bitumen and compacted dirt" does not diminish the value of formal protections.

Once community land classification is removed, the flexibility for sale, lease or private development is introduced — ***the community loses important safeguards***. As the report states:

"Under the Act, land classified as Community Land is subject to strict limitations. But by **revoking the Community Land classification, Council removes these constraints** and gains the **flexibility to "explore design-led solutions that align with the PLP Preferred Master Plan X" and Council's strategic objectives**."
I submit that future generations should not have to bear the risk of diminished public land and fewer recreational options because current financial imperatives were given precedence.

Accordingly, I respectfully request that the Council:

1. **Defer or amend** the proposed revocation of community land classification in the Prospect Lifestyle Precinct until full robust consultation is completed.
2. If the proposal is to proceed further, **extend the consultation period** to a minimum of eight weeks.
3. **Hold a formally advertised community meeting** at least 21 days prior to any decision and hold a separate **public meeting** with at least 21 days' notice.
4. **Reaffirm Council's commitment** to "retain current open space" as per (Open Space Strategy 2018), prevent any net loss of open space in Prospect thus maintain "community land for current and future generations" as the report itself describes, and ensure no net loss of public open space in both quantity and quality.
5. **Explore alternative development sites** that do not encroach on parklands or existing community open space and that do not require the revocation of community land, thereby preserving the integrity of the precinct's open space legacy.

Conclusion

The land parcels in question have served our community for well over a century as public open space, managed for the benefit of present and future residents. It is noted that there are currently commercial use titles included in the revocation and this has clouded Councils intention even more.

We need to protect the vision and integrity of those who came before us. I urge council to protect this legacy. By revoking its classification, the Council would remove longstanding legal protections, shift the balance toward commercialisation, and set a precedent that may degrade future community amenity.

I thank you for the opportunity to provide feedback. I do hope and trust that my concerns will be included in the formal consultation record and thoughtfully considered as part of the Council's report to the Minister for Local Government.

Note: The required land titles are included as attachments

Yours sincerely,



23.

Submission Regarding Proposed Revocation of Community Land Classification – Prospect Lifestyle Precinct

I formally oppose the proposed revocation of community land classification for the Prospect Oval Precinct, Memorial Gardens, Parklands, and Prospect Recreation Park

Reasons for the proposed land revocation

This proposed revocation of community land classification forms part of a broader development plan initiated by the Prospect Council. The justification provided for the revocation is tied to this larger initiative. However, I do not support the overarching plan, as it directly contradicts the recommendations of the latest Essential Services Commission report. That report strongly advised the Prospect Council to refrain from undertaking major works, instead prioritizing the maintenance and improvement of existing, aging infrastructure.
It is important to recognize that any significant new development will likely result in increased costs for ratepayers, particularly through higher council rates. The Commission specifically noted that ratepayers in this area are already subject to higher rates compared to most other councils, and recommended that efforts be made to maintain or reduce current rate levels.
Given the relatively small size of this council, the proposed Prospect Wellness Precinct—which includes the land revocation—is unnecessary, financially burdensome, and appears to be driven by a small group of councillors without broad community support.

1. **Consultation Process** The four-week public consultation period is insufficient given the significance of this decision. The Council's own policy recommends a minimum of six to eight weeks. Additionally, no formally advertised public meeting has been held; only informal drop-in sessions have occurred. I request that the consultation period be extended to at least eight weeks and that a public meeting be advertised with a minimum of 21 days' notice.
2. **Historical and Community Significance** The land has served as public open space since 1858 and holds substantial historical and cultural value. Revoking its classification would remove legal protections that have ensured public benefit and access for generations.
3. **Policy and Community Values** The proposal contradicts the City of Prospect's Open Space Strategy (2018), which commits to increasing open space. Revocation would result in a net loss of green space, biodiversity, and public amenity, contrary to Council policy and community expectations
4. **Environmental and Intergenerational Impact** These parklands are vital for community health and wellbeing, especially as population density increases. Once developed, open space cannot be reclaimed. Legal protections should remain to safeguard these assets for future generations.
5. **Precedent and Long-Term Risks** Revocation sets a concerning precedent for the future and risks eroding the concept of protected community land across South Australia.
6.

Requests

- Abandon or defer the proposed revocation until robust consultation is completed.
- Extend the consultation period to a minimum of eight weeks.
- Hold a formally advertised public meeting with at least 21 days' notice.
- Reaffirm the commitment to retain current open space, preventing any net loss.
- Explore alternative development sites that do not encroach on existing parklands.
-

Conclusion This land has provided public benefit for over a century. Revoking its classification would remove longstanding protections and set a precedent that may diminish future community amenity. I urge the Council to protect this legacy and ensure thorough community engagement before making any decision.



24.

Hello,

I am writing this as I was unable to successfully login to complete the survey - verification error.

As a resident of the Central Ward ([redacted]. I do not support the proposed plan.

Main issues:

This is an over-development of the site. There are too many things being crammed into the one space. The basketball court/indoor facility and high density residential development will cause serious parking and traffic flow issues and will diminish everything that is currently good about this precinct. Currently there is just enough sufficient parking for families at the park, football, tennis, croquet and cricket. But with such over-development this parking will be inadequate and cars will line either side of the surrounding streets, diminishing what really should be considered the dress circle of Prospect. People will no longer flock to the park when it is impossible to get a car park. Please refer to the abundance of car parking that surrounds the Lightsview Basketball Stadium and St Clair Stadium.

No to mention the loss of a significant number of healthy established trees around the ground and loss of the view to the hills.

I urge the council to reconsider and opt for a lower scale - high quality residential development (if they must, my personal opinion is that this land would be more suited an aged care facility), an upgrade of the amenities at the oval immediate surrounds of the oval (improved seating, get rid of the contaminated land/concrete).

On the whole, the plan is excessive, over the top for the needs of the football/cricket club. The suburb of Prospect is already shouldering it's fair share of redevelopment with high density apartments and townhouses along Churchill Road. We need to protect what we have, more green space, less cars.

It would have been better if the council did not purchase this land. Wholesale changes to this entire precinct are not necessary and will be damaging.

Regards,

[redacted]

25.

Strategic Project Manager
City of Prospect
PO Box 171
Prospect SA 5082
Email: plp@prospect.sa.gov.au

Re: Submission – Prospect Lifestyle Precinct (Phase 3 Consultation) – Opposition to Revocation of Community Land

Note: The required land titles are included above as attachments

Dear Council Members,

I write to make a formal submission regarding the City of Prospect's proposed **revocation of community land classification** within the *Prospect Lifestyle Precinct*, specifically the **Prospect Oval Precinct, Memorial Gardens, Parklands, and Prospect Recreation Park**. I wish to state clearly that **I strongly oppose the revocation of any portion of this community land**.

1. Concerns about the consultation process

Having reviewed the engagement process for this proposal, I am deeply concerned that only **four weeks** have been provided for public consultation.

Based on the significance of this decision and the State Government's own consultation principles for land revocation, a period of **six to eight weeks** would be more appropriate to allow residents to understand and respond to the proposal.

Many residents remain unaware of what the revocation entails or the long-term implications for our community. Furthermore, no **formally advertised community meeting**has been held to allow open discussion or questions — only informal "drop-in" sessions attended by Council staff and consultants. Given the scale and potential permanence of the proposed changes, a structured public meeting advertised at least 21 days in advance is essential.

"From time to time, Council may assess whether a parcel of land should continue to be classified as Community Land. After consulting with the community, Council may decide to revoke this classification, if the land is no longer required for public use, proposes safety or environmental risks or is under-utilised."

However, I am deeply concerned that the consultation period proposed is only four weeks, despite the Council's own policy recommending a minimum of six to eight weeks.

"At its July 2025 Ordinary Council Meeting, the Council resolved to undertake a four-week public consultation period……The Policy allows for flexibility ….provided the approach remains consistent with its guiding principles"

Given the significance of revoking community land classification and the potential long-term impacts on public amenity, accessibility and community rights, this shortened time frame does not provide sufficient opportunity for robust community participation and genuine reflection.

I therefore request the consultation that the consultation period be extended to at least eight weeks and that a formally advertised public meeting, with a minimum 21 days' notice, be held.

2. Historical and community significance

The subject land has been held (in effect) for public recreation since **1898** and it holds a deep historical and cultural importance. In **1898**, Prospect Council purchased approximately **16.5 acres** following a request from residents for a Recreation Park. Although no formal Deed of Trust was executed, every Council since that time has respected the founders' vision — preserving this land as **public open space** for community recreation and enjoyment.

While the report acknowledges that there is "no known dedication, reservation or trust" affecting the subject land, it also confirms that:

"Under the Local Government Act 1999 … all land owned, managed or under the care and control of Council, excluding roads, is classified as Community Land … Community Land classification helps protect community interests in land for current and future generations. Council is responsible for managing this land to ensure it remains accessible, safe, and beneficial to the community." prospect.sa.gov.au
By proposing to revoke this classification — and thereby remove those protections — the Council is fundamentally altering the nature, purpose and legacy of the land. This is not simply a matter of redevelopment, but a decision to remove legal safeguards which, until now, have secured public benefit and access.

While modest community facilities such as the RSL Hall of Memory (opened 14 November 1959 by Premier Sir Thomas Playford) and the Cricket Club were added over time, these were sympathetic additions that enhanced community use without compromising the parklands' integrity or scale. This longstanding stewardship reflects the trust of past generations in future Councils to uphold the spirit of the land's original purpose.

3. Inconsistency with Council policy and community values

The proposed revocation and construction of new large buildings contradict the City of Prospect's own **Open Space Strategy (2018)**, which states:

"Prospect ranks as one of the lowest inner-metropolitan Adelaide councils in terms of access to open space per person."

That same document commits Council to **ensuring a net increase in open space over the next 10 years**.

This proposal would instead result in a net loss of green space, biodiversity, and public amenity — outcomes inconsistent with Council's strategic commitments and community expectations.

The Council report states:

"The preferred master plan presents a significant opportunity to improve Council's financial sustainability while delivering broader community benefits by activating land that is currently under-utilised, inaccessible, and/or environmental unsafe." prospect.sa.gov.au
While activation and financial sustainability are legitimate aims, they must be weighed against the clear mandate of the Council's own policy documents (for example the 2018 Open Space Strategy) to maintain and increase publicly accessible open space, particularly given that Prospect already ranks among the lowest inner-metro councils in terms of open space per person.
If the revocation proceeds, there is a real risk of a **net loss of open space** and diminished protection of community land — outcomes contrary to both policy and precedent

4. Environmental and intergenerational impact

Our parklands are a priceless community asset — a vital green belt that improves health, wellbeing, and environmental quality. As Prospect's population density increases, accessible open space will only become more important, particularly for young families, older residents, and those living in high-density housing.

To develop on these parklands now would be short-sighted and contrary to the foresight of the 1898 Council, whose members recognised that once community land is built over, **it can never be reclaimed**. We have a duty to honour that legacy and protect these spaces for future generations.

Accessible open space, biodiverse vegetation and recreational amenity are critical for community health, social cohesion and ecological resilience — particularly as population densities rise and urban infill increases. The Council's own acknowledgement that the land presently contains "under-utilised … informal vehicle access … predominantly surfaced with bitumen and compacted dirt" prospect.sa.gov.au does not diminish the value of formal protections.
Once community land classification is removed, the flexibility for sale, lease or private development is introduced — the community loses important safeguards. As the report states:

"Under the Act, land classified as Community Land is subject to strict limitations … By revoking the Community Land classification, Council removes these constraints and gains the flexibility to … explore design-led solutions that align with the PLP Preferred Master Plan and Council's strategic objectives." prospect.sa.gov.au
I submit that future generations should not have to bear the risk of diminished public land and fewer recreational options because current financial imperatives were given precedence.

5. Precedent and long-term risks

If the revocation proceeds, it will set a dangerous precedent — both for future Prospect Councils and for other councils across South Australia — to justify rezoning community land for commercial or private development. This, risks eroding the very concept of "community land" and undermines public confidence in local government custodianship.

The removal of community land classification sets a precedent that may erode the concept of protected public land within Prospect and, by extension, across South Australia. The report itself is explicit that:

"Revocation may also support broader strategic objectives, such as facilitating infrastructure, housing, or commercial developments that deliver wider community benefits." prospect.sa.gov.au
Once such a path is established, it becomes considerably more difficult for community land to be protected in the future — the protections are designed to be a long-term safeguard. I urge the Council to consider the precedent they are setting and the long-term custodial role they hold with respect to community land.

6. Requests

Accordingly, I respectfully request that the Council:

1. **Abandon or defer** the proposed revocation of community land classification in the Prospect Lifestyle Precinct until full robust consultation is completed.

2. If the proposal is to proceed further, **extend the consultation period** to a minimum of eight weeks.

3. **Hold a formally advertised community meeting** at least 21 days prior to any decision and hold a separate **public meeting** with at least 21 days' notice.

4. **Reaffirm Council's commitment** to "retain current open space" as per (Open Space Strategy 2018) - prevent any net loss of open space in Prospect thus maintain "community land for current and future generations" as the report itself describes, and ensure no net loss of public open space in both quantity and quality.

5. **Explore alternative development sites** that do not encroach on parklands or existing community open space and that do not require the revocation of community land, thereby preserving the integrity of the precinct's open space legacy.

7. Conclusion

The land in question has served our community for well over a century as public open space, managed for the benefit of present and future residents. It is also a testament to the vision and integrity of those who came before us. I urge council to protect this legacy. By revoking its classification, the Council would remove longstanding legal protections, shift the balance toward commercialisation, and set a precedent that may degrade future community amenity.
Thank you for the opportunity to provide feedback. I trust that my concerns and suggestions will be included in the formal consultation record and thoughtfully considered as part of the Council's report to the Minister for Local Government.

Yours sincerely,

[redacted]

[redacted] residents

26.

ADMINISTRATOR NOTIFICATION – CONTACT FORM

A new contact form has been submitted from your portal (https://cityofprospect.engagementhub.com.au).

[redacted]

Message: Please find attached a written submission that captures our opposition to the proposed revocation of community land classification and serious concerns about the Prospect Lifestyle Precinct Master Plan as currently framed. It includes the grounds and calls to action to move forward.

Attachment : Letter to Prospect City Council re LifeStyle Precinct Plans 4 November 2025.pdf

4 November 2025

Prospect City Mayor and Councillors
128 Prospect Road, Prospect SA 5082
Via: admin@prospect.sa.gov.au, matt.larwood@prospect.sa.gov.au, alison.debacker@prospect.sa.gov.au, mark.groote@prospect.sa.gov.au, lillian.hollitt@prospect.sa.gov.au, mark.standen@prospect.sa.gov.au, jason.nelson@prospect.sa.gov.au, thuy.nguyen@prospect.sa.gov.au, kristina.barnett@prospect.sa.gov.au, trinh.nguyen@prospect.sa.gov.au
Cc: adelaide@parliament.sa.gov.au , plp@prospect.sa.gov.au.

Re Prospect Lifestyle Precinct plans with the proposed revocation of community land classification

To Mayor Larwood and Councillors,

We write to you as concerned residents of Prospect calling for you to stop the Prospect Lifestyle Precinct plans, with the proposed revocation of community land classification until after there is a draft site-specific Community Land Management Plan (CLMP) as I have been unable to locate this, and the undertaking of genuine consultation. Silence does not mean acceptance - it appears that many residents are simply not aware/ or the plans are moving too quickly for them. There needs to be more time for consultation, and it should include hard-to-reach groups.

We are opposed to the proposed revocation of community land classification and have serious concerns about the Prospect Lifestyle Precinct Master Plan as currently framed.

The call to stop the proposed Prospect Lifestyle Precinct is not about stopping progress, but about ensuring the rich tapestry of constituents of the Prospect City Council are not unnecessarily burdened in future years because of poor planning and costing prior to such a significant decision and that it has been established that this is what many of the Prospect community stakeholders needs and wants to achieve an improved lifestyle.

To set the context, which you are already aware of, in the City of Prospect, the median household income is $2,001 per week (2021 Census), the average residential rate levy is $2,289 for 2025-26 (an increase of 3.9%), and over 66% of households are either mortgaged or rented.

With only about 34% of homes being owned outright, residents are rate-sensitive. With median house values around $1.26 million, many of our residents are already managing significant financial burdens, including mortgage commitments. The 2025-26 budget indicates that the average residential rate notice in the City of Prospect is $2,289 (a 3.9% increase, or $89 per year).

Against this backdrop, any large additional infrastructure cost or rate increase must be justified in full transparency. A major new precinct cost could translate into rate pressures. Council documents show a reliance on borrowings and cash-advance facilities in its long-term financial plan, which raises concerns about ratepayer exposure should the precinct cost escalate. With a median age of just 37 years in the area, and large proportions of households in mortgage or rental stress, the burden of new infrastructure costs may fall on already stretched families.

Hence, our objections are based on the Council's own documents and on the lack of essential information and safeguards that the community is entitled to before any permanent change to community land occurs.

Main grounds of opposition

1. **No transparent, detailed financial case or costings have been provided.**

The Council has published an aspirational master plan and roadmap, but has not released a comprehensive business case with detailed capital and operating cost estimates, funding sources, liabilities, or the likely impact on residential rates. As a result, the financial case is unclear — there are no full costings, no transparent payback/ rate-payer impact, yet it involves a very large project.

The publicly stated 'no total project cost yet' is therefore inadequate: Council must provide a full, audited business case before seeking to revoke community land or enable commercial development.

2. **The revocation permanently removes the legal protection of community land without sufficient justification.**

Fact Sheet 3 confirms Council proposes revoking the community land classification for specific parcels (including the eastern wing of Prospect Oval, the south-east quadrant containing cricket nets, and allotments at 142–148 Main North Road). The Local Government Act 1999 requires careful justification and Ministerial approval for any permanent revocation — justification must be robust where active community uses exist. The Council's claim that land is "underutilised" is contestable given the ongoing use by clubs and the cricket nets. We request you table the documentation that supports the claim that the land is underutilised and the context in which this assessment was made.

3. **The plan reduces or risks the loss of specialist community facilities (croquet and cricket practice facilities).**

The Preferred Master Plan and the Croquet fact sheet state a reduction of croquet lawns (from four to three courts in the preferred option) and a smaller clubhouse footprint. Local croquet stakeholders have said this threatens the club's ability to host interstate competitions. This would be a permanent removal of a rare, statewide specialist facility

in Adelaide. Any revocation or development must guarantee replacement facilities of equal standard and clear management/operating arrangements.

4. **Significant amenity and environmental concerns — trees, green space, access and traffic.**

The Masterplan contemplates converting portions of the oval to car parking, removing mature trees in some options, closing Menzies Crescent to general traffic and limiting current access to the playground and open spaces. Loss of established canopy, increased car parking and overshadowing from proposed higher buildings are real and measurable harms to local amenity.

5. **Potential for inappropriate building scale and code amendment risks.**

Council officers have signalled a Code Amendment that could allow building heights beyond the current five-storey cap — up to eight storeys in some scenarios. Residents have raised strong concerns about overshadowing, character loss and mental-health impacts. A change to lift heights to attract developers should not proceed without exhaustive impact assessment (shadowing, traffic, parking, infrastructure demand), independent urban design and heritage advice, and transparent trade-offs described in a full business case.

6. **Risk of commercialisation overshadowing community interest and control.**

Fact Sheet 3 confirms the revocation enables sale, lease or co-ownership and would permit EOI and developer partnerships. Once land is released from community classification, commercial pressures can override community priorities; safeguards in a legally binding form (deed of covenant, public open space dedication, minimum usage rights) are essential and are absent from currently published material. Furthermore, there needs to be safeguards against special interest groups that will likely have a lease and, as a result, charge the community for access to facilities. This further reduces community interest.

Requests / required assurances

To consider support for the project, it would be reasonable that the following is provided **before** the Council resolves to proceed with any submission to the Minister for revocation:

1. A **full business case** (capital, operating costs, funding sources, risk allocation, projected rates impact per household, sensitivity analysis), independently reviewed.
2. Clear, enforceable **guarantees** that specialist community facilities (in particular the North Adelaide Croquet Club courts and the cricket nets/practice facilities) will be retained or functionally replaced at equal or better standard and accessibility for competition.

3. A legally binding **public access and green-space covenant** so that the net public open space and canopy cover is not reduced by the development, and so that public access remains open and equitable.
4. Detailed **heritage, tree and ecological assessments** and a minimisation/offset plan for tree removal with public reporting.
5. Detailed **traffic, parking and pedestrian safety** assessments and modelling (with mitigations) for increased density and events.
6. A **limit on building height** in the code amendment to a level that is consistent with existing zoning unless independent community-endorsed design testing shows otherwise; independent design review panels and a written justification published should test any variation.
7. Confirmation that any EOI / JV documents will include **community benefit thresholds** and an ongoing performance reporting regime available to the public.
8. Publish **all disclosures of potential conflicts of interest** of Elected Members, in relation to the proposed redevelopment, to ensure due process and probity.
9. A **public community meeting, prior to** the submission of revocation to the Minister, to outline the requested materials and guarantees, and be subject to **further community review.**
10. **An independent review panel** given the timeframes you are working to and the level of community concern.

Conclusion

Revocation of community land classification is a permanent and consequential act. At present, the Council has not provided the financial transparency, facility-protection guarantees, or independent impact assessments that the community reasonably expects before such a change. We therefore urge Council to **defer** any resolution to submit the revocation to the Minister until the requested materials and guarantees are publicly available and subject to further community review.

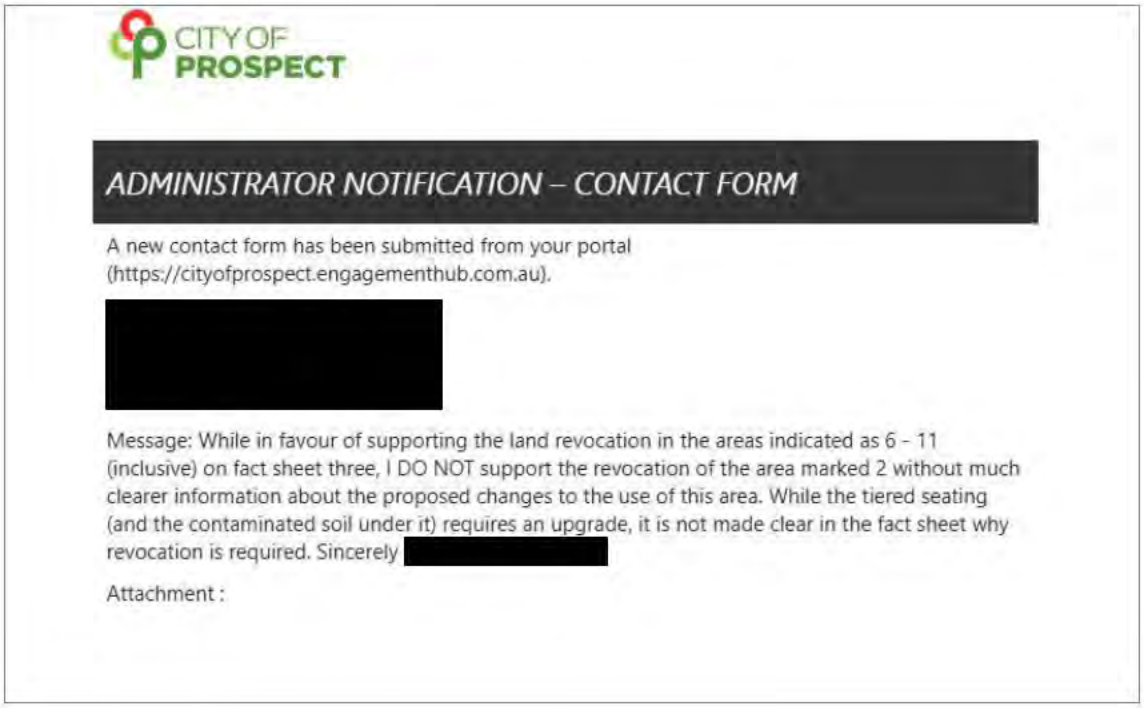
We ask that this letter and the accompanying requests be publicly replied to in writing before any submission is made to the Minister.

As per your tag line "*This is more than just a project. It's about creating a legacy for Prospect*", let's make sure we create an informed right legacy.

Respectfully submitted,

[redacted]

27.



CITY OF PROSPECT

ADMINISTRATOR NOTIFICATION – CONTACT FORM

A new contact form has been submitted from your portal (https://cityofprospect.engagementhub.com.au).

[redacted]

Message: While in favour of supporting the land revocation in the areas indicated as 6 - 11 (inclusive) on fact sheet three, I DO NOT support the revocation of the area marked 2 without much clearer information about the proposed changes to the use of this area. While the tiered seating (and the contaminated soil under it) requires an upgrade, it is not made clear in the fact sheet why revocation is required. Sincerely [redacted]

Attachment :

28.

[redacted]

[redacted]

[redacted]

Message: Strategic Project Manager City of Prospect PO Box 171 Prospect SA 5082 Email: plp@prospect.sa.gov.au Re: Submission – Prospect Lifestyle Precinct (Phase 3 Consultation) – Opposition to Revocation of Community LandNote: The required land titles are included as attachments Dear Council Members, We write to make a formal submission regarding the City of Prospect's proposed revocation of community land classification within the Prospect Lifestyle Precinct, specifically the Prospect Oval Precinct, Memorial Gardens, Parklands, and Prospect Recreation Park. We wish to state clearly that we strongly oppose the revocation of any portion of this community land. 1. Concerns about the consultation process: Having reviewed the engagement process for this proposal, we are deeply concerned that only four weeks have been provided for public consultation. Based on the significance of this decision and the State Government's own consultation principles for land revocation, a period of six to eight weeks would be more appropriate to allow residents to understand and respond to the proposal. Many residents remain unaware of what the revocation entails or the long-term implications for our community. Furthermore, no formally advertised community meeting has been held to allow open discussion or questions — only informal "drop-in" sessions attended by Council staff and consultants. Given the scale and potential permanence of the proposed changes, a structured public meeting advertised at least 21 days in advance is essential. "From time to time, Council may assess whether a parcel of land should continue to be classified as Community Land. After consulting with the community, Council may decide to revoke this classification, if the land is no longer required for public use, proposes safety or environmental risks or is under-utilised." However, we are deeply concerned that the consultation period proposed is only four weeks, despite the Council's own policy recommending a minimum of six to eight weeks. "At its July 2025 Ordinary Council Meeting, the Council resolved to undertake a four- week public consultation period.....The Policy allows for flexibility ....provided the approach remains consistent with its guiding principles" Given the significance of revoking community land classification and

the potential long-term impacts on public amenity, accessibility and community rights, this shortened time frame does not provide sufficient opportunity for robust community participation and genuine reflection. We therefore request the consultation that the consultation period be extended to at least eight weeks and that a formally advertised public meeting, with a minimum 21 days' notice, be held. 2. Historical and community significance: The subject land has been held (in effect) for public recreation since 1898 and it holds a deep historical and cultural importance. In 1898, Prospect Council purchased approximately 16.5 acres following a request from residents for a Recreation Park. Although no formal Deed of Trust was executed, every Council since that time has respected the founders' vision — preserving this land as public open space for community recreation and enjoyment. While the report acknowledges that there is "no known dedication, reservation or trust" affecting the subject land, it also confirms that: "Under the Local Government Act 1999 … all land owned, managed or under the care and control of Council, excluding roads, is classified as Community Land … Community Land classification helps protect community interests in land for current and future generations. Council is responsible for managing this land to ensure it remains accessible, safe, and beneficial to the community." (prospect.sa.gov.au) By proposing to revoke this classification — and thereby remove those protections — the Council is fundamentally altering the nature, purpose and legacy of the land. This is not simply a matter of redevelopment, but a decision to remove legal safeguards which, until now, have secured public benefit and access. While modest community facilities such as the RSL Hall of Memory (opened 14 November 1959 by Premier Sir Thomas Playford) and the Cricket Club were added over time, these were sympathetic additions that enhanced community use without compromising the parklands' integrity or scale. This longstanding stewardship reflects the trust of past generations in future Councils to uphold the spirit of the land's original purpose. 3. Inconsistency with Council policy and community values: The proposed revocation and construction of new large buildings contradict the City of Prospect's own Open Space Strategy (2018), which states: "Prospect ranks as one of the lowest inner-metropolitan Adelaide councils in terms of access to open space per person." That same document commits Council to ensuring a net increase in open space over the next 10 years. This proposal would instead result in a net loss of green space, biodiversity, and public amenity — outcomes inconsistent with Council's strategic commitments and community expectations. The Council report states: "The preferred master plan presents a significant opportunity to improve Council's financial sustainability while delivering broader community benefits by activating land that is currently under-utilised, inaccessible, and/or environmentally unsafe." (prospect.sa.gov.au) While activation and financial sustainability are legitimate aims, they must be weighed against the clear mandate of the Council's own policy documents (for example the 2018 Open Space Strategy) to maintain and increase publicly accessible open space, particularly given that Prospect already ranks among the lowest inner-metro councils in terms of open space per person. If the revocation proceeds, there is a real risk of a net loss of open space and diminished protection of community land — outcomes contrary to both policy and precedent. 4. Environmental and intergenerational impact: Our parklands are a priceless community asset — a vital green belt that improves health, wellbeing, and environmental quality. As Prospect's population density increases, accessible open space will only become more important, particularly for young families, older residents, and those living in high-density housing. To develop on these parklands now would be short-sighted and contrary to the foresight of the 1898 Council, whose members recognised that once community land is built over, it can never be reclaimed. We have a duty to honour that legacy and protect these spaces for future generations. Accessible open space, biodiverse vegetation and recreational amenity are critical for community health, social cohesion and ecological resilience — particularly as population densities rise and urban infill increases. The Council's own acknowledgement that the land presently contains "under-utilised … informal vehicle access … predominantly surfaced with bitumen and compacted dirt" (prospect.sa.gov.au) does not diminish the value of formal protections. Once community land classification is removed, the flexibility for sale, lease or private development is introduced — the community loses important safeguards. As the report states: "Under the Act, land classified as Community Land is subject to strict limitations … By revoking the Community Land classification, Council removes these constraints and gains the flexibility to … explore design-led solutions that align with the PLP Preferred Master Plan and Council's strategic objectives." (prospect.sa.gov.au) We submit that future generations should not have to bear the risk of diminished public land and fewer recreational options because current financial imperatives were given precedence. 5. Precedent and long-term risks: If the revocation proceeds, it will set a dangerous precedent — both for future Prospect Councils and for other councils across South Australia — to justify rezoning community land for commercial or private development. This risks eroding the very concept of "community land" and undermines public confidence in local government custodianship. The removal of community land classification sets a precedent that may erode the concept of protected public land within Prospect and, by extension, across South Australia. The report itself is explicit that: "Revocation may also support broader strategic objectives, such as facilitating infrastructure, housing, or commercial developments that deliver wider community benefits." (prospect.sa.gov.au) Once such a path is established, it becomes considerably more difficult for community land to be protected in the future — the protections are designed to be a long-term safeguard. I urge the Council to consider the precedent they are setting and the long-term custodial role they hold with respect to community land. 6. Requests- Accordingly, we respectfully request that the Council: 1. Abandon or defer the proposed revocation of community land classification in the Prospect Lifestyle Precinct until full robust consultation is completed. 2. If the proposal is to proceed further, extend the consultation period to a minimum of eight weeks. 3. Hold a formally advertised community meeting at least 21 days prior to any decision and hold a separate public meeting with

at least 21 days' notice. 4. Reaffirm Council's commitment to "retain current open space" as per (Open Space Strategy 2018) - prevent any net loss of open space in Prospect thus maintain "community land for current and future generations" as the report itself describes, and ensure no net loss of public open space in both quantity and quality. 5. Explore alternative development sites that do not encroach on parklands or existing community open space and that do not require the revocation of community land, thereby preserving the integrity of the precinct's open space legacy. 7. Conclusion: The land in question has served our community for well over a century as public open space, managed for the benefit of present and future residents. It is also a testament to the vision and integrity of those who came before us. We urge council to protect this legacy. By revoking its classification, the Council would remove longstanding legal protections, shift the balance toward commercialisation, and set a precedent that may degrade future community amenity. Thank you for the opportunity to provide feedback. We trust that our concerns and suggestions will be included in the formal consultation record and thoughtfully considered as part of the Council's report to the Minister for Local Government. Yours sincerely [redacted]

The land proposed for revocation includes seven allotments at 142–148 Main North Road, a small triangular allotment in the northeast corner of the precinct, and a portion of the allotment known as Prospect Oval. The relevant Certificate of Titles include:

Allotment	Hundred	Certificate of Title
Allotment 1 Deposited Plan 35462	In the area named Prospect Hundred of Yatala	Volume 5204 Folio 868
Allotment 100 Filed Plan 109765	In the area named Prospect Hundred of Yatala	Volume 5737 Folio 308
Allotment 203 Deposited Plan 65890	In the area named Prospect Hundred of Yatala	Volume 5932 Folio 12
Allotment 200 Deposited Plan 45359	In the area named Prospect Hundred of Yatala	Volume 5391 Folio 365
Allotment 1 Filed Plan 107568	In the area named Prospect Hundred of Yatala	Volume 5183 Folio 615
Allotment 28 Filed Plan 104083	In the area named Prospect Hundred of Yatala	Volume 5141 Folio 680
Allotment 1 Deposited Plan 1354	In the area named Prospect Hundred of Yatala	Volume 5140 Folio 974
Allotment 2 Deposited Plan 1354	In the area named Prospect Hundred of Yatala	Volume 5140 Folio 974
Allotment 12 Deposited Plan 2265	In the area named Prospect Hundred of Yatala	Volume 5261Folio 763

29.

I note that you seek identifying information for survey participants which is a good idea. It is important that each participant only has only one 'vote' as it were.
Can I ask if the following groups can 'vote'
-children
-non Prospect residents
-Council employees who would otherwise not have an entitlement.

Will voting/comment trends be monitored during the consultation process. Will such trends be made available to anyone before November 4th? If yes is the answer then who will have access to these trends.

Thankyou.

Kind Regards

[redacted]

30.

I am writing this as I was unable to successfully login to complete the survey - verification error.

As a resident of the Central Ward ([redacted]). I do not support the proposed plan.

Main issues:

This is an over-development of the site. There are too many things being crammed into the one space. The basketball court/indoor facility and high density residential development will cause serious parking and traffic flow issues and will diminish everything that is currently good about this precinct. Currently there is just enough sufficient parking for families at the park, football, tennis, croquet and cricket. But with such over-development this parking will be inadequate and cars will line either side of the surrounding streets, diminishing what really should be considered the dress circle of Prospect. People will no longer flock to the park when it is impossible to get a car park. Please refer to the abundance of car parking that surrounds the Lightsview Basketball Stadium and St Clair Stadium.

No to mention the loss of a significant number of healthy established trees around the ground and loss of the view to the hills.

I urge the council to reconsider and opt for a lower scale - high quality residential development (if they must, my personal opinion is that this land would be more suited an aged care facility), an upgrade of the amenities at the oval immediate surrounds of the oval (improved seating, get rid of the contaminated land/concrete).

On the whole, the plan is excessive, over the top for the needs of the football/cricket club. The suburb of Prospect is already shouldering it's fair share of redevelopment with high density apartments and townhouses along Churchill Road. We need to protect what we have, more green space, less cars.

It would have been better if the council did not purchase this land. Wholesale changes to this entire precinct are not necessary and will be damaging.

Regards,

[redacted]

31.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown sende

Dear Minister,

I am totally apposed to the revocation of community land at Prospect Oval.

The Prospect community needs more green spaces not fewer. Green open community spaces are important for family and community recreational purposes, place for personal peace and quiet in a busy and crowded world, a place to lift our spirits, both individually and collectively.

In a time of deteriorating public mental health, green spaces in the city are more important than ever.

To take green spaces that belong to all of us for all time for narrow commercial interests is totally counterproductive and should be counter-intuitive.

I strongly oppose this usurpation of our community land. I urge you to veto this proposal.

Yours sincerely,

[redacted]

32.

Dear Council members

I write to make a formal submission regarding the PLP Phase 3 Proposal to Revoke Classification of Community Land. Please note that the relevant land titles are included as an attachment to this submission.

I formally object to the revocation of land proposal.

My reasons are based on the following:

1. Council is rushing this through to meet their own purposes and avoid robust discussion. According to the "Proposal to revoke classification of Community Land – report for Public consultation"(Council's document) the usual consultation period provided by Prospect Council is 6-8 weeks. The consultation provided for this current proposal has been reduced to 4 weeks. Reasons for this are provided in minutes of the council meeting dated 22 July 2025, however if Council was genuinely concerned with public consultation the time frame would not have been changed.
2. There is no current plan for the use of the land in the proposed revocation. There has been much talk and there is a "preferred master plan option" provided by Council. According to Council's document "Council has not endorsed a specific outcome for the subject land". Revocation of the land from Community land to commercial use is an enormous and binding change. Once buildings are on what is currently community land there is no going back. There needs to be more than a "preferred" plan before any revocation is made.

Sincerely

[redacted]

Get Outlook for iOS

Allotment	Hundred	Certificate of Title
Allotment 1 Deposited Plan 35462	In the area named Prospect Hundred of Yatala	Volume 5204 Folio 868
Allotment 100 Filed Plan 109765	In the area named Prospect Hundred of Yatala	Volume 5737 Folio 308
Allotment 203 Deposited Plan 65890	In the area named Prospect Hundred of Yatala	Volume 5932 Folio 12
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Allotment 2 Deposited Plan 1354	In the area named Prospect Hundred of Yatala	Volume 5140 Folio 974
Allotment 12 Deposited Plan 2265	In the area named Prospect Hundred of Yatala	Volume 5261Folio 763

33.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We have already lost much of our community land. We do not want to lose any more. Please do not proceed with this plan which proposes to cover some of our remaining open space with more buildings.

House block sizes are now so small that there is no space for outdoor activities. Community open space is needed for this purpose.

[redacted]

34.

To Prospect Council — from [redacted]

Subject: Prospect Lifestyle Precinct Proposal — OPTIONS.

My main areas of concern regarding this plan are:

① Overcrowding

② Impact on surrounding streets.

③ Noise from Basketball Stadium.

① Weekends bring many people and cars to the area with Tennis; Croquet; Football; Cricket; playgrounds; and picnics in the park. To add the traffic and noise from a Basketball Stadium is quite a large impact on the area and surrounding homes.

② To block off Flora Tce would increase traffic in both Willcox and Kintore Avenues, which is quite unfair on those residents, as Flora Tce is a main thoroughfare from Prospect Rd to the main North Rd. for longer vehicles who sometimes can not fit down those streets.

③ Noise from a Basketball Stadium is quite excessive — Bouncing balls - as the players enter + leave the area, more cars, and the sport is 7 days a week and well into the evenings. This is not a sport which should be in the middle of a residential area. The changeover times between matches often entails many cars overlapping and necessitate a large number of parking spaces which are not available in this plan.

[redacted]

Appendix 7 - Community information drop-in sessions

Recorded comments

Friday 17 October 2025 (10am – 11.30am)

Payinthi, 128 Prospect Road, Prospect

Attendees: 3

- Air Raid Shelter to be retained and not demolished

Saturday 18 October 2025 (10.00am – 11.30am)

Nailsworth Community Hall, 31 D'Erlanger Ave, Collinswood

Attendees: 9

- Got enough lights on Main North Road – don't need any more lights
- Concerned about the height of the proposed development
- Parking will be an issue – concerned that there will not be enough parking in the development
- Move MURF (multi-use recreational facility) to Jeep site
- Ensure facilities for over 40s not just younger generations
- Traffic / parking
- Water table?
- Trees – shade
- Impact of MURF

Wednesday 22 October 2025 (6.00pm – 7.30pm)

Payinthi, 128 Prospect Road, Prospect

Attendees: 12

- Parking near Memorial Gardens playground
- Basketball hoop
- Individual community use
- Trees – mature trees for shade
- Buildings should be relocated to this northern section. Move it away from 5.
- What is the cost of upgrading compared to the cost of what is being proposed.
- Trees – might be possible to plant them so close to the boundary fence.
- Multi-use facility to be re-located to this section of the site. Not when proposed at number 5.
- Masterplan doesn't reflect the feedback from the community – needed an alternative plan for the essential items
- Everyone wants to see Council's intent before the revocation. Community will accept 4-5 storeys. Anything above 6 storeys it is detrimental to the community.
- Re-locate multi-use facility to Prospect Oval southeastern corner.
- Don't want to impact the open space – would drastically change the open space.
- Make sure the privacy of Kintore residents is protected from the new multi-storey development.


ROPOSED CLASSIFICATION
ospect Lifestyle Precinct
Prospect Lifestyle Precinct
Proposed for Revocation
Community Land
Exempt
HOLMES DYER


PREFERRED MASTER PLAN OPTION
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.
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
Aerobridge: An aerobridge connecting the indoor commun
Cricket Nets: Relocated cricket nets, next to the indoor
Croquet Clubrooms and Courts: Reduction to three
Memorial Gardens: Maintain the existing Memorial
Closure of Menzies Crescent: Partially close
Forecourt: Forecourt and gathering space, to
Grandstand and Football Clubrooms:
Kiss and Drop Zone: A short-term stopp
Public Realm Treatment: Opportunities
Removal of Mounds: Removal of
Air Raid Shelter: Retain the

Appendix 8 - Stakeholder emails

Email to key stakeholders

From: PLP (Prospect Lifestyle Precinct)
Sent: Thursday, October 9, 2025 1:54 PM
To: PLP (Prospect Lifestyle Precinct) <plp@prospect.sa.gov.au>
Subject: Phase 3 consultation for Prospect Lifestyle Precinct now open

Dear valued stakeholders

On behalf of Council, we're pleased to confirm that Phase 3 community consultation for the Prospect Lifestyle Precinct is now officially open, and we're asking for your help to promote it widely to your members, communities, and constituents.

What we're consulting on

This phase focuses on two critical statutory requirements necessary to deliver the endorsed Prospect Lifestyle Precinct Masterplan:

1. **Proposed revocation of community land:** Seeking feedback on the proposal to change the classification of specific land parcels of land on the eastern side of the precinct (where future mixed-use development will occur), the proceeds of which will be used to fund upgrades and improvements to the precinct's community spaces.

2. **Draft Prospect Lifestyle Precinct Community Land Management Plan:** Seeking feedback on the new, site-specific plan that will guide how the remaining community land will be used, managed, and improved to align with the masterplan.

More details, including both the full Proposal to revoke classification of Community Land, the draft Prospect Lifestyle Precinct Community Land Management Plan and fact sheets about the proposals can be found on Council's Engagement Hub platform here.

Have your say

Feedback on this consultation can be provided in the following ways:

- **Survey**
  - Visit our Engagement Hub to provide your feedback
  - Complete a hard copy at Payinthi (128 Prospect Road, Prospect)

- **Written submissions**
  - **Visit our** Engagement Hub **to** provide a written submission
  - Email your written submission to admin@prospect.sa.gov.au
  - Mail your written submission to PO Box 171, Prospect 5082

- **In person:**
  - Join us at one of the following community information drop-in sessions:
    - Friday 17 October, 10am – 11:30am at Payinthi, 128 Prospect Road, Prospect
    - Saturday 18 October, 10am – 11:30am at Nailsworth Community Hall, 31 D'Erlanger Avenue, Collinswood
    - Wednesday 22 October, 6pm – 7:30pm at Payinthi, 128 Prospect Road, Prospect

- **Via your local Elected Member:** Share your thoughts with your local Elected Member.

Consultation closes at 11:59pm on Tuesday 4 November 2025.

Promotion to your networks

We see the Prospect Lifestyle Precinct as a project that will benefit our entire city, from improving health and wellness facilities for our clubs, to enriching community spaces for our faith groups and schools, and boosting economic life for our local businesses. To make sure this vision is truly reflective of everyone, we need to hear from the widest possible cross-section of the community.

Your leadership and community connections are invaluable, and we're asking you to promote this consultation widely within your communities, membership bases, and networks.

Please use your powerful channels, such as newsletters, social media, and internal updates, throughout this consultation period to encourage participation. To make this a bit easier, we've provided the following key promotional materials:

- A **promotional poster** is attached to this email that can be easily printed and displayed on your noticeboards
- **Three graphics** are attached for you to use directly in any digital communications (eNewsletters, website, social media posts) promoting the consultation and directing readers to **https://cityofprospect.engagementhub.com.au/prospect-lifestyle-precinct** to learn more
- Please consider **sharing Council's official consultation announcement video**, which can be found here: **https://www.facebook.com/reel/784655367507717**

The success of the Prospect Lifestyle Precinct depends on this input. Please encourage your communities to review the proposals and have their say before the closing date of Tuesday 4 November.

If you need any other specific supporting materials or ideas for promotion, please get in touch with us directly – we're here to help!

Should you have any questions or concerns, please call us on 8269 5355 or email plp@prospect.sa.gov.au.

Thank you for your ongoing support.

Kind regards,
The Prospect Lifestyle Precinct project team

PLP (Prospect Lifestyle Precinct)
plp@prospect.sa.gov.au

8269 5355
Payinthi - 128 Prospect Road, Prospect, SA 5082 | PO Box 171, Prospect SA 5082

Email to Access and Inclusion Advisory Group Members

From: PLP (Prospect Lifestyle Precinct)
Sent: Thursday, October 9, 2025 1:25 PM
To: PLP (Prospect Lifestyle Precinct) <plp@prospect.sa.gov.au>
Subject: Phase 3 consultation for Prospect Lifestyle Precinct now open

Dear Access and Inclusion Community Advisory Group Members

On behalf of Council, I'm pleased to confirm that Phase 3 community consultation for the Prospect Lifestyle Precinct is now officially open.

This phase is critical for advancing the Prospect Lifestyle Precinct Masterplan, which has a central vision of integrating and transforming the entire Prospect Oval/Payinthi yarta area.

Your input is particularly important as the statutory plans will legally guide how the precinct is used and managed, ensuring our commitment to accessibility and inclusion is delivered.

What we're consulting on
This phase focuses on two critical statutory requirements necessary to deliver the endorsed Prospect Lifestyle Precinct Masterplan:

1. **Proposed revocation of community land:** Seeking feedback on the proposal to change the classification of specific land parcels of land on the eastern side of the precinct (where future mixed-use development will occur), the proceeds of which will be used to fund upgrades and improvements to the precinct's open community spaces.
2. **Draft Prospect Lifestyle Precinct Community Land Management Plan:** Seeking feedback on the new, site-specific plan that will guide how the remaining community land will be used, managed, and improved to align with the masterplan.

More details, including both the full Proposal to revoke classification of Community Land, the draft Prospect Lifestyle Precinct Community Land Management Plan and fact sheets about the proposals can be found on Council's Engagement Hub platform here.

Have your say
You can provide your feedback in the following ways:

- **Survey**
  - Visit our Engagement Hub to provide your feedback
  - Complete a hard copy at Payinthi (128 Prospect Road, Prospect)
- **Written submissions**
  - **Visit our** Engagement Hub **to** provide a written submission
  - Email your written submission to admin@prospect.sa.gov.au
  - Mail your written submission to PO Box 171, Prospect 5082
- **In person**
  - Join us at one of the following community information drop-in sessions:
    - Friday 17 October, 10am – 11:30am at Payinthi, 128 Prospect Road, Prospect
    - Saturday 18 October, 10am – 11:30am at Nailsworth Community Hall, 31 D'Erlanger Avenue, Collinswood
    - Wednesday 22 October, 6pm – 7:30pm at Payinthi, 128 Prospect Road, Prospect
- **Via your local Elected Member:** Share your thoughts with your local Elected Member.

Consultation closes at 11:59pm on Tuesday 4 November 2025.

Please share this consultation opportunity widely within your networks to ensure we receive input that supports a truly accessible precinct.

Should you have any questions or concerns, please call us on 8269 5355 or email plp@prospect.sa.gov.au.

Kind regards
The Prospect Lifestyle Precinct project team

PLP (Prospect Lifestyle Precinct)
plp@prospect.sa.gov.au

8269 5355
Payinthi - 128 Prospect Road, Prospect, SA 5082 | PO Box 171, Prospect SA 5082

Email to Kaurna Yerta Aboriginal Corporation

From: PLP (Prospect Lifestyle Precinct)
Sent: Thursday, October 9, 2025 1:19 PM
To: 'info@kyac.org.au' <info@kyac.org.au>
Subject: Phase 3 consultation for Prospect Lifestyle Precinct now open

Dear Kaurna Yerta Aboriginal Corporation

On behalf of Council, I'm pleased to confirm that Phase 3 community consultation for the Prospect Lifestyle Precinct is now officially open.

This phase is critical for advancing the Prospect Lifestyle Precinct Masterplan, which has a central vision of integrating and transforming the entire Prospect Oval/Payinthi yarta area. We encourage you to provide feedback and promote this opportunity to your networks.

What we're consulting on
This phase focuses on two critical statutory requirements necessary to deliver the endorsed Prospect Lifestyle Precinct Masterplan:

1. **Proposed revocation of community land:** Seeking feedback on the proposal to change the classification of specific land parcels of land on the eastern side of the precinct (where future mixed-use development will occur), the proceeds of which will be used to fund upgrades and improvements to the precinct's open community spaces.
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More details, including both the full Proposal to revoke classification of Community Land, the draft Prospect Lifestyle Precinct Community Land Management Plan and fact sheets about the proposals can be found on Council's Engagement Hub platform here.

Have your say
You can provide your feedback in the following ways:

- **Survey**
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  - **Visit our** Engagement Hub **to** provide a written submission
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    - Wednesday 22 October, 6pm – 7:30pm at Payinthi, 128 Prospect Road, Prospect
- **Via your local Elected Member:** Share your thoughts with your local Elected Member.

Consultation closes at 11:59pm on Tuesday 4 November 2025.

Please share this consultation opportunity widely within your networks to ensure we receive broad community input on these important statutory matters.

Should you have any questions or concerns, please call us on 8269 5355 or email plp@prospect.sa.gov.au.

Kind regards
The Prospect Lifestyle Precinct project team

PLP (Prospect Lifestyle Precinct)
plp@prospect.sa.gov.au

8269 5355
Payinthi - 128 Prospect Road, Prospect, SA 5082 | PO Box 171, Prospect SA 5082

Appendix 9 - Social media, Your Prospect eNews and magazine and website statistics

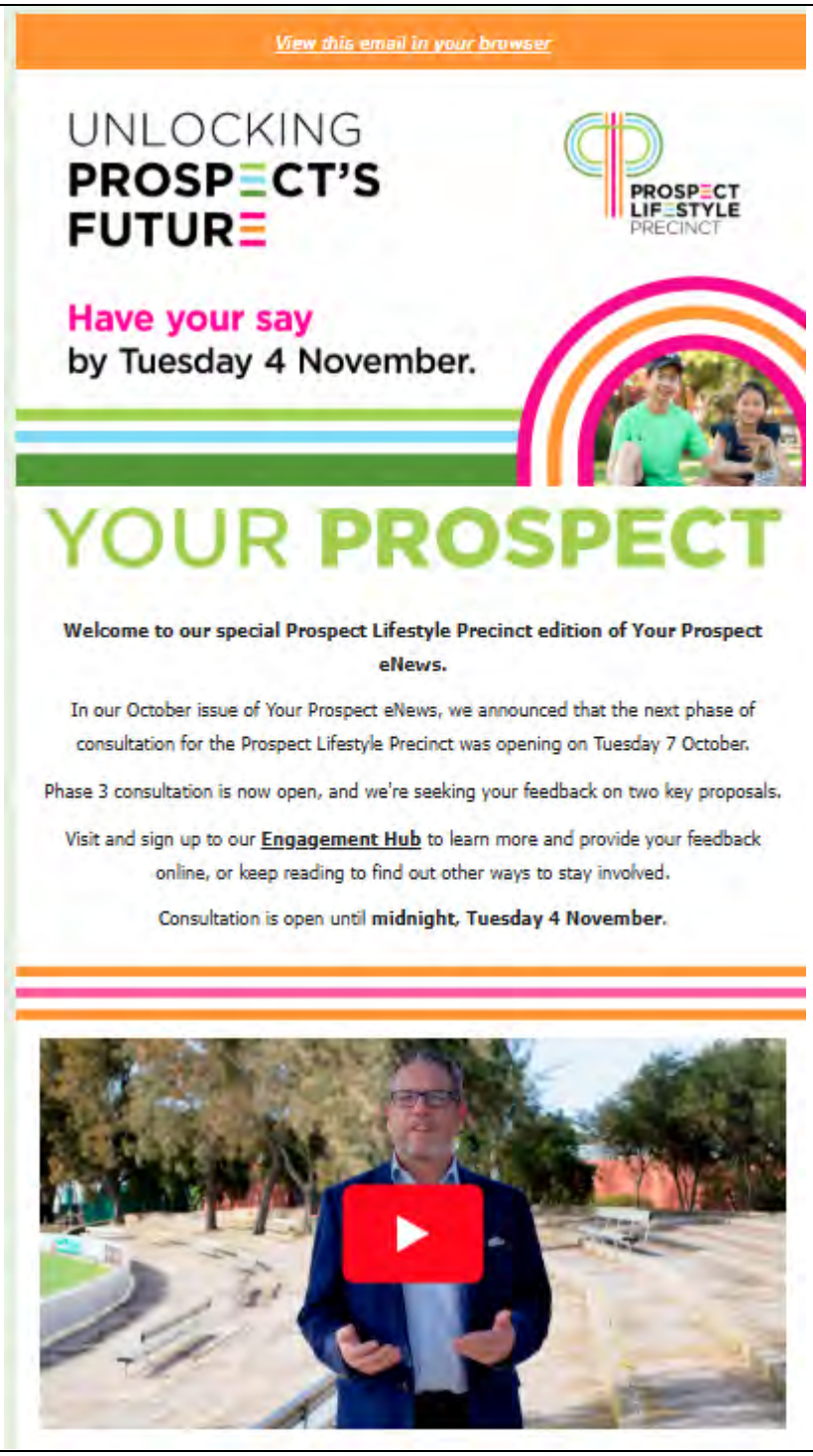
Your Prospect eNews

Phase 3 consultation on the Prospect Lifestyle Precinct featured in 3 issues of Council's eNewsletter – October, November and a special Prospect Lifestyle Precinct issue.

There was a total of:

- 4,014 opens
- 312 link clicks

Your Prospect eNews – October 2025	 **Prospect Lifestyle Precinct - Phase 3 community consultation coming soon** Following Council's endorsement of the Prospect Lifestyle Precinct Masterplan in June 2025, we've been busy preparing for the next step in this once-a-generation project. What is the Prospect Lifestyle Precinct? Watch Mayor Larwood's video above to learn more about why this project is essential for the future of our city. Phase 3 community consultation is officially launching next Tuesday 7 October. This is your next opportunity to provide feedback and directly influence the precinct's future. To ensure you're notified the moment the consultation goes live, we encourage you to sign up to Council's Engagement Hub and follow the project. Be sure to also keep your eye on your inbox next week. We'll be releasing a special Prospect Lifestyle Precinct eNews that will provide all the details on the project and what to expect from this next phase of consultation. Learn more	2380 Sent (8 bounces) 1175 Opens 66 Post clicks (26% of total clicks)

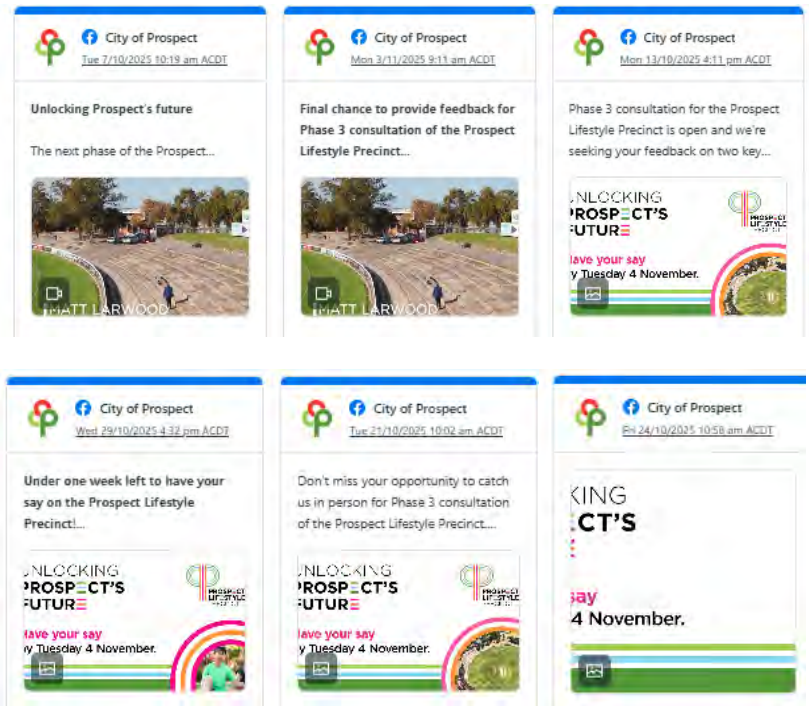
Your Prospect eNews – PLP special issue		2384 Sent (7 bounces) 1689 Opens 209 Clicks

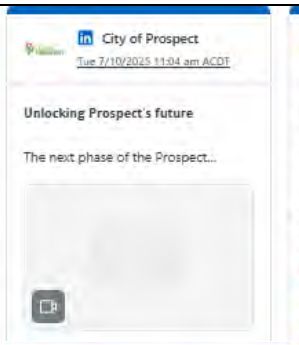
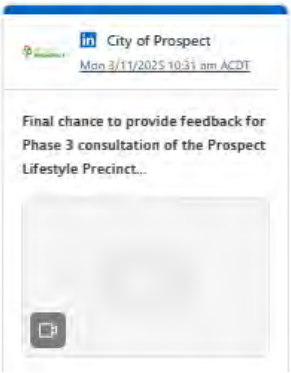
Your Prospect eNews – November 2025	 **Last chance to help us unlock Prospect's future** Phase 3 consultation for the Prospect Lifestyle Precinct closes soon and we're seeking your feedback on two key proposals: the proposed revocation of some parcels of community land and a new site-specific Community Land Management Plan. Please take the time to explore these two proposals for Phase 3 consultation and let us know your thoughts. Here's how you can have your say: • Head to our Engagement Hub to read more on each of the proposals • Complete our online survey via Engagement Hub (sign up required) or grab a hard copy from Payinthi (128 Prospect Rd, Prospect) • Send in a written submission via email (admin@prospect.sa.gov.au), post (PO Box 171, Prospect) or through the link above • Chat to your local Elected Member. Don't miss out! The chance to share your feedback ends **midnight, Tuesday 4 November.** Find out more	2416 Sent (6 bounces) 1150 Opens 37 Post clicks (19% of total clicks)

Social media

A total of 15 posts were published across Council social media platforms (Facebook, Instagram and LinkedIn) with the following statistics:

- Total reach – 9,492
- Total impressions – 14,408
- Total engagements – 1,626

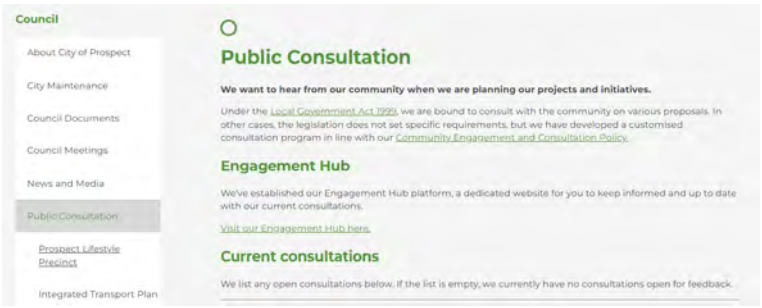
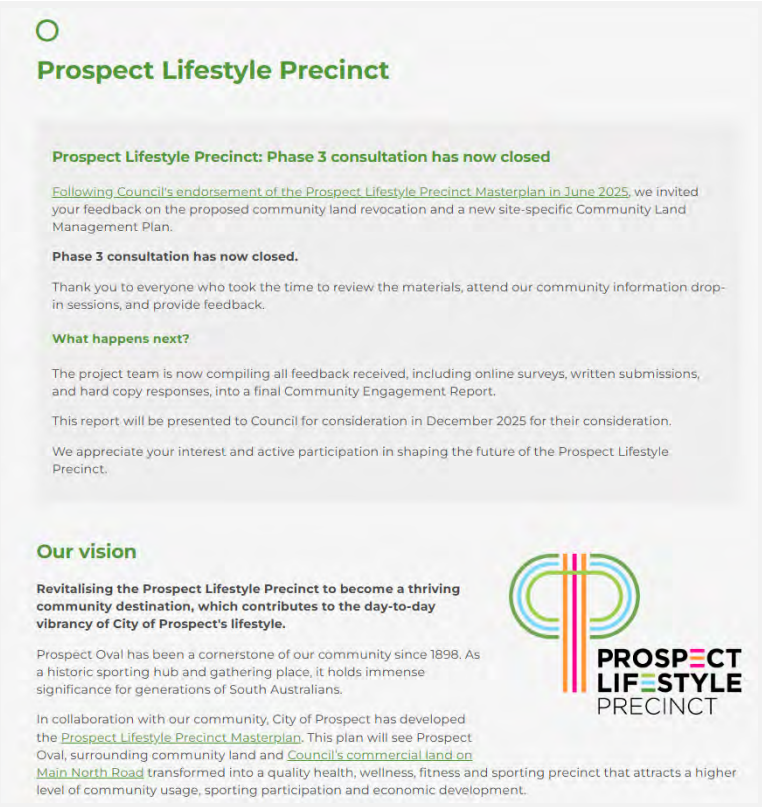
Facebook		**6 posts** 6222 reach 8089 impressions 600 engagements
Instagram		**5 posts** 2069 reach 4458 impressions 47 engagements

LinkedIn	   	**4 posts (X posts)** 1201 reach 1861 impressions 979 engagements (894 video views)

Website

We published details on our Public Consultations web page, the Prospect Lifestyle Precinct project page (and sub-pages), and in a media release.

Details of each page is below.

Platform	Post	Engagement
Public Consultation web page		53 views 34 users 18 link clicks *NOTE: this page can reference several consultations concurrently.*
Prospect Lifestyle Precinct project page		1,409 views 551 users 203 link clicks

Media: Phase 3 consultation opens for Prospect Lifestyle Precinct's next steps



Phase 3 consultation opens for Prospect Lifestyle Precinct's next steps

Published 7th October 2025

Council is inviting the community to provide feedback on a pivotal next step for the Prospect Lifestyle Precinct.

With Phase 3 consultation now open, residents and the broader community can have their say on two key statutory processes that will help secure the precinct's future: the proposed revocation of some sections of community land and a new, site-specific Community Land Management Plan.

Mayor of City of Prospect Matt Larwood said this phase of consultation marks a crucial moment for the precinct.

"We know that changing the classification of community land is a sensitive issue, and we take it very seriously," said Mayor Larwood.

"This process isn't about losing a community asset; it's a vital step on our roadmap to secure its future, increasing community spaces and improving our public realm."

The Prospect Lifestyle Precinct Masterplan, endorsed in June 2025, provides a clear vision for the precinct's future, featuring new community and recreation facilities for the Prospect RSL, Prospect District Cricket Club, and the North Adelaide Croquet Club.

Revoking the community land status for these specific parcels is the next step in progressing the adopted masterplan, which was created following two extensive phases of community consultation throughout 2024 and 2025.

This process will 'unlock' these sites, allowing Council to give effect to the masterplan vision, support new and renewed community assets, increase open green space and reduce the reliance on residential rates.

The proposed land revocation applies to three key parcels: the eastern wing of Prospect Oval, the south-east quadrant, and Council-owned land at 142-148 Main North Road, highlighted in blue on the aerial map below.

125 views
77 users
18 link clicks

The QR code on physical collateral and signage was scanned by 246 people for a total of 267 times.

Appendix 10 - Fact sheets

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Fact sheet 1

About the Prospect Lifestyle Precinct project



What is the Prospect Lifestyle Precinct?

The Prospect Lifestyle Precinct is Council's plan to transform Prospect Oval and its surrounding community and commercial land, which includes the land between Main North Road and Memorial Gardens, and from Wilcox Avenue to the southern boundary of Prospect Oval.

The project is guided by a masterplan adopted by Council in June 2025, which outlines a vision for the future redevelopment of this space. Click here to view the Prospect Lifestyle Precinct Masterplan.

Why is Council doing this?

Much of the infrastructure around Prospect Oval needs is in poor condition. There's ageing and unsafe infrastructure, crumbling concrete terracing built on contaminated soil, and buildings containing asbestos.

The cost to repair this infrastructure would cost between $30-$50 million, which is a cost Council can't fund alone without significantly burdening our ratepayers.

To address this financial gap, the masterplan includes mixed-use development on the eastern side of the precinct to generate income and fund the revitalisation of the entire precinct.

What will the Prospect Lifestyle Precinct look like?

The masterplan provides a clear vision for the precinct's future, focusing on new development balanced with increased community space and modern facilities.

The plan includes:

- Keeping Memorial Gardens, Prospect Oval, the existing grandstand, the Prospect Tennis Club and courts, the North Adelaide Football Club pavilion, the Prospect Air Raid Shelter, and the Prospect Community Garden
- A new multi-use recreation facility to provide upgraded homes for the Prospect RSL and the Prospect District Cricket Club, plus new facilities for indoor sports users

prospect.sa.gov.au/plp

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- Upgraded clubrooms and courts for the North Adelaide Croquet Club
- The demolition of the existing Prospect District Cricket Club building to open the entire northern section of the precinct as green space
- The removal of existing concrete terracing, to be replaced with high-quality landscaped public open space
- New public accessways to connect the precinct to surrounding streets
- Closing Menzies Crescent to traffic to create additional open space along Memorial Gardens
- New on-site car parking to manage current and future needs
- Some form of mixed-use development at the south-eastern corner and along the east wing of the oval to fund the project.

How was the masterplan developed?

The masterplan is the result of a comprehensive multi-year process. We've integrated feedback from two thorough rounds of community consultation, technical investigations, feasibility studies, and consistent input from our two project advisory groups, the Community Reference Group (CRG) and Facilities User Group (FUG).

Every step of the master planning journey has been about balancing community needs with sustainable development, reflecting Council's commitment to evidence-based decisions and shared values. We're grateful to everyone who has participated and helped shape this shared future so far.

How has Council consulted with the community about this project?

Council has worked with our two community-based project advisory groups and conducted two rounds of community consultation.

During Phase 1 consultation (July-August 2024), community input was essential in shaping the initial draft master planning options. For Phase 2 consultation (February-March 2025), we sought community feedback on four master planning options and the elements within each option, which helped us refine them into a single preferred masterplan. This input, coupled with comprehensive data and technical investigations, directly informed the development of the final masterplan.

You can find the full engagement reports from both Phase 1 and Phase 2, including results and process details, on the Prospect Lifestyle Precinct consultation opportunities webpage here.



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How did community input shape the final masterplan?

Community feedback directly shaped the final plan, leading to changes including:

- A significant overall increase in high-quality, accessible community open space
- Retaining North Adelaide Croquet Club, with three courts and a new facility
- Retaining Prospect Tennis Club in its current location
- Recognising the need to preserve and celebrate heritage elements of the precinct, including the Prospect Air Raid Shelter, grandstand and pavilion
- Including a multi-use recreational facility for community use
- Co-locating the Prospect District Cricket Club and Prospect RSL within the new multi-use recreational facility
- Increasing setbacks of the new multi-use recreational facility to reduce the impact on adjoining residents to the south of the precinct
- Improved site visibility and access from east, west, north and south
- Additional car parking
- Recognising the need to consider access arrangements and the impacts of traffic and parking arising from any final development
- Acknowledgement that future density on the southeast corner of the site should be carefully considered and, if necessary, set back from the fence line to mitigate impacts on residents to the south of the precinct.

You can find the full engagement reports from both Phase 1 and Phase 2, including results and process details, on the Prospect Lifestyle Precinct consultation opportunities webpage here.

How will the community continue to be involved? Will there be further consultation?

Yes, there will be ongoing opportunities to provide input as the project proceeds. We'll continue to consult with our two project advisory groups, the Community Reference Group (CRG) and Facilities User Group (FUG), and we have two key public consultation periods planned at this stage:

- Phase 3 (Oct-Nov 2025): Consultation on the proposed revocation of community land and a new site-specific Community Land Management Plan.
- Phase 4 (Jan-Mar 2026): Consultation on the proposed Code Amendment, which will include specifics such as proposed building heights, density, overshadowing, parking provision, traffic management and other planning aspects.

We also expect further consultation on any refinements to the masterplan that may arise from the Code Amendment process, and potential development applications that will be required to deliver buildings within the precinct.

We'll also continue our ongoing discussions with the State Government, relevant sporting codes and organisations, and potential funding partners.

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How can I find out about future consultations?

We'll provide regular proactive updates through the Prospect Lifestyle Precinct webpage, our Engagement Hub project page, Council's eNews and Your Prospect magazine, social media, and continued engagement with our two project advisory groups.

We encourage you to regularly visit the Prospect Lifestyle Precinct webpage, sign up to our Engagement Hub and follow the Prospect Lifestyle Precinct project and follow our social media channels to stay informed about upcoming engagement opportunities and project milestones.



I heard North Adelaide Croquet Club are going to be pushed out. Is this true?

No. The masterplan includes a new facility for the North Adelaide Croquet Club, with three new courts and a clubroom. This was a direct response to community feedback received during the consultation process.

What areas of land are being used for commercial or residential development?

The areas planned for mixed-use development are currently inaccessible or underutilised, and include the concrete tiered seating, contaminated soil mounds, the Maverick Campers site, and a portion of the oval in the south-west corner.

These areas are being strategically used to allow Council to partner with developers, which is necessary to fund the entire masterplan and deliver the new community facilities and increased open green space.

For more information and images of the and proposed for revocation, click here to read the full Proposal to revoke classification of Community Land – Report for Public Consultation.

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How tall will any new development be?

The adopted masterplan includes some development on the eastern side of the precinct, particularly in the south-east corner, to help fund the project.

Development of up to 6 stories is already allowed on part of this site, however, the exact height and size of any new buildings will be determined through the future Code Amendment process. Council's position on possible building heights will be discussed at the December 2025 Council Meeting on 16 December.

Pending Council's endorsement, a proposed Code Amendment will be provided for community consultation between January and March 2026. The final decision will be made by the Minister for Planning.

Will there be overshadowing of neighbouring properties?

Some level of overshadowing is expected, given the potential scale of the proposed development, but future design options will be created to limit the impacts on neighbouring properties. Protections around overshadowing are also governed through any development approval process. This will be a core part of the community consultation during the proposed Code Amendment process from January to March 2026.

Won't more development make local traffic worse?

The masterplan and future designs will be designed to limit the impacts on local streets, and Council is advocating for vehicle access to be from Main North Road.

The Department for Infrastructure and Transport has been, and continues to be, actively involved in the planning to ensure the solutions are aligned with broader transport networks.

Does the masterplan include additional car parking?

Yes. The masterplan does include addition on-site parking to support the precinct and manage current and future needs. Council is advocating for all on-site carparking to be at a basement and/or first and second floor level, with ground floor car parking to also be able to be used as additional pedestrian and event space when needed.

Will there be an increase in open green space?

Yes, the masterplan is designed to create an overall increase in high-quality, accessible public open space. This is achieved by demolishing the existing Cricket Club building to reclaim the entire northern section as usable green space, and by removing old concrete terracing and contaminated soil mounds.

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I don't want the Prospect Lifestyle Precinct project to proceed. Is there any other option?

The cost to simply repair the existing infrastructure around Prospect Oval is up to $50 million. This is cost Council can't fund without placing a major burden on ratepayers. While we could sell the land at 142-148 Main North Road, this wouldn't cover the full cost of both repaying Council's loan on this land and repairing the existing infrastructure. Selling this land would also mean that Council would lose control over its development. We believe the adopted masterplan is the most viable way to deliver the needed improvements and secure a vibrant future for the precinct.

Why can't the existing sporting clubs and community groups pay for their own building upgrades?

The clubs and organisations that operate in the precinct are not-for-profit community clubs. While they provide great value to Prospect, they don't have the financial capacity to fund these upgrades on their own.

Council's most recent review of their financial status confirms that none have the financial capacity to fund their own facility upgrades. Click here to view the Lease and Licences Report - May/June 2025, which begins from page 161 of the May Ordinary Council Meeting agenda.



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Fact sheet 2

Phase 3 community consultation



What is the purpose of this consultation?

We're seeking your feedback on two key statutory steps required under the Local Government Act 1999: the proposal to change the land classification of specific parcels within the Prospect Lifestyle Precinct, and the adoption of a new, site-specific Community Land Management Plan. Your input will be reviewed by Council and ultimately considered by the Minister for Local Government, who makes the final decision on land revocation.

How does this consultation build on previous phases?

This consultation is a necessary next step to implement the Prospect Lifestyle Precinct masterplan that Council endorsed in June 2025. It builds on the feedback we received in previous phases by moving from the project's strategic vision to the legal and planning processes required to make it a reality. Click here to view the Prospect Lifestyle Precinct Masterplan.

Where can I learn more about this phase of consultation?

To read the full Proposal to revoke classification of Community Land - Report for Public Consultation and the draft Prospect Lifestyle Precinct Community Land Management Plan, please visit our Prospect Lifestyle Precinct project page on Engagement Hub here.

How can I provide my feedback?

You can provide your feedback in the following ways:

- **Survey**
  - Complete the online survey via our Engagement Hub project page
  - Complete a hard-copy survey in person at Payinthi (128 Prospect Road, Prospect)
- **Written submissions**
  Provide a written submission via our Engagement Hub project page, by email to admin@prospect.sa.gov.au or by mail to PO Box 171, Prospect SA 5082

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- **In person**
  Join us at a community information drop-in session:
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  - Saturday 18 October, 10am - 11:30am at Nailsworth Community Hall, 31 D'Erlanger Avenue, Collinswood
  - Wednesday 22 October, 6pm - 7:30pm at Payinthi, 128 Prospect Road, Prospect.

Will my feedback be confidential?

Yes, all individual feedback is confidential. De-identified feedback, however, will be published in a report and presented to both Council and the Minister for Local Government.



What happens after the consultation closes? What will happen to my feedback?

After consultation closes, all feedback will be collated, analysed, and used to prepare a report for Council. Council will then vote on the next steps, including whether to submit the land revocation proposal to the Minister.

If submitted, the summary of public submissions will also go to the Minister for Local Government, who makes the final decision on the revocation.

How can I stay updated on the project's progress after the consultation closes?

The best way to stay updated is to sign up to our Engagement Hub and follow the Prospect Lifestyle Precinct project. We'll also provide updates via the Prospect Lifestyle Precinct webpage, Council's eNews and Your Prospect magazine and social media.

Who is responsible for this project?

The project is being managed by City of Prospect, in collaboration with external consultants to ensure all legislative and technical requirements are met.
Our Strategic Project Manager can be contacted on **8269 5355** or at plp@prospect.sa.gov.au.

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Fact sheet 3

Community Land Revocation



This fact sheet is designed to be read alongside the full Proposal to revoke classification of Community Land – Report for Public Consultation.

We recommend you read both documents before providing feedback.

What is community land?

Community land is a legal classification for land owned by a local council that is set aside for the public to use and enjoy. This classification, outlined in the Local Government Act 1999, is designed to ensure the land is looked after for the benefit of the whole community and to protect sites of cultural or historic significance.

Why is Council proposing to change the land classification?

The proposed change is a critical step to progress the Prospect Lifestyle Precinct masterplan, endorsed by Council in June 2025. The endorsed masterplan presents a significant opportunity to improve the city's financial sustainability and deliver new community benefits by activating land that is currently underutilised or inaccessible.

The proposed change to the land classification will allow the reclassified land to be sold, leased or co-owned, with the proceeds being used to fund upgrades and improvements to the precinct's community spaces.

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What land is Council proposing to revoke as community land?

The land proposed for revocation includes seven allotments at 142-148 Main North Road, a small triangular allotment in the northeast corner of the precinct, and a portion of the allotment known as Prospect Oval.

Basically, Council is seeking to revoke the community land classification of:

- Eastern wing of Prospect Oval – comprising of tiered mounds surrounding Prospect Oval for viewing purposes
- South-east quadrant of Prospect Oval – currently contains cricket nets used by the Prospect Districts Cricket Club
- Council owned land at 142 – 148 Main North Road

The image below shows these allotments, numbered 1 (portion), 2, 6, 7, 8, 9, 10 and 11 (highlighted in blue) on the below map.



For more information and images of the and proposed for revocation, click here to read the full Proposal to revoke classification of Community Land – Report for Public Consultation.

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Will any green and/or open space be lost?

The proposal does involve revoking the community land classification of a portion of Prospect Oval that currently includes some green and open space; however, this land is underutilised, contains aging infrastructure, and has limited accessibility. The endorsed masterplan is designed to create a net increase in high-quality, usable public spaces.
The revocation enables the relocation and upgrade of facilities, ultimately improving usability and safety for all.

Why can't Council just lease the land for commercial development?

The Local Government Act 1999 places important legal restrictions on how community land can be used. It prevents Council from entering into contracts for sale or long-term commercial leases of community land unless the classification has first been legally revoked with the consent of the Minister for Local Government. Revoking the classification removes these legal constraints, providing Council with the necessary flexibility to properly engage the market and explore development options.

What will the land be classified as after the change?

If the land's classification is revoked, it will be freed from the previous legal dedication or trust and will be classified simply as 'Council-owned land'. This change gives Council the ability to sell or lease it for future development that benefits the community and enables the upgrade of the precinct.

Does Council plan to sell the reclassified land?

The revocation is an enabling first step. While sale is possible, Council will first undertake an Expression of Interest (EOI) process to attract design-led proposals. Council will directly control the design process to ensure the vision and objectives of Prospect Lifestyle Precinct are met. The final delivery may occur through land sale, joint ventures, or a combination of different ownership models, depending on which option provides the best outcome for the community.

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Could this land become 'community land' again in the future?

The revocation of the community land classification is a permanent step for the purposes of this project.

However, technically, any Council-owned land can be re-classified as community land in the future. The Local Government Act 1999 allows Council to officially resolve to reverse a previous exclusion and re-designate the land as community land, provided there are no other legal restrictions (such as a trust or specific legislation) in place.

For the Prospect Lifestyle Precinct, there are no current plans to re-classify this land once it is revoked. The revocation is specifically intended to enable the necessary development and funding for the masterplan.

What is the timeline for these changes and any future development?

This community consultation is the first step in the formal revocation process. After it closes, Council will consider all feedback before deciding whether to submit the proposal to the Minister for Local Government for final approval. If Council do decide to submit the proposal, and it is approved by the Minister, Council will then be required to make a formal resolution to revoke the classification.
If endorsed, this will allow the Council to start the EOI process to formally engage the market and begin implementation of the masterplan.

How will Council ensure that any new developments align with the endorsed masterplan?

Council will ensure that future development aligns with the endorsed masterplan through a design-led and planning-controlled process. This includes approving optimal precinct design, formalising key controls such as building height limits, setback controls, and establishing design principles to maintain the precinct's character and protect the amenity of surrounding properties.



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Who makes the final decision on the land classification?

The Minister for Local Government has the final authority to approve or refuse the revocation. Before deciding, the Minister must consider the proposal from Council as well as all public submissions made during the consultation. Following the Minister's approval, Council must also pass a final resolution to give effect to the revocation.

What happens if the Minister does not approve the community land revocation?

If the Minister does not approve the revocation, Council would be unable to proceed with the sale or long-term lease of the land. This would have significant, adverse impacts on the project's funding model and the ability to deliver the Prospect Lifestyle Precinct Masterplan.

Will the rest of the precinct be reclassified in the future?

No. This consultation is only for the specific parcels outlined in the proposal. There are no current plans to reclassify any other part of the Prospect Lifestyle Precinct's community land.



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Fact sheet 4

Community Land Management Plan



This fact sheet is designed to be read alongside the draft City-wide Community Land Management Plan and the draft Prospect Lifestyle Precinct Community Land Management Plan.
We recommend you read all three documents before providing feedback.

What is a Community Land Management Plan?

A Community Land Management Plan is a key document that guides how Council-owned land is used and managed for the long-term benefit of the community. Required under Section 196 of the Local Government Act 1999, it outlines how each parcel of community land will be used, managed, and improved. This plan also details Council's legal obligations related to land use, leasing, and public engagement.

Why does the Prospect Lifestyle Precinct need a separate Community Land Management Plan?

The Prospect Lifestyle Precinct needs its own dedicated Community Land Management Plan because the existing city-wide plan is too general to properly manage a space of this size and complexity. The new draft plan will provide a detailed strategic framework for the precinct's ongoing management, use, and development, ensuring it meets the specific vision of the Prospect Lifestyle Precinct Masterplan and the needs of a growing community. It will also help inform future budgeting to ensure the sustainable management of this vital asset.

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PROSPECT LIFESTYLE PRECINCT

How is the updated city-wide Community Land Management Plan different from the existing one?

The updated city-wide Community Land Management Plan will primarily be the same as the current plan. The only significant change is that the Prospect Lifestyle Precinct will be removed from its scope. This allows the precinct to be governed by its own comprehensive and site-specific Community Land Management Plan, which has been developed to reflect the detailed objectives of the masterplan.

Does Council plan to make any further changes to the existing city-wide Community Land Management Plan?

No, at this time, there are no other proposed changes to the existing city-wide Community Land Management Plan. The only change being considered is the removal of the Prospect Lifestyle Precinct to allow it to have its own dedicated plan.

Will the community have a say as to how this space is managed and used?

Yes, the community has a significant say in how community land is managed. This is a legislative requirement under the Local Government Act 1999. Your feedback on both the proposed new draft Prospect Lifestyle Precinct Community Land Management Plan and the updated city-wide plan is a vital part of this process. Any future substantial changes to either plan would also require further community consultation.



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PROSPECT LIFESTYLE PRECINCT

How do both the city-wide and the Prospect Lifestyle Precinct Community Land Management Plans balance the needs of sporting clubs with the wider community?

Both the city-wide and the new precinct-specific Community Land Management Plans are designed to balance the needs of various user groups. For example, the city-wide plan classifies parks into different categories to ensure there are spaces for all types of activities, from high-level organised sport to quiet passive recreation.

The new Prospect Lifestyle Precinct plan will provide detailed guidance on how the precinct will be managed to cater to both sporting club needs and broader community access in a fair and equitable way, ensuring multi-use access to spaces.

Will separate Community Land Management Plans be developed for the rest of Council's community land?

No. The Prospect Lifestyle Precinct is a unique, high-value asset, which is why a specific Community Land Management Plan is being developed for it. There are no current plans to develop separate plans for other parks or parcels of community land within City of Prospect. All other community land will continue to be governed by the updated, city-wide Community Land Management Plan.



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- **In person**
  Join us at a community information drop-in session:
  - Friday 17 October, 10am - 11:30am at Payinthi, 128 Prospect Road, Prospect
  - Saturday 18 October, 10am - 11:30am at Nailsworth Community Hall, 31 D'Erlanger Avenue, Collinswood
  - Wednesday 22 October, 6pm - 7:30pm at Payinthi, 128 Prospect Road, Prospect.

Will my feedback be confidential?

Yes, all individual feedback is confidential. De-identified feedback, however, will be published in a report and presented to both Council and the Minister for Local Government.



What happens after the consultation closes? What will happen to my feedback?

After consultation closes, all feedback will be collated, analysed, and used to prepare a report for Council. Council will then vote on the next steps, including whether to submit the land revocation proposal to the Minister.

If submitted, the summary of public submissions will also go to the Minister for Local Government, who makes the final decision on the revocation.

How can I stay updated on the project's progress after the consultation closes?

The best way to stay updated is to sign up to our Engagement Hub and follow the Prospect Lifestyle Precinct project. We'll also provide updates via the Prospect Lifestyle Precinct webpage, Council's eNews and Your Prospect magazine and social media.

Who is responsible for this project?

The project is being managed by City of Prospect, in collaboration with external consultants to ensure all legislative and technical requirements are met.
Our Strategic Project Manager can be contacted on **8269 5355** or at plp@prospect.sa.gov.au.

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PROSPECT LIFESTYLE PRECINCT

Fact sheet 2

Phase 3 community consultation



What is the purpose of this consultation?

We're seeking your feedback on two key statutory steps required under the Local Government Act 1999: the proposal to change the land classification of specific parcels within the Prospect Lifestyle Precinct, and the adoption of a new, site-specific Community Land Management Plan. Your input will be reviewed by Council and ultimately considered by the Minister for Local Government, who makes the final decision on land revocation.

How does this consultation build on previous phases?

This consultation is a necessary next step to implement the Prospect Lifestyle Precinct masterplan that Council endorsed in June 2025. It builds on the feedback we received in previous phases by moving from the project's strategic vision to the legal and planning processes required to make it a reality. Click here to view the Prospect Lifestyle Precinct Masterplan.

Where can I learn more about this phase of consultation?

To read the full Proposal to revoke classification of Community Land - Report for Public Consultation and the draft Prospect Lifestyle Precinct Community Land Management Plan, please visit our Prospect Lifestyle Precinct project page on Engagement Hub here.

How can I provide my feedback?

You can provide your feedback in the following ways:

- **Survey**
  - Complete the online survey via our Engagement Hub project page
  - Complete a hard-copy survey in person at Payinthi (128 Prospect Road, Prospect)
- **Written submissions**
  Provide a written submission via our Engagement Hub project page, by email to admin@prospect.sa.gov.au or by mail to PO Box 171, Prospect SA 5082

prospect.sa.gov.au/plp

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Appendix 11 - Postcard delivered to all households

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PROSPECT LIFESTYLE PRECINCT

Phase 3 consultation

The Prospect Lifestyle Precinct Masterplan is an exciting vision to transform the area into a vibrant hub, and we're taking important steps to ensure it provides long-term benefits for our community.

Share your feedback on our plans.



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prospect.sa.gov.au/plp

How to have your say

Scan the QR code to read more and provide your feedback on:

- Proposal to revoke classification of Community Land - Report for Public Consultation
- Two draft Community Land Management Plans

You can also send written submissions by email to **admin@prospect.sa.gov.au** or by mail to PO Box 171, Prospect SA 5082, or complete a physical survey at Payinthi (128 Prospect Rd, Prospect).

Join us at a community information drop-in session

Friday 17 October
10am - 11:30am
Payinthi,
128 Prospect Rd, Prospect

Saturday 18 October
10am - 11:30am
Nailsworth Community Hall,
31 D'Erlanger Ave, Collinswood

Wednesday 22 October
6pm - 7:30pm
Payinthi,
128 Prospect Rd, Prospect

Contact us

If you have any questions or would like to discuss this project further, please contact our Strategic Project Manager on **8269 5355** or via **plp@prospect.sa.gov.au**.

Consultation is open from Tuesday 7 October to Tuesday 4 November 2025

Appendix 12 - Customer Service digital screen graphic



Appendix 13 - Promotional signs



PROSPECT LIFESTYLE PRECINCT

UNLOCKING PROSPECT'S FUTURE

Council is taking the next steps to progress the Prospect Lifestyle Precinct and ensure its long-term sustainability.

Have your say on a proposal to revoke the Community Land classification for some sections of underutilised and inaccessible land and on a new draft Community Land Management Plan to guide the precinct's future.



Consultation open

7 October - 4 November 2025

Scan the QR code to learn more and share your thoughts

prospect.sa.gov.au/plp

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Appendix 14 - Corflutes






The land at this location is part of a Community Land Revocation Proposal
The Prospect Lifestyle Precinct Masterplan is an exciting vision to transform Prospect Oval and its surrounds into a quality health, wellness, fitness, and sporting precinct.
To begin unlocking this future, Council is taking an important step to ensure the project can be sustainably funded and provides long-term benefits to our community.
From 9am on Tuesday 7 October to 11:59pm on Tuesday 4 November 2023, we're seeking your feedback on a proposal to revoke the community land classification of all or some of the allotments numbered 1, 2, 6, 7, 8, 9, 10 and 11 (highlighted in blue) on the adjacent map.

For more information:

Payinthi 128 Prospect Road
PO Box 171 Prospect SA 5082

08 8269 5355

admin@prospect.sa.gov.au
www.prospect.sa.gov.au/plp

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Prospect Lifestyle Precinct

Proposal to revoke classification of Community Land

Report for Public Consultation

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This report is required under Section 194(2)(a) of the *Local Government Act 1999*.

Document Control

Reference	Revision	Description	Author	Date
#1018e	V1	Draft for Council	NH	12.09.2025
#1018e	V2	Final Draft	NH	04.12.2025

Approved by: Not yet approved Date: Not yet approved

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1. Introduction

1.1. What is Community Land

Under the *Local Government Act 1999* (the Act), all land owned, managed or under the care and control of Council, excluding roads, is classified as Community Land, unless exempt by legislation, Council resolution, or a revoked classification.

Community Land classification helps protect community interests in land for current and future generations. Council is responsible for managing this land to ensure it remains accessible, safe, and beneficial to the community.

Council's broader goal is to create a vibrant, well-planned city with safe and healthy spaces to live, work, and play. In planning for the future, Council considers their role in supporting sustainable business and residential activity, delivering high-quality infrastructure and services, and fostering meaningful civic engagement.

As community expectations shift and the demographic make-up of the City of Prospect changes, so do priorities for how Community Land is used. Council must balance these demands and make decisions that deliver the greatest benefit for the community and best value for ratepayers.

From time-to-time, Council may assess whether a parcel of land should continue to be classified as Community Land. After consulting with the community, Council may decide to revoke this classification, if the land is no longer required for public use, proposes safety or environmental risks, or is underutilised. Revocation may also support broader strategic objectives, such as facilitating infrastructure, housing, or commercial developments that deliver wider community benefits.

1.2. How is Community Land Revoked

Under Section 194 of the Act, a Council must prepare a detailed report when proposing to revoke the classification of land as Community Land. This report must describe the proposal, the reasons behind it, where the land is located and the possible future use of the land. The Council is then required to undertake public consultation in line with its Community Engagement and Consultation Policy (the Policy), consider all submissions received, and submit the proposal, along with a summary of those submissions, to the Minister for Local Government (the Minister) for decision.

This report has been prepared to address the requirements of Section 194(2) of the Act This report includes:

- A summary of the reasons for the proposal.
- A statement of any dedication, reservation or trust to which the land is subject.
- A statement of whether revocation of the Community Land classification is proposed with a view to sale or disposal of the land and, if so, details of any government assistance given to acquire the land.
- A statement of how Council proposes to use the proceeds (if relevant).
- An assessment of how implementation of the proposal would affect the area and local community.
- The relevant steps that Council must follow, in accordance with its Community Engagement and Consultation Policy (dated 28 April 2020).

After complying with the requirements of the Act, Council –

- Must submit the proposal with a summary report and all public feedback received during the consultation process to the Minister; and
- If the Minister approves the proposal, the Council may make a resolution to revoke the land's classification as Community Land.

1.2.1. Community Consultation

At its July 2025 Ordinary Council Meeting, the Council resolved to undertake a four-week public consultation period for the proposed revocation of Community Land. Granting the Policy generally recommends a 6–8 week consultation period, Council determined that an alternative timeframe was appropriate given the specific circumstances of the project. The Policy allows for flexibility and enables Council to tailor the consultation period to suit the nature and context of each proposal, provided the approach remains consistent with its guiding principles. This consultation will be conducted concurrently with engagement on the Prospect Lifestyle Precinct Community Land Management Plan. Further details outlining the rationale for the four-week consultation period are available in the Council meeting minutes.

1.2.2. The Role of the Minister

If Council wishes to revoke the Community Land classification of a piece of land, it must, following a period of consultation, apply to the Minister for approval. As part of this process, Council must share all public feedback received during consultation, along with a summary report. This feedback plays an important role in helping the Minister review the process followed by a council in submitting a proposal for a revocation of community land classification and assess the merits of the proposal.

If the Minister gives approval, the Council then has the ability to pass a resolution to revoke the land's classification. Only after this resolution does the land formally cease to be classified as Community Land.

If approval is granted by the Minister, the Council can still choose not to go ahead with the revocation if it decides it's not in the community's best interest.

1.3. What Happens to my Feedback?

Details of the proposed revocation are detailed within this report, available on Council's Engagement Hub and at Council's offices.

Members of the public are invited to provide feedback during the consultation period. All written submissions will be included in a report presented to the Council (and Minister), along with Council's responses to the issues raised.

Elected members must consider all public feedback when deciding whether to apply to the Minister for approval. Council staff may recommend revocation to enable the implementation of the Prospect Lifestyle Precinct (PLP) preferred master plan; however, the final decision rests with the Council.

2. Background of the Prospect Lifestyle Precinct

The Prospect Lifestyle Precinct (PLP) is a key strategic initiative, identified among the top four priorities in the City of Prospect's 2023–2027 Strategic Community Plan.

The deteriorating condition of key infrastructure, evolving needs of user groups, and Council's strategic priority to explore initiatives for "funding our future" have highlighted the need not only to upgrade and invest in the existing Prospect Oval Precinct, but also to develop and implement a comprehensive master plan.

Following a 12-month Phase 1 Roadmap, which included extensive community engagement, technical investigations, and design development, a preferred master plan was finalised for the PLP and formally endorsed by the Council at its Ordinary Meeting in June 2025.

The preferred master plan sets out a long-term vision to transform Prospect Oval, the Memorial Gardens and142-148 Main North Road, into a vibrant, inclusive, and multi-purpose community hub. It aims to strike a balance between commercial development, upgraded community and sporting facilities, improved open spaces, and greater accessibility.

The preferred master plan incorporates the following key features:

- **Enhanced Public Realm**: Expansion of Memorial Gardens and improved landscaping to support passive recreation and increase open space amenity.
- **Mixed-Use Commercial Development**: Activation of the Main North Road corridor through high-quality mixed-use development that promotes economic growth, retail activity, and design excellence.
- **Improved Connectivity**: Enhanced pedestrian and transport links across the PLP, with a focus on east–west integration within the Council area.
- **Multi-Purpose Indoor Facility**: Delivery of a modern, compliant indoor community and sports facility to meet growing demand for activities currently unsupported within the precinct.
- **Upgraded Sporting Infrastructure**: Consolidation and modernisation of sporting facilities and amenities, with emphasis on female participation, accessibility, and shared-use functionality.

Phase 2 of the master plan, which seeks to establish the required planning and design conditions for the PLP was adopted at the July 2024 Council meeting, initiating a 12-month program to advance the intent of the preferred master plan. This phase includes key decision points for the Council to assess the progression of planning requirements, property and market briefs, and detailed design concepts, ultimately guiding decisions on potential Council-led initiatives within the precinct.

Figure 1. ***Preferred Master Plan***



2.1.1. Achieving the PLP Objectives

From the outset, the project has been guided by a set of objectives developed collaboratively by the project team and elected members. These values continue to shape decision-making throughout the life of the project and have directly informed the proposal to revoke the Community Land classification. They will also play a key role in defining the outcomes the Council seeks for the future use and development of the site.

Figure 2. *Alignment with PLP Objectives*



3. Proposal to Revoke Community Land Classification

3.1. Purpose of Community Land Revocation

It is proposed to revoke the Community Land classification for the subject land (Figure 4) to enable the implementation of the Prospect Lifestyle Precinct Preferred Master Plan.

The preferred master plan presents a significant opportunity to improve Council's financial sustainability while delivering broader community benefits by activating land that is currently underutilised, inaccessible, and/or environmental unsafe. The proposed revocation of the subject land will enable a design-led process to identify the most appropriate and mutually beneficial development outcome, balancing community needs with Council's financial objectives to support critical upgrades and remediation across the PLP.

3.1.1. Legal Description of Subject Land

The land proposed for revocation includes seven allotments at 142–148 Main North Road, a small triangular allotment in the northeast corner of the precinct, and a portion of the allotment known as Prospect Oval. The relevant Certificate of Titles include:

Allotment	Hundred	Certificate of Title
Allotment 1 Deposited Plan 35462	In the area named Prospect Hundred of Yatala	Volume 5204 Folio 868
Allotment 100 Filed Plan 109765	In the area named Prospect Hundred of Yatala	Volume 5737 Folio 308
Allotment 203 Deposited Plan 65890	In the area named Prospect Hundred of Yatala	Volume 5932 Folio 12
Allotment 200 Deposited Plan 45359	In the area named Prospect Hundred of Yatala	Volume 5391 Folio 365
Allotment 1 Filed Plan 107568	In the area named Prospect Hundred of Yatala	Volume 5183 Folio 615
Allotment 28 Filed Plan 104083	In the area named Prospect Hundred of Yatala	Volume 5141 Folio 680
Allotment 1 Deposited Plan 1354	In the area named Prospect Hundred of Yatala	Volume 5140 Folio 974
Allotment 2 Deposited Plan 1354	In the area named Prospect Hundred of Yatala	Volume 5140 Folio 974
Allotment 12 Deposited Plan 2265	In the area named Prospect Hundred of Yatala	Volume 5261Folio 763

The corresponding allotments are highlighted in blue in Figure 3 Prospect Lifestyle Precinct Proposed Classification.

Figure 3. *Prospect Lifestyle Preceint Prosposed Classifcations*



The portion of Allotment 1 in Deposited Plan 35462 (known as Prospect Oval) that is considered for revocation can be described as extending from Wilcox Avenue in the north, along the eastern boundary of Prospect Oval to the south, with an irregular western boundary defined as follows:

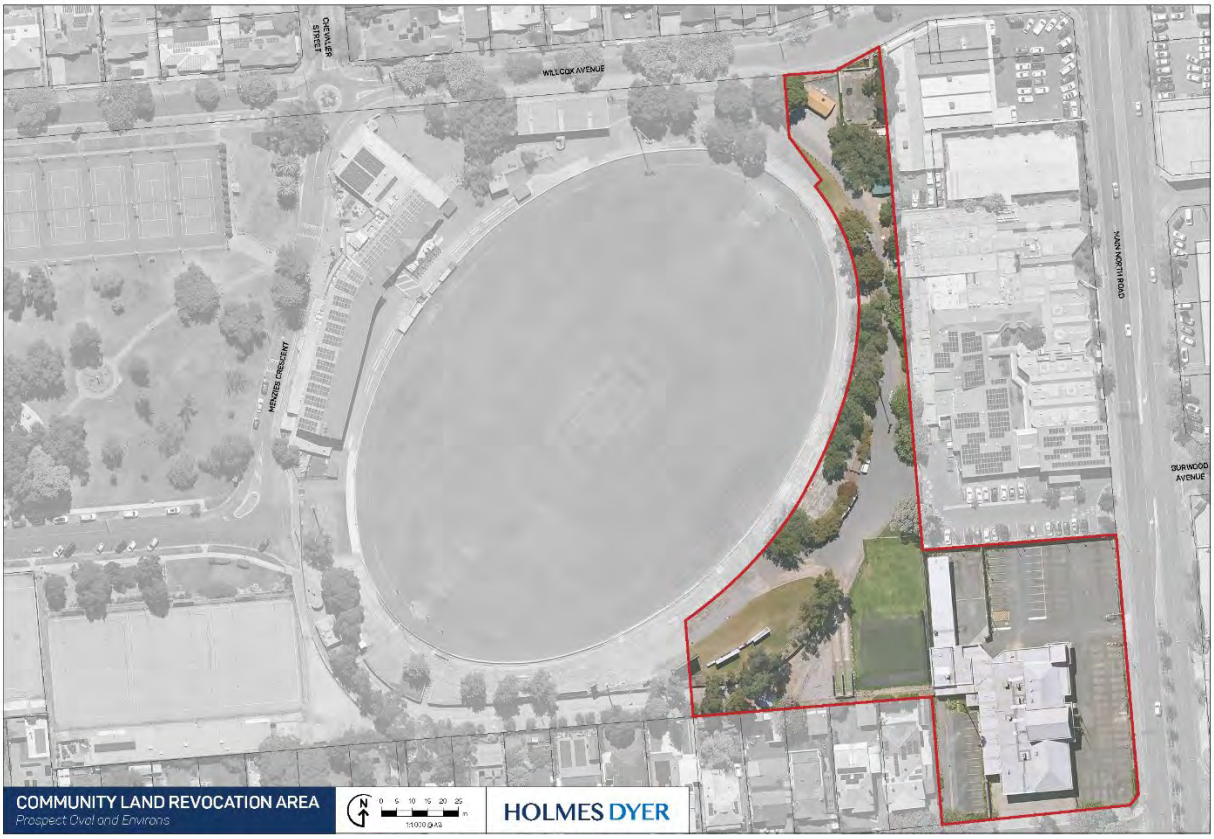
- Approximately 15 metres west of the eastern allotment boundary of Prospect Oval, following the curvature of the oval at ground level.
- Approximately 30 metres west of the eastern allotment boundary of Prospect Oval along Wilcox Avenue.
- Approximately 77 metres west of the eastern allotment boundary along the southern edge of Prospect Oval.

The subject land, under consideration for community land revocation is outlined in red in Figure 4.

The City of Prospect is the registered proprietor of the land holdings and all land is held in "Fee Simple" by the Council. There are four registered interests over Allotment 1 Deposited Plan 35462, known as Prospect Oval: an easement for foot-access-only rights of way in favour of the subject land; an easement for unrestricted rights of way in favour of the subject land; an easement granted to the Minister for Infrastructure for a watermain; and an easement granted to the Electricity Trust of South Australia for a low-voltage underground cable.

A copy of the applicable Certificates of Titles are attached to this report in Appendix 1.

Figure 4. *Location of Subject Land*



3.2. Current Use of Land

The subject land includes a mix of recreational and commercial uses across two distinct zones of the Planning and Design Code. The western portion falls within the Established Neighbourhood Zone, despite currently being used for community and recreational purposes. In contrast, the frontage along Main North Road is situated within the Urban Corridor (Business) Zone and Urban Corridor Business Retail Subzone which supports existing commercial activity.

Compared to the more active and accessible areas of the PLP such as the oval, Memorial Gardens and supporting clubrooms, the western portion of the subject land which currently includes sections of spectator seating, cricket training nets, and informal vehicle access is underutilised, with limited visual permeability, passive surveillance, and accessibility for people with diverse mobility needs. The subject land adjoins the rear of commercial properties fronting Main North Road and is predominantly surfaced with bitumen and compacted dirt.

Seasonal use of the cricket nets and spectator seating occurs; however, their current location and condition present safety and functional challenges. Alternative locations for these facilities are presented in the preferred master plan. The revocation process would enable their relocation and upgrade, improving both usability and safety.

The eastern portion of the subject land fronts Main North Road and is currently under a short to medium-term lease (3+2 years) to Maverick Campers & Caravans for the purpose of retail sale.

Site images are provided below to illustrate both current land use and the condition of existing infrastructure.

Figure 5. *Looking east toward a public amenities block, with vehicular access visible in the foreground.*



Figure 6. *Looking southeast across the existing mounds and spectator seating located along the eastern wing of Prospect Oval.*



Figure 7. *Looking east toward one of the oval's maintenance sheds, including associated equipment and the rear of exisitng commcerial and retirement living properties .*



Figure 8. *Looking southeast from atop the oval mounds, overlooking the existing cricket training nets and two public practice wickets.*



Figure 9. *Looking south toward the southern boundary of the oval allotment, showing an existing storage shed and the rear fences of adjoining residential properties.*



Figure 10. *Looking southwest from Main North Road into the existing commercial premises, with vehicle circulation and parking areas in the foreground.*



3.3. Statement of any Dedication, Reservation or Trust

Following a review of historical Council records, including minutes from meetings held between 1895 and 1908, it has been determined that at this time there is no known dedication, reservation or trust affecting the subject land.

Specifically, at the Council meeting held on 28 January 1908, correspondence from Mr R. Lewis prompted the appointment of a committee to consider the necessity of executing a Trust Deed over the Recreation Ground. The committee, comprising Councillors Cox (Chair), Sanders, Laffer, and Uren, subsequently reported to Council on 10 February 1908. The committee recommended that no Trust Deed be executed, considering it unnecessary. This recommendation was formally endorsed by Council.

3.4. Future Use of the Land

3.4.1. Sale or Disposal of Land

Should the proposed revocation of Community Land classification proceed, Council intends to retain the subject land as operationally required until a formal Expression of Interest (EOI) process is undertaken and a design-led development outcome is endorsed.

At this stage, the Council has not endorsed a specific outcome for the subject land. However, if the revocation proceeds, the land will be subject to a comprehensive design development process to

determine a preferred development outcome. Revocation is a necessary step to enable future development for a range of potential uses, which may include residential, retail, office, commercial, medical, wellness, fitness, hospitality, aged care, and/or short-term accommodation. Delivery of any future development may occur through land sale, joint ventures with third parties, or a combination of ownership and delivery models.

The revocation process is a critical, enabling step that establishes the legal and strategic conditions required for Council to formally engage the market.

While the proposed revocation would not result in immediate development of the subject land, it allows Council to initiate the Expression of Interest (EOI) process and begin implementing the intent of the PLP Preferred Master Plan in alignment with its strategic objectives.

Under the Act, land classified as Community Land is subject to strict limitations, particularly around leasing and disposal. For example, leases cannot exceed 42 years, and Council cannot advertise or enter into contracts for sale or long-term lease unless the land is first revoked and Ministerial approval is granted.

By revoking the Community Land classification, Council removes these constraints and gains the flexibility to:

- Commence a formal EOI process to invite proposals from developers, architects, and other stakeholders.
- Approach the market with confidence, knowing the land is legally positioned for future development.
- Explore design-led solutions that align with the PLP Preferred Master Plan and Council's strategic objectives.

3.4.2. City of Prospect Sale or Disposal of Assets Policy

The City of Prospect's Sale or Disposal of Assets Policy, last reviewed on 23 May 2023, provides a framework for the sale or disposal of land and other assets. It outlines Council's approach to preparing an asset for sale or disposal, in line with Section 49(1)(d) of the Act

Under this policy, the potential future sale of the subject land, currently under consideration for revocation, aligns with Clause 5.1.4, which identifies the "optimum time to maximise return" as a valid reason for asset disposal.

In accordance with Section 194 of the Act and Section 5.1 of the Council's Sale or Disposal of Assets Policy, the land must undergo the revocation process before any disposal process can begin.

The timing of this revocation aligns with the conclusion of the informal market sounding process and the commencement of the Phase 2 PLP Master Plan Prudential Review. At that stage, various disposal methods will be assessed, ensuring compliance with the principles outlined in the Council's policy.

3.4.3. Government assistance

It does not appear that government assistance was provided for the acquisition of the subject land. The western portion was purchased by the City of Prospect, then known as the District Council of Prospect in 1897. The eastern portion, located at 142–148 Main North Road, was acquired by Council in November 2023 following resolutions passed at the Special Council Meeting held on 5 September 2023.

3.5. Effect to Local Community

Subject to Ministerial approval and Council endorsement, revocation of the subject land will enable Council to initiate a formal EOI process. This will position Council to attract design-led proposals that align with the strategic objectives of the PLP and deliver broad community benefits, such as:

- Activation of Underutilised Land
  - The western portion of the subject land is currently underutilised, with limited accessibility, poor visibility, and ageing infrastructure. Revocation would enable the relocation and upgrade of these facilities, improving safety, usability, and inclusivity for people of all abilities.
- Improved Community Infrastructure
  - Through the EOI process that would occur post the proposed revocation, Council can attract proposals that deliver upgraded facilities and infrastructure, supporting a broader range of recreational and community uses in line with the PLP Master Plan.
- Enhanced Public Spaces and Connectivity
  - Design-led development would prioritise better pedestrian access, visual permeability, and integration with surrounding areas, transforming currently disconnected and hard-surfaced land into vibrant, accessible public spaces.
- Economic and Social Activation
  - The eastern portion of the land, currently leased by Maverick Campers and Caravans for retail sales, has the potential to support more dynamic and community-oriented uses. Revocation would allow the Council to explore development options that generate economic activity, create jobs, and enhance the social fabric of the area.
- Preservation of Existing Uses
  - The revocation process does not mean the loss of valued community uses. Instead, it enables their enhancement and relocation in a way that better serves the community's needs and ensures long-term sustainability.
- Strategic Flexibility
  - Removing the Community Land classification gives Council the legal and strategic flexibility to approach the market with confidence, ensuring any future development aligns with community expectations and Council's financial capacity to deliver broader precinct upgrades.
- Design and Planning Control
  - The design-led and planning-controlled process, enabled through the proposed revocation of the subject land, will allow Council to proactively manage and address potential concerns related to future development. This includes applying interface management overlays and setback controls to buffer impacts on adjoining residential properties, using landscaping and fencing to maintain privacy and amenity, and ensuring that public access and community facilities are retained or improved. Solar orientation and overshadowing policies will help protect sunlight access to the oval and nearby properties, while building envelopes and height limits will minimise visual impacts. Design guidelines will also preserve key sightlines and encourage the use of articulated façades and varied materials to reduce visual bulk and maintain the character of the precinct.

3.6. Alignment with State and Local Government Strategies

3.6.1. City of Prospect Community Plan

The future use of the subject land is intended not only to align with the objectives of the PLP master plan but also to support several of Council's broader Community Plan Pillars and top priorities. This demonstrates the proposal's wider value to both the community and Council—beyond simply delivering quality infrastructure at Prospect Oval. It creates opportunities for Council to explore alternative revenue streams and build partnerships that attract high-quality investment through government collaboration and private ventures. The proposal also supports Council's ambition to lead responsible urban corridor development along Main North Road and to create vibrant, inclusive spaces where the community can gather and thrive in a well-designed urban environment.

Figure 11. Alignment with Community Plan Pillars and Top 4 Priorities



3.6.2. Greater Adelaide Regional Plan

The Greater Adelaide Regional Plan (GARP) outlines the State's long-term vision for development, including land use integration, transport infrastructure, and public realm improvements. The proposed revocation of Community Land supports several strategic objectives of the GARP. A portion of the subject land has been identified as a state-significant infill site, with the PLP master plan for this area aiming to enable a broader mix of land uses along the Main North Road corridor. This includes opportunities for higher-density, mixed-use development, such as diverse residential options and complementary business activities, which may be realised through the future planning steps intended as part of the PLP Phase 2 Roadmap.

4. The Consultation Process

The City of Prospect initiated Phase 3 of its community engagement strategy in October 2025. This phase focused on both the proposed Community Land Revocation, the new Community Land Management Plan (CLMP) for the PLP, and minor amendments to the City wide CLMP.

Engagement activities were be run over a four-week consultation period and include a city-wide letterbox drop alerting the community to how they can have their say, digital engagement tools via the Engagement Hub online platform, and three in person community information sessions scheduled across different times to maximise accessibility. Supporting materials such as FAQs and fact sheets were provided both in print and digitally to ensure clarity of the proposed changes.

In accordance with Section 194(3)(a) of the Act, all public submissions and feedback will be included in the report presented to Elected Members at the December 2025 Ordinary Council meeting. A supporting engagement summary will accompany the report, outlining responses to the feedback received. Elected Members will consider this input prior to making a decision on the proposal.

If the proposal is supported, Council will submit it to the Minister, along with all public submissions and the engagement summary report, requesting that the revocation of Community Land classification be approved. Should the Minister consent, Council may then formally resolve to revoke the Community Land classification.

5. Appendices

Appendix 1. Certificate of Titles

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5204 Folio 868

Parent Title(s) CT 5131/354

Creating Dealing(s) TG 7731495

Title Issued 01/08/1994 **Edition** 1 **Edition Issued** 01/08/1994

Estate Type

FEE SIMPLE

Registered Proprietor

THE CITY OF PROSPECT
OF PO BOX 171 PROSPECT SA 5082

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 35462
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED D TO THE MINISTER FOR INFRASTRUCTURE (T 770773)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE ELECTRICITY TRUST OF SOUTH AUSTRALIA (TG 7731495)

TOGETHER WITH RIGHT(S) OF WAY ON FOOT ONLY WITH LIMITATIONS OVER THE LAND MARKED C (RE 7455015)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

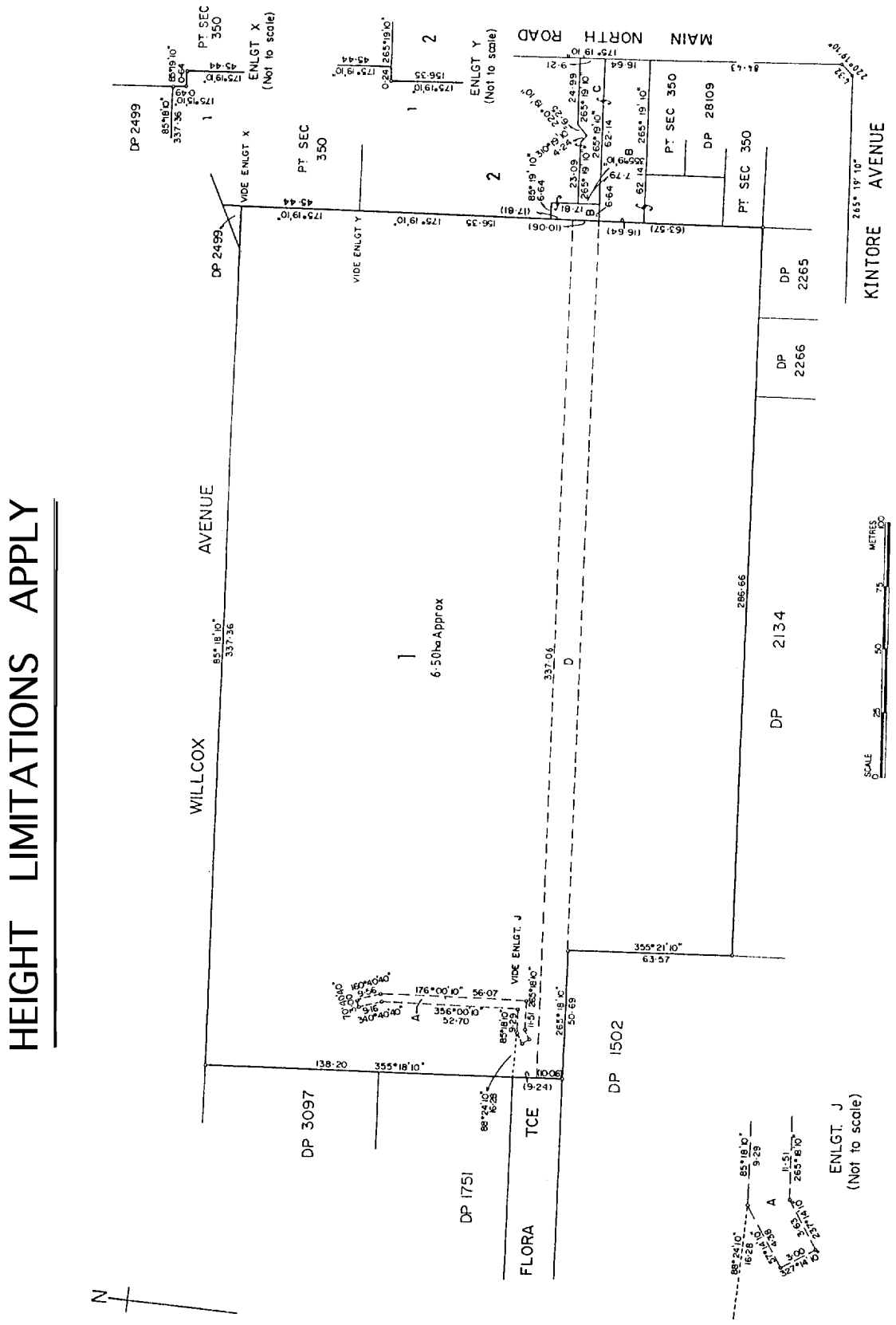
Registrar-General's Notes NIL

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 16/12/2021

PROVISIONALLY IN SA HERITAGE REGISTER 05/08/2021

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REAL PROPERTY ACT, 1886
South Australia

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Certificate of Title - Volume 5737 Folio 308

Parent Title(s) CT 1555/78

Creating Dealing(s) CONVERTED TITLE

Title Issued 23/02/2000 **Edition** 1 **Edition Issued** 23/02/2000

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF PROSPECT
OF PO BOX 171 PROSPECT SA 5082

Description of Land

ALLOTMENT 100 FILED PLAN 109765
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

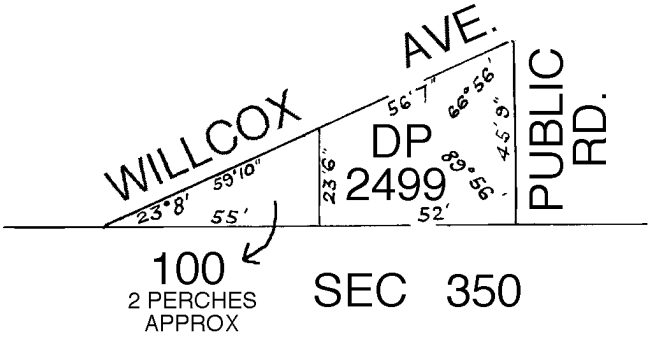
Administrative Interests

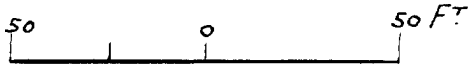
CONFIRMED IN SA HERITAGE REGISTER 16/12/2021

PROVISIONALLY IN SA HERITAGE REGISTER 05/08/2021

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THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1555/78 **LAST PLAN REF: DP 2499**





FOR METRIC CONVERSION	
1 FOOT	= 0·3048 METRES
1 INCH	= 0·0254 METRES
1 ACRE	= 0·404686 HECTARES
1 ROOD	= 1011·7m²
1 PERCH	= 25·29 m²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

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REAL PROPERTY ACT, 1886
South Australia

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Certificate of Title - Volume 5932 Folio 12

Parent Title(s) CT 5120/191, CT 5391/366

Creating Dealing(s) RTU 10077689

Title Issued 10/12/2004 **Edition** 5 **Edition Issued** 24/11/2023

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF PROSPECT
OF PO BOX 171 PROSPECT SA 5082

Description of Land

ALLOTMENT 203 DEPOSITED PLAN 65890
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

NIL

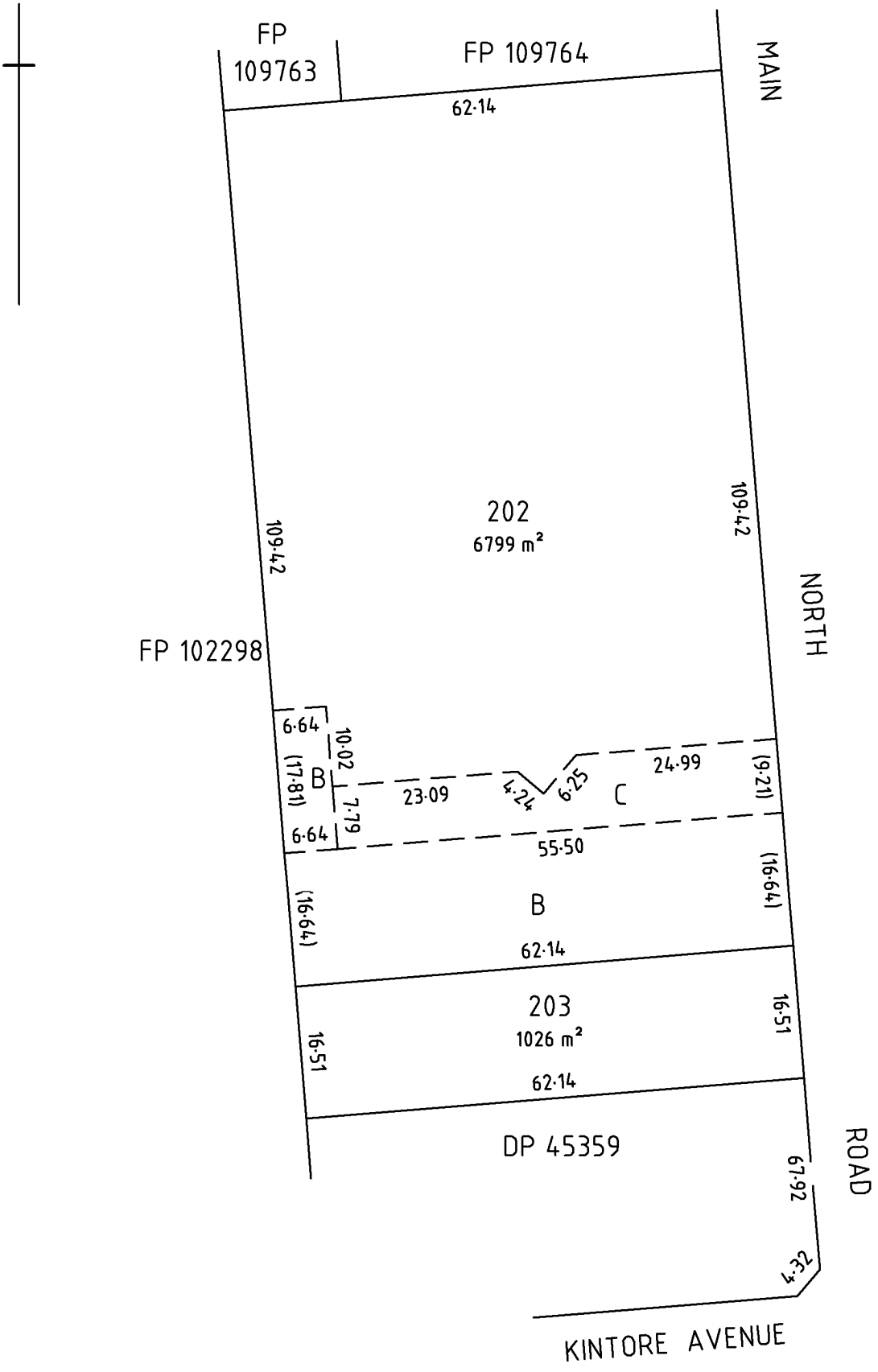
Schedule of Dealings

Dealing Number	Description
14156981	MORTGAGE TO LOCAL GOVERNMENT FINANCE AUTHORITY OF SOUTH AUSTRALIA

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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Product	Register Search (CT 5391/365)
Date/Time	19/08/2024 01:26PM
Customer Reference	Stacey Mills
Order ID	20240819006151

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 5391 Folio 365

Parent Title(s)	CT 5131/353, CT 5184/344
Creating Dealing(s)	RTC 8132481

Title Issued	14/01/1997	**Edition**	2	**Edition Issued**	24/11/2023

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF PROSPECT
OF PO BOX 171 PROSPECT SA 5082

Description of Land

ALLOTMENT 200 DEPOSITED PLAN 45359
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

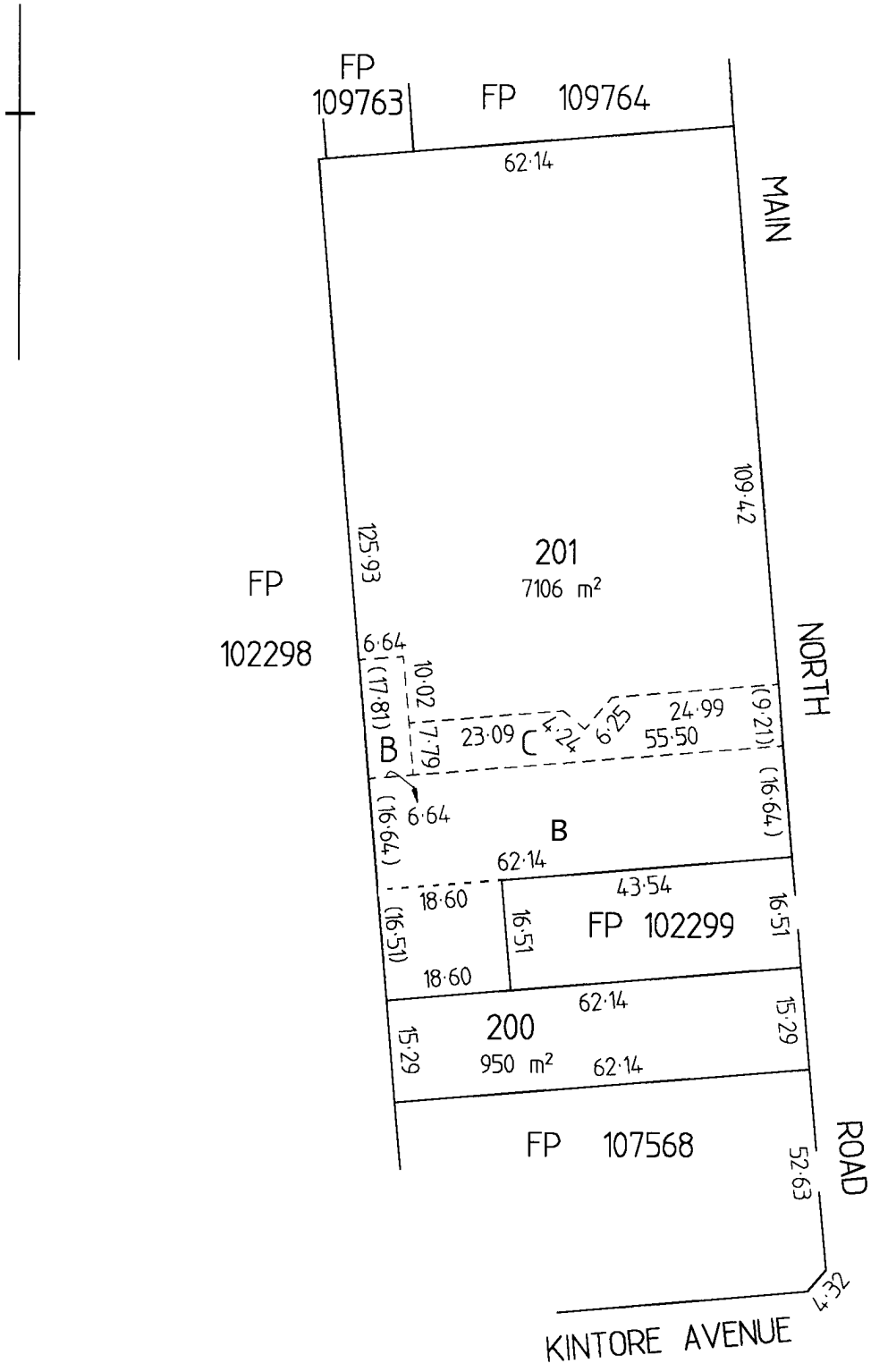
Dealing Number	Description
14156980	MORTGAGE TO LOCAL GOVERNMENT FINANCE AUTHORITY OF SOUTH AUSTRALIA

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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South Australia

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Certificate of Title - Volume 5183 Folio 615

Parent Title(s) CT 4224/341

Creating Dealing(s) CONVERTED TITLE

Title Issued 29/04/1994 **Edition** 5 **Edition Issued** 24/11/2023

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF PROSPECT
OF PO BOX 171 PROSPECT SA 5082

Description of Land

ALLOTMENT 1 FILED PLAN 107568
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

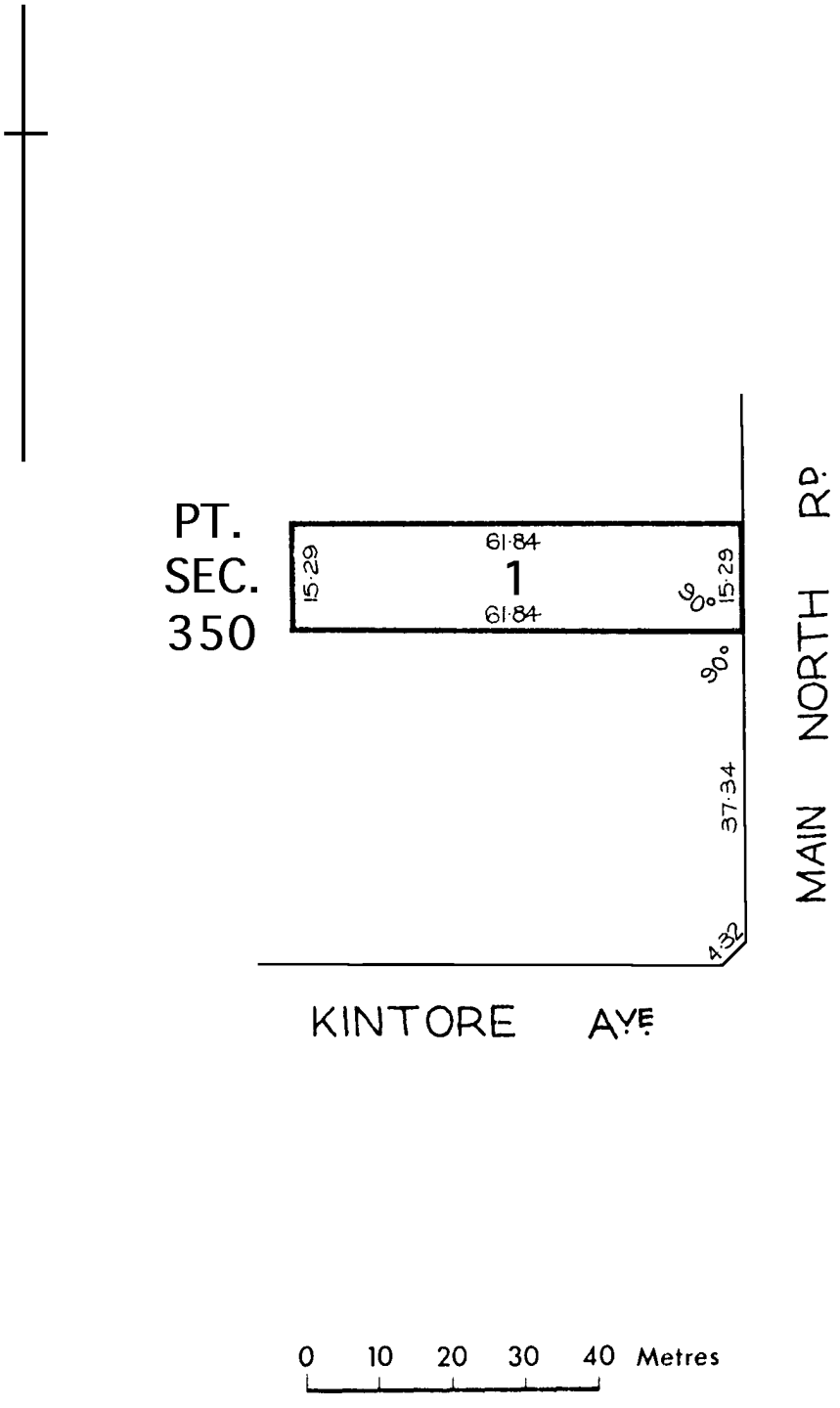
Dealing Number	Description
14156978	MORTGAGE TO LOCAL GOVERNMENT FINANCE AUTHORITY OF SOUTH AUSTRALIA

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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Note : Subject to all lawfully existing plans of division

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REAL PROPERTY ACT, 1886
South Australia

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Certificate of Title - Volume 5141 Folio 680

Parent Title(s) CT 4361/43

Creating Dealing(s) CONVERTED TITLE

Title Issued 07/09/1993 **Edition** 3 **Edition Issued** 24/11/2023

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF PROSPECT
OF PO BOX 171 PROSPECT SA 5082

Description of Land

ALLOTMENT 28 FILED PLAN 104083
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

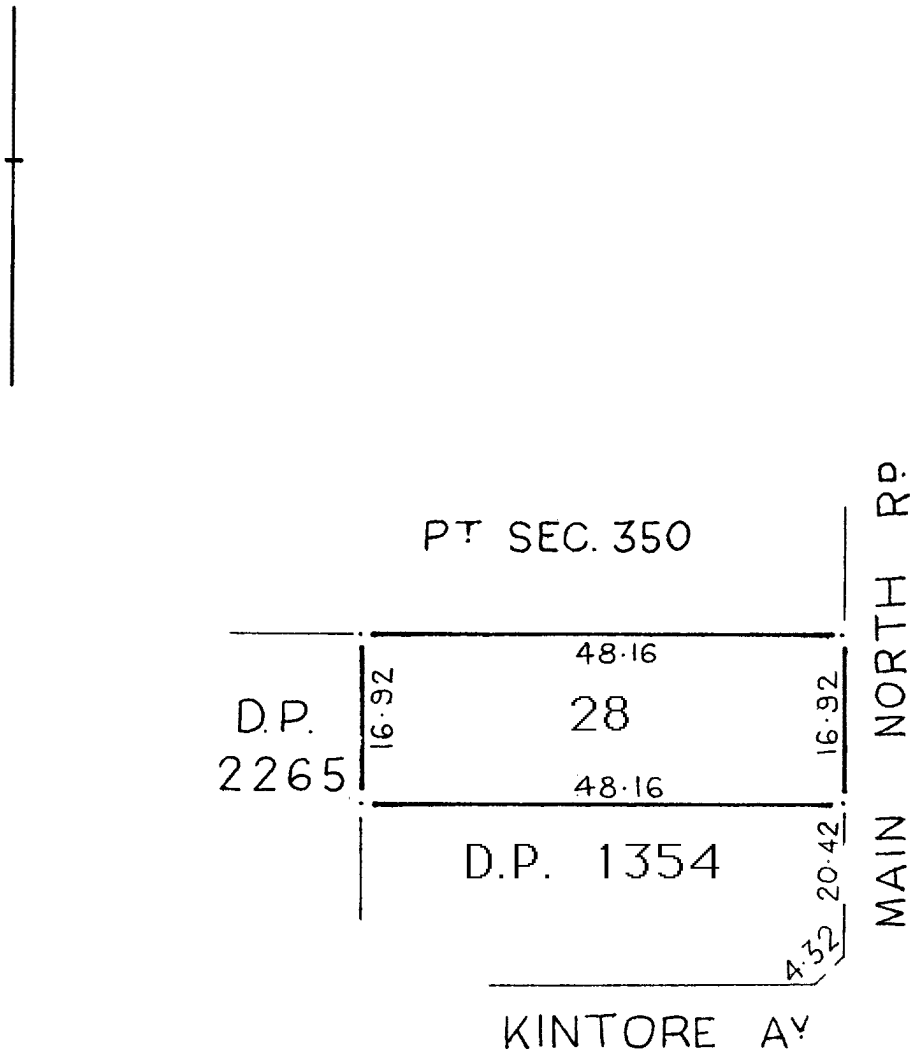
Dealing Number	Description
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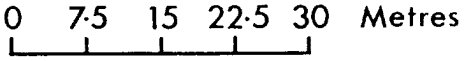
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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Note: Subject to all lawfully existing plans of division

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REAL PROPERTY ACT, 1886
South Australia

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Certificate of Title - Volume 5140 Folio 974

Parent Title(s) CT 4174/211

Creating Dealing(s) CONVERTED TITLE

Title Issued 02/09/1993 **Edition** 3 **Edition Issued** 24/11/2023

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF PROSPECT
OF PO BOX 171 PROSPECT SA 5082

Description of Land

ALLOTMENTS 1 AND 2 DEPOSITED PLAN 1354
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

NIL

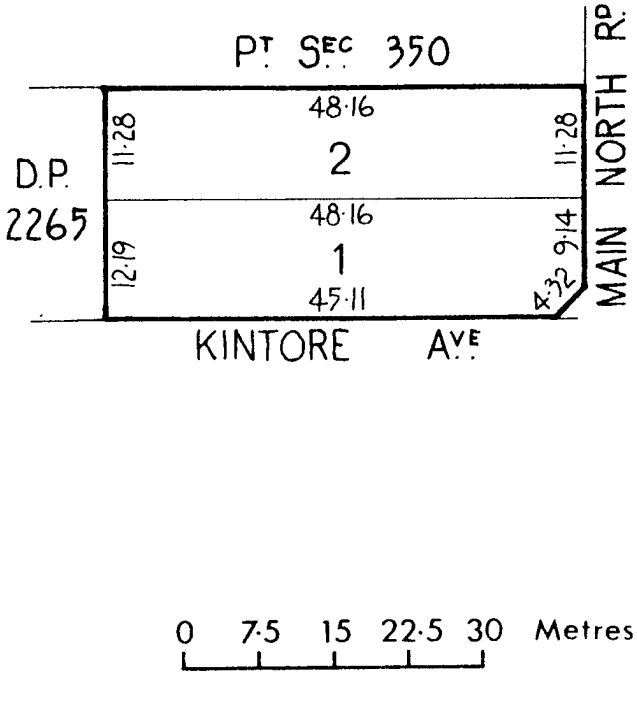
Schedule of Dealings

Dealing Number	Description
14156976	MORTGAGE TO LOCAL GOVERNMENT FINANCE AUTHORITY OF SOUTH AUSTRALIA

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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REAL PROPERTY ACT, 1886
South Australia

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Certificate of Title - Volume 5261 Folio 763

Parent Title(s) CT 4379/889

Creating Dealing(s) CONVERTED TITLE

Title Issued 12/04/1995 **Edition** 6 **Edition Issued** 24/11/2023

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF PROSPECT
OF PO BOX 171 PROSPECT SA 5082

Description of Land

ALLOTMENT 12 DEPOSITED PLAN 2265
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14156979	MORTGAGE TO LOCAL GOVERNMENT FINANCE AUTHORITY OF SOUTH AUSTRALIA

Notations

Dealings Affecting Title NIL

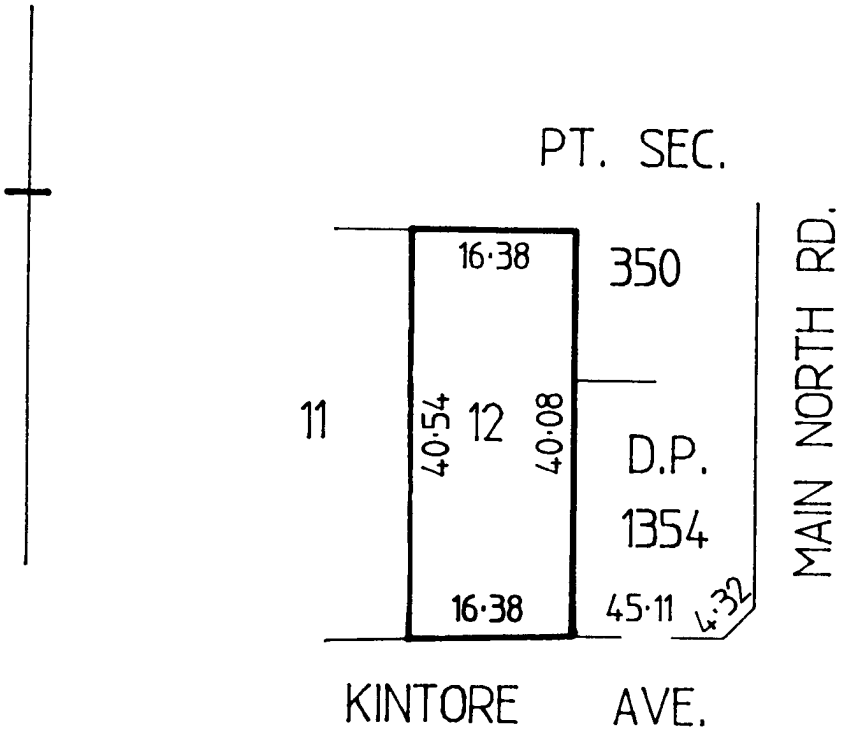
Priority Notices NIL

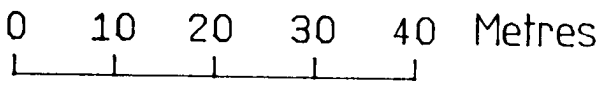
Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL

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Appendix 2. *Spatial Plans*

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



N

0 10 50 100m



KEY	Title Ref.	Allotment
1	CT5204/868	
2	CT5737/308	
3	CT5792/763	
4	CT5804/920	
5	CT5803/879	
6	CT5932/12	
7	CT5391/365	
8	CT5183/615	
9	CT5141/680	
10	CT5140/974	AL 2
10	CT5140/974	AL 1
11	CT5261/763	

PROPOSED CLASSIFICATION

Prospect Lifestyle Precinct

Prospect Lifestyle Precinct
Proposed for Revocation
Community Land
Exempt

N

0 10 20 30 40 50 m

1:1,500 @ A3

HOLMES DYER

1816-021 R2 > 26.09.2025



COMMUNITY LAND REVOCATION AREA

Prospect Oval and Environs

N

0 5 10 15 20 25 m

1:1,000 @ A3

HOLMES DYER

1816-005 R2 > 26.09.2025

HOLMES DYER PTY LTD
ABN: 30 608 975 391
Telephone: 08 7231 1889
Level 3, 15 Featherstone Place
Adelaide SA 5000

3 October 2025

Reference: 1018f

Assessment Manager
City of Prospect
PO Box 171
Prospect SA 5082

Via: PlanSA Portal

Dear Assessment Manager,

DEVELOPMENT APPLICATION – BOUNDARY REALIGNMENT

Holmes Dyer Pty Ltd has been engaged by the City of Prospect to prepare correspondence to accompany the submission of a development application for the reconfiguration of existing allotments at 142 – 148 Main North Road, and Lot 1 Flora Terrace, Prospect within the area known as the Prospect Lifestyle Precinct.

The proposal retains all existing recreation areas, open space and associated facilities within the precinct, along with the commercial property fronting Main North Road. While the total number of allotments remains unchanged, the proposed boundary realignment seeks to reconfigure the allotments in a manner consistent with the spatial information contained within the Prospect Lifestyle Precinct Code Amendment, lodged with the Department of Housing and Urban Development on 11 September 2025.

Subject Site

The subject site is situated within the City of Prospect local government area.

The subject site forms part of the area known as the Prospect Lifestyle Precinct and includes the Prospect Oval, featuring recreation areas, open space and associated facilities and Memorial Gardens as well as a commercial property fronting Main North Road.

The subject site is generally bound by Willcox Avenue to the north, residential development and part of Kintore Avenue to the south, the rear of commercial properties and Main North Road to the east, and residential development to the west. The subject site has an irregular shape with a total area of approximately 7.28 hectares.

The subject site, in its entity, comprises 12 allotments as detailed in Table 1 below.

Table 1. Subject site

Allotment	Plan	Title Reference	Hundred
1	Deposited Plan 35426	CT5204/868	Yatala
100	Filed Plan 109765	CT5737/308	Yatala

*89	Filed Plan 109754	CT5792/763	Yatala
*48	Filed Plan 109713	CT5804/920	Yatala
*50	Filed Plan 109715	CT5803/879	Yatala
203	Deposited Plan 65890	CT5932/12	Yatala
*12	Deposited Plan 2265	CT5261/763	Yatala
1	Filed Plan 107568	CT5183/615	Yatala
*2	Deposited Plan 1354	CT5140/974	Yatala
*28	Filed Plan 104083	CT5141/680	Yatala
*1	Deposited Plan 1354	CT5140/974	Yatala
200	Deposited Plan 45359	CT5391/365	Yatala

Note, the land subject to the proposed reconfiguration does not encompass all of the land listed in Table 1. Allotments marked with an asterisk (*) are not affected by the proposed land division.

An examination of the Certificate of Title register searches (enclosed) identifies the following interests:

- Subject to easements(s) over the land marked D to the Minister for Infrastructure (T 770773).
- Subject to easement(s) over the land marked A to the Electricity Trust of South Australia (TG 77731495).
- Together with right(s) of way on foot only with limitations over the land marked C (RE 7455015).
- Together with free and unrestricted right(s) of way over the land marked B.

These easements are not considered to impose any constraints or burden on the proposal.

The subject site accommodates several registered State and Local Heritage Places as described in Table 2:

Table 2. Summary of Heritage Places

Class	Heritage Number	Details (Known As)
State	28117	Former Prospect Air Raid Precautions (ARP) Sub-Control Station (known as air raid shelter)

Local	3137	Prospect Memorial Gardens
Local	27031	Oval, grandstand and air raid shelter

The City of Prospect is the registered proprietor of the subject site.

Locality

The surrounding area is characterised by a mix of residential and commercial development, and residential aged care. The subject site is adjoined by the following:

- North: Immediately north of the subject site is Willcox Avenue, beyond which lies an established low-density residential area.
- South: Immediately south of the subject site is another established low-density residential area. Properties on the northern side of Kintore Avenue are oriented such that their rear yards abut the southern boundary of the subject site.
- East: To the east, the site is bordered by Clayton Church Homes, a Toyota Used Car Dealership, and Maverick Campers and Caravans, all which front Main North Road, a prominent commercial corridor. Beyond this corridor, the established low-density residential suburb of Nailsworth extends further eastward.
- West: The site is directly bordered to the west by an established low-density residential area. The north and south sides of Flora Terrace are characterised by large, single storey detached dwellings with substantial front gardens and rear setbacks, contributing to the historical character of the area. Further west lies Prospect Road, the City of Prospect's main street precinct, offering a diverse range of commercial developments.

The commercial properties within the subject site front Main North Road, a major arterial road and designated urban corridor.

Proposal Detail

The proposal involves the reconfiguration of existing allotments through boundary realignment as described in Table 3 below and as detailed on the Proposed Division plan prepared by Sawley Lock O'Callaghan (enclosed).

Table 3. *Summary Allotment Configuration*

Allotment Identifier	Configuration	Proposed Area (m2)
2	Created by the realignment of F197568 A1 (CT5183/615), D45359 A200 (CT5391/365) and includes a portion of D35462 A1 (CT5204/868)	*6,213
3	Created by realignment of D65890 A203(CT5932/12)	*3,240

4	Created by the realignment of F109765 A100 (CT5737/308)	370
5	Balance of D35462 A1 (CT5204/868)	*58,030

Note, allotment areas marked with an asterisk (*) represent the total area including all designated parts within the allotment. For example, Allotment 2 includes 6,043m2 plus the additional 170m2 (area marked Z).

The proposed boundary realignment is driven by two key objectives:

- To reconfigure the allotments in a manner consistent with the spatial information contained within the Prospect Lifestyle Precinct Code Amendment, lodged with the Department of Housing and Urban Development on 11 September 2025; and
- To create a separate allotment (proposed Lot 4) for the State Heritage listed Former Prospect ARP Sub-Control Station, currently situated on Certificate of Title CT5204/868 and CT5737/308.

The proposal retains the existing easements, as follows

- Subject to easement(s) over the land marked D to the Minister for Infrastructure (T 770773).
- Subject to easement(s) over the land marked A to the Electricity Trust of South Australia (TG 77731495).
- Together with right(s) of way on foot only with limitations over the land marked C (RE 7455015).
- Together with free and unrestricted right(s) of way over the land marked B.

And introduces two additional easements:

- Easement G as a right(s) of way.
- Easement H as a right(s) of way.

Proposed Lot 4 will retain rights over Easement B and C, identified as 'XX' on the proposed Division Plan prepared by Sawley Lock O'Callaghan (enclosed). It is noted that Proposed Lot 4 is not contiguous with Easement B and C. There is an intention to extinguish the rights of way at a later date, subject to future requirements.

It is also noted that an amenities block is located within Easement H. The Applicant intends to pursue a Land Management Agreement to permit the building to remain over the right of way for an interim period. This agreement is considered appropriate, as the structure does not impede access to or functionality of the easement. It is requested that the execution of a Land Management Agreement be imposed as a condition of consent.

Upper and lower parcel boundaries (marked by X, Y and Z and G) are also defined by heights relative to the Australian Height Datum (AHD), encompassing elevations both above and below AHD. These defined boundaries provide the opportunity to incorporate basement and below-ground carparking and above ground for building overhang, as part of any future development on the Prospect Lifestyle Precinct.

Whilst the proposal seeks to reconfigure the allotments, consistent with the Prospect Lifestyle Precinct Code Amendment, the realignment of allotment boundaries, does not involve a change in land use or building work. Any future development on the subject site, including the potential demolition of the amenities block located within

Easement H, will be subject to a separate development application, including any required approvals for a change in land use, where applicable.

Procedural Matters

Planning and Design Code

Table 4 below summarises the applicable zones, subzones, overlays and general development policy sections relevant to the subject land and proposal.

Table 4. Planning and Design Code Summary

Version and Date	Version 2025.18 dated 25 September 2025
Zone	Established Neighbourhood Urban Corridor (Business)
Subzone	Urban Corridor Business Retail
Overlays	Character Area – PrC1 Historic Area – Pr5 Heritage Adjacency Local Heritage Place – 27031 Local Heritage Place – 3137 Regulated and Significant Tree Major Urban Transport Routes Transport Generating Development State Heritage Place – 28117
Technical and Numeric Variations	None identified
General Development Policies	Land division Site contamination

Procedural Matters

The applicable zone, subzone and overlays may include sections title 'Procedural Matters', outlining requirements such as notification and referrals to prescribed bodies. The procedural matters are summarised in Table 5 below.

Table 5. Procedural Matters Summary

Relevant Authority	Assessment Manager, City of Prospect
Assessment Pathway	Performance Assessed

Notification	In accordance with Table 5(5) of both the Established Neighbourhood Zone and Urban Corridor (Business) Zone, land division is exempt from notification.
Referrals	In accordance with the Procedural Matters of the State Heritage Place Overlay, land division requires referral to the Minister responsible for administration of the Heritage Places Act.

Fees and Charges

As the primary purpose of the proposal is not to generate revenue for Council, and the development is being undertaken by Council, the prescribed development assessment fee is not payable in accordance with Part 4(11) of the *Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019*.

As there is no building or infrastructure cost associated with the proposal, such as civil works, earthworks, road construction, or the installation of infrastructure, the development cost has been identified as $1.00.

Planning Assessment

The following sections of this correspondence provide an assessment of the proposal against the relevant provisions of the Planning and Design Code.

Zones and Subzones

Within the Planning and Design Code, the allotments subject to this application are located within the Established Neighbourhood Zone, the Urban Corridor (Business) Zone and Urban Corridor Retail Subzone.

Established Neighbourhood Zone

The desired outcome of the Established Neighbourhood Zone is to accommodate a variety of housing types, with new development designed to complement the predominant built form, existing development patterns, and established streetscape character. Particular attention is given to features such as roadside plantings, footpaths, front yards, and the spacing between vehicle crossovers.

The Applicant intends to retain the existing land uses, and no building work is proposed as part of this development application. Any future development will require a separate development application, including any necessary approvals for changes in land use, where applicable.

Therefore, the proposal is considered consistent with the intent of the Established Neighbourhood Zone.

Urban Corridor Business Zone

The desired outcome of the Urban Corridor Business Zone is to foster a mixed-use environment the prioritises employment-generating and light industrial land uses, complemented by compatible medium-density residential development oriented toward primary road corridors.

The Applicant intends to retain the existing land uses, and no built form is proposed as part of this development application. Any future development will require a separate development application, including any necessary approvals for changes in land use, where applicable.

Therefore, the proposal is considered consistent with the intent of the Urban Corridor Business Zone.

Urban Corridor Business Retail Subzone

The desired outcome of the Urban Corridor Business Subzone is to accommodate neighbourhood-scale shopping, business, entertainment and recreational facilities, serving as a focal point for business and community activity and meeting most of the community's daily and weekly shopping needs.

The Applicant intends to retain the existing land uses, and no building work is proposed as part of this development application. Any future development will require a separate development application, including any necessary approvals for changes in land use, where applicable.

Therefore, the proposal is considered consistent with the intent of the Urban Corridor Business Retail Subzone.

The relevant overlays, as outlined in Table 4, are addressed in the following section of this correspondence.

Overlays

Historical Area Overlay

The intent of the Historic Area Overlay is to reinforce historic themes and characteristics through conservation and contextually responsive development, including thoughtful design and adaptive reuse. This approach responds to established patterns of land division, site configuration, streetscape character, building siting, and the scale, form and features of built form, as exhibited in the Historic Area and articulated in the relevant Historic Area Statement.

The relevant Performance Outcome (PO) of the Planning and Design Code states:

> PO 5.1 [Historic Area Overlay]
>
> Land division creates allotments that:
>
> (a) compatible with the surrounding pattern of subdivision in the historic area
>
> (b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area.

The Flora Terrace (Pr5) Historic Area Overlay spatially applies to Lot 1, Deposited Plan 35462 (Certificate of Title 5204/868) and Allotment 100, Filed Plan 109765, (Certificate of Title 5737/308) of the subject site.

The relevant Performance Outcome (PO) of the Historical Area Overlay of the Planning and Design Code states:

> PO 5.1 [Historic Area Overlay]
>
> Land division creates allotments that are:

(a) compatible with the surrounding pattern of subdivision in the historic area

(b) of a dimension to accommodate buildings of the bulk and scale that reflect existing buildings and setbacks in the historic area.

The Historic Area Overlay focuses on preserving the original subdivision pattern and low-scale, low-rise character that define the Historic Area, which is confined to a single row of dwellings on both the north and south sides of Flora Terrace. It also recognises the commemoration of war service, civic activities and important sporting events, with the State and Local Heritage Places on the subject site contributing to these valued attributes of the Historic Area.

The proposal seeks to create a separate allotment to accommodate the State Heritage Place, identified as Proposed Lot 4. As outlined in the enclosed Heritage Impact Assessment prepared by DASH Architects, Proposed Lot 4 closely reflects the area currently defined by the existing fence line. The proposal also incorporates a right-of-way along the western (15.47 metres wide) and southern (5 metres wide) boundaries of the Former Prospect ARP Sub-Control Station. These access ways are intended to promote increased pedestrian activity around the State Heritage Place while also providing a development-free buffer to protect its immediate setting.

The Local Heritage Places on the subject site namely the oval, grandstand and Prospect Memorial Gardens will remain on the same allotment and be retained in their current form. While the proposal seeks to reconfigure the allotments surrounding the eastern boundary of the oval, this area shares an interface with the existing commercial properties fronting Main North Road, the built form of which differs significantly from the low-scale residential character that defines the Historic Area.

Importantly, the proposal does not involve a change in land use or development. Given this and the presence of the established commercial interface, the proposed reconfiguration is not considered to further erode the historic qualities of this area. Accordingly, it is considered that Performance Outcome 5.1 of the Historic Area Overlay is satisfied.

Heritage Adjacency Overlay

The intent of the Heritage Adjacency Overlay is to ensure development adjacent to State or Local Heritage Places respects and maintains the heritage and cultural values of those Places.

The relevant Performance Outcome (PO) of the Planning and Design Code states:

PO 2.1 [Heritage Adjacency Overlay]

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.

It is our position, that the proposed land division will not adversely impact the State Heritage Place known as the Former Prospect ARP Sub-Control Station with DASH Architects seeking preliminary advice from State Heritage.

As outlined in the enclosed Heritage Impact Assessment prepared by DASH Architects, Proposed Lot 4 on the proposed Division Plan prepared by Sawley Lock O'Callaghan, closely reflects the area currently defined by the existing fence line. The proposal also incorporates a right-of-way along the western (15.47 metres wide) and

southern (5 metres wide) boundaries of the Former Prospect ARP Sub-Control Station. These access ways are intended to promote increased pedestrian activity around the State Heritage Place while also providing a development-free buffer to protect its immediate setting.

Additionally, it is our position, that the proposal will not adversely impact the Local Heritage Places on the subject site namely the oval, grandstand and Prospect Memorial Gardens as they will remain on the same allotment and be retained in their current form. The proposal preserves the significance of these heritage items, including their ability to demonstrate their historic use and maintain the historical relationship between key elements.

Accordingly, it is considered that the proposal satisfies Performance Outcome 2.1 of the Heritage Adjacency Overlay.

Local Heritage Place Overlay

The intent of the Local Heritage Place Overlay is to ensure development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

The relevant Performance Outcome (PO) of the Planning and Design Code states:

> **PO 4.1 [Local Heritage Place Overlay]**
>
> **Land division creates allotments that:**
>
> **(a) maintain the heritage values of the Local Heritage Place, including setting**
>
> **(b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the Local Heritage Place.**

It is our position, that the proposal will not adversely impact the Local Heritage Places on the subject site namely the oval, grandstand and Prospect Memorial Gardens as they will remain on the same allotment, recognising their collective contribution, and be retained in their current form. The proposal safeguards the heritage significance of these items, ensuring they continue to reflect their historic use and retains the spatial relationship that defined their context. Generous curtilage is provided around the heritage buildings, preserving their visual prominence.

The use of the Local Heritage Places will continue, and public access will be maintained, with multiple formal an informal pedestrian access points provided. No changes are proposed to the existing access arrangements from Main North Road. Proposed Lot 3 is also accessible from Willcox Avenue, with the easement marked H, providing a right of way in favour of Lot 5 which contains the Local Heritage oval, grandstand and Prospect Memorial Gardens.

Accordingly, it is considered that the proposal satisfies Performance Outcome 4.1 of the Local Heritage Place Overlay.

State Heritage Place Overlay

The intent of the State Heritage Place Overlay is to ensure that development preserves the heritage and cultural values of State Heritage Places through conservation, continued use and adaptive reuse.

The relevant Performance Outcome (PO) of the Planning and Design Code states:

> **PO 4.1 [State Heritage Place Overlay]**

Land division creates allotments that:

(a) maintain the heritage values of the State Heritage Place, including setting

(b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place.

The subject land contains the State Heritage Place known as the Former Prospect ARP Sub-Control Station, currently situated on Certificate of Title CT5204/868 and CT5737/308. The proposal seeks to create a separate allotment to accommodate this State Heritage Place, identified as Proposed Lot 4 on the proposed Division Plan prepared by Sawley Lock O'Callaghan. DASH Architects have sought preliminary advice from State Heritage in relation to the proposed land division.

The proposed land division will not adversely impact the State Heritage Place. As outlined in the enclosed Heritage Impact Assessment prepared by DASH Architects, Proposed Lot 4 closely reflects the area currently defined by the existing fence line. The proposal also incorporates access ways along the western (15.47 metres wide) and southern (5 metres wide) boundaries of the Former Prospect ARP Sub-Control Station. These access ways are intended to promote increased pedestrian activity around the State Heritage Place while also providing a development-free buffer to protect its immediate setting.

Accordingly, it is considered that the proposal satisfies Performance Outcome 4.1 of the State Heritage Place Overlay.

Regulated and Significant Tree Overlay

The intent of the Regulated and Significant Tree Overlay is to support the conservation of regulated and significant trees by recognising their aesthetic, environmental and amenity value, and by mitigating tree loss through appropriate development and management practices.

The relevant Performance Outcomes (PO)of the Planning and Design Code states:

PO 3.1 [Regulated and Significant Tree Overlay]

Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable [Emphasis added].

As shown on the plan, Enlargement A7 (Site Plan) prepared by Sawley Lock O'Callaghan (enclosed), the subject site contains both regulated and significant trees that contribute to the character of the area. Performance Outcome 3.1 seeks to ensure land division results in an allotment configuration that enables the retention of regulated and significant trees as far as is reasonably practicable.

The proposal involves realigning allotment boundaries only; it does not involve a change in land use or building work. As such, the proposed realignment facilitates the retention of regulated and significant trees on the subject site.

Any future development on the subject site will be subject to a separate development application, including any required approvals for a change in land use, where applicable. It is however our position that the sizes of the Allotments identified as 2, 3 and 5 as described in Table 6 are appropriately sized and configured to support a range of future development options.

Any future removal of regulated and/or significant tree associated with future development of the site, will be subject to a separate development application.

Major Urban Transport Routes Overlay

The intent of the Major Urban Transport Routes Overlay is to ensure safe and efficient operation of Major Urban Transport Routes for all road users, while also supporting safe and efficient access to and from these routes.

It is our position that referral to the Commissioner of Highways is not required as the proposal:

- does not alter existing access arrangements to Main North Road; and
- access to Proposed Lot 3 is located approximately 80 metres from the intersection with Main North Road and partially utilises an existing access to Willcox Avenue; and
- the Applicant intends to maintain the current land uses, meaning the type, volume, and frequency of vehicle movements through the existing access arrangements to Main North Road will remain unchanged.

Traffic Generating Development Overlay

The intent of the Traffic Generating Development Overlay is to ensure the safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all users, and to facilitate safe and effective access to and from these routes.

As the Applicant intends to retain the existing land uses and no building work is proposed within 250 metres of Main North Road, it is our position that referral to the Commissioner of Highways is not required.

The relevant General Development Policies, as outlined in Table 4, are addressed in the following section of this correspondence.

General Development Policies

Land Division

The relevant Performance Outcomes (POs) of the Planning and Design Code with regards to allotment configurations states:

> PO 1.1 [General Development Policies – Land Division]
>
> Land division creates allotment suitable for their intended use.

And:

> PO 1.2 [General Development Policies – Land Division]
>
> Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.

The proposal involves the reconfiguration of existing allotments through boundary realignment. As described in Table 6, the Applicant intends to retain the exiting land uses, the allotments are considered appropriately sized and shaped for their intended use and outcomes of the relevant zone:

Table 6. *Summary of Proposed Allotments*

Allotment Identifier	Proposed Area (m2)	Intended Use
2	6,213	Recreation (part) Commercial (part). No change to existing use.
3	2,984	Recreation. No change to existing use.
4	370	Recreation. No change to existing use.
5	58,110	Recreation. No change to existing use.

As previously described, the purpose of this development application is to reconfigure the allotments in a manner consistent with the spatial information contained within the Prospect Lifestyle Precinct Code Amendment, lodged with the Department of Housing and Urban Development on 11 September 2025.

The proposal involves realigning allotment boundaries only; it does not involve a change in land use or building work. Any future development on the subject site will be subject to a separate development application, including any required approvals for a change in land use, where applicable. It is however our position that the sizes of the Allotments identified as 2, 3 and 5 as described in Table 6 are appropriately sized and configured to support a range of future development options.

The exception is Proposed Lot 4 which has specifically been created to establish a separate allotment to accommodate the State Heritage listed Former Prospect ARP Sub-Control Station. As outlined in the enclosed Heritage Impact Assessment prepared by DASH Architects, Proposed Lot 4 closely aligns with the area currently defined by the existing fence line.

In addition, Proposed Lot 3 is also accessible from Willcox Avenue, with easement marked H, providing a right of way in favour of Lot 5. This access way is also designed to encourage greater pedestrian activity around the State Heritage Place and to maintain a development-free buffer to protect its immediate setting.

Importantly, the proposal does not alter existing pedestrian or vehicular access to Main North Road.

The subject site also contains regulated and significant trees that contribute to the character of the area. The proposed realignment facilitates the retention of regulated and significant trees on the subject site.

It is therefore considered that Performance Outcome 1.1 and 1.2 is satisfied.

PO 1.3 [General Development Policies – Land Division]

Land division maximises the number of allotments that face public open space and public streets.

Proposed Lots 2, 4 and 5 have a frontage to Willcox Avenue, Main North Road and/or Kintore Avenue. Proposed Lot 3 along with the remaining allotments share an interface with public open space, allowing any future development to be designed in a way that supports passive surveillance of these areas.

It is therefore considered that Performance Outcome 1.3 is satisfied.

PO 2.4 [General Development Policies – Land Division]

Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.

The proposal does not involve any change in land use or building work that would necessitate additional infrastructure. Stormwater and other infrastructure will continue to be managed in accordance with the existing arrangements. As the proposal involves the realignment of boundaries only, no further detail on stormwater management and infrastructure is warranted in this instance.

Public access to Prospect Lifestyle Precinct will be retained with multiple formal and informal pedestrian access points provided. The proposal does not alter existing access arrangements to Main North Road. In addition, Proposed Lot 3 is also accessible from Willcox Avenue, with easement marked H, providing a right of way in favour of Lot 5.

Accordingly, it is considered that Performance Outcome 2.4 is satisfied.

The relevant Performance Outcome (PO) of the Planning and Design Code with regards to design and layout states:

PO 2.8 [General Development Policies – Land Division]

Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.

The subject site currently contains regulated and significant trees that contribute to the character of the area. As such, the proposed realignment facilitates the retention of regulated and significant trees on the subject site. Any future removal of a regulated and/or significant tree associated with any future development of the site, will be subject to a separate development application.

Accordingly, Performance Outcome 2.8 is considered to be satisfied.

The relevant Performance Outcome (PO) of the Planning and Design Code with regards to roads and access state:

PO 3.1 [General Development Policies – Land Division]

Land division provides allotments with access to an all-weather public road.

The proposal does not result in any changes to access arrangements to Main North Road. As the Applicant intends to retain the existing land uses and current access arrangements. In addition, Proposed Lot 3 is also accessible from Willcox Avenue, with easement marked H, providing a right of way in favour of Lot 5.

Accordingly, Performance Outcome 3.1 is considered to be satisfied.

The relevant Performance Outcome (PO) of the Planning and Design Code with regards to access states:

PO 3.3 [General Development Policies – Land Division]

Land division does not impeded access to publicly owned open space and/or recreation facilities.

The Applicant intends to retain the existing vehicular and pedestrian access arrangements. In addition, Proposed Lot 3 is also accessible from Willcox Avenue, with easement marked H, providing a right of way in favour of Lot 5.

Accordingly, Performance Outcome 3.3 is considered to be satisfied.

Site Contamination

The relevant Performance Outcome (PO) of the Planning and Design Code states:

> **PO 1.1 [General Development Policies - Site Contamination]**
>
> **Ensure land is suitable for use when land use changes to a more sensitive use.**

The proposal involves the reconfiguration of five (5) existing allotments through boundary realignment. As such, it does not involve a change in land use or any building work.

Given that the land use is not changing (i.e. the proposal does not introduce a more sensitive use), it is our position that a Site Contamination Declaration and Preliminary Site Investigation Report are not required.

Closure

The proposed boundary realignment is driven by two key objectives:

- To reconfigure the manner consistent with the spatial information contained within the Prospect Lifestyle Precinct Code Amendment, lodged with the Department of Housing and Urban Development on 11 September 2025.
- To create a separate allotment (proposed Lot 4) for the State Heritage listed Former Prospect ARP Sub-Control Station.

The proposal preserves all existing recreation areas, open space and associated facilities within the Prospect Lifestyle Precinct, as well as the commercial property fronting Main North Road. It does not involve a change in land use or construction of a building. Any future development will be subject to a separate development application, including any necessary approvals for changes in land use, where applicable.

Accordingly, we consider the proposal is consistent with the desired outcomes of the Established Neighbourhood, Urban Corridor Business Zone and Urban Corridor Retail Business Subzone as outlined in the Planning and Design Code.

In addition, the proposed allotments are of a suitable size and configuration, with appropriate pedestrian and vehicular access to support future development opportunities. The proposal also respects and maintains the heritage values and setting of the State and Local Heritage Place, in accordance with the Overlays and General Development Policies of the Planning and Design Code.

It is therefore our position that Planning and Land Division consent should be granted for the proposed boundary realignment.

Should you require any additional information, please do not hesitate to contact the undersigned on 0434 023 741 or via email at kirsten@holmesdyer.com.au.

Yours sincerely,



HOLMES DYER

Kirsten Falt
Senior Consultant

Encls: *Certificate of Title Register Searches*

Proposed Division plan prepared by Sawley Lock O'Callaghan

Heritage Impact Assessment prepared by Dash Architects

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5204 Folio 868

Parent Title(s) CT 5131/354

Creating Dealing(s) TG 7731495

Title Issued 01/08/1994 **Edition** 1 **Edition Issued** 01/08/1994

Estate Type

FEE SIMPLE

Registered Proprietor

THE CITY OF PROSPECT
OF PO BOX 171 PROSPECT SA 5082

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 35462
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED D TO THE MINISTER FOR INFRASTRUCTURE (T 770773)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE ELECTRICITY TRUST OF SOUTH AUSTRALIA (TG 7731495)

TOGETHER WITH RIGHT(S) OF WAY ON FOOT ONLY WITH LIMITATIONS OVER THE LAND MARKED C (RE 7455015)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

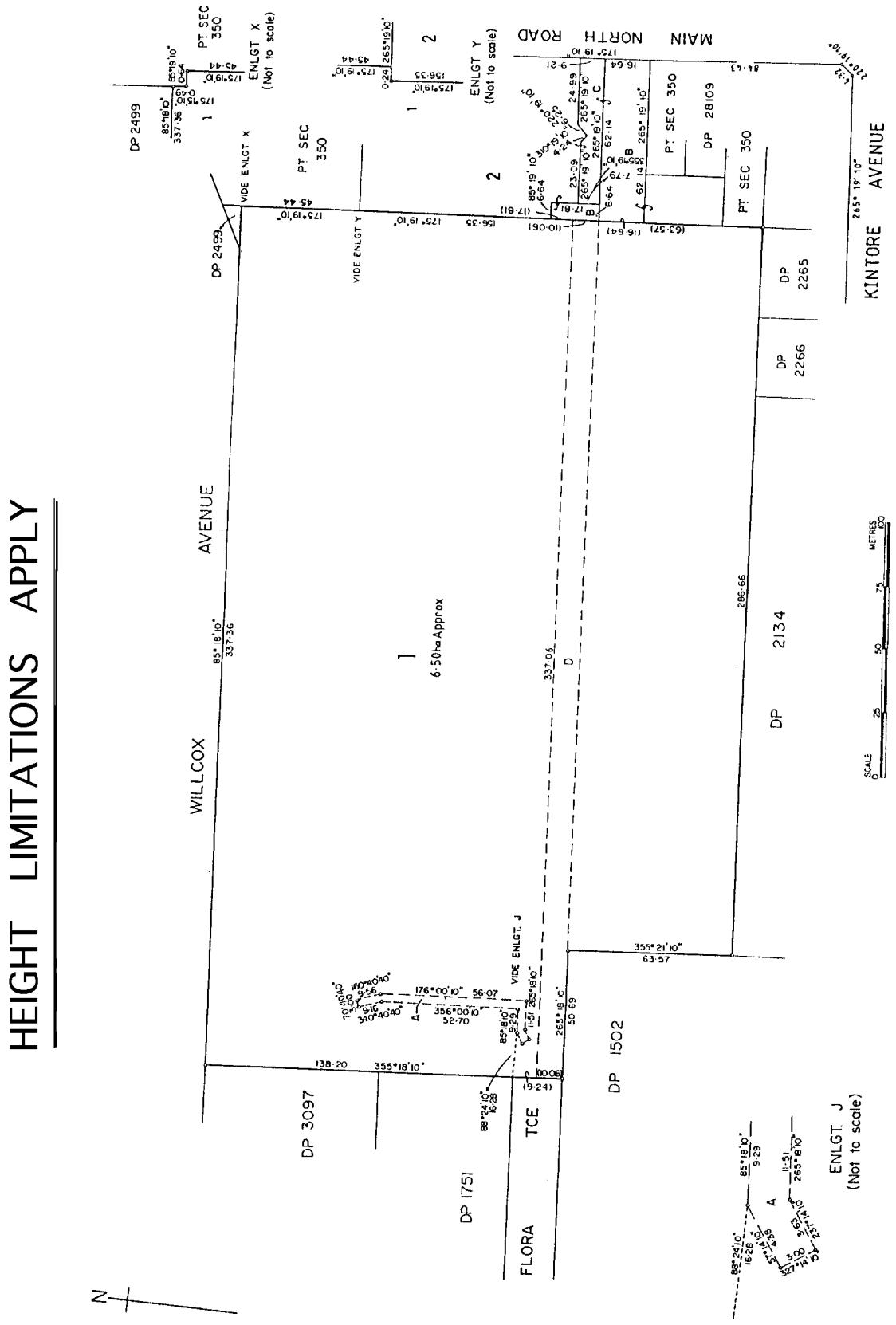
Registrar-General's Notes NIL

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 16/12/2021

PROVISIONALLY IN SA HERITAGE REGISTER 05/08/2021

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REAL PROPERTY ACT, 1886
South Australia

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Certificate of Title - Volume 5737 Folio 308

Parent Title(s) CT 1555/78

Creating Dealing(s) CONVERTED TITLE

Title Issued 23/02/2000 **Edition** 1 **Edition Issued** 23/02/2000

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF PROSPECT
OF PO BOX 171 PROSPECT SA 5082

Description of Land

ALLOTMENT 100 FILED PLAN 109765
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

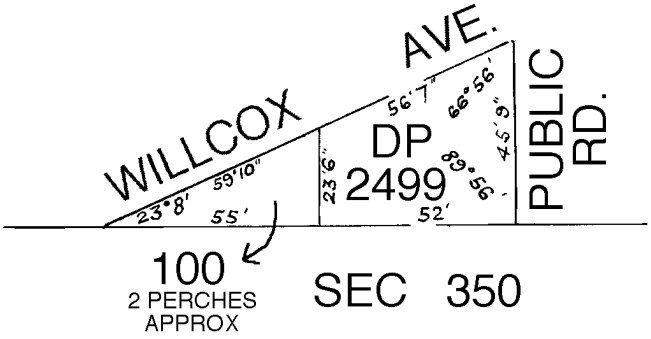
Administrative Interests

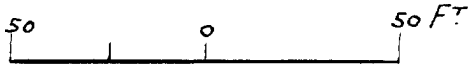
CONFIRMED IN SA HERITAGE REGISTER 16/12/2021

PROVISIONALLY IN SA HERITAGE REGISTER 05/08/2021

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THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1555/78 **LAST PLAN REF: DP 2499**





FOR METRIC CONVERSION	
1 FOOT	= 0·3048 METRES
1 INCH	= 0·0254 METRES
1 ACRE	= 0·404686 HECTARES
1 ROOD	= 1011·7m²
1 PERCH	= 25·29 m²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

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REAL PROPERTY ACT, 1886
South Australia

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Certificate of Title - Volume 5932 Folio 12

Parent Title(s) CT 5120/191, CT 5391/366

Creating Dealing(s) RTU 10077689

Title Issued 10/12/2004 **Edition** 5 **Edition Issued** 24/11/2023

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF PROSPECT
OF PO BOX 171 PROSPECT SA 5082

Description of Land

ALLOTMENT 203 DEPOSITED PLAN 65890
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

NIL

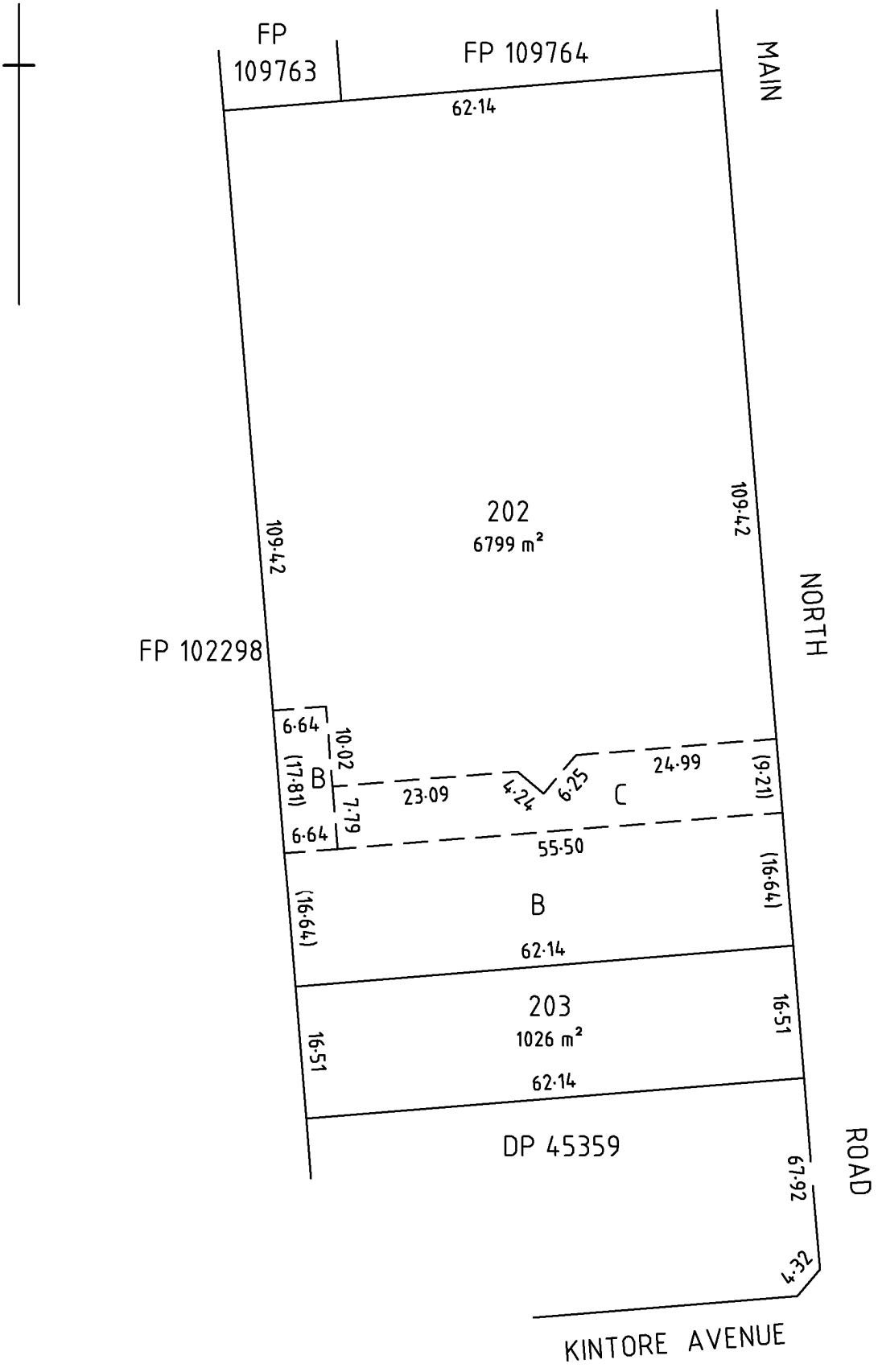
Schedule of Dealings

Dealing Number	Description
14156981	MORTGAGE TO LOCAL GOVERNMENT FINANCE AUTHORITY OF SOUTH AUSTRALIA

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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REAL PROPERTY ACT, 1886
South Australia

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Certificate of Title - Volume 5183 Folio 615

Parent Title(s) CT 4224/341

Creating Dealing(s) CONVERTED TITLE

Title Issued 29/04/1994 **Edition** 5 **Edition Issued** 24/11/2023

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF PROSPECT
OF PO BOX 171 PROSPECT SA 5082

Description of Land

ALLOTMENT 1 FILED PLAN 107568
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

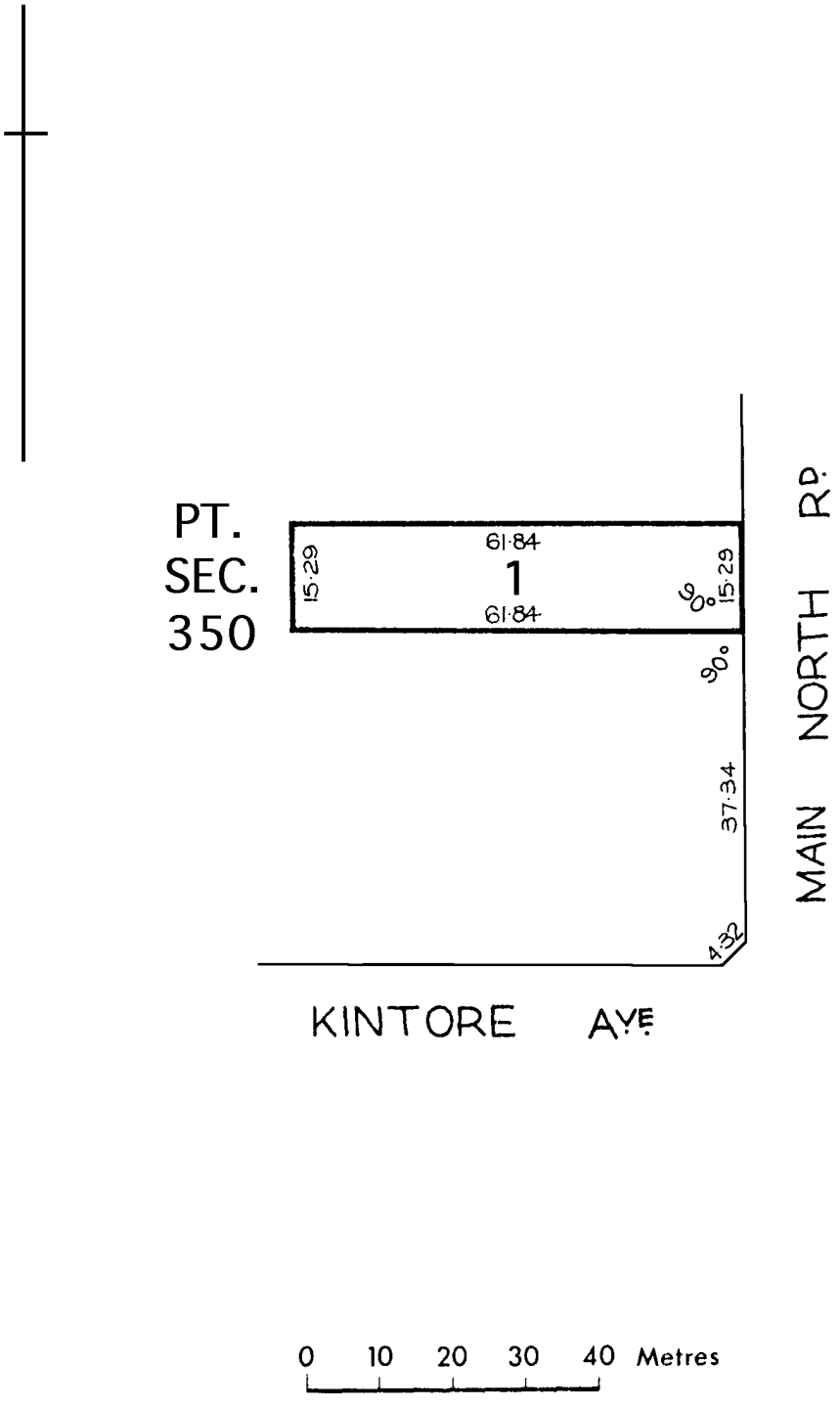
Dealing Number	Description
14156978	MORTGAGE TO LOCAL GOVERNMENT FINANCE AUTHORITY OF SOUTH AUSTRALIA

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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This plan is scanned from Certificate of Title 4224/341



Note : Subject to all lawfully existing plans of division

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Product	Register Search (CT 5391/365)
Date/Time	19/08/2024 01:26PM
Customer Reference	Stacey Mills
Order ID	20240819006151

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 5391 Folio 365

Parent Title(s)	CT 5131/353, CT 5184/344
Creating Dealing(s)	RTC 8132481

Title Issued	14/01/1997	**Edition**	2	**Edition Issued**	24/11/2023

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF PROSPECT
OF PO BOX 171 PROSPECT SA 5082

Description of Land

ALLOTMENT 200 DEPOSITED PLAN 45359
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

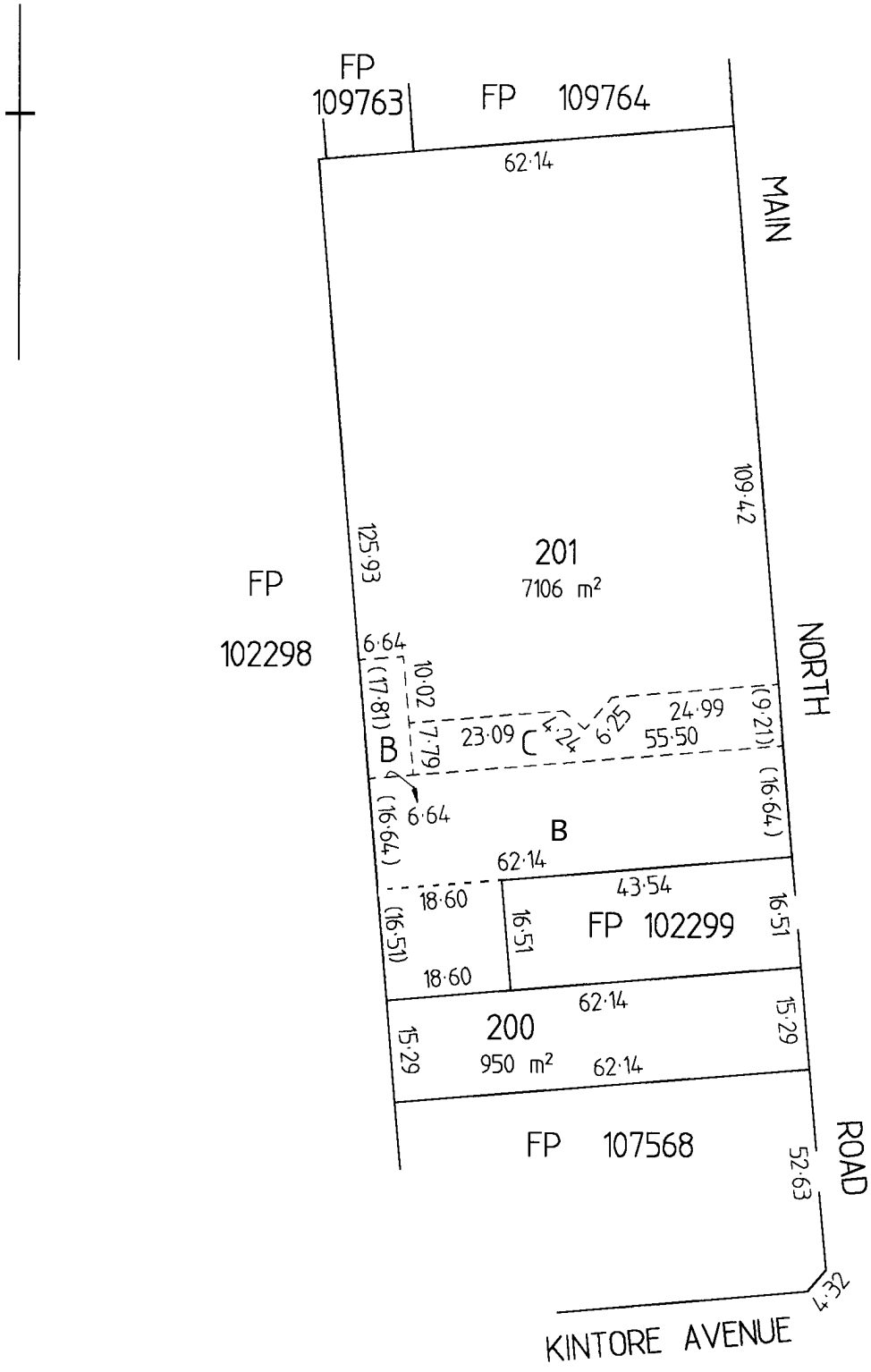
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14156980	MORTGAGE TO LOCAL GOVERNMENT FINANCE AUTHORITY OF SOUTH AUSTRALIA

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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DRAFT

PURPOSE:	PROPOSED PLAN OF DIVISION	AREA NAME:	PROSPECT	APPROVED:	D139377
COUNCIL:	THE CITY OF PROSPECT	DEVELOPMENT NO:		DEPOSITED/FILED:	SHEET 1 OF 2
LAST PLAN:					text_01_v01

AGENT DETAILS: SAWLEY LOCK O'CALLAGHAN
176 PROSPECT ROAD
PROSPECT
SA
5082
PH: 83441522

AGENT CODE: SLAA

REFERENCE: 2347706 TEB

SURVEYORS CERTIFICATION:

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN
CT	5204	868		ALLOTMENT(S)	1	D	35462	YATALA	
CT	5391	365		ALLOTMENT(S)	200	D	45359	YATALA	
CT	5737	308		ALLOTMENT(S)	100	F	109765	YATALA	
CT	5932	12		ALLOTMENT(S)	203	D	65890	YATALA	

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING	2.3.5	LONG	EASEMENT(S)	D		MINISTER FOR INFRASTRUCTURE	T 770773
EXISTING	5	LONG	EASEMENT(S)	A		THE ELECTRICITY TRUST OF SOUTH AUSTRALIA	TG 7731495
EXISTING		SHORT	RIGHT(S) OF WAY WITH LIMITATIONS	C	ON FOOT	2.3.4 MARKED XX.5	RE 7455015
EXISTING		SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	B		2.3.4 MARKED XX.5	
NEW	2.3	LONG	RIGHT(S) OF WAY	G		5	
NEW	3	LONG	RIGHT(S) OF WAY	H		5	

DRAFT

D139377

SHEET 2 OF 2

text_01_v00

ANNOTATIONS:

PORTION OF ALLOTMENT(S) 2 MARKED Z EXISTS BELOW A LEVEL OF 48.85 METRES AHD AND ABOVE A LEVEL OF 55.15 METRES AHD
PORTION OF ALLOTMENT(S) 5 MARKED Z EXISTS BELOW A LEVEL OF 55.15 METRES AHD AND ABOVE A LEVEL OF 48.85 METRES AHD
PORTION OF ALLOTMENT(S) 3 MARKED X EXIST BELOW A LEVEL OF 48.85 METRES AHD
PORTION OF ALLOTMENT(S) 5 MARKED X EXIST ABOVE A LEVEL OF 48.85 METRES AHD
PORTION OF ALLOTMENT(S) 3 MARKED Y EXISTS BELOW A LEVEL OF 48.85 METRES AHD AND ABOVE A LEVEL OF 55.15 METRES AHD
PORTION OF ALLOTMENT(S) 5 MARKED Y EXISTS BELOW A LEVEL OF 55.15 METRES AHD AND ABOVE A LEVEL OF 48.85 METRES AHD
PORTION OF ALLOTMENT(S) 2 AND 3 MARKED G EXIST BELOW A LEVEL OF 55.15 METRES AHD AND ABOVE A LEVEL OF 48.85 METRES AHD

N

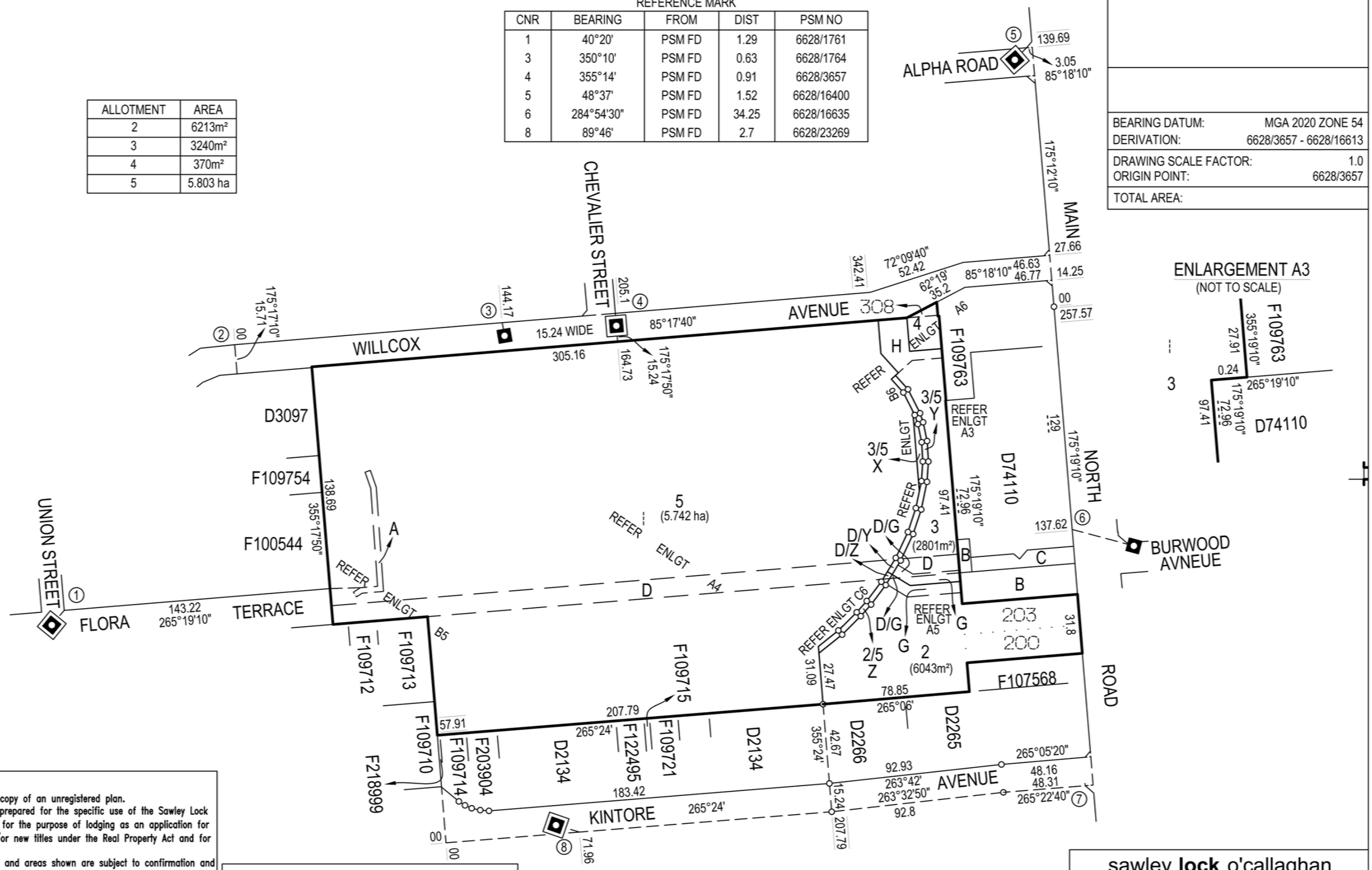
ALLOTMENT	AREA
2	6213m²
3	3240m²
4	370m²
5	5.803 ha

REFERENCE MARK

CNR	BEARING	FROM	DIST	PSM NO
1	40°20'	PSM FD	1.29	6628/1761
3	350°10'	PSM FD	0.63	6628/1764
4	355°14'	PSM FD	0.91	6628/3657
5	48°37'	PSM FD	1.52	6628/16400
6	284°54'30"	PSM FD	34.25	6628/16635
8	89°46'	PSM FD	2.7	6628/23269

BEARING DATUM:	MGA 2020 ZONE 54
DERIVATION:	6628/3657 - 6628/16613
DRAWING SCALE FACTOR:	1.0
ORIGIN POINT:	6628/3657
TOTAL AREA:	

ENLARGEMENT A3
(NOT TO SCALE)



SCALE 0 40 80 120 160 200 METRES

WARNING NOTES:
1. This is a photocopy of an unregistered plan.
2. This plan was prepared for the specific use of the Sawley Lock O'Callaghan client for the purpose of lodging as an application for land division and/or new titles under the Real Property Act and for no other purpose.
3. The dimensions and areas shown are subject to confirmation and approval by the Lands Titles Office and therefore may change.
4. Should any proposed structural design feature zero boundary clearance, the advice of Sawley Lock O'Callaghan should first be sought.
5. Sawley Lock O'Callaghan does not accept liability for the loss or damage of other persons who do not use the plan within the limitations intended.

DAMIAN BROGDEN
LICENSED SURVEYOR DATE OF FIELD SURVEY : 08/08/2024

No.	REVISION	DRAWN	DATE	APPROVED
1	Authorised for issue	TEB	08/09/2025	DJB
2	Site Plan/Sections added	TEB	03/10/2025	DJB

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spatial information consultants riverland barossa valley
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www.sawleylock.com.au
greenock sa 5360
phone 0422 236 522

SH3
ref: 2347706 REV2 PROPOSAL

N

ENLARGEMENT A4



SCALE

METRES

0 25 50 75 100 125

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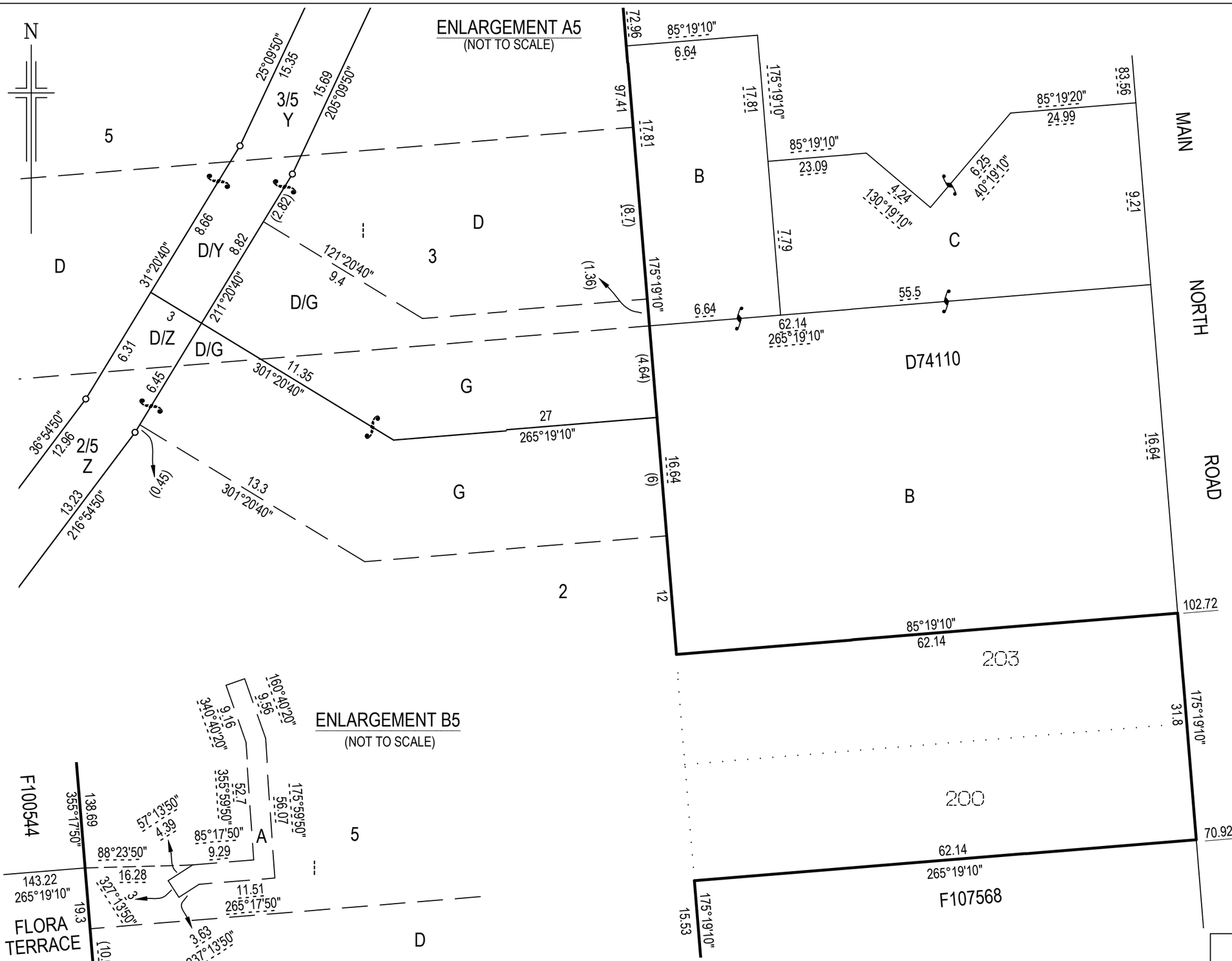
greenock sa 5360
phone 0422 236 522

SH4

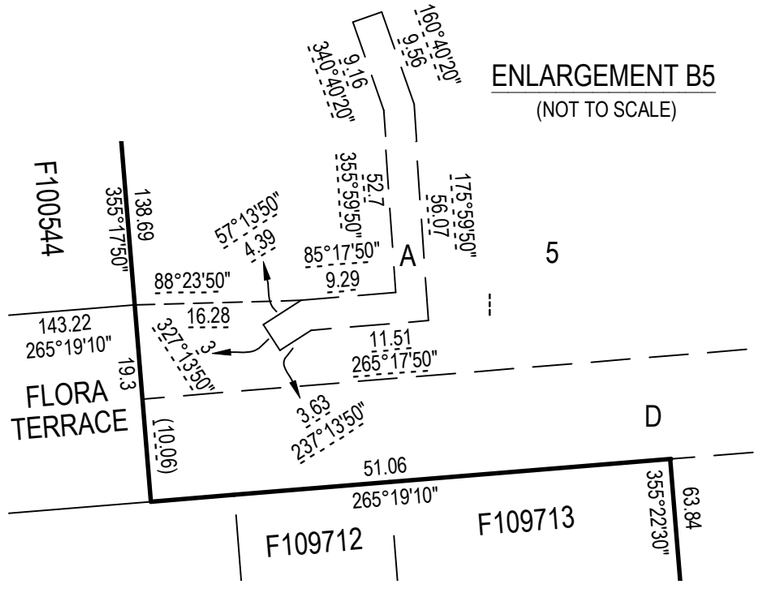
ref: 2347706 REV2 PROPOSAL

N

ENLARGEMENT A5
(NOT TO SCALE)



ENLARGEMENT B5
(NOT TO SCALE)



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SH5
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N

ENLARGEMENT A6

SCALE METRES

0 2 4 6 8 10

WILLCOX AVENUE

308

F109763

TREE 8

TOILETS

4
AIR RAID SHELTER
370m²
XX

H

5

3

3/5
Y

SHED

SHED

ENLARGEMENT B6
(NOT TO SCALE)

ENLARGEMENT C6
(NOT TO SCALE)

3/5
(99m²)
X

3/5
(340m²)
Y

2/5
(170m²)
Z

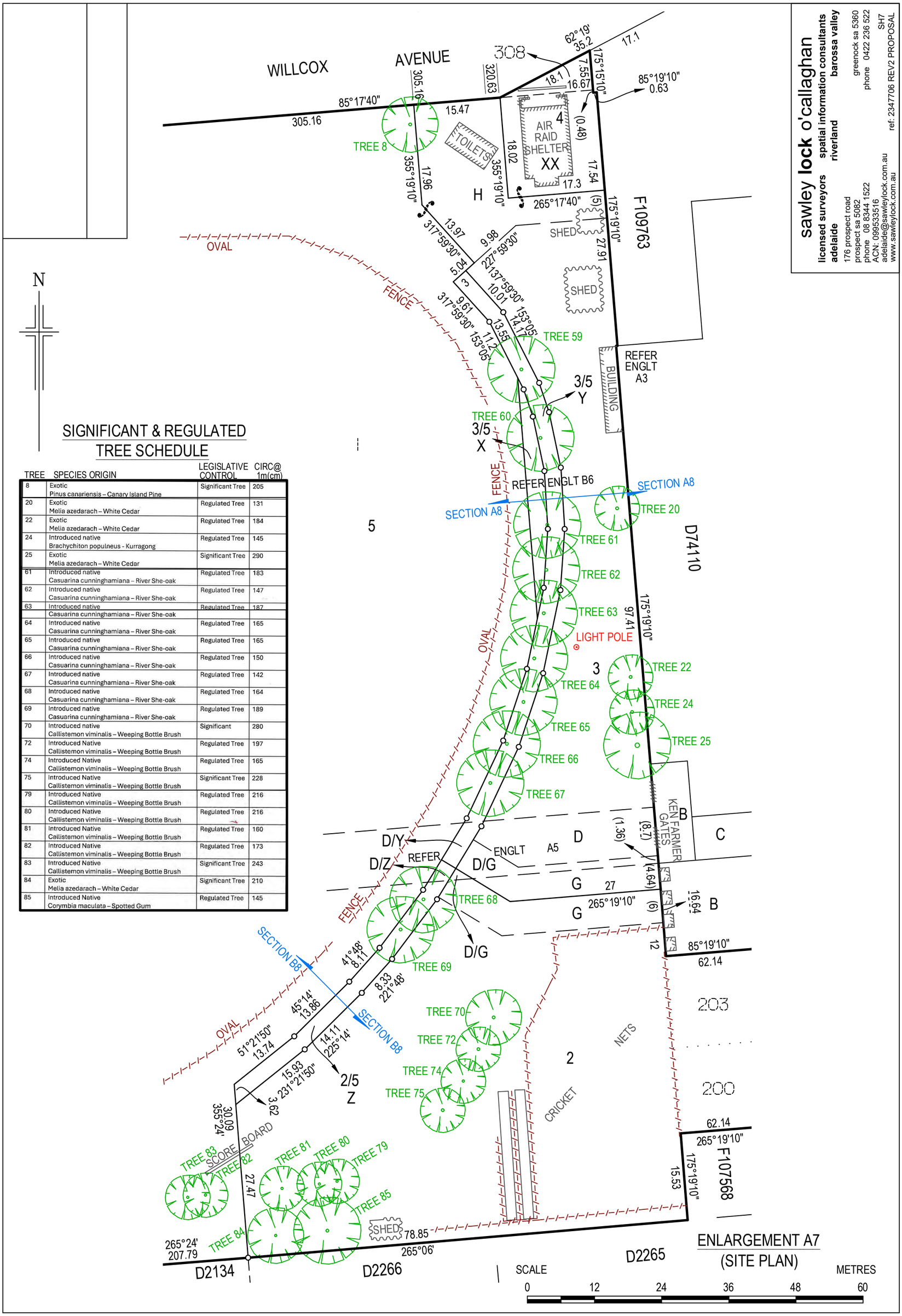
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SH6
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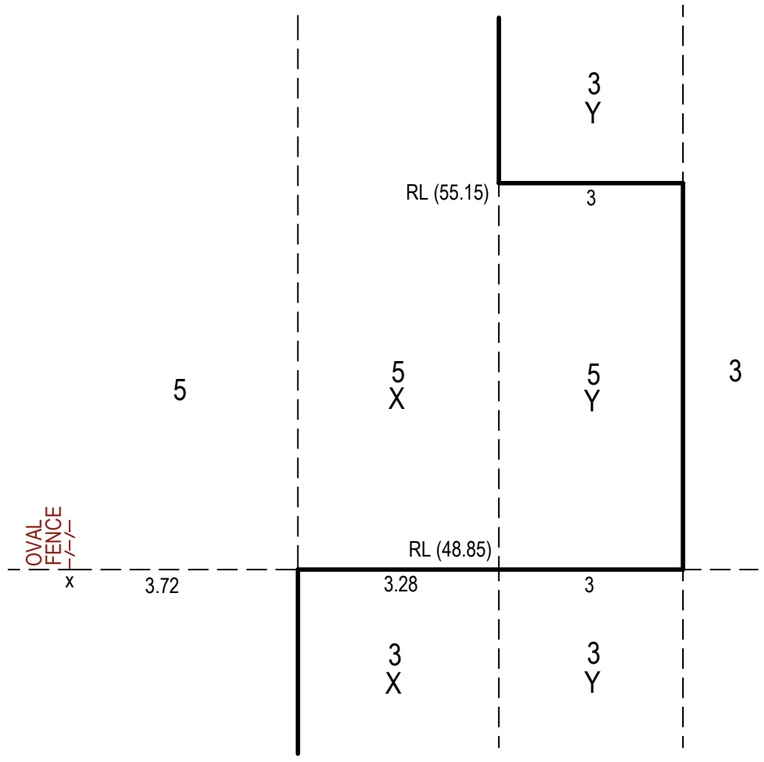


SIGNIFICANT & REGULATED TREE SCHEDULE

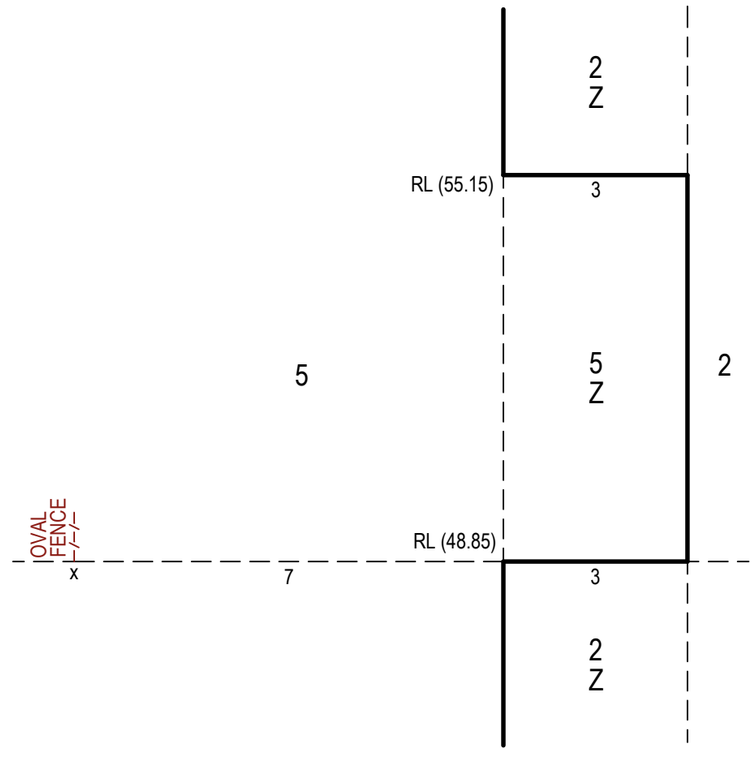
TREE	SPECIES ORIGIN	LEGISLATIVE CONTROL	CIRC@ 1m(cm)
8	Exotic Pinus canariensis – Canary Island Pine	Significant Tree	205
20	Exotic Melia azedarach – White Cedar	Regulated Tree	131
22	Exotic Melia azedarach – White Cedar	Regulated Tree	184
24	Introduced native Brachychiton populneus - Kurragong	Regulated Tree	145
25	Exotic Melia azedarach – White Cedar	Significant Tree	290
61	Introduced native Casuarina cunninghamiana – River She-oak	Regulated Tree	183
62	Introduced native Casuarina cunninghamiana – River She-oak	Regulated Tree	147
63	Introduced native Casuarina cunninghamiana – River She-oak	Regulated Tree	187
64	Introduced native Casuarina cunninghamiana – River She-oak	Regulated Tree	165
65	Introduced native Casuarina cunninghamiana – River She-oak	Regulated Tree	165
66	Introduced native Casuarina cunninghamiana – River She-oak	Regulated Tree	150
67	Introduced native Casuarina cunninghamiana – River She-oak	Regulated Tree	142
68	Introduced native Casuarina cunninghamiana – River She-oak	Regulated Tree	164
69	Introduced native Casuarina cunninghamiana – River She-oak	Regulated Tree	189
70	Introduced native Callistemon viminalis – Weeping Bottle Brush	Significant	280
72	Introduced Native Callistemon viminalis – Weeping Bottle Brush	Regulated Tree	197
74	Introduced Native Callistemon viminalis – Weeping Bottle Brush	Regulated Tree	165
75	Introduced Native Callistemon viminalis – Weeping Bottle Brush	Significant Tree	228
79	Introduced Native Callistemon viminalis – Weeping Bottle Brush	Regulated Tree	216
80	Introduced Native Callistemon viminalis – Weeping Bottle Brush	Regulated Tree	216
81	Introduced Native Callistemon viminalis – Weeping Bottle Brush	Regulated Tree	160
82	Introduced Native Callistemon viminalis – Weeping Bottle Brush	Regulated Tree	173
83	Introduced Native Callistemon viminalis – Weeping Bottle Brush	Significant Tree	243
84	Exotic Melia azedarach – White Cedar	Significant Tree	210
85	Introduced Native Corymbia maculata – Spotted Gum	Regulated Tree	145

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SECTION A8



SECTION B8



SCALE METRES

0 2 4 6 8 10

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SH8

ref: 2347706 REV2 PROPOSAL

Former Prospect ARP Sub-Control Station Land Division

Heritage Impact Assessment

DA254908 Issue A

03.10.25

1.0 Introduction

DASH Architects has been engaged by the City of Prospect to provide heritage advice on the Prospect Lifestyle Precinct (PLP) project, which seeks to transform the Prospect Oval/Payinthi yarta area into a vibrant, mixed-use community hub that combines upgraded sporting, recreation, and open space facilities. The project area comprises the land accommodating the Prospect Oval and Memorial Gardens. A sizable component of this project site is currently a single land parcel (CT5204/868). A land division of the site is required to create smaller land parcels that will then be subject to a Code Amendment to align zoning with project outcomes.

The project area accommodates several Local Heritage Places, and the State Heritage listed Former Prospect ARP Sub-Control Station (ID 26512). While the ARP Station is located in the north-eastern corner of the project area, the State Heritage Place Overlay (SHPO) extends across most of the project area due to the large land title. In addition to subdividing the project area to facilitate the future Code Amendment, the proposed land division also seeks to establish the ARP Station on its own title, containing the SHPO to this smaller land parcel only.

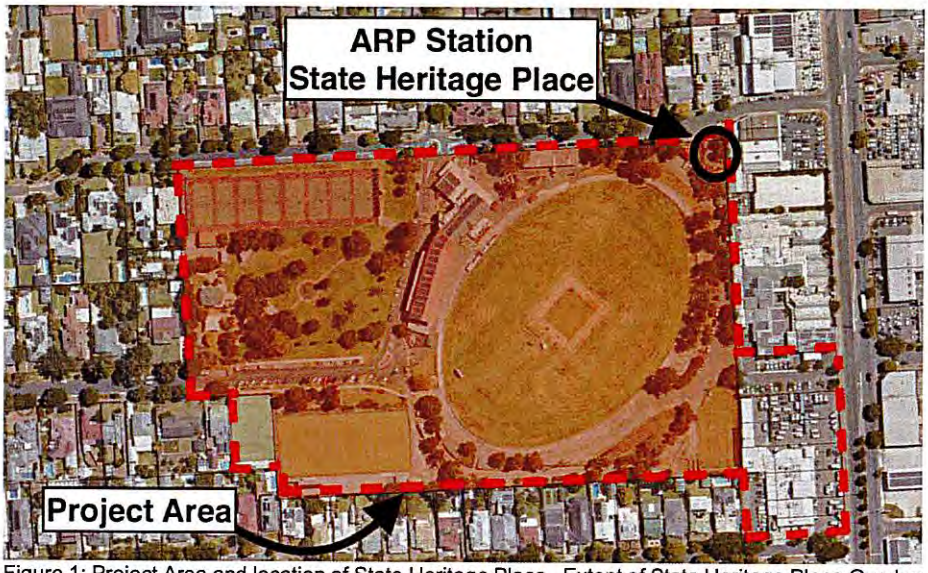


Figure 1: Project Area and location of State Heritage Place. Extent of State Heritage Place Overlay shown in orange. [Basemap SAPPA 2025]

L2, 151-149 Hindmarsh Street
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adelaide@dasharchitects.com.au
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ABN 92 168 619 195

This assessment has been based on the following survey drawings prepared by Sawley Lock O'Callaghan licenced surveyors:

- SH3, 2347705, Rev 1 Final Div
- SH6, 2347705, Rev 1 Final Div.

Relevant extracts of these documents are included in this assessment.

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2.0 State Heritage Place

The ARP Station was confirmed as a State Heritage Place (SHP) in December 2021. The Statement of Heritage Value for the place was cited in the Summary of State Heritage Place as:

> 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.

The former ARP Station is located on two land parcels:

- CT 5204/868, that also accommodates the broader Prospect Oval and Memorial Gardens precinct, and
- CT 5737/308, a small triangular land parcel to the northern end of the SHP.

The Summary of State Heritage Place for the ARP Station goes on to note:

> The extent of the listing is CT 5204/868; CT 5737/308; D35462 A1; F109765 A100.
>
> - The significant components of the SHP include the reinforced concrete bunker and rendered brick baffle walls, remaining internal walls and original footpaths with integrated drainage channels.

- The non-significant components of site include fencing, twenty-first century footpaths, landscaping and signage, twenty-first century electricity infrastructure, sump and pump, and the balance of the Prospect Oval/Payinthi yarta, Soldier's Memorial Gardens Playground and the North Adelaide Croquet Club.

The Summary of State Heritage Place includes the below diagram identifying the elements of significance of the place. This diagram has been annotated by DASH Architects to identify the land parcels noted above.

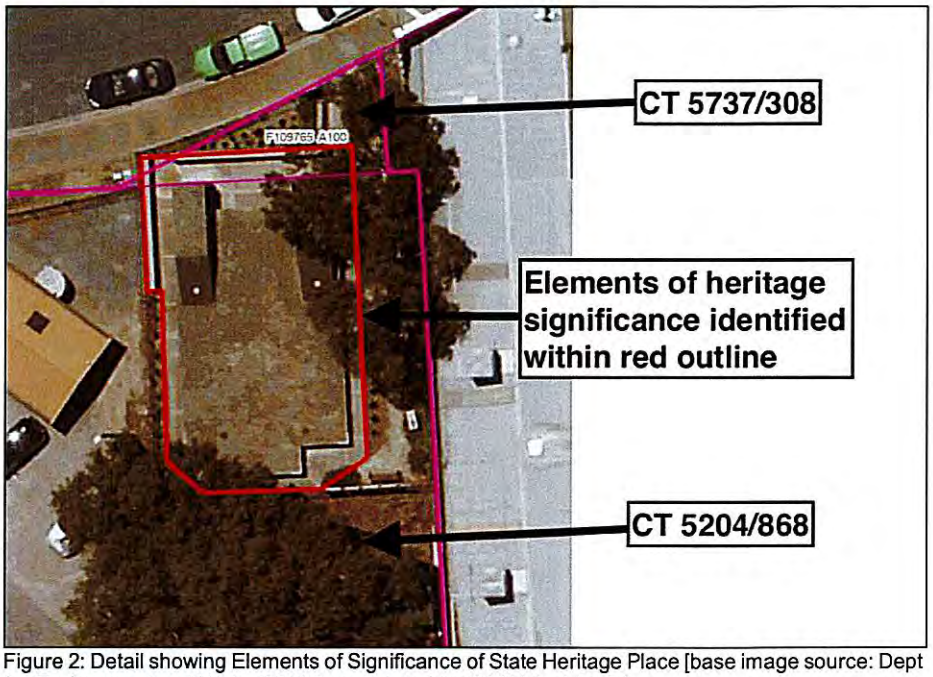


Figure 2: Detail showing Elements of Significance of State Heritage Place [base image source: Dept for Environment and Water 2021:5, annotated by DASH Architects]

The former ARP Station is currently unoccupied, but is opened periodically for public tours. The structure has been subject to recent engineering and architectural audits to identify and redress significant condition issues, primarily associated with water ingress and 'concrete cancer'. The Station is enclosed by a tall tubular fence that restricts access to the site. The immediate grounds of the structure features plaques and a mural that commemorate the shelter's wartime significance.

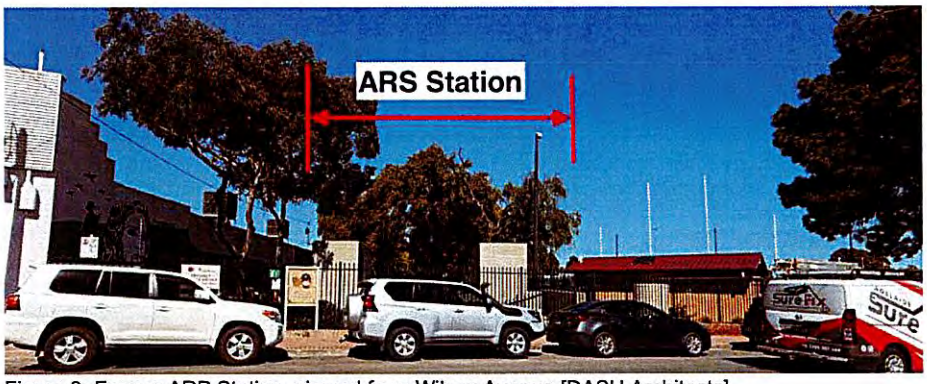
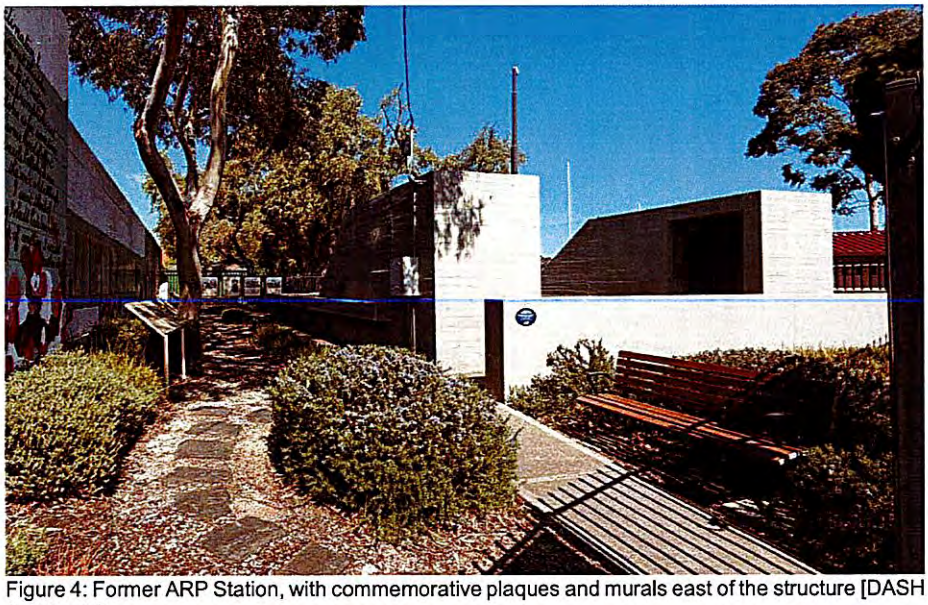
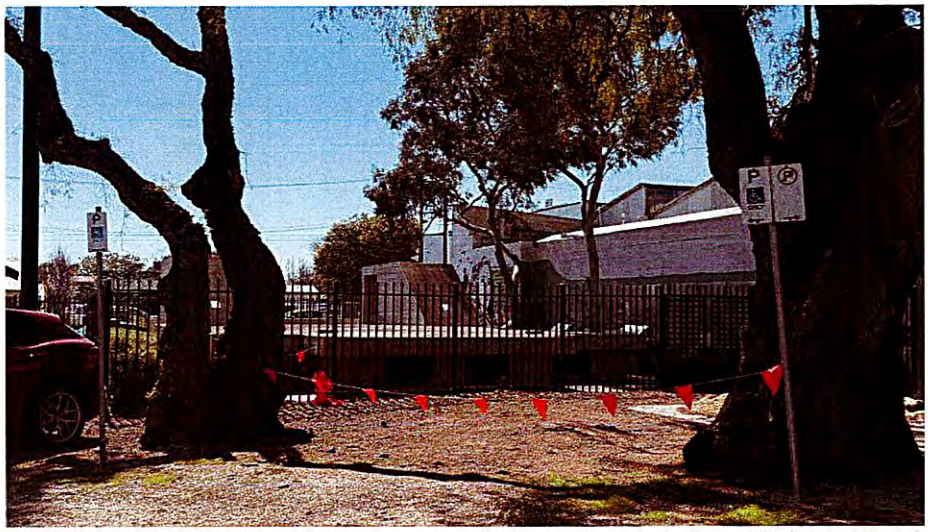


Figure 3: Former ARP Station, viewed from Wilcox Avenue [DASH Architects]


Figure 4: Former ARP Station, with commemorative plaques and murals east of the structure [DASH Architects]


Figure 5: Former ARP Station, viewed from rear with surrounding tubular fence [DASH Architects]

3.0 PLP Master Plan

The PLP Master Plan is not the subject of this application or HIA, but does underpin the land division application that is required to create smaller land parcels which will then undergo a Code Amendment to align zoning with project outcomes.

The PLP Master Plan is presently undergoing further design development, however the broad proposal as endorsed by Prospect Council in June 2025 included:

(1) Mixed use development to the south-eastern corner of the project area

(2) Expansion of the development sites fronting Main North Road deeper into the precinct

(4) Formalised pedestrian plaza providing an entrance to the precinct from Main North Road

(5, 12) Upgrades to community and professional sporting facilities.

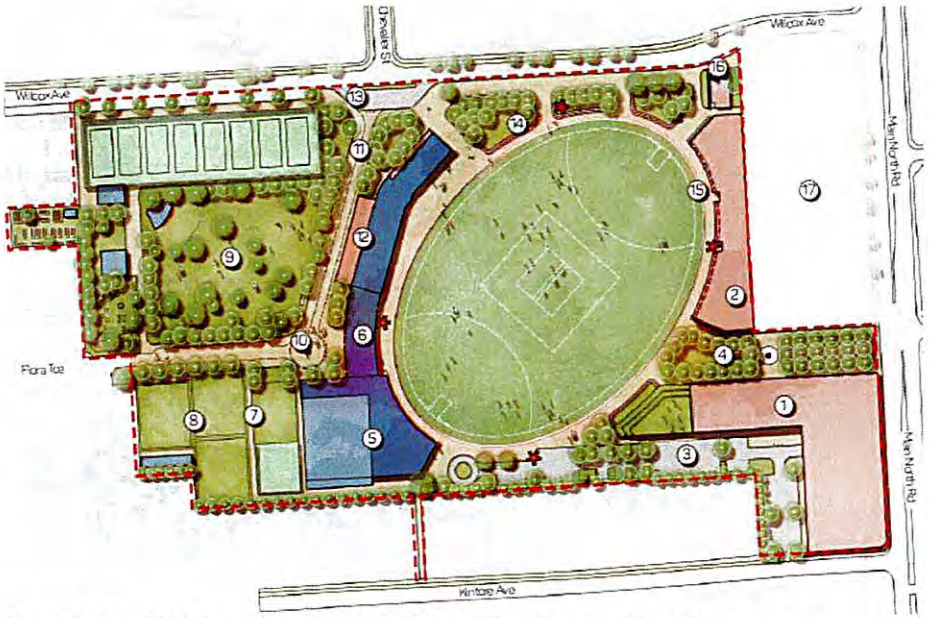


Figure 6: June 2025 Council endorsed PLP Master Plan [Source: City of Prospect]

In addition to these features, the PLP Master Plan notes for the ARP Station:

(16) Retain the Air Raid Shelter and open the surrounding area to the wider oval precinct to enhance connectivity and encourage greater activation of the facility and garden space, particularly through links to the eastern wing development site (2).

4.0 Land Division

The land division subject to this application includes the creation of multiple new land parcels, most of which have no impact or bearing on the heritage values of the State Heritage listed ARP Station. The proposal does seek to establish the ARP Station on its own land title (Lot 4) that is buffered from the adjacent development site (Lot 3) by an open Right-of-Way (Lot H, shaded blue in Figure 7).

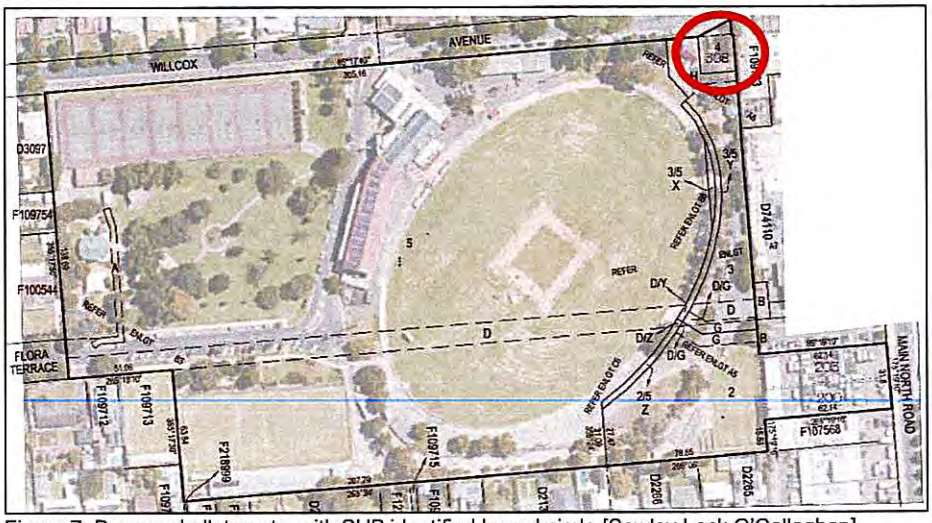


Figure 7: Proposed allotments, with SHP identified by red circle [Sawley Lock O'Callaghan]

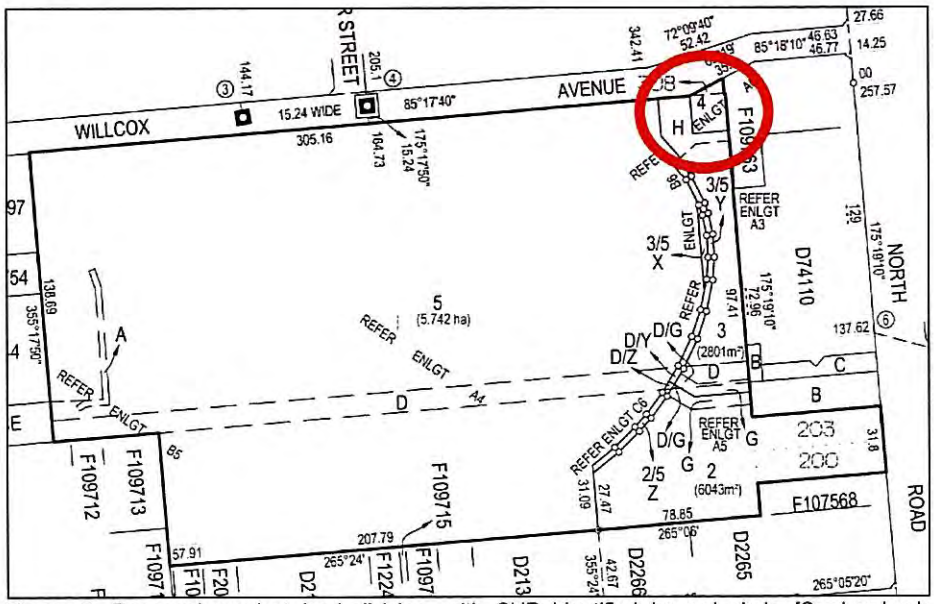


Figure 8: Proposed precinct land division, with SHP identified by red circle [Sawley Lock O'Callaghan]

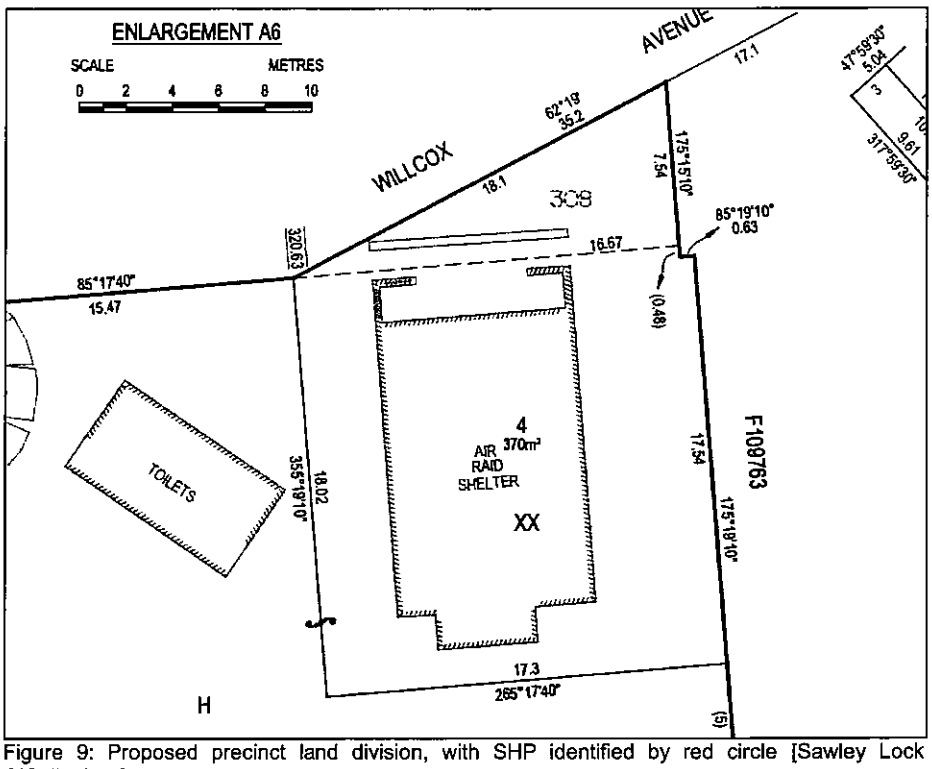


Figure 9: Proposed precinct land division, with SHP identified by red circle [Sawley Lock O'Callaghan]

The land division application does not identify where the structure of the SHP is located within the boundaries of the proposed new allotment 4, however the following observations have been made through site measurements:

- The current tubular fence to the western side of the ARP Station is located 1.8m off its cantilevered roof (measured). The new western boundary is proposed to be located approximately 1.3m outside of the current fence line, sitting approximately 3.1m off the cantilevered roof of the ARS Station (Figure 10).
- The current tubular fence to the southern side of the ARP Station is located 1.3m off its southern wall (and 1m off its cantilevered roof). The new southern boundary is proposed to be located approximately 260mm inside of this fence line, sitting it approximately 1m off the southern wall of the ARS Station (Figure 11).



Figure 10: Site measurements and estimations of current tubular fence proximity to SHP [DASH Architects]



Figure 11: Site measurements and estimations of current tubular fence proximity to SHP [DASH Architects]

As noted in the Master Plan, the intention is that the current tubular fence be removed and greater public engagement with the ARS Station encouraged through the facilities integration into the wider landscape setting of the PLP. Works of this nature will be subject to a separate application.

5.0 Heritage Impact Assessment

5.1 Land Division

The Desired Outcome 01 of the State Heritage Place Overlay seeks:

> Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the Heritage Places Act 1993.

Performance Outcome 4.1 speaks to the assessment of potential impacts associated with the Land Division:

> Land division creates allotments that:
>
> (a) maintain the heritage values of the State Heritage Place, including setting
>
> (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place.

The proposed new land parcel to accommodate the SHP is comparable in size to that contained within the existing fence line, noting:

- The small triangular land parcel to the north (CT5737/308) (Figure 2) will now be integrated into the single title accommodating the SHP
- The proposed southern boundary will be located approx. 260mm inside the line of the current fence line
- The proposed western boundary will be located approx. 1.3m outside of the current fence line
- The existing fence is intended to be removed as part of the broader master plan for the site to facilitate greater community engagement with the SHP.

The ARP Station was located in the north-eastern corner of the Prospect Oval Precinct for several reasons:

- **Operational Needs** – being near main roads and central public places allowed rapid communication with air raid wardens, dispatch riders, and emergency services during a potential Japanese air raid, and
- **Psychological/Morale Purposes** – the visibility of the shelter in a busy civic space acted as a constant and reassuring reminder that the government had taken measures to protect the community, helping to maintain morale during the fearful period of 1941–43.

Neither the proposed land division, nor any development that it may facilitate, will impact on these attributes. The ARP Station will remain readily legible as part of the oval precinct, and in close proximity to the nearby Main North Road.

The building itself has limited potential for complaint occupancy, due to many notable shortfalls against current accommodation standards and codes. The

land division seeks to facilitate this outcome as part of the broader precinct master plan that includes a vision for greater community engagement with this State Heritage listed asset.

The land division also includes a right-of-way to the western and southern interfaces of the ARP Station, to both encourage greater pedestrian activity around the SHP, and ensure a development-free buffer to its immediate setting.

	Land Division	
PO4.1 Land division creates allotments that: (a) maintain the heritage values of the place including setting (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place	The proposed land division is consistent with both the current setting of the ARP Station, and its broader context within the Oval Precinct. The proposed dimensions do not adversely impact on the site's future development potential, while the surrounding right-of-way establishes a development-free buffer while facilitating greater pedestrian activation.	**Satisfied**

In addition to satisfying PO4.1 of the SHPO, the proposed land division is also consistent with the heritage values of the State Heritage Place.

5.2 State Heritage Place Overlay

The SHPO presently extends across the entire Prospect Oval precinct, despite the ARP Station being isolated to the north-eastern corner only (Figure 1). This spatial relationship is clearly illustrated in below image sourced from the Summary of State Heritage Place for the site, where the Elements of Significance are identified in the red outline.

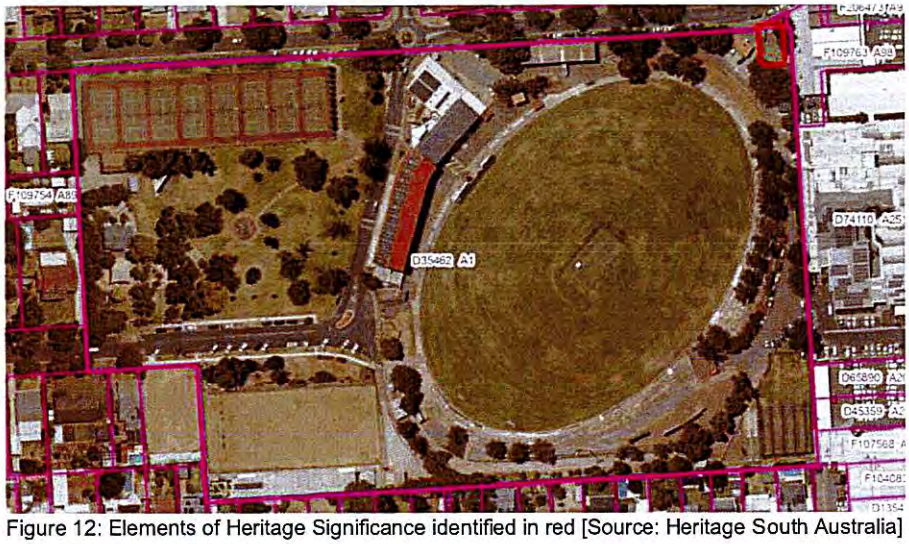


Figure 12: Elements of Heritage Significance identified in red [Source: Heritage South Australia]

The proposed land division provides the opportunity to amend the extent of the SHPO to better reflect the identified heritage values of the place and its setting, namely to the north-eastern corner of the site.

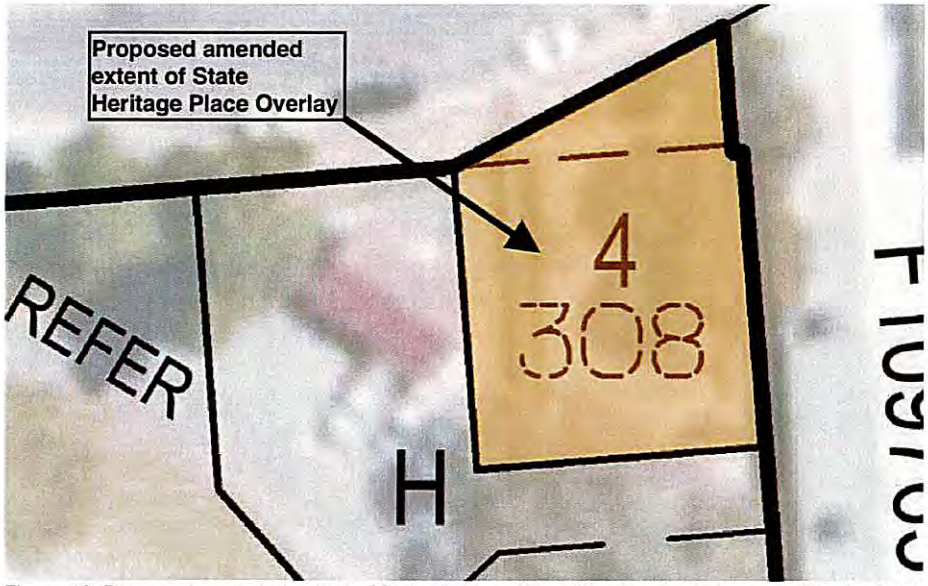


Figure 13: Proposed amended extent of State Heritage Place Overlay shaded orange [Sawley Lock O'Callaghan]

This amendment to the SHPO is being sought as the current extent:

- does not accurately reflect the extent of the SHP
- triggers unnecessary and protracted approvals and referrals for matters that will have no impacts to the heritage values of the ARP Station. For example, works to the tennis courts, playground or gardens to the western side of Menzies Cresent are current considered development of a State Heritage Place, despite having no spatial relationship to the ARP Station.

Containing the SHPO to the site of the ARS Station will still trigger necessary approvals and referrals for development of the State Heritage Place, while associated Heritage Adjacency Overlays will enable referrals for matters that may impact the setting or context of the SHP.

For these reasons, the proposed amendments to the extent of SHPO are considered to be consistent with the heritage values of the State Heritage Place.

6.0 Summary

The Heritage Impact Assessment prepared by DASH Architects considers the implications of subdividing the Prospect Oval precinct, which includes the State Heritage listed Former Prospect ARP Sub-Control Station (ARP Station). The ARP Station is a rare, intact WWII air raid shelter of high heritage value, located in the north-eastern corner of the site. Currently, the State Heritage Place Overlay (SHPO) extends across the entire Oval and Memorial Gardens, although the ARP Station is the only heritage place within this broader land parcel.

The proposed land division seeks to establish the ARP Station on its own land title, buffered by a right-of-way to the west and south, ensuring a development-free zone around the structure. Boundary adjustments would bring the SHPO in line with the ARP Station only, resolving the current anomaly where unrelated areas (tennis courts, playgrounds, gardens) are captured within the Overlay.

Importantly, the assessment finds that the land division will not compromise the building's heritage significance, operational or symbolic siting, or its legibility within the Oval precinct. Instead, it supports improved public access and engagement as envisaged in the Prospect Lifestyle Precinct Master Plan.

In summary, the proposed land division is consistent with State Heritage Overlay provisions, and the heritage values of the ARP Station more generally, and corrects the Overlay extent to better reflect the actual heritage place. Accordingly, no adverse heritage impacts are identified, and the proposal is considered to positively manage the ARP Station as a distinct, protected parcel within the broader precinct.

DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: City of Prospect
Postal address: PO Box 171 Prospect SA 5082
Email: jon.mikuzis@prospect.sa.gov.au

IN REGARD TO:

Development application no.: 25031126	Lodged on: 20 Oct 2025
Nature of proposed development: Boundary realignment (4 allotments into 4 allotments)	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 142 -148 MAIN NORTH RD PROSPECT SA 5082		
Title ref.: CT 5391/365	**Plan Parcel:** D45359 AL200	**Council:** CITY OF PROSPECT

Location reference: 142 -148 MAIN NORTH RD PROSPECT SA 5082		
Title ref.: CT 5183/615	**Plan Parcel:** F107568 AL1	**Council:** CITY OF PROSPECT

Location reference: 150 MAIN NORTH RD PROSPECT SA 5082		
Title ref.: CT 5932/12	**Plan Parcel:** D65890 AL203	**Council:** CITY OF PROSPECT

Location reference: 128 PROSPECT RD PROSPECT SA 5082		
Title ref.: CT 5737/308	**Plan Parcel:** F109765 AL100	**Council:** CITY OF PROSPECT

Location reference: LOT 1 FLORA TCE PROSPECT SA 5082		
Title ref.: CT 5204/868	**Plan Parcel:** D35462 AL1	**Council:** CITY OF PROSPECT

Location reference: LOT 1 WILLCOX AV PROSPECT SA 5082		
Title ref.: CT 5204/868	**Plan Parcel:** D35462 AL1	**Council:** CITY OF PROSPECT

Location reference: LOT 1 FLORA TCE PROSPECT SA 5082		
Title ref.: CT 5204/868	**Plan Parcel:** D35462 AL1	**Council:** CITY OF PROSPECT

Location reference: LOT 1 FLORA TCE PROSPECT SA 5082		
Title ref.: CT 5204/868	**Plan Parcel:** D35462 AL1	**Council:** CITY OF PROSPECT

This form constitutes the form of a decision notification under section 126(1) of the Planning, Development and Infrastructure Act 2016, as determined by the Minister for Planning for the Purposes of regulation 57(1) of the Planning, Development and Infrastructure (General) Regulations 2017. Published: 7 July 2022.

Government of South Australia
Department for Trade and Investment

Location reference: LOT 1 MENZIES CR PROSPECT SA 5082		
Title ref.: CT 5204/868	**Plan Parcel:** D35462 AL1	**Council:** CITY OF PROSPECT

Location reference: UNIT 3 1 MENZIES CR PROSPECT SA 5082		
Title ref.: CT 5204/868	**Plan Parcel:** D35462 AL1	**Council:** CITY OF PROSPECT

Location reference: LOT 1 MAIN NORTH RD PROSPECT SA 5082		
Title ref.: CT 5204/868	**Plan Parcel:** D35462 AL1	**Council:** CITY OF PROSPECT

Location reference: UNIT 2 1 MENZIES CR PROSPECT SA 5082		
Title ref.: CT 5204/868	**Plan Parcel:** D35462 AL1	**Council:** CITY OF PROSPECT

Location reference: LOT 1 FLORA TCE PROSPECT SA 5082		
Title ref.: CT 5204/868	**Plan Parcel:** D35462 AL1	**Council:** CITY OF PROSPECT

Location reference: UNIT 6 1 MENZIES CR PROSPECT SA 5082		
Title ref.: CT 5204/868	**Plan Parcel:** D35462 AL1	**Council:** CITY OF PROSPECT

DECISION:

Decision type	**Decision** (granted/refused)	**Decision date**	**No. of conditions**	**No. of reserved matters**	**Entity responsible for decision** (relevant authority)
Planning Consent	Granted	1 Dec 2025	1	0	Assessment Manager at City of Prospect
Land Division Consent	Granted	1 Dec 2025	6	0	Assessment Manager at City of Prospect
Development Approval - Planning Consent; Land Division Consent	Granted	1 Dec 2025	7	0	City of Prospect

FROM THE RELEVANT AUTHORITY: City of Prospect
Date: 1 Dec 2025

CONDITIONS

Planning Consent

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Land Division Consent

Conditions imposed by South Australian Water Corporation under Section 122 of the Act

Condition 1

This development is within a current Augmentation Charge area and SA Water Gazetted Augmentation charges shall be paid by the developer.

Condition 2
The builder/developer will need to determine and verify if the depth of the existing sewer connection(s) is suitable for the development.

Condition 3
If a connection/s off an existing main is required, the connection/s to your development will be a standard or a non-standard costs. This will be determined by an investigation where appropriate.

Condition 4
Please note for Torrens Title developments that it is the developer's responsibility to ensure that all internal pipework, water and wastewater, is contained within the new allotment boundaries.

Condition 5
SA Water has water/wastewater network assets within close proximity to the location of this development.

An investigation, if required, will be undertaken following the provision of the development details to enable a servicing strategy to be provided. Augmentation infrastructure works may need to be undertaken by the Developer and/or SA Water to enable servicing of this development. SA Water may contribute to the cost of these works.

SA Water Gazetted Augmentation Charges, Connection and Extension Fees and Capacity Upgrade fees and charges shall be paid by the developer.

SA Water may contribute to any material upsizing requirements.

Conditions imposed by SPC Planning Services under Section 122 of the Act

Condition 6
A final plan complying with the requirements for plans set out in the Plan Presentation Requirements issued by Land Services SA to be lodged with the State Planning Commission for Land Division Certificate purposes. At the time of lodgment, the Land Division Registration fee (currently $1190.00) will also be payable. Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7133 3028, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

ADVISORY NOTES

Planning Consent

Advisory Note 1
Council Assets and Infrastructure: Any works that are to be undertaken on Council land, including but not limited to the construction of driveways, crossovers, footpath reconstruction, laying of stormwater pipes, advertising displays, relocation of infrastructure, removal or relocation of street trees, and/or the temporary obstruction of the road or footpath, shall not be undertaken without a City Works Permit from Council (under Section 221 of the *Local Government Act 1999*).

The cost of rectifying any conflict with or damage to existing Council infrastructure arising out of this development will be borne by either the developer or the owner of the subject land. Further information and/or specific details can be obtained by contacting Council's City Works and Presentation Department on 8269 5355.

Advisory Notes imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act

Advisory Note 2

Please note the following requirements of the *Aboriginal Heritage Act 1988.*

(a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Advisory Note 3

Please note the following requirements of the *Heritage Places Act 1993.*

(a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.

(b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

Land Division Consent

Advisory Notes imposed by SPC Planning Services under Section 122 of the Act

Under Part 20A of the *Telecommunications Act 1997* (Cth), developers are required to install fibre-ready facilities (e.g. pit and pipe) in their developments, unless the development qualifies for an exemption. Developers can face penalties if they sell or lease building lots or units in new developments without fibre-ready facilities installed.

Under the Commonwealth's Telecommunications in New Developments Policy, developers are also expected to contract a telecommunications carrier (being any statutory infrastructure provider (SIP) or NBN Co as the default SIP) to provide services in their development. Carriers should install fixed-line network infrastructure in new developments, unless that is not commercially feasible, in which case they should use fixed-wireless or satellite technologies.

Further details of these requirements can be found at:
www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: Assessment Manager at City of Prospect	Type of consent: Planning and Land Division
Telephone: 0882695355	Email: development@prospect.sa.gov.au
Postal address: PO Box 171, Prospect SA 5082	

Prospect Lifestyle Precinct Code Amendment

City of Prospect

For Consultation





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HAVE YOUR SAY

This Code Amendment is open for public consultation for six weeks, from 2 February to 15 March 2026. During this period, you are invited to lodge a written submission on any of the proposed changes.

How to Make a Submission

You may submit your feedback online, via email or post:

- **Online:**
  Complete the submission form on the PlanSA website:
  https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register?castage=On_Consultation

- **Email:**
  admin@prospect.sa.gov.au
  Attention: Prospect Lifestyle Precinct Project Team

- **Post**:
  City of Prospect
  128 Prospect Road
  Prospect SA 5082
  Attention: Prospect Lifestyle Precinct Project Team

Further Engagement Opportunities

You can also speak with the Prospect Lifestyle Precinct Project Team by:

- Attending one of our community information drop-in sessions. Refer to the PlanSA Portal or Code Amendment factsheet for session details.
- Calling City of Prospect on (08) 8269 5355 and asking to speak with the Prospect Lifestyle Precinct Project Team.

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the PlanSA portal.

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Sub zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6 Amending the Planning and Design Code

The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) a Council, Joint

Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning and Local Government on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the amendment

City of Prospect has endorsed the preferred Prospect Lifestyle Precinct Master Plan, which outlines a comprehensive vision for revitalising the area through a balanced mix of commercial development, upgraded community sporting and recreational facilities, improved accessibility and enhanced public open space.

The Prospect Lifestyle Precinct Code Amendment represents the next steps in implementing this vision. It applies to approximately 8.32 hectares of land encompassing Prospect Oval and Memorial Gardens and commercial properties fronting Main North Road. The Affected Area spans part of the Established Neighbourhood Zone, Urban Corridor (Business) Zone and Urban Corridor Business Retail Subzone, bounded by Willcox Avenue (north), Menzies Cresent and Kintore Avenue (west and south), and Main North Road (east).

The objectives of the Code Amendment are twofold:

1. To apply an appropriate zone and policy framework that supports sporting and recreational activities along with associated facilities such as clubrooms, spectator viewing structures, multifunctional use facilities and lighting for nighttime use (Area 1 of the Affected Area); and
2. To apply an appropriate zone and policy framework that enables a broader range of land uses and supports higher density, mixed use development along the Main North Road corridor (eastern wing) (Area 2 of the Affected Area).

2.2 Affected Area

The area(s) affected by the proposed amendment are described below and shown in **Figure 1** and **Attachment A**.



Figure 1: Affected Area

The Affected Area comprises the land identified in the Table below.

Area	Plan Parcel	Title Reference	Hundred	Property
1	Allotment 1 Deposited Plan 35462	CT5204/868	Yatala	Flora Terrace, Prospect
	Allotment 89 Filed Plan 109754	CT5792/763	Yatala	1 Menzies Crescent, Prospect
	Allotment 48 Filed Plan 109713	CT5804/920	Yatala	Flora Terrace, Prospect
	Allotment 50 Filed Plan 109715	CT5803/879	Yatala	Note, the street number and name reflect the address of the registered proprietor; City of Prospect located at 128 Prospect Road.
2	Allotment 100 Filed Plan 109765	CT5737/308	Yatala	Note, the street number and name reflect the address of the registered

				proprietor; City of Prospect at 128 Prospect Road.
	Allotment 91 Filed Plan 206473	CT5416/04	Yatala	164-166 Main North Road, Prospect
	Allotment 7 Filed Plan 110116	CT5197/986	Yatala	164-166 Main North Road, Prospect
	Allotment 98 Filed Plan 109763	CT5416/103	Yatala	164-166 Main North Road, Prospect
	Allotment 25 Deposited Plan 74110	CT5987/433	Yatala	156-162 Main North Road, Prospect
	Allotment 203 Deposited Plan 65890	CT5932/12	Yatala	150 Main North Road, Prospect
	Allotment 12 Deposited Plan 2265	CT5261/763	Yatala	142-148 Main North Road, Prospect
	Allotment 1 Filed Plan 107568	CT5183/615	Yatala	142-148 Main North Road, Prospect
	Allotment 1 Deposited Plan 1354	CT5140/974	Yatala	142-148 Main North Road, Prospect
	Allotment 2 Deposited Plan 1354	CT5140/974	Yatala	142-148 Main North Road, Prospect
	Allotment 28 Filed Plan 104083	CT5141/680	Yatala	142-148 Main North Road, Prospect
	Allotment 200 Deposited Plan 45359	CT5391/365	Yatala	142-148 Main North Road, Prospect

*Note, Area 2 also includes a portion of Allotment 1 in Deposited Plan 35462 contained in Certificate of Title Volume 5204, Folio 868.

The Affected Area covers approximately 8.32 hectares within City of Prospect encompassing Prospect Oval and Memorial Gardens and commercial properties fronting Main North Road to the east. It is bordered to the north (Willcox Avenue), west and south (Menzies Crescent and Kintore Avenue) by predominantly low-

density residential areas. The Affected Area features several Local Heritage Places including the Memorial Gardens (marble War Memorial, two gateways and Prospect Children's Memorial Playground building), Oval, Grandstand and the State Heritage listed Air Raid Shelter, also known as the former Prospect Air Raid Precautions (ARP) Sub-Control Station.

The Affected Area is located approximately 5 kilometres directly north of the Adelaide Central Business District (CBD), and approximately 420 metres west of Prospect Road, City of Prospect's key Mainstreet. The commercial properties within the Affected Area front Main North Road, a major arterial road and designated urban corridor serviced by high-frequency bus services.

The commercial properties fronting Main North Road are currently occupied by residential aged care provider, Clayton Church Homes, as well as the Toyota North Point Used Vehicles site and Maverick Campers and Caravans.

2.3 Summary of proposed policy changes

2.3.1 Current Code Policy

The Affected Area is currently located in the Established Neighbourhood Zone, Urban Corridor (Business) Zone and Urban Corridor Business Retail Subzone in the Code, as shown in **Figure 2** and **Attachment B**.

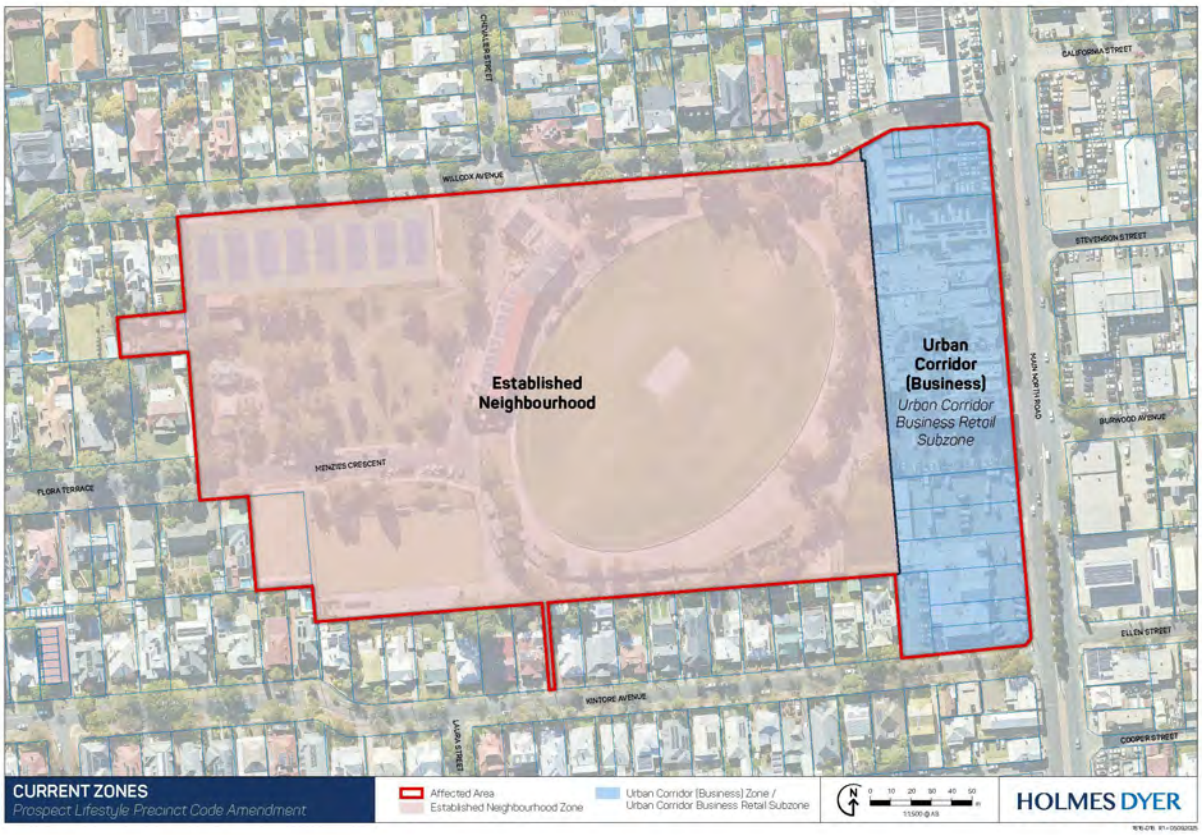


Figure 2: Current Zones

Figure 3 below identifies the land referred to as Area 1 and Area 2.



Figure 3: Area Identification

Zones

Zones are the primary organising spatial layer in the Code. Zones provide guidance on what can occur in an area by setting out the policies and rules for certain classes of development. The following zones currently apply spatially to the Affected Area:

Zone	Desired Outcome (DO)		Envisaged Land Use
Established Neighbourhood	DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.	• Ancillary accommodation • Community facility • Consulting room • Dwelling • Office • Recreation area • Shop
	DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards,	

		and space between crossovers.	
Urban Corridor (Business) Zone	DO 1	A medium rise mixed use zone with a strong focus on employment, which accommodates a diverse range of commercial and light industrial land use together with compatible medium density residential development oriented towards a primary road corridor (e.g., a State maintained road or road with similar attributes).	• Advertisement • Child care facility • Consulting Room • Dwelling • Educational Facility • Hotel • Licensed Premises • Light Industry • Office • Residential Flat Building • Retail Fuel Outlet • Retirement Facility • Service Trade Premises • Shop • Store • Student Accommodation • Supported Accommodation • Tourist Accommodation • Warehouse
	DO 2	Residential development that provides a pleasant amenity for residents without diminishing business opportunities on adjacent land.	

Subzones

Policy with the subzone builds upon policy in the 'parent zone' in this case the Urban Corridor (Business Zone). Policies in subzones apply to unique variations in the character of a particular part of a zone. The following subzone currently applies spatially to the Affected Area:

Subzone	**Desired Outcome (DO)**		**Envisaged Land Use**
Urban Corridor Business Retail Subzone	DO 1	Additional neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs for the community.	Shop, office or consulting room uses not exceeding a maximum gross leasable floor area of 2000m2 in a single building.

Overlays

Overlays are used to define location-specific policy outcomes, often linked to State Planning Policies and may trigger agency referral requirements. The following Overlays currently apply spatially across various parts of the Affected Area:

Overlay	Desired Outcome (DO)	
Airport Building Heights (Regulated) (All structures over 45 metres) *	DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.
Advertising Near Signalised Intersections	DO 1	Provision of a safe road environment by reducing driver distraction at key points of conflict on the road.
Affordable Housing	DO 1	Affordable housing is integrated with residential and mixed-use development.
	DO 2	Affordable housing caters for a variety of household structures.
Design	DO 1	Development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.
Character Area (PrC1)	DO 1	Valued streetscape characteristics and development patterns are reinforced through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.
Historic Area (Pr5)	DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.
Heritage Adjacency	DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

Hazards (Flooding – General)	DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.
Local Heritage Place (27031) Local Heritage Place (3137)	DO 1	Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.
Major Urban Transport Routes	DO 1	Safe and efficient operation of Major Urban Transport Routes for all road users.
	DO 2	Provision of safe and efficient access to and from Major Urban Transport Routes.
Noise and Air Emissions	DO 1	Community health and amenity is protected from adverse impacts of noise and air emissions.
Prescribed Wells Area *	DO 1	Sustainable water uses in prescribed wells area.
Regulated and Significant Tree *	DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.
State Heritage Place (28117)	DO 1	Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the *Heritage Places Act 1993*.
Stormwater Management	DO 1	Development incorporates water sensitive urban design techniques to capture and re-use stormwater.
Traffic Generating Development	DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
	DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.
Urban Tree Canopy	DO 1	Residential development preserves and enhances urban tree canopy through the

		planting of new trees and retention of existing mature trees where practicable.

Overlays marked with an asterisk (*) apply to the entire Affected Area.

Local Variation (Technical and Numeric Variations)

Technical and Numeric Variations (TNVs) apply spatially across different areas of the state. The data layers inform policies within a zone, subzone, overlay or general development policies. While a TNV may apply to a specific location, it has no effect unless it is explicitly referenced in the Code policies. The following Technical and Numeric Variations (TNVs) currently apply spatially across various parts of the Affected Area:

Variation	Purpose
Maximum Building Height (Metres) (Maximum building height is 15 metres)	Prescribes a maximum building height (in metres), which varies dependent on location.
Minimum Frontage (Minimum frontage is 15 metres)	Prescribes a minimum frontage (in metres) for allotments/ sites, which varies dependent on location.
Minimum Frontage (Minimum frontage for a detached dwelling is 15 metres; semi-detached dwelling is 15 metres; row dwelling is 15 metres; group dwelling is 15 metres; residential flat building is 15 metres)	Prescribes a minimum frontage (in metres) for various dwelling typologies, which varies dependent on location.
Minimum Site Area (Minimum site area is 560 square metres)	Prescribes a minimum site area (in square metres), which varies depending on location.
Minimum Site Area (Minimum site area for a detached dwelling is 560 square metres; semi-detached dwelling is 460 square metres; row dwelling is 560 square metres; ground dwelling is 560 square metres; residential flat building is 560 square metres)	Prescribes a minimum site area (in square metres) for various dwelling typologies, which varies depending on location.
Maximum Building Height (Metres) (Maximum building height is 9 metres)	Prescribes a maximum building height (in metres), which varies dependent on location.
Minimum Building Height (Levels) (Minimum building height is 3 levels)	Prescribes a maximum building height (in building levels), which varies dependent on location.

Maximum Building Height (Levels) (Maximum building height is 2 levels)	Prescribes a maximum building height (in building levels), which varies dependent on location.
Maximum Building Height (Levels) (Maximum building height is 3 levels)	Prescribes a maximum building height (in building levels), which varies dependent on location.
Maximum Building Height (Levels) (Maximum building height is 4 levels)	Prescribes a maximum building height (in building levels), which varies dependent on location.
Maximum Building Height (Levels) (Maximum building height is 5 levels)	Prescribes a maximum building height (in building levels), which varies dependent on location.
Minimum Side Boundary Setback (Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher)	Prescribes a minimum side boundary setback (in metres), which varies dependent on location.
Site Coverage (Maximum site coverage is 50 percent)	Prescribes the maximum site coverage (as a percentage of the site area), which varies dependent on location.
Interface Height (Development should be constructed within a building envelope provided by 45-degree plan, measured 3m above natural ground at the boundary of an allotment	Prescribes the application of a 45-degree 'building envelope' where housing is located north, east or west of the development site, to protect adjoining properties from loss of direct sunlight.

2.3.2 Proposed Code Policy

The proposed zoning is shown in **Figure 4** and **Attachment A** and is discussed in further details below.

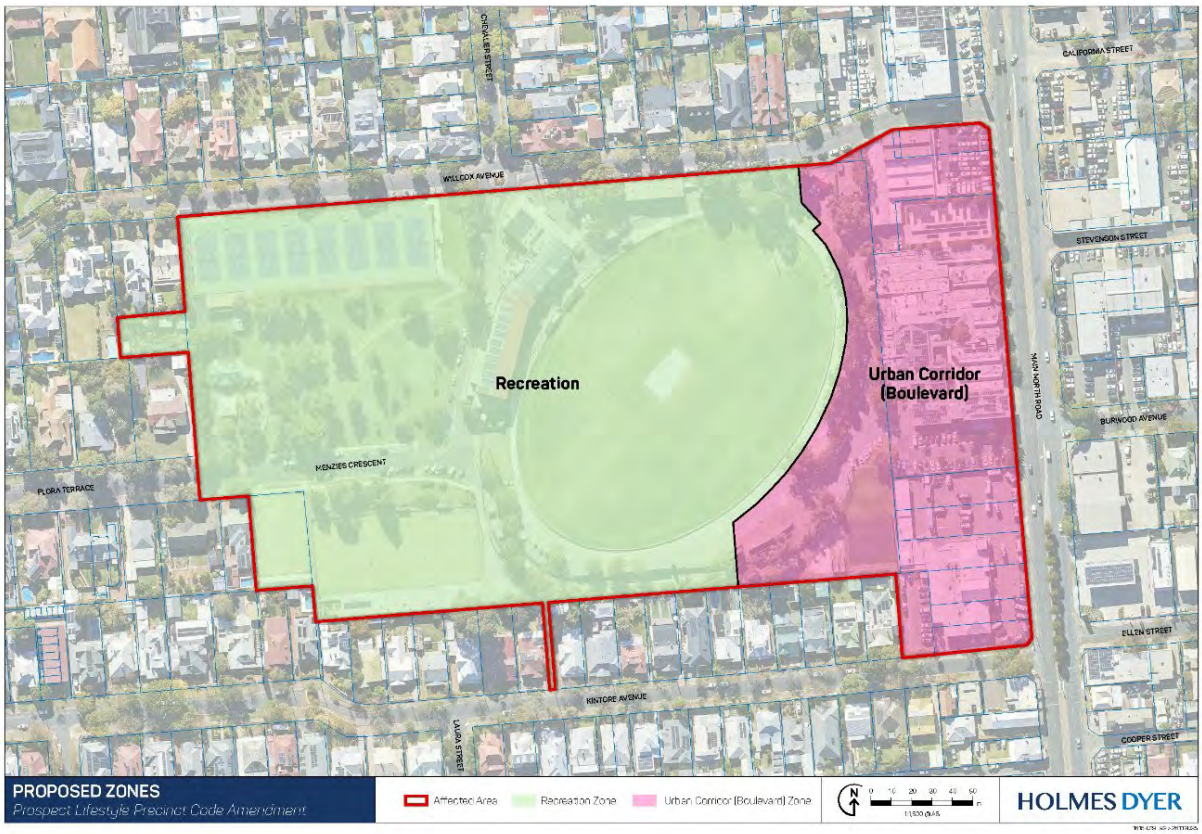


Figure 4: Proposed Zones

AREA 1

Zones

The Code Amendment proposes:

1. To **apply** the Recreation Zone to land currently zoned Established Neighbourhood (referred to as Area 1 of the Affected Area). The policy framework for the Recreation Zone is summarised below.

Zone	Desired Outcome (DO)		Envisaged Land Use
Recreation	DO 1	Provides a range of accessible recreational facilities.	• Car parking • Change rooms • Golf course • Indoor recreation facility • Lighting for night use of facilities • Market • Motorsport track and associated activities • Office ancillary to recreation facility • Open space

			• Outdoor sports courts • Playground • Racecourse and associated activities • Recreation area • Shop ancillary to recreation facility • Showground and associated activities • Special event • Spectator viewing structure • Sporting clubrooms • Sporting ovals and fields • Stadium • Swimming pool • Tourist accommodation ancillary to recreation facility

Overlays

2. To **remove** the application of the following Overlays from Area 1 of the Affected Area:

Overlay	**Where it applies/ Reasons for removal**
Advertising Near Signalised Intersections	The Advertising Near Signalised Intersections applies within 100 metres of where any of the following intersects with State Maintained Roads: • Traffic Signals • Pedestrian Crossings • School Crossings.
Character Area (PrC1)	Applies to areas identified as having important character or streetscape values. The overlay generally applies in conjunction with the Established Neighbourhood Zone.
Character Area (PrC2)	Applies to areas identified as having important character or streetscape values. The overlay generally applies in conjunction with the Established Neighbourhood Zone.

Historic Area (Pr5)	Applies to areas where historic themes and characteristics are deemed to warrant conservation. The overlay generally applies in conjunction with the Established Neighbourhood Zone.
Stormwater Management	The Stormwater Management Overlay applies to urban infill areas in Metropolitan Adelaide that may experience pressure on stormwater management infrastructure.
Urban Tree Canopy	The Urban Tree Canopy Overlay applies to urban infill areas in Metropolitan Adelaide that may experience loss of urban tree canopy.

3. To **retain** the application of the following Overlays to Area 1 of the Affected Area:
    - Airport Building Heights (Regulated) – All structures over 45 metres
    - Hazards (Flooding – General)
    - Heritage Adjacency
    - Local Heritage Place - 27031
    - Local Heritage Place - 3137
    - State Heritage Place - 28117
    - Prescribed Wells Area
    - Regulated and Significant Tree
    - Traffic Generating Development

Local Variation (Technical and Numeric Variation)

4. To **remove** the application of the following Technical and Numeric Variation from Area 1 of the Affected Area:
    - Maximum Building Height (Metres) is 9 metres
    - Minimum Frontage is 15 metres
    - Minimum Frontage for detached dwelling is 12 metres; semi-detached is 8 metres; row dwelling is 8 metres
    - Minimum Site Area is 560 square metres
    - Minimum Site Area for a detached dwelling is 450 square metres; semi-detached dwelling is 350 square metres; row dwelling is 350 square metres
    - Maximum Building Height (Levels) is 2 levels
    - Minimum Side Boundary Setback is 1 metre from the first building level; 3 metres from any second building level or higher
    - Site Coverage – maximum site coverage is 50 per cent

Concept Plan

5. To **add** a Concept Plan to guide future development across the Affected Area:
    - Concept Plan # - Prospect Lifestyle Precinct

The extent of the proposed policy changes relevant to each allotment in Area 1 of the Affected Area are shown in **Attachment C**.

The proposed Concept Plan is shown in **Figure 5** and **Attachment D**.

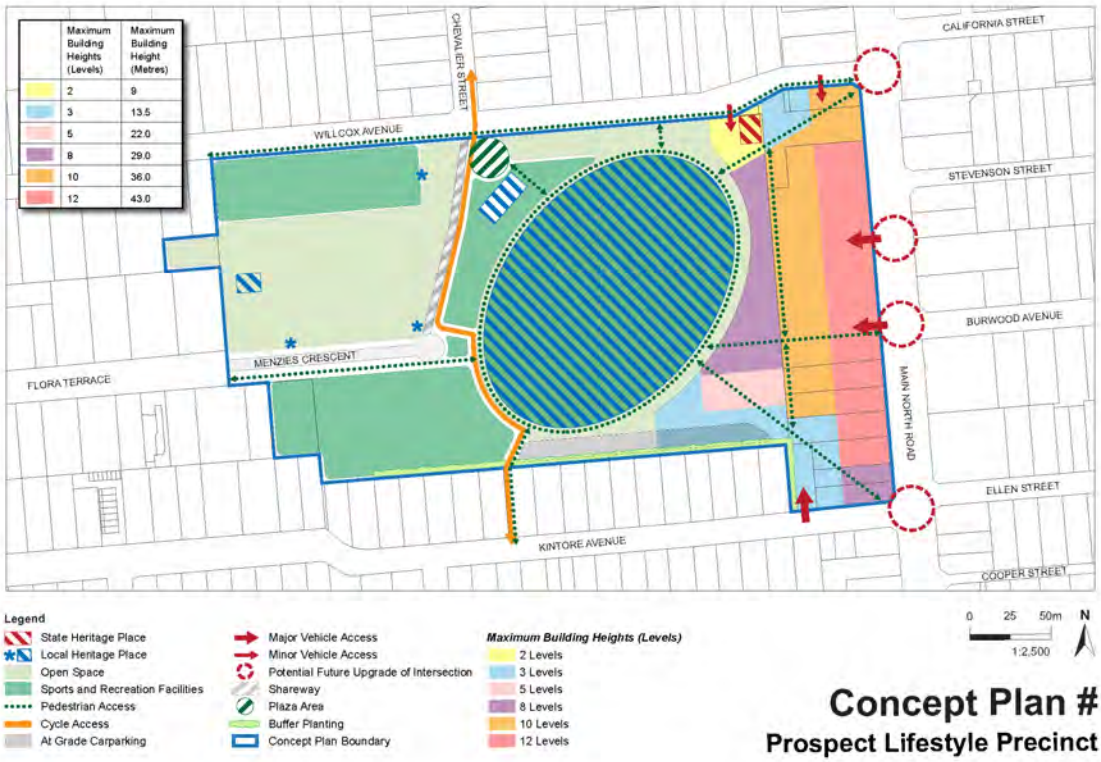


Figure 5: Concept Plan # - Prospect Lifestyle Precinct

AREA 2

1. To **apply** the Urban Corridor (Boulevard) Zone to land currently zoned Urban Corridor (Business) as well as a portion of the Affected Area currently zoned Established Neighbourhood (referred to as Area 2 of the Affected Area). The policy framework for the Urban Corridor (Boulevard) Zone is summarised below.

Zone	Desired Outcome (DO)		Envisaged Land Use
Urban Corridor (Boulevard) Zone	DO 1	Buildings that achieve a consistent, tall, uniform façade to frame the primary road corridor (e.g. a State maintained road or a road with similar attributes) that are consistently well set	• Advertisement • Child care facility • Consulting room • Dwelling • Educational Facility • Hotel • Licensed Premises

		back from areas of significant open space in front, other than in specified areas where a lessor or no setback is desired. Buildings accommodate a mix of compatible residential and non-residential uses including shops and other business activities at ground and lower floor levels with residential land uses above.	• Office • Residential Flat Building • Retirement Facility • Shop • Supported Accommodation • Student Accommodation • Tourist Accommodation

Subzone

2. To **remove** the Urban Corridor Business Retail Subzone, as the parent zone, Urban Corridor (Business) Zone is to be replaced by the Urban Corridor (Boulevard) Zone.

Overlays

3. To **remove** the application of the following Overlays from Area 2 of the Affected Area:

Overlay	**Where it applies/ Reasons for removal**
Character Area (PrC1)	Applies to areas identified as having important character or streetscape values. The overlay generally applies in conjunction with the Established Neighbourhood Zone.
Historic Area (Pr5)	Applies to areas where historic themes and characteristics are deemed to warrant conservation. The overlay generally applies in conjunction with the Established Neighbourhood Zone.
Stormwater Management	The Stormwater Management Overlay applies to urban infill areas in Metropolitan Adelaide that may experience pressure on stormwater management infrastructure.
Urban Tree Canopy	The Urban Tree Canopy Overlay applies to urban infill areas in Metropolitan Adelaide that may experience loss of urban tree canopy.

4. To **retain** the application of the following Overlays to Area 2 of the Affected Area:
    - Advertising Near Signalised Intersections
    - Affordable Housing
    - Airport Building Heights (Regulated) – All structures over 45 metres
    - Design
    - Hazards (Flooding – General)
    - Heritage Adjacency
    - Local Heritage Place - 27031
    - Local Heritage Place - 3137
    - Major Urban Transport Routes
    - Noise and Air Emissions
    - Prescribed Wells Area
    - Regulated and Significant Tree
    - State Heritage Place - 28117
    - Traffic Generating Development

Local Variation (Technical and Numeric Variations)

6. To **remove** the application of the following Technical and Numeric Variation from Area 2:
    - Maximum Frontage is 15 metres
    - Minimum Site Area is 560 square metres
    - Minimum Side Boundary Setback is 1 metre from the first building level; 3 metres from any second building level or higher
    - Maximum Building Height (Levels) is 4 levels
    - Maximum Building Height (Metres) is 15 metres
    - Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment

7. To **retain** the application of the following Technical and Numeric Variation in Area 2:
    - Maximum Building Height (Levels) is 2 levels
    - Minimum Building Height (Levels) is 3 levels
    - Maximum Building Height (Metres) is 9 metres

8. To **apply** the following Technical and Numeric Variation to Area 2:
    - Maximum Building Height (Levels) is 3 levels
    - Maximum Building Height (Levels) is 5 levels
    - Maximum Building Height (Levels) is 8 levels
    - Maximum Building Height (Levels) is 10 levels
    - Maximum Building Height (Levels) is 12 levels
    - Maximum Building Height (Metres) is 13.5 metres
    - Maximum Building Height (Metres) is 22 metres
    - Maximum Building Height (Metres) is 29 metres
    - Maximum Building Height (Metres) is 36 metres
    - Maximum Building Height (Metres) is 43 metres

- Interface Height – development should not be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3 metres above natural ground at the boundary of an allotment.

Concept Plan

9. To **add** a Concept Plan to guide future development across the Affected Area:
    - Concept Plan # - Prospect Lifestyle Precinct

The extent of the proposed policy changes relevant to each allotment in Area 2 of the Affected Area are shown in **Attachment C**.

The proposed Concept Plan is shown in **Figure 5** and **Attachment D**.

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the PlanSA portal at (plan.sa.gov.au/en/charter).

A summary of the engagement activities to be undertaken during the six week consultation period for this Code Amendment is provided below:

- Public notice on the Plan SA website.
- Online submission form available via the PlanSA website.
- Letters to owners or occupiers of the land.
- Letters to owners or occupiers of land adjacent the Affected Area.
- Letter to the Local Government Association.
- Letters to government agencies including Department of Environment and Water, Department of Infrastructure and Transport, Environment Protection Authority, Affordable Housing Unit of SA Housing Trust, and Department of Education.
- Letters to utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN and other telecommunications providers.
- Letter to State Member of Parliament.
- Letter to the Federal Member of Parliament.
- Hard copies of the Code Amendment available for viewing at Payinthi.

Additional Opportunities to Engage:

- The Prospect Lifestyle Precinct Project Team will be available at community information drop-in sessions to discuss the Code Amendment. Refer to the PlanSA Portal or Code Amendment factsheet for session details.
- Phone enquiries can be made by contacting City of Prospect on (08) 8269 5355 and asking to speak with the Prospect Lifestyle Project Team.

3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. Submissions on the Code Amendment can be made online, via email or post.

How to Make a Submission

You may submit your feedback online, via email, or by post:

- **Online**:

  Complete the submission form on the Plan SA website:
  https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register?castage=On_Consultation

- **Email**:
  admin@prospect.sa.gov.au
  Attention: Prospect Lifestyle Precinct Project Team

- **Post**:
  City of Prospect
  128 Prospect Road
  Prospect SA 5082
  Attention: Prospect Lifestyle Precinct Project Team

Further Engagement Opportunities

You can also speak with the Prospect Lifestyle Precinct Project Team by:

- Attending a community information drop-in session. Refer to the PlanSA Portal or Code Amendment factsheet for session details.
- Calling City of Prospect on (08) 8269 5355 and asking to speak with the Prospect Lifestyle Precinct Project Team.

3.3 What changes to the Code Amendment can my feedback influence?

Aspects of this Code Amendment which stakeholders and the community can influence are:

- Whether the proposed Recreation Zone and Urban Corridor (Boulevard) Zone are the most appropriate zones for the Affected Area.
- The spatial application of Overlays.
- The need for any Technical and Numeric Variations (TNVs).
- The inclusion and design of the proposed Concept Plan.
- Whether the investigations undertaken as part of the Code Amendment process have adequately addressed the following matters:
  - Traffic and parking impacts;
  - Stormwater management;

- Infrastructure and servicing capacity, including potential for augmentation;
- Cultural heritage impacts; and
- Hazard risk.
- Built form and heritage interface considerations.

- Any additional matters that may warrant further consideration or investigation prior to finalisation of the Code Amendment process.

Aspects of the Code Amendment which stakeholders and the community cannot influence are:

- The geography of the Affected Area and the spatial extent of the Code Amendment proposal.
- The policies contained within the General Modules of the Planning and Design Code.
- The standard policies and wording applied to Zone and Overlays within the Planning and Design Code.

3.4 What will happen with my feedback?

City of Prospect is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by City of Prospect when determining whether the Code Amendment, as drafted, is suitable or whether any changes should be made.

Each submission will be entered into a register, and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal. Personal addresses, email and phone numbers will not be published; however, company details will be.

City of Prospect will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister and then published on the PlanSA portal.

3.5 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister:

- At the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code

Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

Strategic planning outcomes for this Code Amendment include:

- A portion of the Affected Area is recognised in the Greater Adelaide Regional Plan as a state-significant infill site, supporting strategic urban growth.
- The proposed Code Amendment facilitates future development that contributes to meeting Greater Adelaide's residential growth targets.
- The Code Amendment enables a broader mix of land uses along Main North Road, supporting higher density, mixed-use development that includes diverse residential options (such as dwellings, affordable housing, residential aged care, supported accommodation, and tourist accommodation) alongside ground and lower-floor business activities such as shops, cafes, restaurants, and allied health and wellness facilities supported by integrated decked and/or basement parking.
- The Affected Area is well serviced by public transport, with high-frequency buses on Main North Road connecting to the Adelaide Central Business District (CBD), Mawson Lakes, and northern suburbs and additional services on Prospect Road linking to Blair Athol, the CBD, Marion and Glenelg.
- Located approximately 420 metres west of Prospect Road, City of Prospect's key main street, the Affected Area is within walking distance of a wide range of essential services.
- Established recreational and sporting facilities within the Prospect Lifestyle Precinct will be retained and enhanced to better meet the evolving needs of the community.
- Open space within the Prospect Lifestyle Precinct will provide a buffer between high-density development along Main North Road and the surrounding established residential neighbourhood, helping to preserve the area's existing character.

4.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is considered to be consistent with the State Planning Policies as shown in **Attachment E**.

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the PlanSA portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is considered to be consistent with the Greater Adelaide Regional Plan as shown in **Attachment E**.

4.1.4 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents:

- City of Prospect, Strategic Community Plan 2023-2027.
- City of Prospect, Advocacy Priorities.
- City of Prospect, Economic Growth Strategy 2023-2027.
- City of Prospect, Open Space Strategy endorsed 22 May 2018.
- City of Prospect, Prospect Lifestyle Precinct Master Plan, endorsed 24 June 2025.

This Code Amendment is considered to be consistent with these key strategic policy documents as shown in **Attachment E**.

4.2 Infrastructure planning

The following infrastructure planning is relevant to this Code Amendment:

Council Infrastructure Planning	Response/Comment
Stormwater	Stormwater management for development will be designed in accordance with Council's standards and supported by a Stormwater Management Plan. The plan must demonstrate capacity to safely convey both minor (5% AEP) and major (1% AEP) storm events and provide unobstructed overland flow paths that prevent inundation on-site or on neighbouring properties. It must also show that post-development peak flows do not exceed pre-development levels for both storm events. Water quality requirement must align with the EPA standards, addressing opportunities for reuse/ detention, the need for pollutant and spill treatment

Council Infrastructure Planning	Response/Comment
	devices given increased impervious areas, potential impacts on the downstream creek system and any construction-related water quality risk and mitigation measures. The 2022 Barker Inlet Central Stormwater Management Plan, prepared by Southfront identifies areas in Prospect most vulnerable to flooding and recommends key network upgrades to mitigate impacts. Major works include a new diversion drain from Baker Street to Churchill Road and significant pipe upgrades along Prospect and Regency Roads to intercept and redirect large overland flow. These upgrades will notably reduce upstream flooding, benefiting sub-catchments such as the Prospect Lifestyle Precinct. A summary of Council's requirements is provided in the Stormwater and Services Management Strategy prepared by WGA (**Attachment F**). Based on Council's advice, a Deed of Agreement is not expected to be required.

Government Agency Infrastructure Planning	Response/Comment
SA Water (Wastewater)	SA Water has confirmed that exiting sewer mains are located in close proximity to the Affected Area. Several gravity sewer mains currently run along the area's perimeter. Based on a review of the existing infrastructure capacity and potential wastewater catchments, the current system is expected to be generally adequate, subject to appropriate connection points and any necessary upgrades to internal sewer infrastructure. SA Water is currently scenario modelling for the Affected Area with an anticipated strategy for the projected future yield expected within the next three to six months. While this planning work is underway, it is

Government Agency Infrastructure Planning	Response/Comment
	anticipated that the existing network will have capacity to support the development. However, potential upgrades within and directly downstream of the Affected Area may be required. A copy of the correspondence with SA Water is included in **Attachment F** of the Stormwater and Services Management Strategy prepared by WGA. Based on the information provided by SA Water, a Deed of Agreement is not considered necessary.
SA Water (Potable Water)	Information on the existing potable water infrastructure has been sourced through correspondence with SA Water, supplemented by a Before You Dig (BYD) search. Existing services are located adjacent the Affected Area at the following locations: • Willcox Avenue - 200mm water main. • Flora Terrace/Menzie Terrace - 600mm water main. • Kintore Avenue -100mm water main. • Main North Road - dual water mains (200mm on the eastern side and 150mm on the western side). SA Water's Network Planning team is currently undertaking scenario modelling for the Affected Area, with a future servicing strategy expected within the next three to six months. While this planning is underway, it is anticipated that the existing network will have sufficient capacity to support the development. However, internal infrastructure upgrades will likely be required as part of any redevelopment. These may include additional pipework and booster pump stations to service multi-storey buildings.

Government Agency Infrastructure Planning	Response/Comment
	A copy of the correspondence with SA Water is included in **Attachment F** of the Stormwater and Services Management Strategy prepared by WGA. Based on the information provided by SA Water, a Deed of Agreement is not considered necessary.
SA Power Network (SAPN)	Information on the existing electrical infrastructure has been obtained through correspondence with SA Power Networks, with supporting information sought through a Before You Dig (BYD) search. SAPN has undertaken a preliminary assessment and indicated, to the north of the existing oval, there is existing overhead High Voltage and Low Voltage, to the west overhead Low Voltage and to the east underground High Voltage. One of the key challenges of the Affected Area is that the High Voltage are both radial circuits that are nearing the capacity of a radial circuit, the solution is to create a looped HV circuit. Standard augmentation characters based on $/kVA amounts will apply. A copy of the correspondence with SAPN is included in **Attachment F** of the Stormwater and Services Management Strategy prepared by WGA. Based on the information provided by SAPN Water, a Deed of Agreement is not considered necessary.
National Broadband Network (NBN)	Information on the existing communications and infrastructure has been obtained through correspondence with NBN Co, with supporting information sought through a Before You Dig (BYD) search. The Affected Area is within the existing NBN fixed line network footprint so there would likely be no backhaul charges (subject of

Government Agency Infrastructure Planning	Response/Comment
	confirmation of lot count) to service future development with Fibre to the Premises services. A standard capped per premises contribution would apply to service the development. The developer would be required to enter into a standard Master Development Agreement. Based on the information provided by NBN Co, a Deed of Agreement is not considered necessary. A copy of the correspondence with NBN is included in **Attachment F** of the Stormwater and Services Management Strategy prepared by WGA.
APA Group (APA)	Information on the existing gas infrastructure has been obtained through a Before You Dig (BYD) search. The Affected Area is currently serviced by medium pressure gas mains located within: • Main North Road – 40PD8 in 50P4. • Kintore Avenue – 40P8 in 80C2. • Willcox Avenue – 40P2 in 100C2. • Menzie Crescent – 40P2 in 100C2. Existing allotments to the east of the Affected Area (Area 2) including those currently occupied by Clayton Church Homes, Toyota North Point Used Vehicles site and Maverick Campers and Caravans are connected directly to the medium-pressure main within Main North Road. Area 1 of the Affected Area is serviced via a 40mm medium pressure spur line located within Menzies Crescent. Although APA has not yet confirmed the final servicing requirements, the extensive gas infrastructure surrounding the Affected Area provides strong confidence that future demand can be accommodated. Based on information supplied by APA, a Deed of Agreement is not considered necessary.

Government Agency Infrastructure Planning	Response/Comment
	A copy of the correspondence with APA Group is included in **Attachment F** of the Stormwater and Services Management Strategy prepared by WGA.
Department of Infrastructure and Transport	Engagement with the Department of Infrastructure and Transport (DIT) has informed the Traffic Investigations Report. The report recognises DIT's position regarding increased delays and potential conflict on major arterial routes and provides a detailed comparison of access options that respect the function of the arterial road while maintaining the integrity of the local road network. It is anticipated that a Transport Infrastructure Deed will be required to outline shared funding and delivery responsibilities for access works. The need for, and scope for, the Deed will depend on the final access arrangements agreed with DIT. The Infrastructure Deed would identify the trigger points for each intervention to be implemented.

4.3 Investigations

4.3.1 Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. In addition to this, the Commission has also specified certain investigations to be undertaken to support the Code Amendment:

- Conduct a search of the Register of Aboriginal Sites and Objects (Taa Wika) to identify any relevant Aboriginal heritage considerations, including any identified cultural sites and objects relevant to the affected area.
- Conduct investigations into potential interface impacts from anticipated land use activities (e.g. traffic, noise and light spill) and built form (e.g. overshadowing, light access, scale and bulk) with land located in the Established Neighbourhood Zone, particularly low-density residential land uses, and identify a policy framework to mitigate adverse effects.

The following investigations have been undertaken to inform this Code Amendment:

- Traffic Investigations Report.
- Stormwater and Services Infrastructure Management Strategy.
- Register of Aboriginal Sites and Objects (Taa Wika) search.
- Preliminary Site Investigation.
- Heritage Impact Assessment.
- Constraints and Interface Assessment.
- Yield Assessment.
- Tree Impact Assessment Report.

Further details on investigations undertaken in support of the Code Amendment are included in **Attachment F**.

5. REFERENCES

Department of Trade and Investment. (2022). “PlanSA Guide to the Planning and Design Code”. Government of South Australia. https://plan.sa.gov.au/__data/assets/pdf_file/0010/799939/Guide_to_the_Planning_and_Design_Code.pdf

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City of Prospect. “Prospect Lifestyle Precinct Master Plan”. https://www.prospect.sa.gov.au/__data/assets/pdf_file/0018/1830402/Attachment-1-Prospect-Lifestyle-Precinct-Master-Plan-18.06.2025.pdf

ATTACHMENT A – AFFECTED AREA MAPPING

A1 – Affected Area



AFFECTED AREA

Prospect Lifestyle Precinct Code Amendment

Affected Area

N

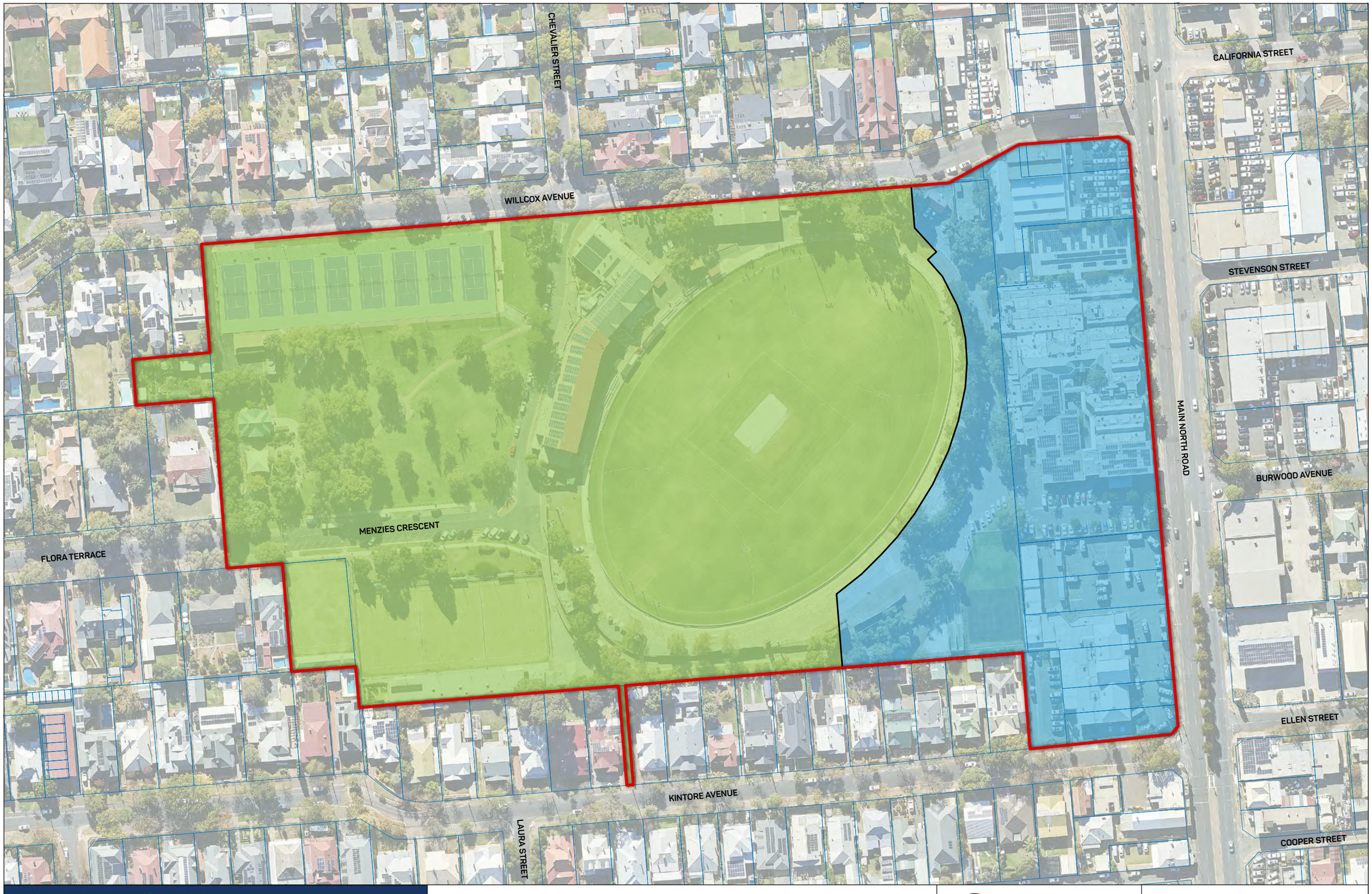
0 10 20 30 40 50 m

1:1,500 @ A3

HOLMES DYER

1816-012 R1 > 05.09.2025

A2 – Area Identification



AREA IDENTIFICATION

Prospect Lifestyle Precinct Code Amendment

Affected Area | Area 1 | Area 2

N

0 10 20 30 40 50 m

1:1,500 @ A3

HOLMES DYER

1816-013 R1 > 28.11.2025

A3 – Land Parcels



KEY	Title Ref.	Allotment
1	CT5204/868	
2	CT5737/308	
3	CT5792/763	
4	CT5804/920	
5	CT5803/879	
6	CT5416/104	
7	CT5197/986	
8	CT5416/103	
9	CT5987/433	
10	CT5932/12	
11	CT5261/763	
12	CT5183/615	
13	CT5140/974	AL 2
13	CT5140/974	AL 1
14	CT5141/680	
15	CT5391/365	

LAND PARCELS

Prospect Lifestyle Precinct Code Amendment

Affected Area Land Parcel

N

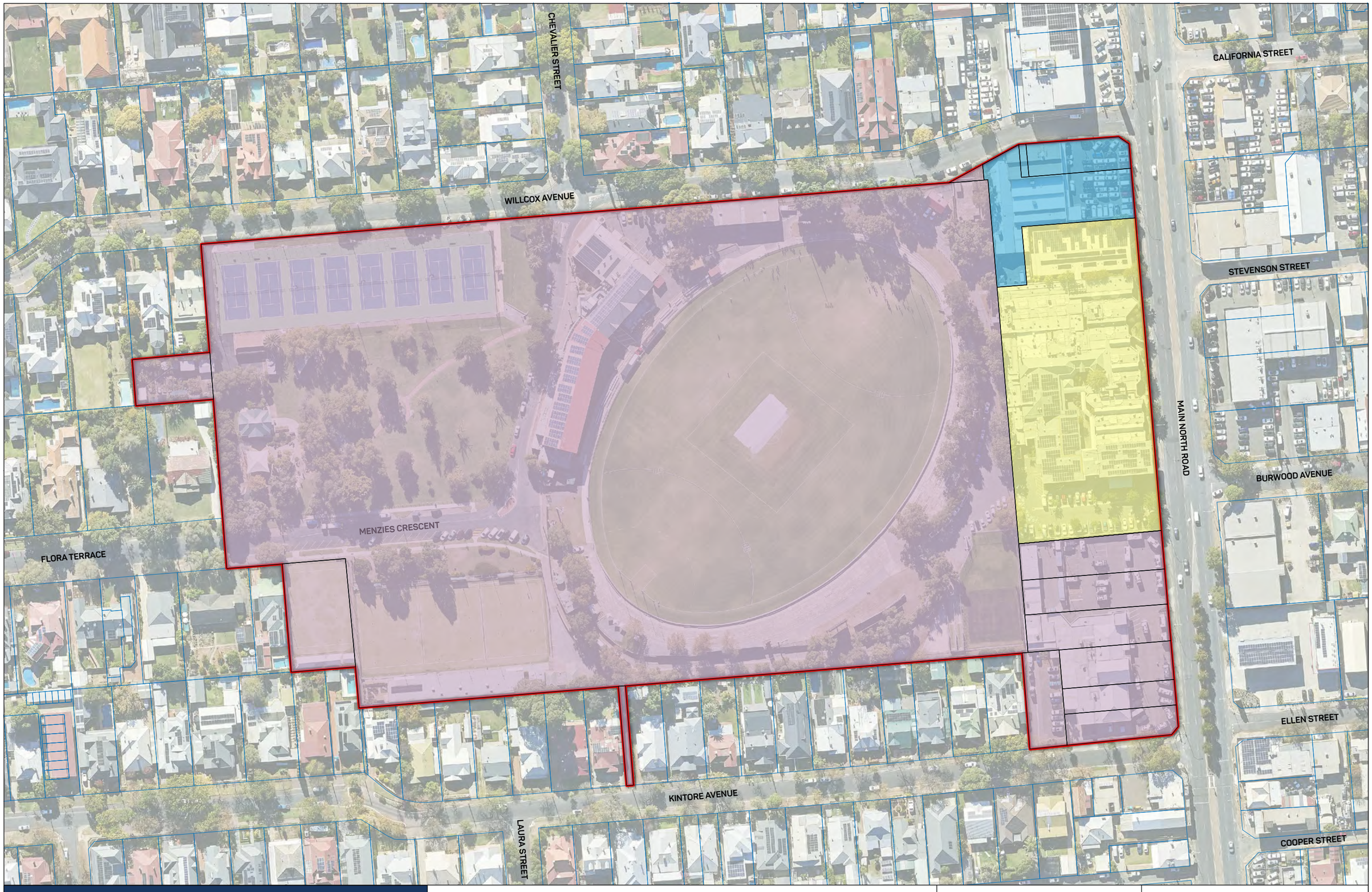
0 10 20 30 40 50 m

1:1,500 @ A3

HOLMES DYER

1816-014 R1 > 05.09.2025

A4 – Land Ownership



LAND OWNERSHIP

Prospect Lifestyle Precinct Code Amendment

Affected Area
City of Prospect
Clayton Church Homes Inc.
HG Prospect Property Pty Ltd

N

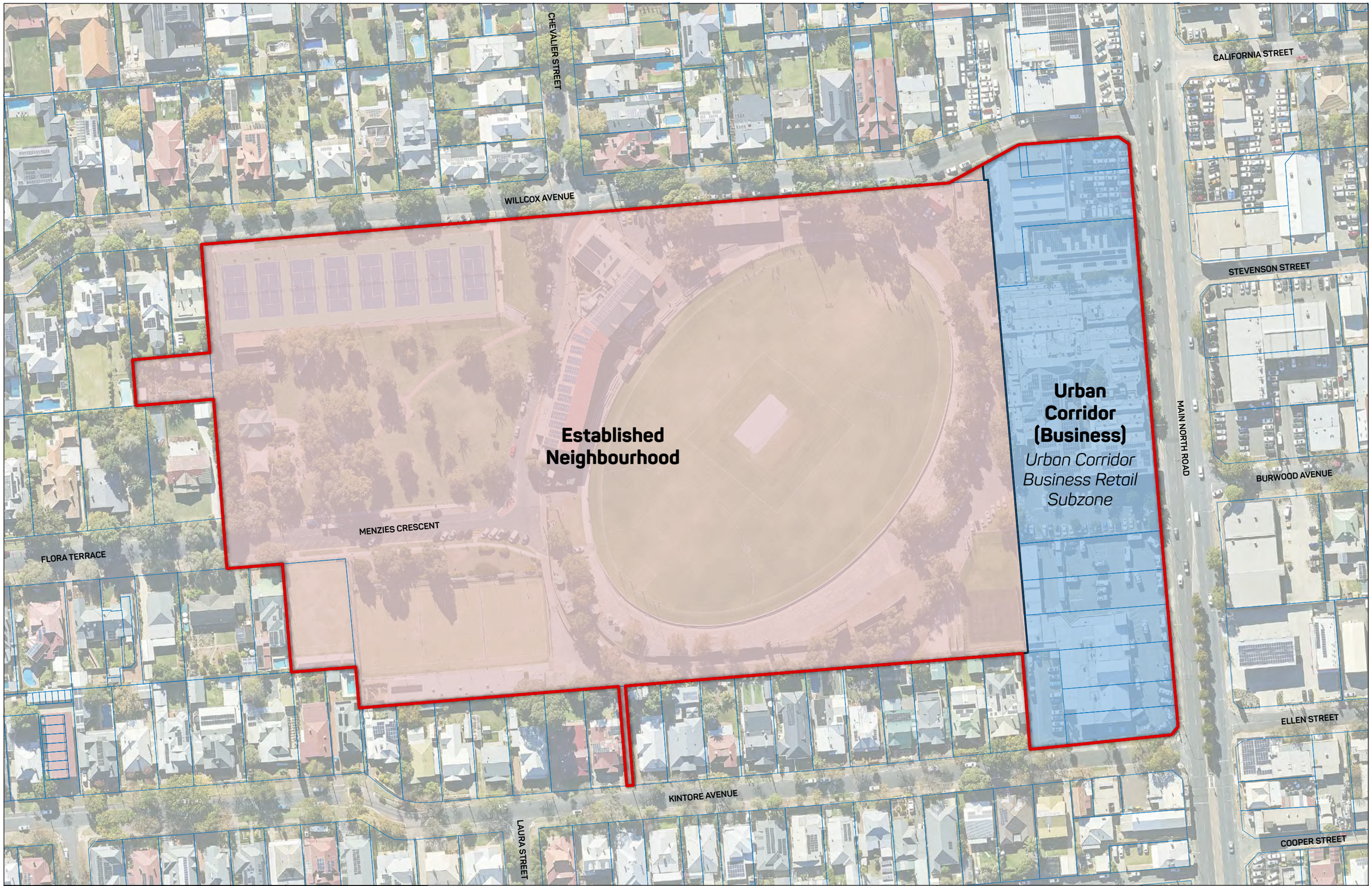
0 10 20 30 40 50 m

1:1,500 @ A3

HOLMES DYER

1816-015 R1 > 05.09.2025

A5 – Current Zoning



CURRENT ZONES

Prospect Lifestyle Precinct Code Amendment

Affected Area
Established Neighbourhood Zone
Urban Corridor (Business) Zone / Urban Corridor Business Retail Subzone

N

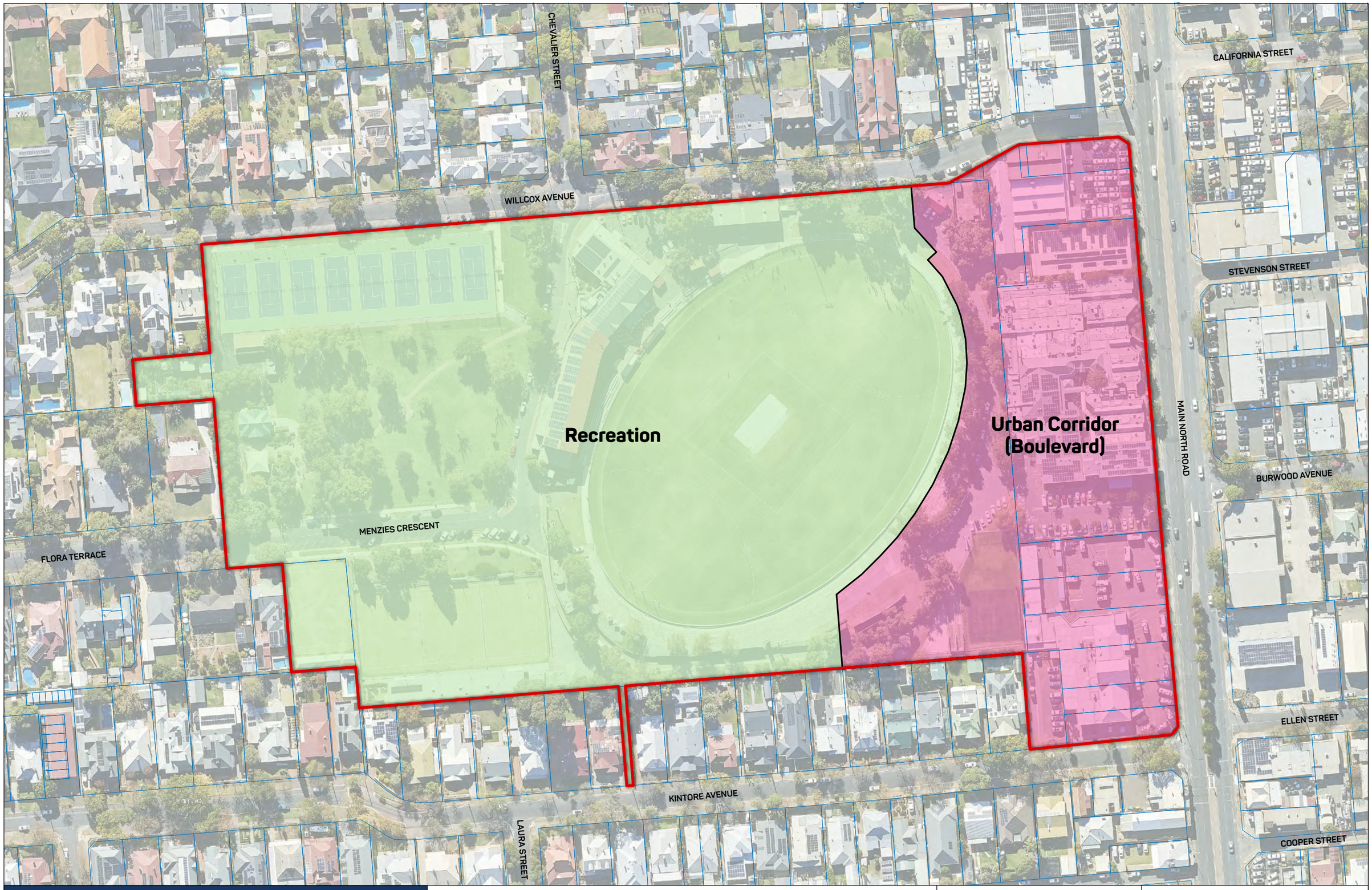
0 10 20 30 40 50 m

1:1,500 @ A3

HOLMES DYER

1816-018 R1 > 05.09.2025

A6 – Proposed Zoning



PROPOSED ZONES

Prospect Lifestyle Precinct Code Amendment

Affected Area | Recreation Zone | Urban Corridor (Boulevard) Zone

N

0 10 20 30 40 50 m

1:1,500 @ A3

HOLMES DYER

1816-019 R2 > 28.11.2025

A7 – Locality Plan



LOCALITY

Prospect Lifestyle Precinct Code Amendment

Affected Area

Prospect Road Main Street Precinct

N

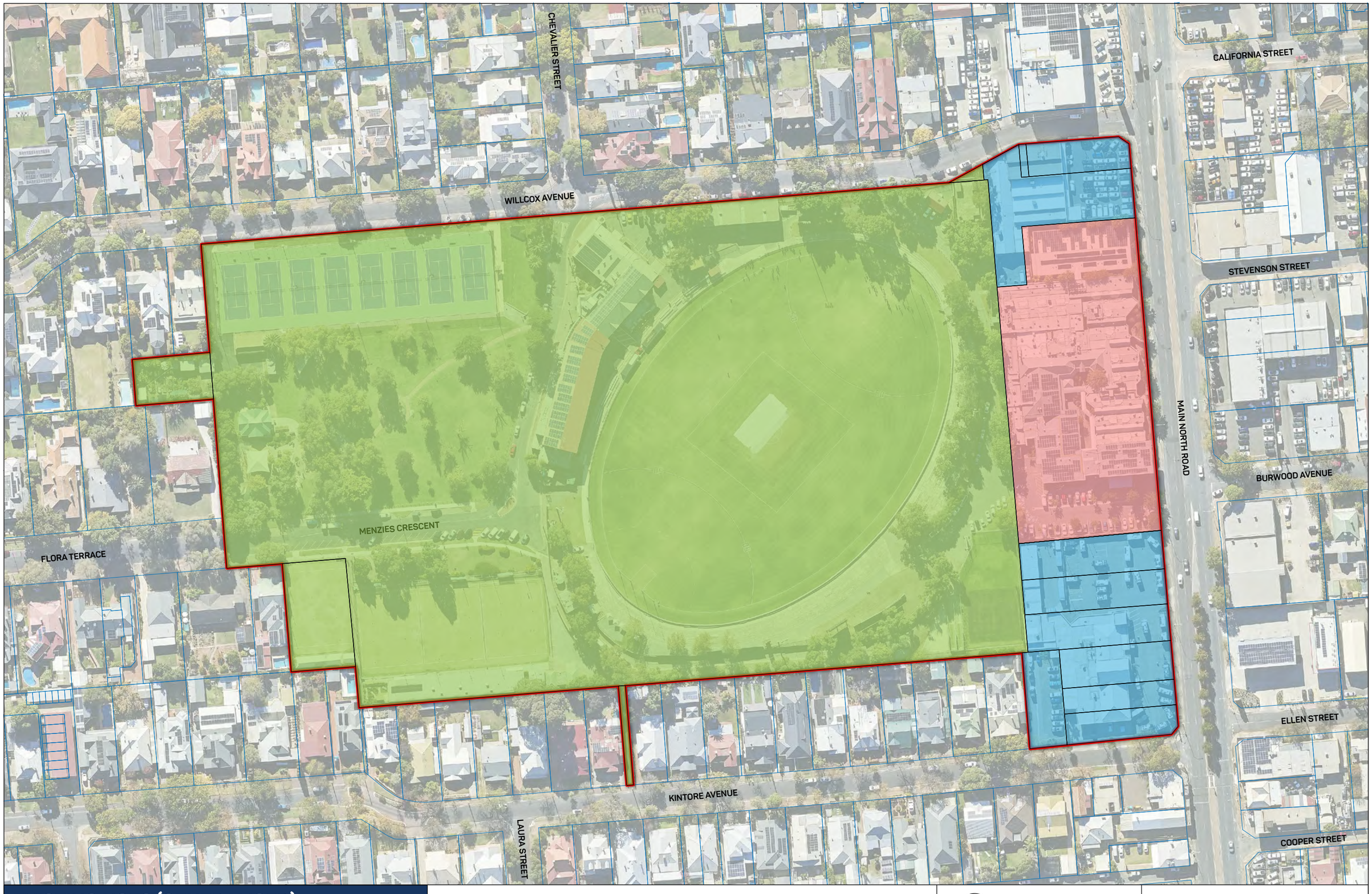
0 100 200 300 400 500 m

1:15,000 @ A3

HOLMES DYER

1816-020 R1 > 05.09.2025

A8 – Existing Use (Generalised)



EXISTING USES (GENERALISED)

Prospect Lifestyle Precinct Code Amendment

Affected Area
Commercial - Retail
Residential Aged Care
Recreation

N

0 10 20 30 40 50 m

1:1,500 @ A3

HOLMES DYER

1816-016 R1 > 05.09.2025

A9 – Heritage Items



HERITAGE ITEMS

Prospect Lifestyle Precinct Code Amendment

Affected Area
State Heritage Place
Local Heritage Place
Contributory Heritage Place

N

0 10 20 30 40 50 m

1:1,500 @ A3

HOLMES DYER

1816-017 R1 > 05.09.2025

ATTACHMENT B – CURRENT CODE POLICY

Area 1

Zones	Subzones	Overlays	TNVs
Allotment 1 in Deposited Plan 35462 Title Reference CT5204/868			
Established Neighbourhood		• Advertising Near Signalised Intersections • Airport Building Heights (Regulated) – All structures over 45 metres • Hazards (Flooding – General) • Historic Area – Pr5 • Local Heritage Place - 27031 • Local Heritage Place – 3137 • Prescribed Wells Area • Regulated and Significant Tree • State Heritage Place – 28117 • Stormwater Management • Traffic Generating Development • Urban Tree Canopy	• Maximum Building Height (Metres) is 9 metres • Minimum Frontage is 15 metres • Minimum Site Area is 560 square metres • Maximum Building Height (Levels) is 2 levels • Minimum Side Boundary Setback is 1 metre for the first building level; 3 metres for any second building level or higher
Allotment 89 in Filed Plan 109754 Title Reference CT5792/763			
Established Neighbourhood		• Airport Building Heights (Regulated) – All structures over 45 metres • Character Area – PrC1 • Heritage Adjacency • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy	• Maximum Building Height (Metres) is 9 metres • Minimum Frontages is 15 metres • Minimum Site Area is 560 square metres • Maximum Building Height (Levels) is 2 levels • Minimum Side Boundary Setback is 1 metre for the first building level; 3 metres for any second building level or higher

			• Site Coverage – maximum site coverage is 50 per cent
Allotment 48 in Filed Plan 109713 Title Reference CT5804/920			
Established Neighbourhood		• Airport Building Heights (Regulated) – All structures over 45 metres • Hazards (Flooding – General) • Heritage Adjacency • Historic Area – Pr5 • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy	• Maximum Building Height (Metres) is 9 metres • Minimum Frontage is 15 metres • Minimum Site Area is 560 square metres • Maximum Building Height (Levels) is 2 levels • Minimum Side Boundary Setback is 1 metre for the first building level; 3 metres for any second building level or higher
Allotment 50 in Filed Plan 109715 Title Reference CT5803/879			
Established Neighbourhood		• Airport Building Heights (Regulated) – All structures over 45 metres • Character Area – PrC2 • Hazards (Flooding – General) • Heritage Adjacency • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy	• Maximum Building Height (Metres) is 9 metres • Minimum Frontage for detached dwelling is 12 metres; semi-detached is 8 metres; row dwelling is 8 metres • Minimum Site Area for a detached dwelling is 450 square metres; semi-detached dwelling is 350 square metres; row dwelling is 350 square metres • Maximum Building Height (Levels) is 2 Levels • Minimum Side Boundary Setback is 1 metre for the first building level; 3 metres for any second building level or higher • Site Coverage – maximum site coverage is 50 per cent

Area 2

Zones	Subzones	Overlays	TNVs
Allotment 1 in Deposited Plan 35462 Title Reference CT5204/868			
Established Neighbourhood (portion of)		• Advertising Near Signalised Intersections • Airport Building Heights (Regulated) – All structures over 45 metres • Hazards (Flooding – General) • Historic Area – Pr5 • Local Heritage Place - 27031 • Local Heritage Place – 3137 • Prescribed Wells Area • Regulated and Significant Tree • State Heritage Place – 28117 • Stormwater Management • Traffic Generating Development • Urban Tree Canopy	• Maximum Building Height (Metres) is 9 metres • Minimum Frontage is 15 metres • Minimum Site Area is 560 square metres • Maximum Building Height (Levels) is 2 levels • Minimum Side Boundary Setback is 1 metre for the first building level; 3 metres for any second building level or higher
Allotment 100 in Filed Plan 109765 Title Reference CT5737/308			
Established Neighbourhood	Established Neighbourhood	• Airport Building Heights (Regulated) – All structures over 45 metres • Hazards (Flooding – General) • Heritage Adjacency • Historic Area – Pr5 • Prescribed Wells Area • Regulated and Significant Tree • State Heritage Place – 28117 • Stormwater Management	• Maximum Building Height (Metres) is 9 metres • Minimum Frontage is 15 metres • Minimum Site Area is 560 square metres • Maximum Building Height (Levels) is 2 levels • Minimum Side Boundary Setback is 1 metre for the first building level; 3 metres for any second building level or higher

		• Traffic Generating Development • Urban Tree Canopy	
Allotment 91 in Filed Plan 206473 Title Reference CT5416/04			
Urban Corridor (Business)	Urban Corridor Business Retail	• Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• Maximum Building Height (Metres) is 15 metres • Minimum Building Height (Levels) is 3 levels • Maximum Building Height (Levels) is 5 levels • Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment
Allotment 7 in Filed Plan 110116 Title Reference CT5197/986			
Urban Corridor (Business)	Urban Corridor Business Retail	• Airport Building Heights (Regulated) – All structures over 45 metres • Affordable Housing • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• Maximum Building Height (Metres) is 15 metres • Minimum Building Height (Levels) is 3 levels • Maximum Building Height (Levels) is 5 levels Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment

Allotment 98 in Filed Plan 109763 Title Reference CT5416/103			
Urban Corridor (Business)	Urban Corridor Business Retail	• Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• Maximum Building Height (Metres) is 15 metres • Minimum Building Height (Levels) is 3 levels • Maximum Building Height (Levels) is 5 levels • Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment
Allotment 25 in Deposited Plan 74110 Title Reference CT5987/433			
Urban Corridor (Business)	Urban Corridor Business Retail	• Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• Maximum Building Height (Metres) is 15 metres • Minimum Building Height (Levels) is 3 levels • Maximum Building Height (Levels) is 5 levels • Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment
Allotment 203 in Deposited Plan 65890 Title Reference CT5932/12			

Urban Corridor (Business)	Urban Corridor Business Retail	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• Maximum Building Height (Metres) is 15 metres • Minimum Building Height (Levels) is 3 levels • Maximum Building Height (Levels) is 4 levels • Maximum Building Height (Levels) is 5 levels • Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment
Allotment 12 in Deposited Plan 2265 Title Reference CT5261/763			
Urban Corridor (Business)	Urban Corridor Business Retail	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• Maximum Building Height (Metres) is 15 metres • Minimum Building Height (Levels) is 3 levels • Maximum Building Height (Levels) is 4 levels • Maximum Building Height (Levels) is 5 levels • Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment

Allotment 1 in Filed Plan 107568 Title Reference CT5183/615			
Urban Corridor (Business)	Urban Corridor Business Retail	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• Maximum Building Height (Metres) is 15 metres • Minimum Building Height (Levels) is 3 levels • Maximum Building Height (Levels) is 4 levels • Maximum Building Height (Levels) is 5 levels • Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment
Allotment 1 in Deposited Plan 1354 Title Reference CT5140/974			
Urban Corridor (Business)	Urban Corridor Business Retail	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• Maximum Building Height (Metres) is 15 metres • Minimum Building Height (Levels) is 3 levels • Maximum Building Height (Levels) is 4 levels • Maximum Building Height (Levels) is 5 levels Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment

Allotment 2 in Deposited Plan 1354 Title Reference CT5140/974			
Urban Corridor (Business)	Urban Corridor Business Retail	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• Maximum Building Height (Metres) is 15 metres • Minimum Building Height (Levels) is 3 levels • Maximum Building Height (Levels) is 4 levels • Maximum Building Height (Levels) is 5 levels • Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment
Allotment 28 Filed Plan 104083 Title Reference CT5141/680			
Urban Corridor (Business)	Urban Corridor Business Retail	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Emissions • Prescribed Wells Area • Regulated and Significant Tree	• Maximum Building Height (Metres) is 15 metres • Minimum Building Height (Levels) is 3 levels • Maximum Building Height (Levels) is 4 levels • Maximum Building Height (Levels) is 5 levels • Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment

		• Traffic Generating Development	
Allotment 200 in Deposited Plan 45359 Title Reference CT5391/365			
Urban Corridor (Business)	Urban Corridor Business Retail	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• Maximum Building Height (Metres) is 15 metres • Minimum Building Height (Levels) is 3 levels • Maximum Building Height (Levels) is 4 levels • Maximum Building Height (Levels) is 5 levels • Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment

ATTACHMENT C – PROPOSED CODE POLICY

For ease of reference, the following colour coding has been applied:

Black	Current Zones, Subzones, Overlays and TNVs to be **retained**
~~Blue Strikethrough~~	Zones, Subzones, Overlays and TNVs to be **removed**
Green	Zones, Subzones, Overlays and TNVs to be **added**

Area 1

Zones	Subzones	Overlays	TNVs
Allotment 1 in Deposited Plan 35462 Title Reference CT5204/868			
~~Established Neighbourhood~~ Recreation Zone		~~• Advertising Near Signalised Intersections~~ • Airport Building Heights (Regulated) – All structures over 45 metres • Hazards (Flooding – General) ~~• Historic Area – Pr5~~ • Local Heritage Place - 27031 • Local Heritage Place – 3137 • Prescribed Wells Area • Regulated and Significant Tree • State Heritage Place – 28117 ~~• Stormwater Management~~ • Traffic Generating Development ~~• Urban Tree Canopy~~	~~• Maximum Building Height (Metres) is 9 metres~~ ~~• Minimum Frontage is 15 metres~~ ~~• Minimum Site Area is 560 square metres~~ ~~• Maximum Building Height (Levels) is 2 levels~~ ~~• Minimum Side Boundary Setback is 1 metre for the first building level; 3 metres for any second building level or higher~~ • Concept Plan # - Prospect Lifestyle Precinct
Allotment 89 in Filed Plan 109754 Title Reference CT5792/763			
~~Established Neighbourhood~~ Recreation Zone		• Airport Building Heights (Regulated) – All structures over 45 metres ~~• Character Area – PrC1~~	~~• Maximum Building Height (Metres) is 9 metres~~ ~~• Minimum Frontages is 15 metres~~

		• Heritage Adjacency • Prescribed Wells Area • Regulated and Significant Tree • ~~Stormwater Management~~ • ~~Urban Tree Canopy~~	• ~~Minimum Site Area is 560 square metres~~ • ~~Maximum Building Height (Levels) is 2 levels~~ • ~~Minimum Side Boundary Setback is 1 metre for the first building level; 3 metres for any second building level or higher~~ • ~~Site Coverage – maximum site coverage is 50 per cent~~ • Concept Plan # - Prospect Lifestyle Precinct
Allotment 48 in Filed Plan 109713 Title Reference CT5804/920			
~~Established Neighbourhood~~ Recreation Zone		• Airport Building Heights (Regulated) – All structures over 45 metres • Hazards (Flooding – General) • Heritage Adjacency • ~~Historic Area – Pr5~~ • Prescribed Wells Area • Regulated and Significant Tree • ~~Stormwater Management~~ • ~~Urban Tree Canopy~~	• ~~Maximum Building Height (Metres) is 9 metres~~ • ~~Minimum Frontage is 15 metres~~ • ~~Minimum Site Area is 560 square metres~~ • ~~Maximum Building Height (Levels) is 2 levels~~ • ~~Minimum Side Boundary Setback is 1 metre for the first building level; 3 metres for any second building level or higher~~ • Concept Plan # - Prospect Lifestyle Precinct
Allotment 50 in Filed Plan 109715 Title Reference CT5803/879			
~~Established Neighbourhood~~ Recreation Zone		• Airport Building Heights (Regulated) – All structures over 45 metres • ~~Character Area – PrC2~~ • Hazards (Flooding – General) • Heritage Adjacency	• ~~Maximum Building Height (Metres) is 9 metres~~ • ~~Minimum Frontage for detached dwelling is 12 metres; semi-detached is 8 metres; row dwelling is 8 metres~~ • ~~Minimum Site Area for a detached dwelling is 450~~

		• Prescribed Wells Area • Regulated and Significant Tree • ~~Stormwater Management~~ • Traffic Generating Development • ~~Urban Tree Canopy~~	~~square metres; semi-detached dwelling is 350 square metres; row dwelling is 350 square metres~~ • ~~Maximum Building Height (Levels) is 2 Levels~~ • ~~Minimum Side Boundary Setback is 1 metre for the first building level; 3 metres for any second building level or higher~~ • ~~Site Coverage – maximum site coverage is 50 per cent~~ • Concept Plan # - Prospect Lifestyle Precinct

Area 2

Zones	Subzones	Overlays	TNVs
Allotment 1 in Deposited Plan 35462 Title Reference CT5204/868			
~~Established Neighbourhood~~ ~~(portion of)~~ Urban Corridor (Boulevard) (portion of)		• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • ~~Historic Area – Pr5~~ • Local Heritage Place - 27031 • Local Heritage Place – 3137 • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree	• Maximum Building Height (Metres) is 9 metres • ~~Minimum Frontage is 15 metres~~ • ~~Minimum Site Area is 560 square metres~~ • Maximum Building Height (Levels) is 2 levels • ~~Minimum Side Boundary Setback is 1 metre from the first building level; 3 metres for any second building level or higher~~ • Maximum Building Height (Levels) is 3 levels • Maximum Building Height is 13.5 metres • Maximum Building Height (Levels) is 5 levels

		• State Heritage Place – 28117 • ~~Stormwater Management~~ • Traffic Generating Development • ~~Urban Tree Canopy~~	• Maximum Building Height (Metres) is 22 metres • Maximum Building Height (Levels) is 8 Levels • Maximum Building Height (Metres) is 29 metres • Interface Height – development should not be constructed within a building envelope provided by a 30 or 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment • Concept Plan # - Prospect Lifestyle Precinct
Allotment 100 in Filed Plan 109765 Title Reference CT5737/308			
~~Established Neighbourhood~~ Urban Corridor (Boulevard)		• Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • ~~Historic Area – Pr5~~ • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • State Heritage Place – 28117 • ~~Stormwater Management~~ • Traffic Generating Development • ~~Urban Tree Canopy~~	• Maximum Building Height (Metres) is 9 metres • ~~Minimum frontage is 15 metres~~ • ~~Minimum Site Area is 560 square metres~~ • Maximum Building Height (Levels) is 2 levels • ~~Minimum Side Boundary Setback is 1 metre for the first building level; 3 metres for any second building level or higher~~ • ~~Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment~~ • Interface Height – development should not be constructed within a building envelope

			provided by a 30 or 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment • Concept Plan # - Prospect Lifestyle Precinct
Allotment 91 in Filed Plan 206473 Title Reference CT5416/04			
~~Urban Corridor (Business)~~ Urban Corridor (Boulevard)	~~Urban Corridor Business Retail~~	• Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • ~~Heritage Adjacency~~ • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• ~~Maximum Building Height (Metres) is 15 metres~~ • Minimum Building Height (Levels) is 3 levels • ~~Maximum Building Height (Levels) is 5 levels~~ • ~~Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment~~ • Interface Height – development should not be constructed within a building envelope provided by a 30 or 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment • Maximum Building Height (Levels) is 3 levels • Maximum Building Height (Metres) is 13.5 metres • Maximum Building Height (Levels) is 10 levels • Maximum Building Height (Metres) is 36 metres • Concept Plan # - Prospect Lifestyle Precinct
Allotment 7 in Filed Plan 110116 Title Reference CT5197/986			

~~Urban Corridor (Business)~~ Urban Corridor (Boulevard)	~~Urban Corridor Business Retail~~	• Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • ~~Heritage Adjacency~~ • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• ~~Maximum Building Height (Metres) is 15 metres~~ • Minimum Building Height (Levels) is 3 levels • ~~Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment~~ • Interface Height – development should not be constructed within a building envelope provided by a 30 or 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment • Maximum Building Height (Levels) is 3 levels • Maximum Building Height (Metres) is 13.5 metres • Concept Plan # - Prospect Lifestyle Precinct
Allotment 98 in Filed Plan 109763 Title Reference CT5416/103			
~~Urban Corridor (Business)~~ Urban Corridor (Boulevard)	~~Urban Corridor Business Retail~~	• Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree	• ~~Maximum Building Height (Metres) is 15 metres~~ • Minimum Building Height (Levels) is 3 levels • ~~Maximum Building Height (Levels) is 5 levels~~ • ~~Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of the allotment~~ • Interface Height – development should not be constructed within a

		• Traffic Generating Development	building envelope provided by a 30 or 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment • Maximum Building Height (Metres) is 13.5 metres • Maximum Building Height (Levels) is 10 levels • Maximum Building Height (Metres) is 36 metres • Concept Plan # - Prospect Lifestyle Precinct
Allotment 25 in Deposited Plan 74110 Title Reference CT5987/433			
~~Urban Corridor (Business)~~ Urban Corridor (Boulevard)	~~Urban Corridor Business Retail~~	• Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	~~• Maximum Building Height (Metres) is 15 metres~~ • Minimum Building Height (Levels) is 3 levels ~~• Maximum Building Height (Levels) is 5 levels~~ ~~• Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment~~ • Interface Height – development should not be constructed within a building envelope provided by a 30 or 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment • Maximum Building Height (Levels) is 10 levels • Maximum Building Height (Metres) is 36 metres • Maximum Building Height (Levels) is 12 levels • Maximum Building Height (Metres) is 43 metres

			• Concept Plan # - Prospect Lifestyle Precinct
Allotment 203 in Deposited Plan 65890 Title Reference CT5932/12			
~~Urban Corridor (Business)~~ Urban Corridor (Boulevard)	~~Urban Corridor Business Retail~~	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• ~~Maximum Building Height (Metres) is 15 metres~~ • Minimum Building Height (Levels) is 3 levels • ~~Maximum Building Height (Levels) is 5 levels~~ • ~~Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment~~ • Interface Height – development should not be constructed within a building envelope provided by a 30 or 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment • Maximum Building Height (Levels) is 10 levels • Maximum Building Height (Metres) is 36 metres • Maximum Building Height (Levels) is 12 levels • Maximum Building Height (Metres) is 43 metres • Concept Plan # - Prospect Lifestyle Precinct
Allotment 12 in Deposited Plan 2265 Title Reference CT5261/763			
~~Urban Corridor (Business)~~ Urban Corridor (Boulevard)	~~Urban Corridor Business Retail~~	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated)	• ~~Maximum Building Height (Metres) is 15 metres~~ • Minimum Building Height (Levels) is 3 levels • ~~Maximum Building Height (Levels) is 4 levels~~

		– All structures over 45 metres • Design • Hazards (Flooding – General) • Heritage Adjacency • ~~Major Urban Transport Routes~~ • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• ~~Maximum Building Height (Levels) is 5 levels~~ • ~~Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment~~ • Interface Height – development should not be constructed within a building envelope provided by a 30 or 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment • Maximum Building Height (Levels) is 3 levels • Maximum Building Height (Metres) is 13.5 metres • Concept Plan # - Prospect Lifestyle Precinct
Allotment 1 in Filed Plan 107568 Title Reference CT5183/615			
~~Urban Corridor (Business)~~ Urban Corridor (Boulevard)	~~Urban Corridor Business Retail~~	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • ~~Heritage Adjacency~~ • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree	• ~~Maximum Building Height (Metres) is 15 metres~~ • Minimum Building Height (Levels) is 3 levels • ~~Maximum Building Height (Levels) is 4 levels~~ • ~~Maximum Building Height (Levels) is 5 levels~~ • ~~Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment~~ • Interface Height – development should not be constructed within a

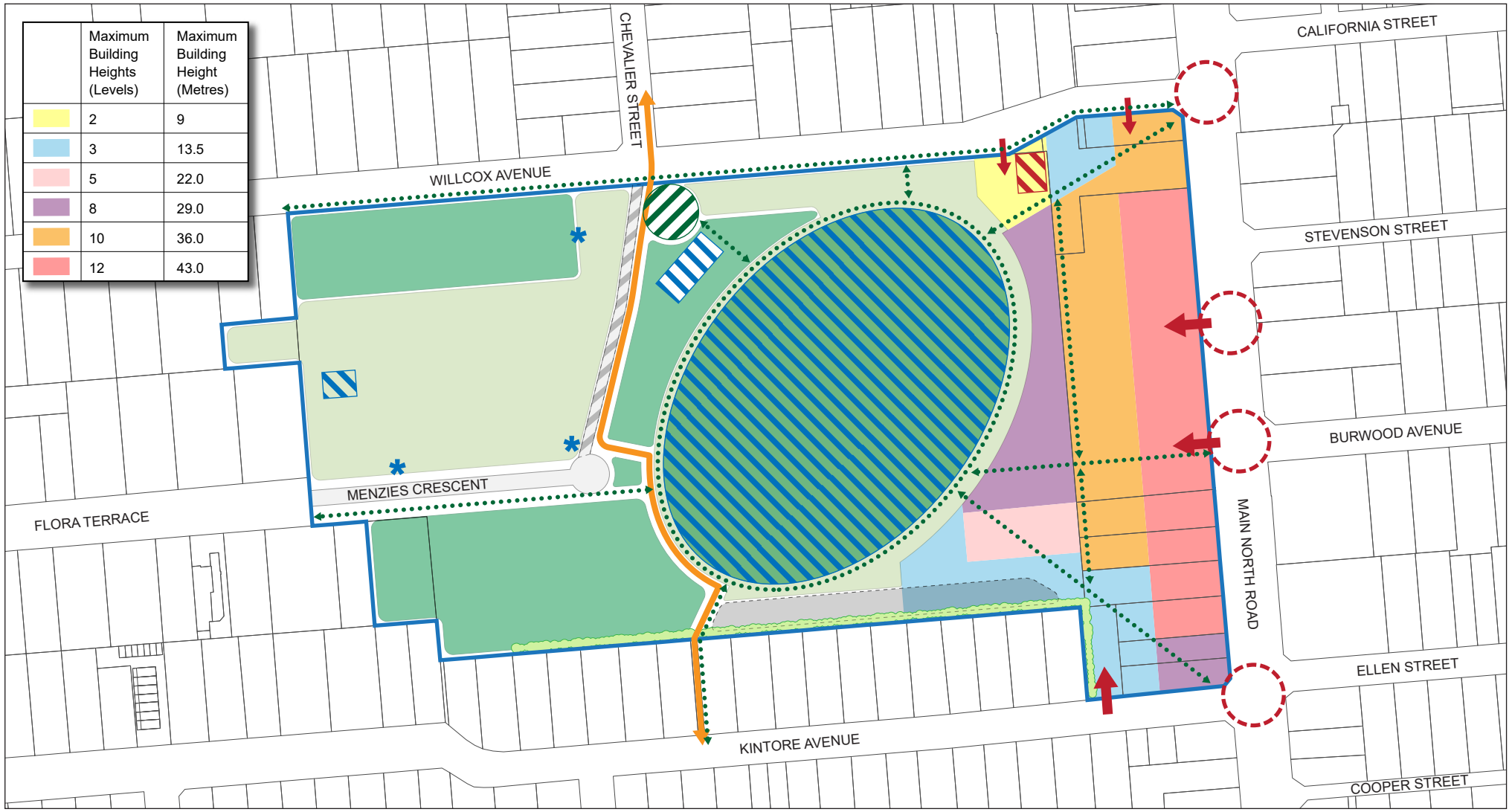
		• Traffic Generating Development	building envelope provided by a 30 or 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment • Maximum Building Height (Levels) is 3 levels • Maximum Building Height (Metres) is 13.5 metres • Maximum Building Height (Levels) is 8 levels • Maximum Building Height (Metres) is 29 metres • Concept Plan # - Prospect Lifestyle Precinct
Allotment 1 in Deposited Plan 1354 Title Reference CT5140/974			
~~Urban Corridor (Business)~~ Urban Corridor (Boulevard)	~~Urban Corridor Business Retail~~	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • ~~Heritage Adjacency~~ • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• ~~Maximum Building Height (Metres) is 15 metres~~ • Minimum Building Height (Levels) is 3 levels • ~~Maximum Building Height (Levels) is 4 levels~~ • ~~Maximum Building Height (Levels) is 5 levels~~ ~~Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment~~ • Interface Height – development should not be constructed within a building envelope provided by a 30 or 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment • Maximum Building Height (Levels) is 3 levels • Maximum Building Height (Metres) is 13.5 metres

			• Maximum Building Height (Levels) is 8 levels • Maximum Building Height (Metres) is 29 metres • Concept Plan # - Prospect Lifestyle Precinct
Allotment 2 in Deposited Plan 1354 Title Reference CT5140/974			
~~Urban Corridor (Business)~~ Urban Corridor (Boulevard)	~~Urban Corridor Business Retail~~	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • ~~Heritage Adjacency~~ • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• ~~Maximum Building Height (Metres) is 15 metres~~ • Minimum Building Height (Levels) is 3 levels • ~~Maximum Building Height (Levels) is 4 levels~~ • ~~Maximum Building Height (Levels) is 5 levels~~ • ~~Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment~~ • Interface Height – development should not be constructed within a building envelope provided by a 30 or 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment • Maximum Building Height (Levels) is 3 levels • Maximum Building Height (Metres) is 13.5 metres • Maximum Building Height (Levels) is 8 levels • Maximum Building Height (Metres) is 29 metres • Concept Plan # - Prospect Lifestyle Precinct
Allotment 28 Filed Plan 104083 Title Reference CT5141/680			

~~Urban Corridor (Business)~~ Urban Corridor (Boulevard)	~~Urban Corridor Business Retail~~	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design • Hazards (Flooding – General) • ~~Heritage Adjacency~~ • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	• ~~Maximum Building Height (Metres) is 15 metres~~ • Minimum Building Height (Levels) is 3 levels • ~~Maximum Building Height (Levels) is 4 levels~~ • ~~Maximum Building Height (Levels) is 5 levels~~ • ~~Interface Height – development should not be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment~~ • Interface Height – development should not be constructed within a building envelope provided by a 30 or 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment • Maximum Building Height (Levels) is 3 levels • Maximum Building Height (Metres) is 13.5 metres • Maximum Building Height (Levels) is 12 levels • Maximum Building Height (Metres) is 43 metres • Concept Plan # - Prospect Lifestyle Precinct
Allotment 200 in Deposited Plan 45359 Title Reference CT5391/365			
~~Urban Corridor (Business)~~ Urban Corridor (Boulevard)	~~Urban Corridor Business Retail~~	• Advertising Near Signalised Intersections • Affordable Housing • Airport Building Heights (Regulated) – All structures over 45 metres • Design	• ~~Maximum Building Height (Metres) is 15 metres~~ • Minimum Building Height (Levels) is 3 levels • ~~Maximum Building Height (Levels) is 4 levels~~ • ~~Maximum Building Height (Levels) is 5 levels~~ • ~~Interface Height – development should not~~

		• Hazards (Flooding – General) • Heritage Adjacency • Major Urban Transport Routes • Noise and Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development	~~be constructed within a building envelope provided by a 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment~~ • Interface Height – development should not be constructed within a building envelope provided by a 30 or 45 degree plane, measured 3 metres above natural ground at the boundary of an allotment • Maximum Building Height (Levels) is 10 levels • Maximum Building Height (Metres) is 36 metres • Maximum Building Height (Levels) is 12 levels • Maximum Building Height (Metres) is 43 metres • Concept Plan # - Prospect Lifestyle Precinct

ATTACHMENT D – PROPOSED CONCEPT PLAN



Legend

- State Heritage Place
- Local Heritage Place
- Open Space
- Sports and Recreation Facilities
- Pedestrian Access
- Cycle Access
- At Grade Carparking
- Major Vehicle Access
- Minor Vehicle Access
- Potential Future Upgrade of Intersection
- Shareway
- Plaza Area
- Buffer Planting
- Concept Plan Boundary

Maximum Building Heights (Levels)

- 2 Levels
- 3 Levels
- 5 Levels
- 8 Levels
- 10 Levels
- 12 Levels

0 25 50m

1:2,500

N

Concept Plan

Prospect Lifestyle Precinct

ATTACHMENT E – STRATEGIC PLANNING OUTCOMES

1. State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are listed in Column A. Based on the investigations undertaken to date, the outcomes of the proposed Code Amendment, as detailed in Column B, are considered to be generally consistent with each of the identified SPPs:

Column A	Column B
State Planning Policy	**Code Amendment Outcome**
SPP 1: Integrated Planning To apply the principles of integrated planning to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future. Policy 1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period. Policy 1.3 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands. Policy 1.8 Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.	The proposed Code Amendment will facilitate the revitalisation of the Affected Area by enabling a broader mix of land uses along the Main North Road corridor. The proposed Code Amendment will enable the transformation of Area 2, currently occupied by low-intensity commercial properties, part of which has been acquired by City of Prospect, into a higher-density, mixed use precinct. The precinct could support a diverse range of residential options, including affordable housing, aged care, supported and tourist accommodation, integrated with active ground and lower-floor business uses such as shops, cafes, restaurants and allied health and wellness services. Development may be supported by integrated decked and/or basement parking to enhance functionality and amenity. Established sporting and recreational facilities within Area 1 of the Affected Area will be retained, providing a complementary buffer that supports higher-density development while maintaining the character of the surrounding established neighbourhood. The Affected Area is highly accessible, serviced by frequent public transport along Main North Road and Prospect Road, providing direct connections to the Adelaide

	Central Business District (CBD), Mawson Lakes, Marion, Glenelg and the outer northern suburbs. The Affected Area's proximity to essential services and Prospect Road, City of Prospect's key Mainstreet, approximately 420 metres to the west, further enhances its suitability for mixed-use development. The proposed Concept Plan promotes improved pedestrian and cycling connections across and between Main North Road and Prospect Road, enhancing walkability, accessibility and integrations across the precinct. Collectively these outcomes demonstrate that the Code Amendment supports SPP 1: Integrated Planning, achieving a coordinated, accessible and vibrant urban environment.
SPP 2: Design Quality To evaluate the design quality of South Australia's built environment and public realm. Policy 2.4 Provide public open space that accommodates a range of passive, active and formal sporting opportunities at the state, regional and/or local level.	The proposed Code Amendment will establish an appropriate zoning and policy framework for Area 1 of the Affected Area to support and enhance existing sporting and recreational activities and associated community facilities. The retention and enhancement of the established sporting and recreation use within the Prospect Lifestyle Precinct will ensure these facilities continue to meet the evolving needs of the community. The proposed Concept Plan will further strengthen connectivity through improved pedestrian and cycling links across and between Main North Road and Prospect Road, promoting greater walkability and accessibility across the area. Collectively, these outcomes demonstrate that the Code Amendment supports SPP 2: Design Quality, fostering a well-designed, connected and community-focused environment.
SPP 6: Housing Supply and Diversity To promote the development of well-serviced and sustainable housing and land choices where and when required.	By introducing the Urban Corridor (Boulevard) Zone, the proposed Code Amendment will enable the revitalisation of Area 2, currently occupied by low-intensity commercial properties, part of which has

Policy 6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities. Policy 6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport infrastructure needed to support liveable and walkable neighbourhoods. Policy 6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities. Policy 6.5 Locate higher density residential and mixed-use development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services. Policy 6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.	been strategically acquired by City of Prospect. The proposed Urban Corridor (Boulevard) Zone will provide greater flexibility to support a broader range of land uses along the Main North Road corridor. This will enable higher-density mixed-used development that accommodates a diverse range of residential options, including dwellings, affordable housing, residential aged care, supported accommodation and tourist accommodation, integrated with active ground and lower-floor business activities such as shops, cafes, restaurants, and allied health and wellness services. Development may also incorporate integrated decked and/or basement parking to enhance functionality and amenity. Established sporting and recreational facilities within Area 1 of the Affected Area will be retained and enhanced to respond to the evolving needs of the community. This open space will continue to serve as a functional buffer between higher-density development along Main North Road and the surrounding established neighbourhood, supporting the preservation of local character. The Affected Area is well connected and highly accessible, supported by frequent public transport services along Main North Road, linking the Adelaide Central Business District (CBD), Mawson Lakes, and the outer northern suburbs. Bus stops are conveniently located on both sides of Main North Road near the Willcox Avenue intersection, while additional services along Prospect Road provide direct connections to Blair Athol, the CBD, Marion and Glenelg. The Affected Area's proximity to essential services and Prospect Road, City of Prospect's key Mainstreet, approximately 420 metres to the west, further enhances its suitability for mixed-use development. The proposed Concept Plan also strengthens accessibility through improved pedestrian and cycling connections between Main North Road and Prospect Road, enhancing walkability, active travel and integration.

	Collectively, these outcomes demonstrate that the Code Amendment aligns with SPP 6: Housing Supply and Diversity, supporting the development of healthy, connected and liveable neighbourhoods that respond to population growth, evolving community needs and lifestyle choices.

2. Regional Plans

The Regional Plan

The key policies and targets of the Greater Adelaide Regional Plan which are most relevant to this Code Amendment are listed in Column A. Based on the investigations undertaken to date, the outcomes of the proposed Code Amendment, as detailed in Column B, are considered to be generally consistent with each of the identified Greater Adelaide Regional Plan long terms strategic objectives:

Column A		**Column B**
Theme and Outcome	**Long Term Strategic Objective**	**Code Amendment Outcome**
Theme: **People, housing and liveability**  Outcome 1: More housing in the right places	**State significant infill areas** **6.** Maximise opportunities for new higher density housing along transit corridors, while managing the interface with more sensitive development such as adjacent established housing, heritage and character areas. **9.** Maximise development opportunities in well-serviced, strategic locations through a range of planning and non-planning incentives to provide diverse and affordable housing opportunities.	The proposed Code Amendment supports Objectives 6 and 9 of Theme: People, housing and liveability by facilitating the coordinated redevelopment of a strategically significant infill site identified in the Greater Adelaide Regional Plan. The Code Amendment will enable the revitalisation of Area 2 of the Affected Area, currently occupied by low-intensity commercial properties, part of which has been strategically acquired by City of Prospect, through the introduction of the Urban Corridor (Boulevard) Zone that supports a broader range of land uses along the Main North Road corridor. This will allow for higher-density, mixed-use development that accommodates a diverse

		range of residential options, including dwellings, affordable housing, residential aged care, supported accommodation and tourist accommodation, integrated with active ground and lower-floor business uses such as shops, cafes, restaurants and allied health and wellness services. Development may also incorporate integrated decked and/or basement parking to enhance functionality and amenity. Established sporting and recreational facilities within Area 1 will be retained creating an open space buffer that supports higher-density development along Main North Road while maintaining and respecting the character of the surrounding established neighbourhood. Based on the proposed Concept Plan, the rezoning of the Affected Area to enable high density, mixed use development in Area 2 is expected to support around 500 apartments and up to 12,000 square metres of retail, commercial and community space. The proposed Concept Plan incorporates a considered building height transition, with taller built form concentrated along the Main North Road frontage. The application of appropriate building height interface policies is intended to minimise visual and overshadowing impacts

		where higher density development interfaces with lower-density residential land uses in the Established Neighbourhood Zone. Landscape treatments including buffer planting, are also reflected on the Concept Plan to further mitigate potential visual and amenity impacts. The Affected Area includes the State Heritage listed former ARP Substation and several Local Heritage Places. The Heritage Impact Assessment by DASH Architects finds that rezoning the ARP Substation will support greater cultural activation and adaptive use. Although the surrounding setting will evolve with new development, heritage impacts will remain appropriately managed through existing State and Local Heritage Place Overlays and the Heritage Adjacency Overlay. The zoning boundary adjustments east of Prospect Oval will allow more intensive development nearby, modestly reducing its open setting, however this is mitigated by a minor reduction in allowable scale and balanced by broader precinct benefits, including enhanced facilities, improved connectivity, and increased community activation. The Prospect Memorial Gardens (marble War Memorial, two gateways and Prospect Children's Memorial Playground building) are visually and physically separated from the proposed

		rezoning and will remain unaffected. Collectively, these outcomes will realise a coordinated and sustainable urban renewal outcome that supports population growth and housing diversity consistent with the strategic infill objectives of the Greater Adelaide Regional Plan.
Theme: **Productive Economy**  Outcome 3: A strong economy built on a smarter, cleaner future.	**Employment Lands** **4.** Enable the regeneration of former or underutilised employment lands where a net community benefit can be achieved. **5.** Development integrates employment and residential mixed-use precincts where conflicts between land uses can be appropriately managed and a net community benefit can be achieved. **6.** Allow for the preservation of local employment opportunities and population serving activities where considering rezoning proposals involving residential land uses, particularly in inner metropolitan suburbs.	The proposed Code Amendment supports Objectives 4, 5 and 6 of Theme: Productive Economy. Introduction of the Urban Corridor (Boulevard) Zone to Area 2 of the Affected Area currently occupied by low-intensity commercial properties, part of which has been strategically acquired by City of Prospect will enable a broader range of land uses along the Main North Road corridor. This framework will support higher-density, mixed-use development that accommodates a diverse mix of residential options, including dwellings, affordable housing, residential aged care, supported accommodation, and tourist accommodation. These residential uses will be integrated with active ground and lower-floor business activities such as shops, cafes, restaurants and allied health and wellness services, supported by integrated decked and/or basement parking to enhance functionality and amenity.

		The employment potential of these uses is considerably greater than the levels of employment currently experienced in Area 2. A number of employees anticipated by the Code Amendment is detailed in **Attachment F**, Yield Assessment.
Theme: **Natural resources, environment and landscapes**  Outcome 4: A greener, wilder and more climate-resilient environment.	**Climate Change** **4.** Encourage well-designed public places that increase climate change resilience and future liveability.	The proposed Code Amendment supports Objectives 4 of Theme: Natural resources, environment and landscapes by retaining and enhancing established sporting and recreational uses within Area 1. This open space will continue to function as a buffer that supports higher-density development along Main North Road while maintaining and respecting the character of the surrounding established neighbourhood. The Affected Area is highly accessible and well serviced by public transport and essential services. Main North Road provides high-frequency bus services connecting the Adelaide Central Business District (CBD), Mawson Lakes and the outer northern suburbs, with bus stops located on both sides of the corridor near the Willcox Avenue intersection. The Affected Area also benefits from proximity to Prospect Road, City of Prospect's key Mainstreet located approximately 420 metres to the west. Additional bus services along Prospect Road provide direct

		connections to Blair Athol, the CBD, Marion and Glenelg. The proposed Concept Plan further enhances accessibility by promoting improved pedestrian and cycling connections between Main North Road and Prospect Road, supporting active travel and integration. Future development within the Affected Area will be encouraged to undergo a design review process to promote sustainability and design quality. This may include the incorporation of extensive landscaping and light-coloured materials to reduce the urban heat island effect, enhanced shading as a form of climate refuge, and measures to minimise, retain and reuse water. A water sensitive urban design (WSUD) led stormwater strategy will enhance environmental outcomes by integrating landscape-based treatment measures such as raingardens, vegetated ponds and gross pollutant traps. The development aims to reduce untreated stormwater discharge, improve water quality and support natural filtering processes. Detailed modelling and final treatment design will be resolved as part of any Development Application. Collectively, these outcomes will assist to create a well-

		designed, accessible and climate-resilient environment.
Theme: **Transport and Infrastructure**  Outcome 5: An integrated and connected region.	**Strategic transport networks** **1.** Plan residential and employment growth areas to integrate with, and capitalise on, existing and planned strategic transport infrastructure. **5.** Support the increased use of a wider variety of transport modes, including public transport, walking and cycling, to support liveability and emissions reduction. **Integrated water management, security and quality** **5.** Water Sensitive Urban Design principles are incorporated in all development to manage water quality, detail peak flows and manage risks to water quality, and to support greening and cooling.	The proposed Code Amendment supports Objectives 1 and 5 of Theme: Transport and Infrastructure by enabling the coordinated redevelopment of Area 2 of the Affected Area, identified in the Greater Adelaide Regional Plan as a state significant infill site. Currently occupied by low-intensity commercial properties, part of which has been strategically acquired by City of Prospect. Area 2 will be revitalised through the introduction of the Urban Corridor (Boulevard) Zone that supports a broader range of land uses along the Main North Road corridor. This will enable higher-density, mixed-use development that accommodates a diverse mix of residential options, including dwellings, affordable housing, residential aged care, supported accommodation, and tourist accommodation, integrated with active ground and lower-floor business uses such as shops, cafes, restaurants, and allied health and wellness facilities. Development may also incorporate integrated decked and/or basement parking to enhance functionality and amenity. The Affected Area is well connected and highly accessible, serviced by frequent transport along

		Main North Road and Prospect Road, providing direct links to the Adelaide Central Business District (CBD), Mawson Lakes, Blair Athol, Marion and Glenelg. Located approximately 420 metres west of Prospect Road, City of Prospect's key Mainstreet, the area also benefits from proximity to essential services. The proposed Concept Plan promotes improved pedestrian connections between Main North Road and Prospect Road, enhancing walkability and accessibility. The proposed Concept Plan reflects traffic investigations by MFY, ensuring flexibility for vehicle access across staged and ultimate development and supporting enhanced pedestrian facilities in response to expected increases in pedestrian activity. A water sensitive urban design (WSUD) led stormwater strategy will enhance environmental outcomes by integrating landscape-based treatment measures such as raingardens, vegetated ponds and gross pollutant traps. The development aims to reduce untreated stormwater discharge, improve water quality and support natural filtering processes. Detailed modelling and final treatment design will be resolved as part of any Development Application.

		Collectively, these outcomes will enable the sustainable redevelopment of a strategically significant infill site, supporting housing diversity, employment opportunities and improved accessibility.
Theme: **Implementation and delivery**  Outcome 6: Coordinated delivery of land use and infrastructure planning.	**Greater Adelaide residential target**	Area 2 of the Affected Area is identified in the Greater Adelaide Regional Plan as a state significant infill site. Currently occupied by low-intensity commercial properties, part of which has been acquired by City of Prospect, the proposed Code Amendment will facilitate its revitalisation through higher-density, mixed-use development. This includes a diverse mix of residential options (such as dwellings, affordable housing, residential aged care, supported accommodation and tourist accommodation) integrated with active ground and lower-floor business uses such as shops, cafes, restaurants and allied health and wellness services. Decked and/or basement parking may also be incorporated to improve functionality and amenity. Based on the proposed Concept Plan, the rezoning of the Affected Area to enable high density, mixed use development in Area 2 is expected to support around 500 apartments and up to 12,000 square metres of retail, commercial and community space. The proposed Concept Plan reflects traffic investigations

		by MFY, allowing flexible vehicle access across staged and ultimate development and supporting enhanced pedestrian facilities in response to accommodate increased pedestrian activity. A Stormwater and Infrastructure Services Management Strategy by WGA confirms that presence of SA Water (Wastewater and Potable), SA Power Networks, the National Broadband Network and APA Group infrastructure within the vicinity of the Affected Area. While detailed servicing requirements are still to be finalised, the surrounding infrastructure provides strong confidence future demand can be accommodated.

3. Other Strategic Plans

The following table identifies other strategic plans and documents relevant to the proposed Code Amendment. Based on the investigations undertaken to date, the outcomes of the proposed Code Amendment, as detailed in Column B, are considered to be generally consistent with each of the identified strategic plans and documents:

Column A	**Column B**
Strategic Plan	**Code Amendment Outcome**
City of Prospect Strategic Community Plan 2023-2027	The Code Amendment aligns with City of Prospect's Strategic Community Plan 2023-2027 which articulates a shared vision and strategic direction for the city. The Prospect Lifestyle Precinct (referred to as the Prospect Oval Precinct) is identified as one of Council's Top 4 Priorities.
City of Prospect Advocacy Priorities	The Code Amendment supports one of the Council's key Advocacy Priorities by enabling the development of the Prospect Lifestyle Precinct (referred to as the Prospect Oval Precinct).

City of Prospect Economic Growth Strategy 2023-2027	The Code Amendment supports the economic objectives of City of Prospect's Economic Growth Strategy 2023-2027, by facilitating the development of the Prospect Lifestyle Precinct (referred to as the Prospect Oval and Memorial Gardens). It enables the establishment of a dedicated sports precinct and supports future mixed-use development, including retail, health and allied services and residential uses.
City of Prospect Open Space Strategy Endorsed 22 May 2018	The Code Amendment supports the delivery of City of Prospect's Open Space Strategy which established the foundation for the Prospect Lifestyle Precinct (referred to as the Prospect Oval and Memorial Gardens). It facilitates key strategic outcomes such as the activation of the master plan and improved connectivity between the precinct, Main North Road and Prospect Road.
City of Prospect Prospect Lifestyle Precinct Master Plan	The Code Amendment supports the implementation of City of Prospect's endorsed Prospect Lifestyle Precinct Master Plan by facilitating multi-storey, mixed-use development along Main North Road while maintaining and enhancing the precinct's function as a hub for sporting, recreational, community and open space activities. This outcome addresses the shared needs of existing user groups and the broader Prospect community while promoting economic growth through a mix of complementary commercial, community and residential uses. It also enables new development opportunities that generate commercial returns and create additional rateable properties.

ATTACHMENT F – INVESTIGATIONS

Investigations	Summary
Traffic Investigations Report	A Traffic Investigations Report has been prepared by MFY. Traffic and parking requirements for the Affected Area have been a major focus of these investigations. The Affected Area requires a balanced access solution that delivers safe and convenient movement while respecting the sensitivities of nearby residents and avoiding any change to the nature and function of the local road network. The report identifies the level of access required to support the preferred development density, acknowledging DIT's position regarding increased delays or potential conflict on major arterial routes. It provides a detailed comparison of access options that uphold the function of the arterial road and protects the integrity of the surrounding local streets. A flexible access strategy is considered desirable to ensure a safe and convenient solution can be delivered without compromising residential amenity. While an integrated access arrangement is needed, the ability to stage works and coordinate with adjoining landowners will be important in enabling further detailed investigations and achieving the preferred outcome. In addition to vehicle access, safe and convenient pedestrian and cycling connections are essential. These are embedded in the proposed Concept Plan, and any access solution must be refined to ensure pedestrian and cyclist safety and accessibility are prioritised. Although parking requirements will ultimately be assessed through the Development Application process, the investigations have considered potential demand using relevant case studies. This ensures the development can accommodate anticipated parking needs. There is also an opportunity to provide a shared parking facility that meets overall demand while allowing for shared use. This approach will support best-practice environmental outcomes while still catering for peak parking requirements. A copy of the Traffic Investigations Report prepared by MFY is included at **Attachment F**.

Stormwater and Infrastructure Services Management Strategy	A Stormwater and Services Management Strategy has been prepared by WGA. A copy of the strategy is included at **Attachment F**. **SA Water (Wastewater)** SA Water has confirmed that exiting sewer mains are located in close proximity to the Affected Area. Several gravity sewer mains currently run along the area's perimeter. Based on a review of the existing infrastructure capacity and potential wastewater catchments, the current system is expected to be generally adequate, subject to appropriate connection points and any necessary upgrades to internal sewer infrastructure. SA Water is currently scenario modelling for the Affected Area, with an anticipated strategy for the projected future yield expected within the next three to six months. While this planning work is underway, it is anticipated that the existing network will have capacity to support the development. However, potential upgrades within and directly downstream of the Affected Area may be required. **SA Water (Potable)** Information on the existing potable water infrastructure has been sourced through correspondence with SA Water, supplemented by a Before You Dig (BYD) search. Existing services are located adjacent to the Affected Area at the following locations: • Willcox Avenue - 200mm water main. • Flora Terrace/Menzie Terrace - 600mm water main. • Kintore Avenue -100mm water main. • Main North Road - dual water mains (200mm on the eastern side and 150mm on the western side). SA Water's Network Planning team is currently undertaking scenario modelling for the Affected Area, with a future servicing strategy expected within the next three to six months. While the planning study is underway, it is anticipated that the existing network will have sufficient capacity to support the development. However, internal infrastructure upgrades will likely be required as part of any redevelopment. These may include additional pipework and booster pump stations to service multi-story buildings. **SA Power Network (SAPN)**

	Information on the existing electrical infrastructure has been obtained through correspondence with SA Power Networks, with supporting information sought through a Before You Dig (BYD) search. SAPN has undertaken a preliminary assessment and indicated, to the north of the existing oval, there is existing overhead High Voltage and Low Voltage, to the west overhead Low Voltage and to the east underground High Voltage. One of the key challenges of the Affected Area is that the High Voltage are both radial circuits that are nearing the capacity of a radial circuit, the solution is to create a looped HV circuit. **National Broadband Network (NBN)** Information on the existing communications and infrastructure has been obtained through correspondence with NBN Co, with supporting information sought through a Before You Dig (BYD) search. The Affected Area is located within the existing NBN fixed line network footprint, and future development will be serviced with Fibre to the Premises services. **APA Group (APA)** Information on the existing gas infrastructure has been obtained through a Before You Dig (BYD) search. The Affected Area is currently serviced by medium pressure gas mains located within: • Main North Road – 40PD8 in 50P4. • Kintore Avenue – 40P8 in 80C2. • Willcox Avenue – 40P2 in 100C2. • Menzie Crescent – 40P2 in 100C2. Existing allotments to the east of the Affected Area (Area 2) including those currently occupied by Clayton Church Homes, Toyota North Point Used Vehicles site and Maverick Campers and Caravans are connected directly to the medium-pressure main within Main North Road. Area 1 of the Affected Area is serviced via a 40mm medium pressure spur line located within Menzies Crescent. Although final servicing requirements are yet to be confirmed by APA, the extensive gas infrastructure

	surrounding the Affected Area provides a strong confidence future demand can be accommodated. **Stormwater** High-level modelling for the Affected Area indicates that post-development 1% AEP flows can be reduced to pre-development 5% AEP levels through on-site detention. Because the Affected Area is already highly developed, existing pre-development flows are higher than a typical greenfield baseline. Further refinement of downstream flow restrictions may be required, pending Council direction, but at this master-planning stage a detention scenario limiting post-development 1% AEP flows to pre-development 5% AEP flows has been modelled. The stormwater approach centres on water sensitive urban design (WSUD) principles to improve water quality and environmental performance across the site. Key measures include landscape treatments that support sediment filtration and nutrient uptake, and minimising direct discharge of untreated stormwater through the use of vegetated ponds designed with naturalistic characteristics. A treatment-train system, likely involving gross pollutant traps, raingardens and other Council-approved devices, will be refined collaboratively with Council. Detailed stormwater quality modelling will be undertaken as part of any Development Application to confirm the final WSUD solution.
Taa Wika search	A Taa Wika (central archive) search was undertaken by Integrated Heritage Services on behalf of City of Prospect, covering the suburb of Prospect. This search formed part of a broader Cultural Heritage Strategy for City of Prospect and prepared by Integrated Heritage Services, engaged through RAWsa. The Cultural Heritage Survey notes that, under Section 10 of the *Aboriginal and Torres Strait Islander Heritage Protection Act 1984*, information contained with the central archive relating to Aboriginal site or objects must remain confidential unless disclosure has been approved by the traditional owners. This report and associated information (i.e. the Taa Wika search) are considered approved for disclosure through engagement and consultation with the Kaurna people, the primary traditional owners of the Project Area, via their nominated organisation, Kaurna Yerta Aboriginal Corporation (KYAC). The results of the central archive search dated 30 April 2025 confirm that Aboriginal Affairs and Reconciliation

	(AAR) hold no records of Aboriginal heritage within the suburb of Prospect. The contents of the Cultural Heritage Survey prepared by Integrated Heritage Service are confidential and will be provided directly to government agencies, as required, to inform their assessment of the Code Amendment. A copy of the Taa Wika search is included at **Attachment F**.
Preliminary Site Investigation	A series of high-level analyses has been undertaken to identify potential site contamination risks. **Area 1** • In accordance with State Planning Commission Practice Direction 14 (published 31 October 2025), the land use is not changing from Parks and Open Space, and Community Uses (Classification 2). It should therefore not be considered a change to a more sensitive use. **Area 2** • LBWco Pty Ltd were engaged by City of Prospect in 2023 to undertake a Preliminary Site Investigation of 142 – 148 and 150 Main North Road, Prospect. The assessment did not identify any significant site contamination issues. • In accordance with State Planning Commission Practice Direction 14 (published 31 October 2025), 156 – 162 Main North Road is currently occupied by the residential aged care provider, Clayton Church Homes. This land use falls within the "Residential/ Accommodation" category, classified as the most sensitive (Classification 1). Accordingly, it should not be considered a change to a more sensitive use. • GAMA Consulting were engaged by City of Prospect in November 2025 to undertake a Preliminary Site Investigation of 164 – 166 Main North Road, Prospect and a Portion of Allotment 1 in Deposited Plan 35462 contained in Certificate of Title Volume 5204, Folio 868 (referred to as portion of Lot 1 Willcox Avenue). The Preliminary Site Investigation concluded: <u>164 – 166 Main North Road</u> Prior to any redevelopment, data gaps remain from soil, groundwater and vapour from historical site

	activities. It is suggested that a Detailed Site Investigation (DSI) is implemented prior to any future re-development. These investigations will identify any impacts or risks to future site receptors. The on-site underground storage tank (UST) should be removed and validated as per SA EPA guidelines, should redevelopment occur. <u>Portion of Lot 1 Willcox Avenue</u> Based on all the site history searches, site inspection and anecdotal information, this portion of the site has previously been utilised for recreational purposes as part of the Prospect Oval. Fill or soil importation was identified a potentially contaminating activity (PCA) under the Environmental Protection Regulations 2003. Previous investigations identified that fill material beneath the asphalt drive are elevated in Polycyclic Aromatic Hydrocarbon (PAH). However, results were vertically delineated within natural soils. Areas of mounding where the scoreboard and garden beds are located appeared to be reworked natural soil. Prior to redevelopment fill material beneath the asphalt drive should be further investigated to delineate any hotspots. Any elevated PAH compounds can either be managed by removing off-site or stored beneath any future road areas. A Construction Environmental Plan (CEMP) should be implemented for any unexpected finds. A copy of the Preliminary Site Investigations are included at **Attachment F**.
Heritage Impact Assessment	A Heritage Impact Assessment has been prepared by Dash Architects to evaluate the potential effects of the proposed zoning changes and associated building height Technical and Numeric Variations (TNVs) on State and Local Heritage Places within the Affected Area, as well as on the Historic Area Overlay more broadly. • **Former ARP Substation (State Heritage)** In summary, the assessment concludes that rezoning the land containing the former ARP Substation from the Established Neighbourhood Zone to the Urban Corridor (Boulevard) Zone will allow a broader and more flexible range of land uses, including community, cultural and commercial activities. This change aims to activate the site and better integrate it with surrounding development

	while preserving its State Heritage values. The State Heritage Place designation will remain, ensuring that any future development or change of use is referred to Heritage SA under Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2009*, which provides Heritage SA with powers of direction. Although the proposed zoning allows for higher-intensity development and increased building heights nearby, these changes are not expected to adversely affect the heritage or cultural significance of the place. Overall, the rezoning is considered a positive outcome that enhances the site's future potential, accessibility, and contribution to the precinct while maintaining its heritage integrity. • **Oval, Grandstand and Air Raid Shelter (Local Heritage)** In summary, the assessment concludes that rezoning the land on the eastern side of the Local Heritage listed Prospect Oval will affect its open setting and some adjacent spectator areas. However, these impacts should be considered in the broader context of the Prospect Lifestyle Precinct Master Plan, which aims to enhance the precinct's heritage values through increased investment in facilities, improved connectivity and greater community activation. • **Prospect Memorial Gardens** The Prospect Memorial Gardens (marble War Memorial, two gateways and Prospect Children's Memorial Playground building), located to the west of the Affected Area, are visually and physically separated from the land proposed for rezoning to the east and are therefore not expected to be affected by the proposed Code Amendment. • **Historic Area Overlay Removal** The rezoning of Area 1 of the Affected Area from the Established Neighbourhood Zone to the Recreation and Urban Corridor (Boulevard) Zones will also result in the removal of the Historic Area Overlay from this land. The limited and broadly defined historic attributes identified in the Historic Area Statement (Flora Terrace – Pr5) reflect the minimal historic character present within Area 1 of the Affected Area beyond the designated Local Heritage Places. Given the broad nature of these attributes, their influence on future design responses or development outcomes within the Affected Area is expected to be

	minimal and adequately addressed through the existing Local Heritage Place Overlay. A copy of this Heritage Impact Assessment is included at **Attachment F**.
Constraints and Interface Assessment	While the proposed Concept Plan provides an overarching framework, detailed design solutions will still be required at the development assessment stage to address localised interface constraints. <u>Interface with low-density residential</u> A clear height transition is established to minimise impacts on adjoining lower-scale residential areas. Taller built form is concentrated along the Main North Road frontage and steps down towards the lower-density residential and uses within the Established Neighbourhood Zone. The recommended spatial application of Maximum Building Height (Metres) and Maximum Building Height (Levels) Technical and Numeric Variations aligns with this intent. To manage visual and overshadowing impacts at interfaces with lower-density residential uses within the Established Neighbourhood Zone, the application of a 'building envelope' Technical and Numeric Variation is recommended. The 30-degree envelope corresponds with the sun angle at the winter solstice, ensuring the southern adjoining properties, most susceptible to overshadowing retain access to sunlight. Where low-density residential development is located to the north, east or west of the Affected Area, a 45-degree envelope will apply. A Concept Plan with Cross Sections and Shadow Diagrams included at **Attachment F**. Additional mitigation of potential overshadowing and overlooking impacts can be achieved through built form design, including orientation and placement of balconies, windows and private/ communal open space. These matters can be addressed at the development assessment stage through the General Modules of the Planning and Design Code such as Design in Urban Areas and Interface between Land Uses. Areas of buffer planting as shown on the Concept Plan, will further assist in mitigating potential visual and amenity impacts at interfaces with low-density residential uses in the Established Neighbourhood Zone. <u>Interface with Main North Road</u>

	Proximity to Main North Road may expose future mixed-use development to higher levels of traffic-related noise and air emissions. Appropriate interface design can assist with mitigating these impacts, including the placement of non-sensitive uses such as retail and commercial tenancies between the emissions source and sensitive (residential) receivers. This approach aligns with the Desired Outcome of the Urban Corridor (Boulevard) Zone, which seeks to accommodate a mix of compatible residential and non-residential uses, with shops and other business activities at ground and lower levels with residential land uses above. The spatial application of the Air and Noise Emissions Overlay supports this intent. The Traffic Investigations Report prepared by MFY addresses the need for a balanced access solution that provides safe and convenient movement to and from the Affected Area while respecting the function of Main North Road, the sensitivities of nearby residents and avoiding changes to the local road network. Intervention options have been incorporated into Concept Plan. This intent is further reinforced through the spatial application of the Major Urban and Transport Routes Overlay and Traffic Generating Development Overlay and the Transport, Access and Parking General Development Module of the Planning and Design Code. <u>Interface with Local and State Heritage Places</u> Interfaces with Local and State Heritage Places have been addressed in the Heritage Impact Assessment prepared by Dash Architects, with its recommendations incorporated into the Proposed Code Policy (**Attachment C**). The significance of the Local and State Heritage Places within the Affected Area is safeguarded through the spatial application of the State Heritage Place, Local Heritage Place and Heritage Adjacency Overlays in the Planning and Design Code. <u>Interface with Open Space, Sporting, Recreation and Community Facilities</u> New development should strengthen connections between higher density, mixed-use areas and the adjoining open spaces, sporting, recreation and community facilities. Pedestrian and cycling connections have been addressed in the Traffic Investigations Report prepared by MFY. The Concept Plan reflects this through a cohesive pedestrian and cycle network that links the

<table>
<tr><td></td><td>Affected Area with key destinations and the broader movement network.

The interface between any future residential development and the existing Prospect Oval lighting requires careful consideration. It is acknowledged that oval lighting can generate increased levels of illumination, glare and evening activity, which may affect the amenity of nearby sensitive (residential) receivers.

Mitigation measures can be incorporated through detailed design at the development assessment stage, including façade treatments such as optimised window orientation, external shading devices and appropriate glazing to reduce potential light spill and glare impacts through the General Modules of the Planning and Design Code such including Interface between Land Uses.</td></tr>
<tr><td>Yield Assessment</td><td>Based on the proposed Concept Plan, the rezoning of the Affected Area to enable higher density, mixed use development in Area 2 is expected to accommodate the following indicative yields:

<table><tr><th>Use</th><th>Estimated Yield</th></tr><tr><td>Residential</td><td>500 apartments</td></tr><tr><td>Retail, commercial and community space</td><td>12,000 m2</td></tr></table>
This mix of retail, commercial and community floor space is anticipated to support approximately 590 full time equivalent jobs.

The Traffic Investigations Report and the Stormwater and Services Management Strategy have both been informed by these anticipated yields (at a minimum).

While the yield analysis reflects the collective development potential of sites in Area 2, it is important to note, that redevelopment of individual sites development to the maximum building heights shown in the Concept Plan is neither guaranteed nor obligatory.

Area 1 is designated to continue providing sporting, recreational, community and open space activities.</td></tr>
<tr><td>Tree Impact Assessment Report</td><td>A Tree Impact Assessment Report has been undertaken by Adelaide Arb Consultants.

The survey and accompanying report identify and document the species, size, health, condition and</td></tr>
</table>

	location of all regulated and significant trees within the Affected Area. It is acknowledged that, in some instances, the removal of certain legislatively controlled trees may be necessary to balance development within Area 2 of the Affected Area and with the delivery of upgraded community sporting and recreational facilities and enhanced public open space within Area 1. The report recommends that any tree removal be carefully considered to ensure it is essential to achieving the desired outcomes. A copy of this Tree Impact Assessment Report is included at **Attachment F**.

F2 – Traffic Investigations Report

City of Prospect

LIFESTYLE PRECINCT PROSPECT

CODE AMENDMENT TRAFFIC INVESTIGATIONS

December 2025

24-0165

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1.0 INTRODUCTION

This report explores the traffic, access and parking implications associated with the Code Amendment being developed to provide for the highest and best use development opportunity for the Prospect Leisure Precinct.

Typical to most Code Amendment Investigations, this assessment incorporates requirements to deliver a high case scenario for the potential development site with safe and convenient access and adequate capacity to accommodate the forecast traffic generation associated with an envisaged development scenario.

The subject Code Amendment is unique in that the masterplan for the site seeks to develop improvements to the public realm in a cohesive development opportunity that also provides for creation of a mixed use development and a multi-user recreation facility.

A key component of the traffic investigations has been to respond to the sensitivities associated with delivery of a high density development without compromising the safety and amenity of existing residents in the surrounding residential neighbourhood.

Careful assessment of potential impact associated with alternative access solutions for the land was critical to inform the broader traffic implications associated with development of the land and, more importantly, the ramifications of not providing for ample or appropriate access for the site. Further, analysis of restricted access scenarios was incorporated into the assessment to enable the community to clearly understand the potential outcome should adequate access not be delivered.

The ability to maintain flexibility for access solutions for staged and ultimate development will also be beneficial for development on the subject site and hence this assessment has considered the potential traffic impact for various staged development scenarios. This assessment has informed the proposed Structure Plan and will facilitate provision of a superior access outcome for future development scenarios.

Parking requirements for future development will also be an important consideration. Shared use of parking facilities and connectivity between parking areas will be important for the successful operation of the site and the enable delivery of a mixed use development which self-caters for parking on the site and provides for the ability to manage event parking in a functional economic facility.

2.0 STUDY AREA

The study area incorporates the following existing facilities:

- Prospect Oval and surrounds;
- 142-148 Main North Road which is currently occupied by a recreational vehicle (RV) retail outlet;
- Clayton Church Homes (CCH) residential housing; and
- a Toyota motor vehicle dealership.

Figure 1 identifies the study area.



Figure 1: Study area

The study area is bound by Main North Road to the east, Willcox Avenue to the north and Kintore Avenue to the south.

2.1 ROAD NETWORK

Main North Road is in the care and control of the Commissioner of Highways. It has an annual average daily traffic volume (AADT) in the order of 42,000 vehicles and a posted speed limit of 60 km/h.

Along the frontage of the study area, Main North Road includes a four-lane divided carriageway with the central median narrowing at intersections to accommodate a right turn lane where such movements are permitted.

Kintore Avenue and Willcox Avenue are roads in the care and control of the City of Prospect. These roads have AADTs of less than 2000 vehicles. The urban default speed limit of 50 km/h is applicable to these roads.

Kintore Avenue and Willcox Avenue form intersections with Main North Road. These intersections only permit left-in and left-out movements. The nearest intersections where right turn movements to/from Main North Road are permitted include:

- Main North Road/Alpha Road intersection to the north of Willcox Avenue; and
- Main North Road/Pulsford Road intersection to the south of Kintore Avenue.

The roads extend to the west to intersect with Prospect Road. All movements are permitted at the Kintore Avenue/Prospect Road and Willcox Avenue/Prospect Road intersection.

Prospect Road is an arterial road in the care and control of the commissioner of Highways. It has an AADT in the order of 17,400 vehicles and a posted speed limit of 40 km/h.

2.2 PEDESTRIAN FACILITIES

The are several pedestrian routes which provide access to Prospect Oval from the encompassing road network. These routes include pedestrian and cyclist paths. In addition, there is a pedestrian actuated crossing (PAC) on Main North Road immediately to the south of the Main North Road/Kintore Avenue intersection. Pedestrian and Cyclist routes have been identified in Council's draft Transport Strategy, albeit this document has yet to be finalised.

2.3 EXISTING DEVELOPMENTS

2.3.1 PROSPECT OVAL

Prospect Oval is a recreational facility which includes a football/cricket oval, tennis courts, croquet pitches, cricket nets and the Memorial Gardens. It generates peak traffic during event days such as an SANFL football match. The traffic is generally low during other periods.

Prospect Oval can be accessed at a number of locations, including from Main North Road via a right-of-way over the CCH site, Menzies Crescent and Willcox Avenue.

2.3.2 142-148 MAIN NORTH ROAD RV RETAIL OUTLET

The RV retail outlet has a site area of approximately 5,500 m^2. The New South Wales Guide to Transport Impact Assessment (GTIA) identifies an evening peak hour rate of 0.7 trips per 100 m^2 for a car showroom. This would equate to approximately 40 trips in the pm peak hour, albeit an RV showroom is likely to generate a lower volume than a typical car showroom. It is anticipated that the site would generate approximately 20 trips during the pm peak.

Traffic generated by the facility in the am peak hour will be low and will only be related to staff arriving which could be in the order of ten trips in the hour. Based on 10% of the development's daily traffic occurring the pm peak hour, the facility is anticipated to generate 200 daily trips.

Access to the site is currently available via Kintore Avenue and Main North Road, where left-in/left-out movements are permitted.

2.3.3 CLAYTON CHURCH HOMES

Clayton Church Homes (CCH) is an aged care facility which comprises of 60 beds.

Traffic generation at high dependency aged care facilities relates to staff, deliveries and visitors. Previous studies have identified a generation rate of approximately 0.25 trips per bed during peak traffic periods and a daily generation rate of just lower than 2.0 trips per bed.

Based on these rates, the CCH development would generate 15 trips in the peak hours and approximately 120 trips per day.

Access to the site is via Main North Road. A channelised right turn lane is provided to facilitate movements to the access, albeit it is within a prohibited access zone relative to the intersection of Burwood Avenue and Main North Road which results in existing potential conflict risks associated with opposing right turning movements.

2.3.4 TOYOTA SITE

The Toyota site has a site area of approximately 2,500 m^2. Based on the rates in the GTIA, the Toyota site is anticipated to generate:

- ten trips in the am peak hour;
- 20 trips in the pm peak hour; and
- 200 trips per day.

Access to the site is via Main North Road and Willcox Road. A bus stop is located adjacent the site on Main North Road.

3.0 CODE AMENDMENT

The Code Amendment (CA) seeks to rezone the Prospect Oval site to 'Recreation' zone and the adjacent sites to 'Urban Corridor (Boulevard)' zone in the Planning and Design Code (PDC). The proposed CA will enable the development of a high-yield mixed-use development in the study area.

Site massing studies were completed by Walter Brooke for each individual site to identify potential yields within the proposed CA. The study identified the following:

- 142-148 Main North Road:
  - 210 apartments;
  - 3000 m^2 of retail space;
  - 2000 m^2 of commercial space; and
  - 1,000 m^2 of community space.
- CCH Site:
  - 240 apartments;
  - 4000 m^2 of retail space;
  - 2000 m^2 of commercial space; and
  - 1,000 m^2 of community space.
- Toyota Site:
  - 60 apartments;
  - 200 m^2 of retail space; and
  - 800 m^2 of commercial space.

The study also identified that if all the sites are developed in conjunction, the overall site development potential in the proposed CA would include the following:

- 530 apartments;
- 5000 m^2 of retail space;
- 5000 m^2 of commercial space; and
- 1,000 m^2 of community space.

Separately, a multi-user recreation facility (MURF) has been imagined for the site that is currently occupied by the North Adelaide Croquet Club. The current preferred masterplan identifies the following potential uses in the MURF:

- two indoor courts which could be used for basketball, netball or football;
- three croquet pitches;
- five cricket nets;

- 900 m^2 of community space; and
- 400 m^2 of administration space.

It is anticipated that the study area will be developed in the following phasing structure:

- Phase 1: 142-148 Main North Road site;
- Phase 2: Prospect Oval (including the MURF);
- Phase 3: CCH site; and
- Phase 4: Toyota site.

Separate to the above yield analysis, test scenarios were completed to interrogate the potential highest and best use of the land. These scenarios have not been individually analysed as the traffic assessment has focussed on the access and network requirements associated with the delivery of the preferred vision for the site, having regard to the capacity and access constraints for future development. The assessment, therefore, best aligns with Scenario C which would potentially facilitate 12 levels of development and is consistent with that envisaged in the Code Amendment.

4.0 DESIGN SCENARIOS

The potential yield in the Code Amendment is dependent on the allotments that are considered for rezoning. Given the variability in potential developments, the following scenarios were explored for the purpose of this traffic analysis, in order to effectively inform the CA:

- Case Study 1 (CS1): Phases 1 and 2 as a representation of the development case of land in the care and control of the City of Prospect; and
- Case Study 2 (CS2): Phases 1 to 4 as a representation of the high development case which includes land owner by others.

The traffic generation rates adopted for the potential uses, with the exception of the MURF, have been based on the New South Wales Guide to Transport Impact Assessment (GTIA) or traffic surveys completed by MFY. Table 1 summarises the traffic generation rates adopted for the assessment:

Table 1: Traffic generation rates

Use	Traffic Generation Rates		
	Am peak hour	**Pm Peak Hour**	**Daily**
Apartments	0.39 trips per unit	0.37 trips per unit	2.72 trips per unit
Retail	2 trips per 100 m^2	9 trips per 100 m^2	0.973 x area + 1,858
Commercial	1.69 trips per 100 m^2	1.2 trips per 100 m^2	11.3 trips per 100 m^2
Community	2 trips per 100 m^2	2 trips per 100 m^2	16.9 trips per 100 m^2

With respect to the MURF, consideration has been given to the type of activities that would regularly occur during each peak period and the potential shared use with the development of the other sites. On this basis, the following were adopted:

- the croquet pitches and cricket nets would replace existing facilities and therefore, there will be negligible additional traffic associated with these uses;
- each basketball court would accommodate two teams of ten players/coaches and two referees. The pm peak hour traffic would be related to the teams arriving for the game during the pm peak hour. The vehicle occupancy is adopted to be 1.2 persons per vehicle;
- there will be negligible traffic generated by the basketball court in the am peak hour;
- the administration use would generate traffic similar to the commercial use; and
- the community use would generate traffic at a rate of two trips per 100 m^2, albeit 50% of the traffic would be associated with other uses on the site.

Based on the above, Table 2 and Table 3 identify the traffic generation for each period for Scenarios 1 and 2 respectively. The volumes associated with the existing developments have been discounted.

Table 2: Traffic generation for CS1

Use	Units	Traffic Generation		
		am peak hour	pm peak hour	Daily
Apartments	210 units	80	80	570
Retail [1]	3000 m^2	60	245	4295
Commercial	2000 m^2	35	25	225
Community	1000 m^2	20	20	170
MURF	NA	15	45	450
Existing Development		(10)	(40)	(400)
TOTAL		**200**	**375**	**5310**

[1] 10% reduction for linked trips associated with the greater community

Table 3: Traffic generation for CS2

Use	Units	Traffic Generation		
		Am peak hour	Pm Peak Hour	Daily
Apartments	530 units	205	195	1440
Retail [1]	5000 m^2	100	405	6055
Commercial	5000 m^2	85	60	565
Community	1000 m^2	20	20	170
MURF	NA	15	45	450
Existing Development		(30)	(70)	(800)
TOTAL		**395**	**655**	**7880**

[1] 10% reduction for linked trips associated with the greater community

Figure 2 identifies the general distribution of traffic.

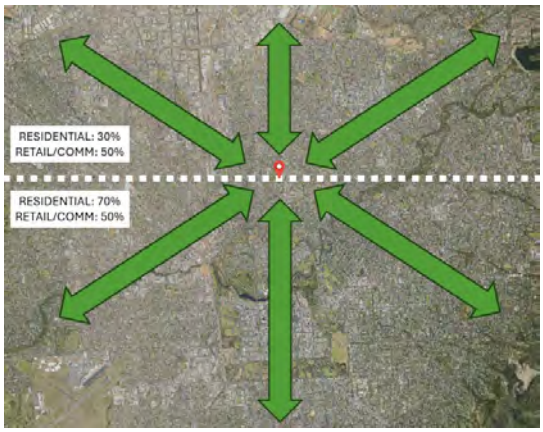


Figure 2: General distribution of traffic to/from the site

5.0 TRAFFIC INVESTIGATIONS

The traffic investigations include assessments of potential access options for the study area and the relative impact on the local and arterial road network. The assessment has taken into account the potential for progressive access allocation to facilitate staged delivery of development within the land subject to the Code Amendment.

The investigations reviewed and analysed a series of access options for this land which have been documented in the following section. Each access option includes assessments of the following aspects:

- requirements to facilitate access for the development;
- impact on the intersections on Main North Road; and
- impact on the adjacent local road network.

5.1 MAIN NORTH ROAD

Preliminary investigations on Main North Road were undertaken to identify opportunities and constraints for access for the subject land.

The investigations, which included site observations and traffic modelling, identified the following:

- there is insufficient capacity at the Main North Road/Alpha Road and Main North Road/Pulsford Road intersections to accommodate the forecast increase in right turn traffic volume;
- maintaining only left turn movements at the Kintore Avenue and Willcox Avenue intersections will require southbound drivers to find an alternative route which would result in high U-turn volumes on Main North Road, increased through movements on residential streets, increased use of Prospect Road and drivers diverting to intersections with right turn capability to effect a turning route. Such options would increase circulating volumes and could create road safety issues; and
- there would be an opportunity to cater for a right turn entry movement in CS1 within the local road network;
- there are insufficient gaps in the traffic stream to facilitate right-turn exit movements to Main North Road without a higher-order traffic treatment such as a traffic signal.

It is clear from these initial investigations that there is not adequate capacity to facilitate access for future development on Main North Road and that infrastructure requirements to facilitate safe and convenient access must be considered.

5.1.1 RIGHT TURN FROM MAIN NORTH ROAD

The preliminary investigations identified that the right turn exit movements to Main North Road would not be possible without a signal, but a right turn entry movement would be possible with a right turn lane on Main North Road. Figure 3 is an illustration of a right turn lane to Kintore Avenue.

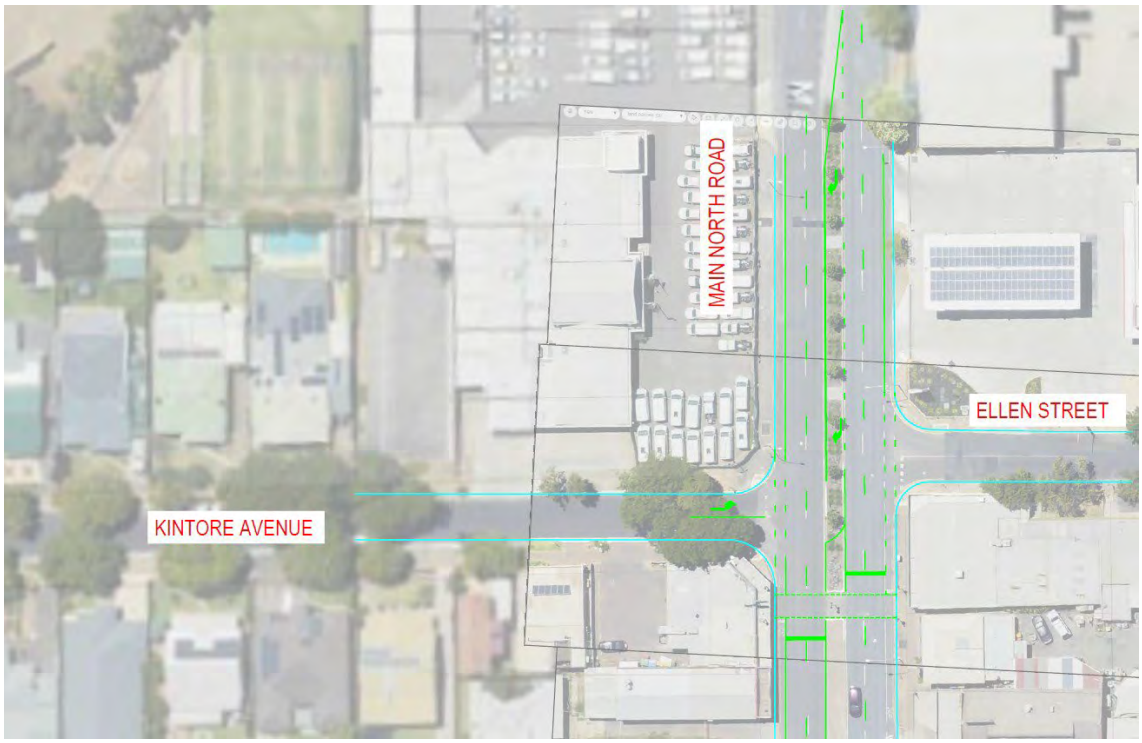


Figure 3: Right turn lane to Kintore Avenue

Traffic modelling of the intersection was completed. Table 4 identifies the key performance indicators of the model.

Table 4: Key performance indicators of the Main North Road/Kintore Avenue intersection with right turn lane

Movement	CS1		CS2	
	DOS	Queue	DOS	Queue
Main North Road right turn	0.24 (0.72)	6 (20)	0.37 (0.97)	10 (44)
Kintore Avenue left turn	0.10 (0.30)	3 (9)	0.15 (0.34)	4 (10)

The above assessment confirms that the right turn lane will be able to support the forecast traffic volumes in CS1 but will not have sufficient capacity to support the forecast right turn traffic volumes in CS2.

5.1.2 SIGNAL OPTIONS ON MAIN NORTH ROAD

While it is clear that a signal would be required to facilitate access for the site in CS2, it is considered desirable that flexibility be maintained in respect to the final location of a

signal. This will ensure that detailed investigations for the ultimate development(s) can inform the preferred access option for the site.

In order to inform the Code Amendment and confirm that there is flexibility to provide safe and convenient access for the site, consideration was given to the following options for a signalised intersection:

- signalised intersection of the Main North Road/Kintore Avenue intersection;
- signalised access at the Main North Road/Burwood Avenue intersection; and
- a signalised access on Main North Road direct to the site.

5.1.2.1 Main North Road/Kintore Avenue

Figure 4 identifies a concept layout of a signal at the Main North Road/Kintore Avenue intersection.

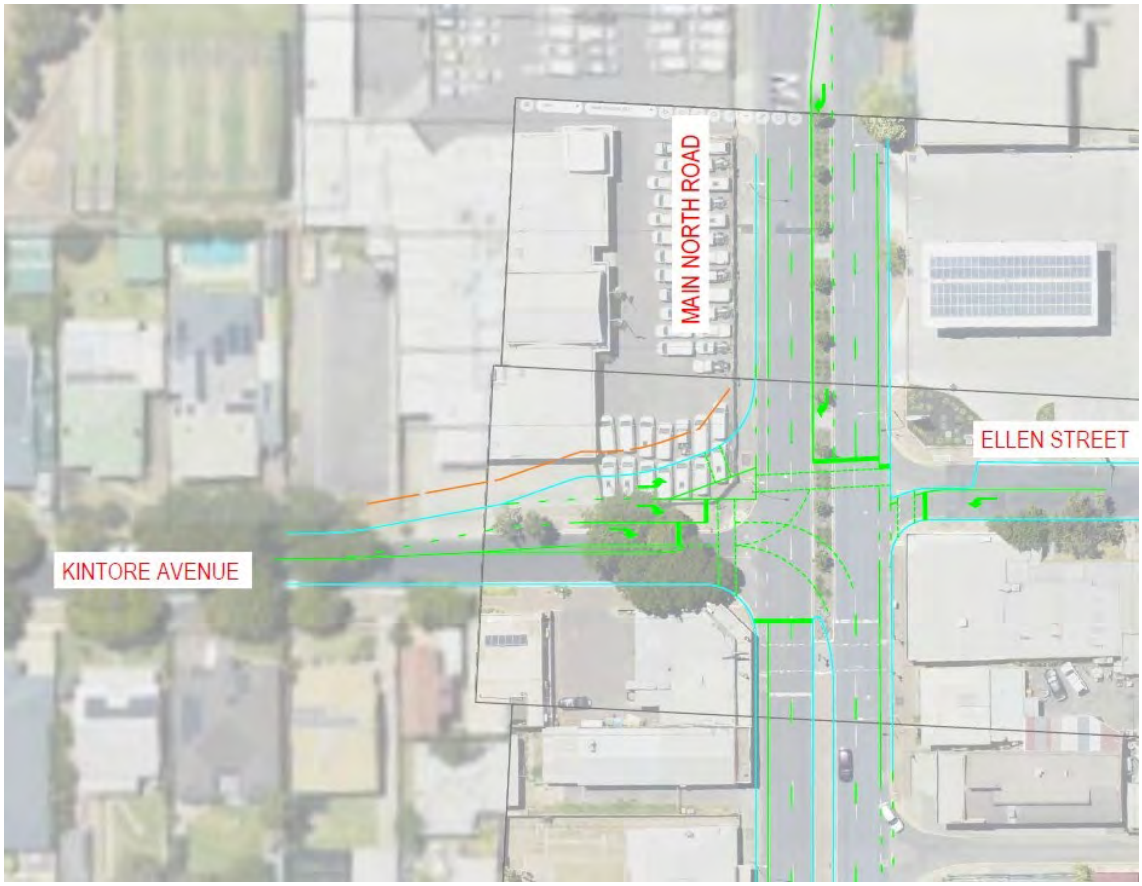


Figure 4: Concept signal layout at the Main North Road/Kintore Avenue intersection

While Ellen Street has a short off-set to Kintore Avenue, it is Council's preference to not incorporate Ellen Street into the signal to reduce the potential traffic impact on this street. The above figure therefore identifies a left egress only into Ellen Street. Such an outcome also has operational benefits for Main North Road.

Table 5 identifies the performance of the model for CS2.

Table 5: Main North Road/Kintore Avenue intersection modelling results am (pm)

Approach	Movement	DOS	95th-percentile Queue (m)
Main North Road (N)	Through	0.77 (0.53)	273 (144)
	Right	0.68 (0.86)	53 (80)
Main North Road (S)	Left	0.65 (0.89)	205 (474)
	Through	0.65 (0.89)	208 (474)
Kintore Avenue	Left	0.10 (0.23)	77 (50)
	Right	0.10 (0.32)	52 (34)

The above results identify the following key points in relation to the operation of a signal at this location:

- a signal will operate within practical capacity (DOS = 0.9). Further, site observations at the existing PAC identified that traffic arrived in a platoon and that on occasion the queue extended significantly along Main North Road;
- the Main North Road queue on the southern approach could extend to Nottage Terrace. This could be managed with efficient linking of traffic signals, similar to the existing PAC; and
- the right turn queue on the northern approach of Main North Road would be approximately 80 m and this would need to be managed in respect to implications for access to Burwood Avenue and the existing right of way.

5.1.2.2 Main North Road/Burwood Avenue/Access Intersection

Figure 5 identifies a concept layout of a signalised access at the Main North Road/Burwood Avenue intersection.

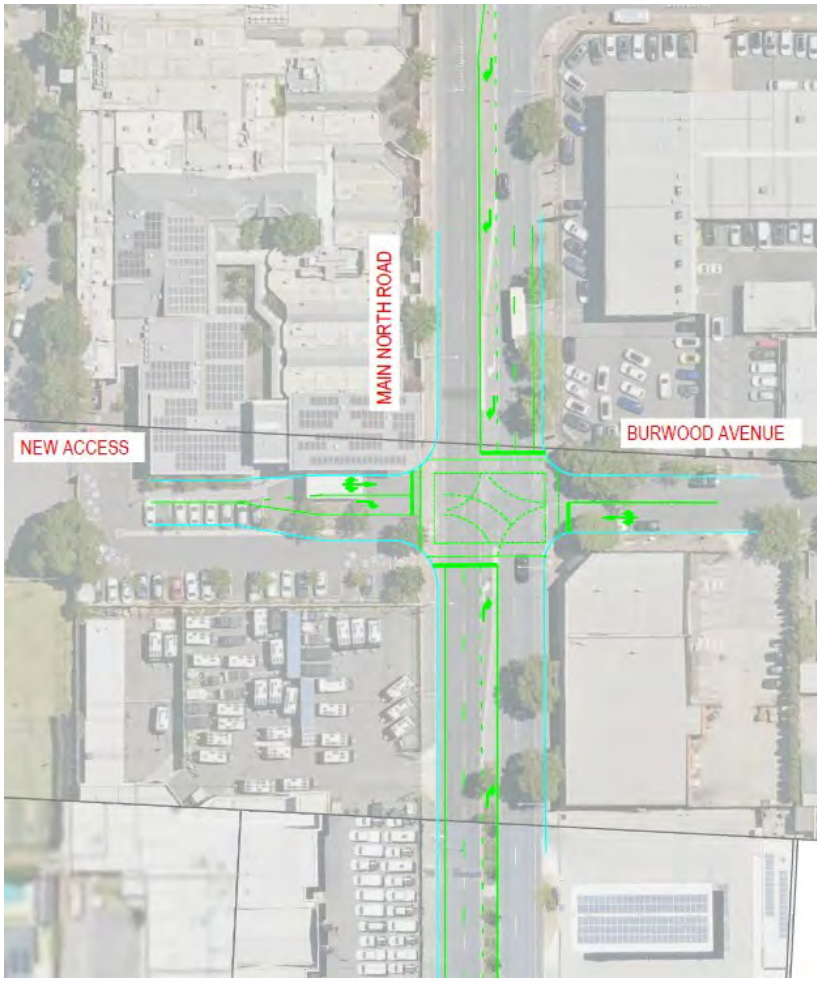


Figure 5: Concept layout of a signalised access at the Main North Road/Burwood Avenue intersection

Table 6 identifies the performance of the model for CS2.

Table 6: Main North Road/Kintore Avenue/Ellen Street intersection modelling results am (pm)

Approach	Movement	DOS	95th-percentile Queue (m)
Main North Road (N)	Left	0.89 (0.69)	491 (281)
	Through	0.89 (0.69)	491 (281)
	Right	0.80 (0.89)	44 (70)
Burwood Avenue	Left	0.69 (0.65)	62 (40)
	Through	0.69 (0.65)	62 (40)
	Right	0.69 (0.65)	62 (40)
Main North Road (S)	Left	0.55 (0.90)	190 (495)
	Through	0.55 (0.90)	190 (495)
	Right	0.21 (0.66)	11 (48)
Access	Left	0.45 (0.57)	58 (74)
	Through	0.45 (0.57)	58 (74)
	Right	0.45 (0.57)	58 (74)

The above results identify the following key points in relation to the operation of a signal at this location:

- the intersection will operate within practical capacity;
- Main North Road through queues are forecast to clear the signal within a single cycle; and
- the forecast queue within the site is 74 m which would need to be catered for in the design.

5.1.2.3 Main North Road/Access Intersection

Figure 6 identifies a concept layout of a three-way access signal on Main North Road.

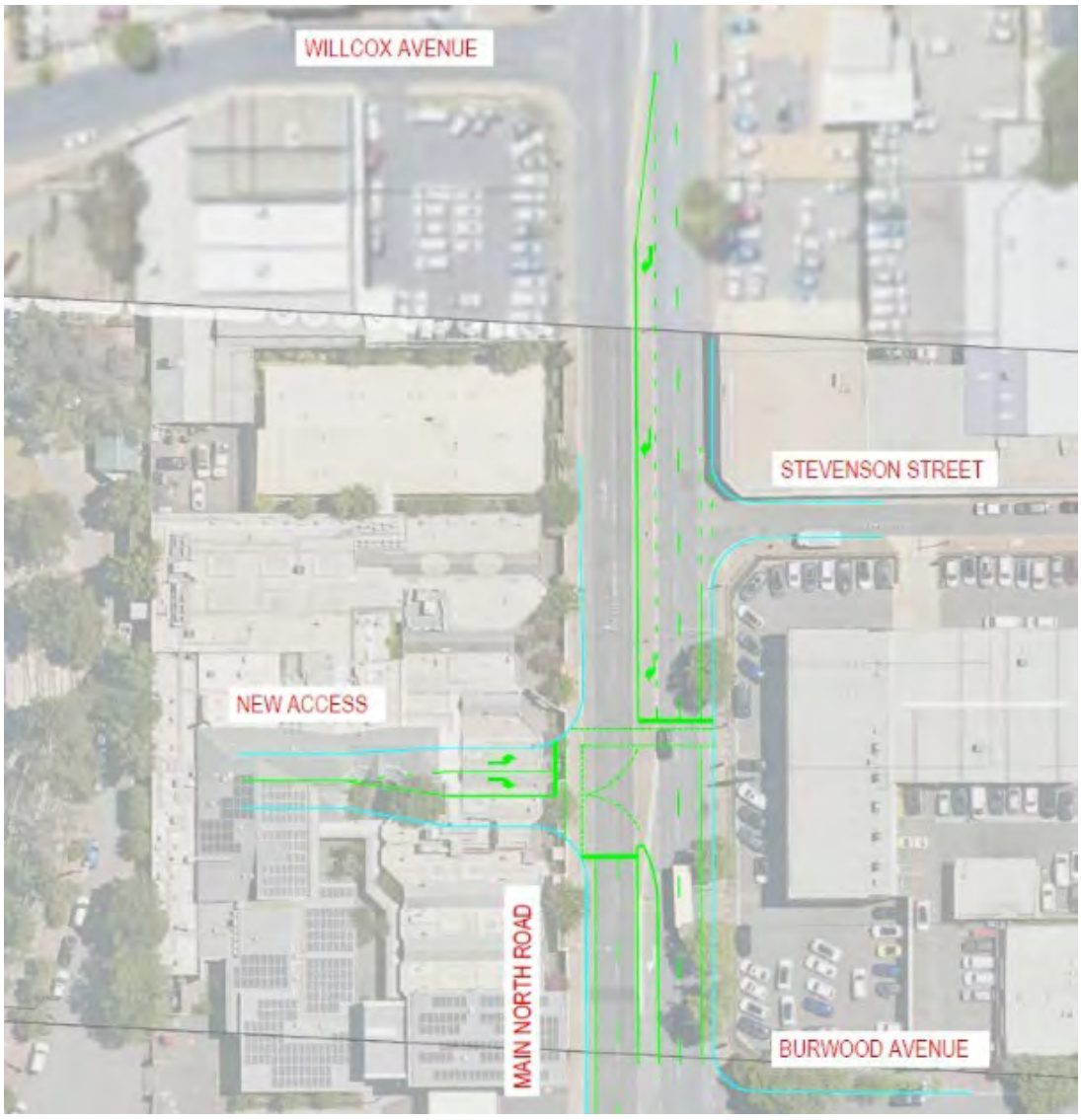


Figure 6: concept layout of a three-way access signal on Main North Road

Table 7 identifies the performance of the model for CS2.

Table 7: Main North Road access intersection modelling results am (pm)

Approach	Movement	DOS	95th-percentile Queue (m)
Main North Road (N)	Through	0.71 (0.50)	141 (75)
	Right	0.57 (0.73)	23 (44)
Access	Left	0.33 (0.55)	29 (55)
	Right	0.33 (0.55)	29 (55)
Main North Road (S)	Left	0.55 (0.80)	105 (253)
	Through	0.55 (0.80)	106 (255)

The above results identify the following key points in relation to the operation of a signal at this location:

- the intersection will operate within practical capacity;
- Main North Road through queues are lower than the four-way signal options and are forecast to clear the signal within a single cycle;
- the right turn queue on Main North Road is approximately 55 m which could be accommodated with minimal impact to the operation of the adjacent intersections; and
- the forecast queue within the site is 55 m which would need to be catered for in the design.

5.2 LOCAL ROAD IMPACT

Amongst other factors, one important consideration when selecting the preferred access solution for the development, is to minimise impact to residents and maintain the nature and function of the local road network. Importantly, investigations for initial development and ultimate development which could be realised on the site were completed for a number of access scenarios, namely:

- Scenario 1: left-in/left-out movements only at the Main North Road/Kintore Avenue intersection (i.e. existing situation) with access to the site on Kintore Avenue and left-in/left-out access on Main North Road;
- Scenario 2: left-in/left-out/right-in movements at the Main North Road/Kintore Avenue intersection with access to the site on Kintore Avenue and left-in/left-out on Main North Road;
- Scenario 3: traffic signal at the Main North Road/Kintore Avenue intersection with access to the site on Kintore Avenue;
- Scenario 4: signalised access at the Main North Road/Burwood Avenue intersection with access to the site on Kintore Avenue;
- Scenario 5: three-way signalised site access with access to the site on Kintore Avenue; and

- Scenario 6: no access on Kintore Avenue and left-in/left-out access on Main North Road.

A detailed assessment of route choices was undertaken using Google Maps origin-destination features and utilised to identify the entry and exit distribution of traffic for each scenario. The route choices were then mapped to identify the potential increase in traffic on the local road network.

5.2.1 SCENARIO 1 – LEFT-IN/LEFT-OUT AT THE MAIN NORTH ROAD/KINTORE AVENUE INTERSECTION

Scenario 1 includes access to the site via an access point on Kintore Avenue and an access point on Willcox Avenue with a left-in/left-out access on Main North Road when Phases 3 and 4 are developed. This option does not include any further modifications to the treatments on Main North Road. Figure 7 identifies Scenario 1.



Figure 7: Scenario 1

Figure 8 is a video of the route choice assessment for drivers entering and exiting the precinct for this scenario.

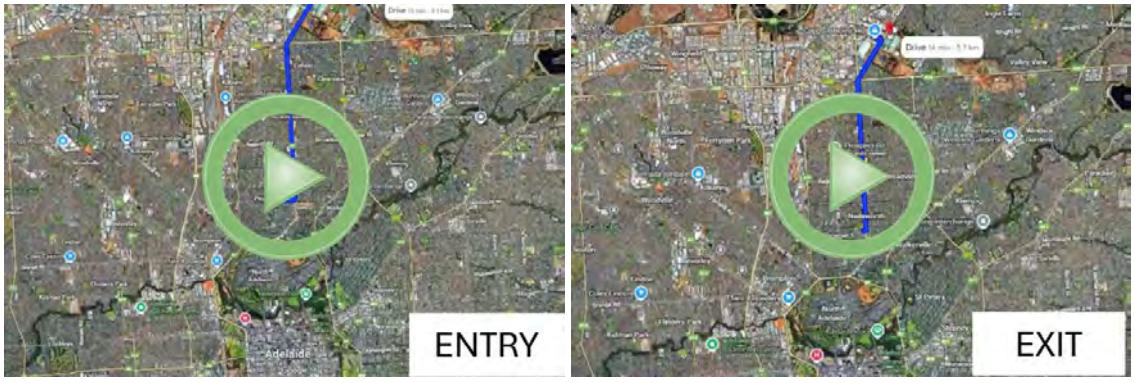


Figure 8: Video of route choice assessment for Scenario 1

Figure 9 identifies the entry and exit distribution of traffic based on the accessibility options available for drivers.

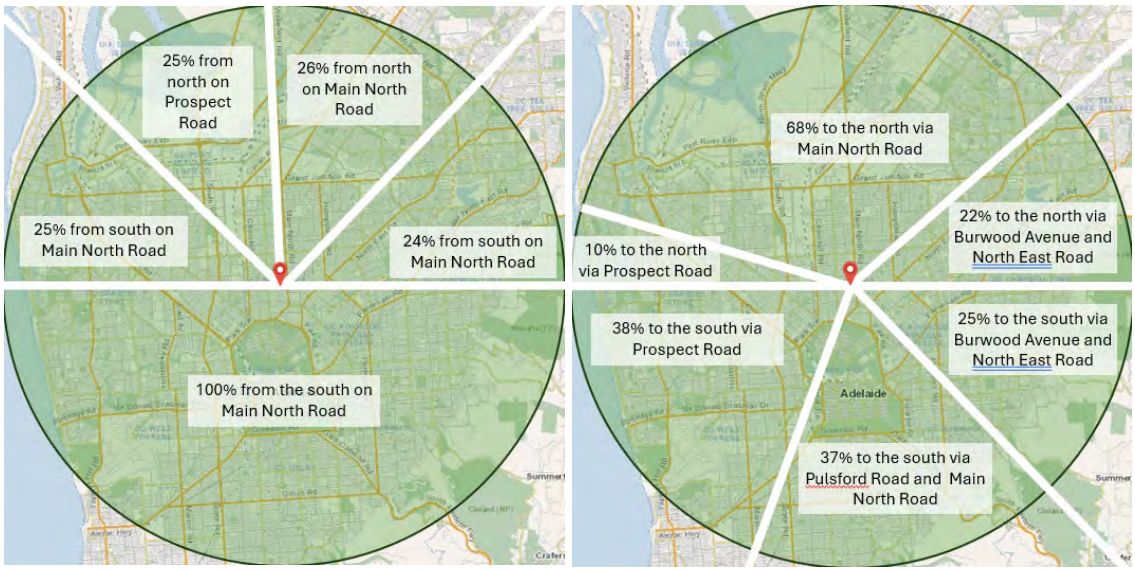


Figure 9: Distribution of traffic for Scenario 1

Figure 10 identifies the estimated increase in traffic on the adjacent road network for CS1 and CS2.



Figure 10: Scenario 1 impact on local road network

The above assessment shows that the increase in traffic on Kintore Avenue will be in excess of 1500 vehicles per day which will result in the change and function of the road. Further, the increase in daily traffic on Willcox Avenue, Pulsford Road and Laura Street would be at least 750 vehicles which could impact on its nature and function of the road.

5.2.2 SCENARIO 2 – RIGHT-IN TREATMENT TO KINTORE AVENUE

Scenario 2 expands on the previous scenario to include the permission of right turn movements from Main North Road to Kintore Avenue which is to be treated with a channelised right turn lane. Figure 11 identifies the Scenario 2.



Figure 11: Scenario 2

Figure 12 is a video of the route choice assessment for drivers entering and exiting the precinct for this scenario.

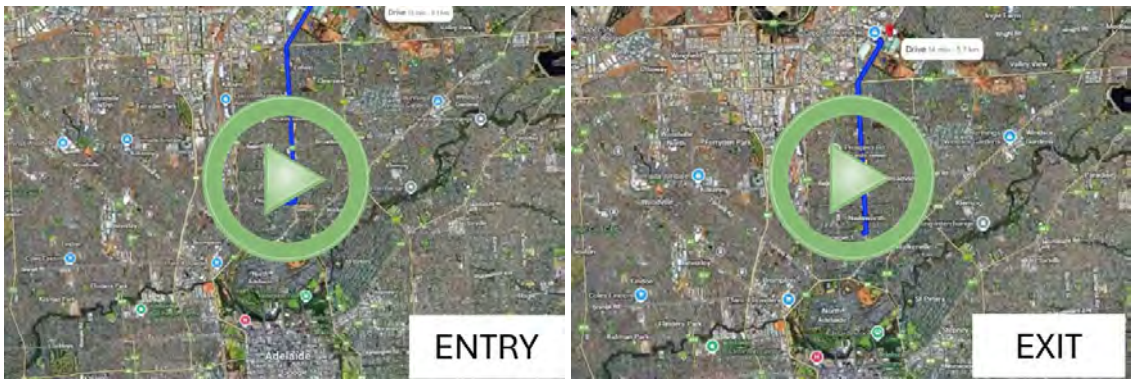


Figure 12: Video of route choice assessment for Scenario 2

Figure 13 identifies the distribution of traffic for Scenario 2 taking into account that drivers would be able to turn right at Kintore Avenue.

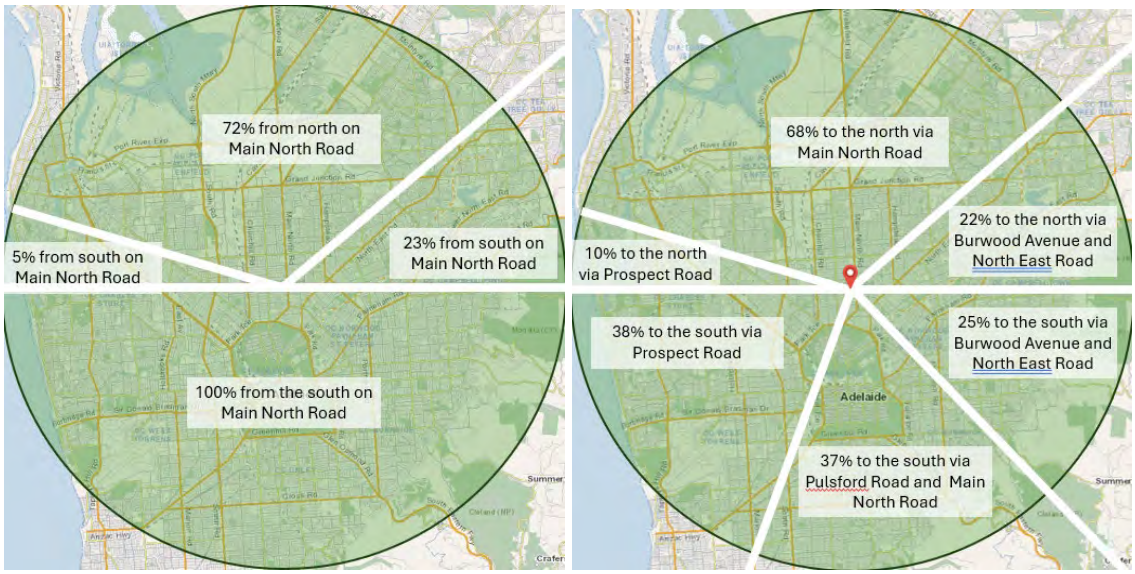


Figure 13: Distribution of traffic for Scenario 2

Figure 14 identifies the estimated increase in traffic on the adjacent road network for CS1 and CS2.

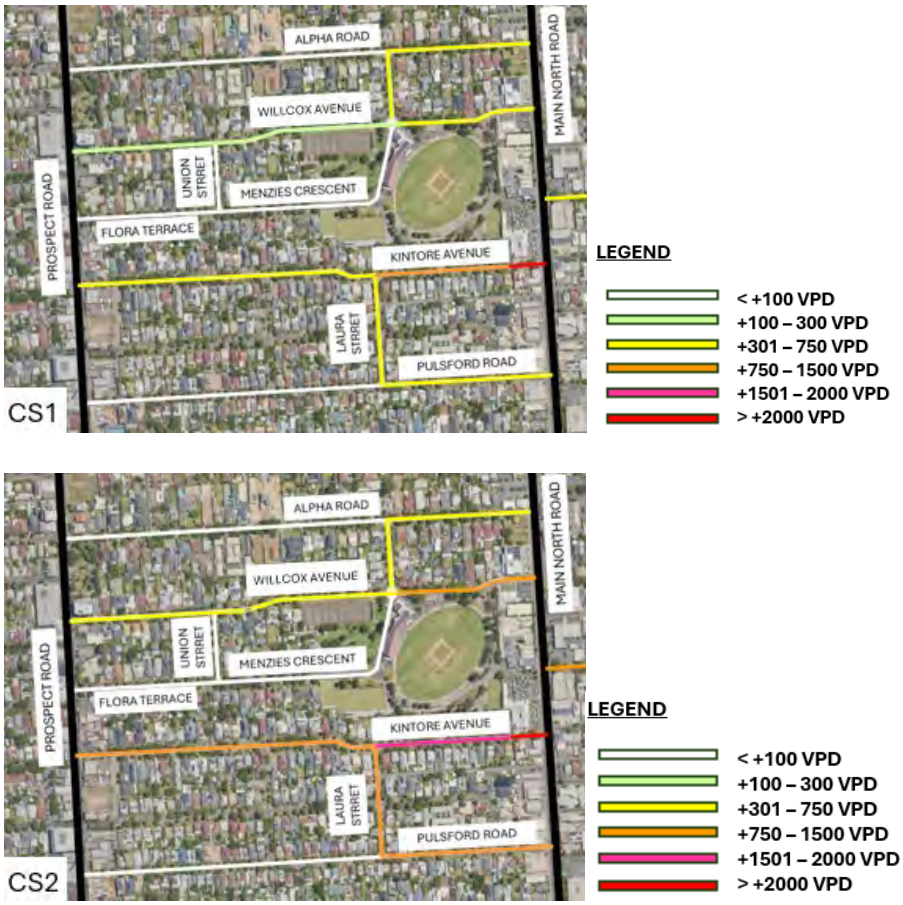


Figure 14: Scenario 2 impact on local road network

The above assessment shows that the provision of the right turn lane will have a reduced impact in CS1 on Kintore Avenue in comparison to Scenario 1. The assessment also shows that there will be similar impacts in CS2 as shown in Scenario 1, which further confirms that a higher order treatment would be required to cater for CS2.

5.2.3 SCENARIO 3 - FOUR-WAY TRAFFIC SIGNAL AT THE MAIN NORTH ROAD/KINTORE AVENUE/ELLEN STREET INTERSECTION

Scenario 3 is a signalised treatment of the Main North Road/Kintore Avenue/Ellen Street intersection in lieu of the channelised right turn lane, which was assessed in Scenario 2. Figure 15 identifies Scenario 3.



Figure 15: Scenario 3

Figure 16 is a video of the route choice assessment for drivers entering and exiting the precinct for this scenario.

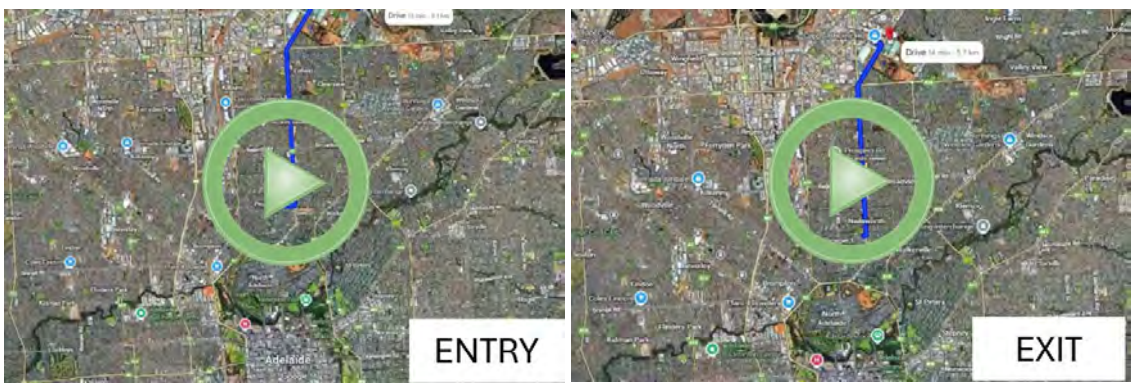


Figure 16: Video of route choice assessment for Scenario 3

Figure 17 identifies the distribution of traffic for Scenario 3 taking into account the potential signalisation of the Main North Road/Kintore Avenue intersection.



Figure 17: Distribution of traffic for Scenario 3

Figure 18 identifies the estimated increase in traffic on the adjacent road network for CS1 and CS2.

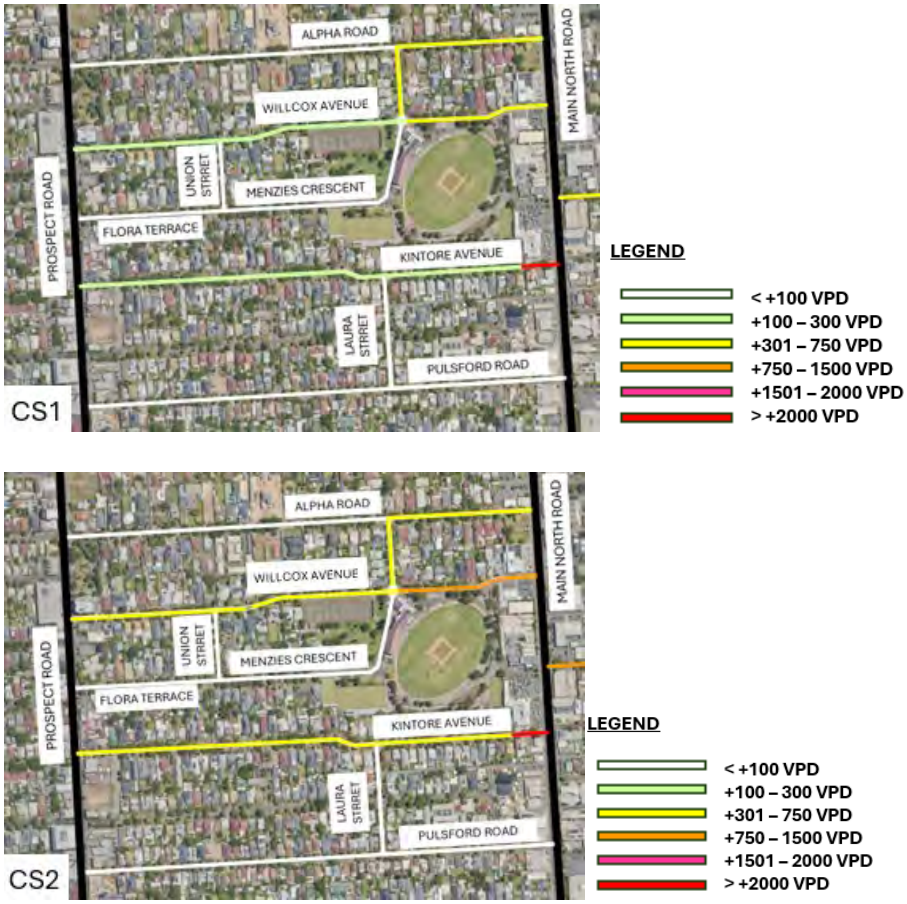


Figure 18: Scenario 3 impact on local road network

The above assessment shows that a signal on Kintore Avenue would have a reduced impact on the local roads as opposed to the unsignalised options in Scenarios 1 and 2 as the traffic will be highly inclined to use the signal to distribute to/from the arterial road network.

5.2.4 SCENARIO 4 - FOUR-WAY ACCESS TRAFFIC SIGNAL AT THE MAIN NORTH ROAD/BURWOOD AVENUE INTERSECTION

Scenario 4 is a signalised access treatment at the Main North Road/Burwood Avenue intersection. This scenario retains the channelised right turn lane treatment at the Main North Road/Kintore Avenue intersection. Figure 19 identifies Scenario 4.

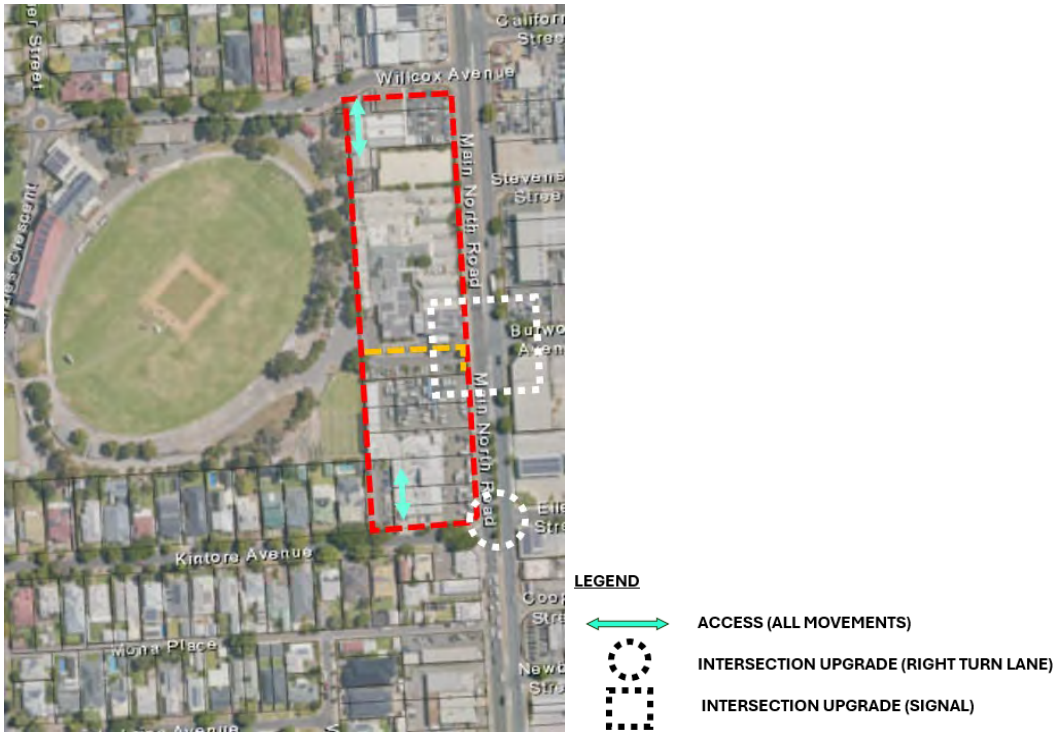


Figure 19: Scenario 4

Figure 20 is a video of the route choice assessment for drivers entering and exiting the precinct for this scenario.

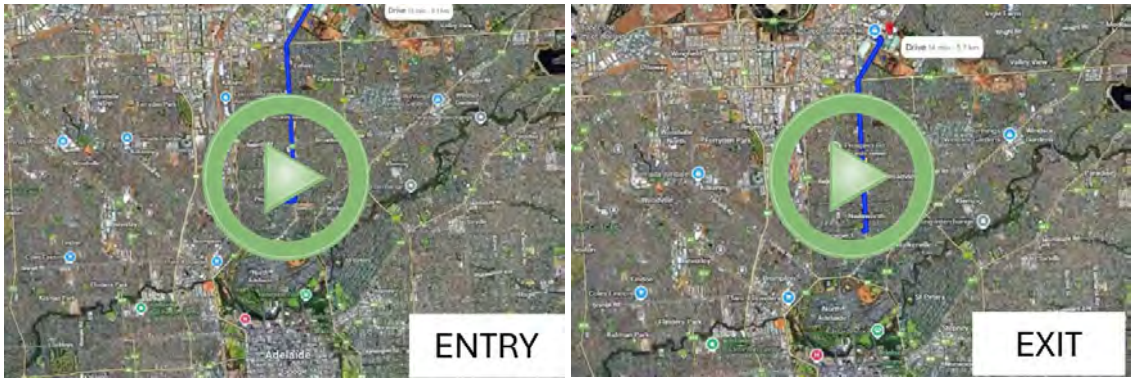


Figure 20: Video of route choice assessment for Scenario 4

Figure 21 identifies the distribution of traffic for Scenario 4 taking into account the proposed treatments on Main North Road.



Figure 21: Distribution of traffic for Scenario 4

The assessment has assumed that the signal will be installed in CS2. Figure 22 identifies the estimated increase in traffic on the adjacent road network for CS1 and CS2.

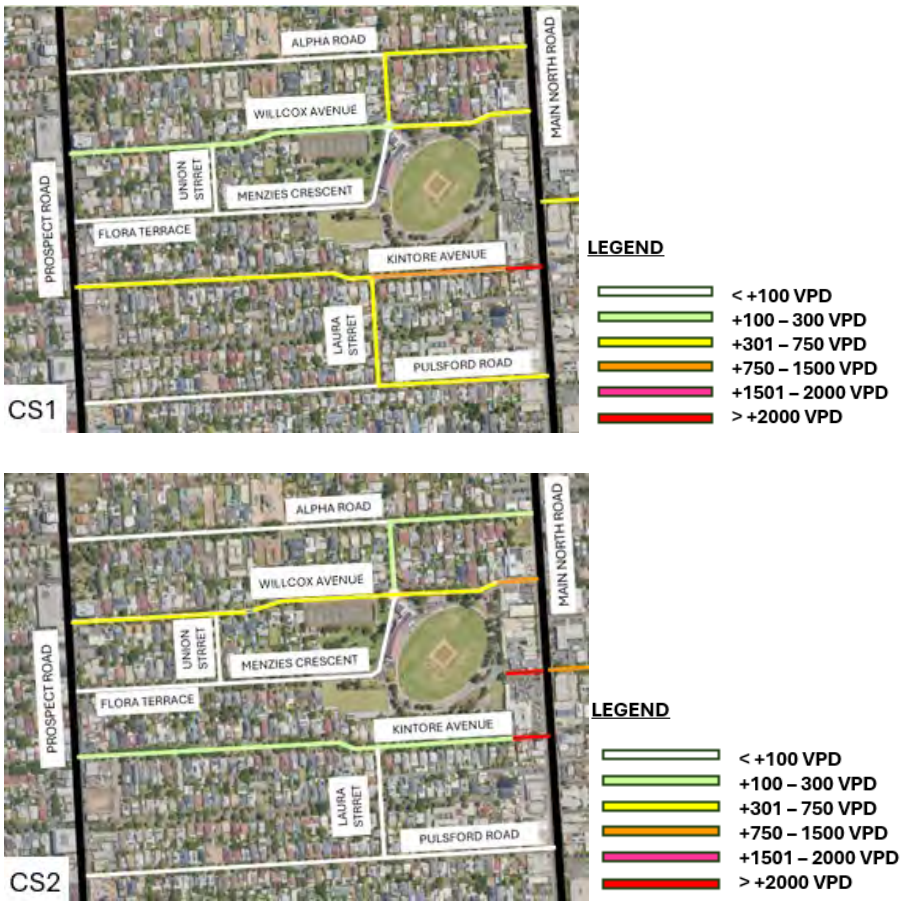


Figure 22: Scenario 4 impact on local road network

The above assessment shows that when the signalised intersection is installed, it will reduce the impact on several roads including Kintore Avenue, Willcox Avenue and Alpha Road. The resultant impact will be lower than that of the installation of a signal at the Main North Road/Kintore Avenue/Ellen Street intersection.

5.2.5 SCENARIO 5 - THREE-WAY SIGNALISED SITE ACCESS

Scenario 5 is a signalised access treatment on Main North Road. This scenario retains the channelised right turn lane treatment at the Main North Road/Kintore Avenue intersection. Figure 23 identifies Scenario 5.



Figure 23: Scenario 5

Figure 24 is a video of the route choice assessment for drivers entering and exiting the precinct for this scenario.

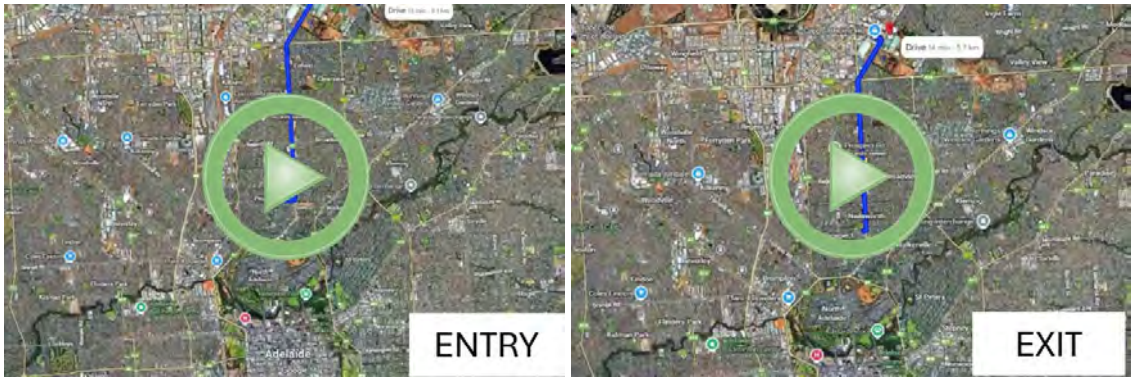


Figure 24: Video of route choice assessment for Scenario 5

Figure 25 identifies the distribution of traffic for Scenario 5 taking into account the proposed treatments on Main North Road.



Figure 25: Distribution of traffic for Scenario 5

Similar to Scenario 4, the assessment for Scenario 5 has assumed that the signal will be installed in CS2. Figure 26 identifies the estimated increase in traffic on the adjacent road network for CS1 and CS2.

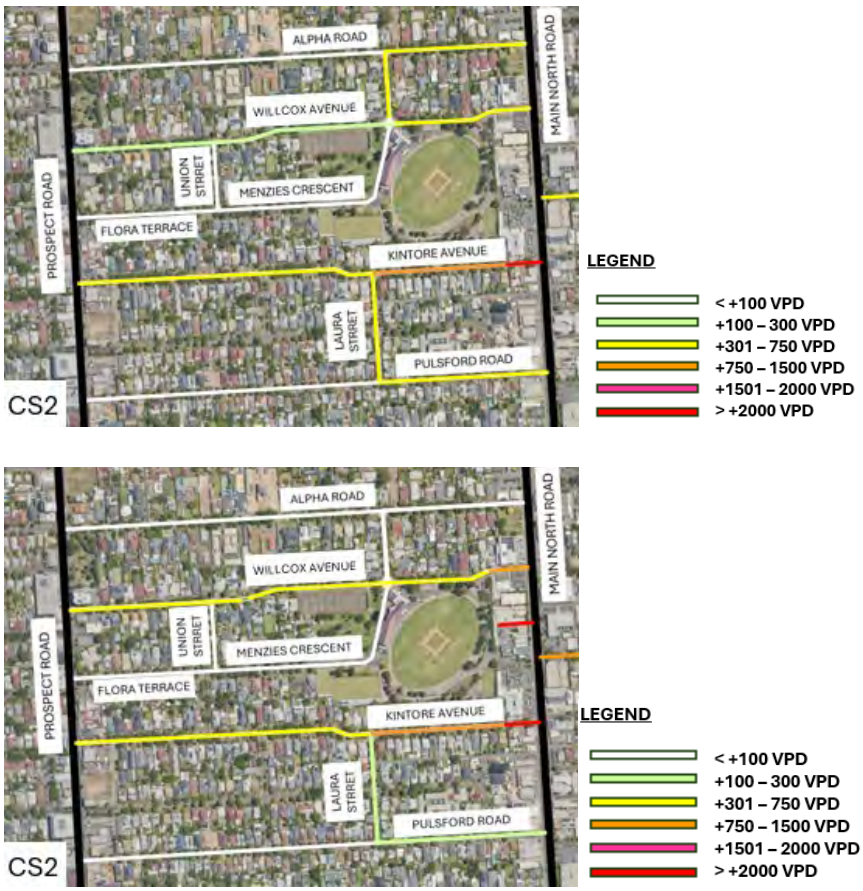


Figure 26: Scenario 5 impact on local road network

The above assessment shows that when the signalised intersection is installed, it will reduce the impact on local roads which facilitate right turn movements to/from Main North Road including Alpha Road and Pulsford Road. The resultant impact is similar to that identified in Scenario 3 – Signalisation of the Main North Road/Kintore Avenue/Ellen Street intersection.

5.2.6 SCENARIO 6 - NO ACCESS ON KINTORE AVENUE

Scenario 6 does not include any access on Kintore Avenue and assumes that all access will be provided via Willcox Avenue or Main North Road in a left-in/left-out access. Figure 27 identifies Scenario 6.



Figure 27: Scenario 6

Figure 28 is a video of the route choice assessment for drivers entering and exiting the precinct for this scenario.

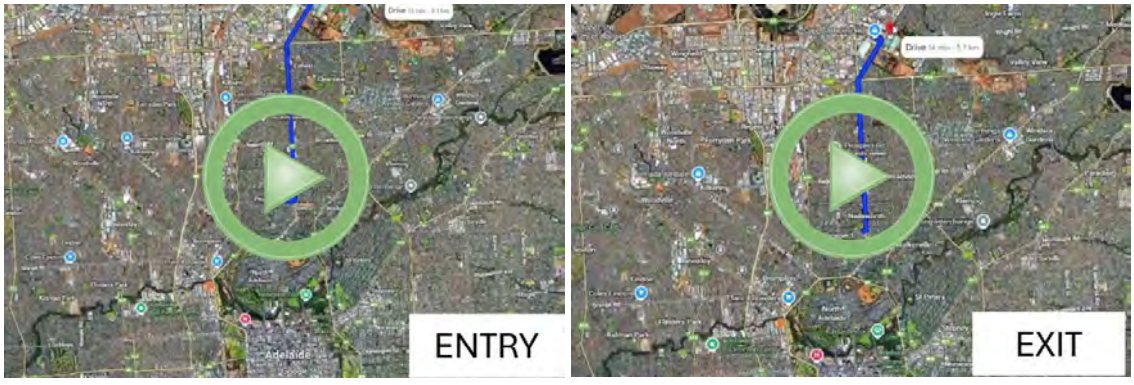


Figure 28: Video of route choice assessment for Scenario 6

Figure 29 identifies the distribution of traffic for Scenario 6 taking into account the accessibility restrictions.

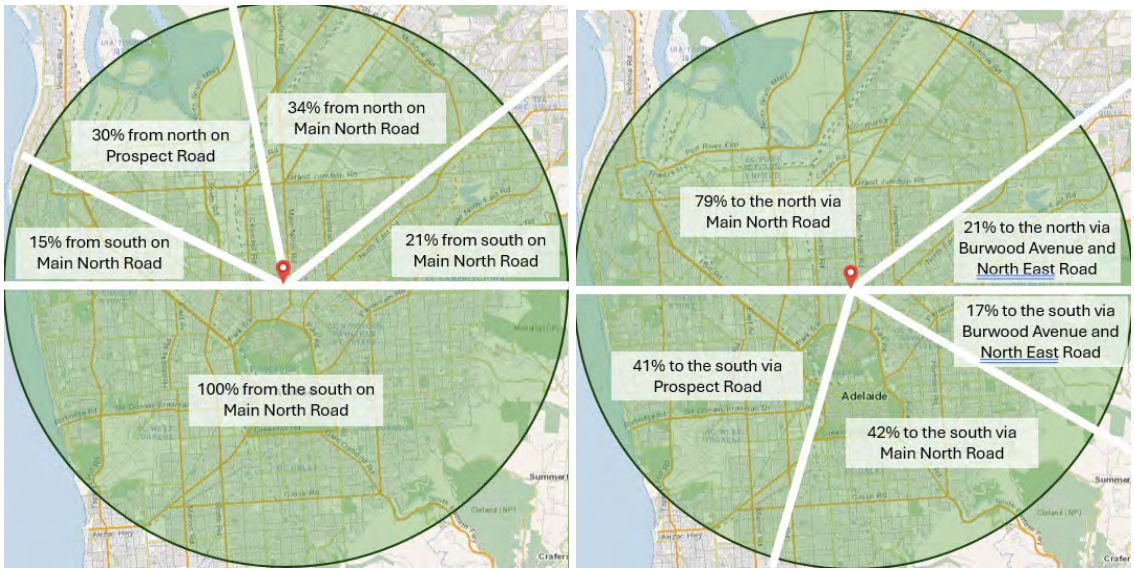
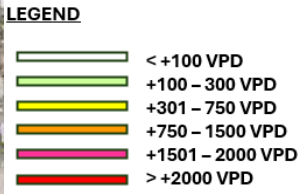


Figure 29: Distribution of traffic for Scenario 6

Figure 30 identifies the estimated increase in traffic on the adjacent road network for CS1 and CS2.







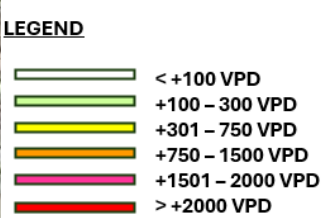


Figure 30: Scenario 6 impact on local road network

It is clear from the above assessment that without an access point on Kintore Avenue, the forecast traffic volumes on Willcox Avenue will change the nature and function of the road. In addition, Alpha Road will also operate above its existing function.

5.3 OPTION COMPARISON

An evaluation matrix was developed to compare the various options that have been identified. The matrix consists of two sets of criteria to assess the impact on the local road network and the impact on the arterial road network.

The criteria for the assessment of the arterial road network include the following:

- AR1: Degree of Saturation (DOS) of intersection within practical capacity;
- AR2: 95th-percentile queue on Main North Road does not extend to adjacent signalised intersections; and
- AR3: 95th-percentile right turn queue on Main North Road does not impact the operation of existing right turn lanes.

The criteria for the assessment of the local road network include the following:

- LR1: The forecast increase in traffic on Kintore Avenue is less than 750 vpd;
- LR2: The forecast increase in traffic on Willcox Avenue is less than 750 vpd;
- LR3: The forecast increase in Traffic on Pulsford Road is less than 750 vpd; and
- LR4: The forecast increase in traffic on Alpha Road is less than 750 vpd.

Table 8 identifies the evaluation assessment for each scenario and each case study.

Table 8: Evaluation assessment

Access Scenario	Case Study	Arterial Road Criteria			Local Road Criteria			
		AR1	AR2	AR3	LR1	LR2	LR3	LR4
Scenario 1 – LI/LO at Main North Road/Kintore Avenue	CS1	✓	✓	✓	×	×	×	✓
	CS2	✓	✓	✓	×	×	×	✓
Scenario 2 – LI/LO/RI at Main North Road/Kintore Avenue	CS1	✓	✓	✓	×	✓	✓	✓
	CS2	×	✓	×	×	×	×	×
Scenario 3 – Traffic Signal at Main North Road/Kintore Avenue	CS1	✓	✓	✓	✓	✓	✓	✓
	CS2	✓	✓	✓	✓	×	✓	✓
Scenario 4 –signalised access at Main North Road/Burwood Avenue	CS1	NA	NA	NA	NA	NA	NA	NA
	CS2	✓	✓	✓	✓	✓	✓	✓
Scenario 5 – Three-way access signalised site access on Main North Road	CS1	NA	NA	NA	NA	NA	NA	NA
	CS2	✓	✓	✓	×	✓	✓	✓
Scenario 6 – No Access on Kintore Avenue	CS1	✓	✓	✓	✓	✓	✓	×
	CS2	✓	✓	✓	✓	×	✓	×

The following can be determined from the above assessment:

- unsignalised scenarios will not meet the criteria for CS2. Specifically, there will be detrimental local road impacts;
- the signalisation of the Main North Road/Kintore Avenue intersection will satisfy both the local road and arterial road criteria and could provide a staged traffic solution but will not be in a key location to support the higher traffic volumes in CS2;
- a right-turn treatment at the Main North Road/Kintore Avenue intersection would be a suitable solution to support CS1. Such a treatment would complement a signalised access solution on Main North Road; and
- a signalised access at the Main North Road/Burwood Avenue intersection would meet all the criteria to support the volume in CS2 and would therefore be the most viable long-term solution for the development of the site.

5.4 LATENT DEMAND ASSESSMENT

In addition to the access consideration, potential changes to existing traffic movements are relevant to consider in these investigations, both in relation to the potential impact on the local road network but also to the volumes at intersections on Main North Road.

Permitting right turn movements from Main North Road will provide a more direct route for local drivers in the vicinity of Kintore Road who currently use Alpha Road and Pulsford Road. The transfer of this traffic to Kintore Avenue will impact on the functionality of the road. An assessment of the impacts was completed with consideration to the study area identified in Figure 31.

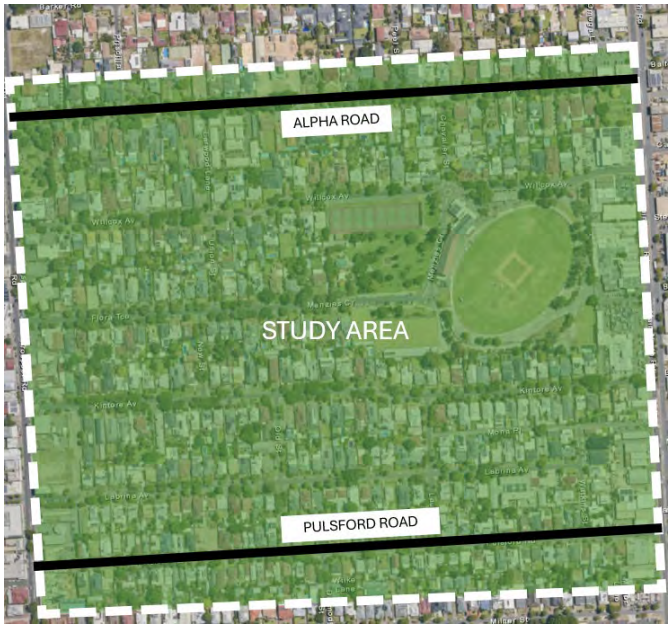


Figure 31: Latent demand study area

The Google Maps based origin-destination assessment identified that approximately 52% of the traffic would currently use Alpha Road to access the study area and the balance 48% would use Pulsford Road as shown in Figure 32.

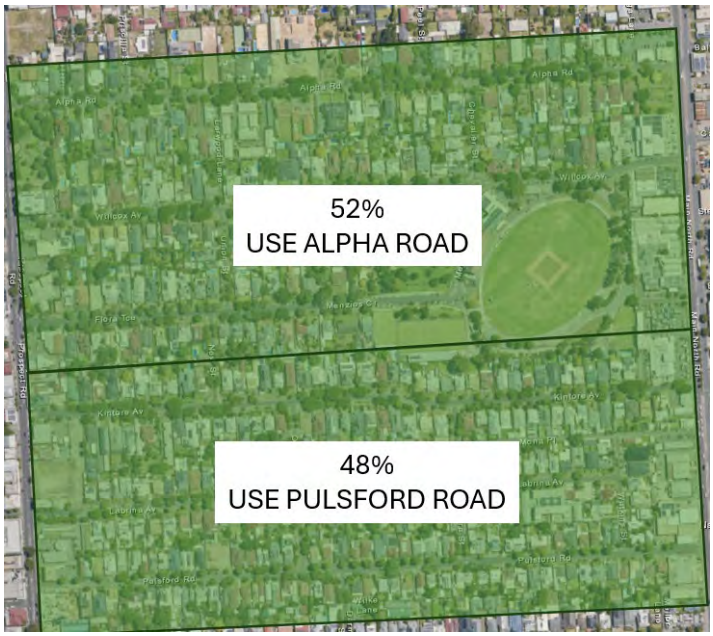


Figure 32: Estimation of the current distribution of traffic

Based on the trend of distribution, should right turn be permitted to Kintore Avenue, it is estimated that approximately 46% of the right turn traffic at these intersections would transfer to the Main North Road/Kintore Avenue as shown in Figure 33.

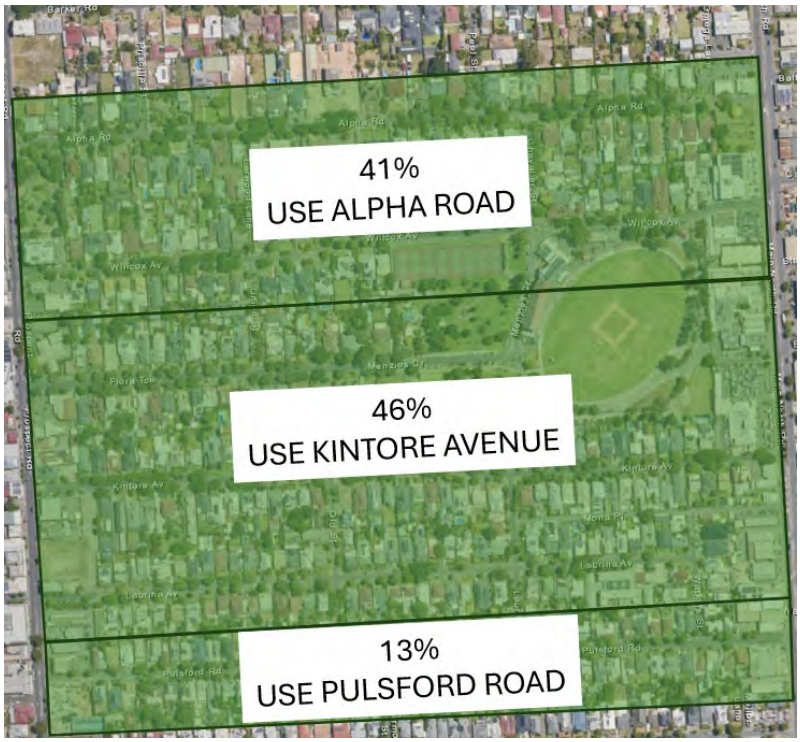


Figure 33: Estimation of the distribution of traffic with right turn to Kintore Avenue

Based on traffic observations at these intersections, this traffic is estimated to be in the following order:

- 60 trips in the am peak hour; and
- 50 trips in the pm peak hour.

The Main North Road/Kintore Avenue intersection with the right turn lane was modelled to include the latent demand volumes. The modelling was completed for CS1 only as this would be the higher case given that a signal would accommodate the majority of the right turn traffic volume in CS2. The model identified the following:

- the intersection DOS would be 0.58 in the am peak hour and 0.71 in the pm peak hour confirming that it would operate within capacity; and
- the right turn queues on Main North Road would be 6 m in the am peak hour and 20 m in the pm peak hour. Such queues are low and would be accommodated within the turning facilities.

With respect to the impact on the status of Kintore Avenue, not all the redirected traffic will be new to the road. It is estimated that 50% of this traffic is expected to be currently using Kintore Avenue via Pulsford Road or Alpha Road and the balance 50%, which equates to approximately 300 vpd, would be new to the road. Such an increase will not have a fundamental impact on the status or operation of the road. Importantly, it will remain a local road within the road network.

5.5 PEDESTRIANS

The existing pedestrian demands are typically low, with the exception of event days at Prospect Oval, which currently attracts a high volume of pedestrians. The anticipated development will generate a much higher demand for pedestrians on a more consistent basis and will, therefore, require a higher level of pedestrian facilities. In reviewing the pedestrian opportunities for this site, the following have been identified:

- the master plan for the MURF identifies the closure of Menzies Crescent to create a pedestrian plaza which will facilitate westbound pedestrian movements to/from Prospect Oval and the MURF;
- the signalised access adjacent to Burwood Avenue will provide for pedestrian crossing in all directions in a central location along the frontage of Main North Road;
- the Burwood Avenue signal location enables the retention of the existing PAC on Main North Road which will provide an alternative safe crossing location for pedestrians; and
- should a signalised solution be developed for Kintore Avenue, an opportunity to create a pedestrian refuge within the median on Main North Road could be developed.

Figure 34 is a representation of the potential pedestrian accessibility options identified above.



Figure 34: Pedestrian accessibility options

The above figure illustrates that there is potential for the site to have a superior pedestrian connectivity that will provide convenient access to/from all directions.

6.0 PARKING

While the parking requirement will need to be interrogated as part of any Development Application, consideration has been given to the potential parking demand associated with the case studies to ensure the development has capacity to satisfy anticipated parking demand and evaluate potential parking options.

Urban Corridor (Boulevard) Zone is a designated area in the Planning and Design Code and therefore, the following parking provision rates are applicable:

Residential component:

- one-bedroom dwelling – 0.75 spaces per dwelling;
- two-bedroom dwelling – one space per dwelling;
- three or more bedroom dwelling – 1.25 spaces per dwelling; and
- 0.25 spaces per dwelling for visitor parking.

Non-residential component:

- minimum provision: three spaces per 100 m^2 of gross leasable floor area; and
- maximum provision: six spaces per 100 m^2 of gross leasable floor area.

In assessing the residential component, consideration has been given to the following split in the types of dwellings:

10% one-bedroom dwellings;

60% two-bedroom dwellings; and

30% three-bedroom dwellings.

Table 9 summarises the parking assessment based on the PDC rates.

Table 9: Parking assessment based on the PDC rates

Use	CS1	CS2
Residential – Residents	220	557
Residential – Visitors	53	130
Non-residential – minimum requirement	180	330
Non-residential – maximum requirement	360	660
Minimum parking requirement	**453**	**1017**
Maximum parking requirement	**634**	**1347**

The peak visitor parking demand periods for residential uses and non-residential uses are unlikely to coincide. Therefore, Table 10 presents an adjusted parking assessment considering the potential shared parking for these uses.

Table 10: Parking assessment based on the PDC rates with shared parking

Use	CS1	CS2
Residential – Residents	220	557
Non-residential – minimum requirement	180	330
Non-residential – maximum requirement	360	660
Minimum parking requirement	**400**	**937**
Maximum parking requirement	**581**	**1217**

The early massing studies indicate that there could be 400 parking spaces in CS1 and 950 parking spaces in CS2. Such estimations will satisfy the adjusted shared parking assessment.

This Code Amendment also provides an opportunity to understand the actual parking demand which is anticipated for the combined uses of the site, having regard to varying peak parking times and shared use of facilities. Table 11 identifies the assessment for CS1.

Use	Rate	Total	Peak Residential		Peak Commercial		Peak Retail	
			%	Demand	%	Demand	%	Demand
Residential	1.02 per dwelling [1]	214	100	214	30	64	60	128
Visitors (resi.)	0.25 per dwelling [2]	53	100	53	10	5	10	5
Commercial	4 per 100 m^2 [2]	80	10	8	100	80	10	8
Retail	5 per 100 m^2 [2]	150	20	30	70	105	100	150
Community	4.5 per 100 m^2 [2]	45	50	25	30	15	30	15
TOTAL				**330**		**269**		**306**

[1] Rate based on vehicle ownership data in the 2021 Census

[2] Rate based on PDC

Table 12 identifies the assessment for CS2.

Use	Rate	Total	Peak Residential		Peak Commercial		Peak Retail	
			%	Demand	%	Demand	%	Demand
Residential	1.02 per dwelling [1]	540	100	540	30	162	60	324
Visitors (resi.)	0.25 per dwelling [2]	130	100	130	10	13	10	13
Commercial	4 per 100 m^2 [2]	200	10	20	100	200	10	20
Retail	5 per 100 m^2 [2]	250	20	50	70	175	100	250
Community	4.5 per 100 m^2 [2]	45	50	25	30	15	30	15
TOTAL				**765**		**565**		**622**

[1] Rate based on vehicle ownership data in the 2021 Census

[2] Rate based on PDC

The above assessment shows that the anticipated parking demands are expected to be lower than that envisioned in the PDC and there is opportunity to manage peak parking demands for the development through shared facilities while maximising the best use of the land.

7.0 SUMMARY

The proposed LifeStyle Precinct Code Amendment in Prospect is an opportunity to develop a high amenity precinct where existing community and recreation facilities can be the catalyst for high-density mixed-use development, resulting in improved facilities for residents, a spectrum of housing alternatives and enhanced employment opportunities.

The subject land encompasses multiple development sites for which the outcome of the Code Amendment will, through staging and integration, enable delivery of the highest and best use of the land with an integrated mixed-use facility. This development would focus on enriching the community facilities which complement a high-quality living precinct for residents.

Traffic and parking requirements for the precinct have been a considerable focus on the investigations for the Code Amendment. The site commands a balance of a solution which provides for safe and convenient access for the precinct with minimal interruption to key transport routes while ensuring the outcome respects the sensitivities of local residents and does not therefore change the nature or function of the local road network.

This report has identified the required level of access to facilitate the preferred development density for the site, having regard to DIT's resistance to increased delays or potential conflict on major arterial routes while providing a detailed comparison of options which will respect the role of the arterial road and maintain the integrity of the local road network.

Desirably the access solution should remain flexible for the subject land to ensure that a safe and convenient access solution can be delivered without compromising resident amenity. While an integrated access solution is required, flexibility in staged delivery and integration between adjacent land owners will be key in enabling detailed investigations to confirm a desirable outcome.

While the holistic access interrogation is critical to understand potential access solutions, safe and convenient pedestrian and cycling connections are equally essential. These are incorporated within the site masterplan and any access outcome should be nuanced to ensure that pedestrian and cyclist access and safety is prioritised.

The proposed development also provides an opportunity to develop a shared parking facility which provides for adequate facilities to service the development while providing for opportunity for shared use of parking areas where peak demands may not coincide. This will enable the developer to focus on delivering best practice project outcomes with reduced environmental impact while still accommodating peak demands.

F3 – Stormwater and Services Management Strategy

City of Prospect Council

Prospect Lifestyle Precinct

STORMWATER AND SERVICES MASTERPLAN REPORT

241580

WGA241580-RP-CV-001

1 December 2025

Revision History

REV	DATE	ISSUE	ORIGINATOR	CHECKER	APPROVER
A	14/10/2025	Draft Review	JB	JB	RB
B	26/11/2025	Draft Review	JB	JB	RB
C	28/11/2025	Review Issue	JB	JB	RB
D	1/12/2025	Review Issue	JB	JB	RB

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1 INTRODUCTION

1.1 BACKGROUND

Wallbridge Gilbert Aztec (WGA) have been engaged by City of Prospect to prepare a stormwater and services management strategy (strategy) to support a Code Amendment.

The code amendment is proposed on already developed parcels of land bounded by Main North Road to the east, Kintore Avenue to the south and Wilcox Avenue to the north (refer to Figure 1 for locality). The land is approximately 8.3 hectares and is expected to be developed with a residential apartment yield of 500 apartments along with retail, office space and restaurants delivered on a staged basis over an anticipated 10-year delivery program.



Figure 1 – Prospect Lifestyle Precinct – Affected Area Plan

1.2 Scope and Purpose

This report is intended to inform the feasibility of the development by undertaking the following:

1.2.1 Stormwater

This strategy addresses the stormwater management requirements defined by the City of Prospect (Council). These requirements apply to:

- Stormwater peak flow management
- Quality of stormwater discharged

The intent of this report is to provide the strategic basis for the management of stormwater on the site based on the following:

- Reduction in peak discharge and flow management through on site or downstream detention/retention (where required)

- Reduction in pollutants through the implementation of WSUD practices where achievable

1.2.2 Service Infrastructure

Services infrastructure coordination and investigations to support the development by undertaking the following:

- Complete an investigation into the infrastructure currently in the vicinity to the proposed site, assessing the existing infrastructure availability and capacity;
- Attain an appreciation of the requirement for augmentation or upgrade works that may be associated with the development; and
- Consolidate investigations to provide supporting information and justification for the development.

Services investigations have been carried out considering the proposal for a mixed-use development in the southeastern corner of the site including upgrade grandstand/football club rooms with the additional of an indoor community and sporting building.

This report presents the proposed strategy only; detailed design of stormwater elements and services infrastructure will be undertaken during the detailed design phase.

2 STORMWATER MANAGEMENT

2.1 Introduction

The City of Prospect is undertaking a code amendment for the Prospect Lifestyle Precinct (PLP) supporting 500 residential apartments, retail centre, office space, restaurants and recreation spaces.

This report presents an assessment of stormwater conditions and infrastructure within the Prospect Lifestyle Precinct. It evaluates existing drainage systems, identifies potential risks related to flooding and water quality and opportunities for integrating Water Sensitive Urban Design (WSUD) principles.

The following listed authorities have guidelines and requirements relevant to stormwater quality and treatment.

2.2 City of Prospect (Council)

The stormwater management principles will be aligned with Councils standard specifications and guidelines, with a stormwater management plan required to demonstrate the following:

- Adequate conveyance of a minor 5% AEP (20 Year ARI) and major 1% AEP (100 Year ARI) rainfall event.
- Major storm overland flow path provision – 1% AEP (100 Year ARI).
  - Ensuring no obstruction to key overflow routes
  - Ensuring no inundation of the allotments (project site or adjacent)
- Strategies to ensure the post development peak runoff flow is no greater than the pre-development peak runoff flow for both the minor 5% AEP (20 Year ARI) and major 1% AEP (100 Year ARI) storm events
- Water Quality design to be in accordance with EPA requirements and acts, i.e. consideration and discussion regarding:
  - Water reuse/detention.
  - Pollutants/spills and the need for water quality treatment devices noting the site will remove pervious area for paved/rooved area.
  - Impact to, and sensitivity of, downstream network (the creek) to the development outcomes.
  - Any construction risks/mitigations/outcomes relating to water quality that should be noted.

2.3 Environment Protection Authority (EPA)

- Water quality treatment reduction targets of the typical urban average annual load as follows:
  - Total Suspended Solids (TSS) 80%
  - Total Phosphorus (TP) 60%
  - Total Nitrogen (TN) 45%
  - Gross Pollutants 90%
- Strategies to manage the entry of litter and pollution from the development entering the Council stormwater network.

2.4 Reference Documents

The stormwater management strategy is developed to encompass the design criteria in accordance with the following recognised references:

- Cities of Port Adelaide Enfield and Prospect, Barker Inlet Central Stormwater Management Plan

2.5 Catchment Overview

2.5.1 Existing Conditions

The existing catchment conditions of the Prospect Lifestyle Precinct are made up of a relatively balanced ratio of impervious and pervious areas.

Impervious areas within the precinct comprise of facility and grandstand roof tops, carparking, concrete and asphalt hard stand areas and hardscaped recreational zones.

Pervious surfaces predominantly consist of playing fields (football oval and croquet club) and the adjacent memorial gardens.

The precinct generally grading to the Northwest has relatively flat grades with no internal underground stormwater infrastructure and reliance on overland flow for the entirety of the site's stormwater management. The nearest underground infrastructure is located on the corner of Willcox Avenue and Chevalier Street.

Existing stormwater infrastructure layout can be found in Appendix B.

2.5.2 Proposed Development Overview

The proposed development involves the strategic development and upgrade of a number of buildings within the precinct which consist of the following;

- **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.
- **Grandstand and Football Clubrooms:** Upgrades to the existing grandstand, pavilion and football clubroom and amenities
- **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.
- **Eastern Wing Development**: Maximise the use of the eastern wing, either as a standalone development or as an extension of adjacent stakeholder facilities

Refer to Appendix C for a preliminary site layout, this is provided as a guide only. It should be noted that this plan is subject to change as the development moves into detailed design stages.

2.6 Pre Development Analysis

This PLP site as stated previously is 8.3 hectares and is made up of a mix of established sporting facilities including grandstands and changeroom with surrounding playing fields/ reserves and gardens. A Pre Development catchment plan has been provided in Appendix B.

A DRAINS model was established for the pre-development scenario for this site. ILSAX was used to model catchment hydrology where the following parameters were used:

- Paved (impervious) area depression storage 1mm
- Supplementary area depression storage 1mm
- Grassed (pervious) area depression storage 5mm
- Soil type 3
- Antecedent moisture condition (for all storms) 3

As part of the modelling that was undertaken for the site, pre-development flows from the site were calculated, using the software package drains. Refer to Appendix B for a full summary of the modelling assessment.

A summary of the predevelopment flows as a result of the Drains modelling can be seen in Table 1 below.

Table 1: Pre-Development Flows

	FLOW	
EVENT	m^3/s	L/s
5% AEP (20 Year)	1.0	1000
1% AEP (100 Year)	1.7	1700

2.7 Post Development Analysis

Further to the creation of a pre-development model for the site, a DRAINS model was established for the post development scenario.

The post development flow for the future site was estimated based on the proposed conceptual upgrade plans and the existing site conditions, noting this is subject to change as the design evolves. The catchment plan including conceptual internal stormwater network arrangement for the development is highlighted in Appendix B.

Post development analysis considers two aspects of the proposed development structure. The first component being the development of the Council owned site in the Southeastern Corner of the site which is anticipated to drain back into the site and be capture as part of the overall site stormwater strategy. The second being the potential development along the eastern boundary/Main North Road which is considered to utilise existing stormwater infrastructure in the road reserve for the purpose of this assessment.

The estimated site coverage and consequently, the expected runoff will be refined during the detailed design of the underground stormwater infrastructure and the subsequent design approval submissions to Council.

The post development flows from the site can be seen in Table 2.

Table 2: Post-Development Flows

	FLOW	
EVENT	m^3/s	L/s
5% AEP (20 Year)	1.3	1300
1% AEP (100 Year)	2.1	2100

Further to the above summary table the conceptual minor and major drainage results can be found in Appendix B.

2.8 PLP – Detention Strategy

2.8.1 Detention Hydraulic Results

Concept Drains modelling for the proposed PLP site high level detention volumes for the major storm events under pre-post conditions, with 1% AEP (2.1m3/s) post development flows restricted to 5% AEP (1.0m3/s or less) predevelopment flows.

As the site is fully developed (comprised of sporting fields, reserves and several large buildings) with only minor stormwater infrastructure existing on site, the predevelopment flow scenarios are significantly larger than that expected to a greenfield scenario.

It has been determined through ongoing workshops with Council that further qualifications for flow restrictions to downstream infrastructure may be required, however this is yet to be determined at this master planning phase.

To provide stormwater flow restrictions to downstream infrastructure within the network a detention scenario considering post development 1% AEP restricted to predevelopment 5% AEP has been modelled as part of this phase of the project.

A summary of the detention modelling results are shown below.

Table 3: Site Detention Assessment

	DETENTION ASSESSMENT
DESIGN SCENARIO	RESULTS
Design Flow	2.1m3/s (1% Post)
Anticipated Restricted Flow	1.0m3/s (5% Pre)
Max Outflow Rate	1.01m3/s (Drains Modelling)
Detention Volume*	600m3

**Detention volume is based on freely discharging downstream conditions and based on limited information at the time. Volume also does not consider freeboard requirements within the total.*

Drains detention modelling under pre post flow restriction scenario output is provided below. As described above this volume is conceptual and provides a scenario for consideration under the currently modelled storm scenarios for the site and is subject to change based on Councils ongoing work to provide relief to downstream stormwater infrastructure bottlenecks.

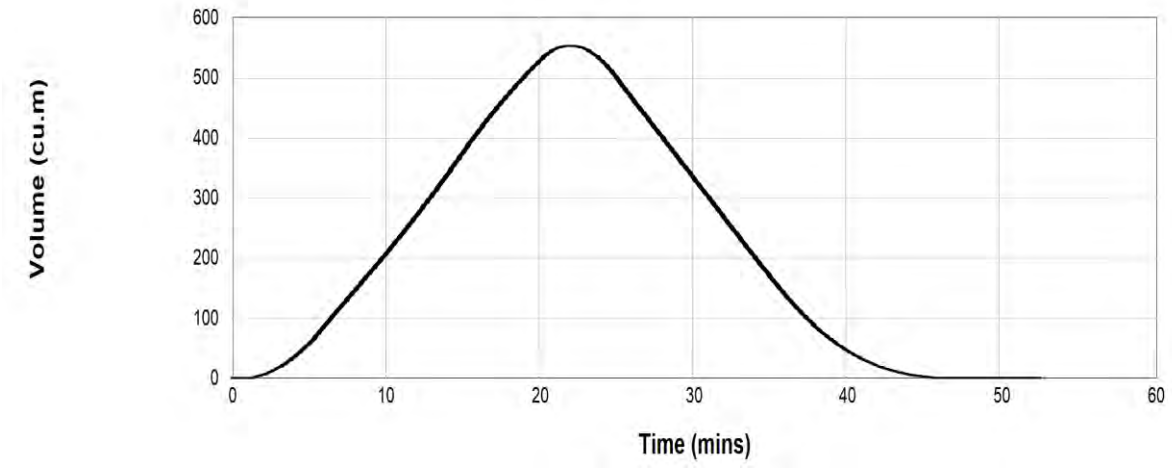


Figure 2 - Drains Modelling - Detention Volume Output

It should be noted that the above stormwater detention volume acts as a placeholder for the site in its entirety, however it is anticipated that a multifaceted approach to detention storage on site is to be considered as part of the holistic design. This will likely include the inclusion of stormwater tanks within proposed building, reserve basins, rain gardens and on-site swales.

2.9 City of Prospect Flood Mitigation Strategy - SMP Recommendations

The stormwater management plan completed by Southfront 'Barker Inlet Central Stormwater Management Plan, Rev D, 2022' highlights areas within the City of Prospect most vulnerable to impacts of stormwater during both minor and major events. The areas where then critically assessed with recommendations for upgrades within the stormwater network to provide mitigation within the system.

A new diversion drain is proposed from Barker Street to Churchill Road via Redin and Regency Roads, designed to intercept large overland flows and relieve pressure on the existing Victoria Street / Churchill Road system. Pipe upgrades include increasing diameters from 1050mm to 1650mm along Prospect Road and installing a 3.0 x 1.2m box culvert on Regency Road to reduce flooding near William Street

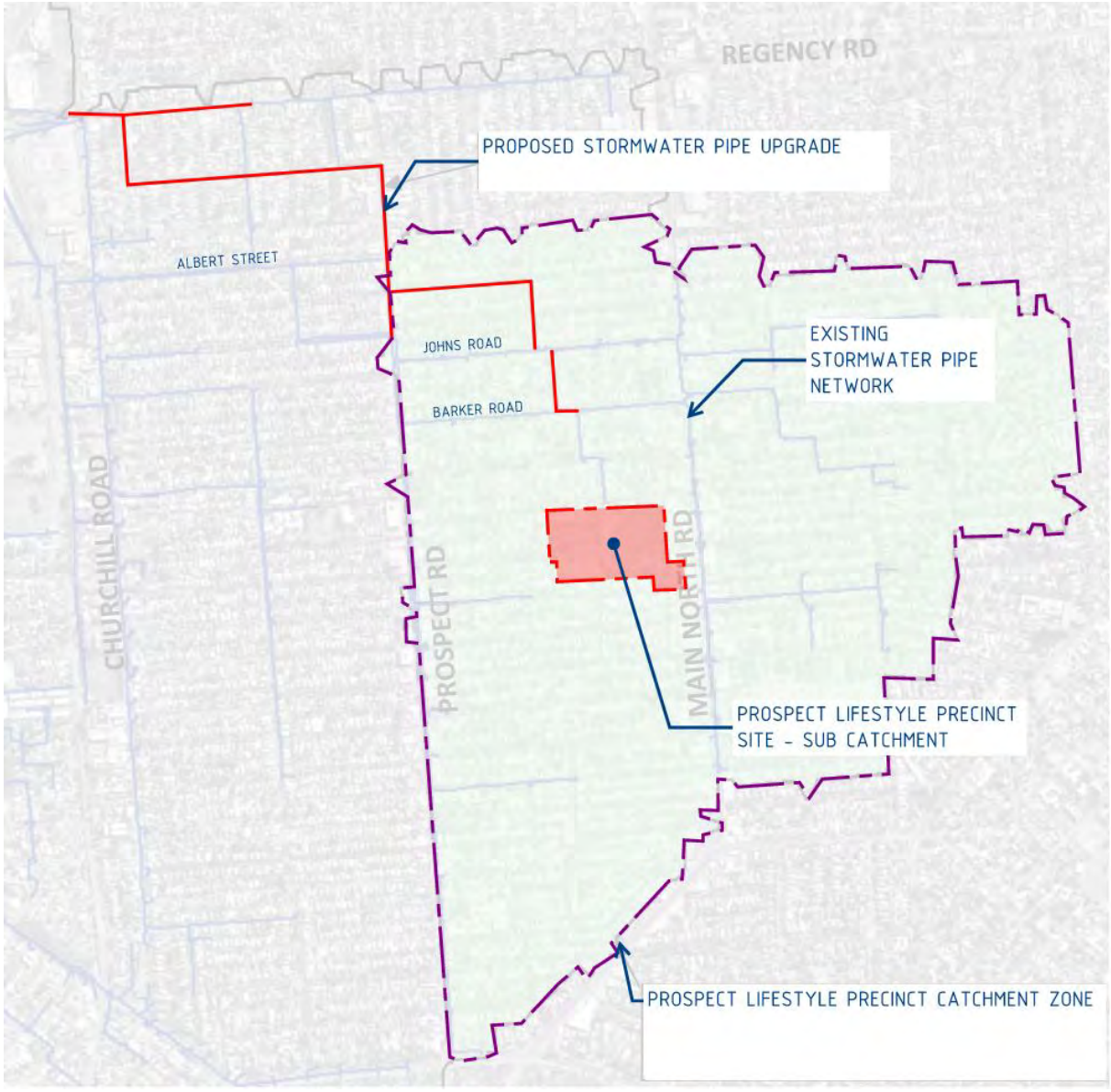


Figure 3 – Stormwater Diversion Drain Upgrade Proposal D1-A – Barker Inlet SMP 2022

The proposed pipe upgrades will significantly alleviate upstream stormwater issues by intercepting and redirecting large overland flows before they reach flood-prone area, allowing for more efficient stormwater management at sub catchment areas including the Prospect Lifestyle Precinct.

The SMP remains a priority deliverable for the Council with current actions focussed on the lower catchment reaches, namely Stage 1 (ie Under delivery) & Stage 2 (design development). Further SMP drainage upgrade works as identified in this Study are currently beyond the Council's capital planning horizon.

3 STORMWATER QUALITY TREATMENT

The implementation of a water sensitive urban design (WSUD) strategy will facilitate opportunities for environmental enhancement within the development. The proposed design will include elements that provide improved WSUD benefits and a positive outcome for the environment.

Overall the stormwater management approach adopts objectives where feasible (within the limitations of the site's physical constraints, including the interconnected nature of the network and the continuation of the residential and commercial development on the majority of the site) to:

- Adopt a landscape design approach that aims to enhance existing environmental values. This also facilitates filtering of sediment deposits and nutrient uptake.
- Minimising the direct connection of large untreated stormwater drainage systems for major outlets into existing waterways by creating vegetated ponds featuring naturalistic design principles where possible.

The proposed design will use a treatment train approach to stormwater management through the likely inclusion of gross pollutant traps at major outlets, rain gardens and other Council approved stormwater treatment devices. The approach for implementation of the strategies is to work collaboratively with Council to determine an agreed approach for the site.

Stormwater quality assessment modelling has not been completed for the site as part of the engineering masterplanning documentation. It would logically occur at the development assessment phase at which time the detailed stormwater treatment approach will be confirmed.

4 SERVICES INFRASTRUCTURE

4.1 Infrastructure Reference Information

The location and capacity of the existing services within the vicinity of the subject land has been investigated and is detailed within the following sections of this report. Service authorities have been consulted to acquire background information and formalise potential supply arrangements to the proposed residential and commercial site. A copy of the relevant correspondence is included in Appendix E of this report.

The following key authorities have been consulted in seeking infrastructure input:

- Wastewater – SA Water
- Potable Water – SA Water
- Electricity Supply – SA Power Networks (SAPN)
- Telecommunications – National Broadband Network (NBN)
- Gas – APA Group (APA)

Existing service infrastructure layout can be found in Appendix B.

Information obtained through a Before You Dig (BYD) search has been included in Appendix F. to provide additional context and support for the report.

5 WASTEWATER

5.1 Existing Wastewater Infrastructure

SA Water has confirmed that there are existing sewer mains in close proximity to the site. SA Water is yet to confirm any augmentation requirements relative to intended project staging. Engagement with SA Water is ongoing.

5.2 Service Authority Advice

SA Waters Network Planning team are currently scenario modelling for this site and have an anticipated strategy for the future yield within a three-to-six-month timeframe. Whilst this planning study is conducted it can be anticipated that there will be capacity to support the site however, it should be anticipated that potential upgrades within an directly downstream of the site may be required to support the site

5.3 Wastewater Master Planning

The site currently has several gravity sewer mains running along the perimeter of the site. Reviewing the existing infrastructure sizing and potential wastewater catchments, the existing system is likely to be sufficient with consideration given to connection locations and internal sewer infrastructure upgrades:

The following proposed development areas are proposed to connect via the following wastewater infrastructure.

- **Mixed-Use Development South-East Corner:** Connection via Main North Road – 225mm Gravity Sewer Main
- **Grandstand and Football Clubrooms:** Connection via Willcox Avenue – 150mm Gravity Sewer Main
- **Indoor Community and Sports Building**: Connection via internal sewer along Menzies Crescent and Flora Terrace – 150mm Gravity Main
- **Eastern Wing Development**: Connection via Main North Road – 225mm Gravity Sewer Main

6 POTABLE WATER

6.1 Existing Potable Water Infrastructure

Information on the existing potable water infrastructure has been obtained through correspondences with SA Water, with supporting information sought through a Before You Dig (BYD) search. BYD plans have been included in Appendix F of this report.

The following services are located adjacent to the development site:

- Willcox Avenue – Existing 200mm water main
- Flora Terrace/Menzies Crescent – Existing 600mm water main
- Kintore Avenue – Existing 100mm Water Main
- Main North Road – Existing Dual Main
  - Eastern – 200mm Water Main
  - Western – 150mm Water Main

6.2 Service Authority Advice

SA Waters Network Planning team are currently scenario modelling for this site and have an anticipated strategy for the future yield within a three-to-six-month timeframe. Whilst this planning study is conducted it can be anticipated that there will be capacity to support the site however, it should be anticipated that internal infrastructure additions and upgrades will be required to support the anticipated site upgrade, these may include additional pipe infrastructure and booster pump stations for servicing multi-story buildings.

6.3 Potable Water Master Planning

As the site continues to be reviewed by SA Water it is indicated that there is likely sufficient perimeter infrastructure to accommodate the proposed Precinct Upgrade Project. Noting ongoing planning and modelling will be required to understand network constraints and the timing of any upgrades required to continue to maintain minimum levels of services for the site.

Further to the above the site proposal for multi storey residential apartment living with internal servicing will potentially be required ie (water service booster stations) to meet these minimum levels of service. SA Water will continue to work with the project control group to determine where height restrictions will prevent minimum levels of services without intervention.

7 ELECTRICAL

7.1 Existing Electrical Infrastructure

Information on the existing electrical infrastructure has been obtained through correspondence with SA Power Networks, with supporting information sought through a Before You Dig (BYD) search. BYD plans have been included in Appendix F of this report.

The following services are located within close proximity to the development site:

- Willcox Avenue/Menzies – High Voltage Overhead Electrical
- Main North Road – Low Voltage underground

7.2 Service Authority Advice

SAPN has undertaken a preliminary assessment and indicated: to the north of the existing oval there is existing overhead HV (red) and LV (blue), to the west overhead LV and to the East underground HV.

One of the challenges of the site is that the HV are both on radial circuits that are nearing the capacity for a radial circuit, the solution is to create a looped HV circuit by either:

- Loop the two HV circuits together;
- Loop with another circuit further to the north;
- Duplicating the underground road crossing under Main North Road.



Figure 4 – SAPN Electrical Layout Plan.

Currently the existing transformers in the vicinity are:

- 25-150kVA
- TC62270-500kVA
- 32291-500kVA

Augmentation Charges are standard rates based on $/kVA amounts for what demands you request for each stage. Current standard rate is $203/kVA but is subject to change – increases over time/or load request details related.

Once you have confirmed maximum demands for the site and the staging of the upgrades we can work through a plan to best service the development

8 COMMUNICATIONS

8.1 Existing Communications Infrastructure

Information on the existing communications infrastructure has been obtained through correspondence with NBN Co, with supporting information sought through a Before You Dig (BYD) search. BYD plans have been included in Appendix F of this report.

The following summarises existing communications infrastructure within the site's vicinity, in-service cable exists around the perimeter of the subject land, including:

- Main North Road
- Kintore Avenue
- Willcox Avenue

Based on the current level of service both adjacent and within the site, it is anticipated that future communications demands will be met. Levels of service for the site will be on a case-by-case basis and reviewed/tailored for both residential and commercial/business applications.

8.2 Service Authority Advice

The PLP site is within the existing NBN fixed line network footprint so there would likely be no backhaul charges (subject to confirmation of lot count) to service this development with Fibre to the Premises (FttP) services.

A standard capped per premises contribution would apply to service the development (invoiced on a stage-by-stage basis). We will review this contribution charge subject to further discussions on the developers' requirements as well as other current and future developments with NBN.

Under our standard Master Developer Agreement, the developer would be responsible for the design and construct of the pit and pipe to NBN guidelines.

This advice excludes the cost of moving any existing NBN assets that may need to be relocated to service the development as well as any assets within the development boundary that need to be relocated as part of the site works.

Before You Dig info will indicate any NBN assets that may clash with the proposed development below highlights the extent of the current NBN within proximity of the development.

9 GAS

9.1 Existing Gas Infrastructure

Information on the existing gas infrastructure has been obtained through a Before You Dig (BYD) search and investigation.

The site is currently serviced by medium pressure gas mains located within:

- Main North Road - 40P8 in 50P4
- Kintore Avenue - 40P8 in 80C2
- Willcox Avenue - 40P2 in 100C2
- Menzies Crecent - 40P2 in 100C2

*P2/P4/P8 – High Density PE, C2 – Cast Iron

The existing allotment to the east of the site including Toyota, CCH and the previous Maverick Campers are all serviced via direct connections to the medium pressure main located within Main North Road, with a total of six existing gas connections and meters on this side of the site.

The internal portion of the Prospect Lifestyle Precinct is serviced via a 40mm medium pressure spur line located within Menzies Crescent which is servicing the Prospect Pavillion.

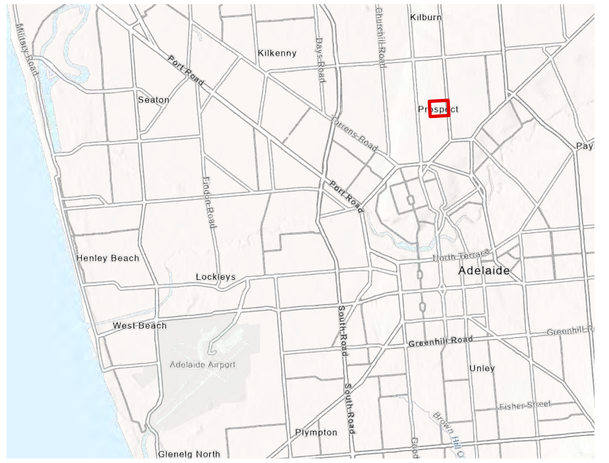
Whilst final servicing requirements are yet to be provided by APA, the current abundance of gas infrastructure located adjacent the site provides a strong indication future demands will be met.

Noting that additional gas connections and the relative demand will be subject to final proposed commercial arrangements for the future site.

APPENDIX A
EXISTING SITE LAYOUT







DRAWING LIST

WGA241580-SK-CV-0001	LOCALITY PLAN
WGA241580-SK-CV-0002	STAGING PLAN
WGA241580-SK-CV-0003	ELEVATION
WGA241580-SK-CV-0004	STORMWATER
WGA241580-SK-CV-0005	POTABLE WATER
WGA241580-SK-CV-0006	WASTEWATER
WGA241580-SK-CV-0007	ELECTRICAL

N

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Scale 1:800 @ A1

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INFORMATION ISSUE
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	18/08/25	LOCALITY PLAN	ADS	JB	JB
B	10/10/25	LOCALITY PLAN	ADS	JB	JB
C	24/11/25	LOCALITY PLAN	ADS	JB	JB

WGA
60 Wyatt Street, Adelaide
South Australia 500
Telephone 08 8223 7433
Email adelaide@wga.com.au

PROSPECT LIFESTYLE PRECINCT
MASTERPLANNING

LOCALITY PLAN

A1

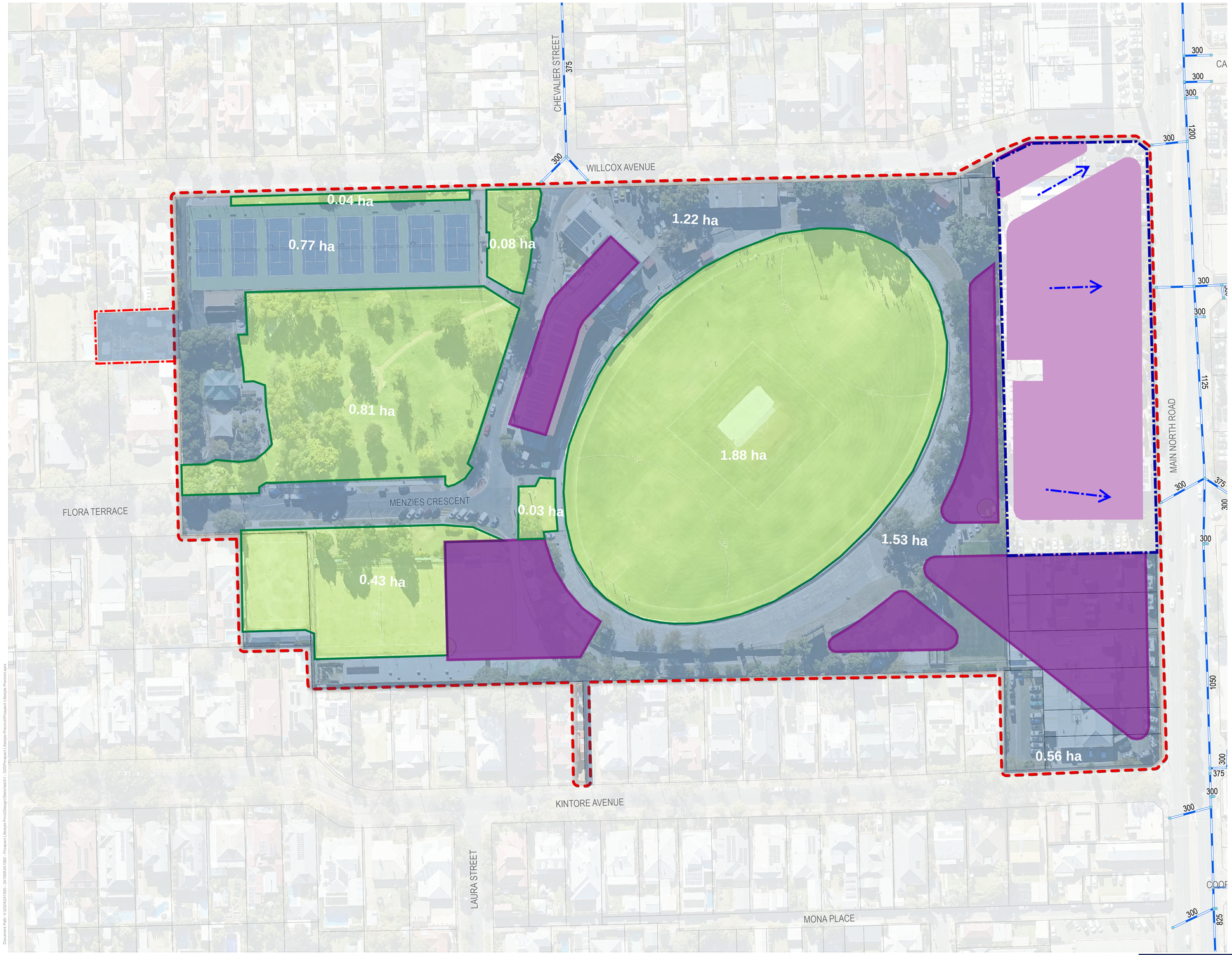
Design	Drawn	DOCUMENT NUMBER Project Number	Sheet No.	Rev.
JB	ADS	WGA241580-SK-CV-0001		B

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APPENDIX B
STORMWATER CATCHMENT PLANS & MODELLING



PROSPECT LIFESTYLE PRECINCT - POST DEVELOPMENT STORMWATER CATCHMENT PLAN



LEGEND

- IMPERVIOUS AREA - 4.1HA
- PERVIOUS AREA - 3.3HA
- PROPOSED DEVELOPMENT AREAS

PLP TOTAL AREA - 7.4HA

- BUILDING ENVELOPE PROPOSED
- BUILDING ENVELOPE FUTURE
- EXISTING S/W FLOW ASSUMPTION

NOTES:

- Catchment areas have been assessed based on current site owned land only, any future expansion has been assumed to utilise existing infrastructure on Main North Road.
- Assessment makes general assumptions regarding differentiation of impervious and pervious areas given the scale of the area and the stage of the design.
- Upgrades areas noted as 'building envelope proposed' may have landscaped areas associated with the overall building envelope. Given the high level nature of this assessment these areas have not been included.
- There are currently a number of areas within the site that have no defined drainage system and hence will likely multiple drainage locations splitting the flow into more manageable location.

N

When sheet printed full size, the scale bar is 100mm.

0 50 100mm

Scale 1:800 @ A1

0 25 50 75 100 m

WGA

JOB NUMBER:	WGA241850
DESIGNER:	JBessell
DATE:	26/11/2025
SKETCH No.:	002
REVISION:	B
SCALE:	

Document Path: V:\WGA\241850 - 241899\241850 - Prospect Lifestyle Precinct\Design\Sketches\01 - GIS\Prospect Lifestyle Precinct\Prospect Lifestyle Precinct.aprx

PROSPECT LIFESTYLE PRECINCT - PRE DEVELOPMENT STORMWATER CATCHMENT PLAN



- IMPERVIOUS AREA - 3.1HA
- PERVIOUS AREA - 3.6HA

PLP TOTAL AREA - 6.7HA

- AREA OUTSIDE OF EXISTING NOT CONSIDERED
- FLOW DIRECTION TO EXISTING S/W INFRASTRUCTURE

NOTES:

- Catchment areas have been assessed based on current site owned land only, any future expansion has been excluded from this assessment.
- Assessment makes general assumptions regarding differentiation of impervious and pervious areas given the scale of the area.

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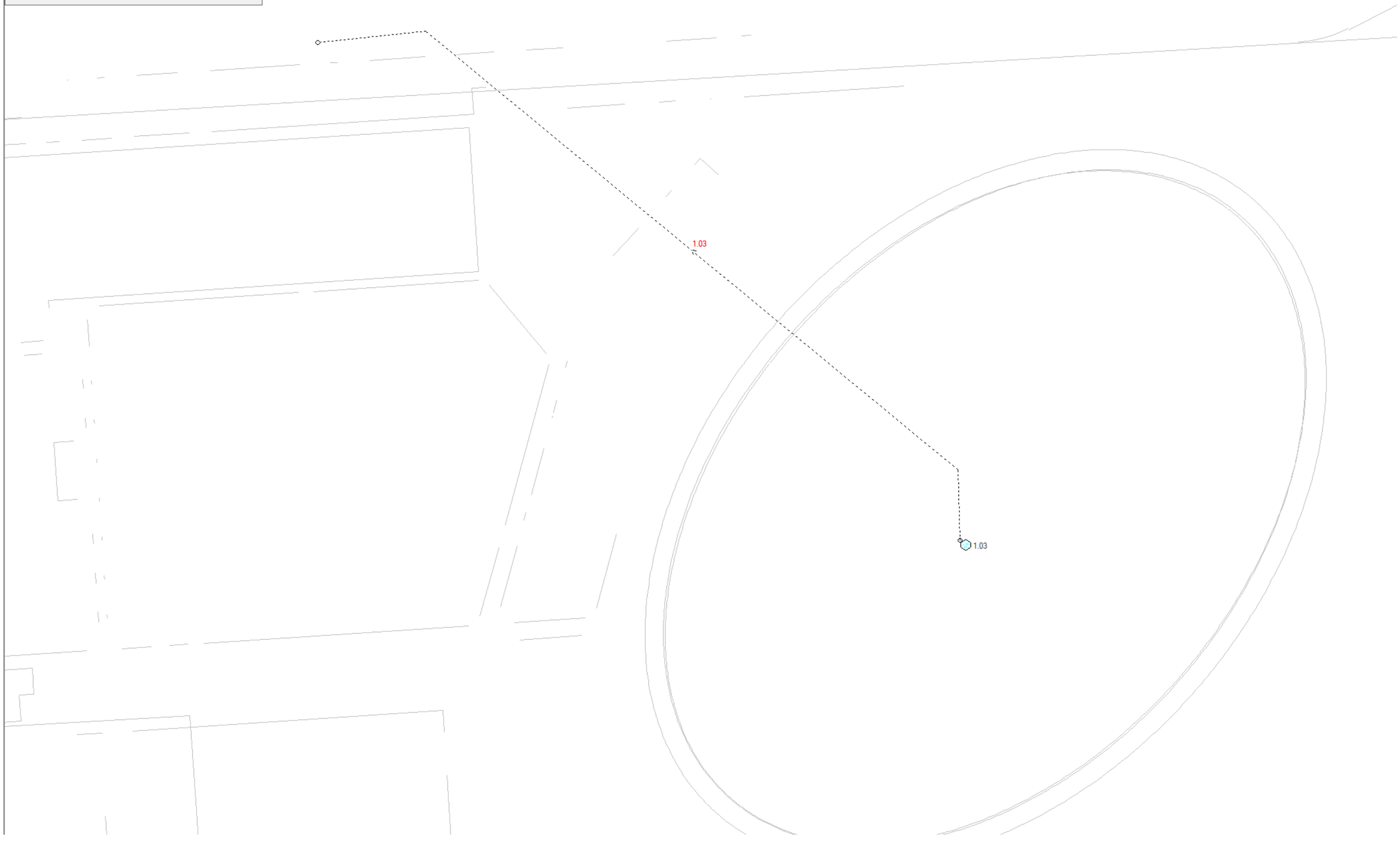
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WGA

JOB NUMBER: WGA241850
DESIGNER: JBessell
DATE: 26/11/2025
SKETCH No.: 001
REVISION: B
SCALE:

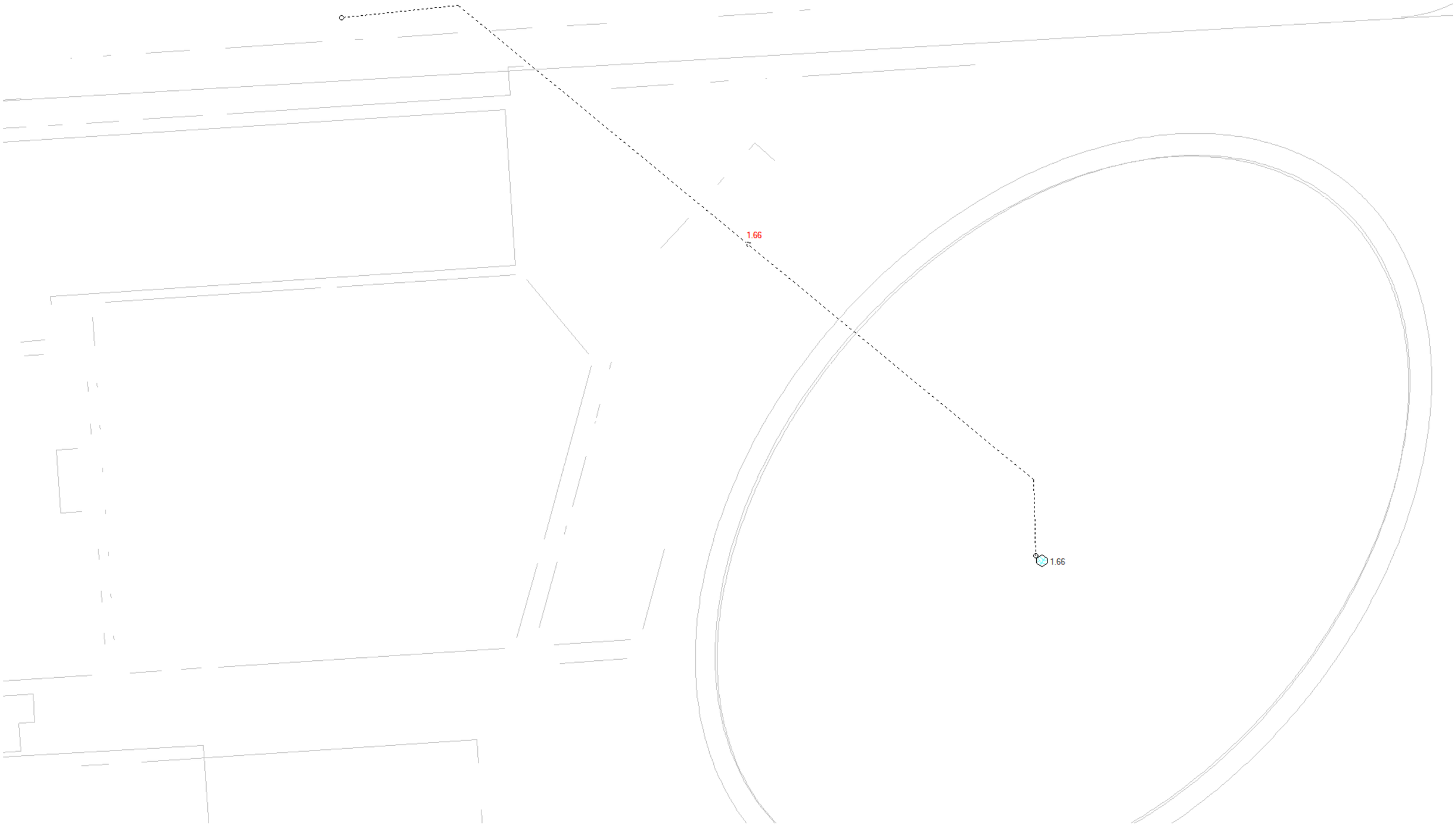
PROSPECT LIFESTYLE PRECINCT - PRE DEVELOPMENT 5% AEP DRAINS RESULTS

Results for median storm in critical 5% AEP ensembles
using Lite hydraulic model.



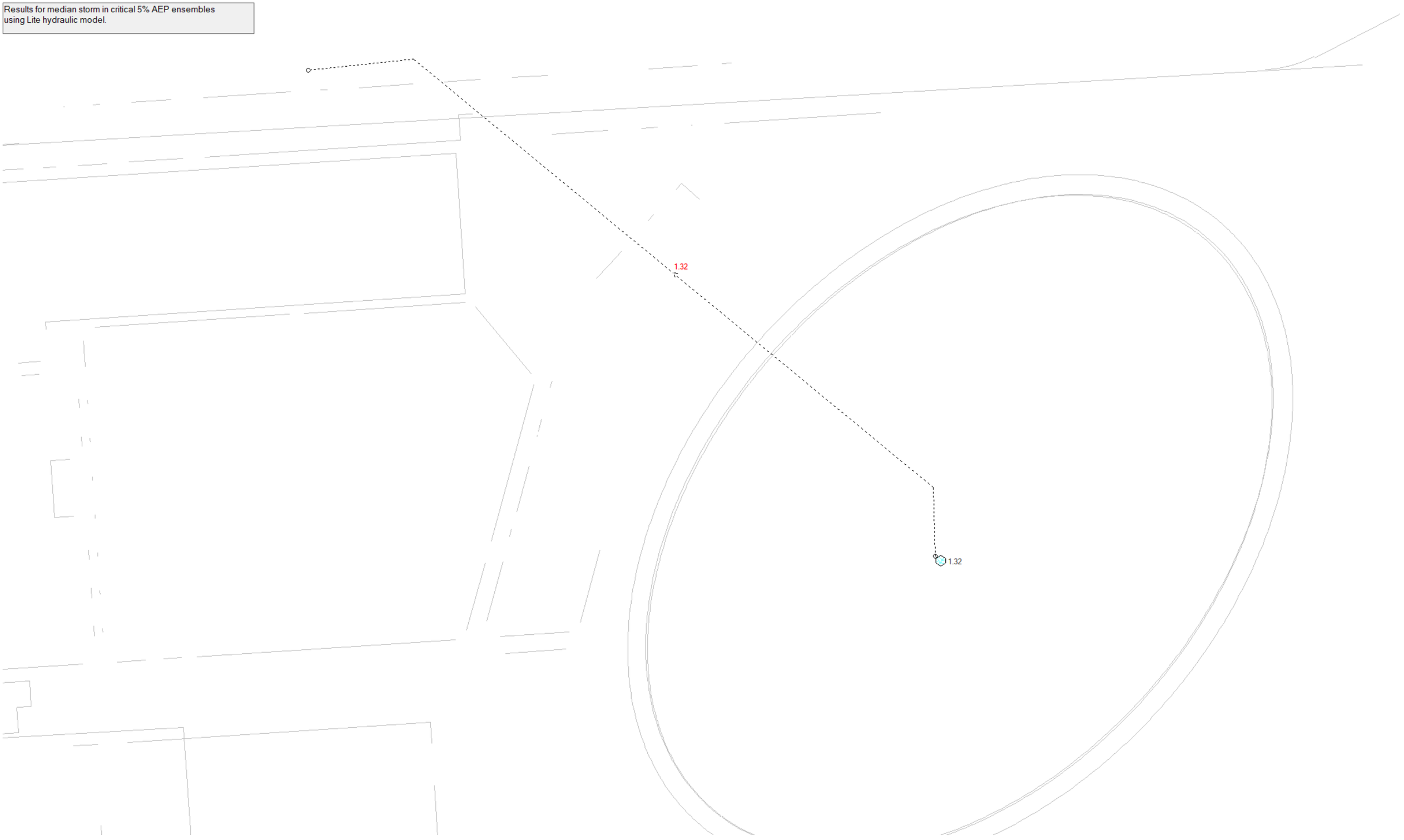
PROSPECT LIFESTYLE PRECINCT - PRE DEVELOPMENT 1% AEP DRAINS RESULTS

Results for median storm in critical 1% AEP ensembles using Lite hydraulic model.



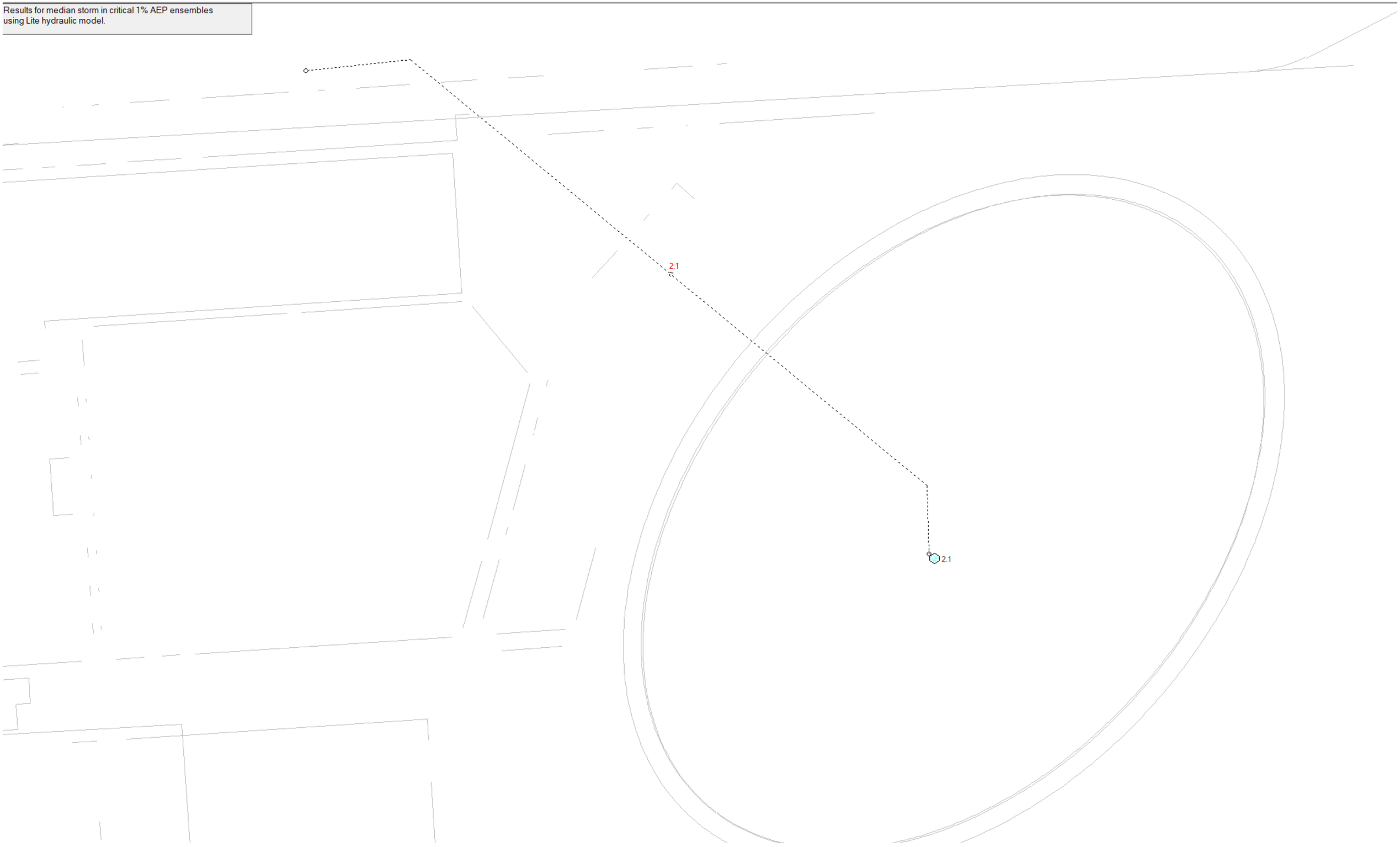
PROSPECT LIFESTYLE PRECINCT - POST DEVELOPMENT 5% AEP DRAINS RESULTS

Results for median storm in critical 5% AEP ensembles
using Lite hydraulic model.

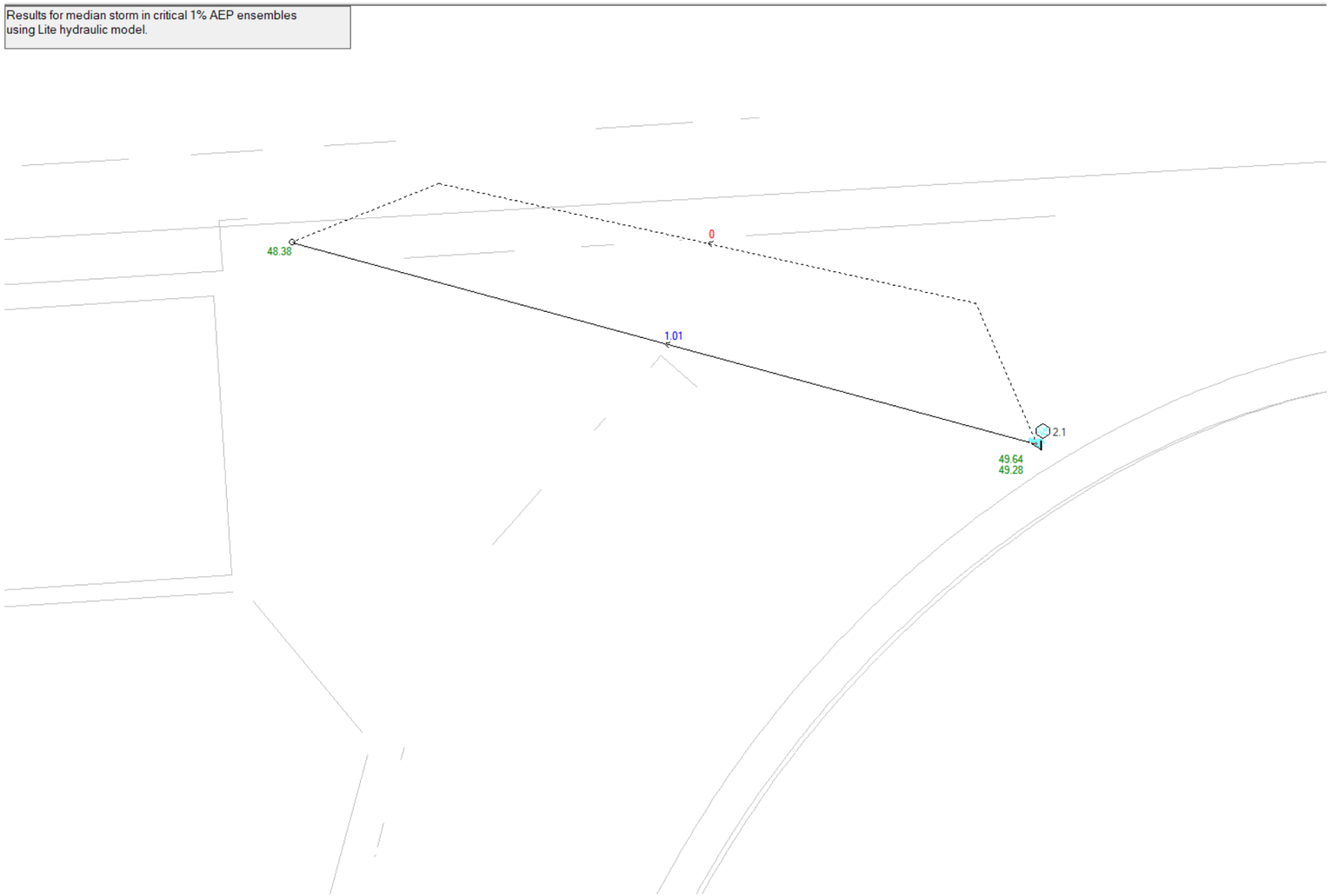


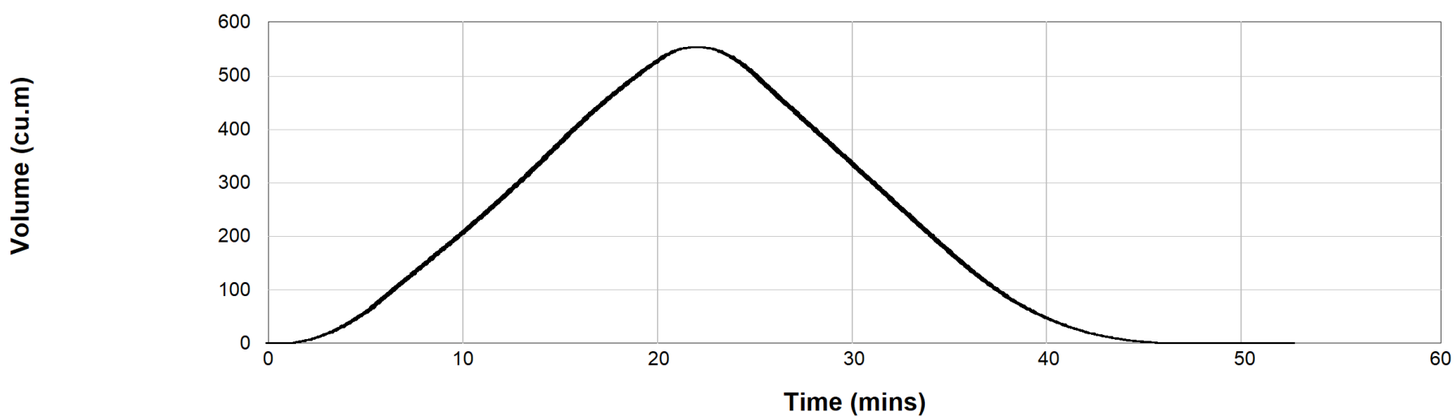
PROSPECT LIFESTYLE PRECINCT - POST DEVELOPMENT 1% AEP DRAINS RESULTS

Results for median storm in critical 1% AEP ensembles using Lite hydraulic model.



PROSPECT LIFESTYLE PRECINCT - PRE-POST DEVELOPMENT DETENTION VOLUME RESULTS

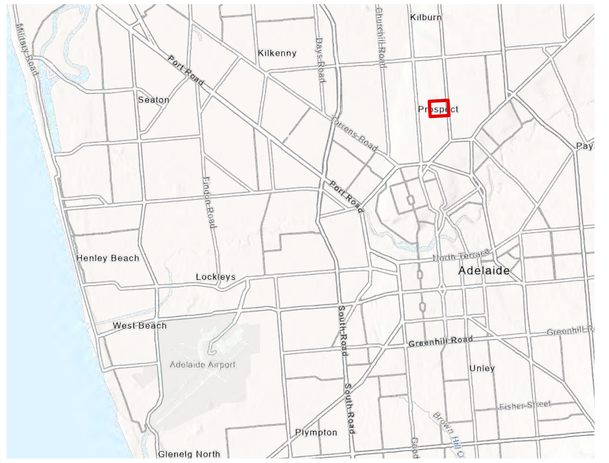




APPENDIX C
SITE ARRNAGEMENT, STORMWATER & SERVICES LAYOUT PLANS







DRAWING LIST

WGA241580-SK-CV-0001	LOCALITY PLAN
WGA241580-SK-CV-0002	STAGING PLAN
WGA241580-SK-CV-0003	ELEVATION
WGA241580-SK-CV-0004	STORMWATER
WGA241580-SK-CV-0005	POTABLE WATER
WGA241580-SK-CV-0006	WASTEWATER
WGA241580-SK-CV-0007	ELECTRICAL

N

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INFORMATION ISSUE
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	18/08/25	LOCALITY PLAN	ADS	JB	JB
B	10/10/25	LOCALITY PLAN	ADS	JB	JB
C	24/11/25	LOCALITY PLAN	ADS	JB	JB

WGA
60 Wyatt Street, Adelaide
South Australia 500
Telephone 08 8223 7433
Email adelaide@wga.com.au

PROSPECT LIFESTYLE PRECINCT
MASTERPLANNING

LOCALITY PLAN

A1

Design	Drawn	DOCUMENT NUMBER Project Number	Sheet No.	Rev.
JB	ADS	WGA241580-SK-CV-0001		B

Document Path: V:\WGA\241580 - 241580\24158 - Prospect Lifestyle Precinct\Design\Sketches\01 - GIS\Prospect Lifestyle Precinct\Prospect Lifestyle Precinct.aprx



LEGEND

- PROPOSED BUILDINGS
- STAGE 2 PROPOSED BUILDINGS
- PROJECT BOUNDARY
- PARCEL CADASTRE

N

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Scale 1:800 @ A3

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INFORMATION ISSUE
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REV	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	18/08/25	STAGES	ADS	JB	JB
B	10/10/25	STAGES	ADS	JB	JB
C	11/11/25	STAGES	ADS	JB	JB

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60 Wyatt Street, Adelaide
South Australia 500
Telephone 08 8223 7433
Email adelaide@wga.com.au

PROSPECT LIFESTYLE PRECINCT
MASTERPLANNING

STAGES

A1

DOCUMENT NUMBER
Project Number | Sheet No. | Rev.

Design JB | Drawn ADS | WGA241580-SK-CV-0002 | A

Document Path: V:\WGA\241580 - 241580\241580 - Prospect Lifestyle Pre\Design\Sketch\01 - SD\Prospect Lifestyle Precinct\Prospect Lifestyle Precinct.pln



LEGEND

- PROJECT BOUNDARY
- STAGE 2 PROPOSED BUILDINGS
- PROPOSED BUILDINGS
- PARCEL CADASTRE
- CONTOURS

N

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Scale 1:800 @ A1

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INFORMATION ISSUE
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	18/08/25	ELEVATION	ADS	JB	JB
B	10/10/25	ELEVATION	ADS	JB	JB
C	11/11/25	ELEVATION	ADS	JB	JB

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South Australia 500
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PROSPECT LIFESTYLE PRECINCT
MASTERPLANNING

ELEVATION

A1

Design	Drawn	Project Number	Sheet No.	Rev.
JB	ADS	DOCUMENT NUMBER WGA241580-SK-CV-0003		C

Document Path: V:\2024\241580 - 241580\241580 - Prospect Lifestyle Precinct\Design\Sketches\01 - GIS\Prospect Lifestyle Precinct\Prospect Lifestyle Precinct.aprx



LEGEND

- PROPOSED BUILDINGS
- STAGE 2 PROPOSED BUILDINGS
- PARCEL CADASTRE
- PROJECT BOUNDARY
- STORMWATER DRAINS
- STORMWATER SEP/INLET/ JUNCTION PITS

N

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Scale 1:800 @ A1

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INFORMATION ISSUE
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	18/08/25	STORMWATER	ADS	JB	JB
B	10/10/25	STORMWATER	ADS	JB	JB
C	11/11/25	STORMWATER	ADS	JB	JB

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South Australia 500
Telephone 08 8223 7433
Email adelaide@wga.com.au

PROSPECT LIFESTYLE PRECINCT
MASTERPLANNING

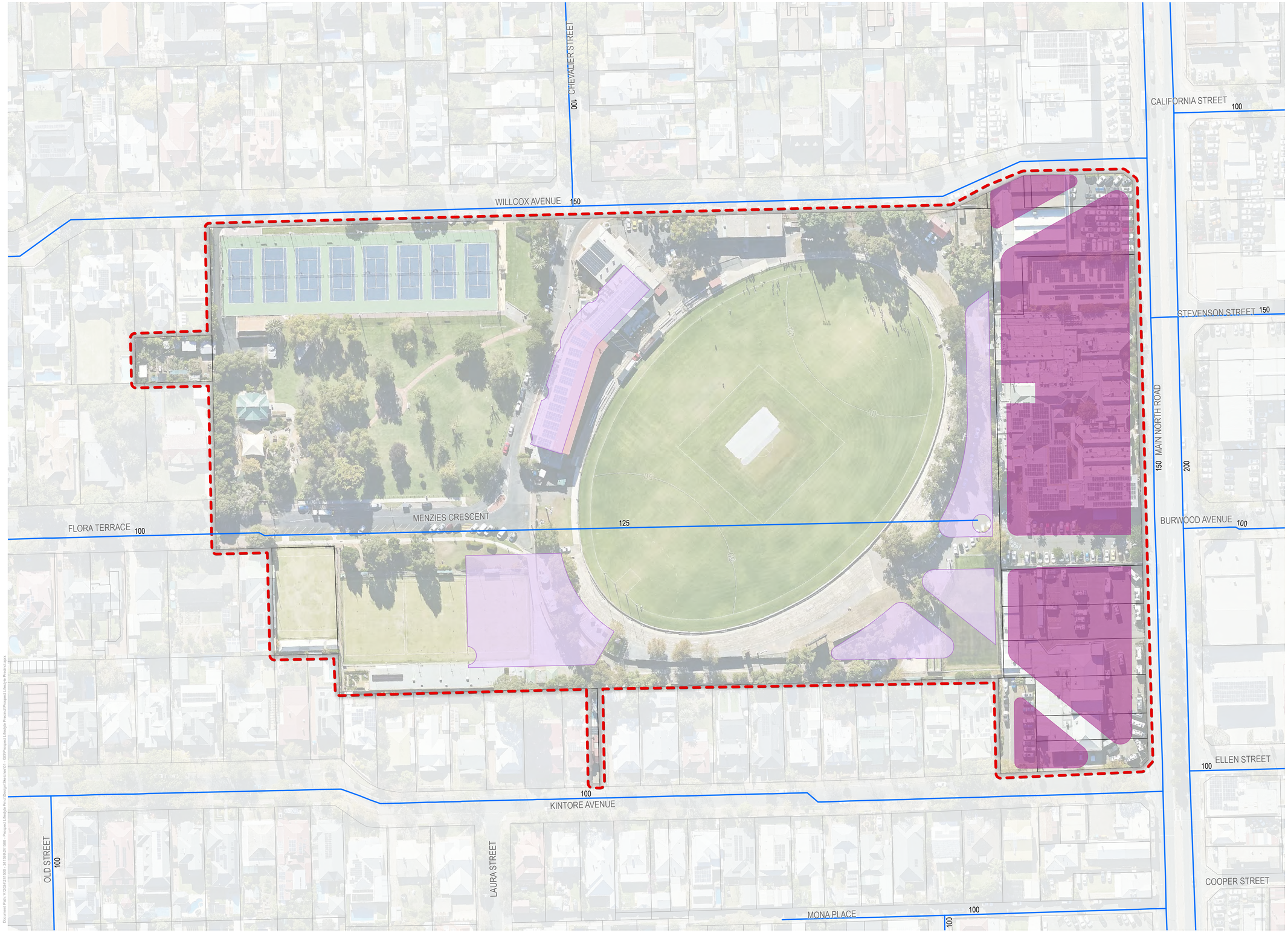
STORMWATER

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DOCUMENT NUMBER
Project Number | Sheet No. | Rev.

Design JB | Drawn ADS | WGA241580-SK-CV-0004 | B

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LEGEND

- PROPOSED BUILDINGS
- STAGE 2 PROPOSED BUILDINGS
- PARCEL CADASTRE
- PROJECT BOUNDARY
- WATER MAIN

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Scale 1:800 @ A1

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INFORMATION ISSUE
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	18/08/25	POTABLE WATER	ADS	JB	JB
B	10/10/25	POTABLE WATER	ADS	JB	JB
C	11/11/25	POTABLE WATER	ADS	JB	JB

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South Australia 500
Telephone 08 8223 7433
Email adelaide@wga.com.au

PROSPECT LIFESTYLE PRECINCT
MASTERPLANNING

POTABLE WATER

A1

DOCUMENT NUMBER
Project Number Sheet No. Rev.

Design JB Drawn ADS

WGA241580-SK-CV-0005 C



LEGEND

- PROJECT BOUNDARY
- STAGE 2 PROPOSED BUILDINGS
- PROPOSED BUILDINGS
- PARCEL CADASTRE
- WASTE WATER GRAVITY MAIN

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Scale 1:800 @ A1

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INFORMATION ISSUE
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	18/08/25	WASTEWATER	ADS	JB	JB
B	10/10/25	WASTEWATER	ADS	JB	JB
C	11/11/25	WASTEWATER	ADS	JB	JB

WGA
60 Wyatt Street, Adelaide
South Australia 500
Telephone 08 8223 7433
Email adelaide@wga.com.au

PROSPECT LIFESTYLE PRECINCT
MASTERPLANNING

WASTEWATER

A1

DOCUMENT NUMBER
Project Number | Sheet No. | Rev.

Design JB | Drawn ADS | WGA241580-SK-CV-0006 C



LEGEND

- PROJECT BOUNDARY
- STAGE 2 PROPOSED BUILDINGS
- PARCEL CADASTRE
- PROPOSED BUILDINGS
- SAPN LOW VOLTAGE OVERHEAD LINE
- SAPN SUBTRANSMISSION & HIGH VOLTAGE OVERHEAD LINE
- SAPN LOW VOLTAGE UNDERGROUND CABLE

N

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Scale 1:800 @ A1

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INFORMATION ISSUE
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	18/08/25	ELECTRICAL	ADS	JB	JB
B	10/10/25	ELECTRICAL	ADS	JB	JB
C	11/11/25	ELECTRICAL	ADS	JB	JB

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South Australia 500
Telephone 08 8223 7433
Email adelaide@wga.com.au

PROSPECT LIFESTYLE PRECINCT
MASTERPLANNING

ELECTRICAL

A1

DOCUMENT NUMBER
Project Number Sheet No. Rev.

Design JB Drawn ADS

WGA241580-SK-CV-0007 C

Document Path: V:\WGA\241580 - 241580\241580 - Prospect Lifestyle Precinct\Design\Sketches\01 - GSP\Prospect Lifestyle Precinct\Prospect Lifestyle Precinct.aprx

APPENDIX D
CONCEPTUAL INTERNAL INFRASTRUCTURE LAYOUTS



APPENDIX E
SERVICE AUTHORITY ADVICE



Josh Bessell

From: Brian O'Keefe <brianokeefe@nbnco.com.au>
Sent: 12 September 2025 1:52 PM
To: Josh Bessell
Cc: Ric Matto
Subject: RE: [External] FW: Prospect Lifestyle Precinct - NBN Preliminary Investigations [Commercial - Anyone]

Hi Josh,

Thanks for reaching out.

The proposed development at Prospect is within the existing NBN fixed line network footprint so there would likely be no backhaul charges (subject to confirmation of lot count) to service this development with Fibre to the Premises (FttP) services.

A standard capped per premises contribution would apply to service the development (invoiced on a stage-by-stage basis). We will review this contribution charge subject to further discussions on the developers' requirements as well as other current and future developments with NBN.

Under our standard Master Developer Agreement, the developer would be responsible for the design and construct of the pit and pipe to NBN guidelines.

This advice excludes the cost of moving any existing NBN assets that may need to be relocated to service the development as well as any assets within the development boundary that need to be relocated as part of the site works. Dial Before You Dig info will indicate any NBN assets that may clash with the proposed development. Further details on asset relocations (including obtaining a quote) can be found at https://www.nbnco.com.au/develop-or-plan-with-the-nbn/commercial-works. We could also potentially minimise any of these costs by allowing pit and pipe for the asset relocation to be designed and built under a Master Developer Agreement.

Hopefully, this covers off the high-level information you're after, but please let me know if you have any further questions.

Kind regards

Brian O'Keefe
Senior Account Manager WA/NT, New Developments
M +61 409 900 712 | **E** brianokeefe@nbnco.com.au
Level 4, 202 Pier St, Perth WA 6000



nbn acknowledges and pays respects to the traditional custodians of all the lands upon which we work.

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From: Josh Bessell <JBessell@wga.com.au>
Sent: Thursday, 11 September 2025 9:37 AM
To: Brian O'Keefe <brianokeefe@nbnco.com.au>
Subject: [External] FW: Prospect Lifestyle Precinct - NBN Preliminary Investigations

EXTERNAL SENDER – Be cautious opening Links and Attachments

Hi Brian,

Have forward this request to you in Ric's absence.

Any concerns please let me know.

Regards

Josh Bessell | Associate | Urban Development - Regional Sector Lead SA
BE Civil (Hons), MIEAust, CPEng, NER (Civil), RPEQ (Civil)
WGA
Kaurna Country 60 Wyatt Street, Adelaide SA 5000
+61 8 8223 7433
JBessell@wga.com.au

Australia | New Zealand

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From: Josh Bessell
Sent: 11 September 2025 10:33 AM
To: Ric Matto <ricmatto@nbnco.com.au>
Subject: Prospect Lifestyle Precinct - NBN Preliminary Investigations [Filed 11 Sep 2025 10:33]

Hi Ric,

Hope you are well mate. Appreciate your help on a lot of these masterplanning projects at the moment they seem to be coming in thick and fast.

We're currently assisting the City of Prospect with a servicing investigation and are looking for NBN to advise on the latest servicing requirements for the proposed future recreation/commercial/residential sites located within the existing Prospect Oval Precinct highlighted below.

Below I have highlighted the proposed development with areas highlighted in lilac as conceptual developable areas.



Could NBN please provide information with regard to existing services capacity and augmentation / headworks costs that may be incurred as a result of the developments.

The wider project group is working through the details of the site masterplan with refinements to the lot mix/ yields, however the following has been proposed for the site in effort to commence servicing coordination.

The project is likely to be staged over 10+ years with the below forming the initial concept for the site.

- 500 apartments
- 5000m2 retail
- 3000m2 food & beverage
- 4000m2 office
- 5000m2 multi-user recreation facility

Feel free to reach out to me if you have any concerns.

Regards

Josh Bessell
Associate | Urban Development - Regional Sector Lead SA
BE Civil (Hons), MIEAust, CPEng, NER (Civil), RPEQ (Civil)

WGA

Kaurna Country 60 Wyatt Street, Adelaide SA 5000
+61 8 8223 7433
JBessell@wga.com.au

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Josh Bessell

From: Tim Caddy <Tim.Caddy@sapowernetworks.com.au>
Sent: 12 September 2025 4:35 PM
To: Josh Bessell
Subject: RE: Prospect Lifestyle Precinct - SAPN Preliminary Investigations

Good Afternoon Josh,

Thanks for the information, we recently explored this site for some potential upgrades at the oval and are familiar with the infrastructure.

Below is a snip of existing infrastructure: in the area at the top of the page these is existing overhead HV (red) and LV (blue), to the west overhead LV and to the East underground HV.
One of the challenges of the site is that the HV are both on radial circuits that are nearing the capacity for a radial circuit, the solution is to create a looped HV circuit by either:

- loop the two HV circuits together
- loop with another circuit further to the north.
- Duplicating the underground road crossing under Main North Road.

Due to the distance and vegetation in the area this does pose some challenges that we can work through.

Currently the existing transformers in the vicinity are:

- 25-150kVA
- TC62270-500kVA
- 32291-500kVA

Augmentation Charges are standard rates based on $/kVA amounts for what demands you request for each stage. Current standard rate is $203/kVA but is subject to change – increases over time/or load request details related.

Once you have confirmed maximum demands for the site and the staging of the upgrades we can work through a plan to best service the development.

Feel free to give me a call to discuss if required.



Kind Regards

Tim Caddy
Customer Solutions Manager – Metro West & Inner North

Mobile: 0403 582 308
- m.caddy@sapowernetworks.com.au
52 Jacobsen Crescent, Holden Hill SA 5088
sapowernetworks.com.au

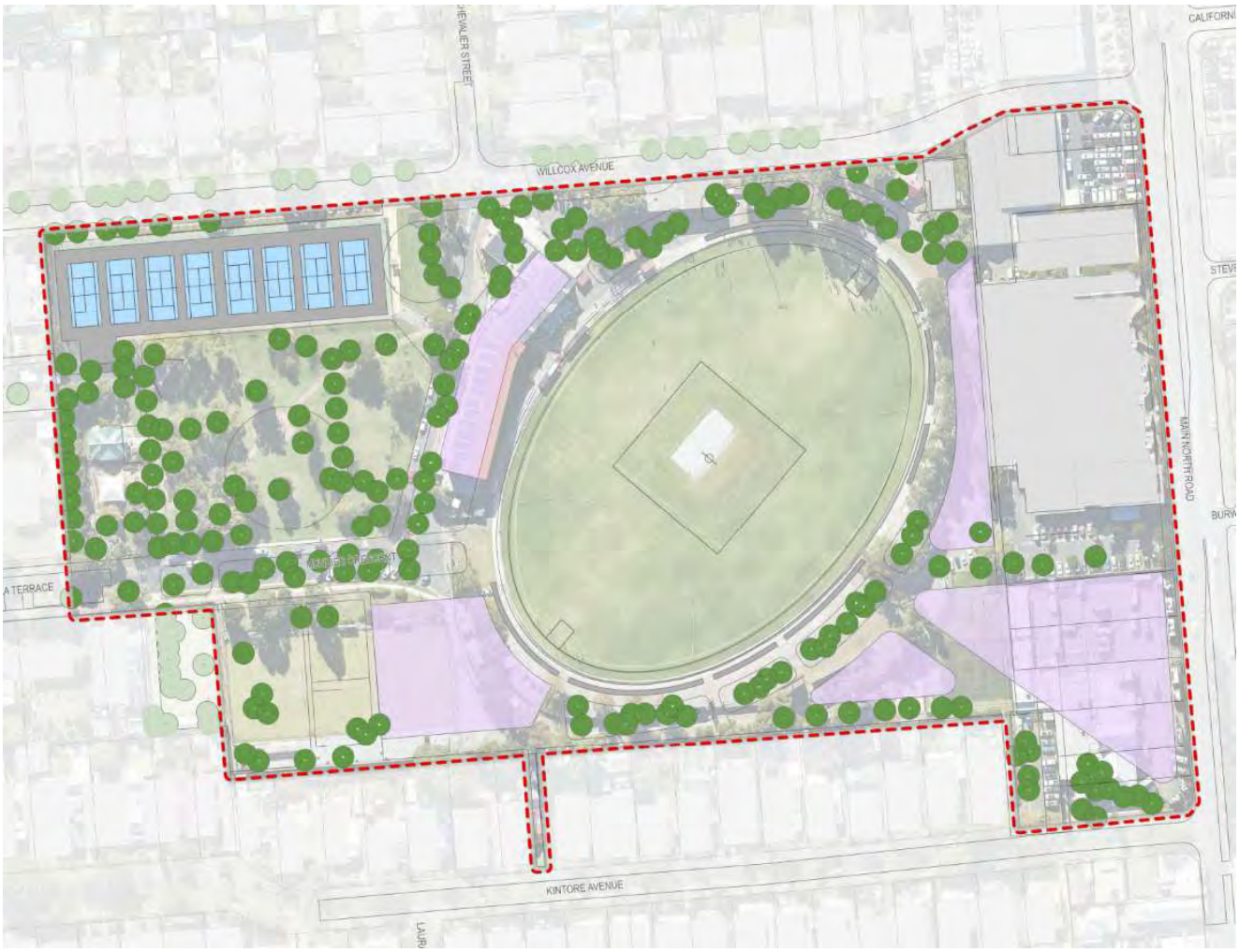
SA Power Networks Empowering South Australia

From: Josh Bessell <JBessell@wga.com.au>
Sent: 11 September 2025 10:31
To: Tim Caddy <Tim.Caddy@sapowernetworks.com.au>
Subject: Prospect Lifestyle Precinct - SAPN Preliminary Investigations

Hi Tim,

We're currently assisting the City of Prospect with a servicing investigation and are looking for SAPN to advise on the latest servicing requirements for the proposed future recreation/commercial/residential sites located within the existing Prospect Oval Precinct highlighted below.

Below I have highlighted the proposed development with areas highlighted in lilac as conceptual developable areas.



Could SAPN please provide information with regard to existing services capacity and augmentation / headworks costs that may be incurred as a result of the developments.

The wider project group is working through the details of the site masterplan with refinements to the lot mix/ yields, however the following has been proposed for the site in effort to commence servicing coordination.

The project is likely to be staged over 10+ years with the below forming the initial concept for the site.

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- 5000m2 retail
- 3000m2 food & beverage

- 4000m2 office
- 5000m2 multi-user recreation facility

Feel free to reach out to me if you have any concerns.

Regards

Josh Bessell
Associate | Urban Development - Regional Sector Lead SA
BE Civil (Hons), MIEAust, CPEng, NER (Civil), RPEQ (Civil)

Kaurna Country 60 Wyatt Street, Adelaide SA 5000
+61 8 8223 7433
JBessell@wga.com.au

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Josh Bessell

From: Majorld <majorld@sawater.com.au>
Sent: 13 October 2025 12:25 PM
To: Josh Bessell
Cc: Majorld
Subject: RE: H0179596 - Prospect Lifestyle Precinct - SA Water Masterplanning Investigations - Preliminary Enquiry - System Planning Capacity Assessment Requested

OFFICIAL

Hi Josh

Thank you for your email and providing the additional information as requested.

Our System Planning Team have been requested to conduct a capacity assessment for the water and sewer requirements to service your proposed development and review the network capacity.

Once the assessment is received, we will be able to advise our recommendations.
Our Systems Planning Team are experiencing higher work volumes than usual and are reviewing capacity assessments for lodged developments as a priority.

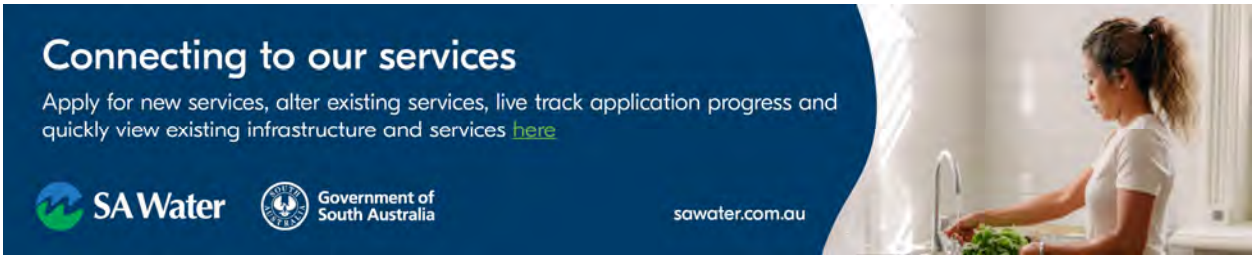
The turnaround time for a response can range from 3-6 months and in some instances even longer.

We will be in touch once further information is received.
If you have any further questions, please don't hesitate to contact the Major Land Development Team on 7424 2111 10:00am to 4:00pm Monday to Friday or email majorld@sawater.com.au.
Kind Regards

Nicholas Kallinicos
MAJOR LAND DEVELOPMENT SERVICES OFFICER

majorld@sawater.com.au • 7424 2111 •
250 Victoria Square/Tarntanyangga ADELAIDE SA 5000

sawater.com.au



SA Water respects and acknowledges the deep spiritual connection, knowledge and relationship Aboriginal and Torres Strait Islander people have to land and water.

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From: Josh Bessell <JBessell@wga.com.au>
Sent: Thursday, 9 October 2025 4:18 PM
To: Majorld <majorld@sawater.com.au>
Cc: D'Ambrosio, Dahni <Dahni.D'Ambrosio@sawater.com.au>; Wilkinson, Alex <Alex.Wilkinson@sawater.com.au>; Stanway, Craig <Craig.Stanway@sawater.com.au>
Subject: H0179596 RE: Prospect Lifestyle Precinct - SA Water Masterplanning Investigations - Additional Information Required

External sender
Think before you click, open with caution

Hi Nicholas,

Apologies for the delay here please see below information hopefully closing out the queries you have raised.

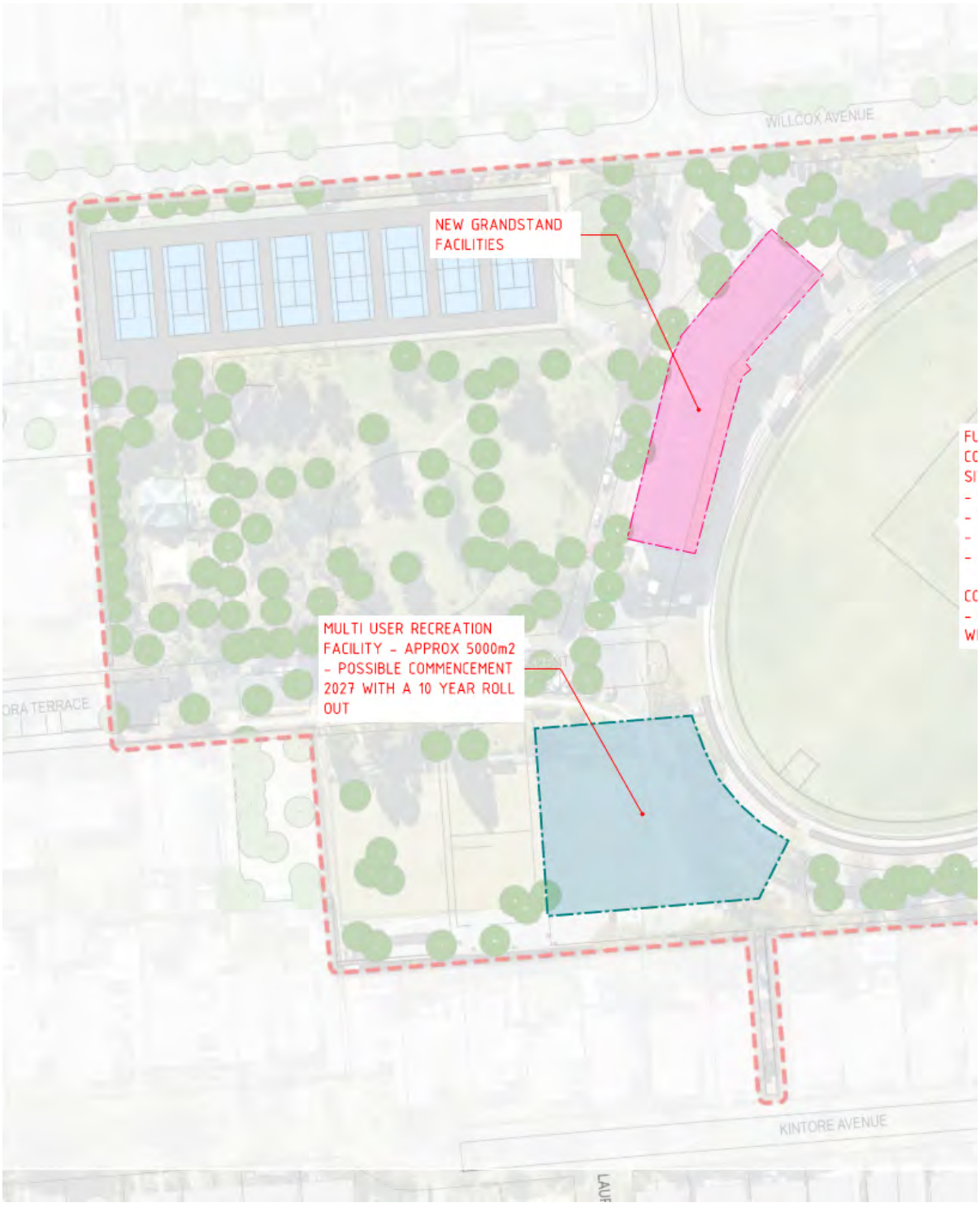
- Location of proposed development e.g. street/lots numbers and/or CT volume and folio numbers



PARCEL IDENTIFIER	TITLE	ZONE ID	ZONE NAME
D35462AL1	CT5204/868	Z1506	Established Neighbou

Prospect Oval, Menzies Cres, Prospect SA 5082

- Lot layout plan indicating the proposed **future recreation/commercial/residential sites** and the proposed location of the **500 apartments**, **5000m2 retail**, **3000m2 food & beverage**, **4000m2 office** and **5000m2 multi-user recreation facility,** with any indicative timing, staging, and total number of lots being created
    - See summary below, highlighted are the following
        - Pink – Grandstand facilities – Approx start 2027
        - Green – Multi User Recreation – Approx start 2027
        - Blue – Apartment/ Office & Food and Beverage – Approx Start 2027 over a 10 Year period



- Mixed use sites and their nature denoted on the plans
    - **Indoor Community and Sports Building:** (Highlighted in green above) Indoor community and sports building accommodating two competition size basketball courts, spectator viewing, changerooms, amenities and multi-use spaces for the community. Happy to expand on this one further if required
- Any intention for multistorey buildings and the number of storeys indicated on the plans
    - Current multistorey building arrangement are highlighted in blue – proposed max height is 10 stories.
- Reserves depicted with an indication of the size meter sought to service these areas
    - Reserves within this space are likely already served given historical establishment.
- Any survey information available
    - Survey attached.

Feel free to reach out if you require anything further.

Regards

Josh Bessell | Associate | Urban Development - Regional Sector Lead SA
BE Civil (Hons), MIEAust, CPEng, NER (Civil), RPEQ (Civil)
WGA
Kaurna Country 60 Wyatt Street, Adelaide SA 5000
+61 8 8223 7433
JBessell@wga.com.au

Australia | New Zealand

ABN 97 617 437 724 | WGASA Pty Ltd | Disclaimer

From: Majorld <majorld@sawater.com.au>
Sent: 11 September 2025 4:16 PM
To: Josh Bessell <JBessell@wga.com.au>
Cc: D'Ambrosio, Dahni <Dahni.D'Ambrosio@sawater.com.au>; Wilkinson, Alex <Alex.Wilkinson@sawater.com.au>; Stanway, Craig <Craig.Stanway@sawater.com.au>; Majorld <majorld@sawater.com.au>
Subject: RE: Prospect Lifestyle Precinct - SA Water Masterplanning Investigations - Additional Information Required

OFFICIAL

Hi Josh

Thank you for your email.

To facilitate this request, we require additional information, and **a more detailed lot layout plan**.

Could you please supply the following:

- Location of proposed development e.g. street/lots numbers and/or CT volume and folio numbers
- Lot layout plan indicating the proposed **future recreation/commercial/residential sites** and the proposed location of the **500 apartments**, **5000m2 retail**, **3000m2 food & beverage**, **4000m2 office** and **5000m2 multi-user recreation facility,** with any indicative timing, staging, and total number of lots being created
- Mixed use sites and their nature denoted on the plans
- Any intention for multistorey buildings and the number of storeys indicated on the plans
- Reserves depicted with an indication of the size meter sought to service these areas
- Any survey information available

Once all information is received, our Systems Planning Team will be requested to conduct a water and sewer capacity assessment.

We are unable to provide a high-level capacity response without running our models against the proposed demand.

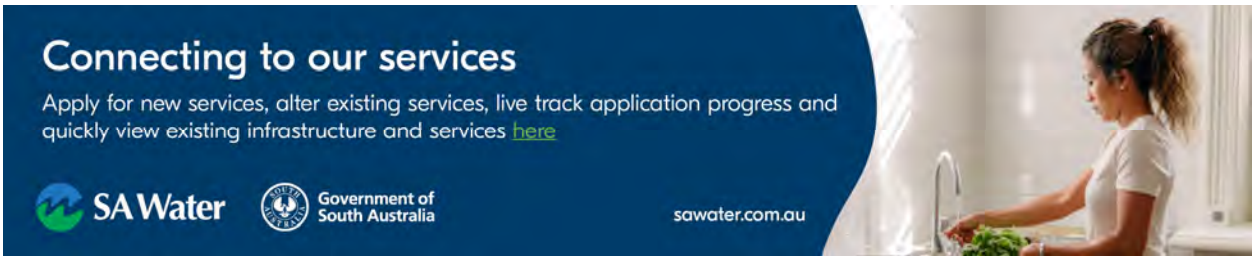
If you have any questions or concerns, please do not hesitate to contact the Major Land Development Team on 7424 2111 10:00am to 4:00pm Monday to Friday or email majorld@sawater.com.au.

Kind Regards

Nicholas Kallinicos
MAJOR LAND DEVELOPMENT SERVICES OFFICER

majorld@sawater.com.au • 7424 2111 •
250 Victoria Square/Tarntanyangga ADELAIDE SA 5000

sawater.com.au



SA Water respects and acknowledges the deep spiritual connection, knowledge and relationship Aboriginal and Torres Strait Islander people have to land and water.

Please consider the environment before printing this email

This email contains information that is intended for official use only. It is not to be shared with unauthorised individuals or external parties.

From: Josh Bessell <JBessell@wga.com.au>
Sent: Wednesday, 10 September 2025 5:09 PM
To: Majorld <majorld@sawater.com.au>; Stanway, Craig <Craig.Stanway@sawater.com.au>
Cc: D'Ambrosio, Dahni <Dahni.D'Ambrosio@sawater.com.au>; Wilkinson, Alex <Alex.Wilkinson@sawater.com.au>
Subject: Prospect Lifestyle Precinct - SA Water Masterplanning Investigations



Hi SA Water Team/Craig

We're currently assisting the City of Prospect with a servicing investigation and are looking for SA Water to advise on the latest servicing requirements for the proposed future recreation/commercial/residential sites located within the existing Prospect Oval Precinct highlighted below.

Below I have highlighted the proposed development with areas highlighted in lilac as conceptual developable areas.


CALIFORNIA STREET
CHEVALIER STREET
WILLCOX AVENUE
MAIN NORTH ROAD
BURNWOOD AVENUE
KINTORE AVENUE
150
225



Could SA Water please provide information with regard to existing services capacity and augmentation / headworks costs that may be incurred as a result of the developments.

There currently appears to be a strong network of SA Water infrastructure adjacent the site with a dual main arrangement on Main North Road.

The wider project group is working through the details of the site masterplan with refinements to the lot mix/ yields, however the following has been proposed for the site in effort to commence servicing coordination.

The project is likely to be staged over 10+ years with the below forming the initial concept for the site.

- 500 apartments
- 5000m2 retail
- 3000m2 food & beverage
- 4000m2 office
- 5000m2 multi-user recreation facility

Feel free to reach out to me if you have any concerns. I am also happy to meet with SA Water and discuss the project in more detail and help development more project appreciation to enable SA Water to undertake the required planning and networks analysis.

Regards

Josh Bessell
Associate | Urban Development - Regional Sector Lead SA
BE Civil (Hons), MIEAust, CPEng, NER (Civil), RPEQ (Civil)

Kaurna Country 60 Wyatt Street, Adelaide SA 5000
+61 8 8223 7433
JBessell@wga.com.au

Australia | New Zealand

WGA promotes flexible working conditions - we do not expect a response to this email outside your regular working hours.
ABN 97 617 437 724 | WGASA Pty Ltd | Disclaimer

Please consider the environment before printing this email

Be green - read on the screen

_____
South Australian Water Corporation disclaimer

This e-mail and any attachments to it may be confidential and/or subject to legal professional privilege. If you are not the intended recipient you may not disclose or use the information contained in the message in any way. If received in error please delete all copies and contact the sender by return e-mail. No warranty is made that any attachments are free from viruses. It is the recipient's responsibility to establish its own protection against viruses and other damage.

Be green - read on the screen

_____
South Australian Water Corporation disclaimer

This e-mail and any attachments to it may be confidential and/or subject to legal professional privilege. If you are not the intended recipient you may not disclose or use the information contained in the message in any way. If received in error please delete all copies and contact the sender by return e-mail. No warranty is made that any attachments are free from viruses. It is the recipient's responsibility to establish its own protection against viruses and other damage.

APPENDIX F
BEFORE YOU DIG INFORMATION



APA Group
PO Box 6014 Halifax Street,
South Australia 5000

For your immediate information THERE IS A CRITICAL GAS PIPELINE OR INFRASTRUCTURE (Gas Assets) located in close vicinity to your works.

23/07/2024

Company: City of Prospect
Stacey Mills
128 Prospect Road
Prospect
SA 5082

stacey.mills@prospect.sa.gov.au

Dear Stacey Mills

Sequence Number: 242242634
Worksite Address: Lot 1 Menzies Crescent
Prospect
SA 5082

Thank you for your Before You Dig enquiry regarding the location of Gas Assets.

We confirm there are CRITICAL Gas Assets located in close vicinity of the above location. Damage to gas assets may result in explosion, fire and personal injury.

You are hereby notified before you commence any works you are required to complete the Work In The Vicinity Of Critical Gas Assets request form and forward this to APA as soon as practicable.

Any work activity in vicinity of Critical Gas Assets operated by APA requires an **Authority to Work Permit** and may require attendance by an APA Site Watch representative whilst work is in progress. Please ensure you read and comply with all the relevant requirements contained in this response to your enquiry.

Contacts – APA Group	
Enquiry	**Contact Numbers**
General enquiries or feedback regarding this information or gas assets. QLD Only All other States	**APA - Before You Dig Officer** Phone: 1800 085 628 Email: PermitsQld@apa.com.au Phone: 1800 085 628 Email: DBYDNetworksAPA@apa.com.au
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

Please find below the following information:

1. **Duty of Care** - If you are unclear of your obligations under these requirements please contact the Before You Dig officer for clarification.
2. **An overview map** highlighting the area of your intended works.
3. **Map(s) showing APA operated Gas Assets** within the area of your intended works.
4. **Work In The Vicinity Of Critical Gas Assets request form** - Please complete and forward to APA as soon as practicable via email DBYDNetworksAPA@apa.com.au or PermitsQld@apa.com.au (QLD only), or the address at the top of this document. **A minimum of three (3) business days in advance of any work commencement** is required to process Authority To Work Request applications and provide a response.
5. **Site Watch** – Following consideration of the information received by APA in the Work In The Vicinity Of Critical Gas Assets request form, we may require an APA Site Watch representative to be present on site whilst some or all of the proposed site works are undertaken. Refer information for Site Watch in the Duty of Care section of this document.

Important Information:

- This information is valid for 30 days from the date of this response.
- This information shall be available on site whilst conducting works.
- This information has been generated by an automated system based on the area highlighted in your BYDA request and has not been independently verified. Please check the maps represent the area you requested. If they do not, please contact the APA - Before You Dig officer.
- For some BYDA enquiries, you may receive two (2) responses from APA. Please read both responses carefully as they relate to different assets.

Yours Faithfully,

APA Group

Duty of Care - Working Around Gas Assets

General Conditions

- BYDA enquiries are valid for 30 days. If your works commence after 30 days from the date of this response a new enquiry is required to validate location information.

- The location information supplied in this document shall be used as a guide only. APA does not guarantee the accuracy or completeness of the map and does not make any warranty about the data. APA is not under any liability to the user for any loss or damage (including consequential loss or damage) which the user may suffer resulting from the use of this information or maps.

- It is the responsibility of the excavator to expose all Gas Assets by hand digging**.** Gas Asset depths may vary according to ground conditions.

- Gas (inlet) Services connecting Gas Assets in the street to the gas meter on the property are not marked on the map. South Australia Only - If a meter box is installed on the property, a sketch of the gas service location may be found inside the gas meter box. APA does not guarantee the accuracy or completeness of these sketches.

- Road authorities, council's, and their authorised contractors and agents are responsible to pot-hole or use other suitable methods to verify the location and depth of all gas assets, including Gas (inlet) Services, prior to commencing any works.

- The location and depth of underground mains & services, including those in the road corridor and footpath, may vary in alignment and depth of cover, as a result of changes to road, footpath or surface levels subsequent to installation.

- Some Gas Assets may be installed inside a casing. Locations where a Gas Asset changes from being located within, to being located outside a casing may not be marked on the maps provided.

- The use of hydro-vacuum excavation in vicinity to Gas Assets is permitted under the following conditions:
  - Maximum water pressure of 1000psi unless otherwise advised.
  - A minimum distance of 100mm shall be maintained between the end of the pressure wand nozzle and gas assets.
  - Vertical movements of the pressure wand nozzle or inserting the nozzle in vicinity of the gas asset prohibited
  - The use of root cutting heads is prohibited.

  Where a gas asset has been exposed via hydro-vacuum excavation a visual check must be undertaken to ensure no damage has occurred to the pipe or it's coating. If any damage has occurred notify the APA Before You Dig Officer.

Critical Gas Assets - Conditions

It is your responsibility to follow these important conditions when working in vicinity of Critical Gas Assets

- A Work In The Vicinity Of Critical Gas Assets request form must be submitted to APA Group prior to any work commencing.

- Prior to any works commencing in the vicinity of Critical Gas Assets the person undertaking the work must receive from APA an Authority to work permit.

- The work in the vicinity of Critical Gas Assets will require attendance by an APA Site Watch representative whilst work is in progress unless stated otherwise on the Authority to work permit.

- Penalties apply to excavators commencing work in the vicinity of Critical Gas Assets prior to receiving an APA Group 'Authority to Work' permit and/or if an APA Site Watch representative is not in attendance where required.

Site Watch / Locate Services

Site Watch - A condition of an APA Authority To Work permit is for an APA Site Watch representative be present on site whilst conducting works. The purpose is to monitor works and protect gas assets in the vicinity from potential damage by the works.

Locate – This service is available on request, where an APA representative will visit your work site before work commencement to electronically locate and mark on the ground surface all gas assets in vicinity of the work site.

These services are provided under the following conditions:

- Contact APA - Before You Dig officer to make a booking. Contact details in the table above.
- The following rates are chargeable for these services:

Item	Rate (excl. gst)
Site Watch – Business Hours	$143.42 per hour
Site Watch - After Hours	$175.06 per hour
Electronic Locate – Business Hours	$143.42 per hour
Electronic Locate – After Hours	$175.06 per hour
Cancellation Fee	2 hrs Business Hours rate (where cancellations received after 12pm (midday) 1 business day prior to the booking)
Mains Proving	Quoted on request

Notes:

- 1hr minimum charge applies.
- A Cancellation Fee applies where cancellations are received after 12pm (midday) one(1) business day prior to the booked Site Watch / Locate service
- Contact APA - Before You Dig officer for state specific hours of business.

Site Address	Lot 1 Menzies Crescent Prospect 5082	**Sequence No**	242242634
Name	Stacey Mills		
Email	stacey.mills@prospect.sa.gov.au		

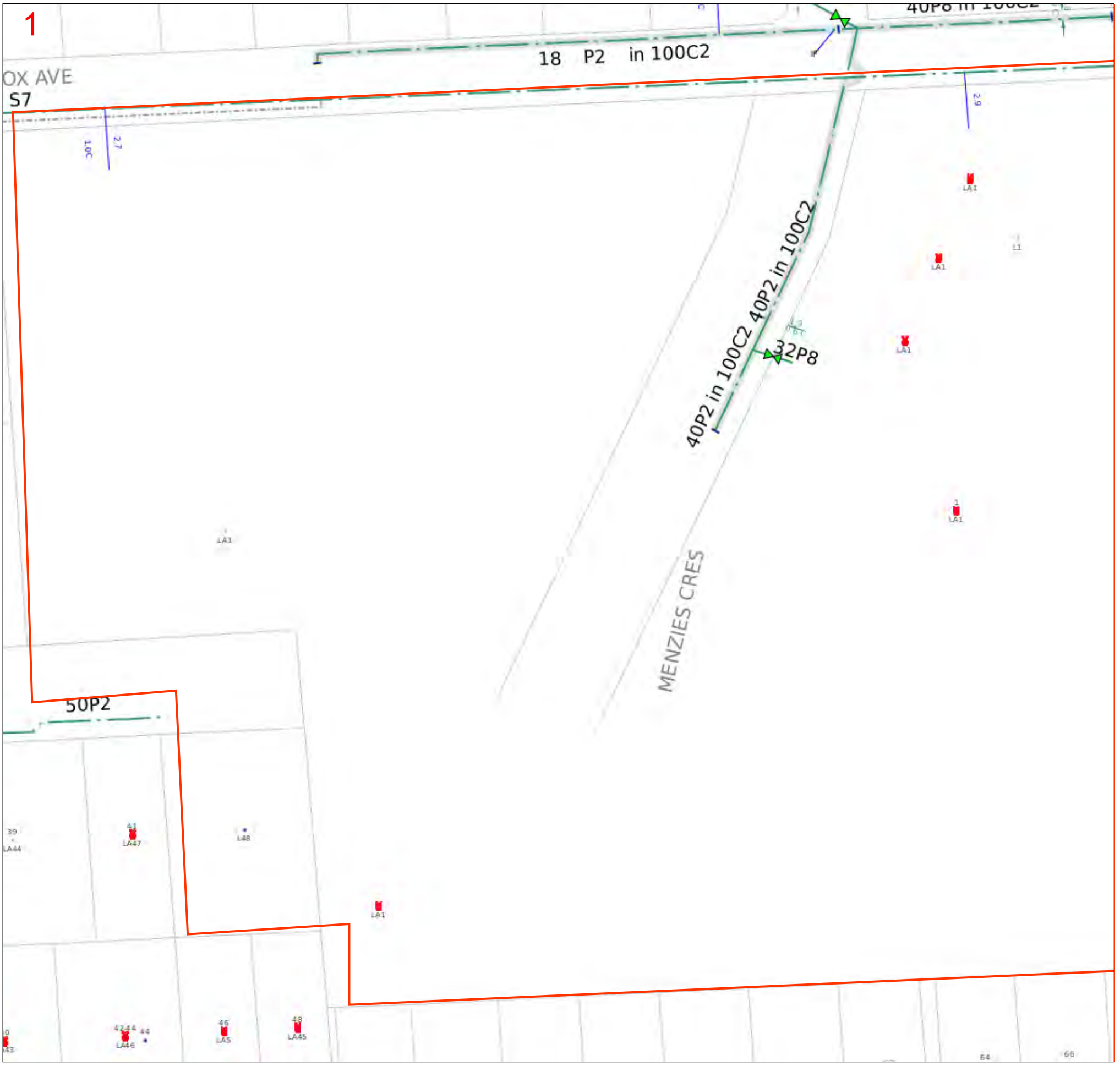


Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Scale 1: 6000	N	Enquiry Area / Map Key Area

Site Address	Lot 1 Menzies Crescent Prospect 5082	Sequence No	242242634

Before you commence any works you are required to complete the attached 'Work In The Vicinity Of Critical Gas Assets' request form and forward this to APA as soon as practicable.



LEGEND

PIPE AND BOUNDARIES	PIPE CODE / MATERIALS		OBJECTS or TERMS	
LOW PRESSURES	C# *(e.g. C2)*	Cast Iron	VALVES	
MEDIUM PRESSURES	CU	Copper	BURIED VALVES	
HIGH PRESSURES	N2	Nylon	REGULATORS	
TRANSMISSION PRESSURES	P# *(e.g. P6)*	Polyethylene (PE)	GAS SUPPLIED = YES	
PRIORITY MAIN (BEHIND PIPE)	P6,P7,P9-P12	Medium Density PE	CP RECTIFIER UNIT	
PROPOSED (COLOUR BY PRESSURE)	P2,P4,P8	High Density PE	CP TEST POINT/ ANODE	/
LPG (COLOUR BY PRESSURE)	S# *(e.g. S8)*	Steel	SYPHON	
ABANDONED	W2	Wrought Galv. Iron	TRACE WIRE POINT	
IDLE	W3	Poly Coat Wrought Galv. Iron	PIPELINE MARKER	
SLEEVE	*Pipe diameter in millimetres is shown before pipe code*		NOT TIED IN	N.T.I.
CASING / SPLIT (BEHIND PIPE)	*e.g. 40P6 = 40mm nominal diameter*		DEPTH OF COVER	C
EASEMENT/ JURISDICTION			BACK / FRONT OF KERB	Bok Fok

EXAMPLES
40P6 in 80C2 — 40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing
63S8 — 63mm Medium Pressure Steel

Line / Polygon Request

This map is created in colour and shall be printed in colour

Map Key

1 | 2 | 3

Scale 1:700

0 0.008km

Site Address	Lot 1 Menzies Crescent Prospect 5082	Sequence No	242242634

Before you commence any works you are required to complete the attached 'Work In The Vicinity Of Critical Gas Assets' request form and forward this to APA as soon as practicable.



LEGEND

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HIGH PRESSURES	N2	Nylon	REGULATORS	
TRANSMISSION PRESSURES	P# (e.g. P6)	Polyethylene (PE)	GAS SUPPLIED = YES	
PRIORITY MAIN (BEHIND PIPE)	P6,P7,P9-P12	Medium Density PE	CP RECTIFIER UNIT	
PROPOSED (COLOUR BY PRESSURE)	P2,P4,P8	High Density PE	CP TEST POINT/ ANODE	
LPG (COLOUR BY PRESSURE)	S# (e.g. S8)	Steel	SYPHON	
ABANDONED	W2	Wrought Galv. Iron	TRACE WIRE POINT	
IDLE	W3	Poly Coat Wrought Galv. Iron	PIPELINE MARKER	
SLEEVE	Pipe diameter in millimetres is shown before pipe code e.g. 40P6 = 40mm nominal diameter		NOT TIED IN	N.T.I.
CASING / SPLIT (BEHIND PIPE)			DEPTH OF COVER	C
EASEMENT/ JURISDICTION			BACK / FRONT OF KERB	Bok Fok

EXAMPLES
40P6 in 80C2 — 40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing
63S8 — 63mm Medium Pressure Steel

Line / Polygon Request

This map is created in colour and shall be printed in colour

Map Key

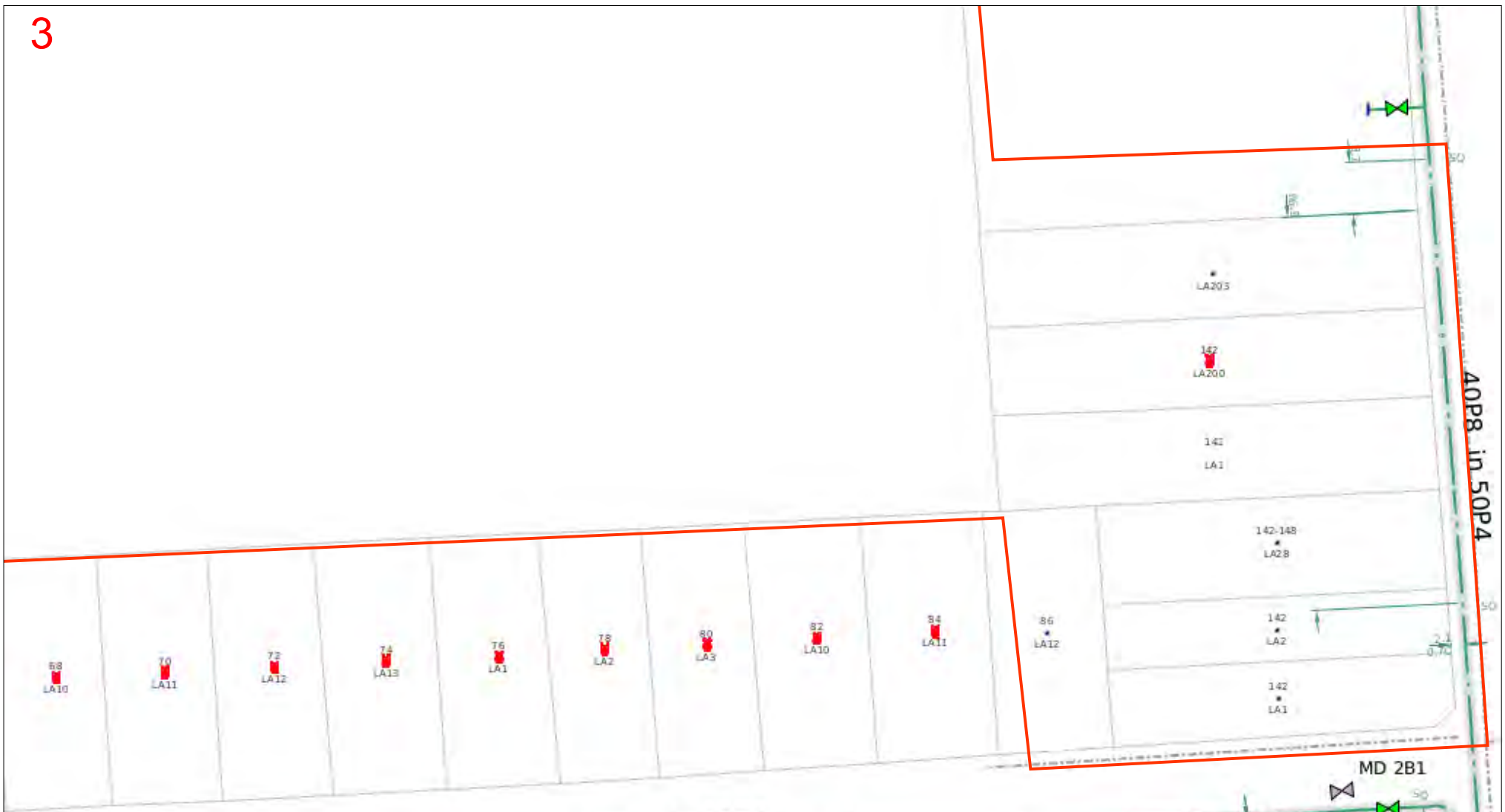


Scale 1:700

0 0.008km

Site Address	Lot 1 Menzies Crescent Prospect 5082	Sequence No	242242634

Before you commence any works you are required to complete the attached 'Work In The Vicinity Of Critical Gas Assets' request form and forward this to APA as soon as practicable.



LEGEND

PIPE AND BOUNDARIES		PIPE CODE / MATERIALS		OBJECTS or TERMS	
LOW PRESSURES		C# *(e.g. C2)*	Cast Iron	VALVES	
MEDIUM PRESSURES		CU	Copper	BURIED VALVES	
HIGH PRESSURES		N2	Nylon	REGULATORS	
TRANSMISSION PRESSURES		P# *(e.g. P6)*	Polyethylene (PE)	GAS SUPPLIED = YES	
PRIORITY MAIN (BEHIND PIPE)		P6,P7,P9-P12	Medium Density PE	CP RECTIFIER UNIT	
PROPOSED (COLOUR BY PRESSURE)		P2,P4,P8	High Density PE	CP TEST POINT/ ANODE	/
LPG (COLOUR BY PRESSURE)		S# *(e.g. S8)*	Steel	SYPHON	
ABANDONED		W2	Wrought Galv. Iron	TRACE WIRE POINT	
IDLE		W3	Poly Coat Wrought Galv. Iron	PIPELINE MARKER	
SLEEVE		*Pipe diameter in millimetres is shown before pipe code*		NOT TIED IN	N.T.I.
CASING / SPLIT (BEHIND PIPE)		*e.g. 40P6 = 40mm nominal diameter*		DEPTH OF COVER	C
EASEMENT/ JURISDICTION				BACK / FRONT OF KERB	Bok Fok

EXAMPLES 40P6 in 80C2 — 40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing

63S8 — 63mm Medium Pressure Steel

This map is created in colour and shall be printed in colour

Line / Polygon Request

Map Key



Scale 1:700

0 0.008km

REQUEST TO WORK IN THE VICINITY OF CRITICAL GAS ASSETS CONDITIONS

It is the proponent's* responsibility to read these conditions and complete the request form

1. **A minimum of three (3) business days** in advance of any work commencement is required to process Authority To Work Request applications and provide a response.
2. This request form must be accompanied by a detailed schedule of works.
3. For any gas leak related work this request form must include a detailed sequence of events, outlining all aspects of work. Work is not permitted to proceed until an APA Authority to Work permit has been issued.
4. When an APA Authority to Work permit is issued, the permit will provide any applicable conditions whilst conducting excavation or work in vicinity of the Gas Assets.
5. APA Group Site Watch may be required to be on site during the proposed excavation or work.
6. When an APA Authority to Work permit is issued, the proponent is responsible for complying with all permit conditions.
7. Where applicable, excavation or work must not commence until the requestor has received an APA Authority to Work Permit.
8. Where applicable, penalties apply to excavators commencing work in the vicinity of Critical Gas Assets prior to receiving an APA Group 'Authority to Work Permit'. For further information, as relevant, refer to:
    - NSW Gas Supply Act 1996 – Sec 64 C, Requirements in relation to carrying out of certain excavation work.
    - NSW Gas Supply Act 1996 Sec 50A, Excavation work affecting gas work.
    - Victoria: Pipelines Act 2005 – Section 118, Digging near pipelines and Section 119, Interference with pipeline.
    - South Australia: Gas Act 1997 – Section 83, Notice of work that may affect gas infrastructure.
    - Northern Territory: Energy Pipelines Act as in force at 14 October 2015 Section 66, Threat to pipeline.
    - QLD: Gas Supply Act 2003 – 90, 91 Requirement to consult if gas infrastructure affected.

** Person or company requesting to undertake works in proximity to critical gas assets.*

WORK IN THE VICINITY OF CRITICAL GAS ASSETS REQUEST FORM

Return this form to: DBYDNetworksAPA@apa.com.au or (QLD only) PermitsQld@apa.com.au

Enquiries: Contact APA Before You Dig officer - 1800 085 628

Work / Excavation Site Details

Number:	Street:
Suburb:	State:
Sequence Number / 242242634 :	
Requestors Name:	
Company Name:	
Name of Authorised Company Site Representative:	
Email:	
Phone:	Mobile:
Signature:	

Description of Work / Excavation

Activity/Excavation Details:			
Tick Applicable			
Excavation		Change to surface level	
Service crossing		Boring	
Proving		Other *(provide details)*	
Earthworks			
Excavator Size, Tooth Type & Tooth Size *(provide details)*			

Work / Excavation Drawings Attached (circle) Yes No

Proposed Work Dates and Times

From			To	
Excavation	**Date**	**Time**	**Date**	**Time**
	/ /	am/pm	/ /	am/pm
Backfill	**Date**	**Time**	**Date**	**Time**
	/ /	am/pm	/ /	am/pm

Work Classification Self-Assessment (circle)

Class 1		**Class 2**		**Class 3**	
Works crossing a critical gas asset		Works within 3m of a critical gas asset		Works involving large excavations, vibrations or blasting beyond 3m of the critical gas asset	

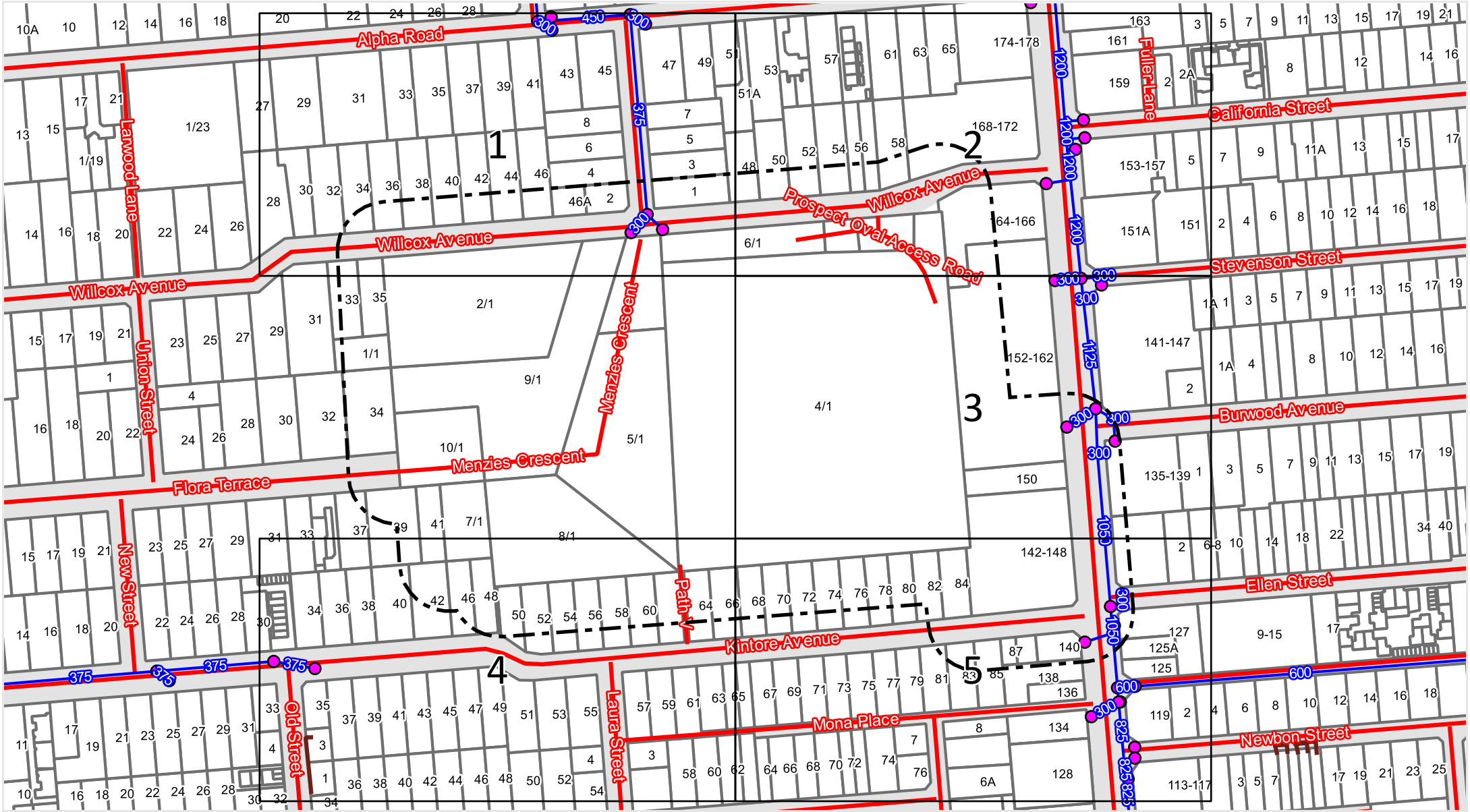
Insurer and Policy Details

Policy Number		**Policy Expiry Date**	
Insurance Cover – Current Level ($)			

*Requestor / Billing Details – Mandatory Information

Company / Requestor Name:	
Address:	
Purchase Order:	Email:
Phone:	
Requestor Name:	Requestor Signature:

Sequence No: 242242635
Job No: 37186184
Location: Lot 1 Menzies Crescent, Prospect, SA 5082



Legend | Scale: 1:3075

SW Nodes | SW Channels | Underground Electrical Services | Properties | Road Grey
SW Culverts | SW Pipes | Roads | Parks | Prospect LGA

Overview

DISCLAIMER: While reasonable measures has been taken to ensure the accuracy of the information contained in this plan response, neither City of Prospect or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Sequence No: 242242635
Job No: 37186184
Location: Lot 1 Menzies Crescent, Prospect, SA 5082



Legend | Scale: 1:1000 Tile No: 1

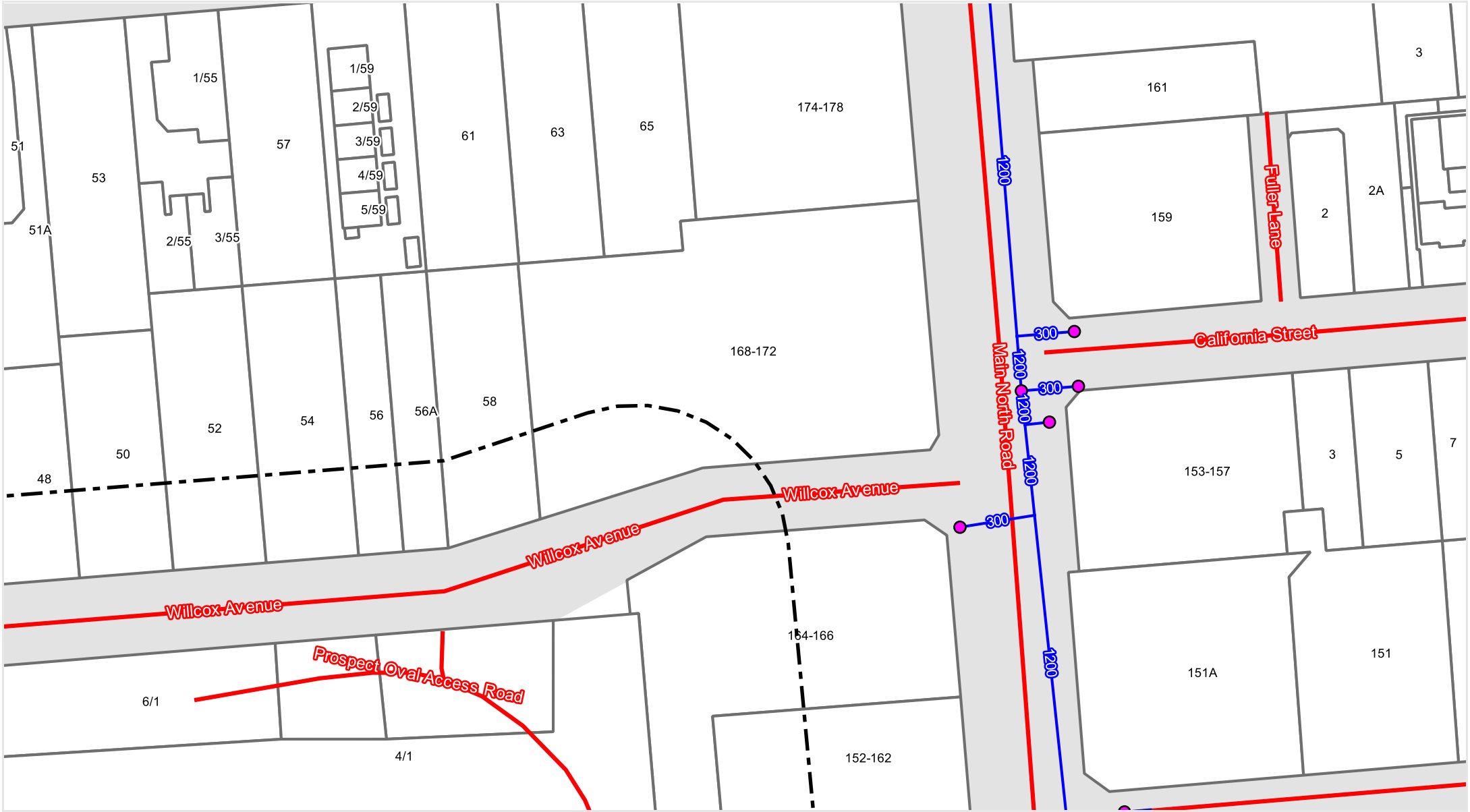
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SW Nodes | SW Channels | Underground Electrical Services | Properties | Road Grey

SW Culverts | SW Pipes | Roads | Parks | Prospect LGA

DISCLAIMER: While reasonable measures has been taken to ensure the accuracy of the information contained in this plan response, neither City of Prospect or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Sequence No: 242242635
Job No: 37186184
Location: Lot 1 Menzies Crescent, Prospect, SA 5082



Legend | Scale: 1:1000

Tile No: 2

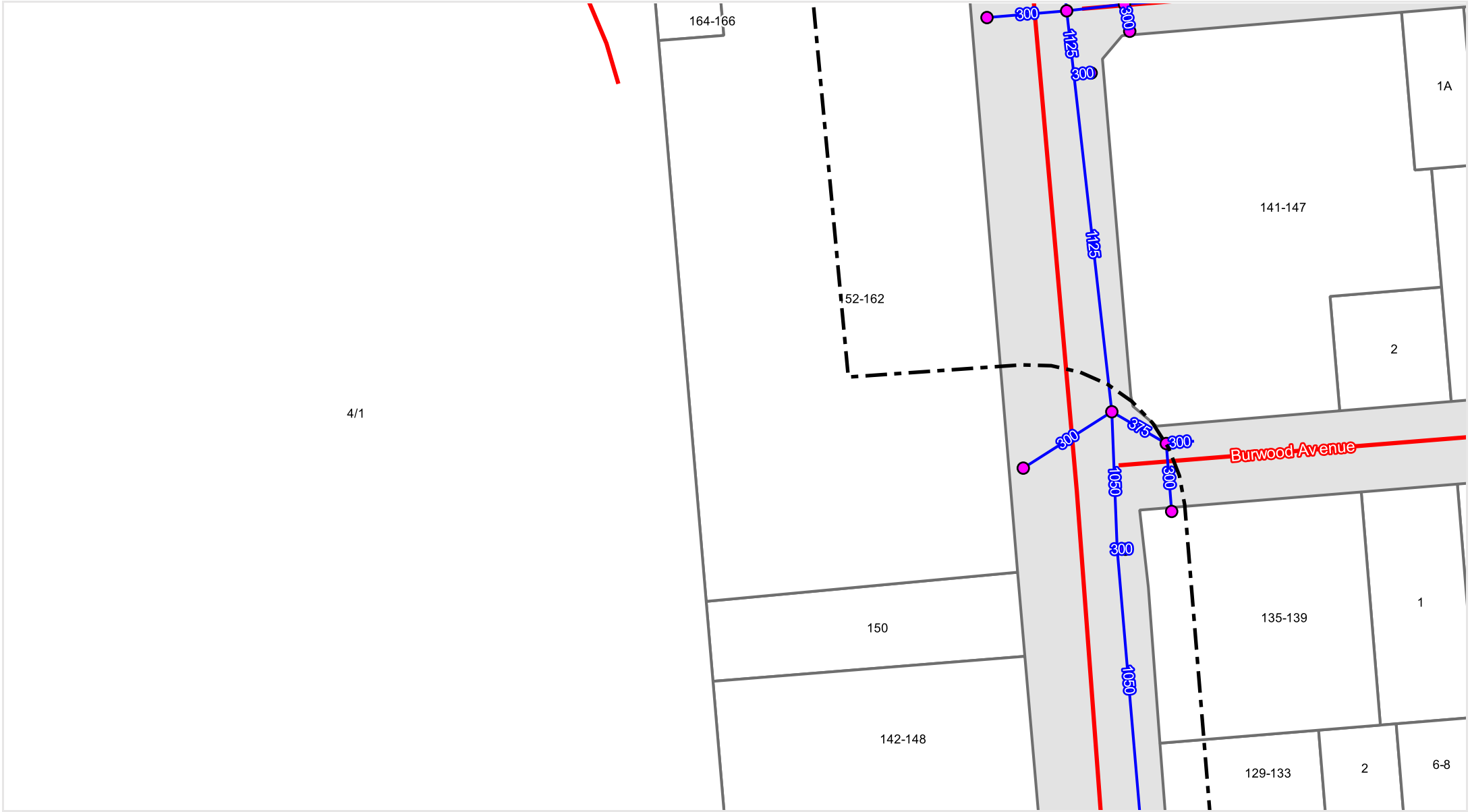
N

SW Nodes | SW Channels | Underground Electrical Services | Properties | Road Grey

SW Culverts | SW Pipes | Roads | Parks | Prospect LGA

DISCLAIMER: While reasonable measures has been taken to ensure the accuracy of the information contained in this plan response, neither City of Prospect or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Sequence No: 242242635
Job No: 37186184
Location: Lot 1 Menzies Crescent, Prospect, SA 5082



Legend | Scale: 1:1000

Tile No: 3

SW Nodes | SW Channels | Underground Electrical Services | Properties | Road Grey
SW Culverts | SW Pipes | Roads | Parks | Prospect LGA

DISCLAIMER: While reasonable measures has been taken to ensure the accuracy of the information contained in this plan response, neither City of Prospect or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Sequence No: 242242635
Job No: 37186184
Location: Lot 1 Menzies Crescent, Prospect, SA 5082



Legend | Scale: 1:1000

Tile No: 4

SW Nodes | SW Channels | Underground Electrical Services | Properties | Road Grey
SW Culverts | SW Pipes | Roads | Parks | Prospect LGA

DISCLAIMER: While reasonable measures has been taken to ensure the accuracy of the information contained in this plan response, neither City of Prospect or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Sequence No: 242242635
Job No: 37186184
Location: Lot 1 Menzies Crescent, Prospect, SA 5082



Legend | Scale: 1:1000

Tile No: 5

N

SW Nodes | SW Channels | Underground Electrical Services | Properties | Road Grey

SW Culverts | SW Pipes | Roads | Parks | Prospect LGA

DISCLAIMER: While reasonable measures has been taken to ensure the accuracy of the information contained in this plan response, neither City of Prospect or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



Sequence Number: 242242638

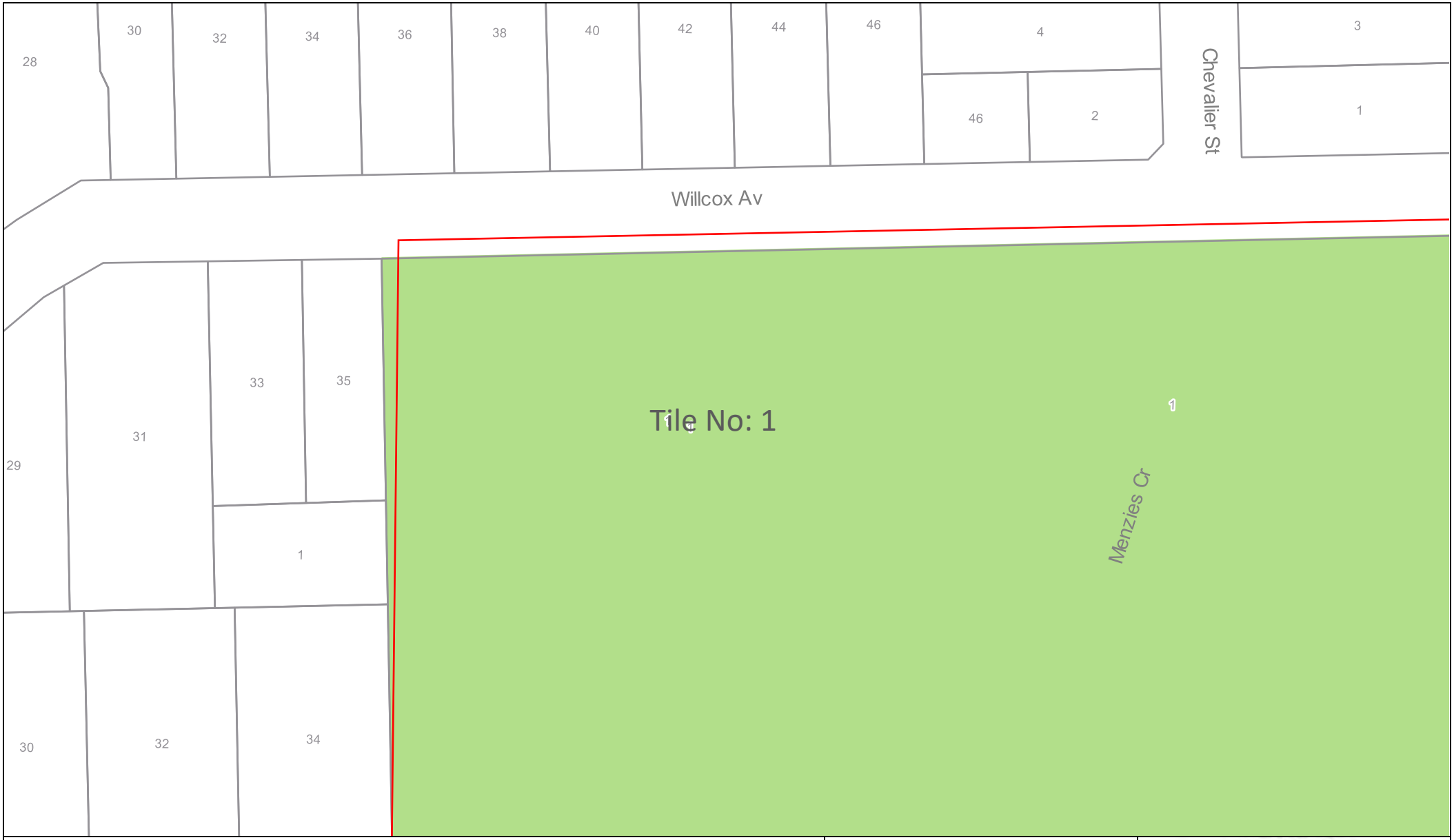
Date: 23/07/2024

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIALLY SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.

nextgen GROUP

LEGEND

Digsite	Assets
Area	Cable
	3rd Party Duct
	Marker Post



Sequence Number: 242242638

Date: 23/07/2024

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nextgen GROUP

LEGEND

Digsite

Area

Assets

Cable

3rd Party Duct

Marker Post



Sequence Number: 242242638

Date: 23/07/2024

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nextgen GROUP

LEGEND

Digsite	Assets
Area	Cable
	3rd Party Duct
	Marker Post



Sequence Number: 242242638

Date: 23/07/2024

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nextgen GROUP

LEGEND

Digsite	Assets
Area	Cable
	3rd Party Duct
	Marker Post



Sequence Number: 242242638

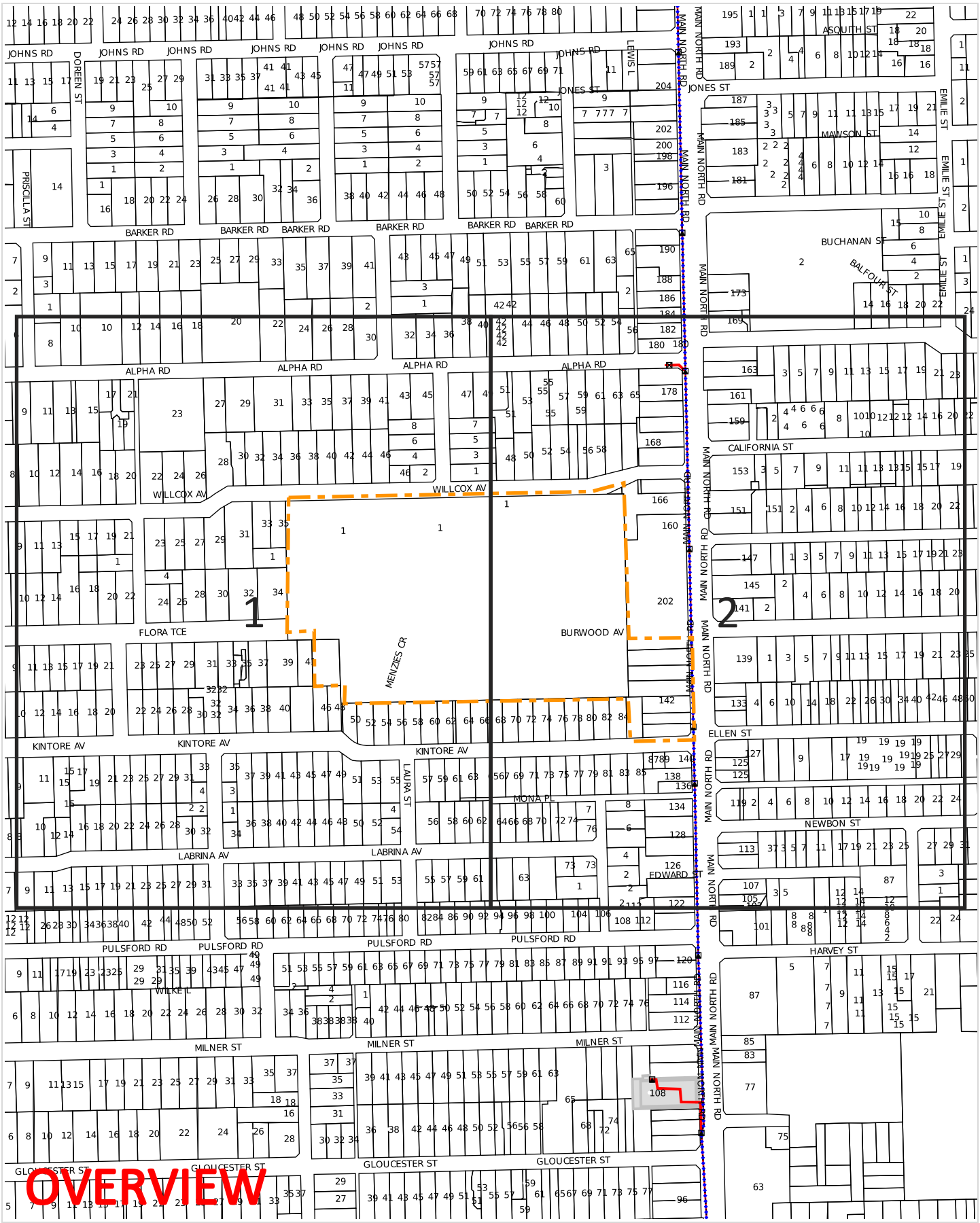
Date: 23/07/2024

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIALLY SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.

nextgen GROUP

LEGEND

Digsite	Assets
Area	Cable
	3rd Party Duct
	Marker Post

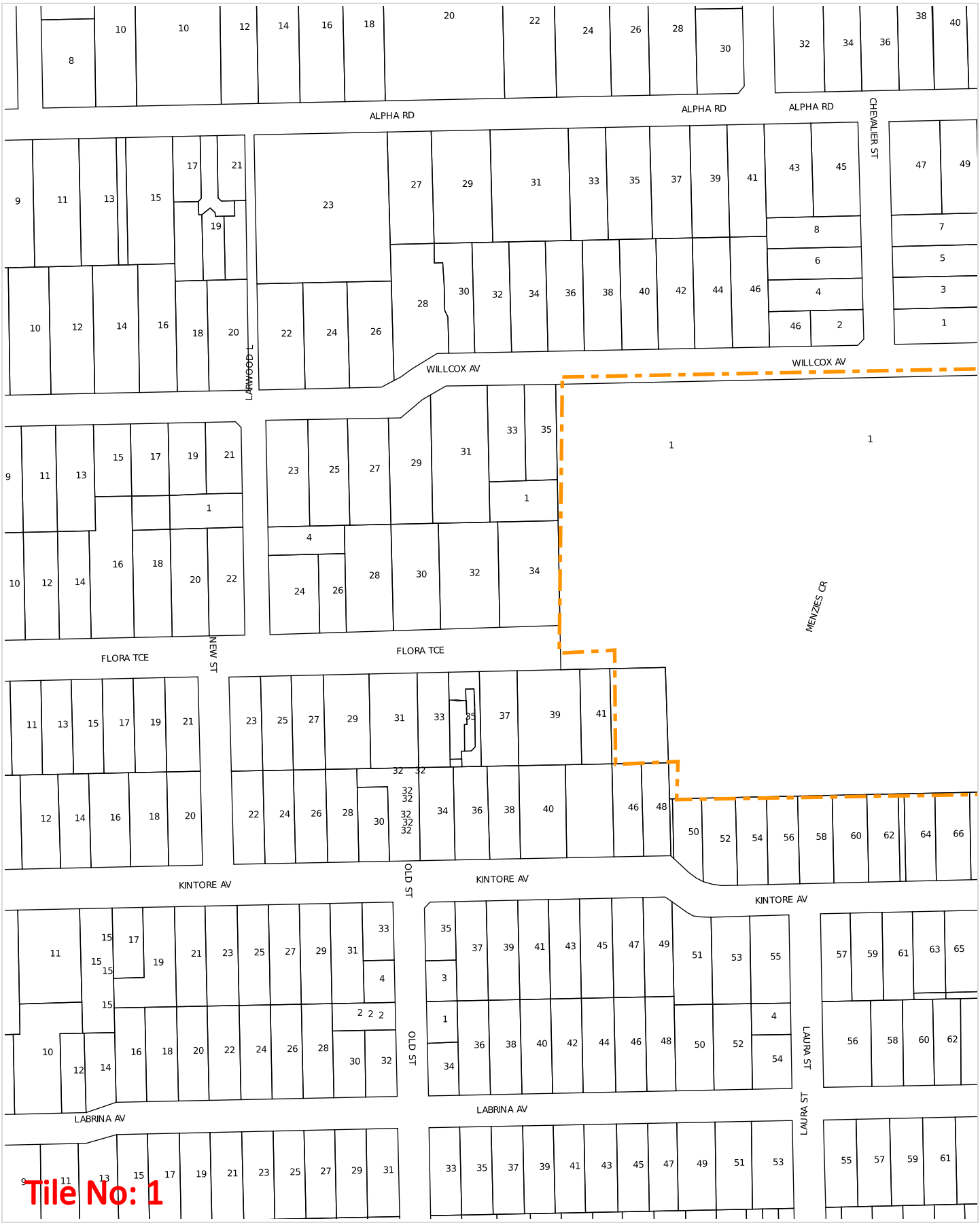


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Sequence Number: 242242633

Date Generated: 23 Jul 2024

For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

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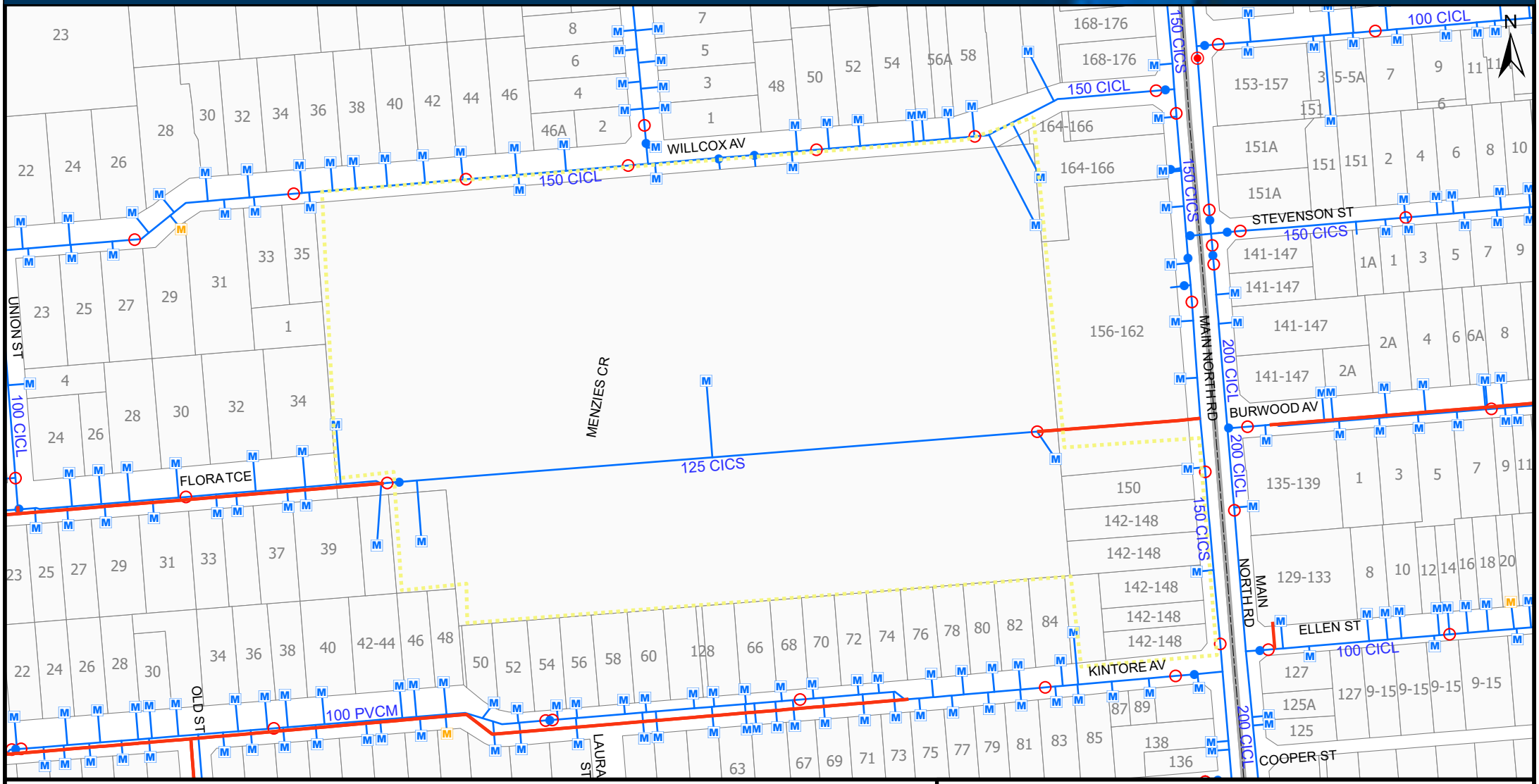
Date Generated: 23 Jul 2024

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Optus Limited ACN 052 833 208

WATER RETICULATION

Seq # 242242637

Job # 37186184



- BYDA Enquiry
- Water Valves
- Water Main
- Water Main (Decommissioned)
- Decommissioned Asbestos Mains
- Water Pillar Hydrant
- Water Hydrant
- CP Facility
- CP Electricity Supply Cables
- CP Anode Cathode Cables
- CP Anode Bed Outlines
- Land Parcels
- Shifted Water Meter*
- Water Meter
- Suburbs and Towns

Connection between water meter and pipe not shown

Scale @ A4: 1:2,500

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.

Before You Dig (BYDA)
Location Information

To:
City of Prospect - Stacey Mills
128 Prospect Road
Prospect SA 5082

Enquiry Details	
Utility ID	50800
Sequence Number	242242636
Enquiry Date	23/07/2024 10:24
Response	**AFFECTED**
Address	Lot 1 Menzies Crescent Prospect
Location in Road	Road,Nature Strip,Footpath
Activity	Planning and Design,Tendering

Enquirer Details	
Customer ID	3584726
Contact	Stacey Mills
Company	City of Prospect
Email	stacey.mills@prospect.sa.gov.au
Phone	+61427287287

Underground cable locations
ASSETS FOUND

The process:

1. You made an enquiry with Before You Dig (1100).
2. Before You Dig referred your enquiry to SA Power Networks (South Australia's Distribution Network).
3. SA Power Networks has checked their records and have found underground assets in your request area.
4. Please review the attached Asset Map(s) in regard to your excavation, as there may be some restrictions that apply if your excavation is greater than 300mm below ground level and less than 3.0m from an SA Power Networks Asset. Further explanation of restricted and exclusion zones can be found at *http://www.sapowernetworks.com.au/public/download.jsp?id=1775* OR search sapowernetworks.com.au for NICC 404 and by referring to the figure on page 5, 6, 7, 8 or 9.
5. An on-site assessment and/or technical drawings may also be necessary to ascertain the exact cable/asset location. This service can be provided by SA Power Networks and may incur a cost.
6. Please contact your local SA Power Networks Location Officer to schedule work or make further enquiries regarding this request either by return email or the contact number supplied. Other general enquiries can be made on (08) 8292 0218.
7. If you have damaged SA Power Networks Assets immediately notify Faults & Emergencies on (08) 8404 4499.

Please note: Underground services in the vicinity of any proposed earthworks must be located by hand digging (pot-holing) prior to the commencement of works. Persons conducting works will be held responsible for any resulting loss or damage to the services associated with infrastructure

Important information and conditions of use for users of underground services information supplied by SA Power Networks

Indicative information only

The accompanying information is intended only to indicate the presence of SA Power Networks' underground services and/or to convey general indicative information in respect of the location marked on the plans. **The information does not necessarily provide current, comprehensive or accurate description or location of the underground services or associated infrastructure.**

The information may also describe or indicate the presence of underground services or infrastructure not owned by SA Power Networks, for example, electrical services connected to an SA Power Networks' service point. SA Power Networks takes no responsibility for services or infrastructure that is not owned or operated by SA Power Networks or the accuracy or completeness of their description or location in the accompanying information.

Additional technical information may be requested from SA Power Networks for planning or engineering design (non-digging) purposes. Such requests are to be directed to SA Power Networks Builders and Contractors Electrical Service Line (1300 650 014).

Identifying the location of underground services

Working near or around live electrical cables can be hazardous. **An on-site assessment is strongly recommended prior to undertaking ANY works and is necessary to determine the location of the underground services.** This can be undertaken by SA Power Networks or an alternative professional locating service provider. Enquiries can be made about SA Power Networks' cable location service by telephoning (08) 8292 0218.

Restrictions may apply in regard to your excavation particularly if your excavation is greater than 300mm below ground level and less than 3.0m from an SA Power Networks asset. Further explanation regarding restricted exclusion zones can be found at *http://www.sapowernetworks.com.au/public/download.jsp?id=1775* OR search sapowernetworks.com.au for NICC 404 and by referring to the figures on pages 5, 6, 7, 8 or 9.

Underground services in the vicinity of any proposed earthworks must be located by hand digging (pot-holing) prior to the commencement of the works. Persons conducting works will be held responsible for any resulting loss or damage to the services or associated infrastructure.

Working near high voltage 66kV underground cables

Persons intending to conduct earthworks in the vicinity of an SA Power Networks high voltage 66kV underground cable MUST first obtain a site-specific clearance by contacting the SA Power Networks Connections Central Team on 8404 5409.

Basis of information supply

The accompanying information is supplied at the request of, and is only provided for use by, the requestor. The information is valid for 30 days from the date of issue.

SA Power Networks, its employees, agents and contractors shall accept no responsibility for any inaccuracy or incompleteness in the information provided or liability in respect of any personal injury, death, loss or damage to any real or personal property or otherwise that arises out of or in connection with, directly or indirectly, the provision of or reliance upon the information.

It is the requestor's responsibility to ensure that the information provided accords with the area depicted on the requestor's Before You Dig request. The information provided should not be used in respect of any area outside of the area depicted on the Before You Dig request. SA Power Networks does not warrant that the information is suitable for the requestor's intended purposes.

Any use of the accompanying information is subject to the requestor's agreement to the conditions contained in this document. Upon acceptance of these conditions, SA Power Networks grants the requestor permission to use the information. The information must be returned to SA Power Networks if the conditions are not accepted.

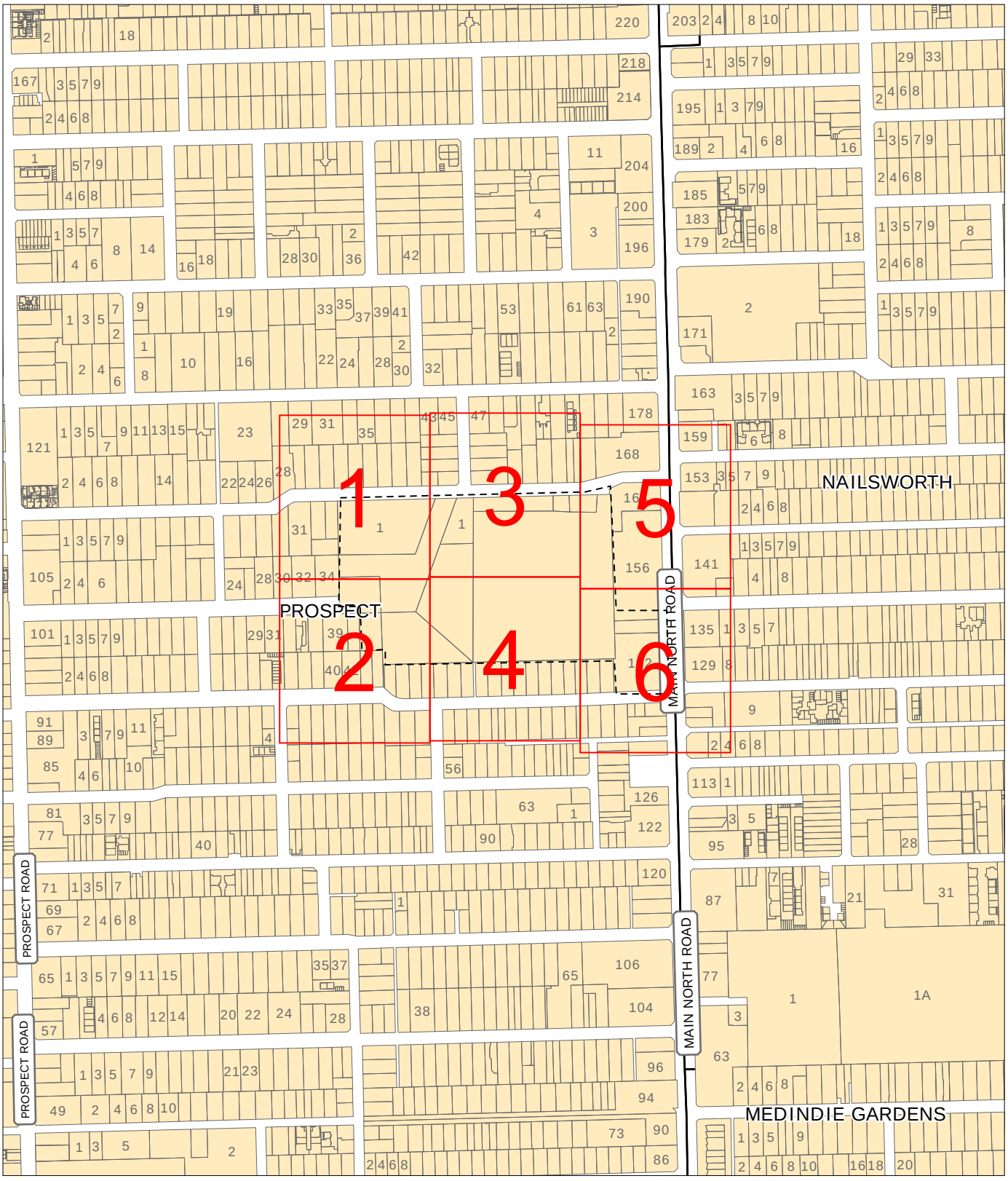
Important note: It is an offence under the Electricity Act 1996 (SA) to cause damage to or interfere with electrical infrastructure

Date: 23/07/2024

Overview Map

Sequence No: 242242636

Lot 1 Menzies Crescent Prospect



Disclaimer: The Plan/Sketch is supplied at your request and is subject to your agreement that SA Power Networks shall not be liable or responsible for the correctness or otherwise of any such information supplied pursuant to this request. Upon acceptance of this condition SA Power Networks grants you permission to use the Plan/Sketch as a guide to the location of SA Power Networks assets. The Plan/Sketch must be returned to SA Power Networks if you fail to accept the conditions of use.

N

0 0.06km

LEGEND:

1 Detail Map

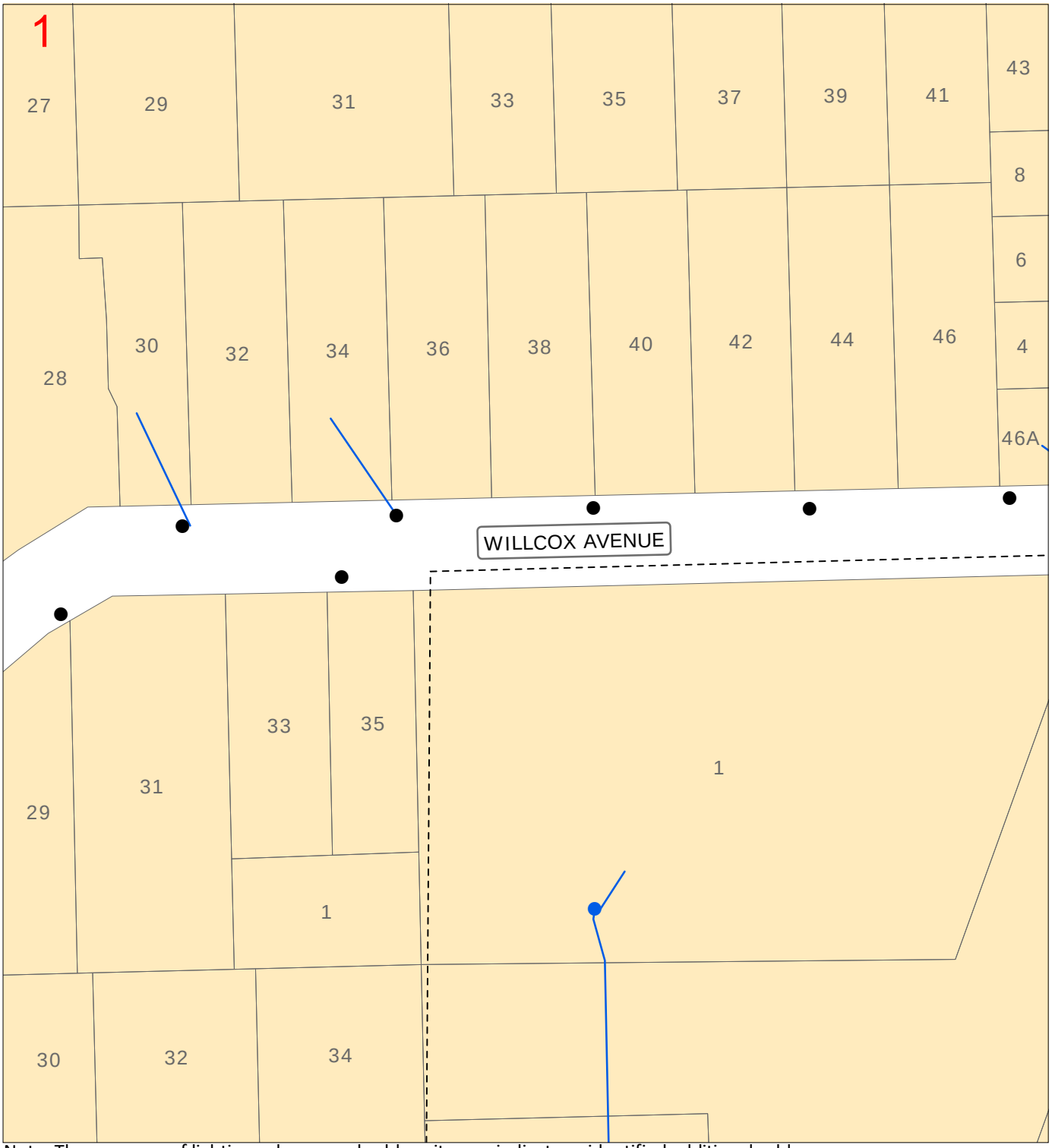
BYD Requested Area

Date: 23/07/2024

Map 1

Sequence No: 242242636

Lot 1 Menzies Crescent Prospect



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits	Cables		
66kV/132kV	66kV/132kV	BYD Requested Area	Fibre Cable/Duct
33kV	33kV	HV Switch Unit	Fibre Pit
19kV	19kV	Transformer Unit	Pilot Cable
11kV	11kV	HV Joint Bay	Pilot Manhole/Pit
Other HV	Other HV	LV Switching Cubicle/Pit	Substation
Not In Service	Not In Service	Pit	Electricity Pole
Low Voltage	Low Voltage	Electrical Earthing Area	Light Column

N

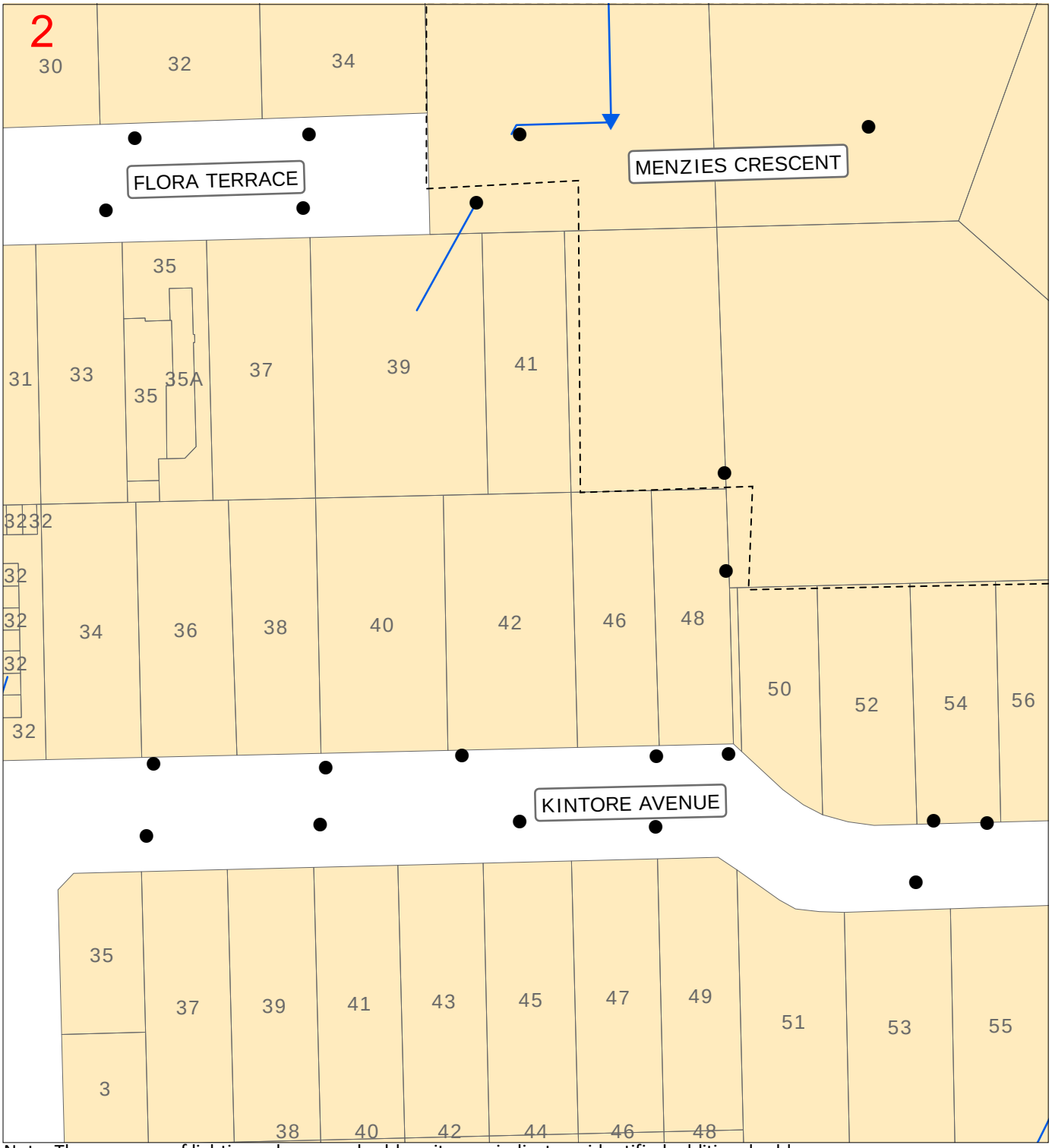
0 0.009km

Date: 23/07/2024

Map 2

Sequence No: 242242636

Lot 1 Menzies Crescent Prospect



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits	Cables		
66kV/132kV	66kV/132kV	BYD Requested Area	Fibre Cable/Duct
33kV	33kV	HV Switch Unit	Fibre Pit
19kV	19kV	Transformer Unit	Pilot Cable
11kV	11kV	HV Joint Bay	Pilot Manhole/Pit
Other HV	Other HV	LV Switching Cubicle/Pit	Substation
Not In Service	Not In Service	Pit	Electricity Pole
Low Voltage	Low Voltage	Electrical Earthing Area	Light Column

N

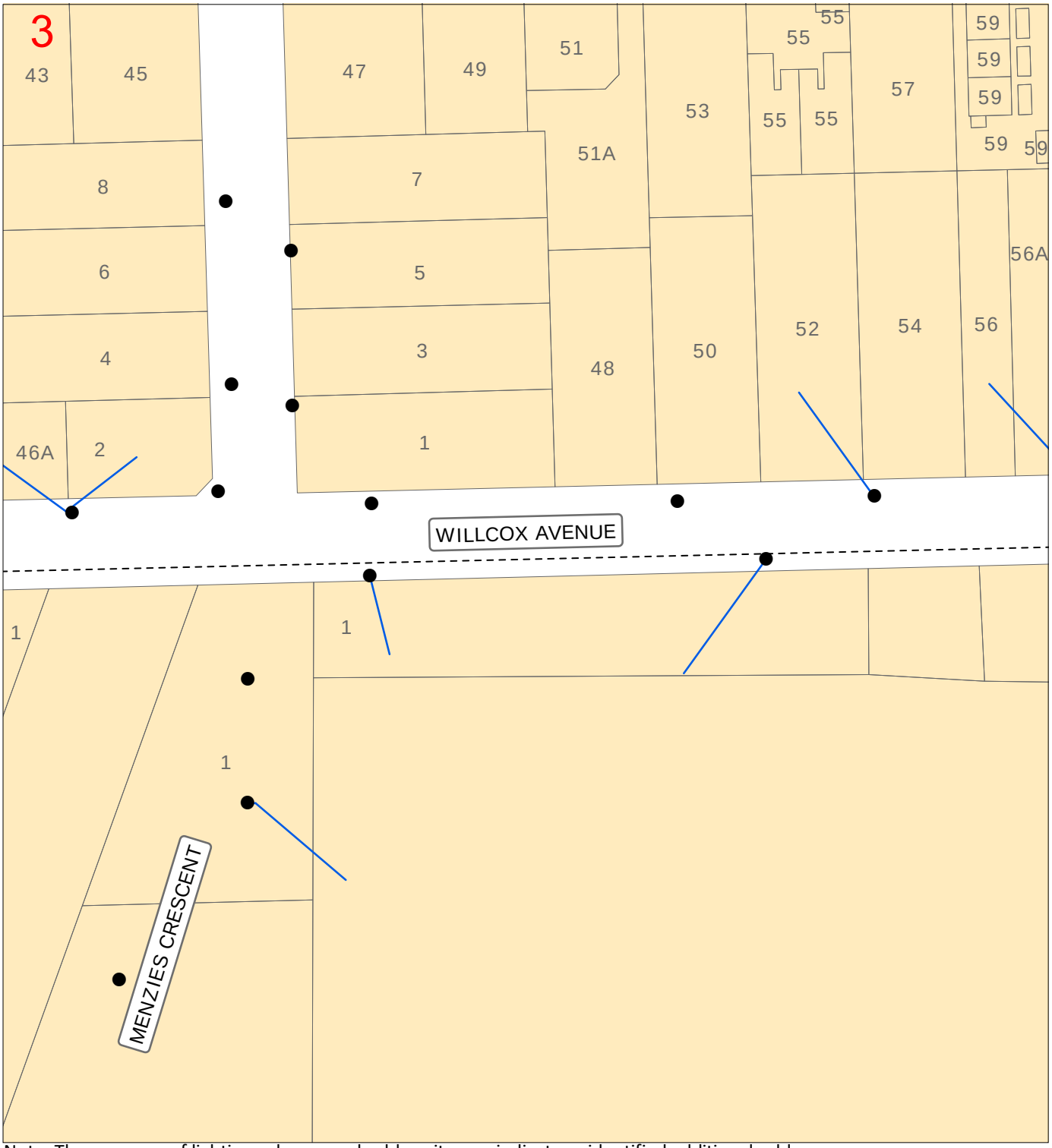
0 0.009km

Date: 23/07/2024

Map 3

Sequence No: 242242636

Lot 1 Menzies Crescent Prospect



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits	Cables		
66kV/132kV	66kV/132kV	BYD Requested Area	Fibre Cable/Duct
33kV	33kV	HV Switch Unit	Fibre Pit
19kV	19kV	Transformer Unit	Pilot Cable
11kV	11kV	HV Joint Bay	Pilot Manhole/Pit
Other HV	Other HV	LV Switching Cubicle/Pit	Substation
Not In Service	Not In Service	Pit	Electricity Pole
Low Voltage	Low Voltage	Electrical Earthing Area	Light Column

N

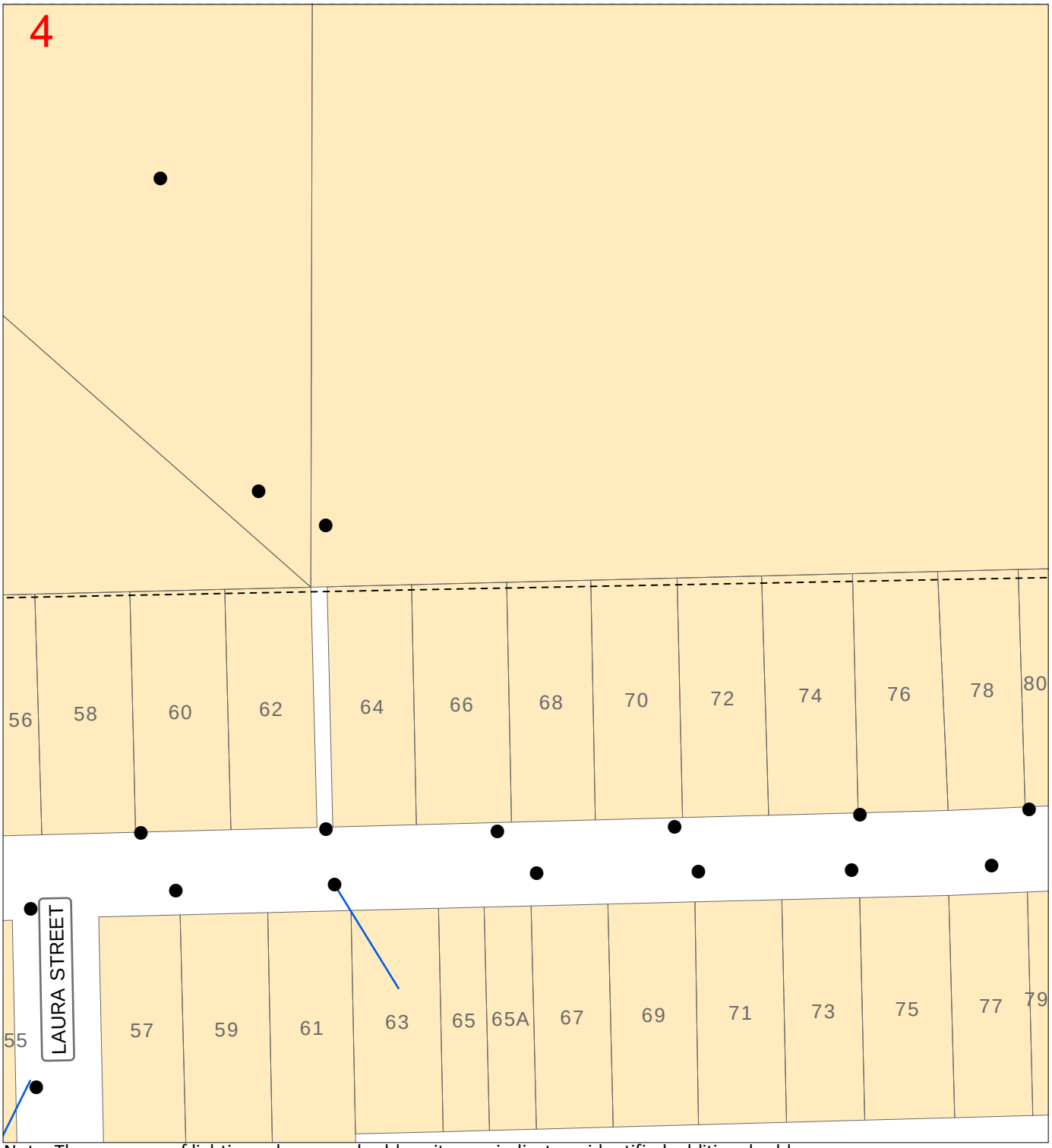
0 0.009km

Date: 23/07/2024

Map 4

Sequence No: 242242636

Lot 1 Menzies Crescent Prospect



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits	Cables		
66kV/132kV	66kV/132kV	BYD Requested Area	Fibre Cable/Duct
33kV	33kV	HV Switch Unit	Fibre Pit
19kV	19kV	Transformer Unit	Pilot Cable
11kV	11kV	HV Joint Bay	Pilot Manhole/Pit
Other HV	Other HV	LV Switching Cubicle/Pit	Substation
Not In Service	Not In Service	Pit	Electricity Pole
Low Voltage	Low Voltage	Electrical Earthing Area	Light Column

N

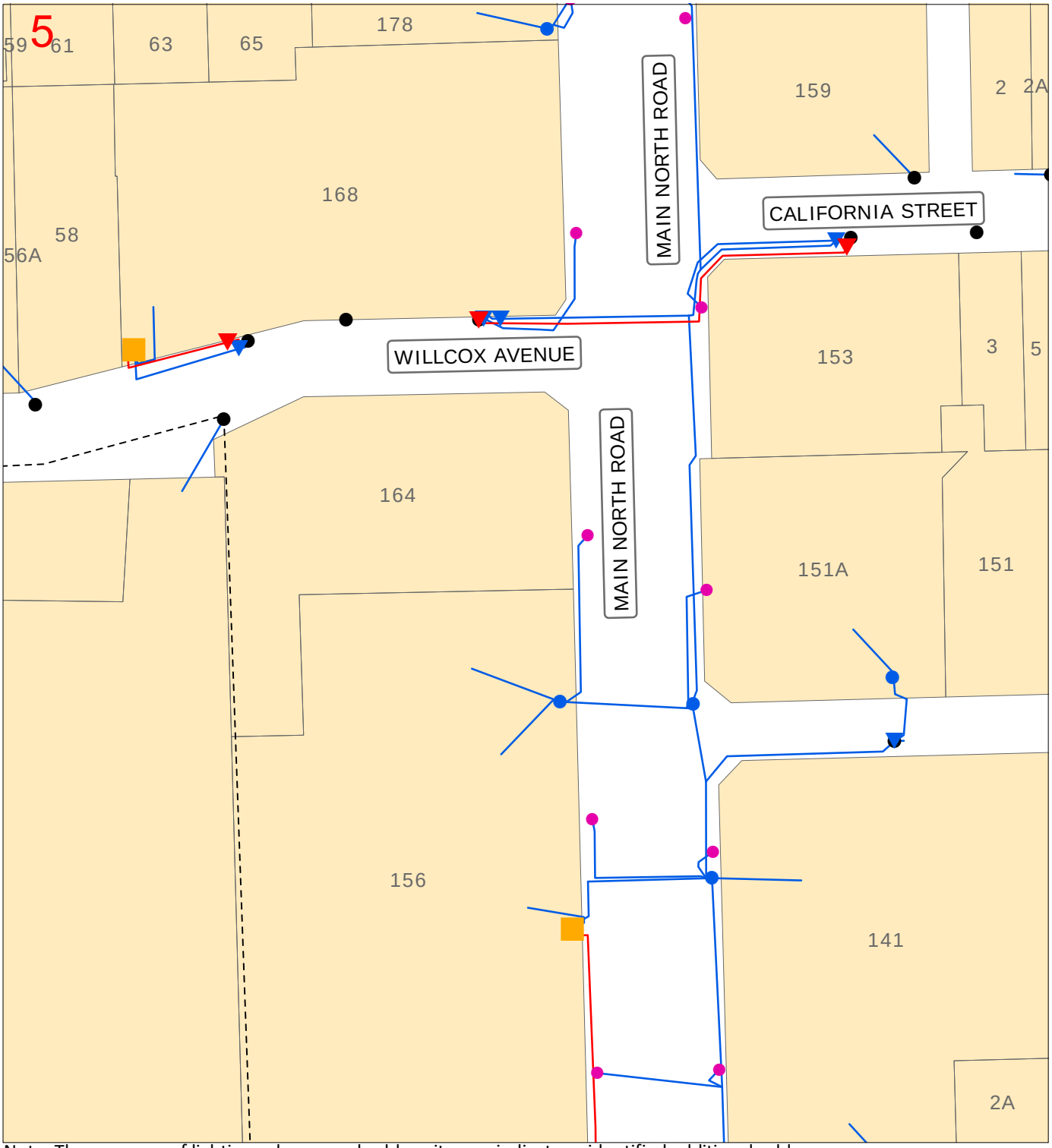
0 0.009km

Date: 23/07/2024

Map 5

Sequence No: 242242636

Lot 1 Menzies Crescent Prospect



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits	Cables		
66kV/132kV	66kV/132kV	BYD Requested Area	Fibre Cable/Duct
33kV	33kV	HV Switch Unit	Fibre Pit
19kV	19kV	Transformer Unit	Pilot Cable
11kV	11kV	HV Joint Bay	Pilot Manhole/Pit
Other HV	Other HV	LV Switching Cubicle/Pit	Substation
Not In Service	Not In Service	Pit	Electricity Pole
Low Voltage	Low Voltage	Electrical Earthing Area	Light Column

N

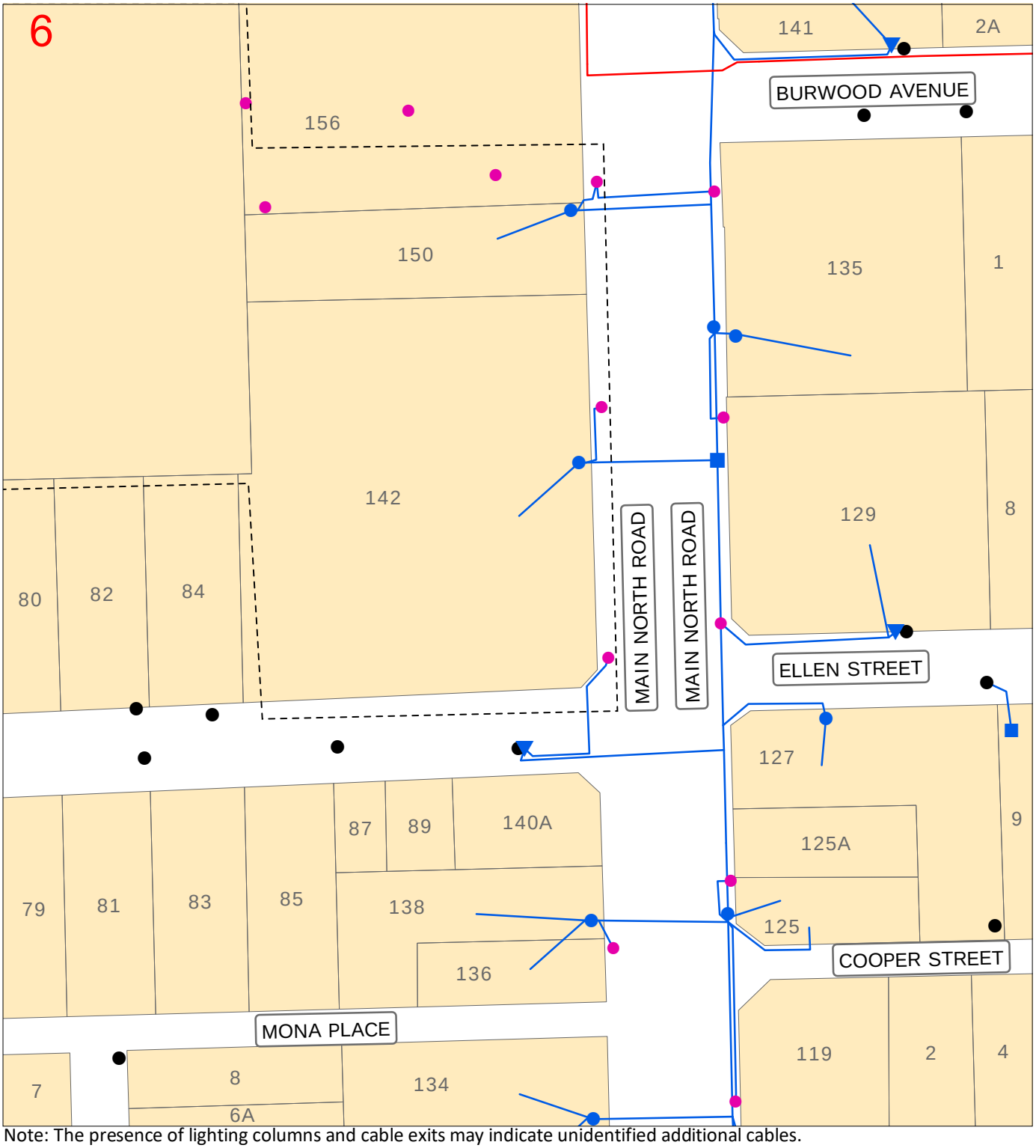
0 0.009km

Date: 23/07/2024

Map 6

Sequence No: 242242636

Lot 1 Menzies Crescent Prospect



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

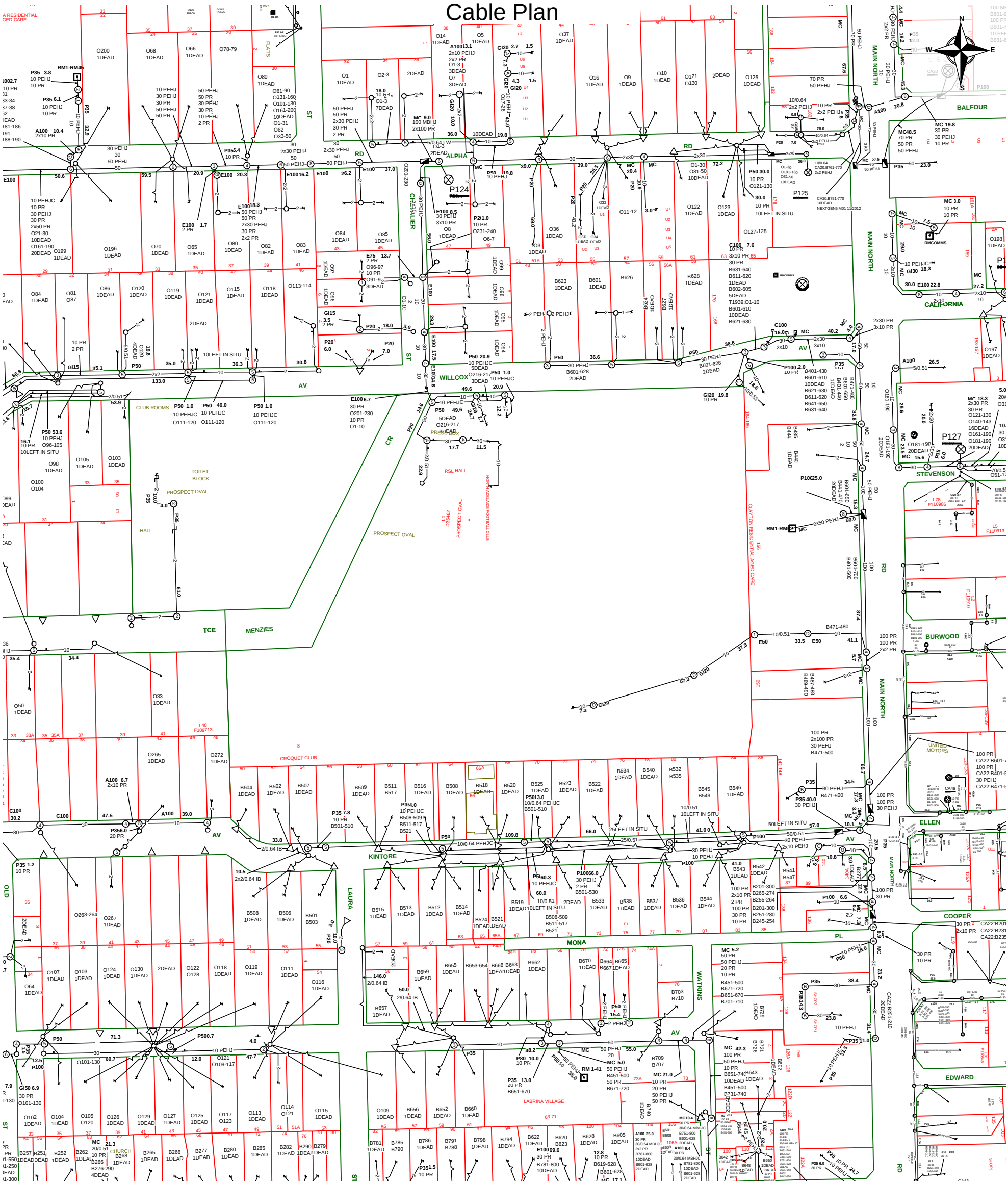
LEGEND:

Cable Exits	Cables		
66kV/132kV	66kV/132kV	BYD Requested Area	Fibre Cable/Duct
33kV	33kV	HV Switch Unit	Fibre Pit
19kV	19kV	Transformer Unit	Pilot Cable
11kV	11kV	HV Joint Bay	Pilot Manhole/Pit
Other HV	Other HV	LV Switching Cubicle/Pit	Substation
Not In Service	Not In Service	Pit	Electricity Pole
Low Voltage	Low Voltage	Electrical Earthing Area	Light Column

N

0 0.009km

Cable Plan



Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 23/07/2024 10:58:44

Sequence Number: 242242640

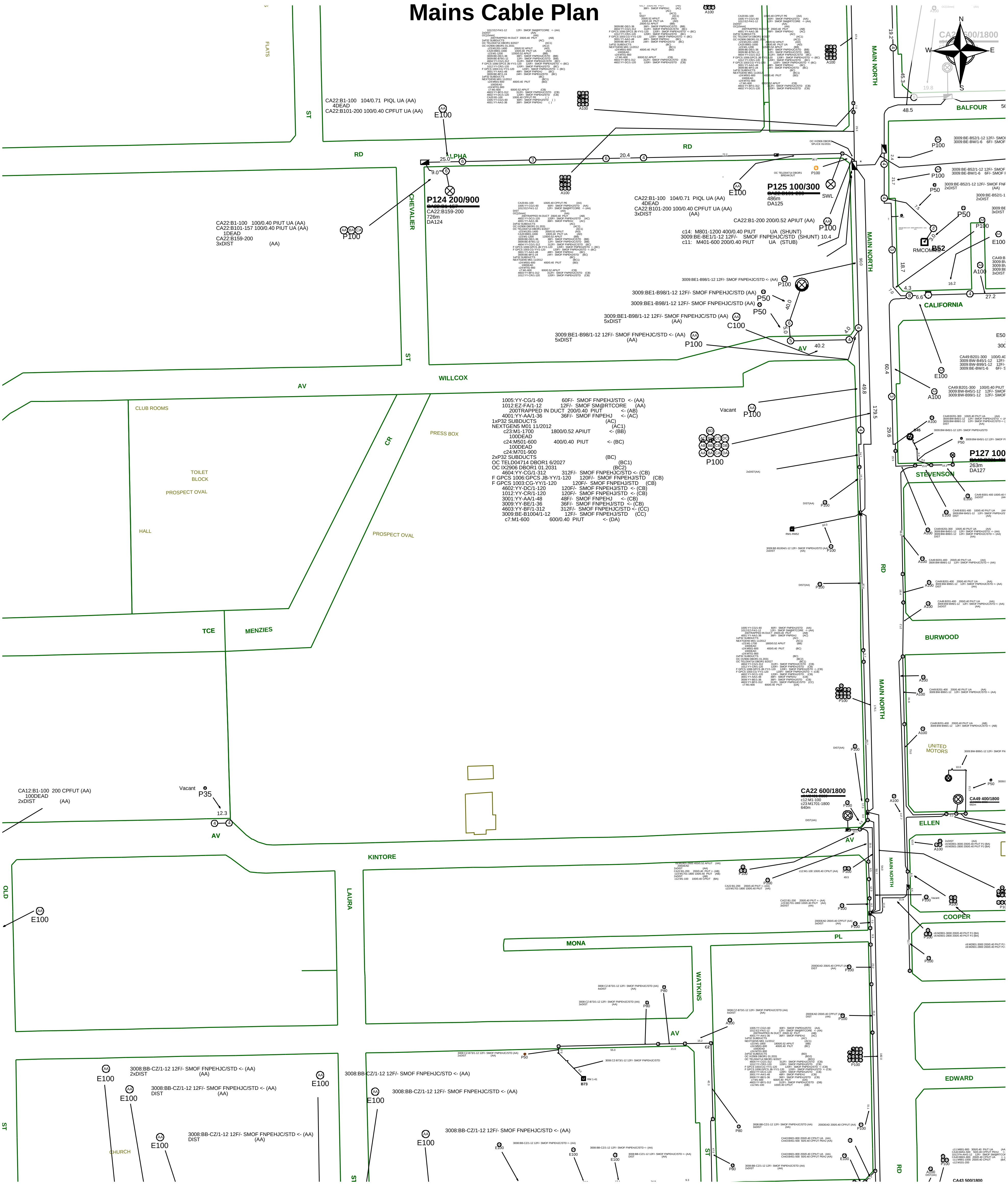
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan



Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 242242640

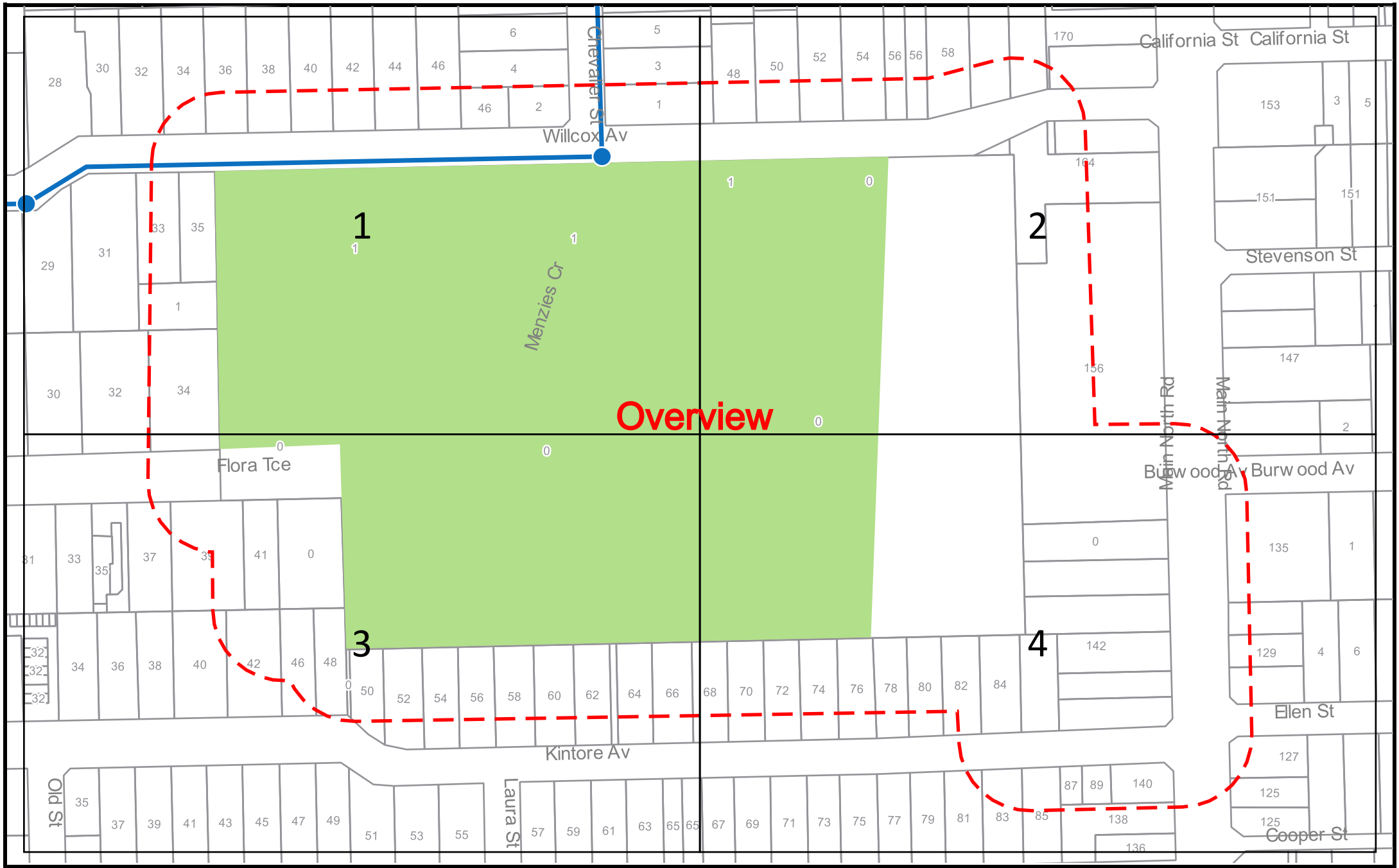
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 23/07/2024 10:58:50

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See the Steps- Telstra Duty of Care that was provided in the email response.



SEQUENCE NUMBER: 242242639
JOB NUMBER: 37186184
ADDRESS: Lot 1 Menzies Crescent, Prospect, SA 5082

LEGEND
Vocus Group Pit
Vocus Group Conduit

SCALE: 1:2050

The Vocus Group includes related bodies corporate of Vocus Communications Limited ACN 084 115 499.



SEQUENCE NUMBER: 242242639
JOB NUMBER: 37186184
ADDRESS: Lot 1 Menzies Crescent, Prospect, SA 5082

LEGEND
Vocus Group Pit
Vocus Group Conduit

SCALE: 1:1000

The Vocus Group includes related bodies corporate of Vocus Communications Limited ACN 084 115 499.



SEQUENCE NUMBER: 242242639
JOB NUMBER: 37186184
ADDRESS: Lot 1 Menzies Crescent, Prospect, SA 5082

LEGEND
Vocus Group Pit
Vocus Group Conduit

SCALE: 1:1000

The Vocus Group includes related bodies corporate of Vocus Communications Limited ACN 084 115 499.



SEQUENCE NUMBER: 242242639
JOB NUMBER: 37186184
ADDRESS: Lot 1 Menzies Crescent, Prospect, SA 5082

LEGEND
Vocus Group Pit
Vocus Group Conduit

SCALE: 1:1000

The Vocus Group includes related bodies corporate of Vocus Communications Limited ACN 084 115 499.



SEQUENCE NUMBER: 242242639
JOB NUMBER: 37186184
ADDRESS: Lot 1 Menzies Crescent, Prospect, SA 5082

LEGEND
Vocus Group Pit
Vocus Group Conduit

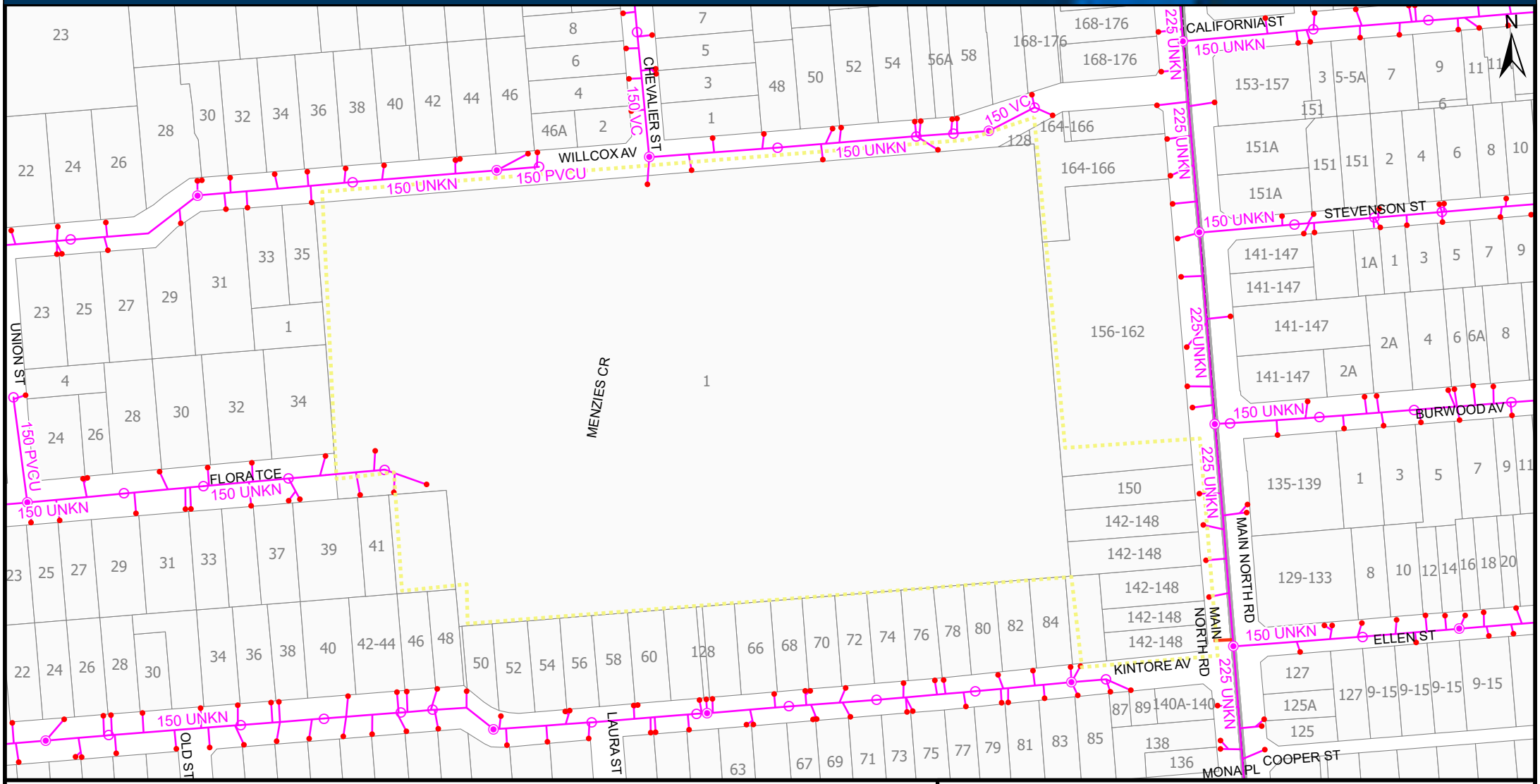
SCALE: 1:1000

The Vocus Group includes related bodies corporate of Vocus Communications Limited ACN 084 115 499.

WASTEWATER RETICULATION

Seq # 242242637

Job # 37186184



BYDA Enquiry
GIP
Valve
Inspection Opening
Maintenance Hole
Maintenance Shaft

Connections
Gravity Mains
Low Pressure
Pumping Mains
Vacuum

CP Anode Bed Outlines
CP Anode Cathode Cables
CP Facility
CP Electricity Supply Cables

TelemetryCables
Unknown
Power
Communication
Cathodic Protection

Unknown
Power
Communication
Cathodic Protection
Decommissioned Electric Device

Unknown
Power
Communication
Cathodic Protection
Land Parcels
Suburbs and Towns

Scale @ A4: 1:2,500

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WGA

FOR FURTHER INFORMATION CONTACT:

Josh Bessell
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F4 – Taa Wika Search

Government of South Australia

David Mott
PO Box 225
Aldgate 5154 South Australia

30 April 2025

Dear David

Thank you for your central archives search request dated 29 Apr 2025. The search was based on the spatial file or coordinates provided. The search area is centred on the suburb of PROSPECT. Your search reference is: 9310.

Aboriginal Affairs and Reconciliation (AAR) advises you that it holds no records in its central archives for Aboriginal heritage within your search area.

The central archives are a non-exhaustive record of Aboriginal heritage in South Australia. You are advised that Aboriginal heritage (sites, objects, or remains) may exist within your search area, even though there is no record.

The *Aboriginal Heritage Act 1988* (SA) (Act) protects all Aboriginal sites, objects, and remains, whether known or unknown, in South Australia from unauthorised impacts, and irrespective of whether they are recorded in the central archives.

Aboriginal Heritage Act

Under the Act, it is a criminal offence to excavate, damage, disturb, and/or interfere with Aboriginal heritage, or to remove it from South Australia, without authority.

Penalties include fines up to $2 million for companies, fines up to $250,000 and/or two years imprisonment for individuals, forfeiture of profits achieved by impacting heritage, orders to remediate damage caused, compensation orders to Traditional Owners, and more.

If an activity that you are planning is likely to impact Aboriginal heritage, you must first seek and achieve authorisation from the Minister for Aboriginal Affairs (Minister) to do so. All authorisation requests are subject to public consultation and referral to the State Aboriginal Heritage Committee.

The Act requires that all suspected Aboriginal heritage discoveries are reported to the Minister via AAR as soon practicable. Significant penalties apply for a failure to report.

This letter does not address any potential obligations under the *Native Title Act 1993* (Cth), such as a requirement for an Indigenous Land Use Agreement. Please note that neither native title bodies nor Traditional Owners can authorise impacts to Aboriginal heritage in South Australia - only the Minister can do so in accordance with the Act.

For further information about the Act, AAR's role, and applying for authorisations to impact Aboriginal heritage, please refer to AAR's website:

About Aboriginal heritage in South Australia | Attorney-General's Department

Aboriginal consultation

ABORIGINAL HERITAGE SITES

Government of South Australia

The following Aboriginal parties have a known or expressed interest in Aboriginal heritage in your search area:

Kaurna Yerta Aboriginal Corporation
Chairperson: Mitzi Nam
Address: C/- South Australian Native Title Services Level 6, 27 Currie Street ADELAIDE SA 5000
Telephone:
Email: info@nativetitlesa.org
Contact Officer: Tom Jenkin
Telephone: 08 8110 2800
Email: tomj@nativetitlesa.org

You are strongly encouraged to consult with all the above parties about potential projects within your search area, particularly where ground-disturbing works are proposed. Early consultation with Aboriginal parties offers you an opportunity to:

- learn more about Aboriginal heritage that may exist within your search area
- minimise any chance of a breach of the Act
- design projects in a way that avoid any impacts to Aboriginal heritage
- minimise project costs and delays.

For further information or to report the discovery of suspected Aboriginal heritage, please call (08) 8429 9400 or email aar.conservation@sa.gov.au.

To discuss this letter, or to request further information, please contact AAR's Heritage Information Team on (08) 7133 8855 or via email at AAR.HeritageSites@sa.gov.au.

Yours sincerely,

HERITAGE INFORMATION TEAM
ABORIGINAL AFFAIRS & RECONCILIATION

F5 – Preliminary Site Investigations

Preliminary Site Investigation

Prospect Lifestyle Precinct

164-166 main North Road & Portion of Lot 1 Willcox Avenue, Prospect

Prepared For

City of Prospect

Gama References
Job # 251104E
Doc # 2025.11.27.251104E.REP.PSI

27/11/2025

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27/11/2025

Prepared For

City of Prospect

Client Representative

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Job Title

Prospect Lifestyle Precinct

Site Address

164-166 main North Road & Portion of Lot 1 Willcox Avenue, Prospect

Gama Job Number

251104E

Document Title

Preliminary Site Investigation

Document Number

2025.11.27.251104E.REP.PSI

Revision History

Rev No.	Revision Date	Details of Revision	Authorised By Name / Position	Signature
-	27/11/2025	Final – report sent to client	Mark Vial Principal Environmental Scientist	

Limitations

This report has been prepared by Gama Environmental Pty Ltd (Gama) exclusively for the Client's designated purposes, as described in this document. It is intended for use only by the Client or relevant statutory authorities, within two (2) years of its issue date. Gama has conducted this work with the standard level of professional care, skill, and diligence expected in our industry and locality as of the date services were provided, without any additional warranties or guarantees, express or implied.

The conclusions, opinions, and recommendations herein are based on specific data and observations gathered during this engagement, which may not represent all possible site conditions. Gama does not assume responsibility for any changes in conditions, unobserved variables, or future legislative changes that may affect the ongoing relevance of this report.

This report may rely on information supplied by the Client and third parties, and while Gama has exercised reasonable care to validate this information, it does not assume responsibility for any inaccuracies, incompleteness, or reliance errors arising from such data. Any representation, statement, opinion, or advice expressed in this report is made on the understanding that neither Gama, nor its agents or employees, accept liability for any action or inaction taken by any person based on such information.

No third party should rely on or use this report without Gama's prior written consent, and it may not be reproduced except in full and with Gama's authorisation.

Executive Summary

Gama Environmental Pty Ltd (Gama) was engaged by City of Prospect to undertake a Preliminary Site Investigation (PSI) to support a Code Amendment for the proposed Prospect Lifestyle Precinct for the targeted sites located at 164-166 Main North Road & Portion of Lot 1 Willcox Avenue, Prospect.

The main objectives of a PSI were to:

- Establish whether any potentially contaminating activities (PCAs) have been undertaken on-site, or within the immediate surroundings (no more than 60 m), which may have resulted in site contamination that poses an unacceptable risk to current and/or future receptors;
- Where PCAs are identified, determine the relevant chemicals of potential concern (COPC), areas of interest and potentially impacted media; and
- Determine whether site contamination exists, may exist or is unlikely to exist at the site.

The outcomes of the investigations are outlined below:

164-166 Main North Road

Based on all the site history searches, site inspection and anecdotal information, this portion of the site has previously been utilised for commercial purposes including possible chemical and fertiliser manufacturing and current Toyota used car dealership / vehicle maintenance, the following on-site current and historical PCAs were identified:

- Possible chemical and fertilizer manufacturing – Class 1 PCA. The site was previously owned by Jasol Chemical Products Pty Limited from 1965 through 1981. Site contamination is considered as possible through manufacturing processes.
- On-site Waste Oil Tank – Class 1 PCA. Site contamination is considered possible through any leaks of underground systems. There is no soil data around this area.
- On-site chemical storage, including ASTs – Class 1 PCA. Is considered possible but unlikely due to the current storage procedures and placement a concrete hardstand.
- Vehicle Repair and Maintenance – Class 2 PCA. Is considered possible but unlikely due to current practices and all works on a concreted hardstand.
- Fill or Soil importation – PCA under the Environment Protection Regulations 2023. Considered unlikely as fill material is below current hardstands. This would only be impacted through historical activities.

The following off-site PCAs were identified:

- Motor Car dealers/maintenance (Class 2) and Dry Cleaners (Class 1) located 13m North – this site has been previously investigated. Although there is impact to soil and groundwater it is considered unlikely to affect the proposed code amendment due to location being considered cross hydraulic gradient and no identification of off-site impacts. Soil vapour was also identified as no risk to on and off-site receptors.
- Used Car dealers/maintenance (Class 2) – located 21m South-East – this site has been previously investigated. Soil and vapour was identified as a low risk and there was no impact to groundwater.
- Motor Engineers (Class 2) & Service Station (Class 1) – located 23-25m North-East. Impacts from this site is possible through groundwater migration, however, as the site has no contamination notifications is considered a low possibility.
- Dry Cleaners (Class 1) – located 41m North-west. Considered not a risk due to the site being down hydraulic gradient.
- Mechanical engineers (Class 2 PCA) – located 58m North. Considered not a risk due to the site being cross hydraulic gradient

Further investigations required - 164-166 Main North Road

Prior to any redevelopment, data gaps remain from soil, groundwater and vapour from historical site activities. It is suggested that a Detailed Site Investigation (DSI) is implemented prior to any future re-development. These investigations will identify any impacts or risks to future site receptors.

The on-site UST should also be removed and validated as per SA EPA guidelines.

Portion of Lot 1 Willcox Avenue.

Based on all the site history searches, site inspection and anecdotal information, this portion of the site has previously been utilised for recreational purposes as part of the Prospect Oval complex.

Fill or soil importation was identified as the PCA under the Environment Protection Regulations 2023. Previous investigations identified that fill material beneath the asphalt drive are elevated in PAH. However, results were vertically delineated within natural soils.

Areas of mounding where the scoreboard and garden beds are located appeared to be reworked natural soil.

Further investigation required - Portion of Lot 1 Willcox Avenue.

Prior to redevelopment fill material beneath the asphalt drive should be further investigated to delineate any hotspots. Any elevated PAH compounds can either be managed by removing off-site or stored beneath any future road areas.

A Construction Environmental Management Plan (CEMP) should be implemented for any unexpected finds.

This report should be read in conjunction with Limitations on Page 2.

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1. Introduction

1.1. General

Gama Environmental Pty Ltd (Gama) was engaged by City of Prospect to undertake a Preliminary Site Investigation (PSI) to support a Code Amendment for the proposed Prospect Lifestyle Precinct at the targeted sites located at 164-166 Main North Road & Portion of Lot 1 Willcox Avenue, Prospect, as shown in Figure 1, Appendix A.

It is understood that the City of Prospect is requesting a PSI to support a proposed Code Amendment over the subject sites to support mixed use/apartment development. The current and proposed code amendment changes are provided in Appendix B.

1.2. Objectives

As stated in the State Planning Commission, Practice Direction 14 (PD14), Site Contamination Assessment 2021, the objectives of this PSI are to:

- Establish whether any potentially contaminating activities (PCAs) have been undertaken on-site, or within the immediate surroundings (no more than 60 m), which may have resulted in site contamination that poses an unacceptable risk to current and/or future receptors;
- Where PCAs are identified, determine the relevant chemicals of potential concern (COPC), areas of interest and potentially impacted media; and
- Determine whether site contamination exists, may exist or is unlikely to exist at the site.

1.3. Previous and Relevant Environmental Investigations

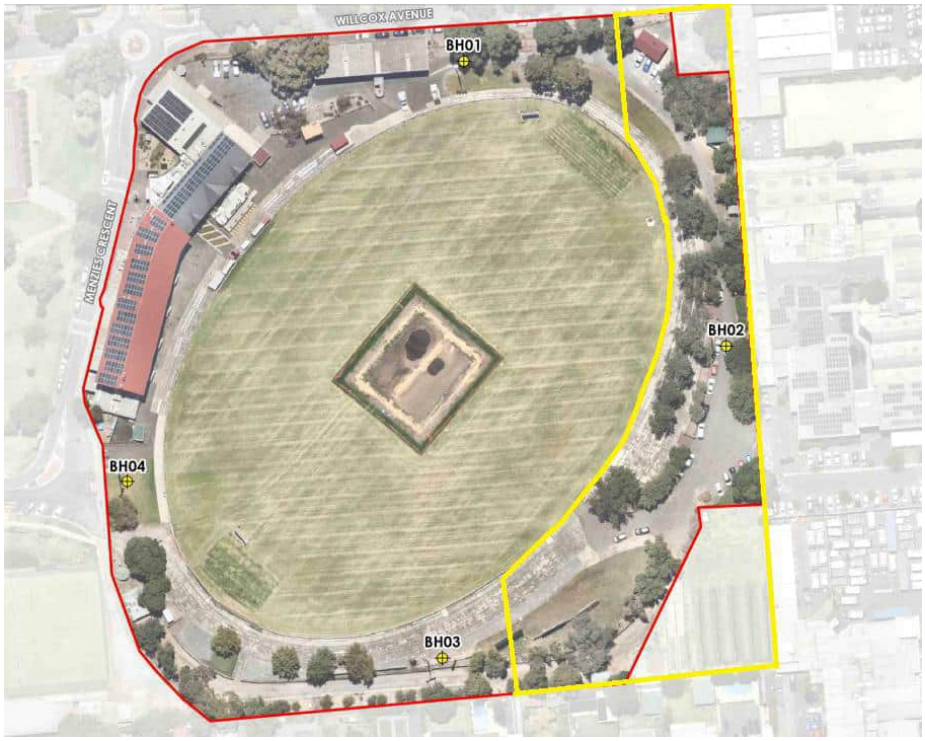
1.3.1. On-site – Portion of Lo1 1 Willcox Avenue

LBWco - Prospect Oval, Menzies Crescent, Prospect – May 2024

LBWco undertook an environmental soil assessment to classify soils for waste classification as part of development footing works for new light towers.

The investigation included the advancement of four boreholes, one borehole (BH02) was noted to be within the proposed Code Amendment area, presented in Figure 1-1 below.

Figure 1-1: Borehole Location Plan – LBWco (Code Amendment Area defined in yellow outline)



BH02 was advanced within the asphalt drive and identified fill material to 0.6 m below ground level (bgl), some ash cinders were observed from 0.2-0.6m bgl. Analytical results identified exceedances above HIL C Recreation and Intermediate Waste guidelines for Benzo(a)pyrene TEQ within the fill material, however, this is vertically delineated within the natural soils at 0.6m bgl.

LBWco concluded that fill material at BH02 is classified as Low Level Contaminated Waste, natural soils appeared to be chemically and physically compliant with Waste Fill.

Potential impact to Portion of 1 Willcox Avenue

Benzo(a)pyrene impacts along the asphalt drive are not fully laterally delineated, however, impacted soil can be managed through a Construction Environmental Management Plan (CEMP) for future off-site disposal or beneath any future strata roads.

The LBWco report for the Prospect Oval is provided in Appendix I.

1.3.2. Off-site – Adjacent south-east of Portion of Lot 1 Willcox Avenue

LBWCo – 142-148 and 150 Main North Road, Prospect – August 2023

LBWco undertook an environmental investigations at 142 – 148 and 150 Main North Road, Prospect, located adjacent south-east of Portion of 1 Willcox Avenue.

The assessment aimed to determine whether historical activities on the site and surrounding land have resulted in contamination, whether any identified contamination has the potential to migrate and impact future human or ecological receptors, and whether remediation or management measures would be necessary to ensure the site is safe for future use. Consideration was undertaken of any potential constraints that contamination may pose to redevelopment.

A summary of results is presented below:

Site History

On-site historical activities considered to have the potential to cause contamination included the storage of oil, spray painting, importation of soil and motor vehicle repair/maintenance.

Because the site is situated within a wider commercial / industrial area, numerous off-site historical activities, that have the potential to affect the site, were also identified.

Soil

Overall, no soil remediation is expected to be needed for future commercial/industrial or many residential uses. More sensitive residential subdivision may require further assessment and potentially minor soil management. Some soils beneath existing buildings would classify as Low-Level Contaminated Waste, making disposal costly if excavated. Any development generating surplus soil will need careful management to reduce disposal volumes and maximise reuse. Limited data gaps remain beneath the former waste oil tank, interceptor and sump, where undetected contamination is still possible.

Soil Vapour

Low-level soil vapour contamination was detected, though the source is unknown. No unacceptable risk was identified for commercial, industrial, or residential use, but repeat vapour monitoring is recommended if residential development is planned.

Groundwater

No groundwater contamination was identified. Potential stormwater leakage into groundwater was noted and warrants further investigation. Groundwater levels suggest that dewatering is unlikely to be required for a single-level basement.

Next Steps

LBWco recommended the following:

- Consideration of potential future development scenarios for the site to provide a framework for more specific advice on site contamination risk and liabilities.
- Additional targeted soil contamination investigations

- Prepare and oversee the implementation of a Construction Environmental Management Plan(CEMP) to ensure environmental impacts are properly managed.
- Prior to building demolition or refurbishment, removal of asbestos from the buildings should be undertaken by a suitably licensed contractor, to protect human health and prevent contamination of site soils.

Potential impact to Portion of 1 Willcox Avenue to the west

Due to no unacceptable risk in soil vapour and no impacts in groundwater beneath the site, it is considered a negligible risk for migration of any impacts affecting the proposed code amendment.

The LBWco letter report for 142-148 and 150 Main North Road, Prospect is provided in Appendix J.

2. Regulatory Framework

2.1. General

All assessment, management and remediation of site contamination within South Australia is regulated by the EP Act. Section 5B of the EP Act defines site contamination as follows:

1. For the purposes of this Act, site contamination exists at a site if —
    a. chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and
    b. the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere; and
    c. the presence of the chemical substances in those concentrations has resulted in —
        i. actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or
        ii. actual or potential harm to water that is not trivial; or
        iii. other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.
2. For the purposes of this Act, environmental harm is caused by the presence of chemical substances —
    a. whether the harm is a direct or indirect result of the presence of the chemical substances; and
    b. whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.
3. For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.

The first stage in determining whether site contamination exists is to assess whether chemical substances have been added to the site through an activity, and whether these substances are above background concentrations. The second stage is to assess whether the chemical substances have resulted in actual or potential harm to the health or safety of human beings or the environment (including water) that is not trivial.

If site contamination is determined to be present at a site, the EP Act provides mechanisms to assign responsibility for the contamination and appropriate assessment and/or remediation of the contamination.

The professional assessment of site contamination and consequential risk to human health and the environment is guided by NEPC 1999, National Environment Protection (Assessment of Site Contamination) Measure, National Environment Protection Council (the ASC NEPM, as amended 2013), Australian Standards and numerous other guidelines and technical publications prepared by the EPA and other scientific organisations.

2.2. Planning, Development, and Infrastructure Act

The process for assessing and approving development and/or land division applications in South Australia is governed by the Planning, Development and Infrastructure Act 2016 (PDI Act). Under Section 42 of the PDI Act, the State Planning Commission is authorised to issue practice directions for the purposes of the PDI Act. The rules that relate to a change in the use of land, which is considered a form of development under the PDI Act, are set out in Section 4 of the Act.

Section 65(1) of the PDI Act requires that a Planning and Design Code (the Code) be established in South Australia.

The Code implements the requirements of Section 6 of the PDI Act by setting out a comprehensive set of policies, rules and classifications which, when combined with mapping, apply in the various parts of the State for the purposes of development assessment in South Australia.

Part 9 of the Code details the circumstances in which a relevant authority must refer a development application to an external body, including the EPA.

State Planning Commission Practice Direction 14 (Site Contamination Assessment) (PD14, 2023) is issued under sections 42 and 127 of the PDI Act and describes how site contamination risks are to be assessed in the planning and development decision making processes. In particular, PD14, 2023 details the requirements related to site contamination assessment that are to be considered by a relevant authority when considering an application for planning consent, including specific conditions for development authorisations where remediation may be necessary before occupation or use of land that is the subject of an application.

3. Methodology

3.1. Guidance

The adopted methodology is based primarily on guidance provided in the following documents:

- Environment Protection Act, 1993 (the Act), and sub-ordinate Environment Protection Regulations, 2023.
- Planning, Development and Infrastructure (PDI) Act 2016 and the associated Planning, Development and Infrastructure (General) Regulations 2017.
- The National Environment Protection Measure 1999 (Assessment of Site Contamination), as amended 2013 (referred to as the NEPM herein).
- South Australia (SA) Environmental Protection Authority (EPA) Guideline for Assessment and Remediation (GAR) of Site Contamination.

To achieve the objectives outlined in Section 1.2, Gama completed a desktop review of the following sources:

- Land titles records accessed via South Australian Integrated Land Information System (SAILIS) website.
- SA EPA records, including;
    - Section 7 search
    - Site Contamination Index
- Sands and McDougall public register
- Selected historical aerial photographs for the site and surrounding area
- South Australian Resource Information Geoserver for details relating to local geology
- National Geospatial-Intelligence Agency for topographic data
- Australian Soil Resource Information System for details relating to likelihood of encountering acid sulphate soils
- Department for Environment and Water (DEW) “WaterConnect” database of registered groundwater bores within a 2-kilometer (km) radius of the site

In addition to the desktop information review outlined above, an inspection of the site and surrounding area was undertaken for the purpose of observing the physical setting and structures, as well as identifying any associated PCAs and/or other potentially significant environmental activities.

4. Site Details

Table 1. Site identification details.

Item	Description
Site Address	164-166 Main North Road & Portion of Lot 1 Willcox Avenue, Prospect
Certificate of Title (CT)	CT 5204/868 – Portion of Lot 1, Willcox Avenue CT 5416/103 – 164-166 Main North Road CT 5416/104 – 164-166 Main North Road CT 5197/986 – 164-166 Main North Road
Plan and Parcel	D35462 AL1 – Portion of Lot 1, Willcox Avenue F109763 AL98 – 164-166 Main North Road FP206473 AL91 – 164-166 Main North Road F110116 AL7 – 164-166 Main North Road
Site Area	Approximately 10,258 m^2
Current Site Zoning	164-166 Main North Road – UCBR – Urban Corridor Business Portion of Lot 1, Willcox Avenue – Established Neighbourhood
Proposed Site Zoning	164-166 Main North Road – Urban Corridor (Boulevard) Portion of Lot 1, Willcox Avenue – Urban Corridor (Boulevard)
Local Council	City of Prospect
Current Land Use	164-166 Main North Road – Commercial (Toyota Dealership) Portion of Lot 1, Willcox Avenue – Recreation (Sporting Oval Complex)

4.1. Site Description

An inspection of the site was undertaken by Gama scientists on 21 November 2025. Key observations from the inspection are listed below:

4.1.1. Portion of Lot 1 Willcox Avenue

The site is currently a part of the Prospect Oval sporting complex. The targeted portion consists of an asphalt covered drive, concreted grandstands, raised scoreboard area and practice cricket nets.

Structures on-site

A public toilet was observed within the north-western corner, this comprised of brick siding, galvanised roofing and concrete slab.

The historical air raid shelter was located along the northern boundary, this was surrounding by a locked fence and could only be access at specific times. The shelter comprised of concrete and buried approximately 2.0m bgl.

Two shed structures comprising of galvanised sides, roofing and concrete slab were located within the north-eastern portion, these were locked at the site of the inspection, however, are likely associated with maintenance of the sporting oval.

Groundcover

The grandstand area surrounding the oval was covered in concreted steps, with raised garden beds at the end. Soil from these garden bed areas appeared to be reworked natural soils.

There is an asphalt drive at the rear of the grandstand area and follows directly around the oval, this was in average condition, areas of exposed soil beneath the asphalt consisted of gravelly sands.

Within the south-western corner there are practice cricket nets which are covered in low lying grasses.

The groundcover within the north-eastern portion surrounding the toilet and sheds consisted of gravelly silty sands.

There was no evidence of any soil staining, odours or asbestos contamination materials (ACM) within this targeted portion of Willcox Avenue.

4.1.2. 164-166 Main North Road

The site is currently used as a Northpoint Toyota Used Car dealership and maintenance workshop.

Structures on-site

The eastern portion of the site is covered in a saw-tooth warehouse building with which has been extended to the west. The warehouse is constructed of besa block siding, concrete flooring, galvanised roofing, however a small portion of the historical roofing remains which does contain ACM tiles.

Within the warehouse the eastern portion is currently being utilised for sales offices (used car dealership), the western portion is being utilised for the vehicle maintenance area.

The vehicle maintenance area contained a groundcover of sealed concrete, hoisting areas along the sides with general tools. There was a dedicated chemical storage area located in a room within the north-western corner. Noted in this room was:

- Above ground storage tanks (AST) for synthetic diesel (1.6KL), trans fluid (540L) and Motor Oil (540L)
- Multiple barrels of oil (160L).
- Underground waste oil tank (UST) was noted within the centre of this room. Anecdotal information collected about this waste oil tank noted the size was unknown, however, would not be greater than 2000L.

Anecdotal information provided at the time of inspection noted that there was no solvents stored.

An additional dedicated chemical storage area was located outside within the south-west of the property which included locked metal cabinets and barrels of oil (160 L). This spot was situated on and surrounded by a concrete hardstand, there was no evidence of any spills or odours within this area.

Groundcover

The eastern portion of the site which is currently being utilised for the used car sales yard is covered in concrete hardstand with multiple cars for sale, inside the warehouse and an outside portion within the southern area is also covered in concrete.

A photographic log presenting images depicting the site, is provided in Appendix C. Specific noted areas are presented in Figure 2, Appendix A.

4.2. Surrounding Land Use

Table 2. Surrounding land use details.

Direction from Site	Land Use
North	Willcox Avenue, followed by commercial (Toyota Car Dealership) / residential, St Johns Wood Reserve.
East	Main North Road, followed by Commercial (Mitsubishi dealership), then residential
South	Age Care Facility, then commercial (Maverick Campers & Caravans) noted adjacent to the south-east of the dedicated area for Willcox avenue, then residential.
West	Prospect Ova, followed by Menzies Crescent, Memorial Gardens and North Adelaide Croquet Club.

5. Environmental Setting

5.1. Geology

The Australian Government Geoscience Australia Portal1:250,000 soils map indicates the dominant surface geology comprises of the Pleistocine Calcrete. The Atlas of Australian Soils has a soil classification of Chromosol outwash plains of hard alkaline red soils. The local and regional geology within the vicinity of the site is presented in the Lotsearch report (Page 58-59, Appendix D).

5.2. Acid Sulphate Soils

Details obtained from the Atlas Australian Acid Sulfate Soils indicates an extremely low likelihood that acid sulphate soils are present at the site. The local and regional acid sulphate soil probability within the vicinity of the site is presented in the Lotsearch report (Page 64-65, Appendix D).

5.3. Topography

The topography at the site relatively flat lying at approximately 50m Australian Height Datum (AHD). An elevation t map of the area is provided in the Lotsearch report (Page 5, Appendix D).

5.4. Hydrology

As outlined in the SA EPA GAR (2019), surface water bodies and water courses within 500m of the site should be considered for potential impacts if site contamination exists. As presented in the Lotsearch report (Page 5, Appendix D). There were no water courses or water bodies identified within the 500m boundary.

5.5 Local Hydrogeology

Quaternary geological formations (and associated aquifers) are typically encountered as the uppermost aquifer in the Adelaide Metropolitan Area. Quaternary units are generally shallow and poorly developed which are known to host up to five aquifers across the Adelaide metropolitan area.

Groundwater within the Q1 (uppermost) aquifer is typically of low salinity (1,000 mg/L to 2,500 mg/L) due to direct recharge mechanisms from surface drainage and from lateral inflow from fractured rock aquifers within the Mount Lofty Ranges to the east (Gerges, 2006). The five aquifers below the Adelaide Plains in the vicinity of the site are described in Gerges (2006) as follows:

- First Quaternary Aquifer (Q1) is well distributed over the Adelaide Metropolitan Area and is located at depths between 3 – 15 metres below ground level (m bgl);
- Second Quaternary Aquifer (Q2) lies between 16 – 30 m bgl;
- Third Quaternary Aquifer (Q3) is approximately 30 – 45 m bgl;
- Fourth Quaternary Aquifer (Q4) is located between 45 – 60 m bgl; and
- Fifth Quaternary Aquifer (Q5) is approximately 65 – 80 m bgl.

As per the SA EPA GAR (2019), groundwater wells within a 2km radius of the site should be considered when determining the environmental values of groundwater. The environmental values, as defined by the South Australia Environment Protection Authority Water Quality Environment Protection Policy 2015 (WQEPP) include:

- Drinking water for human consumption
- Primary industries— irrigation and general water uses
- Primary industries— livestock drinking water
- Primary industries— aquaculture and human consumption of aquatic foods

A review of the DEW WaterConnect groundwater database indicated a total of 302 registered groundwater wells are located within a 2 km radius of the Site and are presented in the Lotsearch report, Page 76, Appendix D. An assessment of the chemical characteristics and likelihood of groundwater wells being utilised for the environmental values outlined above was completed and is provided in Appendix E.

Based on the information provided in Appendix E, labelled “Groundwater Environmental Values”, the environmental value of groundwater within 2km of the site is considered limited with potential use for irrigation.

It is also noted that upon review of an off-site report to the north indicated that perched groundwater was encountered at depths between 1 and 2m below ground level and is associated with surface infiltration from rainfall. It is likely that the groundwater beneath the site is also within the perched aquifer system.

6. Site History

6.1. History of Ownership

An assessment of the current and historical ownership of the site was undertaken by Gama to determine whether the ownership may be associated with PCAs. The ownership (including listed vocations where available) identifies the following potential PCAs undertaken at the site as part of the PD14 act.

164-166 Main North Road

- Jasol Chemical Products Pty Ltd from 1964-1981

A research into the company identified that the historic and current products are documented as hygiene-, cleaning- and disinfectant-chemical products: antiseptics, household cleaners, industrial cleaning chemicals, detergents, sanitizers, and similar.

The trademark registration for "JASOL" (held by the current owner) lists many chemical categories: including Class 001 (chemicals for industry, agriculture, horticulture and forestry; compost, manures, fertilizers) among other uses.

The details for the relevant certificate titles are presented in Appendix F.

6.2. Historical Aerial Photography

An assessment of the current and historical aerial photographs in the vicinity of the site was undertaken by Gama to ascertain whether activities onsite or within the vicinity of the site may have resulted in site contamination. A review of the aerial photography is summarised in Table 3 and 4 below.

Table 3. Summary of historical aerial photography – 164-166 Main North Road

Image Data	Features Identified
1935-1969	Image Low resolution aerial photographs (black and white). Site A residential dwelling is located within the north-eastern corner of the site which was converted to an extension of the commercial development approximately 1961. The southern and western portion appears utilised for commercial purposes. Surrounding Land The land to the west is utilised for the Prospect Sporting Oval complex, the land to the south appears to be either residential or aged care, land to the north and east comprises of roads followed by commercial properties.
1979-1989	Image Low-medium resolution aerial photographs (colour). The Site The entire area with the exception of a very small open area within the south-western corner is covered in a commercial warehouse. Surrounding Land The surrounding land appears similar with no obvious differences.
1998-2025	Image Medium-high resolution resolution aerial photograph (colour). The Site The site has been developed into its current state. The eastern portion has had the commercial warehouses removed and replaced with a concrete hardstand and car sales area. Surrounding Land The land to the south has been redeveloped into a age care facility, the land to the north and east have been redeveloped to newer commercial properties.

Table 4. Summary of historical aerial photography – Portion of Lot 1 Willcox Avenue

Image Data	Features Identified
1935-1959	Image Low resolution aerial photographs (black and white). Portion of Lot 1, Willcox Avenue The site appears to be a part of a larger oval complex. The air raid shelter is apparent in the north-eastern corner. There is an apparent dirt track surrounding the oval, there is vegetation within the south-eastern corner. Surrounding Land Surrounding land to the west is part of the Prospect Sporting oval complex, the land to the south and north is residential. The land to the east is either residential/commercial.
1968	Image Low-medium resolution aerial photographs (colour). The Site The implementation of some grandstand areas appeared to have been developed, the surrounding dirt track around the oval appears to have been bituminized. Surrounding Land The surrounding land appears similar with minor updates to the oval complex to the west and age care facility to the east.
1979-1989	Image Low-medium resolution aerial photographs (colour). The Site The public toilet has been erected near the northern boundary, one of the two sheds are now observant within the northern portion, the south-eastern corner has been converted into a grass area with all vegetation removed. Surrounding Land Residential properties to the south-esat have been removed and replaced with an commercial development.
1997-2025	Image Medium-high resolution aerial photograph (colour). The Site The site has been developed into its current state. The south-eastern corner is being used for cricket practice wickets. Surrounding Land The land to the north-east and east have had commercial redevelopment updates.

Historical aerial photos are provided in the Lotsearch Report in Appendix D.

6.3. Public Register Search

A public register search (Sands and McDougall) was undertaken by Gama to identify whether the historical businesses in the surrounding area of the site may have been associated with PCAs.

Table 5 below provides a summary regarding historical business information which are associated with PCAs.

Table 5. *Summary of Historical Businesses associated with PD14 PCAs located within 60m of the site.*

Business Activity	Premise	Ref No.	Year	Distance to Property Boundary or Road Intersection (m)	Direction
Detergent Mfrs &/or Dists	Jasol Chemical Products Pty. Ltd.. 166 Main North Rd., Prospect, 5082	42253	1991	0m	On-site
Chemical Mfrs &/or Imps &/or Dists		40504	1991		On-site
Detergent Mfrs &/or Dists		7750	1984		On-site
Cosmetic Mfrs &/or W/Salers		6270	1984		On-site
Soap Mfrs &/or Dists		23342	1984		On-site
Chemical Mfrs. &/or Imps. &/or Dists.		4603	1984		On-site
Chemicals - Industrial		4644	1984		On-site
Insecticide Mfrs. &/or Dists		15475	1984		On-site
Cleanser &/or Cleaning Preparations Mfrs. &/or Dists.		5159	1984		On-site
Chemical (Agricultural) Manufacturers		38615	1973		On-site
Chemical & Fertilizer Manufacturers		27135	1965		On-site
Motor Car Dealers - New &/or Used	Ike Ades Toyota. 170 Main North Rd., Prospect. 5082.	26504	1991	13m	North
Motor Car &/or Truck Dealers - New &/or Used	Ades Ike Toyota 170 Main North Rd, Prospect 5082	17698	1984	13m	North
Dry Cleaners, Dyers & Laundries	Sprys Dry Cleaners 172 Main North rd Prospect	50027	1965	13m	North
Dry Cleaners, Dyers & Laundries	Sprys 168 Main North rd Prospect	29408	1955	13m	North
Dry Cleaners, Dyers & Laundries	Sprys Dry Cleaners, 168 Main North Road, Prospect.	29409	1955	13m	North
Cleaners, Dyers & Pressers.	StarS Dry Cleaning Service., 168 Main North Rd., Prospect	6118	1950	13m	North
Dyers and Cleaners	Spry, W. T., 168 North rd, Prospect	20205	1940	14m	North
Motor Car &/or Truck Dealers - New &/or Used	Sierp Motor Co Pty Ltd, 142 Main North Rd, Prospect 5082	17837	1984	21m	South East
Used Car Dealers	Olympic Car Mart Ltd 142 Main North rd Prospect	9456	1965	21m	South East
Motor Car Dealers - New &/or Used	Prospect Mitsubishi, 151 Main North Rd., Nailsworth. 5083.	26573	1991	23m	North East
Motor Car &/or Truck Dealers - New &/or Used	Nailsworth, Newman Mitsubishi, 151 Main North Rd	17795	1984	23m	North East
Motor Car &/Or Truck State Dists &/Or Agents	Newman Mitsubishi, 151 Main North Rd Nailsworth 5083	17889	1984	23m	North East
Motor Engineers & Repairers	Dependable Motors Pty Ltd 151 Main North rd Nailsworth	12615	1973	23m	North East
Motor Garages & Service Stations	BP Nailsworth Service Station, 153 Main North Rd, Nailsworth, 5083	27537	1991	25m	North East
Dry Cleaners, Dyers & Laundries	Spry R W 52 Willcox av Prospect	50021	1965	41m	North West
Engineers (Mechanical & General)	Dean H S 63 Alpha rd Prospect	2498	1965	58m	North
ENGINEERS (Mechanical & General)	Dean H S 63 Alpha rd Prospect	34574	1955	58m	North

Historical businesses in Table 5 has indicated that PCAs noted on 164-166 Main North Road include:

- Chemical Manufacturers (including cosmetic, soaps, insecticides, cleaning, agricultural and fertiliser) – Class 1. Noted for the time that Jasol Chemical Products owned the site.

Noted off-site PCAs include:

- Motor Car dealers/maintenance (Class 2) Dry Cleaners (Class 1) 14m North – this is discussed further in Section 6.4 within site contamination index search.
- Used Car dealers/maintenance (Class 2) – 21m South-East – this site is discussed in Section 1.3 in the previous report conducted by LBWco.
- Motor Engineers (Class 2) & Service Station (Class 1) – 23-25m North-East

A further investigation into this site was undertaken and identified this is the current Mitsubishi Dealership across the eastern side of the road from 164-166 Main North Road. A review into the aerials noted that the former service station was converted in 2008 to the current dealership. The on-site USTs still remain, however, have not been in-use since 2008. There are no contamination notifications for this site, however, as this is considered up hydraulic gradient there is the possibility although considered unlikely of migration of potential impacted groundwater to migrate to the proposed rezoning area.

- Dry Cleaners (Class 1) – 41m North-west.

This property is considered unlikely to affect the proposed rezoning due to the location being considered down hydraulic gradient and distance from the site, therefore, any groundwater or vapour impacts would be moving away.

- Mechanical engineers – 58m North.

This property is considered unlikely to affect the proposed rezoning due to the location being cross hydraulic gradient and distance from the site, therefore, any soil, groundwater or vapour impacts would be moving in a cross-gradient direction to the west.

6.4. Site Contamination Index Search

The following results in Table 6 were identified results were identified within the vicinity of the site on the SA EPA's site contamination index.

Table 6: Site Contamination Index Notifications within 60m.

Map ID	Notification No	Type	Address	Activity	Status	Location Confidence	Distance (m)	Direction
1	60133 - 01	S83A Notification	168-172 Main North Road prospect SA 5082	Motor vehicle repair or maintenance	Current EPA List	Premise Match	13	North
	18956	109 Notification	170 Main North Road Prospect SA 5082	Not recorded	Current EPA List	Premise Match	13	North

Gama requested publicly available information held by EPA for the above notifications, the following summary from the provided reports are as follows:

The PCAs identified which have since been removed included:

- Dry Cleaners – UST to store white spirits removed in 1963;
- Dry Cleaners – Storage of solvents;
- Fuel and Waste USTs – removed in 2002 – installation of a new 2,000L UST in 2002;
- Vehicle Maintenance;
- Historic Farming; and
- Importation of fill materials.

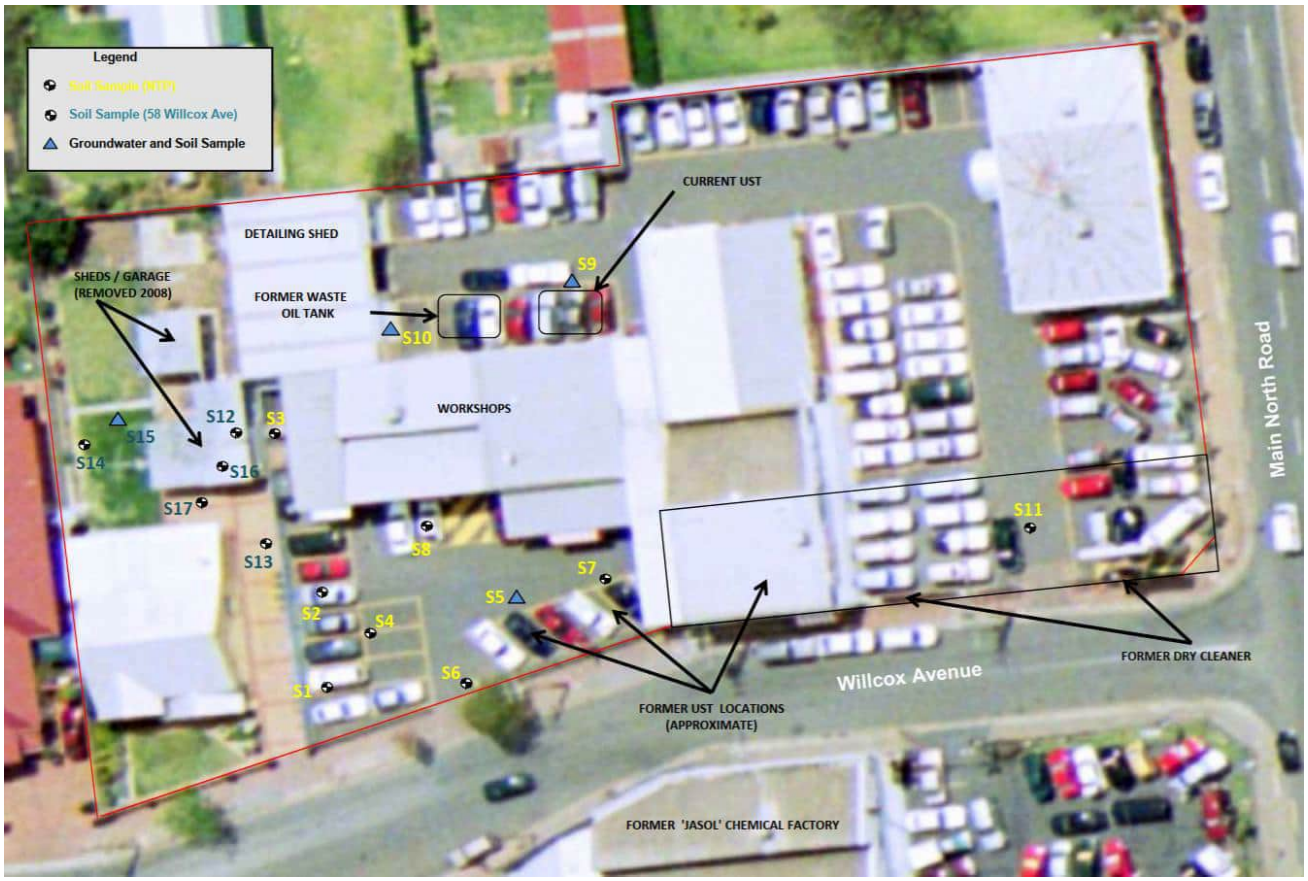
Soil and Groundwater Grab Sample Results

It was noted that petroleum hydrocarbon concentrations were detected in soil samples collected from eight soil bore locations between approximately 1.5 and 2 mbgs and in three perched water grab samples collected at this depth. These soil results cannot be compared with the ASC NEPM (NEPC, 2013) HSLs due to the high moisture content and these perched groundwater results cannot be compared with the ASC NEPM HSLs due to the depth of the perched groundwater encountered being less than 2 mbgs.

The hydrocarbon impacts in soil were vertically delineated with all soil samples collected below the detected concentrations (at depths between 4 and 5 mbgs) having no reportable hydrocarbon concentrations.

It is noted that the hydrocarbon fractions reported in soils and perched water are predominantly aliphatic compounds rather than aromatic compounds. Benzene, toluene, ethylbenzene and xylenes were reported below the laboratory LOR in the majority of soil samples collected. It is also noted that soils and perched water with detectable hydrocarbon concentrations are located beneath sealed hardstand (bitumen) cover within a car park area of a commercial site.

Figure 1-2: Historical PCA, soil and groundwater sampling locations – 168-172 Main North Road



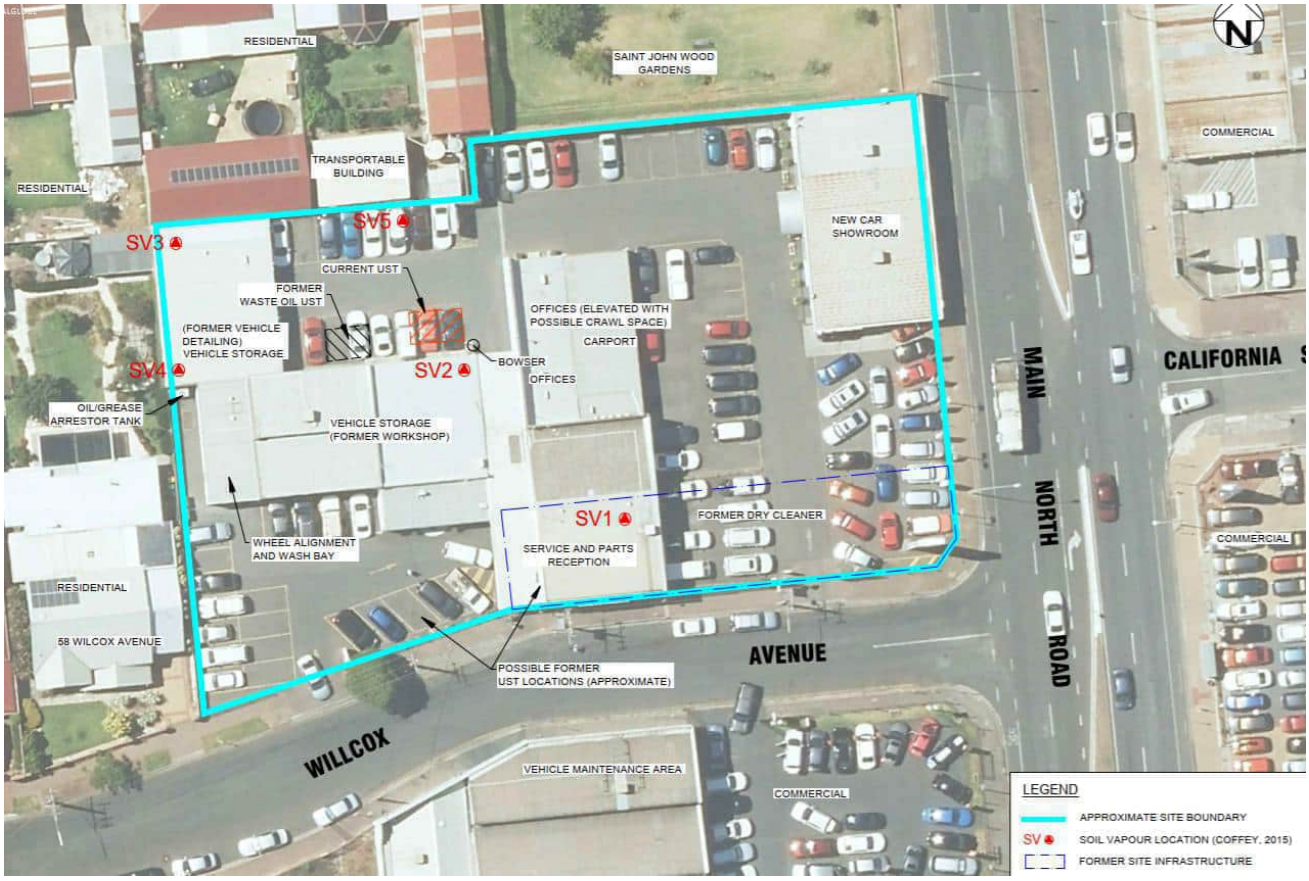
Soil Vapour

Five soil vapour monitoring locations at targeted locations across the site to assess vapour intrusion related health risks to current on-site commercial workers and off-site residents to the north and west of the site.

Based on the vapour sampling completed during the current assessment, there are no identifiable risks to indoor air from soil vapour to on-site receptors and adjacent off-site residential receptors.

The soil vapour sampling locations are provided in Figure 1-3 below.

Figure 1-3: Soil vapour sampling locations – 168-172 Main North Road



Potential impact to the proposed code amendment

As the site is considered cross-hydrauic gradient, it is noted that any groundwater impacts would be flowing in a likely westerly direction. No off-site impacts were also identified.

There were also no identifiable risks to off-site residential receptors, therefore, considered a low risk.

The desktop study and soil vapour report provided by the EPA is provided in Appendix H.

Information regarding the EPA's site contamination index is provided in the Lotsearch report, Page 8, Appendix D.

6.5. EPA Section 7

Gama requested Section 7 documentation from the SA EPA, which identifies known particulars of mortgages, charges, and prescribed encumbrances affecting land with a particular Certificate Title/Folio.

In relation to the subject site, the EPA Register holds no information relating to:

- Material or serious environmental harm caused or threatened during the course of an activity
- Site contamination notified to the EPA under section 83A of the Environment Protection Act 1993
- Environmental assessment report(s) or site contamination audit report(s)

However, there was a YES for details of a licence under the repealed Waste Management Act for 164-166 Main North Road. This was followed up and it and was identified for the storage of and handling of waste oils for vehicle maintenance.

There were no notifications for Lot 1 Willcox Avenue.

The EPA Section 7 documentation is included in Appendix G.

7. Conceptual Site Model

A conceptual site model (CSM) is a qualitative description of the mechanisms by which potential and/or complete exposure pathways exist between known or potential sources of Property impacts, and human or environmental receptor. In order for a human receptor to be exposed to a chemical contaminant derived from the Property, a complete exposure pathway must exist. An exposure pathway describes the course a chemical or physical agent takes from the source to the exposed individual and generally includes the following elements (USEPA, 1989):

- A source and mechanism of chemical release
- A retention or transport medium (or media where chemicals are transferred between media)
- A point of potential human contact with the contaminated media
- An exposure route (e.g., ingestion, inhalation) at the point of exposure.

Based on the work undertaken by Gama, the following PCAs are listed below in Table 7 (164-166 Main North Road) and Table 8 (Portion of Lot 1 Willcox Avenue) below.

Table 7. Conceptual Site Model – 164-166 Main North Road

Potentially contaminating activity PD14 Classification	Contaminants of interest (COI)	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist?
On-site PCA						
Chemical Storage AST - Listed substances — activities involving listed substances (Class 1 activity)	**Trans flusher:** VOCs, TPH, PAH, Glycol ethers. Synthetic Diesel and	Within and surrounding the chemical storage areas, as indicated in **Figure 2**, **Appendix A**.	Soil	Direct contact, dust, inhalation, ingestion	Future site users, construction workers, future employees	**Unlikely** The ASTs and barrels observed were in good condition, there was no evidence of any concrete staining. These storage items are on a concrete hardstand and any contaminants would first need to breach the hardstand layer. These areas have been implemented since Toyota have occupied the site.
			Vapour	Inhalation, ingestion	Future site users / employees	**Unlikely** During the site inspection there was no evidence of any leaks, concrete staining indicating unlikely impacts to soil beneath the hardstand. Therefore, unlikely to cause impacts to groundwater or vapour beneath the site
			Groundwater	Migration of contaminants	Future site users / employees	
Waste Oil Tank UST - Listed substances — activities involving listed substances (Class 1 activity)	TPH, BTEX, (Polycyclic Aromatic Hydrocarbons) PAHs, metals, Chlorinated hydrocsrbons, Glycols, Polychlorinated Biphenyls (PCBs).	Northern portion of the site - indicated in **Figure 2**, **Appendix A.**	Soil	Direct contact, dust, inhalation, ingestion	Future site users, construction workers, future employees	**Possible** There is no soil information from around or beneath the Waste Oil UST. It is possible that the tank or connections have leaked into the surrounding soil.
			Groundwater	Migration of contaminants	Future site users / employees	**Possible** If the UST has leaked then there is the possibility of impacted soils leaching to groundwater. Off-site investigation have noted that groundwater is in a perched aquifer system approximately 1-2m bgl. It is noted that the UST would be situated within the perched aquifer zone.
			Vapour	Migration of contaminants	Future site users / employees	**Possible but Unlikely** Although possible, the UST is utilised for waste oil which is generally in low volatility and consist of heavy end hydrocarbons.

Table 7. Conceptual Site Model – 164-166 Main North Road

Potentially contaminating activity PD14 Classification	Contaminants of interest (COI)	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist?
On-site PCA						
Possible Chemical and Fertiliser Manufacturer (Class 1 activity)	Calcium phosphate, Calcium sulphate, Copper chloride, Sulphur, Sulphuric acid, Metals, Nitrates, Ammonia	Entire site	Soil	Direct contact, dust, inhalation, ingestion	Future site users, construction workers, future employees	**Possible** Historically, the site was associated with chemical and fertiliser manufacturing, including operations by Jasol Chemicals at their Prospect, South Australia facility. Manufacturing activities may have involved storage, handling, and processing of solvents, oils, DDT-based pesticides (including DDT with pyrethrum), synthetic diesel, and other chemical products. Residual chemicals and by-products from these processes could have been released to soil through spills, leaks, or disposal practices, creating potential pathways for contaminants. Soil beneath and adjacent to former operational areas may act as a receptor pathway, allowing contaminants such as TPH, BTEX, PAHs, organochlorine pesticides (DDT, DDE, DDD), metals, and solvent residues to persist. These pathways could potentially transport contaminants to secondary receptors if migration occurs via leaching, volatilisation, or erosion.
			Groundwater	Migration of contaminants	Future site users / employees	**Possible** If soil has been previously impacted by manufacturing activities then contaminants would need to leach down into the groundwater. Off-site investigation have noted that groundwater is in a perched aquifer system approximately 1-2m bgl. It is possible that groundwater has been impacted from these operations.
			Vapour	Inhalation, ingestion	Future site users / employees	**Unlikely but Possible** It is more likely that volatile solvents were not used, however, if they were the time since last operated has been over 40 years in which natural degradation has been undertaken.
Motor Vehicle repair and maintenance (Class 2 activity)	TRH, BTEXN, PAHs,heavy metals	Area indicated as 'maintenance area' in **Figure 2**, **Appendix A**.	Soil	Direct contact, dust, inhalation, ingestion	Future site users, construction workers, future employees	**Possible but Unlikely** The vehicle maintenance area is covered in a concrete hardstand, all works are conducted under standard maintenance procedures with any leaks captured. The general area upon inspection did not identify any evidence of concrete straining or odours.
			Groundwater	Migration of contaminants	Future site users / employees	**Possible but Unlikely** The vehicle maintenance area is covered in a concrete hardstand, all works are conducted under standard maintenance procedures with any leaks captured. The general area upon inspection did not identify any evidence of concrete straining or odours.
			Vapour	Inhalation, ingestion	Future site users / employees	**Possible but Unlikely** The vehicle maintenance area is covered in a concrete hardstand, all works are conducted under standard maintenance procedures with any leaks captured. The general area upon inspection did not identify any evidence of concrete straining or odours.
Imported Fill soil importation Not classified under PD14 act	Various. Typically PAH's, BTEX, hydrocarbons, pesticides, heavy metals and asbestos.	Entire site	Soil	Direct contact, dust, inhalation, ingestion	Construction/civil workers, future site residents	**Possible but Unlikely** Imported fill will likely be under buildings. It is possible that the fill material has been impacted from previous historical activities. However, as the site was modernised near the 2000s it is unlikely that imported impacted material was imported to the site.

Table 7. Conceptual Site Model – 164-166 Main North Road

Potentially contaminating activity PD14 Classification	Contaminants of interest (COI)	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist?
Off-site PCA - Located within 60m of the site						
Former Dry Cleaners / UST - Listed substances — activities involving listed substances (Class 1 activity)	VOCs, TPH, PAH, Heavy Metals, Solvents	168-172 Main North Road - 13m to the North	Soil	Direct contact, dust, inhalation, ingestion	Future site users, construction workers, future employees	**Unlikley** Hydrocarbon impacts were identified at eight locations, however, the site has since been redeveloped under a management plan. Impacts have been vertically delineated and if appropriately managed during development then any dust should have not migrated toward the site.
			Groundwater	Migration of contaminants	Future site users / employees	**Possible but Unlikely** Although impacts were noted within the groundwater, the site is considered cross hydraulic gradient flowing in a westerly direction. Although possible it is considered unlikely for groundwater to flow directly south
			Vapour	Migration of contaminants	Future site users / employees	**Unlikely** Soil vapour was investigated, there deemed no risk to on-site or off-site receptors
Storage of oil, spray painting, importation of soil and motor vehicle repair/maintenance. (Class 1/2)	VOCs, TPH, PAH, Heavy Metals, Solvents	142-148 and 150 Main North Road - 21m South East	Soil	Direct contact, dust, inhalation, ingestion	Future site users, construction workers, future employees	**Unlikely** The previous investigation by LBWco identified minor impacts beneath the current structures. Any future development will be under a CEMP
			Groundwater	Migration of contaminants	Future site users / employees	**No** No groundwater impacts were identified within the investigation
			Vapour	Inhalation, ingestion	Future site users / employees	**Unlikely** Very minor impacts were identified within the soil vapour investigation. No results were above residential guidelines.
Service Station / Motor Vehicle repair and maintenance (Class 1/2)	VOCs, TPH, PAH, Heavy Metals, Solvents	151-153 Main North Road - 23-25m East	Soil	Direct contact, dust, inhalation, ingestion	Future site users, construction workers, future employees	**Unlikely** If soil has been impacted at this site it is situated beneath a concrete hardstand. It is considered unlikely that this soil could impact the site.
			Groundwater	Migration of contaminants	Future site users / employees	**Possible but Unlikely** There are no contamination notifications for this site, however, as this is considered up hydraulic gradient there is the possibility although considered unlikely of migration of potential impacted groundwater to migrate to the proposed rezoning area.
			Vapour	Inhalation, ingestion	Future site users / employees	**Possible but Unlikely** Vapour is only considered a risk if impacted groundwater has migrated beneath the site. As there are no contamination notifications this is considered unlikely.

Table 8. Conceptual Site Model – Portion of Lot 1 Willcox Avenue

Potentially contaminating activity PD14 Classification	Contaminants of interest (COI)	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist?
On-site PCA -						
Imported Fill Material	Heavy Metals, PAH, TRH/BTEXN,OCPs, Asbestos	168-172 Main North Road - 13m to the North	Soil	Direct contact, dust, inhalation, ingestion	Future site users, construction workers, future employees	**Possible** Previous testing by LBWco noted that elevated PAH compounds were identified within fill material beneath the asphalt drive. PAH was not identified within the underlying natural soils. It is considered possible the elevated PAH is situated at other locations beneath the asphalt drive.
			Groundwater	Migration of contaminants	Future site users / employees	**Unlikely** All impacts were vertically delineated within natural soils, it is considered unlikely that fill material across this area would reach groundwater.
			Vapour	Migration of contaminants	Future site users / employees	**Unlikely** No volatile organic compounds were identified within the previous testing, it is unlikely to affect further fill areas.

Off-site PCAs are noted within Table 7.

8. Conclusions

The main objective of the PSI was to establish whether any potentially contaminating activities (PCAs) have been undertaken on-site, or within the immediate surroundings (no more than 60 m), which may have resulted in site contamination that poses an unacceptable risk to current and/or future receptors.

The outcomes of the investigations are outlined below:

164-166 Main North Road

Based on all the site history searches, site inspection and anecdotal information, this portion of the site has previously been utilised for commercial purposes including possible chemical and fertiliser manufacturing and current Toyota used car dealership / vehicle maintenance, the following on-site current and historical PCAs were identified:

- Possible chemical and fertilizer manufacturing – Class 1 PCA. The site was previously owned by Jasol Chemical Products Pty Limited from 1965 through 1981. Site contamination is considered as possible through manufacturing processes.
- On-site Waste Oil Tank – Class 1 PCA. Site contamination is considered possible through any leaks of underground systems. There is no soil data around this area.
- On-site chemical storage, including ASTs – Class 1 PCA. Is considered possible but unlikely due to the current storage procedures and placement on a concrete hardstand.
- Vehicle Repair and Maintenance – Class 2 PCA. Is considered possible but unlikely due to current practices and all works on a concreted hardstand.
- Fill or Soil importation – PCA under the Environment Protection Regulations 2023. Considered unlikely as fill material is below current hardstands.

The following off-site PCAs were identified:

- Motor Car dealers/maintenance (Class 2) and Dry Cleaners (Class 1) located 13m North – this site has been previously investigated. Although there is impact to soil and groundwater it is considered unlikely to affect the proposed code amendment due to location being considered cross hydraulic gradient and no identification of off-site impacts. Soil vapour was also identified as no risk to on and off-site receptors.
- Used Car dealers/maintenance (Class 2) – located 21m South-East – this site has been previously investigated. Soil and vapour was identified as a low risk and there was no impact to groundwater.
- Motor Engineers (Class 2) & Service Station (Class 1) – located 23-25m North-East. Impacts from this site is possible through groundwater migration, however, as the site has no contamination notifications is considered a low possibility.
- Dry Cleaners (Class 1) – located 41m North-West. Considered not a risk due to the site being down hydraulic gradient.
- Mechanical engineers (Class 2 PCA) – located 58m North. Considered not a risk due to the site being cross hydraulic gradient

Further investigations required - 164-166 Main North Road

Prior to any redevelopment, data gaps remain from soil, groundwater and vapour from historical site activities. It is suggested that a Detailed Site Investigation (DSI) is implemented prior to any future re-development. These investigations will identify any impacts or risks to future site receptors.

The on-site UST should also be removed and validated as per SA EPA guidelines.

Portion of Lot 1 Willcox Avenue.

Based on all the site history searches, site inspection and anecdotal information, this portion of the site has previously been utilised for recreational purposes as part of the Prospect Oval complex.

Fill or soil importation was identified as the PCA under the Environment Protection Regulations 2023. Previous investigations identified that fill material beneath the asphalt drive are elevated in PAH. However, results were vertically delineated within natural soils.

Areas of mounding where the scoreboard and garden beds are located appeared to be reworked natural soil.

Further investigation required - Portion of Lot 1 Willcox Avenue.

Prior to redevelopment fill material beneath the asphalt drive should be further investigated to delineate any hotspots. Any elevated PAH compounds can either be managed by removing off-site or stored beneath any future road areas.

A Construction Environmental Management Plan (CEMP) should be implemented for any unexpected finds.

This report should be read in conjunction with Limitations on Page 2.

9. References

- ASRIS 2025, Australian Soil Resource Information System website, Australian Government. http://www.asris.csiro.au/
- Australian Government, Geoscience Australia, Geoscience Australia Portal, 1:250k map series https://portal.ga.gov.au/
- Lotsearch 2025, 164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087, LS108361 EP, dated 13 Nov 2025
- National Environment Protection Council of Australia, 1999. National Environment Protection (Assessment of Site Contamination) Measures. As amended May 2013 (ASC NEPM).
- SARIG 2021, South Australian Resources Information Gateway website, Government of South Australia. Accessed, 2025. https://map.sarig.sa.gov.au/
- South Australian Environment Protection Agency, 2019. Guidelines for Assessment and Remediation of Site Contamination, November 2019.
- South Australian Environment Protection Agency, 2023. Environmental Protection Regulation, March 2025
- WaterConnect 2025, WaterConnect website, Government of South Australia. https://www.waterconnect.sa.gov.au/Pages/Home.aspx

Appendix A - Figures

GAMA CONSULTING



GAMA CONSULTING

Project: Preliminary Site Investigation

Site Address: 164-166 Main North Road & Lot 1 Willcox Ave, Prospect, 5087

Scale: 1:1,250 A4

0 30 60 m

Figure: 1

City of Prospect

Legend

Approximate Site Boundary

Site Layout



GAMA CONSULTING

Project: Preliminary Site Investigation

Site Address: 164-166 Main North Road & Lot 1 Willcox Ave, Prospect, 5087

Scale: 1:500 A4

0 12 24 m

Figure: 2

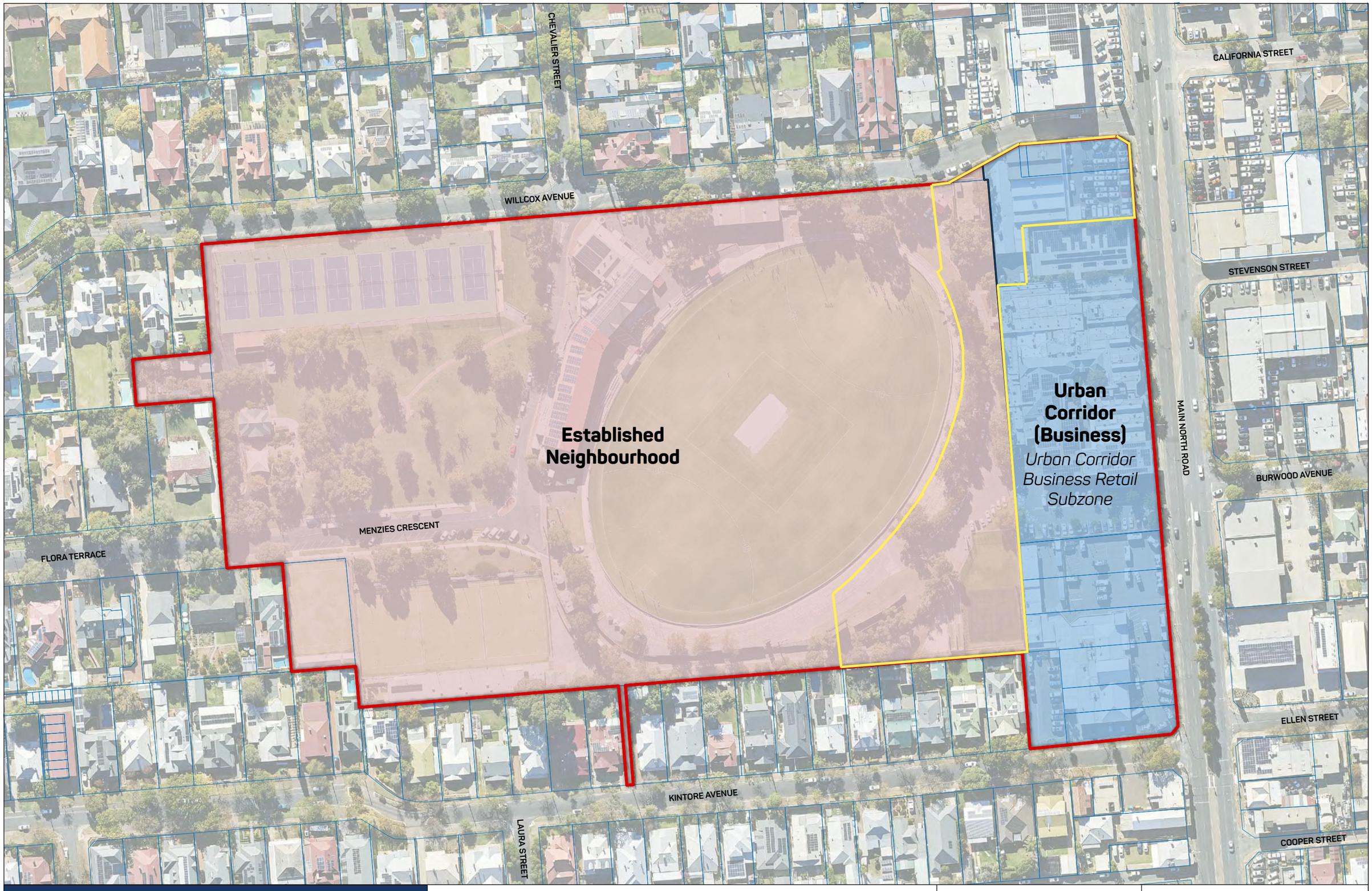
City of Prospect

Legend

- Approximate Site Boundary
- Toilets
- General Storage Sheds
- Air Raid Shelter - Heritage Listed
- Offices
- Maintenance Area
- Car Yard
- Chemical Storage Areas
- Underground Waste Oil Tank

Categorised Areas of Site

Appendix B – Proposed Rezoning Plans



CURRENT ZONES

Prospect Lifestyle Precinct Code Amendment

Affected Area
Established Neighbourhood Zone
Urban Corridor (Business) Zone / Urban Corridor Business Retail Subzone

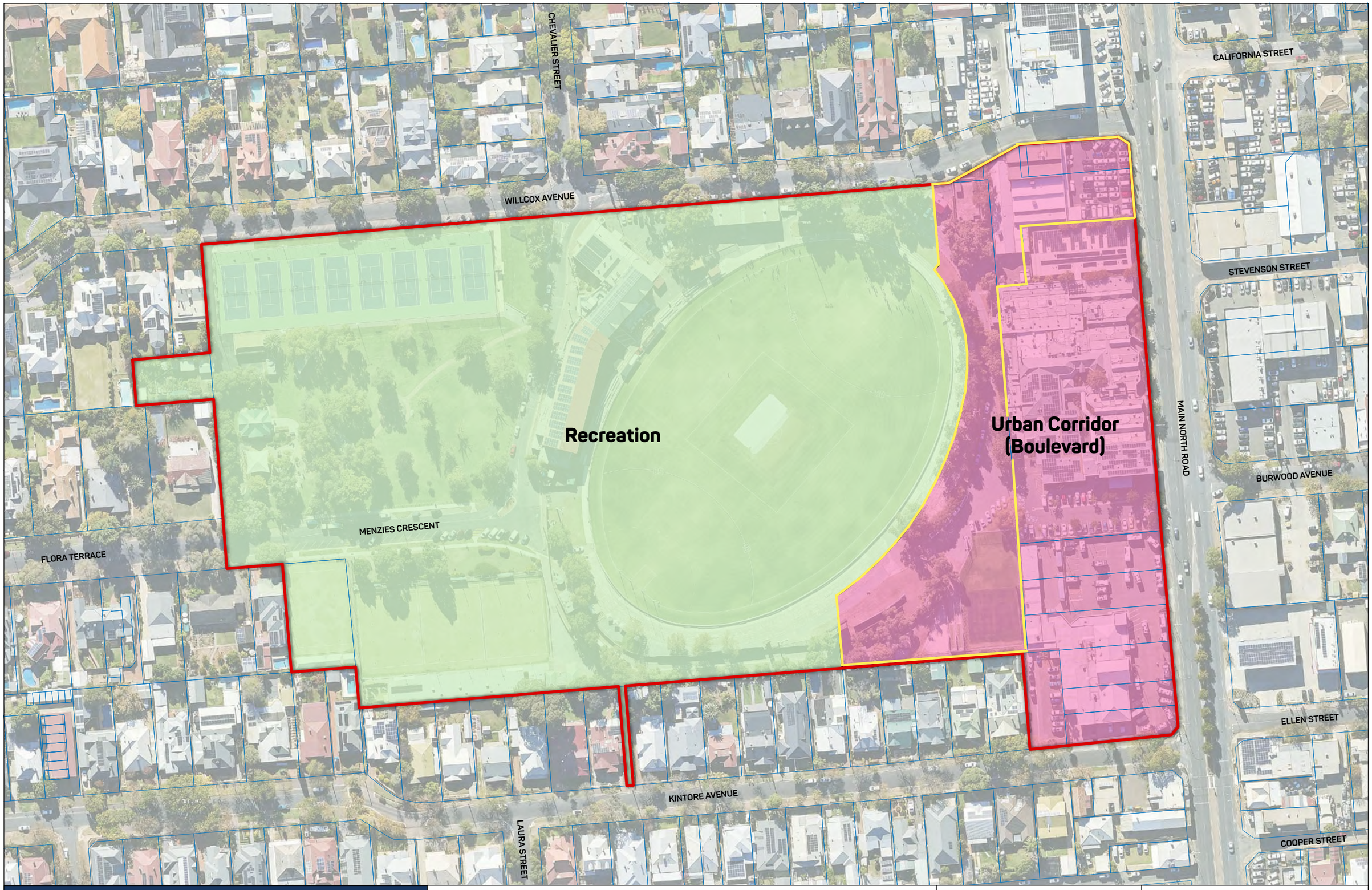
N

0 10 20 30 40 50 m

1:1,500 @ A3

HOLMES DYER

1816-018 R1 > 05.09.2025



PROPOSED ZONES

Prospect Lifestyle Precinct Code Amendment

Affected Area | Recreation Zone | Urban Corridor (Boulevard) Zone

N

0 10 20 30 40 50 m

1:1,500 @ A3

HOLMES DYER

1816-019 R1 > 05.09.2025

Appendix C – Site Investigation Photographs

GAMA CONSULTING
Structural, Civil & Environmental Engineering

Suite 3/83 Fullarton Road
Kent Town SA 5067
(08) 7123 4050
gamaconsulting.com.au

Project: 251104E	Address: Portion of Lot 1 Willcox Avenue	Date: 21 November 2025

Photo 1

Description:

View of the public toilet, located within the north-western corner of the targeted area of Willcox Avenue.

Toilet block is constructed of brick siding, galvanised roof and concrete slab.

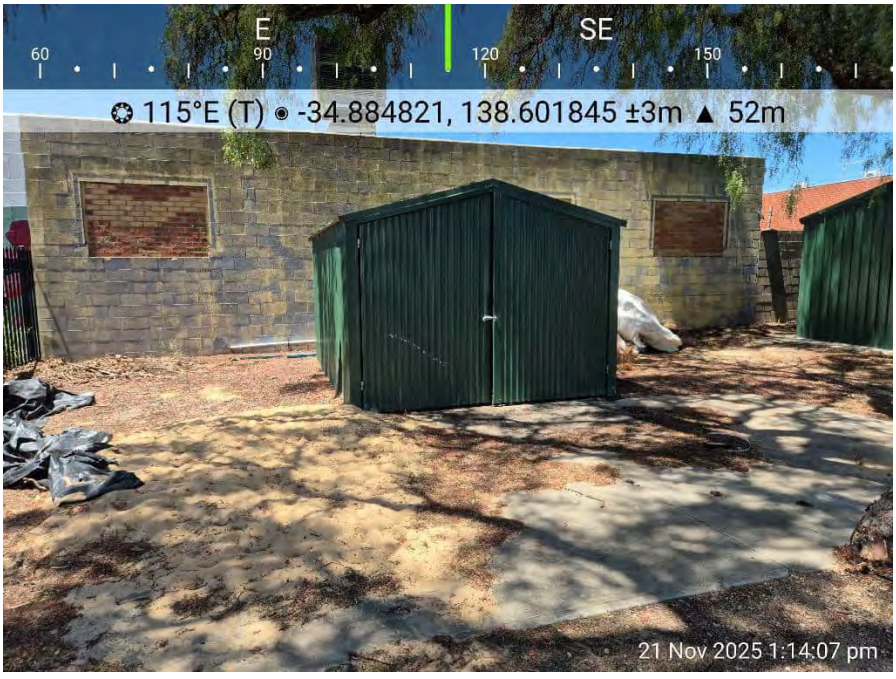


Photo 2

Description:

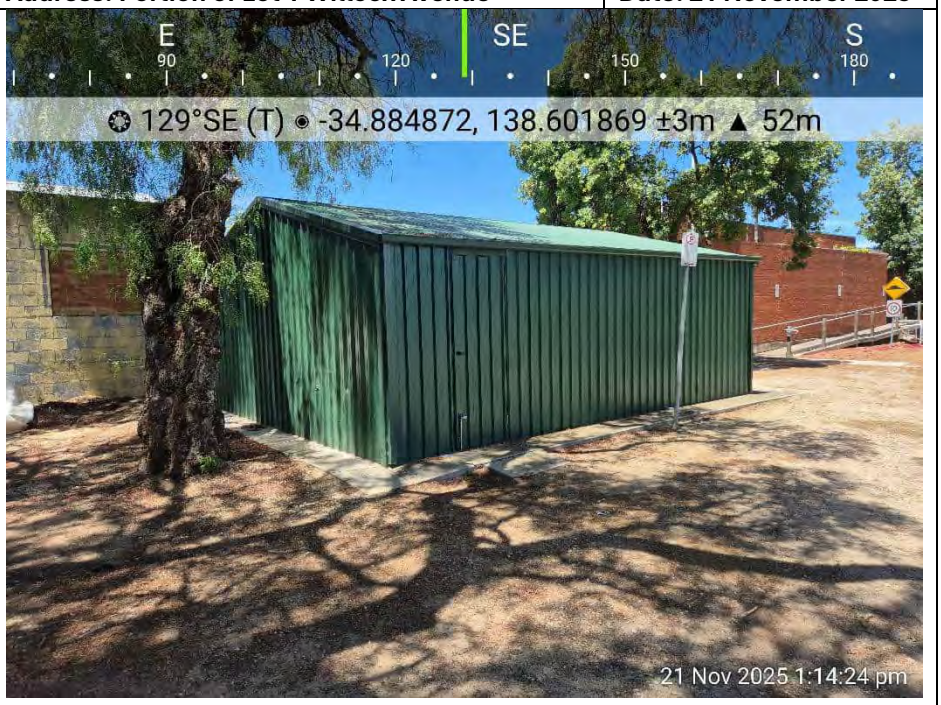
View of one of the shed structures located in the north-eastern portion.

Structure comprises of a galvanised sides and roofing with a concrete floor.



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Project: 251104E	Address: Portion of Lot 1 Willcox Avenue	Date: 21 November 2025
Photo 3 **Description:** View of on of the shed structures located in the north-eastern portion. Structure comprises of a galvanised sides and roofing with a concrete floor.		
Photo 4 **Description:** View of the Raid Air shelter located in the north-eastern corner of Lot 1. Comprised of an underground concrete bunker which was locked at the time of inspection.		

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Project: 251104E	Address: Portion of Lot 1 Willcox Avenue	Date: 21 November 2025
Photo 5		
Description: Facing south along one of the concrete step stands adjacent Prospect Oval.		
Photo 6		
Description: Facing along the raised area along the southern boundary, view of some sponsor signs and scoreboard.		

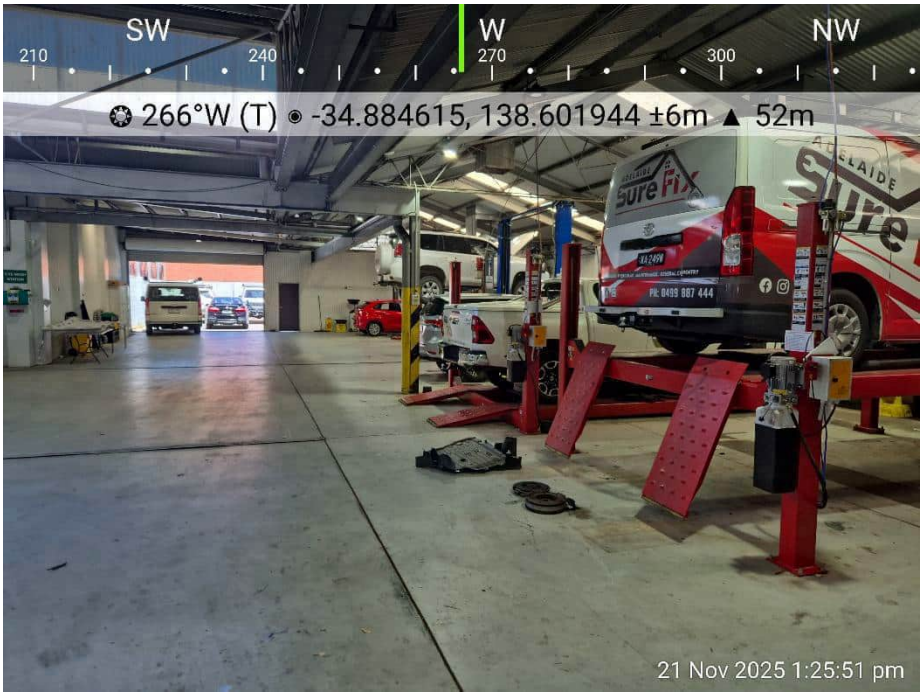
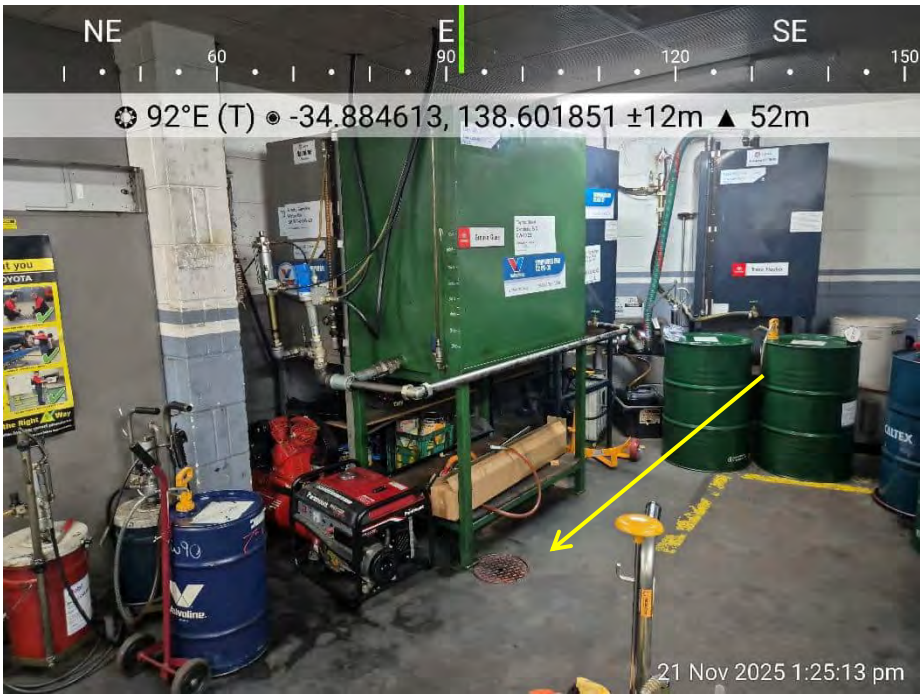
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Project: 251104E	Address: Portion of Lot 1 Willcox Avenue	Date: 21 November 2025
Photo 7 **Description:** View of the grassed and fenced off practice cricket wickets within the south-eastern corner of Lot 1.		
Photo 8 **Description:** Facing north along the asphalt drive behind the concrete steps grandstand		

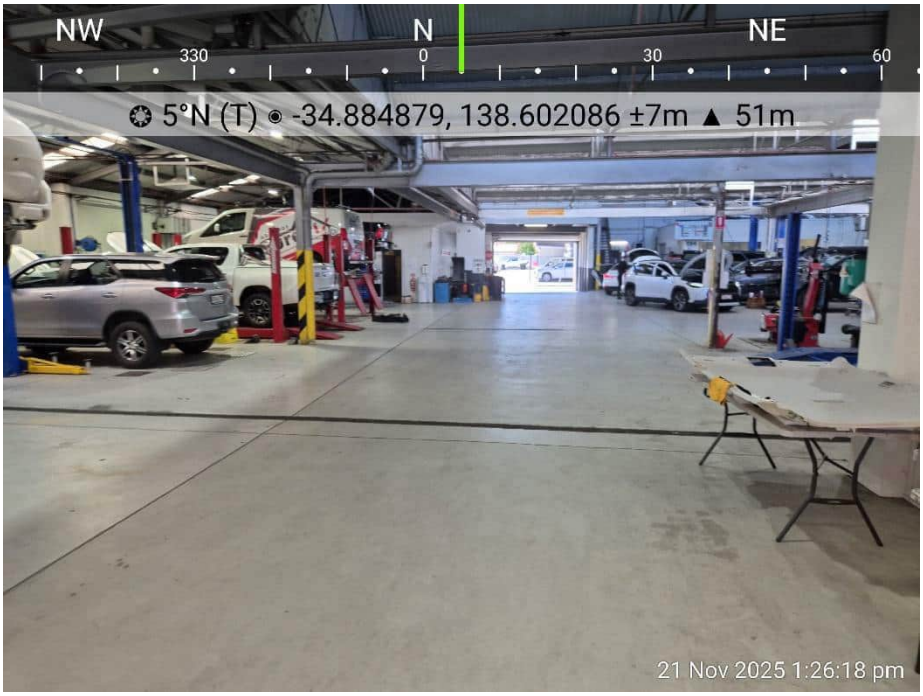
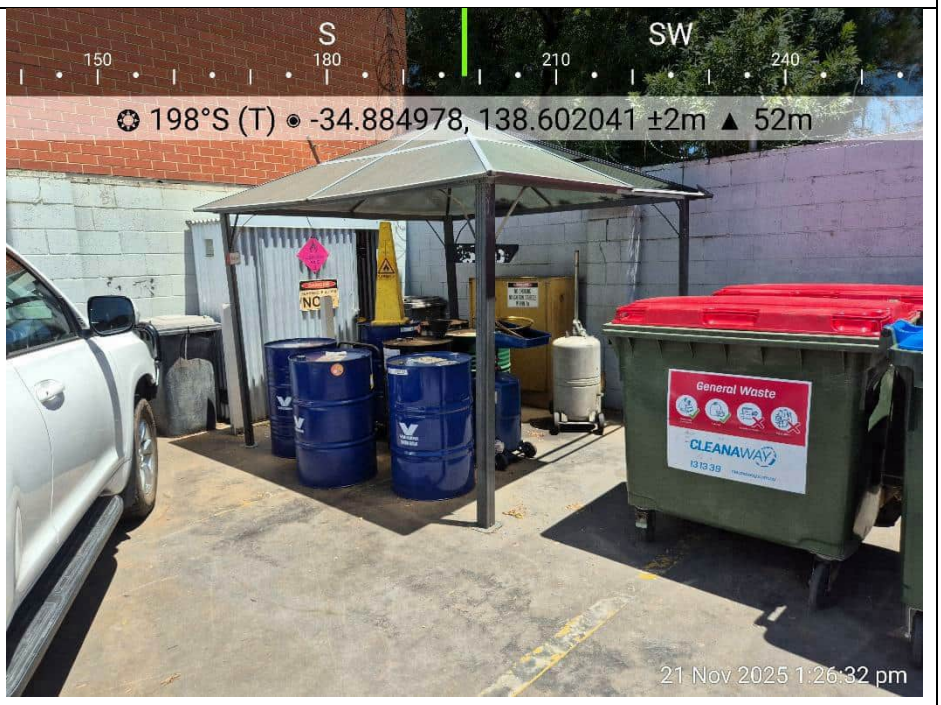
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Project: 251104E	Address: 164-166 Main North Road	Date: 21 November 2025
Photo 9		
Description: View inside the vehicle maintenance area located in the western portion of the building.		
Photo 10		
Description: View inside the chemical storage area located in the north-western corner of the vehicle maintenance area. View of some above ground tanks holding synthetic diesel, trans fluids and oil. The yellow arrow identifies the area of the underground waste oil tank.		

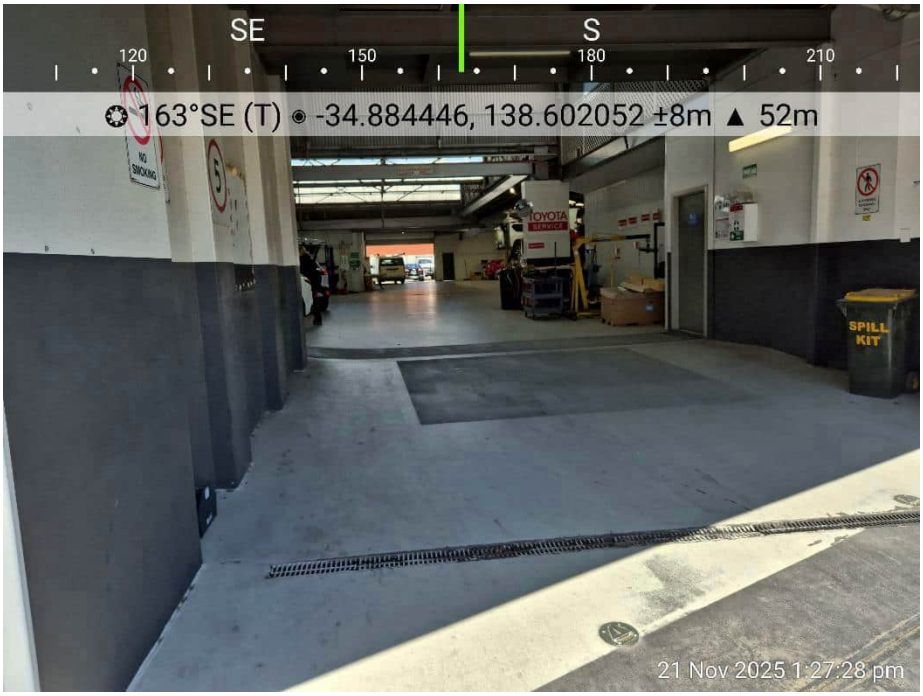
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Project: 251104E	Address: Portion of Lot 1 Willcox Avenue	Date: 21 November 2025
Photo 11		
Description: View inside the vehicle maintenance area located in the western portion of the building.		
Photo 12		
Description: View of another chemical storage area located in the south-western corner of 164-166. View of two locked metal cabinets and drums of oil.		

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Project: 251104E	Address: Portion of Lot 1 Willcox Avenue	Date: 21 November 2025
Photo 13		
Description: View inside the vehicle maintenance area located in the western portion of the building.		

Appendix D – Lotsearch Report

LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 13 Nov 2025 11:33:44

Reference: LS108361 EP

Address: 164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Disclaimer:
The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.
You should obtain independent advice before you make any decision based on the information within the report.
The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

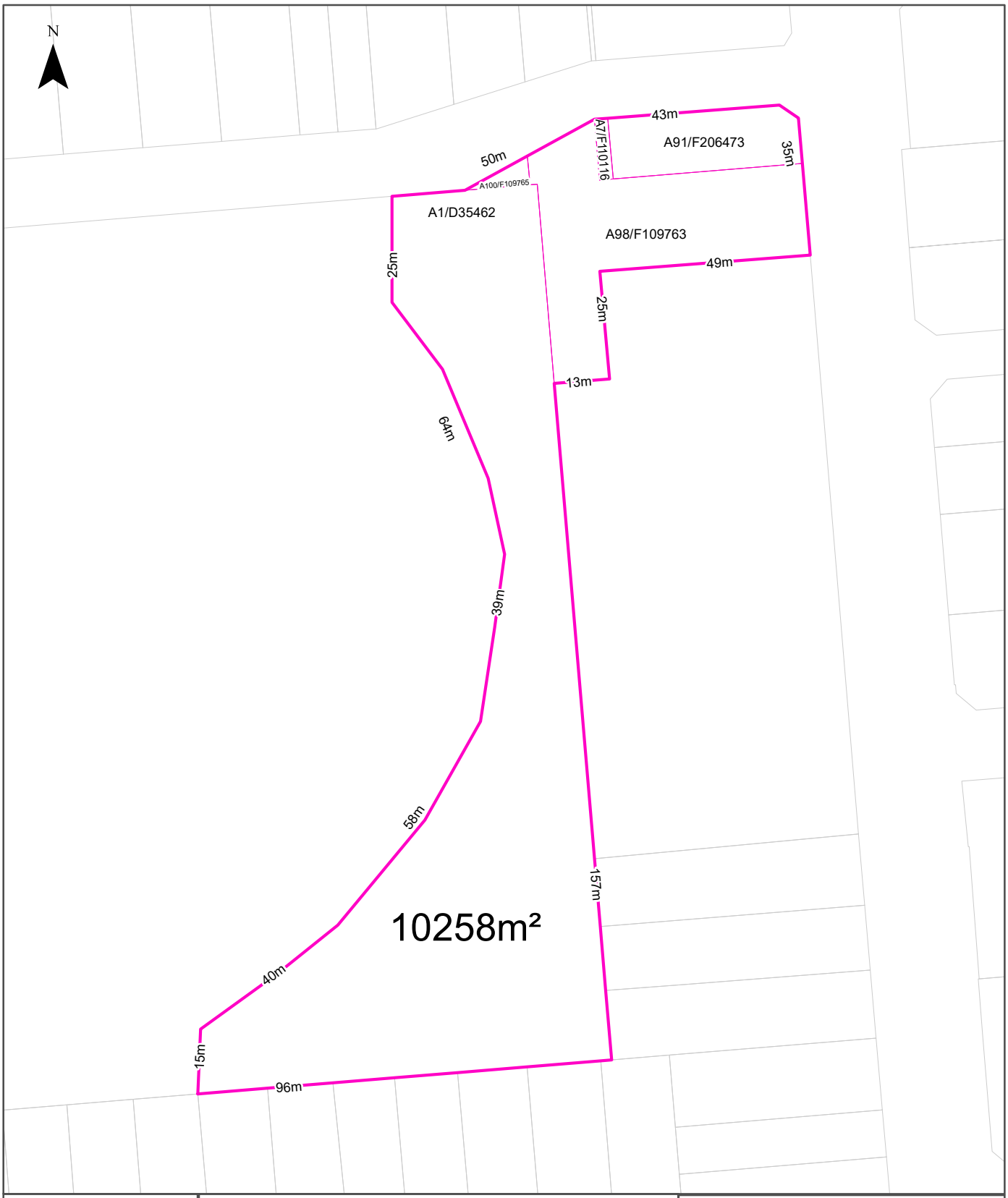
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
SA Cadastre	Land Services SA	30/09/2025	22/09/2025	Quarterly	-	-	-	-
EPA Site Contamination Index	Environment Protection Authority SA	03/11/2025	03/11/2025	Monthly	1000m	0	2	20
EPA Environmental Protection Orders	Environment Protection Authority SA	29/10/2025	29/10/2025	Monthly	1000m	0	0	0
EPA Environmental Authorisations	Environment Protection Authority SA	29/10/2025	29/10/2025	Monthly	1000m	0	4	17
Contamination Assessment Areas	Environment Protection Authority SA	16/10/2025	16/10/2025	Quarterly	1000m	0	0	0
EPA Groundwater Prohibition Areas	Environment Protection Authority SA	27/10/2025	30/05/2025	Monthly	1000m	0	0	0
EPA PFAS Site Investigations	Environment Protection Authority SA	21/10/2025	05/03/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	16/10/2025	16/10/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	16/10/2025	16/10/2025	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	15/10/2025	15/10/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	16/10/2025	16/10/2025	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	12/11/2025	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	16/10/2025	16/10/2025	Quarterly	2000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	30/05/2025	19/01/2023	Annually	1000m	0	0	6
EPA Collection Depots	Environment Protection Authority SA	15/09/2025	20/08/2022	Quarterly	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	28/10/2025	30/11/2022	Annually	1000m	0	0	2
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	100m	32	123	123
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	100m	-	47	47
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	250m	0	10	16
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	250m	-	6	6
Mines and Mineral Deposits	SA Department for Energy and Mining	19/08/2025	19/08/2025	Quarterly	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	22/04/2025	19/08/2019	Annually	1000m	1	1	1
Drillholes	SA Department for Environment and Water	08/10/2025	30/09/2025	Quarterly	2000m	0	1	302
Surface Geology 1:100,000	SA Department for Energy and Mining	06/05/2025	22/10/2024	Annually	1000m	1	1	2
Geological Linear Structures 1:100,000	SA Department for Energy and Mining	06/05/2025	22/10/2024	Annually	1000m	0	0	1
Atlas of Australian Soils	Australian Bureau of Agricultural and Resource Economics and Sciences	15/01/2025	17/02/2011	Annually	1000m	1	2	2
Soil Types	SA Department for Environment and Water	07/05/2025	01/02/2019	Annually	1000m	1	1	1
Atlas of Australian Acid Sulfate Soils	CSIRO	15/01/2025	21/02/2013	Annually	1000m	1	1	1
Acid Sulfate Soil Potential	SA Department for Environment and Water	26/05/2025	01/02/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Soil Salinity - Watertable Induced	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable (magnesia patches)	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	1	1
Planning and Design Code - Zones	Attorney-General's Department	30/10/2025	09/10/2025	Monthly	1000m	2	3	12
Planning and Design Code - Subzones	Attorney-General's Department	30/10/2025	27/02/2025	Monthly	1000m	1	1	1
Land Use Generalised 2024	SA Department for Trade and Investment	13/03/2025	29/01/2025	Annually	1000m	2	7	11
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	28/10/2025	04/12/2014	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	28/10/2025	04/12/2014	Annually	1000m	0	0	0
State Heritage Areas	SA Department for Environment and Water	30/05/2025	23/05/2025	Annually	1000m	0	0	0
SA Heritage Places	SA Department for Environment and Water	19/08/2025	10/04/2025	Quarterly	1000m	3	3	198
Aboriginal Land	SA Department for Energy and Mining	30/05/2025	25/05/2025	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Bushfire	SA Department for Trade and Investment	30/10/2025	23/10/2025	Monthly	1000m	0	0	0
Bushfires and Prescribed Burns History	SA Department for Environment and Water	30/10/2025	27/06/2025	Monthly	1000m	0	0	0
Planning and Design Code - Overlays - Flooding	SA Department for Trade and Investment	30/10/2025	23/10/2025	Monthly	1000m	1	2	3
Native Vegetation Floristic Areas - NVIS - State-wide	SA Department for Environment and Water	23/04/2025	14/02/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, the Environment and Water	20/03/2025	19/06/2024	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, the Environment and Water	20/03/2025	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	0
Ramsar Wetland Areas	SA Department for Environment and Water	19/05/2025	05/03/2025	Annually	1000m	0	0	0

Site Diagram

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 10258m²

Total Perimeter: 712m

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale: 0 25 50 Meters

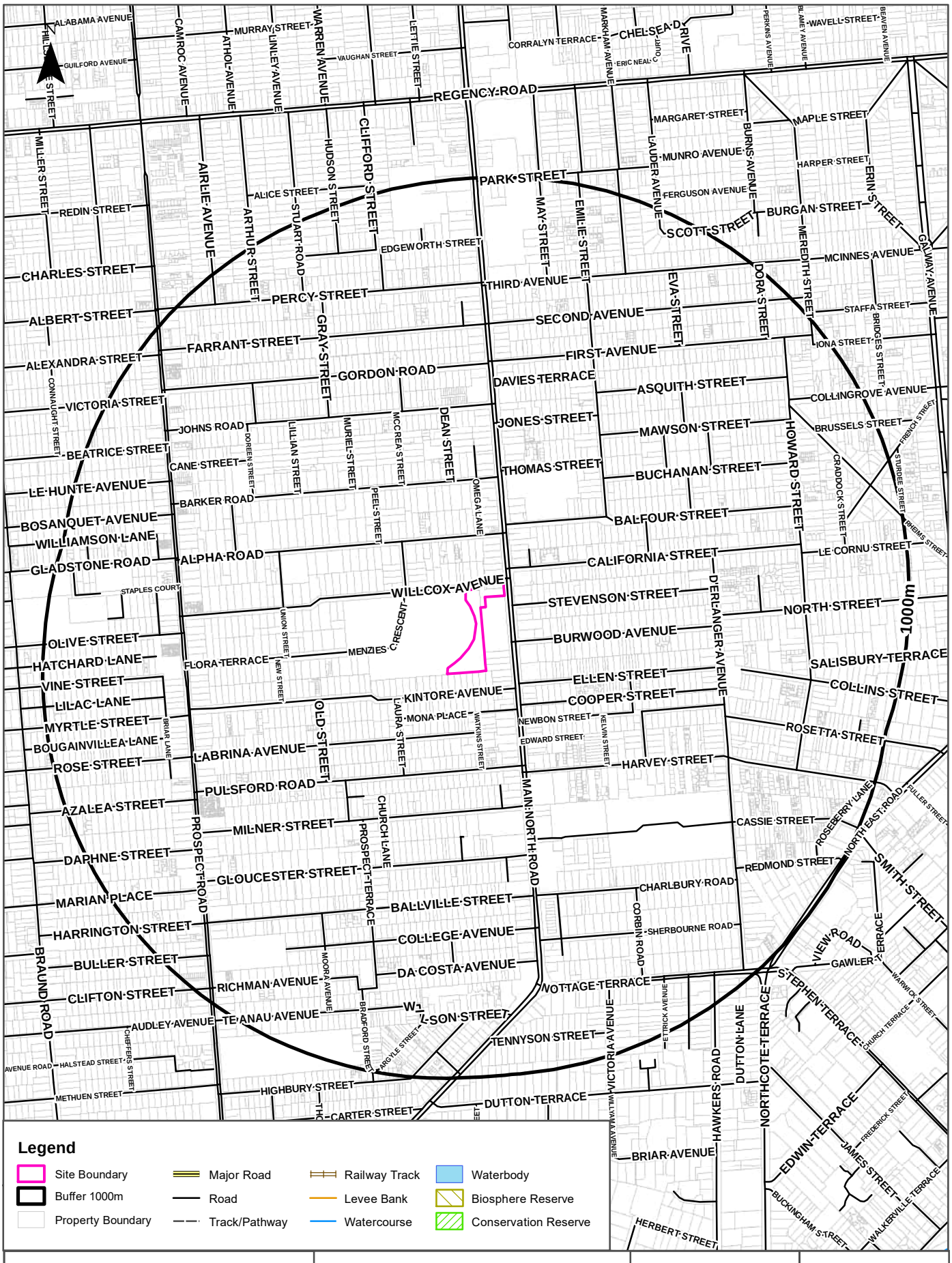
Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 13 November 2025

Topographic Features

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



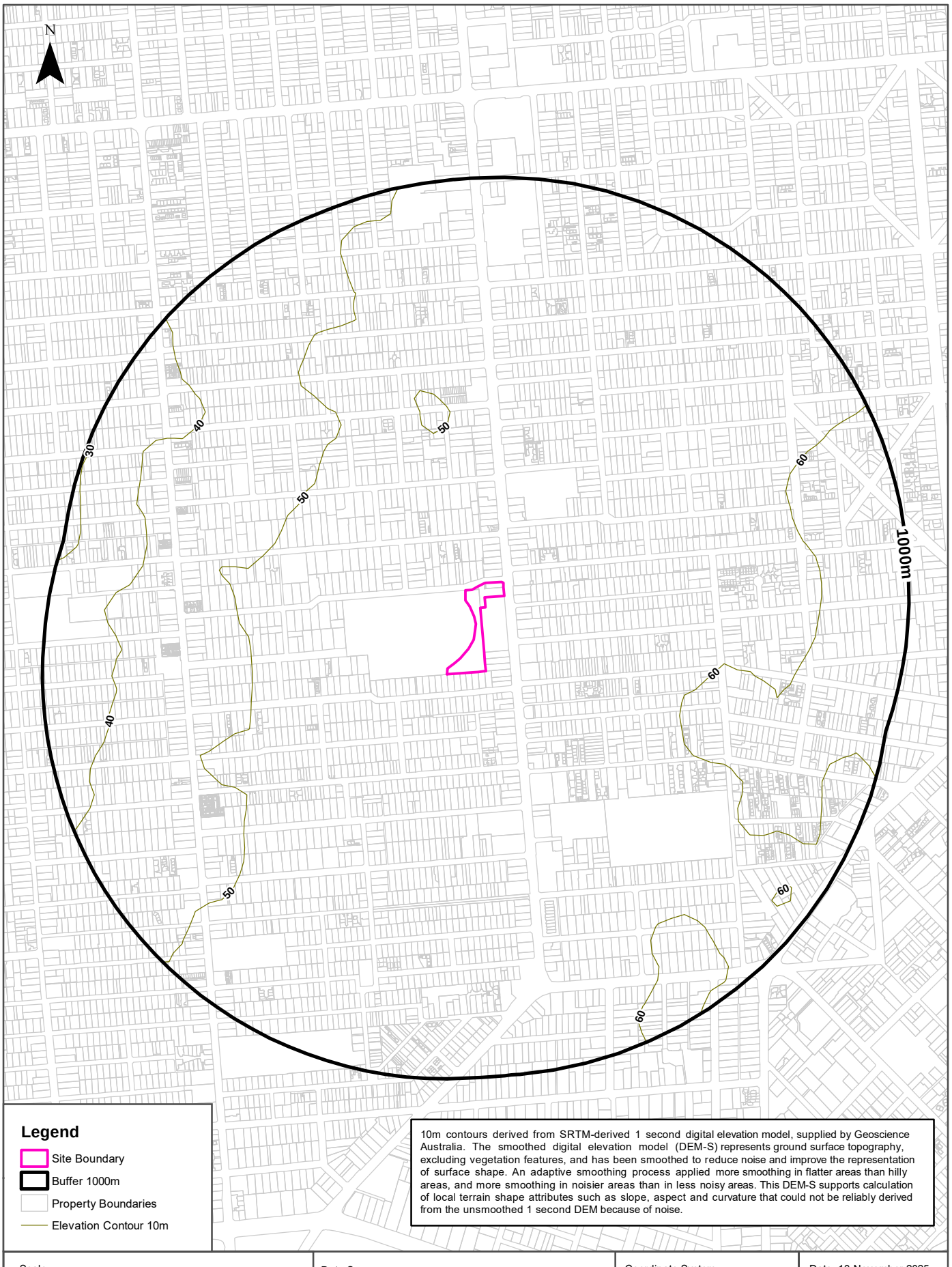
Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 13 November 2025

Elevation Contours

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



EPA Site Contamination Index

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



EPA Contaminated Land

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

EPA Site Contamination Index

Sites on the EPA Contamination Index within the dataset buffer:

Map ID	Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
1	60133 - 01	S83A Notification	168-172 Main North Road PROSPECT SA 5082	Motor vehicle repair or maintenance	Current EPA List	Premise Match	13m	North
	18956	109 Notification	170 Main North Road PROSPECT SA 5082	Not recorded	Current EPA List	Premise Match	13m	North
2	12045	SAHC	2-12 Kelvin Street NAILSWORTH SA 5083	Not recorded	Current EPA List	Premise Match	307m	South East
3	62912 - 01	S83A Notification	204-210 Main North Road, Prospect 204-210 Main North Road PROSPECT SA 5082	Listed Substances (storage); Service stations	Current EPA List	Premise Match	358m	North
4	12180	SAHC	Lots 23 & 90 27a Harvey Street NAILSWORTH SA 5083	Not recorded	Current EPA List	Premise Match	400m	South East
5	62909 - 01	S83A Notification	63-75 Main North Road, Nailsworth 63-75 Main North Road NAILSWORTH SA 5083	Motor vehicle repair or maintenance	Current EPA List	Premise Match	441m	South
6	62282 - 001	Audit Report	82 & 90 Johns Road and 218 Main North Road PROSPECT SA 5082	Fill or soil importation; Listed Substances (storage); Motor vehicle repair or maintenance; Waste depots; Works depots	Current EPA List	Premise Match	448m	North
	62211 - 01	S83A Notification	82 Johns Road PROSPECT SA 5082	Listed Substances (storage); Works depots	Current EPA List	Premise Match	448m	North
	62157 - 001	Audit Report	82 Johns Road PROSPECT SA 5082	Fill or soil importation; Listed Substances (storage); Motor vehicle manufacture	Current EPA List	Premise Match	448m	North
	62282	Audit Notification	82 & 90 Johns Road and 218 Main North Road PROSPECT SA 5082	Fill or soil importation; Listed Substances (storage); Motor vehicle repair or maintenance; Waste depots; Works depots	Current EPA List	Premise Match	448m	North
	62157	Audit Notification	82 Johns Road PROSPECT SA 5082	Fill or soil importation; Listed Substances (storage); Motor vehicle repair or maintenance	Current EPA List	Premise Match	448m	North
	62094 - 01	S83A Notification	82 Johns Road PROSPECT SA 5082	Works depots	Current EPA List	Premise Match	448m	North
7	11900	Pre 1 July 2009 Audit Notification	69 Ballville Street PROSPECT SA 5082	Not recorded	Current EPA List	Premise Match	570m	South
	11900 - 001	Pre 1 July 2009 Audit Report	69 Ballville Street PROSPECT SA 5082	Not recorded	Current EPA List	Premise Match	570m	South
8	62471	109 Notification	10 Pulsford Road PROSPECT SA 5082	Electrical substations	Current EPA List	Premise Match	577m	South West
9	62442 - 01	S83A Notification	66-68 Main North Road PROSPECT SA 5082	Not recorded	Current EPA List	Premise Match	766m	South
10	60028 - 02	S83A Notification	68-72 Prospect Road PROSPECT SA 5082	Service stations	Current EPA List	Premise Match	780m	South West
	60028 - 01	S83A Notification	70 Prospect Road PROSPECT SA 5082	Service stations	Current EPA List	Premise Match	780m	South West
	60028 - 03	S83A Notification	68-72 Prospect Road PROSPECT SA 5082	Service stations	Current EPA List	Premise Match	780m	South West
11	62439 - 01	S83A Notification	Roadway, Cnr Nottage Terrace and Main North Road MEDINDIE GARDENS SA 5081	Not recorded	Current EPA List	Buffered Point	781m	South

Site Contamination Index Data Source: EPA South Australia

EPA Public Register

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

EPA Environment Protection and Clean Up Orders

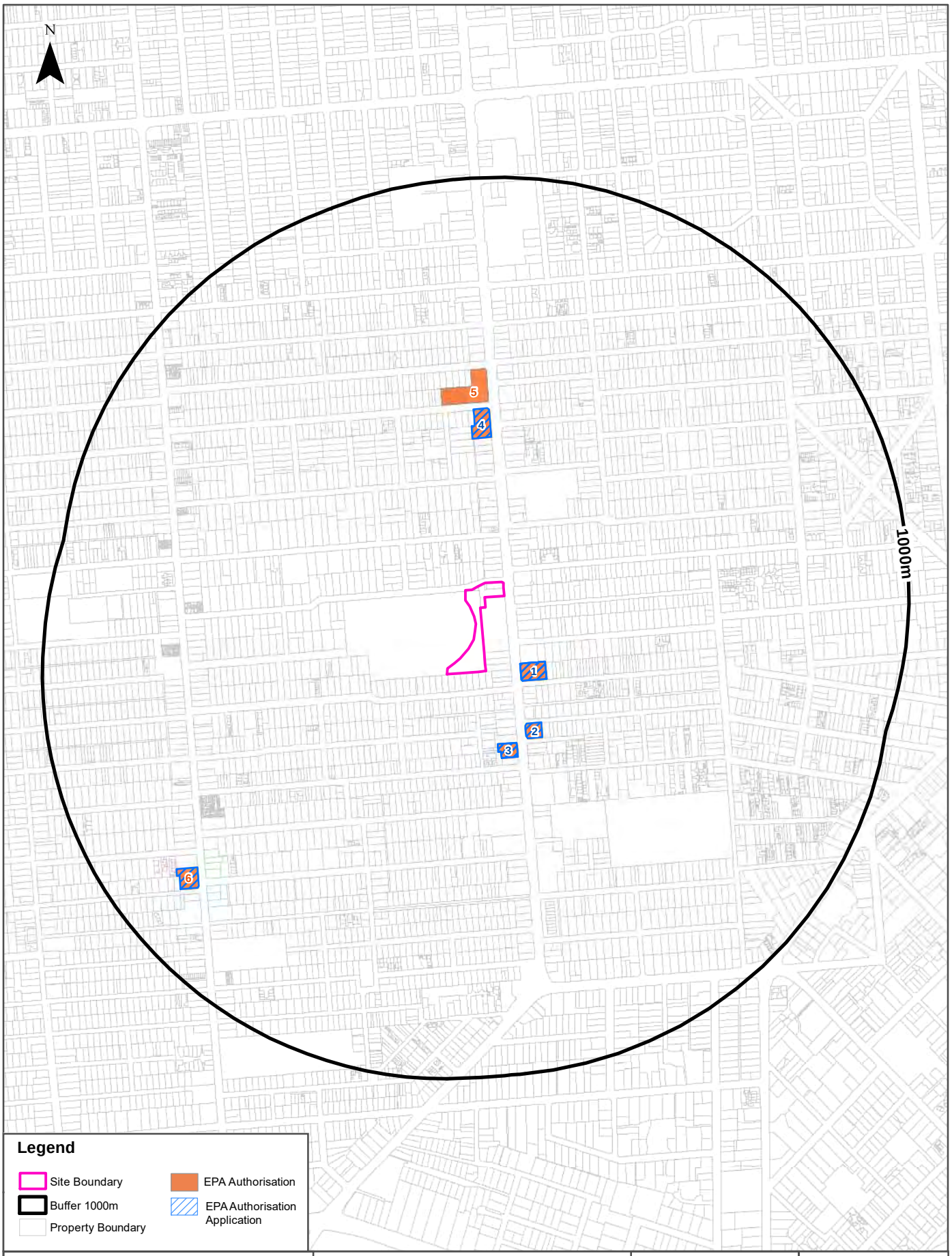
EPA Environment Protection and Clean Up Orders, within the dataset buffer:

Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
N/A	No records in buffer									

Authorisations Data Source: EPA South Australia

EPA Authorisations and Applications

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



EPA Public Register

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
1	50841	LICENCE	Issued	LIBERTY OIL CONVENIENCE PTY LTD	129-133 Main North Road, NAILSWORTH SA 5083	Petrol stations	Current EPA Register	Premise Match	86m	South East
	52099	LICENCE	Issued	SOLO ENERGY CORPORATION PTY LTD	129-133 Main North Road, NAILSWORTH SA 5083	Petrol stations	Current EPA Register	Premise Match	86m	South East
	LSL31L5YDO	LICENCE APPLICATION	Authorisation Updated	LIBERTY OIL CONVENIENCE PTY LTD	129-133 Main North Road, NAILSWORTH SA 5083	Petrol stations	Current EPA Register	Premise Match	86m	South East
	LNL48RQPY4	LICENCE APPLICATION	Authorisation Updated	SOLO ENERGY CORPORATION PTY LTD	129-133 Main North Road, NAILSWORTH SA 5083	Petrol stations	Current EPA Register	Premise Match	86m	South East
2	50794	LICENCE	Issued	EG FUELCO (AUSTRALIA) LIMITED	113 Main North Road, NAILSWORTH SA 5083	Petrol stations	Current EPA Register	Premise Match	165m	South East
	ENL2AAWI6	LICENCE APPLICATION	Authorisation Updated	EG FUELCO (AUSTRALIA) LIMITED	113 Main North Road, NAILSWORTH SA 5083	Petrol stations	Current EPA Register	Premise Match	165m	South East
3	LNL38OG9TH	LICENCE APPLICATION	Authorisation Updated	ANDRASH PROSPECT PTY LTD	122 Main North Road, PROSPECT SA 5082	Petrol stations	Current EPA Register	Premise Match	183m	South
	ENL60VMS7Q	LICENCE APPLICATION	Authorisation Updated	SRI LAXMI NARSIMHA PTY LTD	122 Main North Road, PROSPECT SA 5082	Petrol stations	Current EPA Register	Premise Match	183m	South
	51023	LICENCE	Issued	SRI LAXMI NARSIMHA PTY LTD	122 Main North Road, PROSPECT SA 5082	Petrol stations	Current EPA Register	Premise Match	183m	South
	51194	LICENCE	Issued	ANDRASH PROSPECT PTY LTD	122 Main North Road, PROSPECT SA 5082	Petrol stations	Current EPA Register	Premise Match	183m	South
4	50838	LICENCE	Issued	AMPOL AUSTRALIA PETROLEUM PTY LTD	204-208 Main North Road, PROSPECT SA 5082	Petrol stations	Current EPA Register	Premise Match	358m	North
	ENL906LS5L	LICENCE APPLICATION	Authorisation Updated	CALTEX AUSTRALIA PETROLEUM PTY LTD	204-208 Main North Road, PROSPECT SA 5082	Petrol stations	Current EPA Register	Premise Match	358m	North
5	2670	LICENCE	Surrendered	CORPORATION OF THE CITY OF PROSPECT	82 Johns Road, PROSPECT SA 5082	Waste Recovery Facility	Current EPA Register	Premise Match	448m	North
6	51108	LICENCE	Issued	ON THE RUN PTY LTD	68-72 Prospect Road, PROSPECT SA 5082	Petrol stations	Current EPA Register	Premise Match	780m	South West
	ENL0A2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	68-72 Prospect Road, PROSPECT SA 5082	Petrol stations	Current EPA Register	Premise Match	780m	South West
	50940	LICENCE	Transferred	SHAHIN ENTERPRISES PTY. LTD.	68-72 Prospect Road, PROSPECT SA 5082	Petrol stations	Current EPA Register	Premise Match	780m	South West
	25322	LICENCE	Issued	CITY OF PORT ADELAIDE ENFIELD	Various Locations Within City of Port Adelaide Enfield, PORT ADELAIDE, SA	Earthworks drainage - for each day on which earthworks drainage takes place during the licence period	Current EPA Register	Suburb Match	-	-

Authorisations Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Contamination Assessment Areas

Contamination Assessment Areas published by the EPA within the dataset buffer:

Map Id	Area Name	Map Link	Status	Location Confidence	Distance	Direction
N/A	No records in buffer					

Assessment Areas Data Source: EPA South Australia

EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

Map Id	Site Name	Location Confidence	Distance	Direction
N/A	No records in buffer			

Groundwater ProhibitionAreas Data Source: EPA South Australia

PFAS Investigation & Management Programs

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

EPA PFAS Site Investigations

Sites identified by the EPA as requiring PFAS contamination investigation within the dataset buffer:

Record ID	Site Name	Document Link	Location Confidence	Distance	Direction
N/A	No records in buffer				

EPA PFAS Site Investigations Custodian: EPA South Australia

Defence PFAS Investigation & Management Program Investigation Sites

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Investigation & Management Program Management Sites

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Location Confidence	Distance	Direction
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

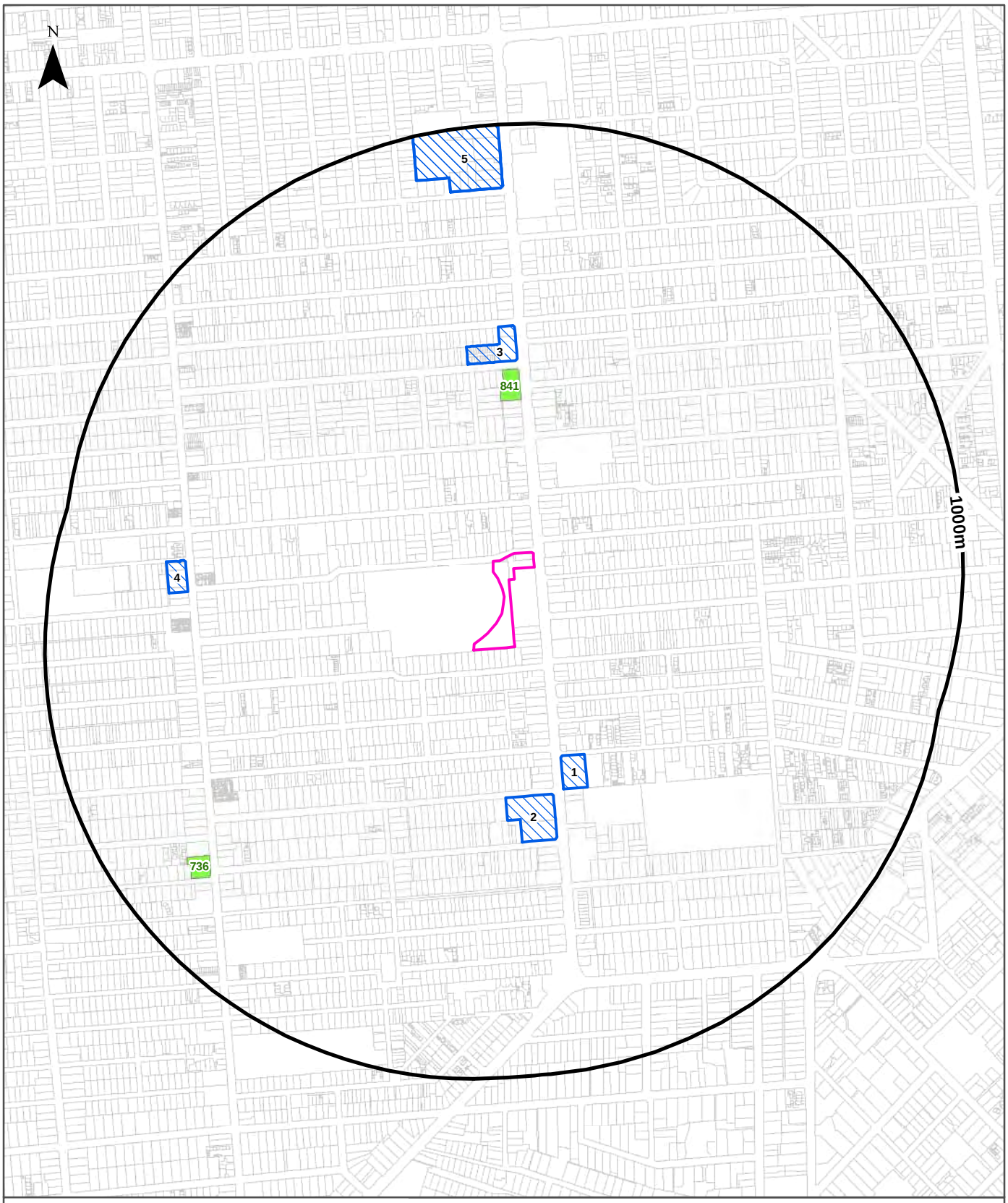
Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

Waste Management and Liquid Fuel Facilities

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- Waste Management Facilities
- Container Collection Depot
- National Liquid Fuel Facility

Scale:	Data Sources:	Coordinate System:	Date: 13 November 2025
0 160 320 480 640 Meters	Property Boundaries Sourced by Land Services SA ©Land Services SA	GDA 1994 MGA Zone 54	

Waste Management and Liquid Fuel Facilities

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

National Waste Management Facilities Database

Sites on the National Waste Management Facilities Database within the dataset buffer:

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
1	OFFICEWORKS	OFFICEWORKS PROSPECT	87-93 MAIN NORTH ROAD, NAILSWORTH	DROP-OFF	E-WASTE DROP-OFF FACILITY	OPERATIONAL	Premise Match	277m	South
2	RADIO RENTALS	RADIO RENTALS	108 MAIN NORTH ROAD, PROSPECT	DROP-OFF	E-WASTE DROP-OFF FACILITY	OPERATIONAL	Premise Match	349m	South
3	PROSPECT CITY COUNCIL	PROSPECT CITY COUNCIL	82 JOHNS ROAD, PROSPECT	NOT CLASSIFIED	OTHER WASTE FACILITY	OPERATIONAL	Premise Match	448m	North
4	COLES	COLES SUPERMARKET	144-150 PROSPECT ROAD, PROSPECT	DROP-OFF	SOFT PLASTICS DROP-OFF FACILITY	OPERATIONAL	Premise Match	678m	West
5	COLES	COLES SUPERMARKET	264 MAIN NORTH ROAD, PROSPECT	DROP-OFF	SOFT PLASTICS DROP-OFF FACILITY	OPERATIONAL	Premise Match	852m	North
	WOOLWORTHS	WOOLWORTHS SUPERMARKET	264 MAIN NORTH ROAD, PROSPECT	DROP-OFF	SOFT PLASTICS DROP-OFF FACILITY	OPERATIONAL	Premise Match	852m	North

Source: Waste Management Facilities Database

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EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

MapId	Name	Address	Suburb	Loc Conf	Distance	Direction
N/A	No records in buffer					

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

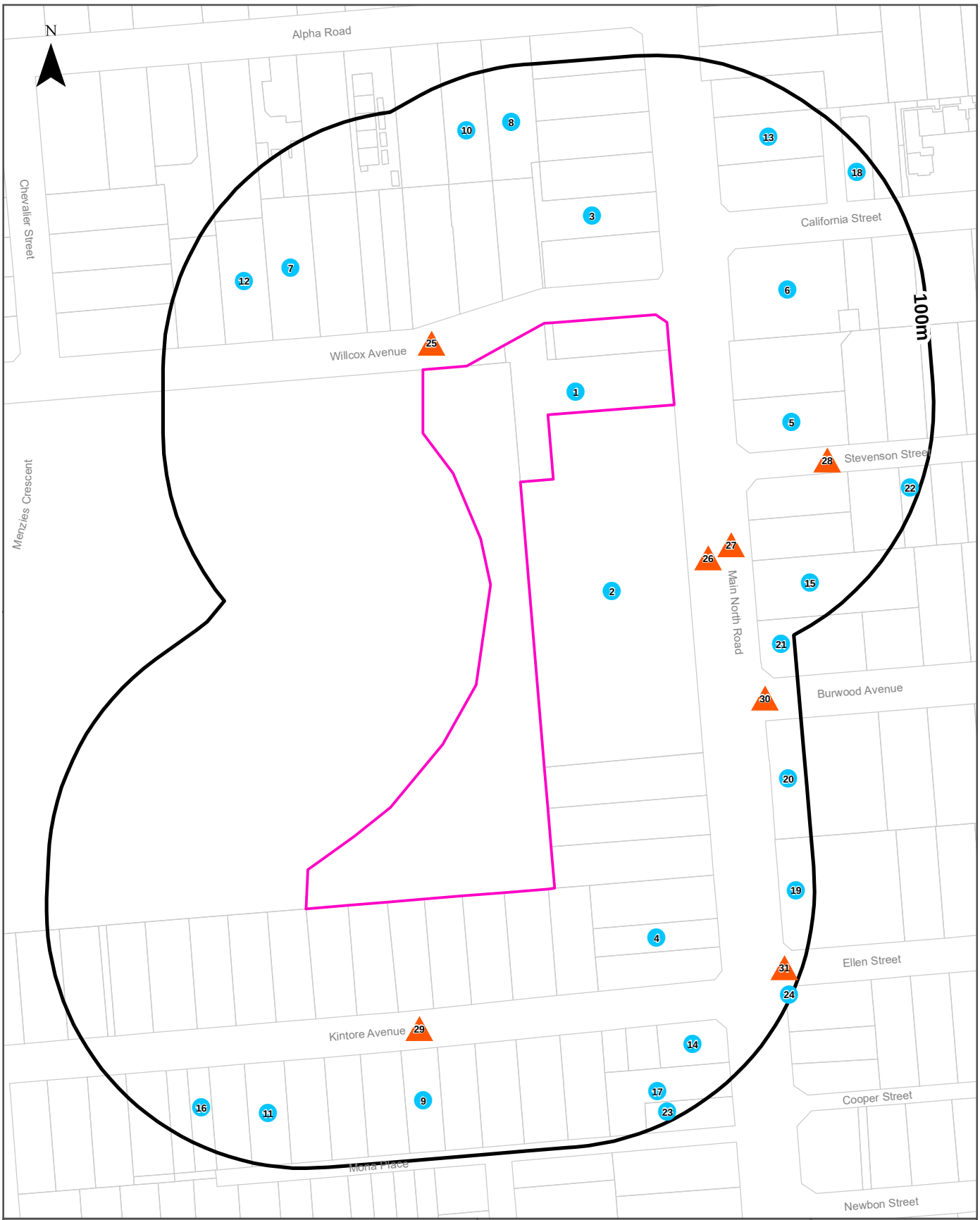
Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Dir
841	Caltex	Caltex Woolworths Prospect	204-210 Main North Road	Prospect	Petrol Station	Operational		25/07/2011	Premise Match	358m	North
736	BP	BP Connect Prospect	68-70 Prospect Road	Prospect	Petrol Station	Operational		25/07/2011	Premise Match	780m	South West

National Liquid Fuel Facilities Data Source: Geoscience Australia

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Historical Business Directories

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Legend

- Site Boundary
- Buffer 100m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 25 50 75 100 Meters

Coordinate System: GDA 1994 MGA Zone 54

Date: 13 November 2025

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Property Boundaries Sourced by Land Services SA
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Historical Business Directories

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Business Directory Records 1910-1991
Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Detergent Mfrs &/or Dists	Jasol Chemical Products 166 Main North Rd Prospect 5082	42253	1991	Premise Match	0m	On-site
	Chemical Mfrs &/or Imps &/or Dists	mot Chemical Products. 166 Main North Rd., Prospect. 5082.	40504	1991	Premise Match	0m	On-site
	Detergent Mfrs &/or Dists	Jasol Chemical Products Pty Ltd, 166 Main North Rd Prospect5082	7750	1984	Premise Match	0m	On-site
	Cosmetic Mfrs &/or W/Salers	Jasol Chemical Products Pty Ltd, 166 Main North Rd, Prospect 5082	6270	1984	Premise Match	0m	On-site
	Soap Mfrs &/or Dists	Jasol Chemical Products Pty Ltd, 166 Main North Rd, Prospect 5082	23342	1984	Premise Match	0m	On-site
	Chemical Mfrs. &/or Imps. &/or Dists.	Jasol Chemical Products Pty. Ltd., 166 Main North Rd., Prospect. 5082	4603	1984	Premise Match	0m	On-site
	Chemicals - Industrial	Jasol Chemical Products Pty. Ltd., 166 Main North Rd., Prospect. 5082	4644	1984	Premise Match	0m	On-site
	Insecticide Mfrs. &/or Dists	Jasol Chemical Products Pty. Ltd., 166 Main North Rd., Prospect. 5082.	15475	1984	Premise Match	0m	On-site
	Cleanser &/or Cleaning Preparations Mfrs. &/or Dists.	Jasol Chemical Products Pty. Ltd.. 166 Main North Rd., Prospect, 5082	5159	1984	Premise Match	0m	On-site
	Gardeners Supplies - Retail	Lewis. Percy Hardware, 162 Main North Rd., Prospect. 5082.	12764	1984	Premise Match	0m	On-site
	CHEMICAL (AGRICULTURAL) MANUFACTURERS	Jasol Chemical Products Pty Ltd 166 Main North rd Prospect	38615	1973	Premise Match	0m	On-site
	FOOTWEAR, BOOT & SHOE AGENTS, SELLERS & REPAIRERS	Mondiadis S & C 164a Main North rd Prospect	18282	1973	Premise Match	0m	On-site
	CHEMICAL & FERTILIZER MANUFACTURERS	Jasol Chemical Products Pty Ltd 166 Main North rd Prospect	27135	1965	Premise Match	0m	On-site
	FOOTWEAR, BOOT & SHOE AGENTS, SELLERS & REPAIRERS	Mondiadis S & C 164a Main North rd Prospect	16121	1965	Premise Match	0m	On-site
	BUILDERS & GENERAL CONTRACTORS	Lewis & Son 162 Main North rd Prospect	7306	1955	Premise Match	0m	On-site
	BOOTMAKERS, REPAIRERS & FOOTWEAR STORES	Phillips F J 164a Main North rd Prospect	3629	1955	Premise Match	0m	On-site
	BUILDERS' HARDWARE	Lewis, P., 162 Main North Rd., Prospect	37387	1950	Premise Match	0m	On-site
	JOINERY MANUFACTURERS	Lewis, T., & Son., 164 Main North Rd., Prospect	11097	1950	Premise Match	0m	On-site
	BUILDERS & BUILDING CONTRACTORS	Lewis, T., & Son., 164 Main North Rd., Prospect	37609	1950	Premise Match	0m	On-site
	BUILDERS & BUILDING CONTRACTORS	Lewis, T., & Son., 164 Main North Rd., Prospect	37869	1950	Premise Match	0m	On-site
	JOINERY MANUFACTURERS	Lewis, T., & Son., 164 Main North Rd., Prospect	11057	1950	Premise Match	0m	On-site
	REFRIGERATOR CABINET MANUFACTURERS	Lewis, T., & Son., 164 Main North Rd., Prospect	16443	1950	Premise Match	0m	On-site
	SHOP OFFICE FITTERS	Lewis, T., & Son., 164 Main North Rd., Prospect	17266	1950	Premise Match	0m	On-site
	SHOP OFFICE FITTERS	Lewis, T., & Son., 164 Main North Rd., Prospect	17275	1950	Premise Match	0m	On-site
	TIMBER MERCHANTS & SAWMILLERS.	Lewis, T., & Son., 164 Main North Rd., Prospect	18038	1950	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	REFRIGERATOR CABINET MANUFACTURERS	Lewis, T., & Son., 164 Main North Rd., Prospect .	16439	1950	Premise Match	0m	On-site
	TIMBER MERCHANTS & SAWMILLERS.	Lewis. T, & Son., 164 Main North Rd., Prospect	18067	1950	Premise Match	0m	On-site
	BOOT & SHOE REPAIRERS	Phillips, F. J., 164 Main North Rd., Prospect	38117	1950	Premise Match	0m	On-site
	CONTRACTORS	Lewis, T, & Son, 162 North rd, Prospect	18464	1940	Premise Match	0m	On-site
	Bootmakers And Boot Shops	Rain, M., 164a North rd, Prspct	12609	1940	Premise Match	0m	On-site
	Bootmakers And Boot Shops	Kain, M., 164a North rd, Prospect	6758	1930	Premise Match	0m	On-site
	CONTRACTORS	Lewis, T, & Son, 162 North rd, Prospect	14862	1930	Premise Match	0m	On-site
2	Hospitals &/or Nursing Homes	Northern Community Hospital Inc., 156 Main North Rd., Prospect. 5082	14918	1984	Premise Match	0m	East
	PRIVATE HOSPITALS	Northern Community Hospital Inc 156 Main North rd Prospect	33902	1973	Premise Match	0m	East
	PRIVATE HOSPITALS	Northern Community Hospital Inc 156 Main North rd Prospect	48432	1965	Premise Match	0m	East
	HOSPITALS	Northern Community Hospital 156 Main North rd Prospect	13133	1955	Premise Match	0m	East
	Hospitals (Private) and Nursing Homes	Nothern, Sister O'Brien , 156 Nth rd, Prospect	2413	1940	Premise Match	0m	East
3	Motor Car Dealers - New &/or Used	Ike Ades Toyota. 170 Main North Rd., Prospect. 5082.	26504	1991	Premise Match	14m	North
	Motor Car &/or Truck Dealers - New &/or Used	Ades Ike Toyota 170 Main North Rd, Prospect 5082	17698	1984	Premise Match	14m	North
	Used Car Dealers	Addison Motors Ltd New & Used Cars 168-170 Main North rd Prospect	8079	1973	Premise Match	14m	North
	USED CAR DEALERS	Addison Motors Ltd New & Used Cars 168-170 Main North rd Prospect	9258	1965	Premise Match	14m	North
	FOOTWEAR, BOOT & SHOE AGENTS, SELLERS & REPAIRERS	Black's Ltd 174 Main North rd Prospect	13655	1965	Premise Match	14m	North
	Dry Cleaners, Dyers & Laundries	Sprys Dry Cleaners 172 Main North rd Prospect	50027	1965	Premise Match	14m	North
	Dry Cleaners, Dyers & Laundries	Sprys 168 Main North rd Prospect	29408	1955	Premise Match	14m	North
	Dry Cleaners, Dyers & Laundries	SPRYS DRY CLEANERS, 168 Main North Road, Prospect.	29409	1955	Premise Match	14m	North
	CLEANERS, DYERS & PRESSERS	StarS Dry Cleaning Service., 168 Main North Rd., Prospect	6118	1950	Premise Match	14m	North
	DYERS AND CLEANERS	Spry, W. T., 168 North rd, Prospect	20205	1940	Premise Match	14m	North
	Bakers	Thompson, R., 168 North rd, Prospect	2960	1930	Premise Match	14m	North
4	Motor Car &/or Truck Dealers - New &/or Used	Sierp Motor Co Pty Ltd, 142 Main North Rd, Prospect 5082	17837	1984	Premise Match	21m	South East
	USED CAR DEALERS	Olympic Car Mart Ltd 142 Main North rd Prospect	9456	1965	Premise Match	21m	South East
	DEALERS (General & Marine)	Jolly A H 142 Main North rd Prospect	25405	1955	Premise Match	21m	South East
5	Motor Car Dealers - New &/or Used	Prospect Mitsubishi, 151 Main North Rd., Nailsworth. 5083.	26573	1991	Premise Match	23m	North East
	Motor Car &/or Truck Dealers - New &/or Used	NAILSWORTH, Newman Mitsubishi, 151 Main North Rd	17795	1984	Premise Match	23m	North East
	Motor Car &/Or Truck State Dists &/Or Agents	Newman Mitsubishi, 151 Main North Rd Nailsworth 5083	17889	1984	Premise Match	23m	North East
	Used Car Dealers	Dependable Motors Ltd Used Cars 151-153 Main North rd Nailsworth	8133	1973	Premise Match	23m	North East
	MOTOR ENGINEERS & REPAIRERS	Dependable Motors Pty Ltd 151 Main North rd Nailsworth	12615	1973	Premise Match	23m	North East
	USED CAR DEALERS	Dependable Motors Ltd Used Cars 151-153 Main North rd Nailsworth	9339	1965	Premise Match	23m	North East
6	Motor Garages & Service Stations	BP Nailsworth Service Station, 153 Main North Rd, Nailsworth, 5083	27537	1991	Premise Match	25m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
6	WICKERWORKERS	Pedier, H. S., 155 Main North Rd., Prospect	38452	1950	Premise Match	25m	North East
	KNITTING MILLS	Grey, Mrs. J., 155 North rd, Nailsworth	3319	1940	Premise Match	25m	North East
7	Dry Cleaners, Dyers & Laundries	Spry R W 52 Willcox av Prospect	50021	1965	Premise Match	41m	North West
8	CONTRACTORS	Bennett, F, 65 Alpha rd, Prospet	14658	1930	Premise Match	56m	North
9	Carpenters & Joiners	Wehr W G R 77 Kintore av Prospect	19268	1955	Premise Match	57m	South
10	ENGINEERS (Mechanical & General)	Dean H S 63 Alpha rd Prospect	2498	1965	Premise Match	58m	North
	ENGINEERS (Mechanical & General)	Dean H S 63 Alpha rd Prospect	34574	1955	Premise Match	58m	North
11	PLUMBERS	Bishop G 69 Kintore av Prospect	34876	1955	Premise Match	59m	South West
	PLUMBERS	Bishop, G.,69 Kintore Ave., Prospect	15771	1950	Premise Match	59m	South West
12	PAINTERS, DECORATORS & GLAZIERS	Melvin R H 50 Willcox av Prospect	26882	1955	Premise Match	59m	North West
13	MOTOR CARS, TRUCKS & ACCESSORIES	Morden Motors Pty Ltd 159 Main North rd Nailsworth	11825	1973	Premise Match	62m	North East
	USED CAR DEALERS	Maughan Thiem Motor Co Ltd 159 Main North rd Nailsworth	9424	1965	Premise Match	62m	North East
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Smith R E J 159 Main North rd Nailsworth	22207	1955	Premise Match	62m	North East
14	Chemists - Pharmaceutical	White, J. & Sons Pty. Ltd., 140 Main North Rd., Prospect. 5082.	4984	1984	Premise Match	66m	South East
	CHEMISTS (Retail, Industrial & Manufacturing)	Cole A E 140 Main North rd Prospect	31916	1965	Premise Match	66m	South East
	CHEMISTS	COLE A E 140 Main North Road Prospect	28010	1965	Premise Match	66m	South East
	CHEMISTS	PROSPECT: COLE A E 140 Main North Road	29964	1965	Premise Match	66m	South East
	CHEMISTS (Retail, Industrial & Manufacturing)	Cole A E 140 Main North rd Prospect	22410	1955	Premise Match	66m	South East
	CHEMISTS, DRUGGISTS, AND MANUFACTURING CHEMISTS	Cole, A. E., 140 North rd, Prospect	17724	1940	Premise Match	66m	South East
15	Radio &/or Television Sales &/or Servicemen	Michaels Electrical Service, 145A Main North Rd., Nailsworth. 5083	21494	1984	Premise Match	67m	East
	Electrical Contractors &/or Electricians	Michaels Electrical Service. 145A Main North Rd., Nailsworth 5083	10009	1984	Premise Match	67m	East
	Saddlers &/or Harness Makers	Northern Saddlery, 145C Main North Rd., Nailsworth. 5083	22521	1984	Premise Match	67m	East
	ELECTRICIAN & ELECTRICAL CONTRACTORS	Michael's Electrical Service 1454 Main North rd Nailsworth	10723	1973	Premise Match	67m	East
	MOTORS & ACCESSORIES	Dependable Motors Ltd 147-149 Main North rd Nailsworth	12094	1965	Premise Match	67m	East
	Electricians & Electric Light Contractors	Michael G R 145a Main North rd Nailsworth	54945	1965	Premise Match	67m	East
	Electricians & Electric Light Contractors	Michael G R 145a Main North rd Nailsworth	31112	1955	Premise Match	67m	East
	Cycle Makers, Sales & Service	Reynolds T 145c Main North rd Nailsworth	25021	1955	Premise Match	67m	East
	BOOTMAKERS, REPAIRERS & FOOTWEAR STORES	Sterlings Shoe Store 145b Main North rd Nailsworth	4005	1955	Premise Match	67m	East
	FURNISHINGS-SOFT	Foster, J., & Co., 147 Main North Rd., Nailsworth	8173	1950	Premise Match	67m	East
16	Plumbers	Taylor L R 65a Kintore av Prospect	36520	1955	Premise Match	72m	South West
17	Amusement Machines	Australian Amusement Co, 138 Main North Rd, Prospect 5082	37469	1991	Premise Match	74m	South
	Billiard Table &/or Accessories Mfrs &/or Dists &/or Repairers	Australian Amusement Co.,138 Main North Rd., Prospect. 5082	38477	1991	Premise Match	74m	South
	Billiard Tables & Accessories Mfrs &/Or Dists &/Or Repairers	Australian Amusement CO 138 Main North Rd, Prospect 5082	2136	1984	Premise Match	74m	South

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
17	Paint Manufacturers & Merchants	Brighter Homes 138 Main North rd Prospect	16979	1965	Premise Match	74m	South
	FURNITURE MANUFACTURERS & FURNISHERS	Wells D H 138 Main North rd Prospect	21425	1965	Premise Match	74m	South
	FURNITURE MANUFACTURERS & FURNISHERS	Wells D H 138 Main North rd Prospect	1701	1955	Premise Match	74m	South
	FURNISHERS-HOUSEHOLD	Wells, D. H., 138 Main North Rd., Prospect	8158	1950	Premise Match	74m	South
18	PLASTERERS	Roob A E 2 California st Nailsworth	31542	1973	Premise Match	84m	North East
	PLASTERERS	Roob A E 2 California st Nailsworth	40628	1965	Premise Match	84m	North East
	PLASTERERS	Robb A E 2 California st Nailsworth	34157	1955	Premise Match	84m	North East
19	Motor Car Dealers - New &/or Used	City Used Holden, 129 Main North Rd.. Nailsworth. 5083.	26464	1991	Premise Match	86m	South East
	Motor Car &/or Truck Dealers - New &/or Used	City Used Holden 129 Main North Rd, Nailsworth 5083	17723	1984	Premise Match	86m	South East
	MOTOR GARAGES & SERVICE STATIONS	Nailsworth Service Station 129 Main North rd Nailsworth	16778	1973	Premise Match	86m	South East
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Nailsworth Service Station 129-131 Main North rd Nailsworth	4726	1965	Premise Match	86m	South East
	PAINTERS, DECORATORS & GLAZIERS	Obsthomka K 2 Ellen st Nailsworth	23994	1965	Premise Match	86m	South East
	UPHOLSTERERS	Hart L J 129 Main North rd Nailsworth	6155	1955	Premise Match	86m	South East
	UPHOLSTERERS	Hart Bros., 129 Main North Rd., Nailsworth	18701	1950	Premise Match	86m	South East
	FIREWOOD MERCHANTS	Rusby, S. H, 129 North rd, Nailsworth	17776	1930	Premise Match	86m	South East
20	Motor Car Dealers - New &/or Used	Starline Motor Co., 135 Main North Rd., Nailsworth. 5083,	26600	1991	Premise Match	86m	South East
	CARPENTERS & JOINERS	Long J 135 Main North rd Nailsworth	15027	1965	Premise Match	86m	South East
	DYERS AND CLEANERS	Nu-Pin Dry Cleaners, 137a. Nth rd, Nailsworth	20201	1940	Premise Match	86m	South East
	PICTURE FRAME MAKERS	Pearson, H. G, 137a North rd, Nailsworth	4302	1930	Premise Match	86m	South East
21	BUTCHERS	Burwood Meat Store 141 Main North rd Nailsworth	28255	1973	Premise Match	86m	East
	BUTCHERS	Sowter R G 143 Main North rd Nailsworth	30167	1973	Premise Match	86m	East
	BUTCHERS	Burwood Meat Store 141 Main North rd Nailsworth	56690	1965	Premise Match	86m	East
	BUTCHERS	Sowter R G 143 Main North rd Nailsworth	2890	1965	Premise Match	86m	East
	Butchers	Sowter R G 143 Main North rd Nailsworth	12729	1955	Premise Match	86m	East
	Butchers	Sowter's Meat Store 141 Main North rd Nlswrth	12730	1955	Premise Match	86m	East
	ELECTRICAL CONTRACTORS & ELECTRICIANS	Michael, G. R., 145a Main North Rd., Nailsworth	6461	1950	Premise Match	86m	East
	RADIO DEALERS & SERVICEMEN	Michael, G. R., 145a Main North Rd., Nailsworth.	16315	1950	Premise Match	86m	East
	CYCLE MAKERS, DEALERS & REPAIRERS	Reynolds, T., 145c Main North Rd., Nailsworth	4719	1950	Premise Match	86m	East
22	MOTOR CARS, TRUCKS & ACCESSORIES	Dependable Motors Ltd 1a Stevenson st Nailsworth	11697	1973	Premise Match	90m	East
23	HAM AND BEEF SHOPS	White, H. E. A., 136 North rd, Prospect	2166	1940	Premise Match	90m	South
24	MANUFACTURING JEWELLERS	Matthey Garrett P/L 127a Main North rd Nailsworth	39995	1973	Premise Match	98m	South East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
24	PLASTICS-RAW MATERIAL SUPPLIERS	Matthey Garrett P/L 127a Main North rd Nailsworth	32335	1973	Premise Match	98m	South East

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Business Directory Records 1910-1991
Road or Area Matches

Potentially contaminative business activities extracted from Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
25	MOTOR REPAIRS	Addison Motors Service Division Willcox av Prospect	18603	1973	Road Match	4m
	WHOLESALE DRUGGISTS	Jasol Chemical Industries Pty Ltd Wilcox av Prospect	16948	1973	Road Match	4m
	Dry Cleaners, Dyers & Laundries	Sory's Dry Cleaning Works Willcox av Prospect	29401	1955	Road Match	4m
	HOSPITALS, NURSING HOMES, ETC.	St. John's Private Hospital., Willcox Ave., Prospect	10059	1950	Road Match	4m
26	Dentists	Hew D Main North Rd Prospect 5082	7461	1984	Road Match	6m
	Dentists	Yiu S, Main North Rd Prospect 5082	7712	1984	Road Match	6m
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Esso Servicenter Main North rd Prospect	59043	1965	Road Match	6m
	BUILDERS' HARDWARE	Kennett Bros. Ltd., Main Norths Rd., Prospect	37389	1950	Road Match	6m
	HOSPITALS, NURSING HOMES, ETC.	Northern Hospital., Main North Rd., Prospect	10035	1950	Road Match	6m
	MOTOR TRAILER BUILDERS	oiler Sales & Service Pty. Ltd., Main North Rd., Prospect	14396	1950	Road Match	6m
	TAXI SERVICES	Prospect Taxi Service., Main North Rd., Prospect	17931	1950	Road Match	6m
	BUILDERS AND CONTRACTORS	Lewis, T. & Son, North rd, Prospect	13592	1940	Road Match	6m
	CYCLE MAKERS AGENTS AND REPAIRERS	Sims & Bott, North rd, Prospect	18744	1940	Road Match	6m
	HAM AND BEEF SHOPS	Willcocks & Rosewarne, North rd, Prospect	2167	1940	Road Match	6m
	Butchers	Eddy's Mest Store, North rd, Prospect	10262	1930	Road Match	6m
	Ham And Beef Shops	Osborn & Rosewarne, Mesdames, North rd, Prospect	19897	1930	Road Match	6m
	Bootmakers And Boot Shops	Wilkinson, F. A, North rd, Little Adelaide	7586	1930	Road Match	6m
	MOTOR AND ACCESSORY AGENTS, CYCLE MAKERS AND IMPORTERS	Young. H, North rd, Prospect	1537	1930	Road Match	6m
	Painters, Paperhangers, and Glaziers	Bayly, T, North rd, Prospect	13634	1920	Road Match	6m
	Carters and Carriers	Blackmore, A, and Sons, North rd, Prospect	3818	1920	Road Match	6m
	Butchers	Day, P. E., North-rd, Prospect	3151	1920	Road Match	6m
	CHEMISTS, DRUGGISTS, AND MANUFACTURING CHEMISTS	Folland, L, North rd, Prospect	4464	1920	Road Match	6m
	Butchers	Kostor, Chas, North-rd, Prospect.	3325	1920	Road Match	6m
	Builders, Carpenters and Masons	Lewis, Thos, North-rd, Prospect	2615	1920	Road Match	6m
	Chaff Cutters and Dealers	McLeod Bros, North rd, Prospect	4347	1920	Road Match	6m
	Firewood Merchants	McLeod Bros, North rd, Prospect	7700	1920	Road Match	6m
	Carters and Carriers	Modra, Adolph, North rd, Prospect	4077	1920	Road Match	6m
	Builders, Carpenters and Masons	Sloman, Jas, North-rd, Little Adelaide	2853	1920	Road Match	6m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
26	Painters, Paperhangers, and Glaziers	Bayly, T, North rd, Prospect	12040	1910	Road Match	6m
	Butchers	Braun, Christian, North rd, Prospect	2848	1910	Road Match	6m
	Butchers	Eddy, Jas, North rd, L.A	2951	1910	Road Match	6m
	Firewood Merchants	McLeod Bros, North rd, Prospect	7233	1910	Road Match	6m
	Bakers	Nicholls, Mrs J. J, North rd, Prospect	17545	1910	Road Match	6m
	Exporters	Robb, J. E., North rd, Prospect	7026	1910	Road Match	6m
	Dairies and Milk Vendors	Waterman, Wm, North rd, Prospect	5781	1910	Road Match	6m
27	Motor Engineers, Garages And Service Stations	Junction Service Stn, North rd, Nailsworth	6907	1940	Road Match	15m
	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Day, L. A., North rd, Nailsworth	3806	1930	Road Match	15m
	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Hewish, J. F., North rd, Nailsworth	3823	1930	Road Match	15m
	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Ross, Colin, North rd, Nailsworth	3862	1930	Road Match	15m
	Contractors	Gordon & Hinton, Main North rd, Nailsworth	5234	1920	Road Match	15m
	Builders, Carpenters and Masons	Gordon and Hinton, Main North-rd, Nailsworth	2446	1920	Road Match	15m
28	Hospitals (Private) and Nursing Homes	Burwood Nursing Home-Mrs E. J. Hendry, Stevenson st, Nailsworth	20006	1930	Road Match	30m
29	Builders, Carpenters and Masons	Taylor, C. R, Kintore av, Prospect	2891	1920	Road Match	47m
30	Builders, Carpenters and Masons	Lipson, O. C, Burwood av, Nailsworth	2621	1920	Road Match	74m
31	FIREWOOD MERCHANTS	Blind, R. S., 13 Ellen st, Nlswth	21722	1940	Road Match	86m
	Limeburners	Milner's Lime Kiln, Ellen st, Nailsworth	21340	1930	Road Match	86m
	Limeburners	Milner's Lime Kiln, Ellen st, Nailsworth	10803	1920	Road Match	86m

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Dry Cleaners, Motor Garages & Service Stations

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Legend

- Site Boundary
- Buffer 250m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 50 100 150 200 Meters

Coordinate System: GDA 1994 MGA Zone 54

Date: 13 November 2025

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Historical Business Directories

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Dry Cleaners, Motor Garages & Service Stations 1930-1991 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Dry Cleaners, Dyers & Laundries	Sprys Dry Cleaners 172 Main North rd Prospect	50027	1965	Premise Match	14m	North
	Dry Cleaners, Dyers & Laundries	Sprys 168 Main North rd Prospect	29408	1955	Premise Match	14m	North
	Dry Cleaners, Dyers & Laundries	SPRYS DRY CLEANERS, 168 Main North Road, Prospect.	29409	1955	Premise Match	14m	North
	DYERS AND CLEANERS	Spry, W. T., 168 North rd, Prospect	20205	1940	Premise Match	14m	North
2	Motor Garages & Service Stations	BP Nailsworth Service Station, 153 Main North Rd, Nailsworth, 5083	27537	1991	Premise Match	25m	North East
3	Dry Cleaners, Dyers & Laundries	Spry R W 52 Willcox av Prospect	50021	1965	Premise Match	41m	North West
4	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Smith R E J 159 Main North rd Nailsworth	22207	1955	Premise Match	62m	North East
5	MOTOR GARAGES & SERVICE STATIONS	Nailsworth Service Station 129 Main North rd Nailsworth	16778	1973	Premise Match	86m	South East
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Nailsworth Service Station 129-131 Main North rd Nailsworth	4726	1965	Premise Match	86m	South East
6	DYERS AND CLEANERS	Nu-Pin Dry Cleaners, 137a. Nth rd, Nailsworth	20201	1940	Premise Match	86m	South East
7	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Bosch Robert (Aust) Pty Ltd 128 Main North rd Prospect	56824	1965	Premise Match	121m	South
8	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Farmer F A T 7 Stevenson st Nailsworth	59080	1965	Premise Match	143m	East
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Farmer F A T 7 Stevenson st Nailsworth	20031	1955	Premise Match	143m	East
9	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	McMahon Service Station 126 Main North rd Prospect	4295	1965	Premise Match	151m	South
10	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Harrison C J J 13 California st Nailsworth	1159	1965	Premise Match	181m	North East
11	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Attard M 15 California st Nailsworth	18976	1955	Premise Match	219m	North East

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Dry Cleaners, Motor Garages & Service Stations 1930-1991 Road or Area Matches

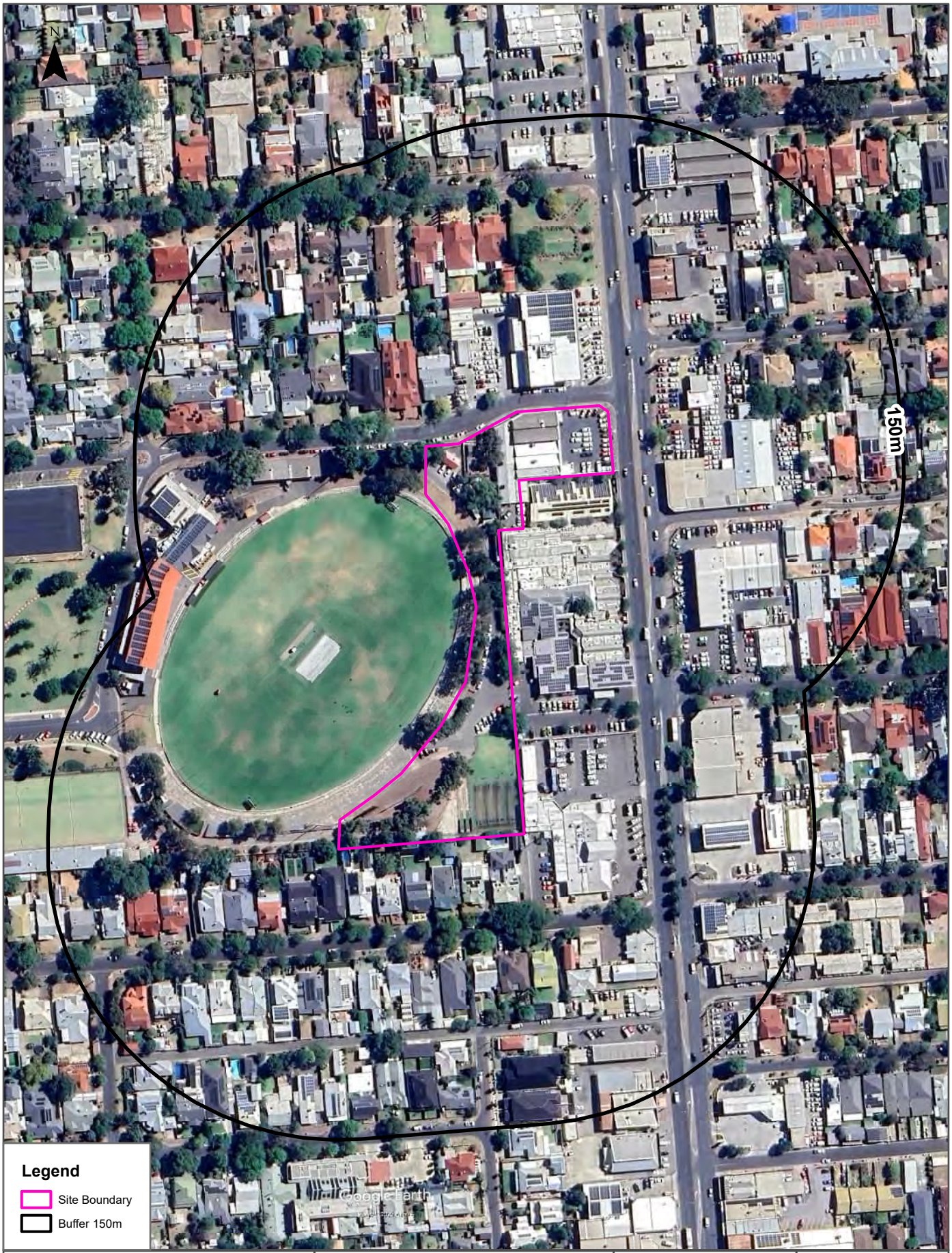
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
12	Dry Cleaners, Dyers & Laundries	Sory's Dry Cleaning Works Willcox av Prospect	29401	1955	Road Match	4m
13	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Esso Servicenter Main North rd Prospect	59043	1965	Road Match	6m
14	Motor Engineers, Garages And Service Stations	Junction Service Stn, North rd, Nailsworth	6907	1940	Road Match	15m
	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Day, L. A., North rd, Nailsworth	3806	1930	Road Match	15m
	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Hewish, J. F., North rd, Nailsworth	3823	1930	Road Match	15m
	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Ross, Colin, North rd, Nailsworth	3862	1930	Road Match	15m

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Aerial Imagery 2025

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Scale: 0 30 60 Meters 90 120	Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 54	Date: 12 November 2025

Aerial Imagery 2014

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



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Aerial Imagery 2008

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



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Aerial Imagery 1997-1998

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Scale:	Data Sources: Aerial Imagery:	Coordinate System:	Date: 12 November 2025
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Aerial Imagery 1986-1989

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Aerial Imagery 1979

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Scale:	Data Sources: Aerial Imagery:	Coordinate System:	Date: 12 November 2025
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Aerial Imagery 1968-1969

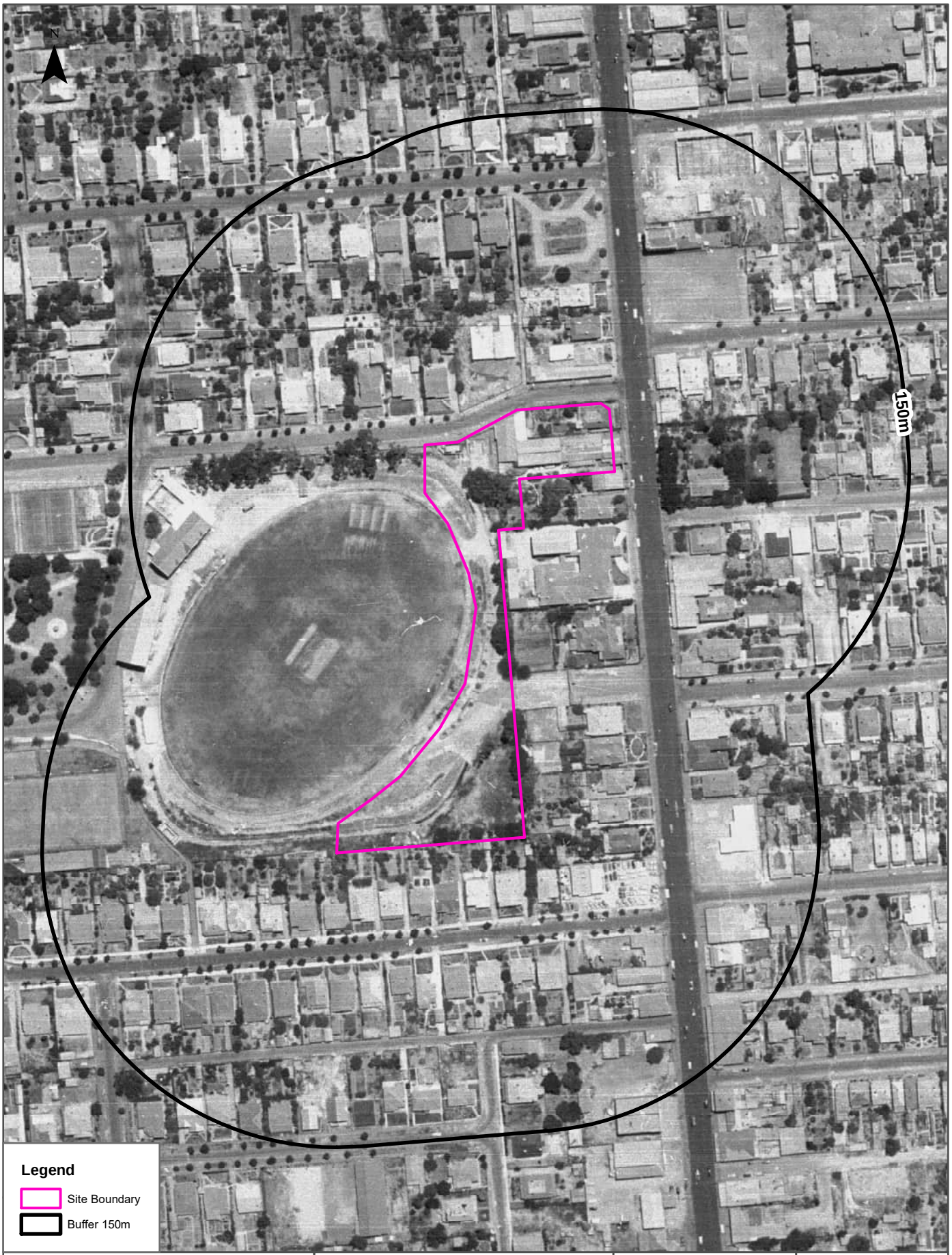
164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Scale: 0 30 60 90 120 Meters	Data Sources: Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 12 November 2025

Aerial Imagery 1959-1961

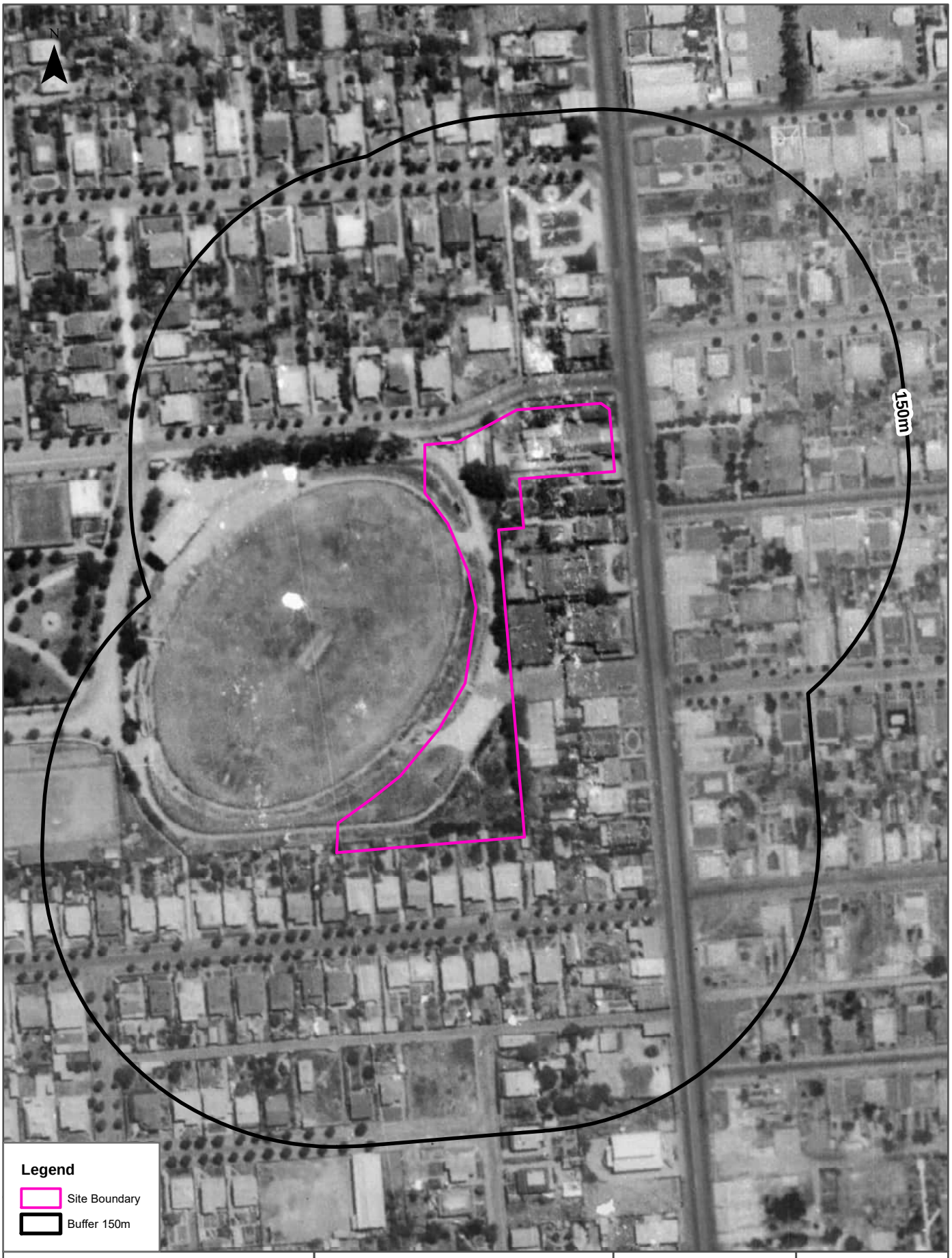
164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Scale: 0 30 60 90 120 Meters	Data Sources: Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 12 November 2025

Aerial Imagery 1949

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Scale:	Data Sources: Aerial Imagery:	Coordinate System:	Date: 12 November 2025
0 30 60 90 120 Meters	© South Australia Department for Environment & Water	GDA 1994 MGA Zone 54	

Aerial Imagery 1935-36

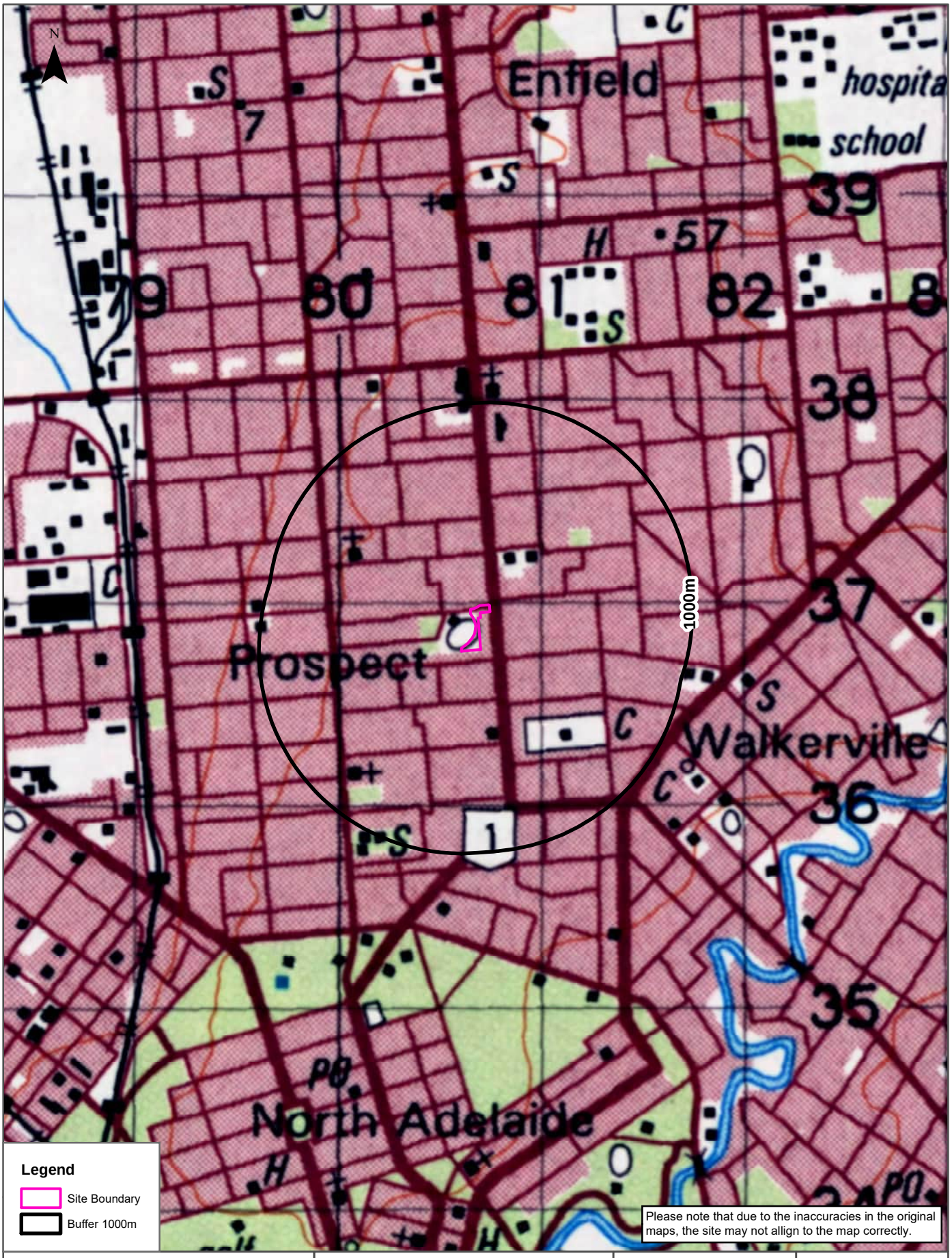
164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Scale: 0 30 60 90 120 Meters	Data Sources: Aerial Imagery: © 2025 Geoscience Australia & National Library of Australia	Coordinate System: GDA 1994 MGA Zone 54	Date: 12 November 2025

Historical Map 1982

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

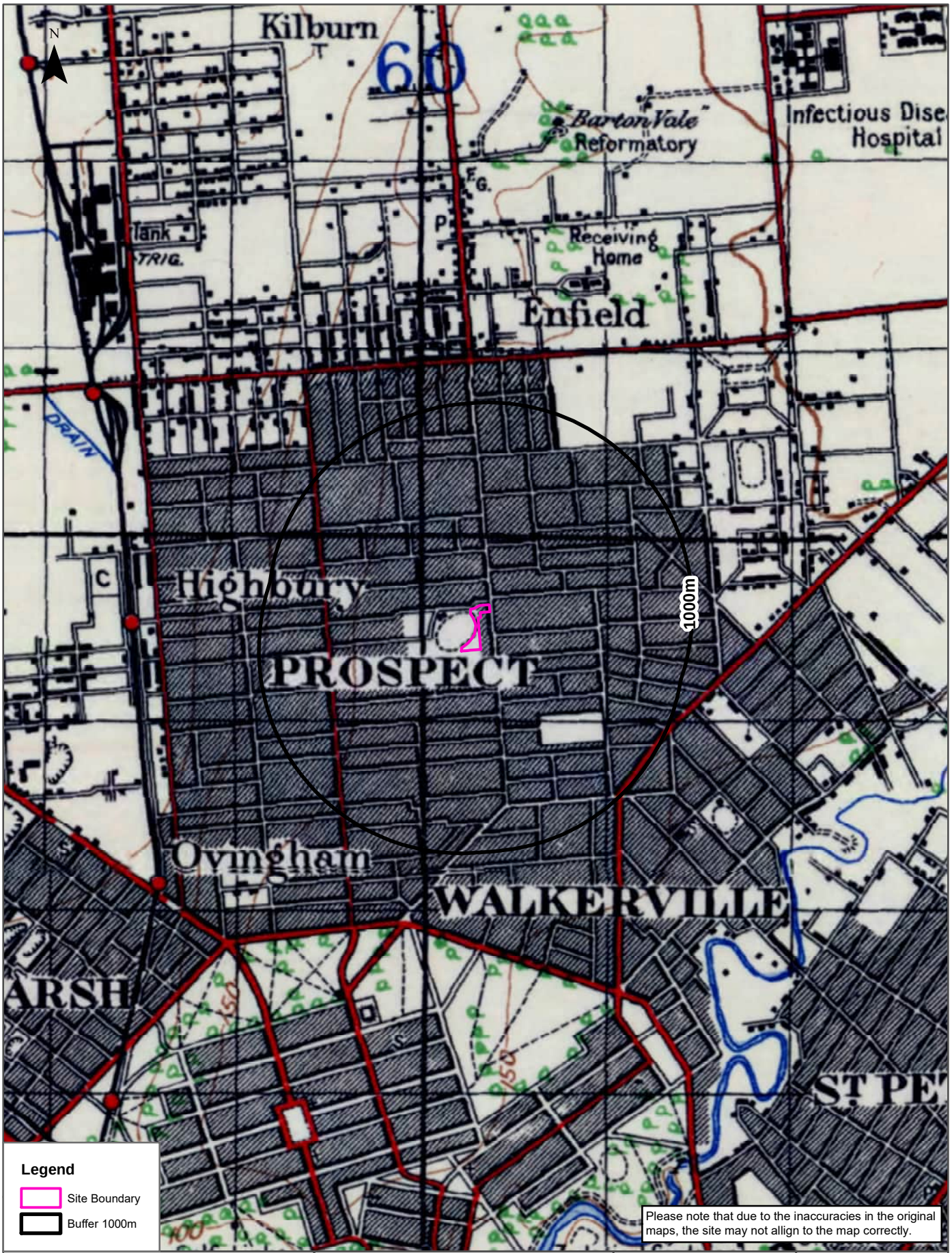


Scale:	Data Source: NATMAP 1:100,000 Topographic Maps Geoscience Australia	Coordinate System: GDA 1994 MGA Zone 54	Date: 12 November 2025

0 300 600 900 1,200 Meters

Historical Map c.1937

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Scale: 0 300 600 900 1,200 Meters

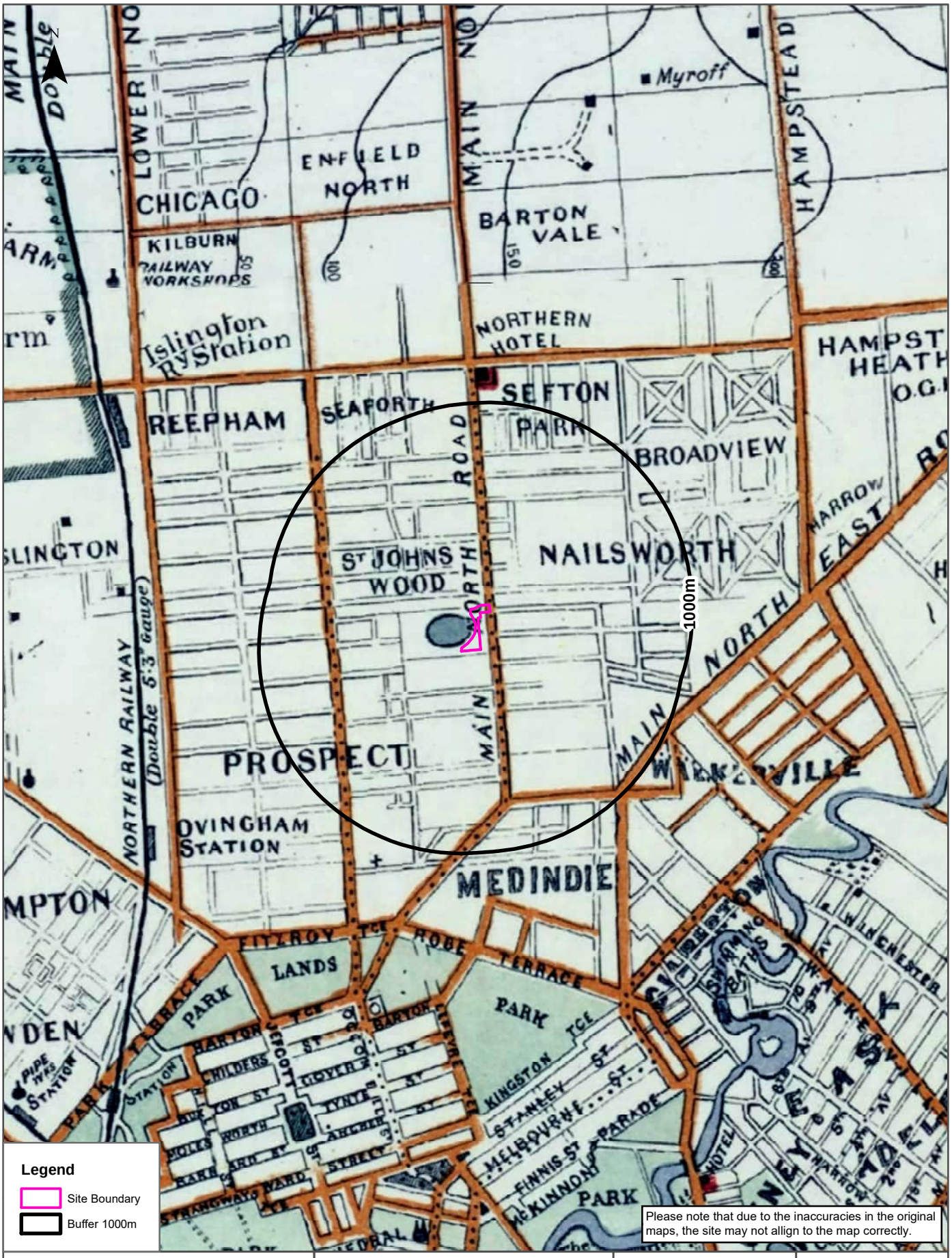
Data Source: Australia 1:63360
Produced by Australian Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 54

Date: 12 November 2025

Historical Map 1926

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Scale: 0 300 600 900 1,200 Meters	Data Sources: Topographic Maps of South Australia Compiled from Reconnaissance Surveys by W.H. Edmunds	Coordinate System: GDA 1994 MGA Zone 54	Date: 12 November 2025

Mining

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Mines and Mineral Deposits

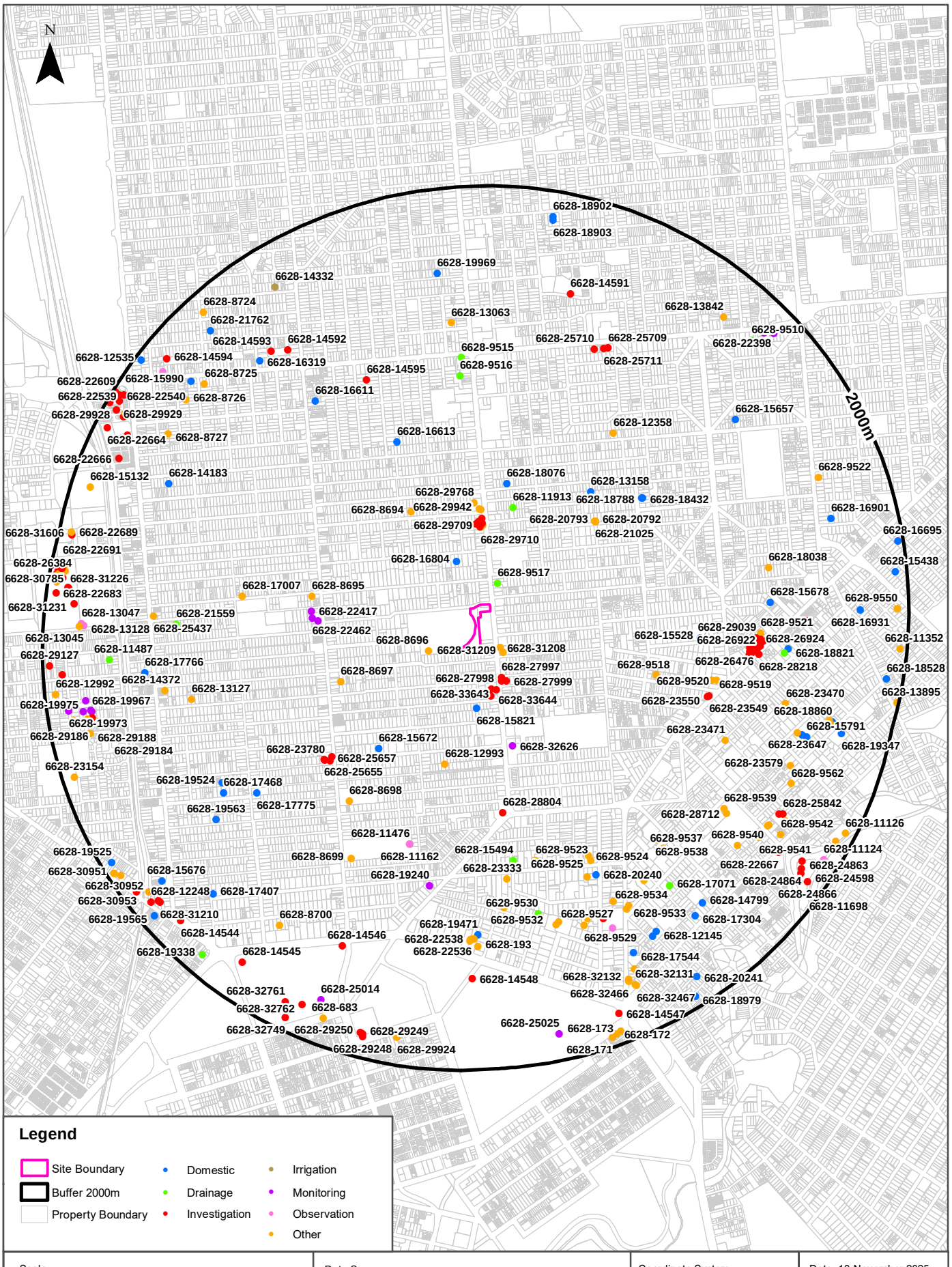
Mines and mineral deposits within the dataset buffer:

Deposit No.	Name	Class	Status	Commodity	Year	Description	Dist	Dir
N/A	No records in buffer							

All Mines and Mineral Deposits Data Source: Dept. of State Development, Resources and Energy - South Australia
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Drillholes

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Legend

- Site Boundary
- Buffer 2000m
- Property Boundary
- Domestic
- Drainage
- Investigation
- Irrigation
- Monitoring
- Observation
- Other

Scale: 0 200 400 800 1,200 Meters

Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 13 November 2025

Hydrogeology & Groundwater

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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Drillholes

Drillholes within the dataset buffer:

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-31208	354747		Environmental	2021-03-23	15.00		50.80							93m	South East
		Aquifer Description								**Class**	Water Well				
6628-9517	56486	Operational	Drainage	1962-10-03	21.95		49.70							106m	North East
		Aquifer Description								**Class**	Water Well				
6628-31209	354748		Environmental	2021-03-22	6.00		51.00							108m	South East
		Aquifer Description								**Class**	Water Well				
6628-8696	55665				31.39		49.30		1330					153m	South West
		Aquifer Description								**Class**	Water Well				
6628-27997	287348		Investigation	2015-05-08	5.00		51.00				1.20	1.20	49.80	165m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27998	287349		Investigation	2015-05-08	20.80		51.00				1.50	1.50	49.50	178m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33645	394605		Investigation	2025-06-16	4.50									191m	South
		Aquifer Description								**Class**	Water Well				
6628-27999	287350		Investigation		5.00		51.30				1.60	1.60	49.70	192m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33643	394603		Investigation	2025-06-18	6.00						3.00	3.00		204m	South
		Aquifer Description								**Class**	Water Well				
6628-33644	394604		Investigation	2025-06-16	6.00									225m	South
		Aquifer Description								**Class**	Water Well				
6628-16804	146765		Domestic	1994-11-03	24.00		47.50							235m	North
		Aquifer Description		Carisbrooke Sand [SU3421]						**Class**	Water Well				
6628-15821	62790	Operational	Domestic	1991-11-10	6.00		50.00	7.30	2585		6.00	6.00	44.00	277m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29710	312749	Dry			20.00		47.80							369m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31979	371103		Investigation	2022-08-22	6.00		47.80							371m	North
		Aquifer Description								**Class**	Water Well				
6628-29711	312750				6.20		48.00				1.58	1.58	46.42	376m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-31980	371104		Investigation	2022-08-22	4.00		47.70							377m	North
		Aquifer Description								**Class**	Water Well				
6628-31978	371102		Investigation	2022-08-22	4.00		47.60							384m	North
		Aquifer Description								**Class**	Water Well				
6628-31983	371107		Investigation	2022-08-22	10.00		48.00							388m	North
		Aquifer Description								**Class**	Water Well				
6628-31981	371105		Investigation	2022-08-22	6.00		47.90							394m	North
		Aquifer Description								**Class**	Water Well				
6628-29709	312748	Dry			6.20		47.90							396m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31982	371106		Investigation	2022-08-22	6.00		48.30							410m	North
		Aquifer Description								**Class**	Water Well				
6628-29926	314473		Environmental	2018-10-03	6.00		48.50							452m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29942	314496		Environmental	2018-10-03	6.00		48.50							455m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-11913	58882		Drainage	1981-08-07	10.50	49.00		7.30	827	0.2000	0.90	0.90	48.10	476m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32626	382784		Monitoring	2023-07-05	4.50		52.60				1.80	1.80	50.80	481m	South
		Aquifer Description								**Class**	Water Well				
6628-29768	313531		Environmental	2018-10-25	5.00		48.40							486m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8694	55663				3.05		45.10		794		2.44	2.44	42.66	541m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12993	59962	Abandoned		1982-09-29	12.10		50.00							543m	South
		Aquifer Description								**Class**	Water Well				
6628-18076	162643	Abandoned	Domestic	1996-10-29	30.00		50.00							581m	North
		Aquifer Description								**Class**	Water Well				
6628-8697	55666								1501					591m	West
		Aquifer Description								**Class**	Water Point				
6628-15672	62641	Operational	Domestic	1991-10-04	18.00		45.80			0.0000	0.00	0.00	45.80	606m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20792	189367		Geothermal energy	2002-02-05	71.00		53.20							641m	North East
		Aquifer Description								**Class**	Water Well				
6628-21025	194967		Geothermal energy		71.00		53.20							641m	North East
		Aquifer Description								**Class**	Water Well				
6628-21026	194968		Geothermal energy		52.00		53.30							641m	North East
		Aquifer Description								**Class**	Water Well				
6628-21027	194969		Geothermal energy		52.00		53.20							641m	North East
		Aquifer Description								**Class**	Water Well				
6628-20793	189368						53.30							643m	North East
		Aquifer Description								**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-22418	212220		Monitoring	2006-01-18	25.00		38.80		3597		21.00	21.00	17.80	695m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13158	60127	Operational	Domestic	1984-03-10	8.10		52.40	7.70	812		1.20	1.20	51.20	723m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22462	214178	Dry	Monitoring	2006-01-18	6.00		37.80							724m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22417	212219		Monitoring	2006-01-17	25.00		37.00		2727		21.00	21.00	16.00	737m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8695	55664				21.34		36.20		2946					755m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28804	293972	Backfilled	Investigation	2016-11-21	7.50		52.80				1.60	1.60	51.20	783m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25656	262715		Investigation	2010-10-22	6.00		43.00				5.80	5.80	37.20	795m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25657	262716		Investigation	2010-10-22	6.00		43.20				2.70	2.70	40.50	813m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23780	241551		Investigation	2008-08-21	7.00		42.80				4.82	4.82	37.98	830m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25655	262714		Investigation	2010-10-22	6.00		42.80				5.80	5.80	37.00	832m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-9518	56487				4.27		55.80		2950		2.44	2.44	53.36	847m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16613	141361	Abandoned	Domestic	1994-04-25	24.00		44.10							869m	North West
		Aquifer Description								**Class**	Water Well				
6628-18788	167660		Domestic	1997-09-20	37.00		54.60		561		22.00	22.00	32.60	887m	North East
		Aquifer Description		Carisbrooke Sand [SU3421]						**Class**	Water Well				
6628-18432	164541	Abandoned	Domestic	1997-04-09	30.00		54.70							891m	North East
		Aquifer Description								**Class**	Water Well				
6628-8698	55667				54.86		46.30		3160					891m	South West
		Aquifer Description								**Class**	Water Well				
6628-11162	58131		Observation	1979-11-21	98.00	50.87		7.50	966	14.0000	25.70	25.70	25.17	953m	South
		Aquifer Description		Carisbrooke Sand [SU3421]						**Class**	Water Well				
6628-11476	58445		Observation	1979-11-21	98.00	50.87		6.90	4043	14.0000	26.95	26.95	23.92	953m	South
		Aquifer Description		Neoproterozoic rocks						**Class**	Water Well				
6628-12358	59327	Backfilled		1983-02-09	16.40		52.30							1011m	North East
		Aquifer Description								**Class**	Water Well				
6628-15528	62497	Operational	Domestic	1990-02-10	129.00		56.10	7.00	2540	20.0000	28.00	28.00	28.10	1012m	East
		Aquifer Description		Neoproterozoic rocks						**Class**	Water Well				
6628-15494	62463		Drainage	1990-12-18	14.00		52.90				11.00	11.00	41.90	1018m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-9523	56492			1914-01-01			53.60		943					1040m	South
		Aquifer Description								**Class**	Water Well				
6628-17007	148173				7.50	25.00								1074m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Engineering Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-9516	56485		Drainage		60.96		46.00			1.2600	47.85	47.85	-1.85	1098m	North
		Aquifer Description								**Class**	Water Well				
6628-23333	236171	Backfilled		2007-11-26	38.50		52.30							1100m	South
		Aquifer Description								**Class**	Water Well				
6628-23550	238646		Investigation	2007-06-27	30.00		54.40				25.00	25.00	29.40	1106m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-9519	56488	Unknown		1959-01-14	14.15									1109m	East
		Aquifer Description								**Class**	Engineering Well				
6628-9524	56493				51.82		54.00		471		27.43	27.43	26.57	1109m	South East
		Aquifer Description								**Class**	Water Well				
6628-23549	238643		Investigation	2007-06-27	30.00		54.40				25.00	25.00	29.40	1113m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8699	55668				33.83		48.00		1685					1119m	South West
		Aquifer Description		Carisbrooke Sand [SU3421]						**Class**	Water Well				
6628-19240	172405	Backfilled	Monitoring	1998-08-26	12.30		51.40							1126m	South
		Aquifer Description								**Class**	Water Well				
6628-9520	56489	Unknown		1959-04-01	15.24									1131m	East
		Aquifer Description								**Class**	Engineering Well				
6628-9525	56494				2.13	54.00			2430	0.1000	1.68	1.68	52.32	1134m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-9515	56484	Operational	Drainage	1955-01-01	54.86		44.80							1184m	North
		Aquifer Description								**Class**	Water Well				
6628-17775	156016	Abandoned	Domestic	1996-01-18	48.00		37.60							1186m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-9526	56495				32.31		52.70		2116					1198m	South East
		Aquifer Description								**Class**	Water Well				
6628-14595	61564	Abandoned	Investigation	1984-02-29	9.00	37.50								1200m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-20240	181061	Abandoned	Domestic	2000-06-19	31.00		52.50							1205m	South East
		Aquifer Description								**Class**	Water Well				
6628-9531	56500								1771					1213m	South
		Aquifer Description								**Class**	Water Point				
6628-9538	56507			1934-01-01	35.51		50.00	7.00	3030	0.2500	24.99	24.99	25.01	1231m	South East
		Aquifer Description		Chinaman Gully Formation - T2 aquifer [SU4466]						**Class**	Water Well				
6628-16611	141359	Abandoned	Domestic	1994-03-30	20.00		29.90							1236m	North West
		Aquifer Description								**Class**	Water Well				
6628-9532	56501								2313					1237m	South
		Aquifer Description								**Class**	Water Point				
6628-23471	237488	Backfilled		2008-01-29	40.00		48.80							1246m	South East
		Aquifer Description								**Class**	Water Well				
6628-28217	288582		Investigation	2015-04-07	3.00		56.00				1.70	1.70	54.30	1253m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27362	280348		Investigation	2014-05-08	3.00		56.00				1.50	1.50	54.50	1256m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-27363	280349		Investigation	2014-05-08	3.00		56.00							1256m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27360	280346		Investigation	2014-05-05	3.00		56.00				2.00	2.00	54.00	1262m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26923	275774		Investigation	2013-05-08	3.00		56.00				1.20	1.20	54.80	1269m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27359	280345		Investigation	2014-05-05	3.00		56.00				1.40	1.40	54.60	1269m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26476	271024		Investigation	2012-07-11	4.00		56.00				1.50	1.50	54.50	1271m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29039	299978		Investigation	2017-05-15	3.00		56.30							1278m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26922	275773		Investigation	2013-05-08	3.00		56.00				1.20	1.20	54.80	1281m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28216	288581		Investigation	2015-04-07	3.00		56.20				2.70	2.70	53.50	1281m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33238	391836		Investigation	2024-08-23	3.00									1282m	East
		Aquifer Description								**Class**	Water Well				
6628-26921	275772		Investigation	2013-05-08	3.00		56.00				1.20	1.20	54.80	1289m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-9537	56506				27.43		48.70		2359		23.62	23.62	25.08	1289m	South East
		Aquifer Description		Carisbrooke Sand [SU3421]						**Class**	Water Well				
6628-26475	271023						56.10							1290m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33239	391837		Investigation	2024-08-23	3.00									1290m	East
		Aquifer Description								**Class**	Water Well				
6628-9530	56499	Operational	Drainage	1960-08-25	13.41		50.10							1290m	South
		Aquifer Description								**Class**	Water Well				
6628-26924	275775		Investigation	2013-05-09	3.00		56.20				1.20	1.20	55.00	1291m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26925	275776		Investigation	2013-05-09	3.00		56.20				1.20	1.20	55.00	1295m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-9521	56490				27.43		56.40		2600					1297m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19524	175288		Domestic	1999-05-19	16.50		29.70							1300m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27361	280347		Investigation	2014-05-05	3.00		56.20							1300m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28218	288583		Investigation	2015-04-07	2.40		56.00							1300m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26926	275777		Investigation	2013-05-09	3.00		56.10				1.20	1.20	54.90	1302m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13127	60096			1985-01-07	30.00		16.30	8.20	1591		5.00	5.00	11.30	1305m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-29038	299977		Investigation	2017-05-15	3.00		56.10				2.00	2.00	54.10	1310m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25710	262995		Investigation	2011-02-15	28.00		47.60				24.00	24.00	23.60	1319m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17468	153182		Domestic	1995-09-24	30.00		31.30	6.90	3098	0.5000				1321m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29037	299976		Investigation		3.00		56.10							1335m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15678	62647	Operational	Domestic	1991-11-02	18.00		57.30			0.0000				1339m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25711	262996		Investigation	2011-02-14	28.00		48.30				24.00	24.00	24.30	1339m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18038	162050	Unknown		1967-11-15	3.51									1344m	East
		Aquifer Description								**Class**	Engineering Well				
6628-25709	262994		Investigation	2011-02-15	28.00		48.70				24.00	24.00	24.70	1349m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-9536	56505				33.53		50.00		1170					1349m	South East
		Aquifer Description		Carisbrooke Sand [SU3421]						**Class**	Water Well				
6628-24569	245613						48.70							1350m	South
		Aquifer Description								**Class**	Water Well				
6628-13063	60032	Backfilled		1984-10-13	26.00		42.20							1354m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19471	174618	Abandoned	Domestic	1999-03-16	36.00		49.70							1355m	South
		Aquifer Description								**Class**	Water Well				
6628-9527	56496			1914-11-01	30.48		48.30		1000	0.2000	19.81	19.81	28.49	1359m	South East
		Aquifer Description								**Class**	Water Well				
6628-25572	262306			2009-12-18	100.00		48.50		1479	4.0000	22.50	22.50	26.00	1362m	South
		Aquifer Description		Neoproterozoic rocks						**Class**	Water Well				
6628-21559	198384		Drainage	2003-10-24	8.00		12.70		2358	0.5000	4.00	4.00	8.70	1366m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22536	215518			2006-05-28	75.00									1373m	South
		Aquifer Description								**Class**	Engineering Well				
6628-22579	218484			2006-04-21	75.00									1374m	South
		Aquifer Description								**Class**	Engineering Well				
6628-22537	215519		Geothermal energy	2006-06-05	72.00		49.80							1377m	South
		Aquifer Description								**Class**	Engineering Well				
6628-9535	56504			1914-10-15	45.72		49.10		2998		24.69	24.69	24.41	1380m	South East
		Aquifer Description		Chinaman Gully Formation - T2 aquifer [SU4466]						**Class**	Water Well				
6628-9528	56497				24.38		46.20		9296					1381m	South
		Aquifer Description								**Class**	Water Well				
6628-22538	215520			2006-05-14	78.00									1384m	South
		Aquifer Description								**Class**	Engineering Well				
6628-9539	56508				15.24		39.30	7.00	2651					1388m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-9529	56498				36.58		45.40		1028		22.86	22.86	22.54	1406m	South
		Aquifer Description		Blanche Point Formation [SU3319]						**Class**	Water Well				
6628-29671	312564		Investigation	2018-06-13	6.00		44.60							1410m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-9534	56503			1914-01-01	36.27		46.10		971					1411m	South East
		Aquifer Description								**Class**	Water Well				
6628-28712	291386	Operational			14.00		38.50							1412m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-193	47293	Backfilled			18.90		49.30		1642		16.76	16.76	32.54	1413m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19563	175914		Domestic	1999-05-12	30.00		32.20		2596	0.1260	16.50	16.50	15.70	1417m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20703	187961	Backfilled	Drainage	2001-11-28	30.00		55.50							1418m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-9533	56502								794					1419m	South East
		Aquifer Description								**Class**	Water Point				
6628-14372	61341			1989-03-07	8.10		12.70				0.00	0.00	12.70	1425m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18821	167955	Abandoned	Domestic	1998-01-27	30.00		55.70							1435m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-17071	148580	Abandoned	Drainage	1995-02-24	30.00		45.50							1445m	South East
		Aquifer Description								**Class**	Water Well				
6628-13029	59998		Observation	1984-08-28	90.00	43.62	43.64	7.40	1160	0.0000	17.64	17.66	25.98	1470m	South East
		Aquifer Description		Neoproterozoic rocks						**Class**	Water Well				
6628-15657	62626	Operational	Domestic	1991-10-13	18.00		56.00							1470m	North East
		Aquifer Description								**Class**	Water Well				
6628-25437	259446			2009-08-27	12.00		12.00		832	0.8000	5.00	5.00	7.00	1476m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23470	237486	Backfilled		2008-02-20	24.00		51.00							1480m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-29622	311495		Investigation	2018-07-26	26.50		55.60							1511m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-14592	61561	Abandoned	Investigation	1984-02-28	10.50	17.50								1513m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Engineering Well				
6628-17766	155971		Domestic	1996-01-31	30.00		12.10	6.30	3706	1.0000				1513m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14546	61515	Abandoned	Investigation	1983-02-23	15.00	49.00								1515m	South West
		Aquifer Description								**Class**	Engineering Well				
6628-14591	61560	Abandoned	Investigation	1984-02-27	9.75	48.00								1530m	North
		Aquifer Description								**Class**	Engineering Well				
6628-9540	56509			1934-01-01	32.00		38.00							1543m	South East
		Aquifer Description								**Class**	Water Well				
6628-16319	134389		Domestic	1993-01-15	8.00		11.60				5.00	5.00	6.60	1550m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-14593	61562	Abandoned	Investigation	1984-02-28	9.75	14.00								1553m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Engineering Well				
6628-14183	61152	Operational	Domestic	1989-05-01	8.53		10.90	7.50	6046		6.10	6.10	4.80	1557m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14548	61517	Abandoned	Investigation	1982-02-27	10.40	48.50								1562m	South
		Aquifer Description								**Class**	Engineering Well				
6628-23647	240208			2008-02-28	60.00		46.80		604		17.20	17.20	29.60	1565m	East
		Aquifer Description		Chinaman Gully Formation - T2 aquifer [SU4466]						**Class**	Water Well				
6628-11473	58442		Observation	1979-02-23	30.00	37.42	37.74	7.70	1580	0.0200	11.50	11.83	25.92	1568m	South East
		Aquifer Description		Chinaman Gully Formation - T2 aquifer [SU4466]						**Class**	Water Well				
6628-11474	58443		Observation	1979-03-14	21.00	37.78	37.78	11.50	1586	0.1515	11.60	11.60	26.18	1568m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-8700	55669			1934-08-01	60.96		45.30		2441	0.1300	5.49	5.49	39.81	1569m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23579	239079			2008-05-20	39.50		43.40		2653	1.3300	1.00	1.00	42.40	1578m	South East
		Aquifer Description		Chinaman Gully Formation - T2 aquifer [SU4466]						**Class**	Water Well				
6628-12145	59114	Operational	Domestic	1983-02-10	22.00		37.90	7.20	1636	0.5000	19.00	19.00	18.90	1588m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-21537	198299		Domestic	2003-11-12	25.00		46.50		2234	0.3300	15.80	15.80	30.70	1589m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-19969	177801		Domestic	1999-11-16	30.00		36.70							1596m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21553	198360	Backfilled	Domestic	2003-12-10	22.00		37.90			0.3000	6.00	6.00	31.90	1597m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-9541	56510			1914-01-01	15.70		38.00		105		12.34	12.34	25.66	1603m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-14799	61768	Operational	Domestic; Drainage	1989-11-07	13.70		38.00				0.00	0.00	38.00	1607m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-33245	391863	Backfilled												1608m	South East
		Aquifer Description								**Class**	Water Well				
6628-15791	62760	Operational	Domestic	1991-12-04	18.00		46.20							1611m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-33248	391866	Backfilled												1612m	South East
		Aquifer Description								**Class**	Water Well				
6628-9562	56531				59.44		41.30		686	0.7600	12.80	12.80	28.50	1616m	South East
		Aquifer Description		Neoproterozoic rocks						**Class**	Water Well				
6628-17544	153484	Abandoned	Domestic	1996-01-05	25.00		37.30							1620m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-25843	264415	Backfilled	Investigation	2011-04-06	12.00		37.90				9.70	9.70	28.20	1626m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-17304	151182		Domestic; Stock	1995-09-01	24.00		38.00	6.90	2216	1.0000	8.10	8.10	29.90	1631m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-25842	264414	Backfilled	Investigation	2011-04-06	12.00		37.80				9.30	9.30	28.50	1643m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-17407	152891		Domestic	1995-10-31	30.00		33.90	7.20	622	0.5000				1655m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29187	303507	Backfilled					12.00							1656m	West
		Aquifer Description								**Class**	Water Well				
6628-8725	55694				4.57		10.20				4.27	4.27	5.93	1663m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33246	391864	Backfilled												1668m	South East
		Aquifer Description								**Class**	Water Well				
6628-8727	55696				7.32		10.80	7.00	3315		6.10	6.10	4.70	1669m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-11487	58456	Operational	Drainage				12.00		1116					1679m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16901	147586	Abandoned	Domestic	1994-11-09	16.00		60.00							1683m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8726	55695				32.00		10.40				7.62	7.62	2.78	1684m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-9522	56491				53.34		59.80		1155		39.62	39.62	20.18	1684m	North East
		Aquifer Description		Neoproterozoic rocks						**Class**	Water Well				
6628-9542	56511				14.02		38.00	7.00	2085		10.97	10.97	27.03	1685m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-32465	381473		Environmental	2023-06-27	15.00		36.40							1694m	South East
		Aquifer Description								**Class**	Water Well				
6628-23588	239395			2007-12-14	20.00		46.90		1569	0.3000	16.80	16.80	30.10	1701m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-29184	303504	Backfilled					12.00							1707m	West
		Aquifer Description								**Class**	Water Well				
6628-18860	168281		Domestic	1998-01-20	18.20		46.50		2813	0.2500	11.00	11.00	35.50	1715m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-15990	62959	Operational	Domestic	1992-03-19	11.00		10.10	8.10	4170	0.5000	7.00	7.00	3.10	1720m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22667	219429		Investigation	2005-12-18	16.00		38.30				14.00	14.00	24.30	1722m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-26020	266473	Backfilled		2010-04-16	60.00		46.00			0.0100	29.00	29.00	17.00	1724m	East
		Aquifer Description		Chinaman Gully Formation - T2 aquifer [SU4466]						**Class**	Water Well				
6628-32132	373233	Backfilled					36.00							1724m	South East
		Aquifer Description								**Class**	Water Well				
6628-32466	381474		Environmental	2023-06-26	15.00		36.00							1734m	South East
		Aquifer Description								**Class**	Water Well				
6628-29185	303505	Backfilled					12.00							1750m	West
		Aquifer Description								**Class**	Water Well				
6628-32131	373232	Backfilled					36.00							1762m	South East
		Aquifer Description								**Class**	Water Well				
6628-32467	381475		Environmental	2023-06-27	15.00		36.00							1767m	South East
		Aquifer Description								**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-16931	147702		Domestic	1995-02-28	21.00		43.80	7.00	3539	1.0000				1769m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-19347	173984		Domestic	1998-12-13	90.30		43.80		2205	0.2500	11.00	11.00	32.80	1770m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-13842	60811			1985-01-01	24.30		55.90							1773m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-9510	56479	Operational	Drainage	1960-07-15	23.77		58.00							1777m	North East
		Aquifer Description								**Class**	Water Well				
6628-19967	177799		Monitoring	1999-09-14	12.00		12.00				8.68	8.68	3.32	1786m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28693	290960		Investigation	2016-07-06	11.50		12.00				9.12	9.12	2.88	1789m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33730	394850	Dry	Monitoring	2025-08-07	12.00									1790m	West
		Aquifer Description								**Class**	Water Well				
6628-25014	253362		Monitoring	2009-11-16	20.75	49.21								1792m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14332	61301	Operational	Irrigation	1988-03-02	9.00	12.00			1446	0.0076	8.00	8.00	4.00	1797m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15676	62645	Operational	Domestic	1991-04-01	24.00		17.70	7.20	1351	0.2000	13.00	13.00	4.70	1799m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13045	60014		Observation	1984-09-12	60.00	12.05	12.08	8.10	2879	0.0000	0.05	0.08	12.00	1805m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13128	60097	Collapsed	Observation	1984-10-17	122.00	11.88	12.01	7.70	2060	0.6313	2.66	2.80	9.22	1805m	West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-19975	177807		Monitoring	1999-11-26	12.00		11.90			0.0100	8.30	8.30	3.60	1806m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33748	395036	Dry	Environmental	2025-07-18	11.50									1811m	West
		Aquifer Description								**Class**	Water Well				
6628-14545	61514	Abandoned	Investigation	1983-02-22	11.80	43.00								1813m	South West
		Aquifer Description								**Class**	Engineering Well				
6628-29186	303506	Backfilled					12.00							1813m	West
		Aquifer Description								**Class**	Water Well				
6628-29188	303508	Backfilled					11.80							1814m	West
		Aquifer Description								**Class**	Water Well				
6628-13047	60016		Observation	1984-09-13	12.00	11.92	12.01	7.90	3370	0.0000				1817m	West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-21762	200333		Domestic	2004-02-29	18.00		10.00		6159	1.5000	10.10	10.10	-0.10	1819m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22666	219327		Investigation	2006-05-25	9.00		10.80		2352		6.50	6.50	4.30	1824m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33731	394852	Dry	Monitoring	2025-08-07	12.00									1826m	West
		Aquifer Description								**Class**	Water Well				
6628-31605	362899		Environmental	2021-11-16	19.00		11.90							1827m	West
		Aquifer Description								**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-22665	219326		Investigation	2006-05-25	9.00		11.00		2369		6.50	6.50	4.50	1835m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-24863	248304	Backfilled	Investigation	2009-06-02	12.00		36.00							1839m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-22400	211177		Monitoring	2005-06-23	40.50		58.70				29.70	29.70	29.00	1844m	North East
		Aquifer Description		Undifferentiated Tertiary sand aquifer (St Vincent Basin) [SU3187]						**Class**	Water Well				
6628-32762	384240	Backfilled	Investigation	2023-09-27	9.30									1850m	South West
		Aquifer Description								**Class**	Water Well				
6628-11564	58533		Observation	1981-01-25	5.00	10.59		8.00	2199		5.45	5.45	5.14	1854m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14544	61513	Abandoned	Investigation	1983-02-21	12.00	24.00								1855m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Engineering Well				
6628-24864	248306	Backfilled	Investigation	2009-06-03	12.00		36.00				10.00	10.00	26.00	1855m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-14547	61516	Abandoned	Investigation	1982-02-24	10.50	35.00								1858m	South
		Aquifer Description								**Class**	Engineering Well				
6628-18903	168517	Abandoned	Domestic	1998-02-12	25.00		50.00							1860m	North
		Aquifer Description								**Class**	Water Well				
6628-31231	355019		Investigation	2021-03-13	11.50		11.90							1861m	West
		Aquifer Description								**Class**	Water Well				
6628-32015	371250	Damaged	Monitoring		27.80		16.30				8.90	8.90	7.40	1862m	South West
		Aquifer Description								**Class**	Water Well				
6628-24865	248307	Backfilled	Investigation	2009-06-01	12.00		36.00				10.00	10.00	26.00	1865m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-29924	314422				10.00		50.00				4.80	4.80	45.20	1867m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31210	354749	Backfilled	Investigation	2021-02-17	30.00		17.70							1869m	South West
		Aquifer Description								**Class**	Water Well				
6628-683	47760	Unknown		1974-05-29	26.20	50.00								1870m	South
		Aquifer Description								**Class**	Engineering Well				
6628-31211	354750	Backfilled	Investigation	2021-02-19	30.00		17.30							1872m	South West
		Aquifer Description								**Class**	Water Well				
6628-32761	384239	Backfilled	Investigation	2023-09-27	9.00									1872m	South West
		Aquifer Description								**Class**	Water Well				
6628-20241	181062		Domestic	2000-06-09	24.00		36.50	6.86	1743	0.5000	15.00	15.00	21.50	1873m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-25025	253373		Monitoring	2009-11-30	14.47	33.98			605		11.44	11.44	22.54	1873m	South
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-18902	168516	Abandoned	Domestic	1998-02-11	29.00		50.10							1875m	North
		Aquifer Description								**Class**	Water Well				
6628-14594	61563	Abandoned	Investigation	1984-02-28	9.75	10.00								1877m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Engineering Well				
6628-22398	211175		Monitoring	2005-06-21	42.00		59.50				30.43	30.43	29.07	1877m	North East
		Aquifer Description		Undifferentiated Tertiary sand aquifer (St Vincent Basin) [SU3187]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-22399	211176		Monitoring	2005-06-22	25.00		59.80				19.55	19.55	40.25	1877m	North East
		Aquifer Description		Undifferentiated Tertiary sand aquifer (St Vincent Basin) [SU3187]						**Class**	Water Well				
6628-33750	395038	Dry	Environmental	2025-08-18	11.50									1879m	West
		Aquifer Description								**Class**	Water Well				
6628-29250	304194		Investigation	2017-12-14	6.00		50.00							1881m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30954	351611	Backfilled					15.60							1882m	South West
		Aquifer Description								**Class**	Water Well				
6628-29249	304193		Investigation	2017-12-14	6.00		50.00							1887m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29930	314479		Investigation	2018-11-05	20.00		11.20							1892m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19973	177805		Monitoring	1999-11-26	12.00		11.90			0.0100	8.30	8.30	3.60	1893m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32909	387119	Backfilled												1894m	North West
		Aquifer Description								**Class**	Water Well				
6628-19974	177806		Monitoring	1999-11-26	12.00		11.80			0.0100	8.30	8.30	3.50	1896m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31225	355013		Investigation	2021-03-15	17.00		11.70							1896m	West
		Aquifer Description								**Class**	Water Well				
6628-29248	304192		Investigation	2017-12-14	6.00		50.00							1898m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31224	355012		Investigation	2021-03-15	10.00		11.70							1900m	West
		Aquifer Description								**Class**	Water Well				
6628-19338	173837		Drainage	1998-12-13	15.00		35.30							1901m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12248	59217	Backfilled	Investigation	1983-02-18	10.50	15.72	15.88							1903m	South West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Engineering Well				
6628-24598	245692	Backfilled	Investigation	2012-05-14	12.00		36.00				9.50	9.50	26.50	1903m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-8724	55693				5.49		10.00		2675		4.57	4.57	5.43	1905m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15132	62101	Operational	Industrial	1989-10-16	203.00		12.10			5.0000	10.00	10.00	2.10	1907m	West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-29128	300779		Investigation	2017-06-29	9.50		11.70				8.16	8.16	3.54	1907m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-24866	248308	Backfilled	Investigation	2009-06-05	12.00		36.00				9.80	9.80	26.20	1915m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-30953	351610	Backfilled					14.30							1919m	South West
		Aquifer Description								**Class**	Water Well				
6628-11124	58093		Observation	1979-08-10	18.80	37.24					8.93	8.93	28.31	1922m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-18528	165908		Domestic	1997-01-07	14.00		39.90		2234					1922m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-11125	58094	Unknown		1979-08-14	20.50	37.38					8.25	8.25	29.13	1927m	South East
		Aquifer Description								**Class**	Engineering Well				
6628-30784	342053	Backfilled					11.50							1927m	West
		Aquifer Description								**Class**	Water Well				
6628-31139	354278	Backfilled	Investigation	2021-01-22	30.00		14.40							1929m	South West
		Aquifer Description								**Class**	Water Well				
6628-31226	355014		Investigation	2021-03-14	9.50		11.60							1932m	West
		Aquifer Description								**Class**	Water Well				
6628-19565	175916		Domestic	1999-08-01	29.00		17.10		1255	1.0000	16.80	16.80	0.30	1933m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22689	219852		Investigation	2006-08-22	10.00		11.10				7.54	7.54	3.56	1936m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22664	219325		Investigation	2006-05-25	9.00		10.70		2369		6.50	6.50	4.20	1937m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29929	314478		Investigation	2018-11-06	20.00		11.30							1938m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30785	342054	Backfilled					11.50							1938m	West
		Aquifer Description								**Class**	Water Well				
6628-32749	384175	Backfilled	Investigation	2023-09-27	9.30									1938m	South West
		Aquifer Description								**Class**	Water Well				
6628-31606	362900		Environmental	2021-11-17	16.00		11.00							1940m	West
		Aquifer Description								**Class**	Water Well				
6628-173	47273	Abandoned		1970-11-25	3.05									1941m	South
		Aquifer Description								**Class**	Engineering Well				
6628-23154	235457	Operational		2005-03-18	200.00		12.50		4401	20.0000	15.00	15.00	-2.50	1941m	West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-22539	215536		Investigation	2006-02-17	9.20		11.60				7.43	7.43	4.17	1943m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31227	355015		Investigation	2021-03-14	5.40		11.50							1944m	West
		Aquifer Description								**Class**	Water Well				
6628-31228	355016		Investigation	2021-03-14	10.50		11.50							1944m	West
		Aquifer Description								**Class**	Water Well				
6628-15438	62407	Operational	Domestic	1991-01-15	19.20	46.00		7.50	3597	1.0000	12.50	12.50	33.50	1945m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-30955	351612	Backfilled					14.00							1945m	South West
		Aquifer Description								**Class**	Water Well				
6628-12992	59961	Backfilled		1983-01-03	20.00		11.80				17.00	17.00	-5.20	1947m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22541	215538		Investigation	2006-02-17	9.20		11.60				7.50	7.50	4.10	1947m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-9550	56519				10.67		41.40	7.00	3100		8.23	8.23	33.17	1947m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-172	47272	Abandoned		1970-11-25	3.35				792					1948m	South
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Engineering Well				

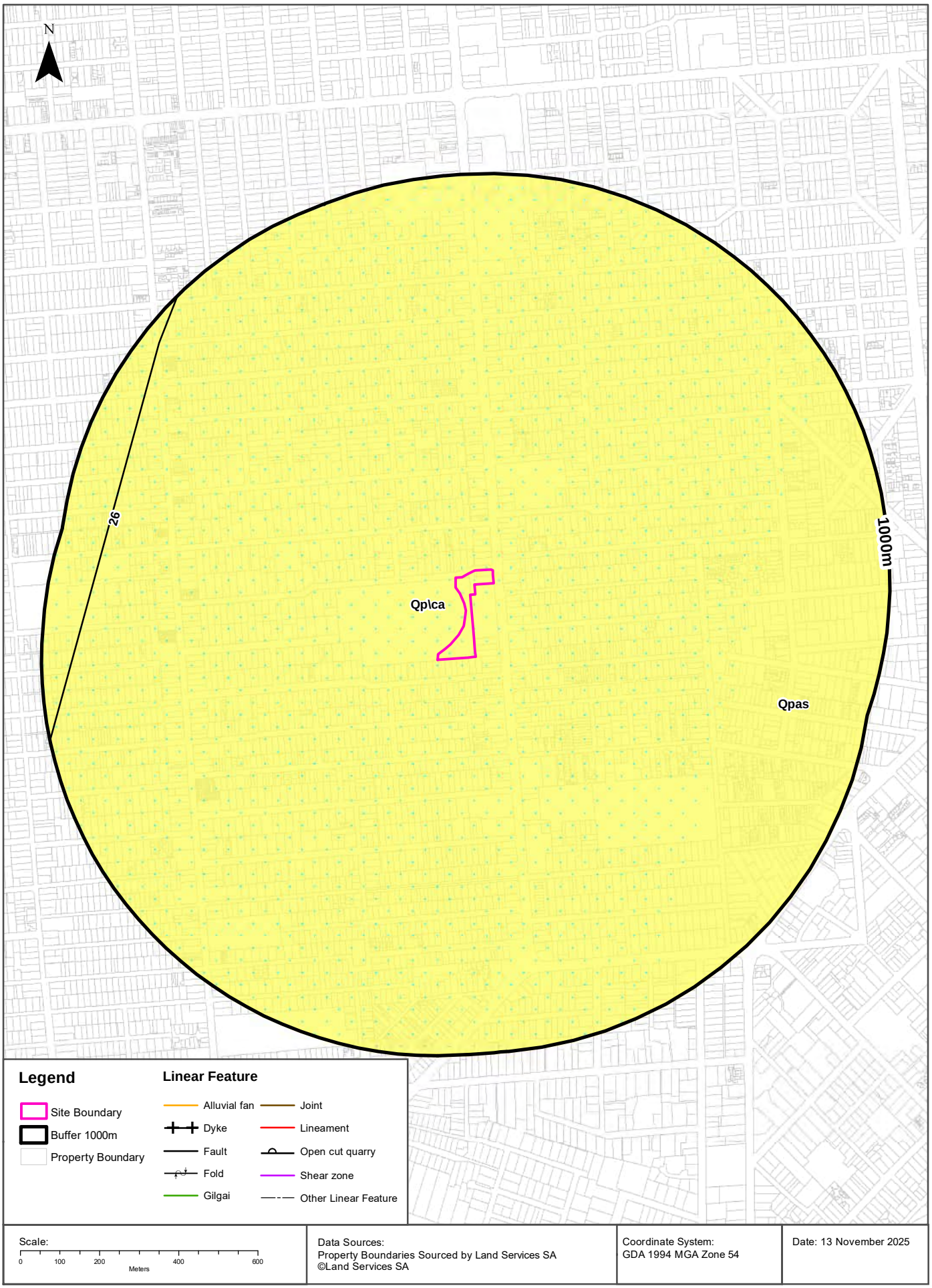
Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-18979	169294	Backfilled	Domestic	1998-04-27	30.00		36.20		1917	0.5000	13.00	13.00	23.20	1948m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-19525	175289		Domestic	1999-05-20	18.00		13.70		2182	1.0000	9.00	9.00	4.70	1949m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22691	219854			2006-08-21	11.00		11.40				8.49	8.49	2.91	1949m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-11126	58095	Unknown		1979-08-16	18.85	37.36								1952m	South East
		Aquifer Description								**Class**	Engineering Well				
6628-22683	219835		Investigation	2006-08-23	10.00		11.70				7.92	7.92	3.78	1953m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30783	342052	Backfilled					11.50							1955m	West
		Aquifer Description								**Class**	Water Well				
6628-11698	58667	Unknown		1981-02-05	20.24	36.46								1957m	South East
		Aquifer Description								**Class**	Engineering Well				
6628-171	47271	Abandoned		1970-11-20	9.14									1957m	South
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Engineering Well				
6628-22703	219877			2006-10-03	23.00		11.60							1959m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26383	270190		Investigation	2012-02-22	13.00		11.50				8.00	8.00	3.50	1959m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22540	215537		Investigation	2006-02-17	9.20		11.80				7.48	7.48	4.32	1961m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26385	270192	Backfilled	Investigation	2012-02-22	13.00		11.60							1961m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26384	270191		Investigation	2012-02-21	13.00		11.50				7.88	7.88	3.62	1965m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29127	300778		Investigation	2017-06-29	10.50		11.70				8.16	8.16	3.54	1966m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-11352	58321			1980-03-27	18.30	40.00		7.10	3023	1.0000	5.40	5.40	34.60	1967m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-30951	351608	Backfilled					13.90							1967m	South West
		Aquifer Description								**Class**	Water Well				
6628-30952	351609	Backfilled					13.90							1967m	South West
		Aquifer Description								**Class**	Water Well				
6628-12535	59504	Operational	Domestic	1983-11-06	7.90	9.00		7.50	2125	1.0000	4.00	4.00	5.00	1970m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16695	145568	Abandoned	Domestic	1994-10-04	24.00		54.50							1975m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6628-22609	218918		Investigation	2006-05-25	9.00		11.90		2278		6.50	6.50	5.40	1984m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29928	314477		Investigation	2018-11-07	20.00		11.50							1984m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13895	60864			1987-12-26	14.60	40.00		7.60	2052	1.2500	8.50	8.50	31.50	1992m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-26382	270189		Investigation	2012-02-21	13.00		11.30				8.13	8.13	3.17	1995m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31230	355018		Investigation	2021-03-13	19.00		11.30							1996m	West
		Aquifer Description								**Class**	Water Well				

Drillholes Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Geology 1:100,000

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Geology

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Dist	Dir
Qp\ca	Pleistocene calcrete	Undifferentiated Pleistocene calcrete.	Pleistocene rocks	UNKNOWN	PLEISTOCENE	Pleistocene	Pleistocene	0m	On-site
Qpas	Keswick Clay	Clay, smectite-rich, grey-green, with red or yellow mottling and rare sand lenses.	Pleistocene alluvial/fluvial sediments	ST VINCENT BASIN	PLEISTOCENE	Pleistocene	Pleistocene	650m	East

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Linear Structures 1:100,000

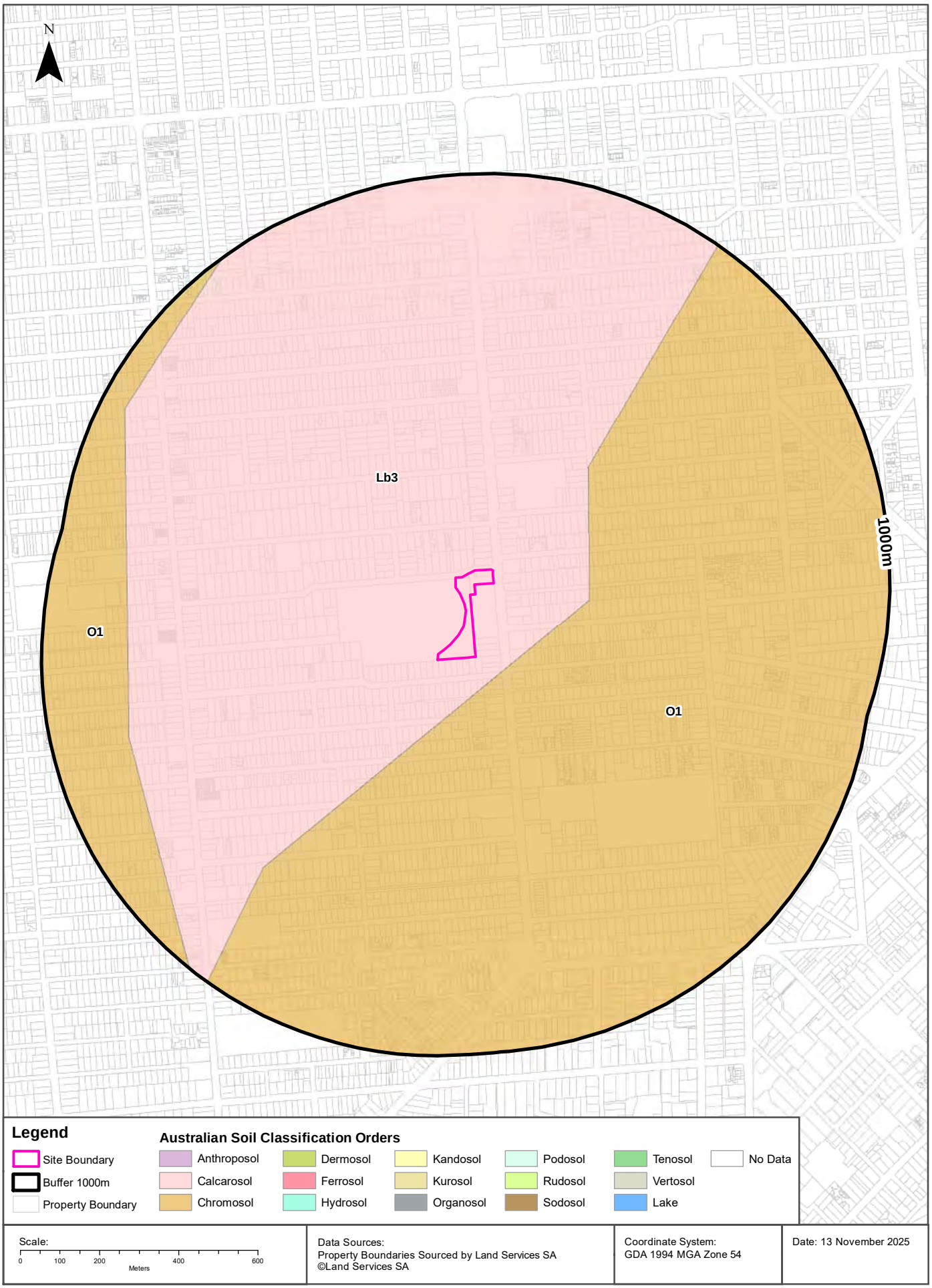
Linear geological structures within the dataset buffer:

Map Code	Description	Distance	Direction
26	Fault position approximate	878m	West

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Atlas of Australian Soils

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Soils

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

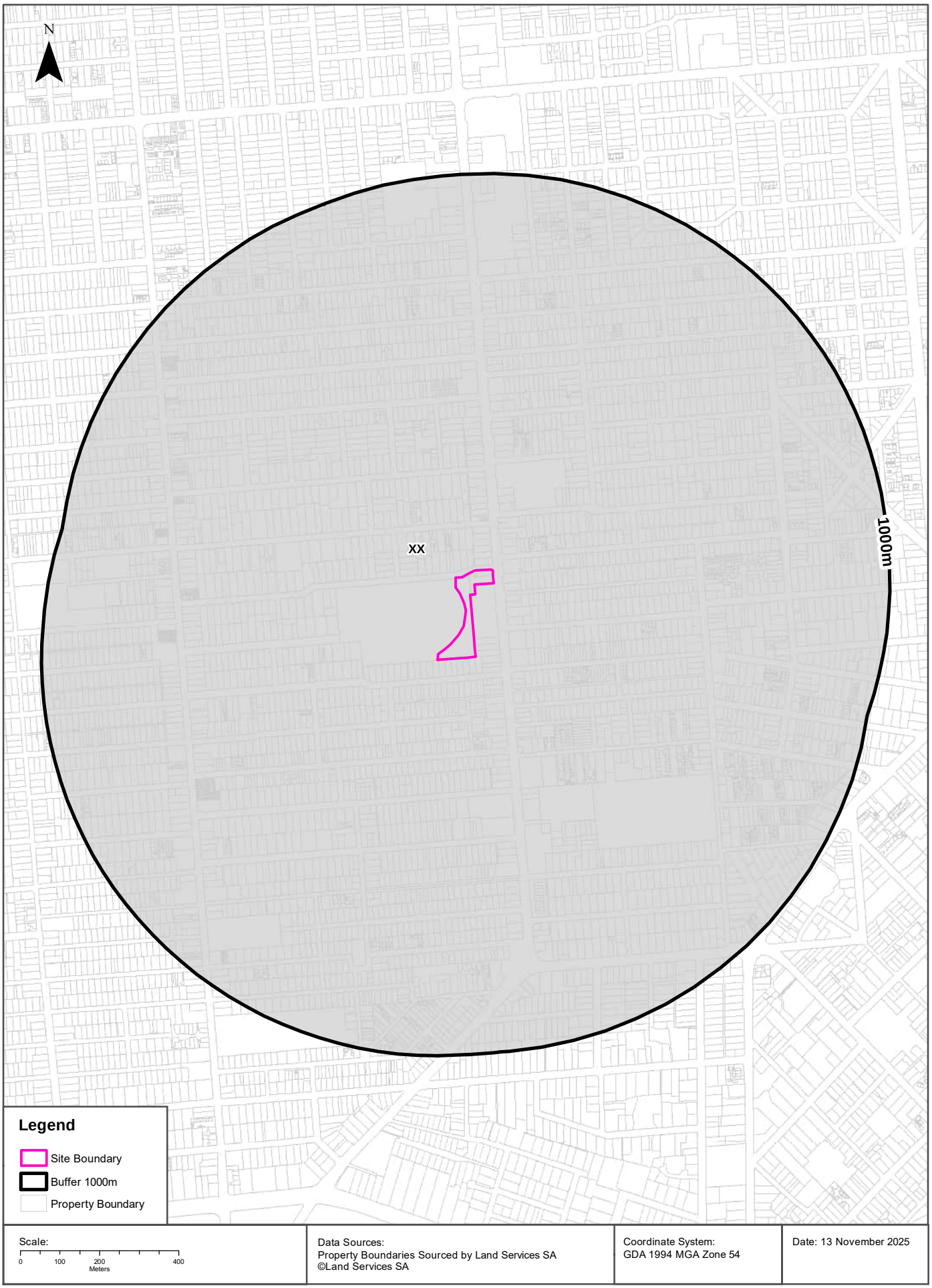
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Lb3	Calcarosol	Undulating: grey-brown highly calcareous loamy earths (Gc1.12) in association with red shallow porous loamy soils (Um6.24).	0m	On-site
O1	Chromosol	Outwash plains: hard alkaline red soils (Dr2.23 with small areas Dr2.33); small areas cracking clay soils (Ug5.15, Ug5.16, and Ug5.2), also hard alkaline yellow mottled soils (Dy3.43); minor areas (Um6.21) and (Uf6.11); various alluvial soils (unclassified) in the stream valleys.	69m	South East

Atlas of Australian Soils Data Source: CSIRO

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Soil Types

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Soils

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Soil Types

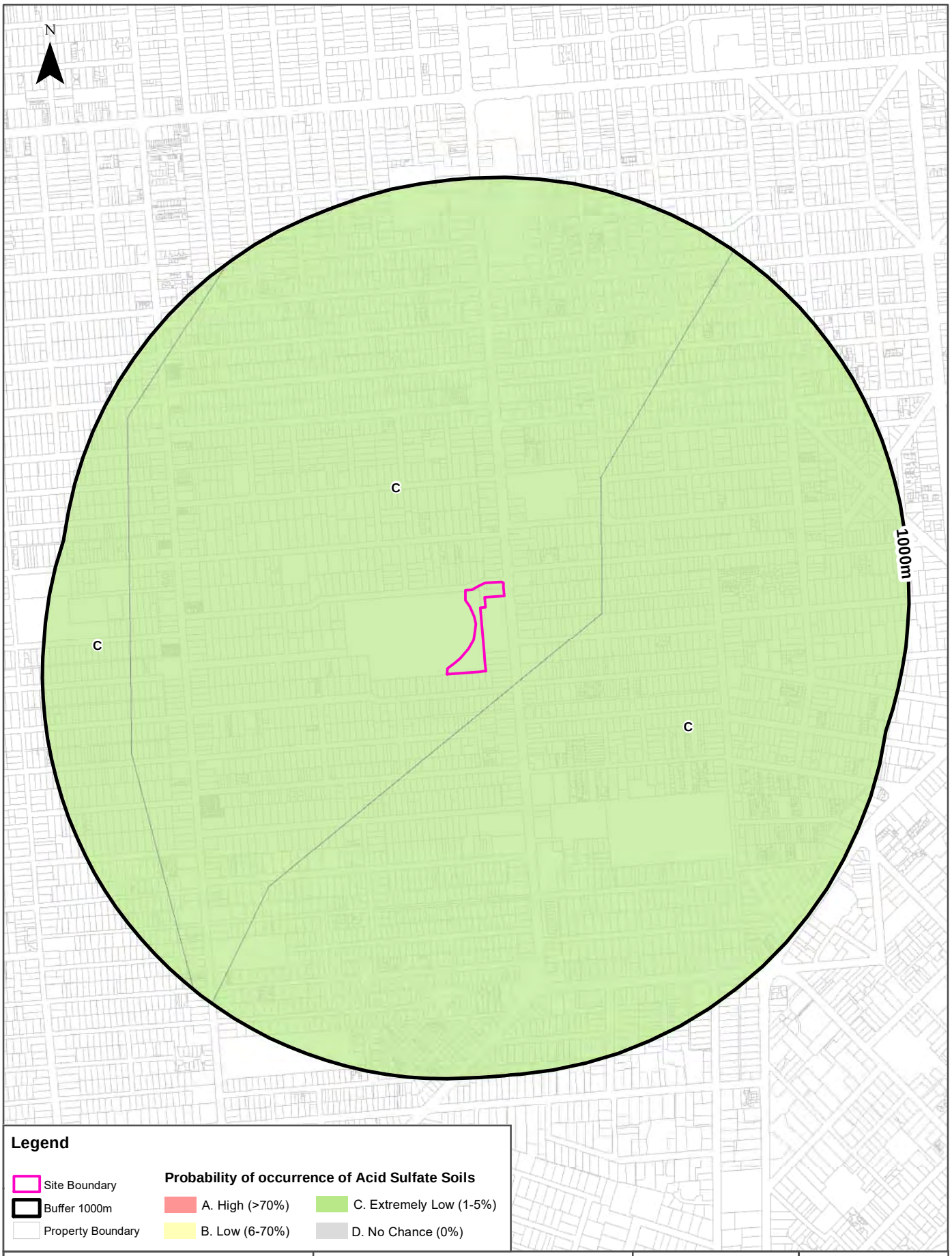
Soil types within the dataset buffer:

Map category code	Soil type description	Distance	Direction
XX	Not applicable - No assessment/analysis undertaken	0m	On-site

Soil Types Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Atlas of Australian Acid Sulfate Soils

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Acid Sulfate Soils

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

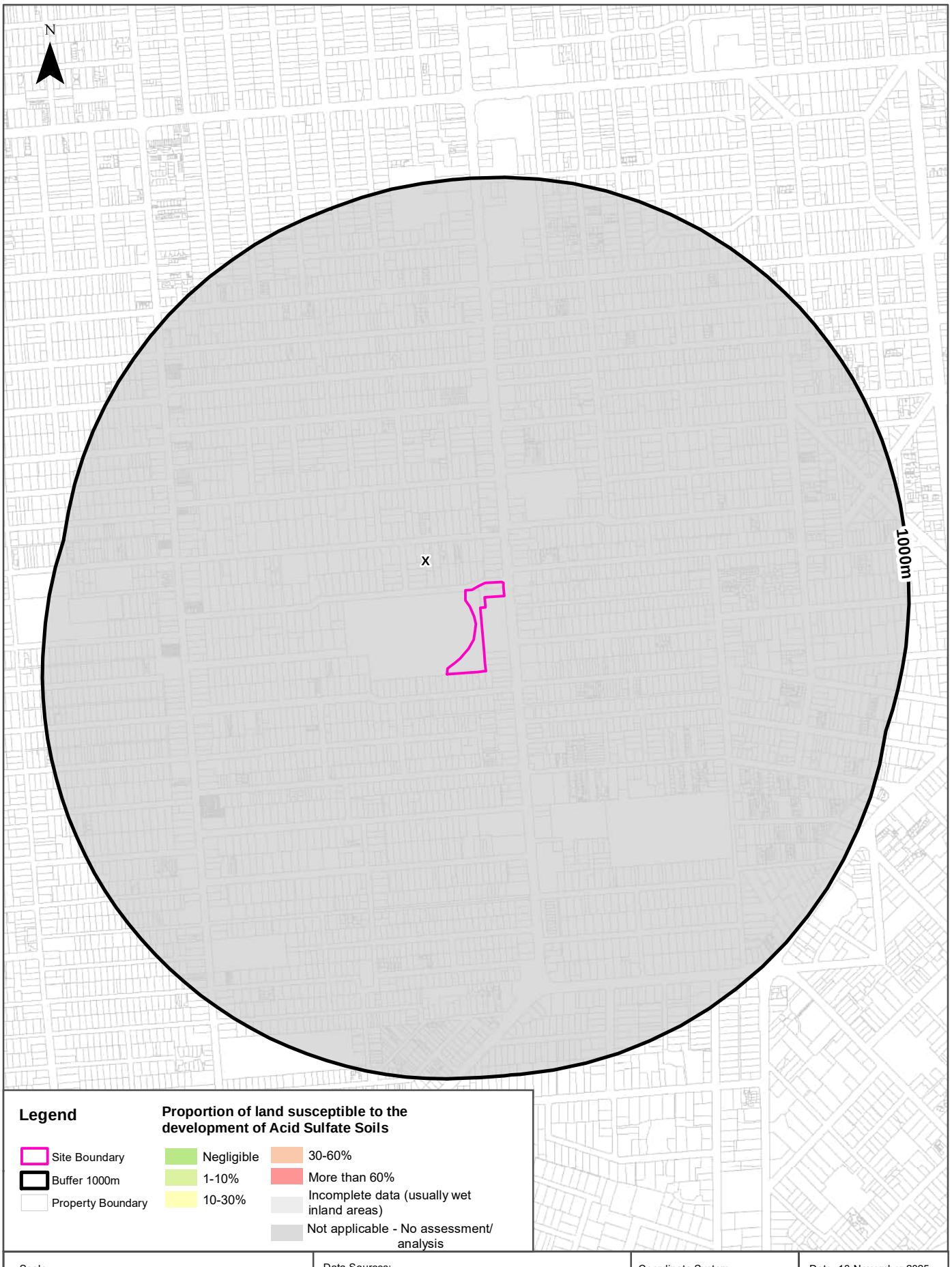
Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Acid Sulfate Soils Potential

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Acid Sulfate Soils

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Acid Sulfate Soil Potential

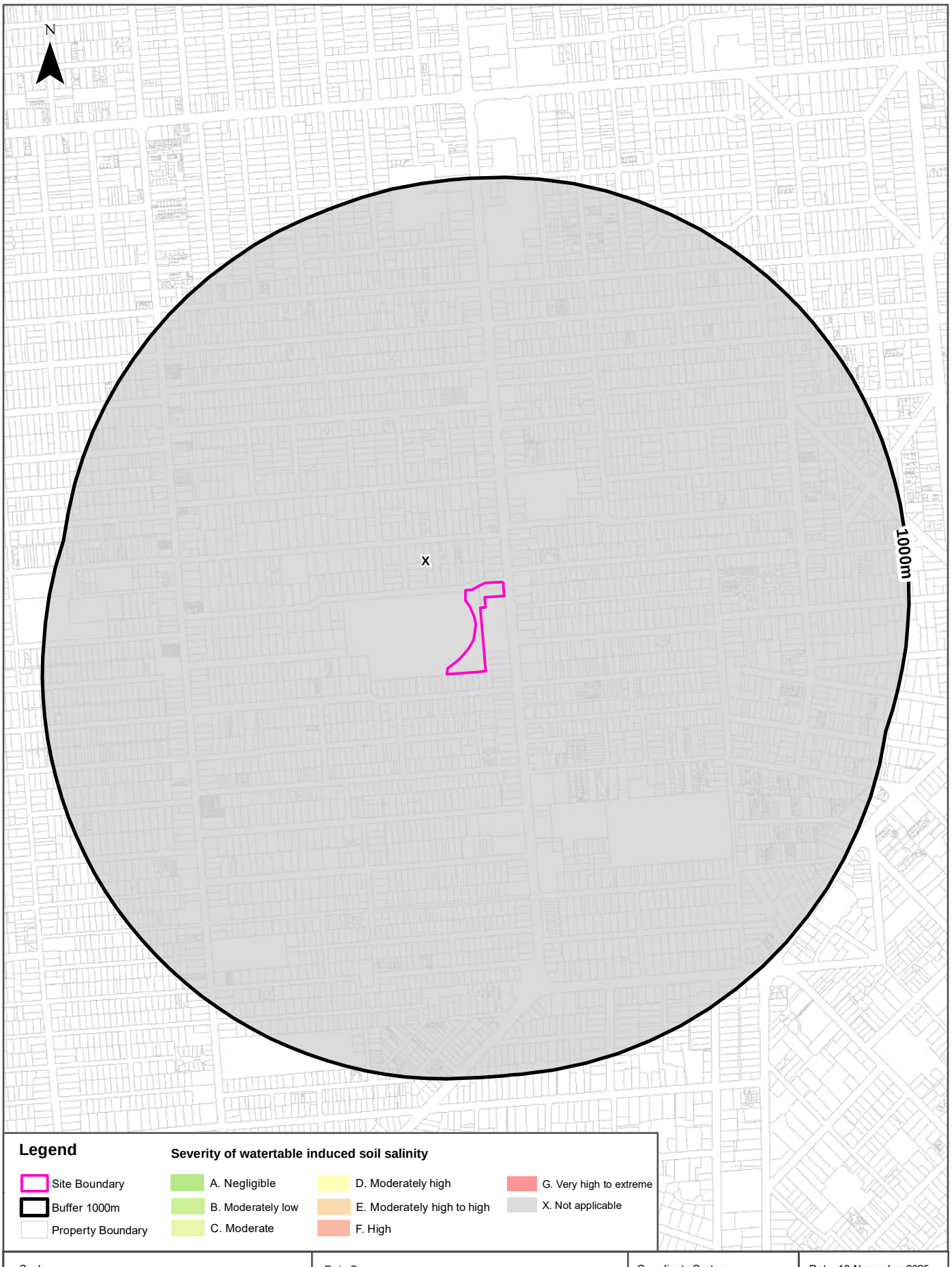
Acid sulfate soil potential within the dataset buffer:

Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Acid Sulfate Soils Data Source: Dept of Environment, Water and Natural Resources - South Australia
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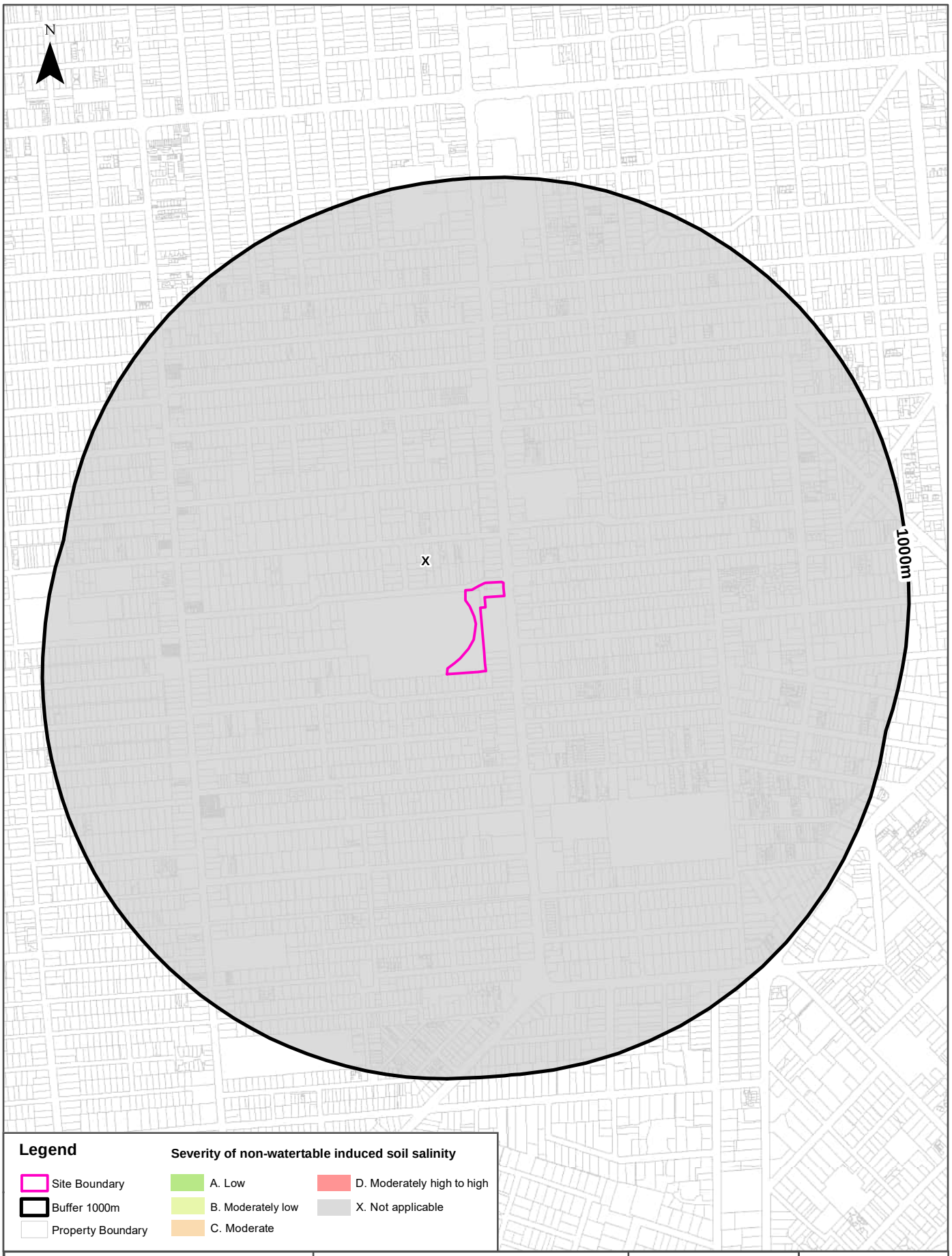
Soil Salinity - Watertable Induced

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



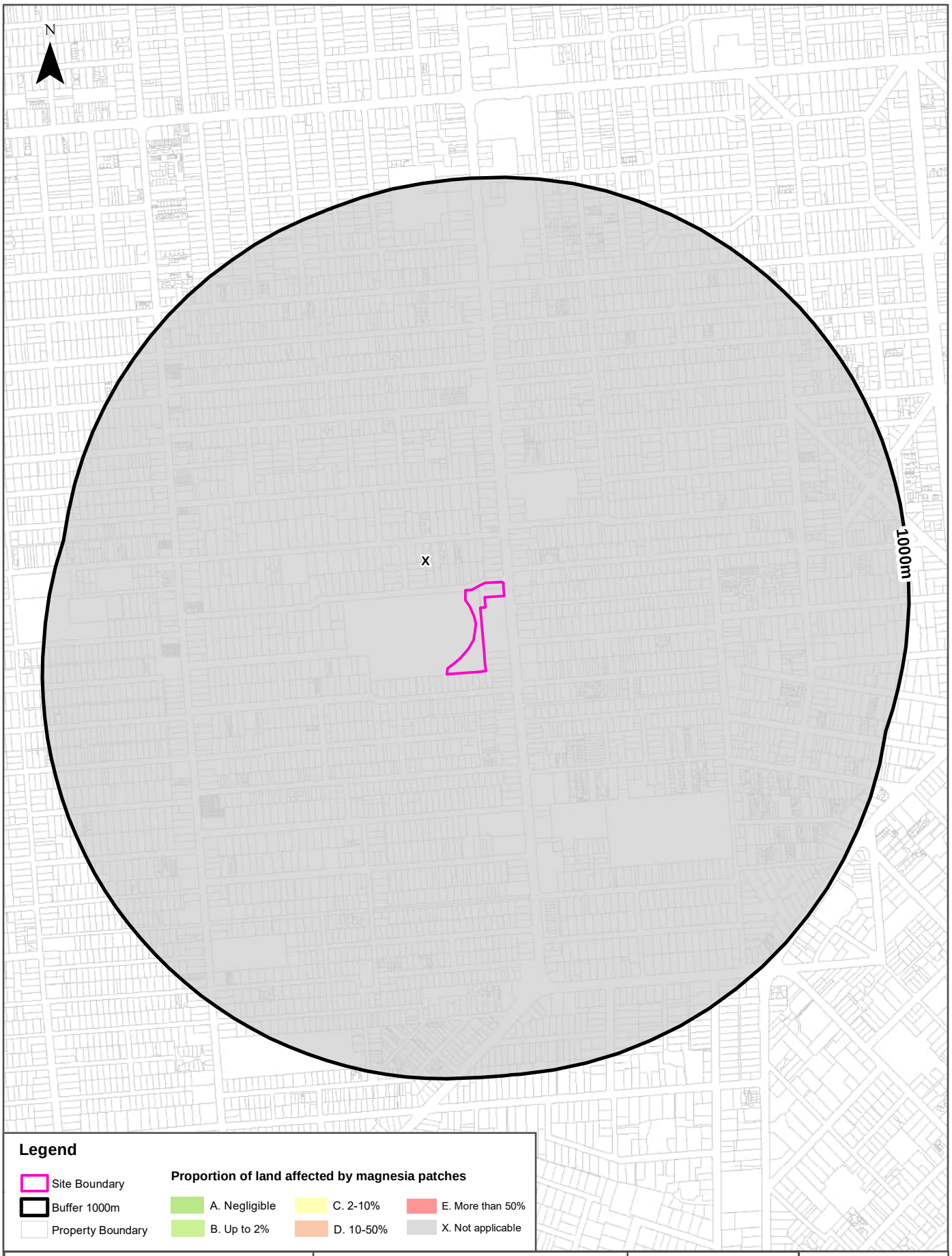
Soil Salinity - Non-watertable

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Soil Salinity - Non-watertable (Magnesia Patches)

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Soil Salinity

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Salinity Watertable Induced Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance	Direction
X	Not applicable - No assessment/analysis undertaken			0m	On-site

Salinity Non-Watertable Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable (Magnesia Patches)

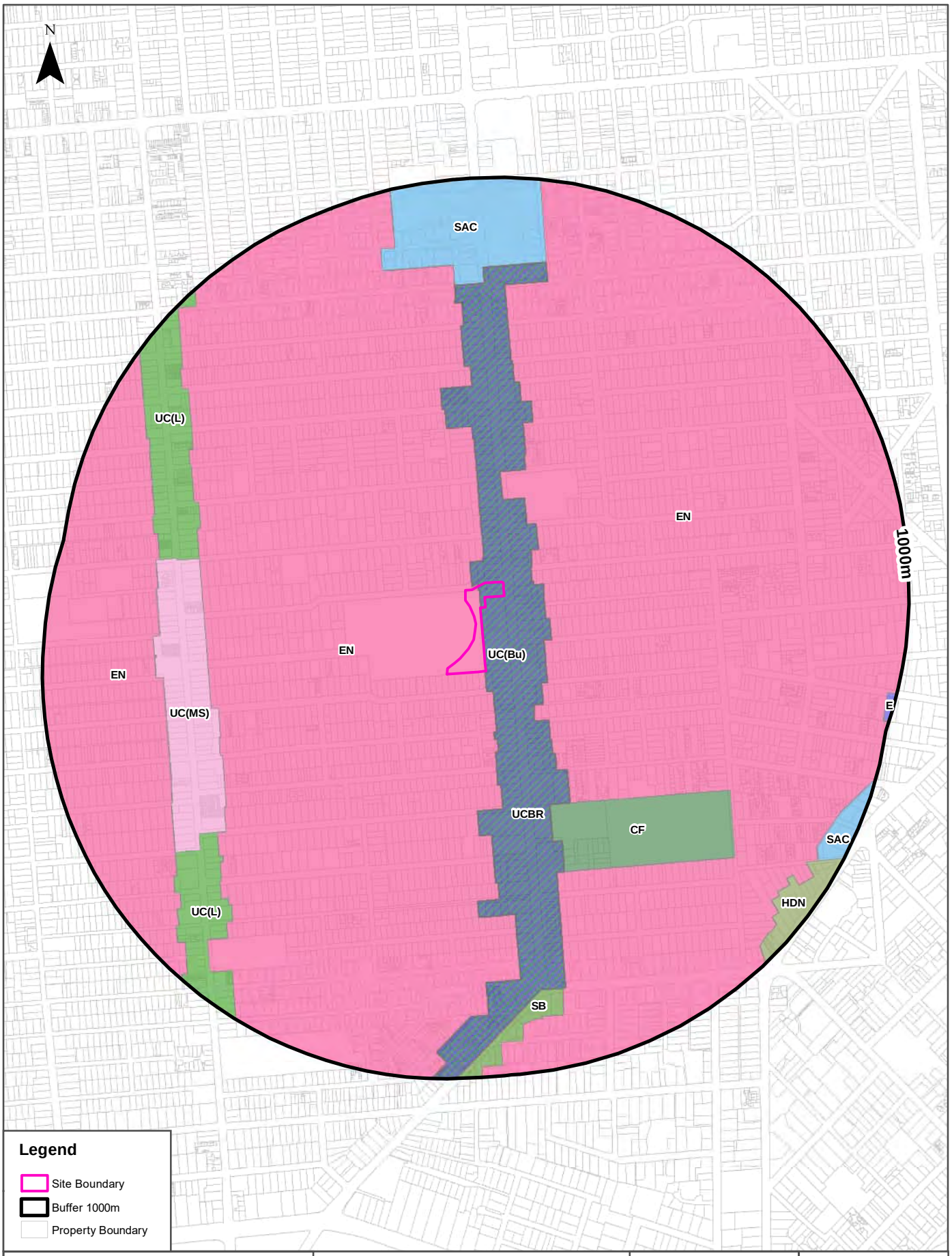
Magnesia patches within the dataset buffer:

Map category code	Proportion of land affected by magnesia patches	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Salinity Non-Watertable (Magnesia Patches) Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Planning and Design Code Zones

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Planning

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
EN	Z1506	Established Neighbourhood	19/03/2021	0	0m	On-site
UC(Bu)	Z6303	Urban Corridor (Business)	19/03/2021	0	0m	On-site
EN	Z1506	Established Neighbourhood	19/03/2021	0	70m	East
CF	Z0903	Community Facilities	19/03/2021	0	363m	South East
UC(MS)	Z6305	Urban Corridor (Main Street)	19/03/2021	0	572m	West
UC(L)	Z6304	Urban Corridor (Living)	19/03/2021	0	662m	North West
UC(L)	Z6304	Urban Corridor (Living)	19/03/2021	0	689m	South West
SAC	Z5705	Suburban Activity Centre	19/03/2021	0	742m	North
SB	Z5719	Suburban Business	19/03/2021	0	797m	South
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	901m	South East
SAC	Z5705	Suburban Activity Centre	19/03/2021	0	924m	South East
E	Z1501	Employment	19/03/2021	0	975m	East

Planning and Design Code Zones Data Source: Attorney-General's Department - South Australia
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Planning and Design Code - Subzones

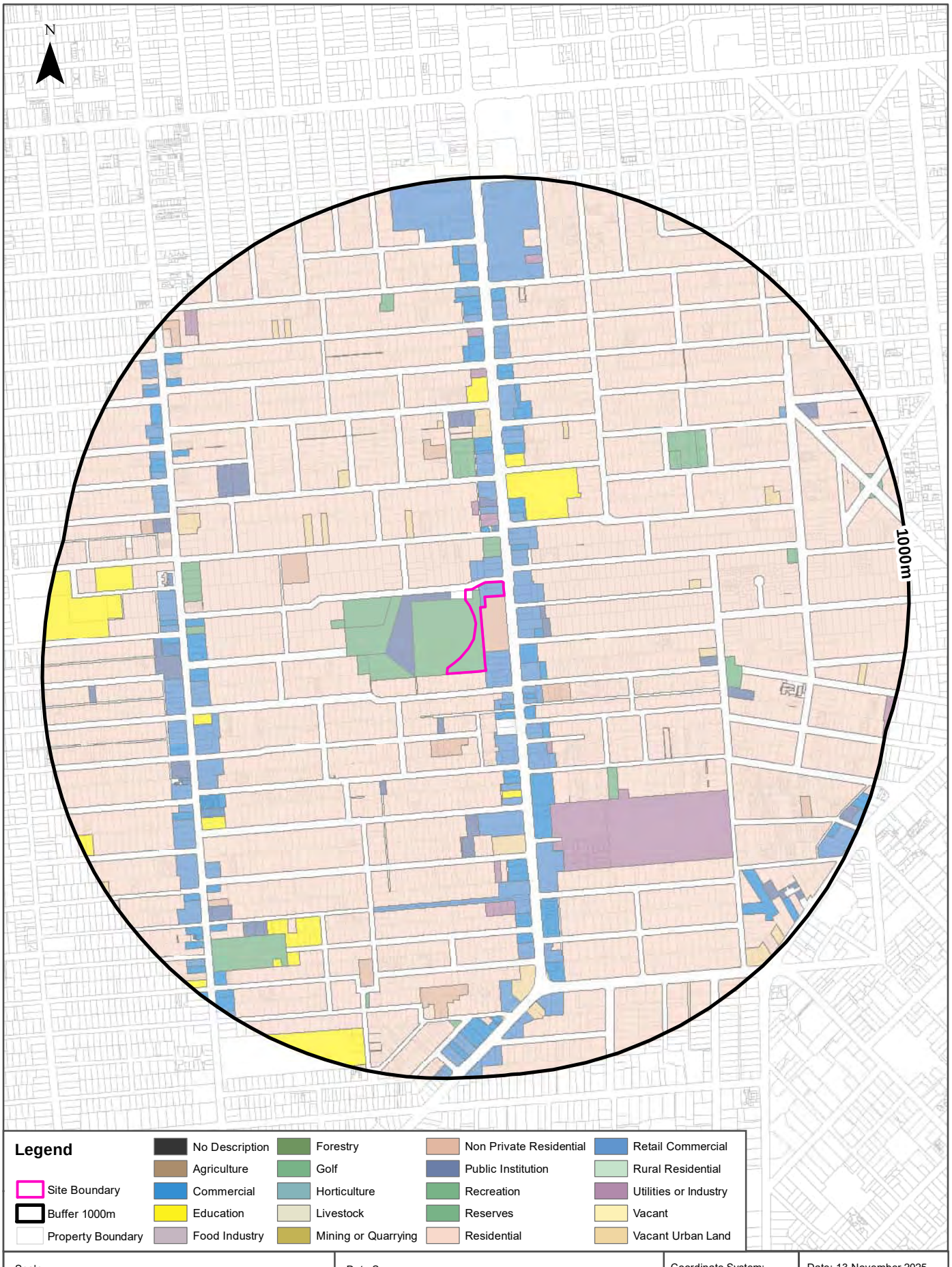
Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
UCBR	S6304	Urban Corridor Business Retail	19/03/2021	0	0m	On-site

Planning and Design Code Subzones Data Source: Attorney-General's Department - South Australia
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Land Use Generalised

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Planning

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Land Use Generalised

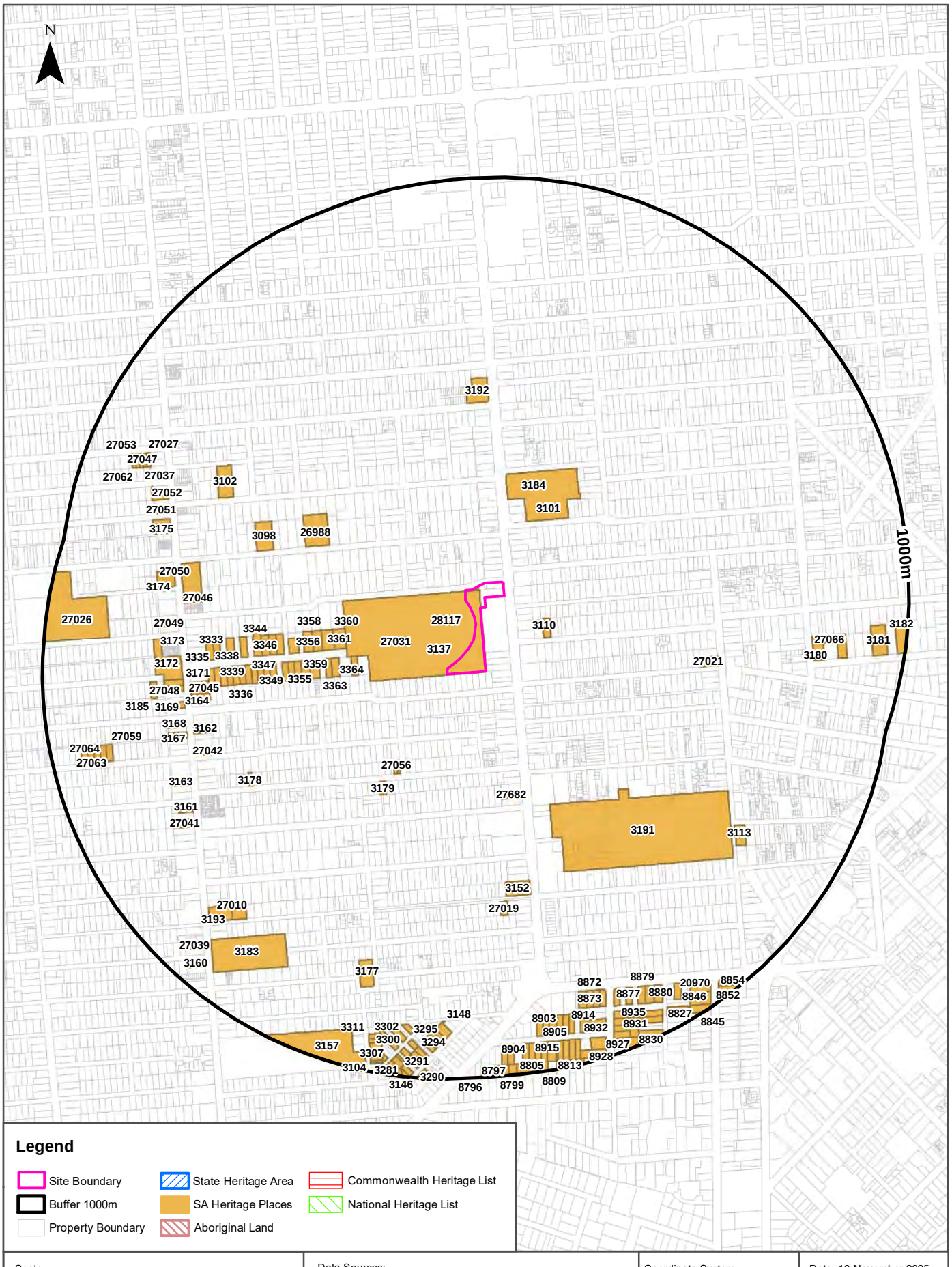
Land use classes within the dataset buffer:

Description	Distance	Direction
Recreation	0m	On-site
Retail Commercial	0m	On-site
Non Private Residential	0m	East
Residential	0m	South West
Public Institution	36m	West
Reserves	62m	North
Commercial	79m	North East
Utilities or Industry	141m	North
Education	163m	North East
Vacant Urban Land	182m	North West
Vacant	190m	South West

Land Use Generalised Data Source: Dept of Planning, Transport and Infrastructure - South Australia
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Heritage

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- State Heritage Area
- SA Heritage Places
- Aboriginal Land
- Commonwealth Heritage List
- National Heritage List

Scale: 0 100 200 400 600 Meters

Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 13 November 2025

Heritage

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?
Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Areas

State Heritage Areas within the dataset buffer:

Heritage Id	Name	Distance	Direction
N/A	No records in buffer		

Heritage Areas Data Source: Dept of Environment, Water and Natural Resources - South Australia
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SA Heritage Places

SA Heritage Places within the dataset buffer:

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
3137	Flora Terrace PROSPECT	Local	Historic Sites (unclassified)	Prospect Memorial Gardens	29/07/1999	0m	On-site
27031	Menzies Cres PROSPECT	Local		Oval, grandstand and air raid shelter	12/02/2016	0m	On-site
28117	4/ 1 Menzies Crescent PROSPECT	State	Underground Feature	Former Prospect Air Raid Precautions (ARP) Sub-Control Station		0m	On-site
3110	2A Burwood Street NAILSWORTH	Local	Hall	Salvation Army Hall	29/07/1999	107m	East
3101	2-12 Balfour Street NAILSWORTH	Local	Primary School	Nailsworth Primary School	29/07/1999	163m	North East
3184	1 Thomas Street NAILSWORTH	Local	Library	Prospect Public Library, former school	29/07/1999	163m	North East
3364	41 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	220m	West
27056	80 Pulsford Road PROSPECT	Local		Dwelling	12/02/2016	243m	South West
27055	78 Pulsford Road PROSPECT	Local		Dwelling	12/02/2016	247m	South West
3361	34 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	255m	West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
3363	37 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	266m	West
3360	32 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	284m	West
3362	35 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	284m	West
27682	114 Main North Road PROSPECT	Local		Former dwelling	12/02/2016	299m	South
3179	61 Pulsford Road PROSPECT	Local	Religious Building	Former Church	29/07/1999	304m	South West
3358	30 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	312m	West
3359	31 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	314m	West
3356	28 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	334m	West
3357	29 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	338m	West
26988	20 Alpha Road PROSPECT	Local		Kiandra nursing home	12/02/2016	355m	North West
3355	27 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	360m	West
3191	Cemetery Avenue NAILSWORTH	State	Cemetery	North Road Church of England Cemetery, including the Chapel		364m	South East
3352	24 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	369m	West
3353	25 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	375m	West
3351	23 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	390m	West
3350	22 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	405m	West
3349	21 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	421m	West
3348	20 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	422m	West
3347	19 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	437m	West
3346	18 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	440m	West
3192	214 Main North Road PROSPECT	State	Historic Sites (unclassified)	Former Johns Road Horse Tram Depot of the Prospect, Nailsworth and Enfield Tramway Company		448m	North
3345	17 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	452m	West
3344	16 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	458m	West
3343	15 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	468m	West
3342	13 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	483m	West
3098	10 Alpha Road PROSPECT	Local	House	Wingfield House	22/08/2002	486m	North West
3341	12 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	494m	West
3340	11 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	498m	West
27021	40 D'Erlanger Ave NAILSWORTH	Local		Church	12/02/2016	505m	East
3339	9 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	513m	West
3152	94 Main North Road PROSPECT	Local	Hotel - Motel - Inn	Windmill Hotel	29/07/1999	523m	South
3338	8 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	526m	West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
3337	7 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	528m	West
3178	24 Pulsford Road PROSPECT	Local	House	Single-fronted Cottage	29/07/1999	542m	South West
3336	5 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	543m	West
3334	3 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	559m	West
3335	4 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	561m	West
27019	77 Ballville St PROSPECT	Local		Telephone Exchange	12/02/2016	570m	South
3332	1 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	574m	West
3333	2 Flora Terrace PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	577m	West
3164	95 & 95a Prospect Road PROSPECT	Local	House	Shops	22/08/2002	589m	West
3166	99 & 99a Prospect Road PROSPECT	Local	House	Shops	22/08/2002	589m	West
27045	97 and 97a Prospect Road PROSPECT	Local		Shops	12/02/2016	589m	West
3162	89 Prospect Road PROSPECT	Local	Law Courts	Former Courthouse	22/08/2002	593m	West
27042	83 Prospect Road PROSPECT	Local		Former Bank	12/02/2016	611m	South West
3102	8-14 Barker Road PROSPECT	Local	Religious Building	Church of the Holy Rosary	22/08/2002	619m	North West
27046	121 - 129 Prospect Road PROSPECT	Local		Barker Gardens	12/02/2016	628m	West
3169	116 Prospect Road PROSPECT	Local	Business: Commercial/Retail	Shop	29/07/1999	653m	West
3170	116a and 116a Prospect Road PROSPECT	Local	House	Shops	22/08/2002	653m	West
3171	124 Prospect Road PROSPECT	Local	Business: Commercial/Retail	Shops & Dwelling	29/07/1999	653m	West
27048	122 Prospect Rd PROSPECT	Local		Shop/dwelling	12/02/2016	653m	West
3172	126 Prospect Road PROSPECT	Local	Council Offices	Prospect Town Hall	22/08/2002	654m	West
3168	110, 110A AND 112 Prospect Road PROSPECT	Local	House	Shops	22/08/2002	656m	West
3167	106A Prospect Road PROSPECT	Local	Historic Sites (unclassified)	Rosemont Buildings	29/07/1999	659m	West
3173	136-138 Prospect Road PROSPECT	Local	Business: Commercial/Retail	McGlashan Bros Furniture Store	29/07/1999	665m	West
27049	142 Prospect Road PROSPECT	Local		Shops	12/02/2016	675m	West
3163	92A, 92 AND 92B Prospect Road PROSPECT	Local	House	Shops	22/08/2002	684m	South West
3174	154-160 Prospect Road PROSPECT	Local	House	Two storey attached Dwellings and two single-storey shops	29/07/1999	703m	West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
3161	86 Prospect Road PROSPECT	Local	House	Shops	22/08/2002	706m	South West
27050	154 (Road Reserve) Prospect Road PROSPECT	Local		Former Tram Pole	12/02/2016	713m	West
3185	3 Vine Street PROSPECT	Local	Police Station	Former Police Station	29/07/1999	718m	West
27041	82 Prospect Road PROSPECT	Local		Former shops/dwelling	12/02/2016	720m	South West
3113	29-31 Cassie Street COLLINSWOOD	Local	House	Attached cottages	29/07/1999	721m	South East
3177	2 Prospect Terrace PROSPECT	Local	Home for the Aged	Wallaroo Homes	29/07/1999	728m	South
3175	172-174 Prospect Road PROSPECT	Local	Religious Building	St Johns Uniting Church	22/08/2002	742m	West
3183	St Helens Park PROSPECT	Local	Historic Sites (unclassified)	Former Coach house & Bandstand, St Helen's Park	29/07/1999	754m	South West
27010	2 Ballville St PROSPECT	Local		Former Rectory	12/02/2016	755m	South West
27051	176 Prospect Road PROSPECT	Local		Shop/dwelling	12/02/2016	757m	West
3180	2 Salisbury Terrace COLLINSWOOD	Local	House	House, former - Rathmines	22/08/2002	764m	East
27052	180 Prospect Road PROSPECT	Local		Shop and Dwelling	12/02/2016	769m	North West
3193	49 Prospect Road PROSPECT	State	Religious Building	St Cuthbert's Anglican Church		781m	South West
27066	6 Salisbury Tce COLLINSWOOD	Local		Dwelling	12/02/2016	793m	East
8872	5 Nottage Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	822m	South
8873	7 Nottage Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	826m	South
8874	9 Nottage Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	830m	South
8875	14 Victoria Avenue MEDINDIE	Contributory	Historic Sites (unclassified)			834m	South
27027	1 Beatrice St PROSPECT	Local		House	12/02/2016	836m	North West
27026	27 Gladstone Rd PROSPECT	Local		School	12/02/2016	839m	West
27037	3 Beatrice St PROSPECT	Local		House	12/02/2016	844m	North West
8876	13 Nottage Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	845m	South
27059	20-22 Rose St PROSPECT	Local		Dwellings	12/02/2016	846m	West
27047	5 Beatrice St PROSPECT	Local		House	12/02/2016	852m	North West
8877	17 Nottage Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	853m	South East
3148	1/ 86 Highbury Street & 2/86 Highbury Street PROSPECT	Local	House	Attached cottages	29/07/1999	855m	South

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
27053	7 Beatrice St PROSPECT	Local		House	12/02/2016	861m	North West
27060	24-26 Rose St PROSPECT	Local		Dwellings	12/02/2016	862m	West
8903	6 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	863m	South
8878	21 Nottage Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	864m	South East
8905	8 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	865m	South
3295	80 Highbury Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	867m	South
8901	4 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	867m	South
8907	10 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	867m	South
3303	20 Argyle Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	868m	South
8909	12 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	869m	South
27062	9 Beatrice St PROSPECT	Local		House	12/02/2016	869m	North West
8879	23 Nottage Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	871m	South East
8911	14 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	871m	South
3296	82 Highbury Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	875m	South
3302	16 Argyle Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	876m	South
27061	28-30 Rose St PROSPECT	Local		Dwellings	12/02/2016	877m	West
8914	18 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	878m	South
8880	25 Nottage Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	879m	South East
3294	78 Highbury Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	888m	South
3300	12 Argyle Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	888m	South
27039	54 Prospect Rd PROSPECT	Local		Former shop/dwelling	12/02/2016	892m	South West
27063	32-34 Rose St PROSPECT	Local		Dwellings	12/02/2016	892m	West
8934	8 Victoria Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	896m	South
8935	9 Victoria Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	897m	South
8881	27 Nottage Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	899m	South East
3311	19 Bradford Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	900m	South
3147	76 Highbury Street PROSPECT	Local	House	Two storey house	29/07/1999	904m	South
3100	17 Argyle Street PROSPECT	Local	House	Dwelling	29/07/1999	905m	South
3157	17 Prospect Road PROSPECT	Local	Secondary School/College	Main building Blackfriars School; formerly 'Comonella'	22/08/2002	906m	South

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
3181	16 Salisbury Terrace COLLINSWOOD	Local	House	Dwelling and Outbuilding	29/07/1999	906m	East
27064	36-38 Rose St PROSPECT	Local		Dwellings	12/02/2016	907m	West
8932	6 Victoria Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	910m	South
3310	15 Bradford Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	912m	South
8933	7 Victoria Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	913m	South
20970	31 Nottage Terrace MEDINDIE	Contributory	House		8/02/2007	918m	South East
3293	70 Highbury Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	920m	South
8826	4 Ettrick Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	920m	South East
3308	11 Bradford Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	922m	South
3309	13 Bradford Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	922m	South
3160	50, 50A and 50B Prospect Road PROSPECT	Local	House	Shops	22/08/2002	923m	South West
8902	5 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	923m	South
8904	7 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	923m	South
8908	11 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	924m	South
8910	13 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	924m	South
8912	15 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	925m	South
8913	17 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	925m	South
3301	13 Argyle Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	926m	South
8915	19 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	926m	South
27002	13 Argyle St PROSPECT	Local		House	12/02/2016	926m	South
8916	21 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	929m	South
8917	23 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	930m	South
8931	5 Victoria Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	930m	South
3292	68 Highbury Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	931m	South
8918	25 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	932m	South
8828	6 Ettrick Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	934m	South East
8919	27 Tennyson Street MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	935m	South
3307	9 Bradford Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	940m	South
3291	66 Highbury Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	941m	South

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
8930	4 Victoria Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	941m	South
8827	5 Ettrick Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	942m	South East
3299	9 Argyle Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	944m	South
8929	3 Victoria Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	944m	South
3297	2 Argyle Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	946m	South
8846	61 Hawkers Road MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	947m	South East
3298	3 Argyle Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	949m	South
3306	7 Bradford Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	949m	South
3104	5 Bradford Street PROSPECT	Local	House	Single Fronted Cottage	29/07/1999	956m	South
8854	88 Hawkers Road MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	956m	South East
8927	1 Victoria Avenue MEDINDIE	Local	Historic Sites (unclassified)	External form, materials and detailing of the c.1910-11 Federation villa	8/02/2007	960m	South
3099	1 Argyle Street PROSPECT	Local	House	Dwelling	29/07/1999	962m	South
8928	2 Victoria Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	964m	South
3182	22 Salisbury Terrace COLLINSWOOD	Local	House	Dwelling and Outbuilding	29/07/1999	965m	East
3305	3 Bradford Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	965m	South
8829	10 Ettrick Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	965m	South East
26990	3 Bradford St PROSPECT	Local		House	12/02/2016	965m	South
8853	86 Hawkers Road MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	966m	South East
3146	60 Highbury Street PROSPECT	Local	House	Dwelling	29/07/1999	967m	South
8845	59 Hawkers Road MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	967m	South East
3281	46 Highbury Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	973m	South
8796	11 Dutton Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	973m	South
8797	13 Dutton Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	973m	South
8799	15 Dutton Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	973m	South
8801	17 Dutton Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	973m	South
8803	19 Dutton Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	973m	South
8805	21 Dutton Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	973m	South
8809	27 Dutton Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	973m	South

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
3290	61 Highbury Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	975m	South
8811	31 Dutton Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	977m	South
3287	56 Highbury Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	978m	South
3145	52 Highbury Street & 54 Highbury Street PROSPECT	Local	House	Attached dwellings	29/07/1999	979m	South
8830	12 Ettrick Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	979m	South East
3144	50 Highbury Street PROSPECT	Local	House	Former Shop & Dwelling	29/07/1999	980m	South
8852	84 Hawkers Road MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	980m	South East
8813	35 Dutton Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	981m	South
3280	44 Highbury Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	982m	South
3282	48 Highbury Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	983m	South
3142	42 Highbury Street PROSPECT	Local	Business: Commercial/Retail	Former Shop and Dwelling	29/07/1999	985m	South
3289	59 Highbury Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	985m	South
8807	23 Dutton Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	995m	South
8808	25 Dutton Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	995m	South
3288	57 Highbury Street PROSPECT	Contributory	Historic Sites (unclassified)		22/08/2002	996m	South
8831	14 Ettrick Avenue MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	996m	South East
8810	29 Dutton Terrace MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	997m	South
8844	55 Hawkers Road MEDINDIE	Contributory	Historic Sites (unclassified)		8/02/2007	999m	South East

Heritage Places Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Aboriginal Land

Aboriginal Land within the dataset buffer:

Map Id	Grant Date	Address	Locality	Description	Title	Distance	Direction
N/A	No records in buffer						

Aboriginal Land Data Source: Department of State Development, Resources and Energy - South Australia

Natural Hazards

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Bushfire Overlays

Bushfire Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start Date	Legal End Date	Distance	Direction
N/A	No records in buffer					

Bushfire Overlays Data Source: Attorney-General's Department - South Australia
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Bushfires and Prescribed Burns History

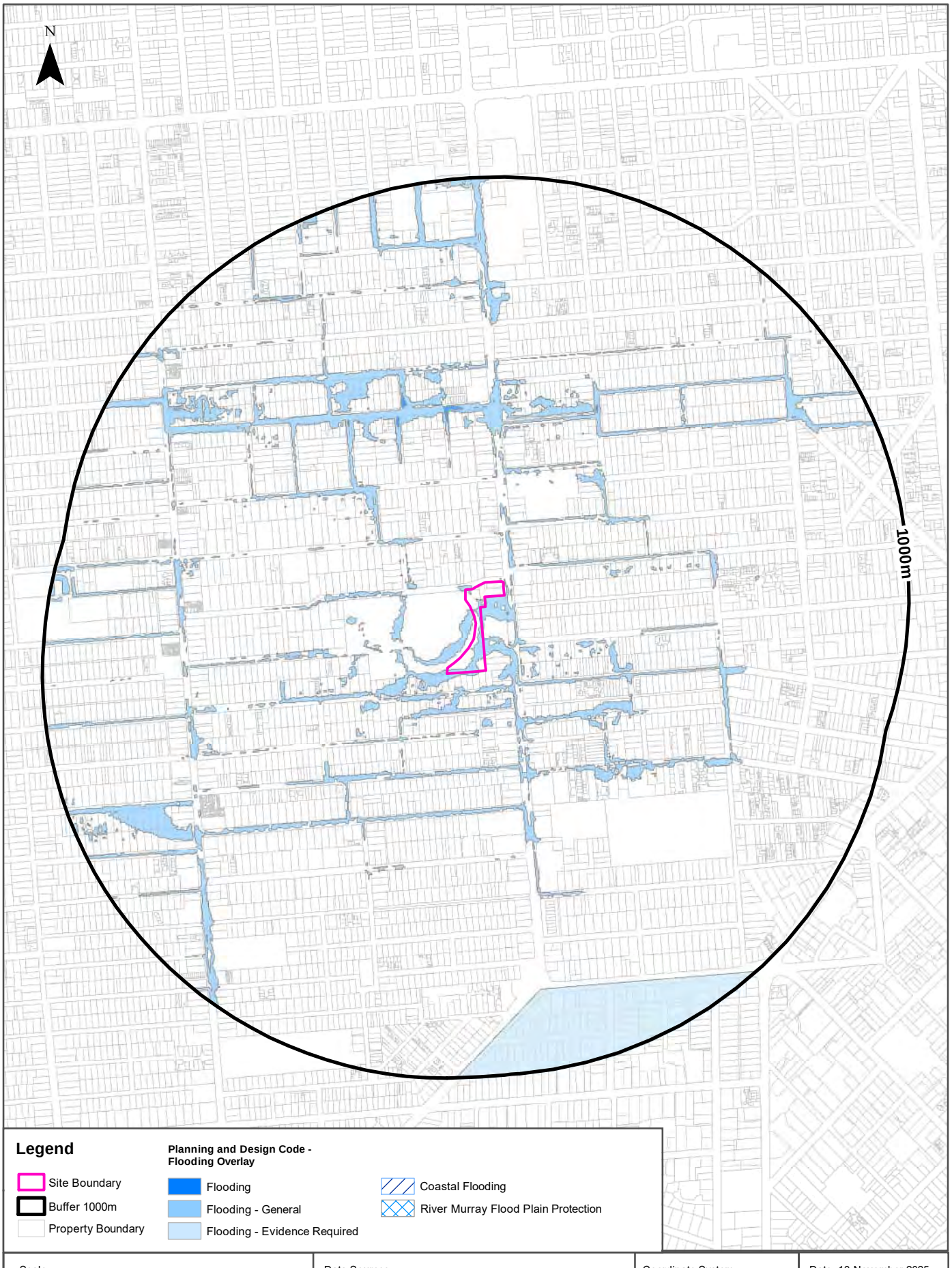
Bushfires and prescribed burns within the dataset buffer:

Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire (ha)	Distance	Direction
N/A	No records in buffer						

Bushfires and Prescribed Burns History Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Natural Hazards - Flood

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087



Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 13 November 2025

Natural Hazards

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Flooding Overlays

Flooding Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start	Legal End	Distance	Direction
O2414	Hazards (Flooding - General)	The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.	29/02/2024		0m	On-site
O2403	Hazards (Flooding)	The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.	29/02/2024		40m	North East
O2416	Hazards (Flooding - Evidence Required)	The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.	29/02/2024		797m	South

Flooding Overlays Data Source: Attorney-General's Department - South Australia
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Ecological Constraints

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Native Vegetation

Record ID	Vegetation Group	Vegetation Group Percentage	Structural Formation Description	Species and Stratum Details	Description of the Environment	Ground Truth Methodology	Capture Scale	Distance	Direction
N/A	No records within the buffer								

Department for Environment and Water Data Source: Native Vegetation Floristic Areas - NVIS - State-wide
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Ecological Constraints

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022

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Ecological Constraints

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Groundwater Dependent Ecosystems Atlas

Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer						

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer						

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

164-166 Main North Road & Lot 1 Willcox, Prospect, SA 5087

Ramsar Wetlands

What Ramsar wetland areas exist within the dataset buffer?

Wetland	Distance	Direction
No records in buffer		

Ramsar Wetlands Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

Click for Use of Report - Applicable Terms

Appendix E – Well Details

GAMA CONSULTING

GROUNDWATER ENVIRONMENTAL VALUES

Information relating to the protection of and management of water quality for South Australia can be obtained from:

- Government of Australia, 2018, Australian and New Zealand Guidelines for Fresh and Marine Water Quality (AWQG); and
- Government of South Australia, Environment Protection (Water Quality) Policy 2015 (WQEPP).

The WQEPP references the AWQG as the overarching document relating to the protection and management of water quality in South Australia. In addition, the EPA (2019) Guidelines for the Assessment and remediation of Site Contamination (GAR 2019) provides processes to determine whether there is actual or potential harm to water that is not trivial, through consideration of environmental values. The four-step process to determine the environmental values of groundwater at the site is presented below.



Gama has followed the four-step process as discussed below:

Step 1: Determination of protected environmental values of groundwater using the WQEPP.

The following environmental values of groundwater may relate to the site:

- Drinking water for human consumption
- Primary industries— irrigation and general water uses
- Primary industries— livestock drinking water
- Primary industries— aquaculture and human consumption of aquatic foods

A summary of groundwater wells with environmental values outlined above within 2 km of the site is provided in the table below.

Table1: Number of groundwater bores in use with 2km radius.

Use	Number of Registered Bores
Domestic	48
Drainage	12
Environmental	12
Geothermal Energy	5
Industrial	1
Investigation	97
Irrigation	1
Monitoring	17
Observation	10
Unknown	99

Step 2: Application of a buffer distance for the protection of surface waters. Surface water has been considered in a relevant section in the body of the report and is therefore not considered further in this assessment of groundwater environmental values.

Step 3: Review of available groundwater data using WaterConnect.

As per Schedule 1, Table 3 in the WQEPP, the potential for groundwater to be utilised is based on total dissolved solids concentrations (TDS). The relative TDS concentration and corresponding potential use are provided in the table 2 below.

Table 2: Relative TDS concentrations and corresponding potential uses.

TDS (mg/L)	Drinking Water	Irrigation and General Use in Primary Production	Livestock Drinking Water	Aquaculture for human consumption
<1,200	✓	✓	✓	✓
>1,200 <3,000	-	✓	✓	✓
>3,000 <13,000	-	-	✓	✓

Gama completed a review of the DEW (Government of South Australia) WaterConnect groundwater database for groundwater wells utilised for WQEPP environmental values and located within a 2 km radius of the site are presented in the table 3.

Table 3: Environmental values with a 2km radius.

Use & Characteristics	Min	Max
Domestic		
Drilled Depths (m)	6.0	129.0
Standing Water Level (m-bgl)	NM	28.00
Total Dissolved Solids (milligrams per litre) mg/L	561	6,159
pH	6.3	8.1
Yield (litres per second) L/S	NM	20.00
Drainage		
Drilled Depths (m)	8.0	61.0
Standing Water Level (m-bgl)	0.90	47.85
Total Dissolved Solids (milligrams per litre) mg/L	827	2,358
pH	7.3	7.3
Yield (litres per second) L/S	0.20	1.26
Environmental		
Drilled Depths (m)	5.0	19.0
Standing Water Level (m-bgl)	NM	NM
Total Dissolved Solids (milligrams per litre) mg/L	NM	NM
pH	NM	NM
Yield (litres per second) L/S	NM	NM
Geothermal Energy		
Drilled Depths (m)	52	72
Standing Water Level (m-bgl)	NM	NM
Total Dissolved Solids (milligrams per litre) mg/L	NM	NM
pH	NM	NM
Yield (litres per second) L/S	NM	NM
Industrial		
Drilled Depths (m)	203	203

Standing Water Level (m-bgl)	10	10
Total Dissolved Solids (milligrams per litre) mg/L	NM	NM
pH	NM	NM
Yield (litres per second) L/S	5	5
Investigation		
Drilled Depths (m)	2.4	30
Standing Water Level (m-bgl)	1.2	25
Total Dissolved Solids (milligrams per litre) mg/L	2278	2369
pH	NM	NM
Yield (litres per second) L/S	NM	NM
Irrigation		
Drilled Depths (m)	9	9
Standing Water Level (m-bgl)	8	8
Total Dissolved Solids (milligrams per litre) mg/L	1446	1446
pH	NM	NM
Yield (litres per second) L/S	0.0076	0.0076
Monitoring/Investigation/Observation		
Drilled Depths (m)	4.5	42.0
Standing Water Level (m-bgl)	1.80	30.43
Total Dissolved Solids (milligrams per litre) mg/L	605	3,597
pH	NM	NM
Yield (litres per second) L/S	0.01	0.01
Drilled Depths (m)	5	122
Standing Water Level (m-bgl)	0.08	26.95
Total Dissolved Solids (milligrams per litre) mg/L	966	4043
pH	6.9	11.5
Yield (litres per second) L/S	NM	14
Unknown		
Drilled Depths (m)	2.1	200.0
Standing Water Level (m-bgl)	NM	39.62
Total Dissolved Solids (milligrams per litre) mg/L	105	9,296
pH	7.0	8.2
Yield (litres per second) L/S	0.01	20.00

*NM Stands for Not Measured

Step 4: Determination of whether actual or potential harm to groundwater that is not trivial, through the application of SA EPA recognised criteria.

Table 4. Evaluation of groundwater values in the site area, considering potential and realistic application.

Potential Environmental Values	Environmental Value Considered	Realistic Use	Justification
Drinking water for human consumption	Yes	Unlikely	Wells registered for domestic use are located within a 2 km radius of the site. It is unlikely groundwater within the 2 km radius is used for potable purposes given the availability of reticulated mains.
Primary industries – irrigation and general water uses	Yes	Unlikely	There are bores registered for irrigation within a 2 km radius of the site. There is also potential for groundwater extracted from the domestic bores to be used for irrigation, however, this is considered unlikely due to the presence of a reticulated water supply.
Primary industries – livestock drinking water	Yes	Unlikely	There are no bores registered for stock watering within a 2 km radius of the site. Stock watering is also considered unlikely, given the metropolitan setting of the site and surrounding area.
Primary industries – aquaculture and human consumption of aquatic foods	No	No	Assumed groundwater is not used in the vicinity of the site for fresh-water aquaculture, given the site setting and local TDS concentrations.

Based on the table provided above, the environmental value of groundwater within 2km of the site is considered limited, with potential use for irrigation and livestock.

Appendix F – Certificate of Title Information

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
01.07.1935 (1935-1993)	Henry James Pascoe Executor Trustee and Agency Company of South Australia Limited - Cecilia Pascoe - 4 November 1946 Jasol Chemical Products Pty Limited - 12 August 1964 George Weston Foods Limited Cl - 30 September 1981 Major Nominees Pty Ltd - 1 January 1993	Volume 1655 Folio 986
30.06.1994 (1994-present)	ONESIXTYEIGHT MNR PTY. LTD - 10 November 2016 HG PROSPECT PROPERTYPTY. LTD - 06 May 2024	Volume 5197 Folio 986

*Site ownership has remained private residential and transitioned to private companies.
Certificate Titles reviewed as part of this assessment are provided on the following pages.

The site ownership is summarised below:
1935 – 1964: Private Ownership;
1964 – 1948: Private Company Ownership;

Certificate of Title

Title Reference: CT 5197/986

Status: CURRENT

Parent Title(s): CT 1655/195

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 30/06/1994

Edition: 6

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
01/05/2024	06/05/2024	14266599	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
01/05/2024	06/05/2024	14266598	TRANSFER	REGISTERED	HG PROSPECT PROPERTY PTY. LTD. (ACN: 674 831 826)
01/05/2024	06/05/2024	14266597	DISCHARGE OF MORTGAGE	REGISTERED	12620579
31/03/2023	04/04/2023	14007016	LEASE	REGISTERED	DUCALA PTY. TD (ACN: 008 031 874)
31/03/2023	04/04/2023	14007015	WITHDRAWAL OF CAVEAT	REGISTERED	13986596
02/03/2023	08/03/2023	13986596	CAVEAT	REGISTERED	DUCALA PTY. LTD. (ACN: 008 031 874)
24/10/2016	10/11/2016	12620579	MORTGAGE	REGISTERED	TOYOTA FINANCE AUSTRALIA LTD. (ACN: 002 435 181)
24/10/2016	10/11/2016	12620577	TRANSFER	REGISTERED	ONESIXTYEIGHT MNR PTY. LTD. (ACN: 614 334 548)
20/12/2006	02/02/2007	10610936	LEASE	REGISTERED	DUCALA PTY. LTD.
05/03/1997	06/06/1997	8257357	LEASE	REGISTERED	DAVEY MOTOR CO. PTY. LTD. (ACN: 076 433 808)

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Certificate of Title

Title Reference:	CT 5197/986
Status:	CURRENT
Parent Title(s):	CT 1655/195
Dealing(s) Creating Title:	CONVERTED TITLE
Title Issued:	30/06/1994
Edition:	6

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South Australia.

Certificate of Title under Road Order.

Register Book,

IN DUPLICATE. Vol. 1655 Folio 195

Acting Registrar-General of Deeds.

Pursuant to the Roads (Opening and Closing) Act, 1932, and of an Order of the MUNICIPAL COUNCIL OF PROSPECT made on the First day of July 1935 and in consideration of the sum of TWO POUNDS TWO SHILLINGS paid by HENRY JAMES PASCOE of PROSPECT, OUT OF BUSINESS

to the said MUNICIPAL COUNCIL I MALCOLM McINTOSH **Commissioner of Crown Lands of this State** do hereby certify that the said HENRY JAMES PASCOE is now seized of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorandum endorsed hereon and except as hereinafter mentioned in that piece of land ~~containing TWO PERCHES~~ ~~be the same a little more or less and being a certain~~ old road closed by above-mentioned order in the HUNDRED OF YATALA, COUNTY OF ADELAIDE, dividing Allotment 29 in the sub-division of Part Section 351 in L.T.O. Plan 2499 from Allotment 49 in the sub-division of part Section 351 laid out as St. Johns Wood

as the same is delineated on the public maps deposited in the Surveyor-General's Office at Adelaide and in the plan in the margin hereof and therein colored green and marked "B"

~~Except and always reserved unto His Majesty His Heirs Successors and Assigns all gold silver copper tin and other metals all ores and other substances containing metals all minerals and all gems and precious stones coal and mineral oils in or upon the said land and all incidental powers as provided for in the "Crown Lands Act, 1929," and the "Roads (Opening and Closing) Act, 1932."~~

Dated this 26th day of February 1935

Commissioner of Crown Lands.

Certified correct,

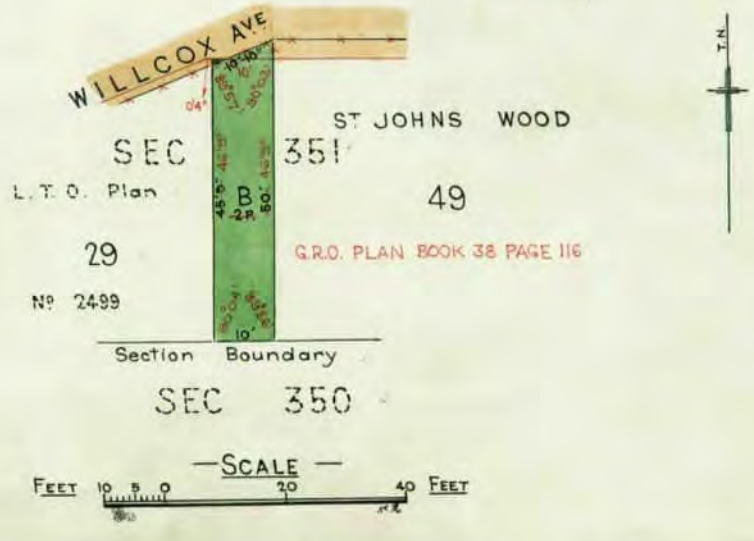
Surveyor-General.

Acty. Reg. Genl. 27.12.71

for corrections in red vide Lr 3655/1970

Acty. Reg. Genl. 27/4/1972

100—7.35 9317



~~T1480949 T1480950~~

TRANSMISSION APPLICATION No. 1480949
Executor Trustee and Agency Company of South Australia Limited of 32 Grenfell Street Adelaide to
PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTOR OR NAMED IN THE WILL DATED THE 17 DAY OF February 1943 OF THE ABOVE NAMED Henry James Pascoe WHO DIED ON THE 30 DAY OF June 1946 AS APPEARS BY PROBATE DATED THE 27 DAY OF August 1946 PRODUCED FOR REGISTRATION THE 4 DAY OF November 1946 AT 11 a.m.
W Reece DEP. REG. GENL.

TRANSFER No. 1480950 FROM
Executor Trustee and Agency Company of South Australia Limited to Cecilia Pascoe of 166 Main North Road Prospect Widow
OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
PRODUCED FOR REGISTRATION THE 4 DAY OF November 1946 AT 11 a.m.
W Reece DEP. REG. GENL.

T2554330 to T2554331

TRANSFER No. 2554330 to Jasol Chemical Products Pty Limited of 23 Pine Street Adelaide
OF THE WITHIN LAND. PRODUCED 12.8.1964 AT 12.40 p.m.
K. London DEP. REG. GEN.

MORTGAGE No. 2554331
TO THE ENGLISH SCOTTISH AND AUSTRALIAN BANK LIMITED.
PRODUCED 12.8.1964 AT 12.00 pm (INCLUDING OTHER LAND)
Logbooks pro DEP. REG. GEN.

~~3255331 28.6.71~~
3123344
P/As 3142559 DRG
THE WITHIN LAND IS DISCHARGED FROM MORTGAGE No. 2554331 BY ENDORSEMENT THEREON.
PRODUCED 28.6.1971 AT 11.30am
DEP. REG. GEN.

~~M3674707~~

MORTGAGE No. 3674707
TO THE BANK OF ADELAIDE. PRODUCED 11.10.1974 AT 11.5am (INCLUDING OTHER LAND)
A.J. Sharman pro DEP. REG. GEN.

~~Dm5349920~~

P/A 4523763
THE WITHIN LAND IS DISCHARGED FROM MORTGAGE No. 3674707 VIDE 5349920
PRODUCED 10.12.1984 AT 2.30pm

~~T 6419232~~

TRANSFER No. 6419232 TO
George Weston Foods Limited C/- Mallesons Stephen Jaques of 46 Marcus Clark Street Canberra 2600 A.C.T.
OF THE WITHIN LAND PRODUCED 30.9.1987 AT 9.10

TRANSFER No. 7459422 TO
MAJOR NOMINEES PTY. LTD. OF 170 MAIN NORTH ROAD PROSPECT 5082
OF THE WITHIN LAND. PRODUCED 1.3.1993 AT 15.35

CANCELLED
CONVERTED TO A COMPUTERISED TITLE

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
09.09.1880 (1898-1917)	John Smeddon Margaret Smeddon - 9 July 1901 Edward Charles Bird - 29 July 1911 Mary Ann Bird - 16 December 1907 Joseph Henry Lewis - 13 January 1910 John Bowman and Charles Cartwright Grace - 22 April 1910 Henry James Pascoe - 4 September 1916 Cecilia Pascoe - 4 November 1946 Jasol Chemical Products Pty Ltd - 12 August 1964	Volume 342 Folio 10
01.03.1964 (1993-1974)	Jasol Chemical Products Pty Ltd George Weston Foods Limited Cl- 30 September 1987 Major Nominees Pty Ltd - 1 March 1993	Volume 3261 Folio 5
30.04.1997 (1974-1974)	City of Prospect	Volume 5416 Folio 104

*Site ownership has remained private residential and transitioned to private companies.
Certificate Titles reviewed as part of this assessment are provided on the following pages.

The site ownership is summarised below:
1898 – 1974: Private Ownership;
1964 – present: Company Ownership and the City of Prospect;

Certificate of Title

Title Reference:	CT 5416/104
Status:	CURRENT
Parent Title(s):	CT 3261/5
Dealing(s) Creating Title:	CONVERTED TITLE
Title Issued:	30/04/1997
Edition:	6

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South Australia.

(CERTIFICATE OF TITLE.)

Register Book,

Vol. 3261 *Folio* 5

New Certificate of Title for the whole of the Land in Vol.342 Folio 10

JASOL CHEMICAL PRODUCTS PTY. LIMITED of 33 Pirie Street Adelaide

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in

THAT piece of land situate in the HUNDRED of YATALA COUNTY of ADELAIDE

being the ALLOTMENT 49 of the subdivision of Section 351 laid out as ST. JOHN'S WOOD and

more particularly delineated and bounded as appears in the plan in the margin hereof and therein coloured green which said Allotment is bounded as appears in the plan enrolled in the General Registry Office Book 38 Page 116 Which said section is delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

Except such portion of the within land acquired by the Crown for road purposes

C.R. Nairn Dep. Reg. Gen.

In witness whereof I have hereunto signed my name and affixed my seal this 31st day of August 1964

Signed the 31st day of August 1964, in the presence of J.T. Burchhardt

Road Vide 2729338

C.R. Nairn Dep. Reg. Gen.

D.L. Collins

Registrar-General.

REGISTRAR-GENERAL SOUTH AUSTRALIA

4255331

For corrections in purple vide Lr. 3655/1970

E.B. Greenhill

Actg. Reg. Genl. 27.4.1972



Abuttal vide Tr. 3579572

B. Nelson Hayden Dep. Reg. Genl.

100 0 100 FT

MORTGAGE No. 2554331

TO THE ENGLISH SCOTTISH AND AUSTRALIAN BANK LIMITED.
PRODUCED 12. 8. 1964 AT 12.40 pm (INCLUDING OTHER LAND)
DEP. REG. GEN.

L.D. Cocks pro

P/A 2612030B

portion of 2729338

ARC

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE No. 2554331 VIDE No. 2729337 PRODUCED 31.5.1966 AT 11.15 am
DEP. REG. GEN.

J. Oates

TRANSFER No. 2729338

TO HER MAJESTY QUEEN ELIZABETH THE SECOND portion

OF THE WITHIN LAND. PRODUCED 31/5/1966 AT 11.15 a.m.
DEP. REG. GEN.

J. Oates

CANCELLED AS REGARDS LAND IN TRANSFER No. 2729338 THE SAID LAND HAVING BEEN ACQUIRED BY THE CROWN FOR ROAD PURPOSES

DEP. REG. GEN.

C&H

Over

~~D554331 28.6.71~~

P/As 3123344
P/As 3142559 DRG

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
No. 2554331 BY ENDORSEMENT THEREON.
PRODUCED 28.6.1971 AT 11.30 am

DEP. REG. GEN.

~~M3674707~~

MORTGAGE No. 3674707

TO THE BANK OF ADELAIDE. PRODUCED 11.10.1974 AT 11.5am

DEP. REG. GEN.

~~DM5349920~~

P/A 4523763

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
No. 3674707 VIDE 5349920
PRODUCED 10.12.1984 AT 2.30pm

~~T 6419232~~

TRANSFER No. 6419232 TO
George Weston Foods Limited
C/- Mallesons Stephen Jaques
of 40 Marcus Clark Street
Canberra 2600 A.C.T.
OF THE WITHIN LAND PRODUCED 30.9.1992

TRANSFER No. 7459422 TO
MAJOR NOMINEES PTY. LTD. OF 170
MAIN NORTH ROAD PROSPECT 5082
OF THE WITHIN LAND. PRODUCED 1.3.1993 AT 15:35

CANCELLED

CONVERTED TO A COMPUTERISED TITLE

CANCELLED
AND (C) New. CERTIFICATE OF TITLE
ISSUED VIDE 2554 331. VOL. 1261 FOL. 5.
R. Condon DEP. REG.

South Australia. (CERTIFICATE OF TITLE.)

Register Book,
Vol. CCCXLII Folio 10

Pursuant to Application No 18097

John Sneddon of Railwork Labourer is now seized of an estate in fee simple

subject nevertheless to such incumbrances, liens, and interests, as are notified by memorial underwritten or endorsed hereon in
That piece of land situated in the Hundred of Yatala County of Adelaide being the allotment
No 1 of the Section 350 laid out as St Johns Road and bounded as appears on the plan in the margin
hereof and thereon coloured Pink said piece of land containing twenty seven perches or thereabouts
and measured as well on the northerly side next the allotment 51 Wilcox Avenue as on the southerly side next part
of the Section 350 one hundred and fifty feet or thereabouts and as well on the easterly side next the Great
North Road as on the westerly side next a private road Public Street of a hundred & twenty feet fifty feet or thereabouts

Dep Reg Gen 22.11.15
Dep Reg Gen 29.11.35

which said Section 1 delineated in the public map of the said Hundred, deposited in the office of the Surveyor-General, and
was originally granted the 13th day of February 1839 under the hand and seal of George
Gawler Esquire Resident Commissioner and Governor of the said province to John
Rule

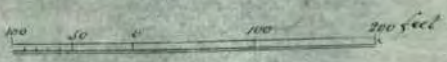
In witness whereof, I have hereunto signed my name and affixed
my seal this Ninth day of September
one thousand eight hundred and eighty in
presence of

J Rule

J M Andrews
Registrar-General.

REGISTRAR GENERAL SOUTH AUSTRALIA





Pursuant to Application No 370207
Margaret Sneddon of Railwork widow
is one PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND.
AS THE EXECUTRIX NAMED IN THE WILL DATED THE 14
DAY OF July 1884 OF THE WITHIN NAMED
John Sneddon
WHO DIED ON THE 5 DAY OF July
1900 AS APPEARS BY PROBATE DATED THE 23 DAY OF
July 1900 PRODUCED FOR REGISTRATION
THE 29 DAY OF July 1901 AT 11.25 AM
J Peak Dep Reg Gen

Transfer No 370208 from Margaret Sneddon to Edward Charles Bird of Prospect Bookmaker of an estate in fee simple in the within named Produced for registration the 29 day July 1901 at 11.25 am
J Peak Dep Reg Gen

Mortgage No 380437 from Edward Charles Bird to Percy Lewis Produced for registration the 12 day May 1902 at 2.40 pm
J Peak Dep Reg Gen

(Over)

DISCHARGE OF THE above MORTGAGE
No. 380 417 BY RECEIPT ENDORSED
THEREON PRODUCED FOR REGISTRATION
THE 20 DAY OF August 190 6
AT 12. 55 pm
Vernon Edwards DEP. REG. GENL.

Mortgage No 444412 from Edward Charles Bird to Joseph Henry Lewis Produced for registration the 20 day of August 1906 at 12.55 pm
Vernon Edwards Dep Reg Genl

Covenant to Application No 462203
Mary Ann Bird of Town ship Road Tailworth Widow is PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTRIX NAMED IN THE WILL DATED THE 2nd DAY OF September 1907 OF THE ABOVE NAMED Edward Charles Bird WHO DIED ON THE 5 DAY OF November 1907 AS APPEARS BY PROBATE DATED THE 15 DAY OF November 1907 PRODUCED FOR REGISTRATION THE 16 DAY OF December 1907 AT 11.30
Vernon Edwards DEP. REG. GENL

DISCHARGE OF THE above MORTGAGE
No. 444412 BY RECEIPT ENDORSED
THEREON, PRODUCED FOR REGISTRATION
THE 13 DAY OF January
19 10 AT 11.45 am
Vernon Edwards
DEP. REG. GENL

Mortgage No 507934 from Mary Ann Bird to Joseph Henry Lewis Produced for registration the 13 day of January 1910 at 11.45 am
Vernon Edwards Dep Reg Genl

DISCHARGE OF THE above MORTGAGE
No. 507934 BY RECEIPT ENDORSED
THEREON, PRODUCED FOR REGISTRATION
THE 22 DAY OF April
19 10 AT 12.45 pm
Wolfe Deputy
DEP. REG. GENL

Transfer No 507810 from Mary Ann Bird to John Bowman of Garden Creek near Pine Tree Hill Farmer and Charles Cartwright-Grace of Fowler Draper's assistant of an estate in fee simple in the within land Produced for registration the 22 day of April 1910 at 12.45 pm
Wolfe Deputy Dep Reg Genl

Transfer No 663454 from John Bowman and Charles Cartwright-Grace to Henry James Pascoe of Tallsworth Store Keeper of an estate in fee simple in the within land Produced for registration the 7 day of September 1916 at 2.30 pm
H M Cowle Dep Reg Genl

The Private Road adjoining the within land on the west has been vested in The Corporation of the Town of Prospect for a Public Street Vide memorial registered in the General Registry Office No 145 Book 508
H M Cowle Dep Reg Genl

The Public Street adjoining the within land on the west has been closed Vide confirmation of Road Order in Gazette of 18th August 1955 (Tracing No 1952)
H M Cowle Dep Reg Genl

The land adjoining the within land on the north has been vested in The Corporation of The City of Prospect as a Public Street to be known as Wilcox Avenue. Vide Application No 1243794
H M Cowle Dep. Reg Gen.

TRANSMISSION APPLICATION No. 1480949
Executors Trustee and Agency Company of South Australia Limited of 33 Grenfell Street Adelaide is PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTORS NAMED IN THE WILL DATED THE 17 DAY February 1943 OF THE ABOVE NAMED Henry James Pascoe WHO DIED ON THE 30 DAY OF June 19 46 AS APPEARS BY PROBATE DATED THE 27 DAY OF August 19 46 PRODUCED FOR REGISTRATION THE 4 DAY OF November 19 46 AT 11 am
H M Cowle DEP. REG. GENL

TRANSFER No. 1480950 FROM Executors Trustee and Agency Company of South Australia Limited to Cecilia Pascoe of 166 Main North Road Prospect Widow OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND PRODUCED FOR REGISTRATION THE 4 DAY OF November 19 46 AT 11 am
H M Cowle DEP. REG. GENL

TRANSFER No. 2554330 to Jasol Chemical Products Pty Limited of 33 Pine Street Adelaide OF THE WITHIN LAND. PRODUCED 12-8-1964 AT 11.30 am
R. L. Cowle DEP. REG. GEN.

Sec Lease

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
05.05.1898 (1898-1917)	Amy Lewis (wife of Joseph Henry Lewis) Nicholas Dunstan Bennett - 21 December 1900 Augustus Dunstan Bennett - 26 September 1914 Louis Robinson (Salisbury Farmer) - 16 July 1917	Volume 633 Folio 9
12.11.1930 (1930-1974)	Louis Robinson Ann Eliza Hinsley and Sarah Mary Hinsley - 10 May 1937 Reita Eliza Rose Yetman - 3 November 1948 Northern Community Hospital - 30 April 1974	Volume 1583 Folio 127
14.08.1974 (1974-1974)	Northern Community Hospital	Volume 4023 Folio 221
17.06.1984	Northern Community Hospital	Volume 4224 Folio 324
4.09.1990	Northern Community Hospital	Volume 4365 Folio 410
04.05.1993	Northern Community Hospital The City of Prospect	Volume 5120 192
12.07.1993	The City of Prospect ETSA Corporation	Volume 5131 Folio 354
01.08.1994 (1994-present)	The City of Prospect	Volume 5204 Folio 868

*Site ownership has remained private residential and transitioned to private companies.
Certificate Titles reviewed as part of this assessment are provided on the following pages.

The site ownership is summarised below:
1935 – 1964: Private Ownership;
1964 – 1948: Private Company Ownership;

Certificate of Title

Title Reference:	CT 5204/868
Status:	CURRENT
Parent Title(s):	CT 5131/354
Dealing(s) Creating Title:	TG 7731495
Title Issued:	01/08/1994
Edition:	1

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Certificate of Title

Title Reference: CT 5131/354

Status: CANCELLED

Parent Title(s): CT 4365/410, CT 5120/192

Dealing(s) Creating Title: RTD 7372539, RE 7455015

Title Issued: 12/07/1993

Title Cancelled: 01/08/1994

Edition: 1

Child Titles

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
CT 5204/867	CURRENT	EASEMENT ONLY	D35462 ALLOTMENT 1	ETSA CORPORATION
CT 5204/868	CURRENT	FEE SIMPLE	D35462 ALLOTMENT 1	THE CITY OF PROSPECT

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Certificate of Title

Title Reference: CT 5120/192

Status: CANCELLED

Parent Title(s): CT 1213/24, CT 1213/25, CT 4023/222

Dealing(s) Creating Title: T 7455010, T 7455012

Title Issued: 04/05/1993

Title Cancelled: 12/07/1993

Edition: 1

Child Titles

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
CT 5131/353	CANCELLED	FEE SIMPLE	D35462 ALLOTMENT 2	NORTHERN COMMUNITY HOSPITAL INC.
CT 5131/354	CANCELLED	FEE SIMPLE	D35462 ALLOTMENT 1	THE CITY OF PROSPECT
CT 5131/355	CURRENT	FEE SIMPLE (PUBLIC ROAD)	D35462 ALLOTMENT (ROAD) 3	THE CITY OF PROSPECT

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ORIGINAL CERTIFICATE OF TITLE

South Australia

Register Book, Volume 4365 Folio 410

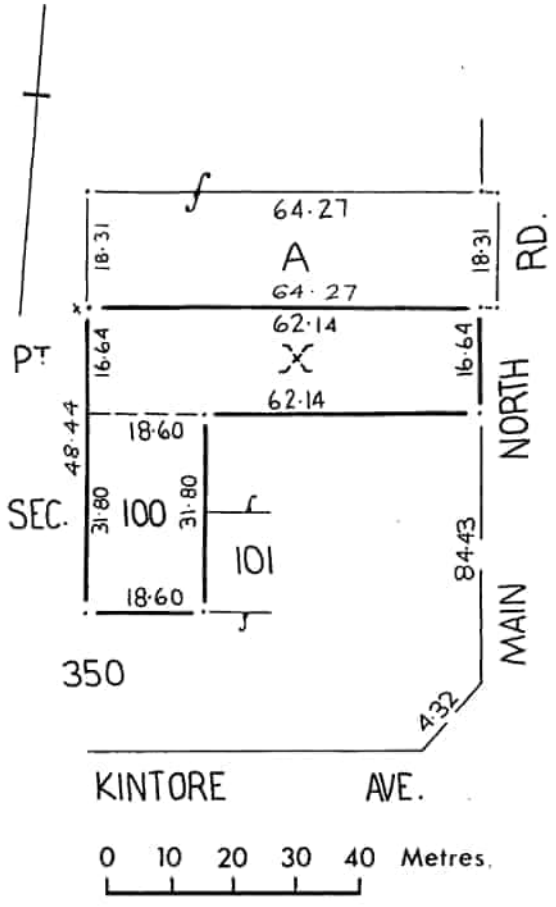
New Certificate for the whole of the Land in Vol.4023 Folio 221 and portion of the Land in Vol.4224 Folio 342

NORTHERN COMMUNITY HOSPITAL INC. of 156 Main North Road Prospect 5082 is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 100 of portion of Section 350 HUNDRED OF YATALA in the area named PROSPECT (L.T.R.O. DEPOSITED PLAN No.28109) and delineated on the diagram hereon

TOGETHER with a right of way over the land marked A appurtenant only to the land marked X (T 322634)

Registrar-General

Dated 4 September 1990



MORTGAGE 6916238 to NATIONAL AUSTRALIA BANK LTD. Produced 15.5.1990 at 11:10

DISCHARGE of Mortgage 6916238 vide 7420903 Produced 16.12.1992 at 12:40

MORTGAGE 7420904 to COMMONWEALTH BANK OF AUSTRALIA Produced 16.12.1992 at 12:40

2/ A Right of Way over PORTION of the within land is vested in THE CITY OF PROSPECT Produced 23.2.1993 at 15:00 vide Application 7455015

1/ A Right of Way over PORTION of the within land is discharged from Mortgage 7420904 vide 7455013 Produced 23.2.1993 at 15:00

Balance of the within right of way has been extinguished pursuant to Sec 223 le (2a) of the Real Property Act and is now Public Road vide deposit of DP. 35462. 5/7/93

Cancelled as regards ~~that portion of~~ the within land comprised in Deposited Plan 35462 (RTD 7372539) and new Certificates issued

Vol 5131 Folios 353

ORIGINAL CERTIFICATE OF TITLE

South Australia

Register Book,

Volume 4023 Folio 221

Pursuant to Transfer 3611637 Registered on Vol. 1583 Folio 127 and New Certificate for the whole of the Land in Vol. 1583 Folio 126

NORTHERN COMMUNITY HOSPITAL INCORPORATED of 156 Main North Road Prospect 5082 is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in PORTION OF SECTION 350 HUNDRED OF YATALA delineated by bold black lines on the plan hereon TOGETHER with a right of way over the land marked Private Road as delineated hereon

In witness whereof I have signed my name and affixed my seal this 14th day of August 1974

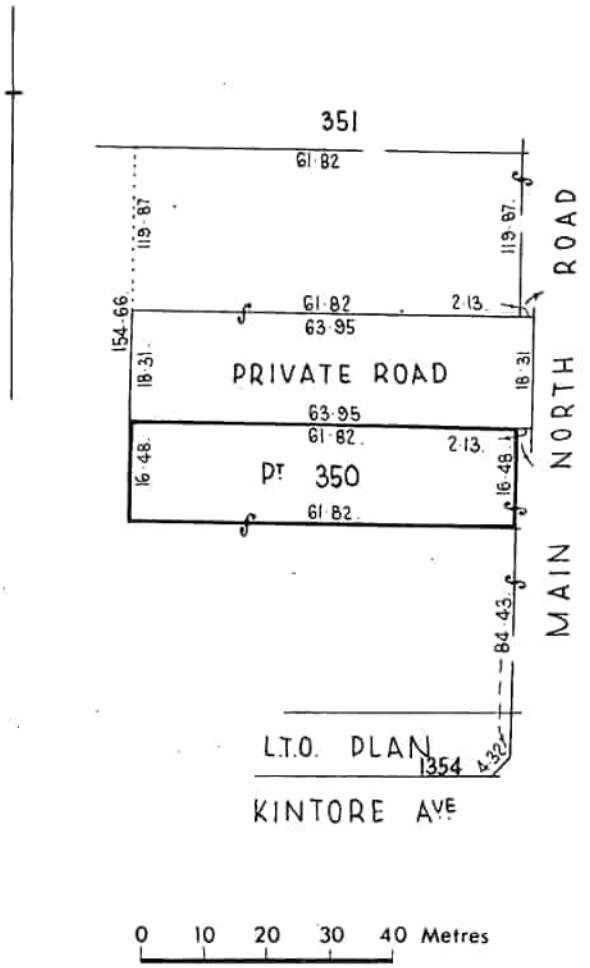
Signed the 14th day of August)
1974, in the presence of M Laurie) B. Nelson Hayles

Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

Cancelled as regards that portion of the within land comprised in Deposited Plan 28109 (RT 6867409) and new Certificates issued Vol. 4365 Folios 410

REGISTRAR-GENERAL SOUTH AUSTRALIA



VOL 4023 FOL 221

ORIGINAL CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4224 Folio 342

New Certificate for the whole of the Land in Vol.4023 Folio 220

NORTHERN COMMUNITY HOSPITAL INCORPORATED 156 Main North Road Prospect 5082 is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in PORTION OF SECTION 350 HUNDRED OF YATALA in the area named PROSPECT delineated on the plan hereon by bold black lines

In witness whereof I have signed my name and affixed my seal this 7th day of June 1984

Signed the 7th day of June 1984, in the presence of A. Baker

A.J. Sharman

Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

~~M6204267~~

MORTGAGE 6204267 to NATIONAL AUSTRALIA BANK LIMITED Produced 13.6.1986 at 10:10
(Including other land)

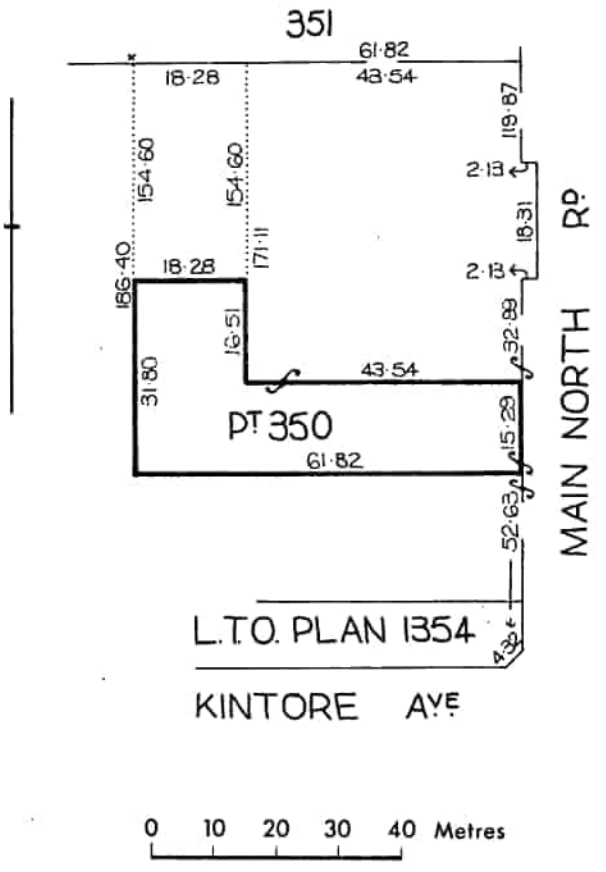
REGISTRAR-GENERAL SOUTH AUSTRALIA

P/A 6463894
PORTION of the within land is discharged from Mortgage 6204267 vide 6916237 Produced 15.5.1990 at 11:10

REGISTRAR-GENERAL SOUTH AUSTRALIA

Cancelled as regards ~~that portion of~~ the within land comprised in Deposited Plan 28109 (RT 6867499) and new Certificates issued Vol. 4365 Folios 410 & 411

REGISTRAR-GENERAL SOUTH AUSTRALIA



2

South Australia. (CERTIFICATE OF TITLE.)

Register Book, Vol. 1583 Folio 127

Balance Certificate of Title from Vol.633 Folio 9

LOUIS ROBINSON of Salisbury Farmer is

the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THAT PIECE of land situated in the HUNDRED OF YATALA COUNTY OF ADELAIDE being PORTION OF SECTION 350 and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green TOGETHER with a right of way over other portion of the said Section as delineated in the said plan and therein colored brown andmarked Private Road

which said Section is delineated in the public map of the said Hundred deposited in the Lands and Survey Office at Adelaide. Except such portion of the within land acquired by the Crown for road purposes

In witness whereof I have hereunto signed my name and affixed my seal this fifth day of November 1930

Signed the 12th day of November 1930, in the presence of Mag Hinze

Registrar-General.

H235184

RESUBDIVISION APPROVED
Vide D.P. 5838 13

TRANSFER No. 1235184 FROM
Louis Robinson to Ann Eliza Hinsley and Sarah Mary Hinsley both of Prospect Spinsters
OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND.
PRODUCED FOR REGISTRATION THE 10 DAY OF May 1937 AT 2.20 PM
S Hinton DEP. REG GEN'L

DEATH 126871

Death—The within named Sarah Mary Hinsley died on the 9 day of December 1937 as appears by office copy of Certificate of Death No 126871 Produced for registration the 26 day of April 1938 at 11 am
A J Siebert Dep Registrar

TRANSMISSION APPLICATION No. 154869 1

Public Trustee is

PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE ADMINISTRATOR OF THE ESTATE OF THE ABOVE NAMED Ann Eliza Hinsley WHO DIED ON THE 29 DAY OF May 1948 INTESTATE AS APPEARS BY LETTERS OF ADMINISTRATION dated the 6 day of August 1948 with Will annexed DATED THE 27 DAY OF February 1940 PRODUCED FOR REGISTRATION THE 14 DAY OF September 1948 AT 11 30 a.m.
W Reeves DEP. REG. GEN'L



T 153407

TRANSFER No. 1553407 FROM
Public Trustee to Leita Eliza Rose Yetman of 150 main North Road Prospect Spinster
OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
PRODUCED FOR REGISTRATION THE 3 DAY OF November 1948 AT 2.30 pm
J.W. Child
DEP. REG. GENL.

~~T 69/86~~

TRANSFER No. 269/867
to HER MAJESTY QUEEN ELIZABETH THE SECOND of portion
OF THE WITHIN LAND, PRODUCED 2.1.1966 AT 11.5 A.M.
J. Osteen
DEP. REG. GEN.

CANCELLED AS REGARDS LAND IN TRANSFER No. 269/867 THE SAID LAND HAVING BEEN ACQUIRED BY THE CROWN FOR ROAD PURPOSES.
J. Osteen
DEP. REG. GEN.

Caveat ~~No 7/7/18~~ Lapse 1/7/69 @ 3.10

CAVEAT No. 3017718 LODGED BY Northern Community Hospital Incorporated
OVER THE WITHIN LAND PRODUCED 4.7.1969 AT 3.10 pm
Portion of
M. Morrison
DEP. REG. GEN.
~~W/X 2611635 T 2611636 T 2611637~~

Caveat No. 3017718 HAS BEEN WITHDRAWN VIDE
No. 3611635 PRODUCED 30.4.1974 AT 2.25 pm
R. London
DEP. REG. GEN.

TRANSFER No. 3611636 to
Arnold Murray Burgess of portion
OF THE WITHIN Land ~~expressly excluding the within Right of way.~~
PRODUCED 30.4.1974 AT 2.25 pm ~~Right of way~~
R. London
DEP. REG. GEN.
CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL. 4023 FOL. 220
R. London
DEP. REG. GEN.

TRANSFER No. 3611637 to
Northern Community Hospital Incorporated of portion
OF THE WITHIN Land together with Right of way
PRODUCED 30.4.1974 AT 2.25 pm
R. London
DEP. REG. GEN.
CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL. 4023 FOL. 221
R. London
DEP. REG. GEN.

CANCELLED
AND Balance CERTIFICATE OF TITLE
ISSUED ~~VIDE~~ VOL. 4023 FOL. 222
R. London
DEP. REG. GEN.

South Australia

(CERTIFICATE OF TITLE.)

Register Book.

Vol. 633 Folio 9

Pursuant to Memorandum of Transfer No. 25709

Amy Lewis wife of Joseph Henry Lewis of Kensington Farmer

is the proprietor of an estate in fee simple

subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in

That piece of land situated in the Hundred of Yatala COUNTY of Adelaide

being PORTION OF SECTION 350 and bounded as appears in the plan in the margin hereof and therein colored green: Which said piece of land contains two roods and three perches or thereabouts and abuts as well on the southerly side next a private road of the width of fifty links or thereabouts as on the southerly side next other part of the said section four chains seventy five links or thereabouts and as well on the easterly side next Main North Road as on the westerly side next the said section one chain and sixty links or thereabouts the said southerly side being distant from the northerly boundary of the said section six chains seventy five links or thereabouts. Together with a right of way over the said private roads colored brown in the said plan.

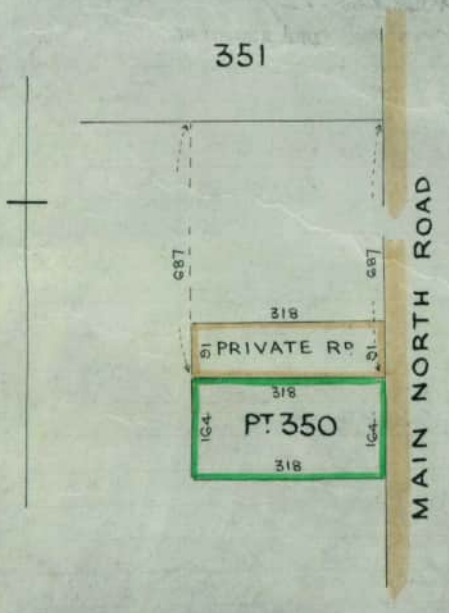
which said Section is delineated in the public map of the said Hundred deposited in the office of the Surveyor-General.

In witness whereof I have hereunto signed my name and affixed my seal this Fifth day of May 1898

Signed the 5th day of May 1898 in the presence of Vernon H. Edwards

Registrar-General.

Resubdivision Approved under Sec. 15. T.P. Act 1945 of 1929 Vide Book 17 Page 363



Transfer No 362127 from Amy Lewis to Nicholas Dunstan Bennett of Adelaide Gentleman of an estate in fee simple in the within land produced for registration the 21 day December 1900 at 11.35 am

Mr Thomas Dep Reg Genl

Mortgage No 362128 (including other land) from Nicholas Dunstan Bennett to The State Bank of South Australia produced for registration the 21 day December 1900 at 11.35 am

Mr Thomas Dep Reg Genl

DISCHARGE OF THE WITHIN MORTGAGE No 362128 BY RECEIPT ENDORSED THEREON PRODUCED FOR REGISTRATION THE 2 DAY OF April 1903 AT 2.27 pm

W. Gale DEP. REG. GENL.

Mortgage No 392421 including other lands from Nicholas Dunstan Bennett to The Savings Bank of South Australia Produced for registration the 2 day April 1903 at 2.20 pm

Dep Reg Genl

DISCHARGE OF THE ...above... MORTGAGE
No 392421 BY RECEIPT ENDORSED
THEREON, PRODUCED FOR REGISTRATION
THE 2 DAY OF October
1924 AT 11 am
Satisfaction from
DEP. REG. GENL.

Mortgage No 546965
including other land from Nicholas Dunstan Bennett to The Savings Bank of South Australia Produced for registration the 25 day of October 1912 at 2.35 pm

Dep Reg Genl

Transfer No 624853 from Nicholas Dunstan Bennett to the said Nicholas Dunstan Bennett of an estate of Freehold for his life and to Augustus Dunstan Bennett of Adelaide Gent & Baroness of an estate in fee simple in remainder expectant upon the determination of the said life estate in the within land Produced for registration the 26 day of September 1912 at 11.25 am

Blackwell Dep Reg Genl

"The within Mortgage No 546965 is discharged from the sum of £300 as appears by Memorandum No 630533 Produced for registration the 1 day of April 1915 at 2.35 pm

Blackwell Dep Reg Genl

"The within named Nicholas Dunstan Bennett died on the 20 day of February 1915 as appears by Office Copy of Certificate of Death No 634535 Produced for registration the 1 day of April 1915 at 2.35 pm

Blackwell Dep Reg Genl

DISCHARGE OF THE within MORTGAGE
No 546965
BY RECEIPT ENDORSED THEREON PRODUCED
FOR REGISTRATION THE 29 DAY OF
August 1924 AT 11.15 A.M.

DEP. REG. GENL.

Transfer No 677652 from Augustus Dunstan Bennett to Louis Robinson of Salisbury Farmer of an estate in fee simple subject to the within land Produced for registration the 16 day of July 1924 at 9 am

Dep Reg Genl

Notice of Lien No 905895 under The Workers Liens Act 1893 by Eric Wylde Cox Produced for registration the 13 day of October 1924 at 9 pm (G.L.O. No 846)

Dep Reg Genl

The above Lien No 905895 was withdrawn on the 25 day of October 1924 as appears by Memorandum No 907695 Produced for registration the 25 day October 1924 at 11.30 am

Dep Reg Genl

CANCELLED
AND New and Balance
CERTIFICATE OF TITLE ISSUED
VIDE Letters No 14320 of 1930
VOL 1583 FOL 126, 127.

DEP. REG. GENL.

Appendix G – EPA Section 7

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

Receipt No :
Admin No : 49230 (96151)

GAMA Consulting
Suite 3
83 Fullarton Road
KENT TOWN SA 5067

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

18 November, 2025

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference	CT Volume 5416 Folio 104
Address	Allotment 91 (FP 206473), 164-166 Main North Road, PROSPECT SA 5082

Summary of land use:
Chemical Wholesaling

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?	**YES**

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?	NO

b)	details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?	NO
c)	a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?	NO
d)	a copy of a site contamination audit report?	NO
e)	details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?	NO
f)	details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
g)	details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993?*	NO
h)	details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?	NO
i)	details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?	NO
j)	details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?	NO

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

a)	a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)?	NO
b)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
c)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?	NO
d)	a copy of a pre-1 July 2009 site audit report?	NO
e)	details relating to the termination before completion of a pre-1 July 2009 site audit?	NO

Records identified in this EPA Statement to Form 1: **P0451**

The above records have been identified with a YES response in this EPA Statement to Form 1 and can be obtained by contacting the Public Register on (08) 8204 9128 or email epa.publicregister@sa.gov.au

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

NOTE

This parcel of land was used by a business or company who in the course of an industrial or commercial process or a teaching or research activity produced prescribed (hazardous) waste.

Waste Produced

Acids And Acidic Solutions
Alkalis And Alkaline Solutions
Hydrocarbons and their oxygen, nitrogen and sulphur compounds (excluding oils)
Laboratory Chemicals
Organic Solvents
Poisons Within The Meaning Of The Drugs Act, 1908
Surfactants

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

Receipt No :
Admin No : 49229 (96152)

GAMA Consulting
Suite 3
83 Fullarton Road
KENT TOWN SA 5067

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

18 November, 2025

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference	CT Volume 5197 Folio 986
Address	Allotment 7 (FP 110116), 164-166 Main North Road, PROSPECT SA 5082

Summary of land use:
Chemical Wholesaling

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?	**YES**

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?	NO

b)	details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?	NO
c)	a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?	NO
d)	a copy of a site contamination audit report?	NO
e)	details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?	NO
f)	details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
g)	details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993?*	NO
h)	details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?	NO
i)	details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?	NO
j)	details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?	NO

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

a)	a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)?	NO
b)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
c)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?	NO
d)	a copy of a pre-1 July 2009 site audit report?	NO
e)	details relating to the termination before completion of a pre-1 July 2009 site audit?	NO

Records identified in this EPA Statement to Form 1: **P0451**

The above records have been identified with a YES response in this EPA Statement to Form 1 and can be obtained by contacting the Public Register on (08) 8204 9128 or email epa.publicregister@sa.gov.au

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

NOTE

This parcel of land was used by a business or company who in the course of an industrial or commercial process or a teaching or research activity produced prescribed (hazardous) waste.

Waste Produced

Acids And Acidic Solutions
Alkalis And Alkaline Solutions
Hydrocarbons and their oxygen, nitrogen and sulphur compounds (excluding oils)
Laboratory Chemicals
Organic Solvents
Poisons Within The Meaning Of The Drugs Act, 1908
Surfactants

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

Receipt No :
Admin No : 49231 (96153)

GAMA Consulting
Suite 3
83 Fullarton Road
KENT TOWN SA 5067

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

18 November, 2025

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference	CT Volume 5416 Folio 103
Address	Allotment 98 (FP 109763), 164-166 Main North Road, PROSPECT SA 5082

Summary of land use:
Chemical Wholesaling

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?	**YES**

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?	NO

b)	details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?	NO
c)	a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?	NO
d)	a copy of a site contamination audit report?	NO
e)	details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?	NO
f)	details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
g)	details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993?*	NO
h)	details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?	NO
i)	details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?	NO
j)	details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?	NO

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

a)	a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)?	NO
b)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
c)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?	NO
d)	a copy of a pre-1 July 2009 site audit report?	NO
e)	details relating to the termination before completion of a pre-1 July 2009 site audit?	NO

Records identified in this EPA Statement to Form 1: **P0451**

The above records have been identified with a YES response in this EPA Statement to Form 1 and can be obtained by contacting the Public Register on (08) 8204 9128 or email epa.publicregister@sa.gov.au

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

NOTE

This parcel of land was used by a business or company who in the course of an industrial or commercial process or a teaching or research activity produced prescribed (hazardous) waste.

Waste Produced

Acids And Acidic Solutions
Alkalis And Alkaline Solutions
Hydrocarbons and their oxygen, nitrogen and sulphur compounds (excluding oils)
Laboratory Chemicals
Organic Solvents
Poisons Within The Meaning Of The Drugs Act, 1908
Surfactants

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

GAMA Consulting
Suite 3
83 Fullarton Road
KENT TOWN SA 5067

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

18 November, 2025

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference	CT Volume 5204 Folio 868
Address	Allotment 1 (DP 35462) - Hundred Of Yatala, PROSPECT SA 5082

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?	NO

b)	details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?	NO
c)	a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?	NO
d)	a copy of a site contamination audit report?	NO
e)	details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?	NO
f)	details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
g)	details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993?*	NO
h)	details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?	NO
i)	details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?	NO
j)	details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?	NO

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

a)	a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)?	NO
b)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
c)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?	NO
d)	a copy of a pre-1 July 2009 site audit report?	NO
e)	details relating to the termination before completion of a pre-1 July 2009 site audit?	NO

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

Appendix H – EPA Notifications

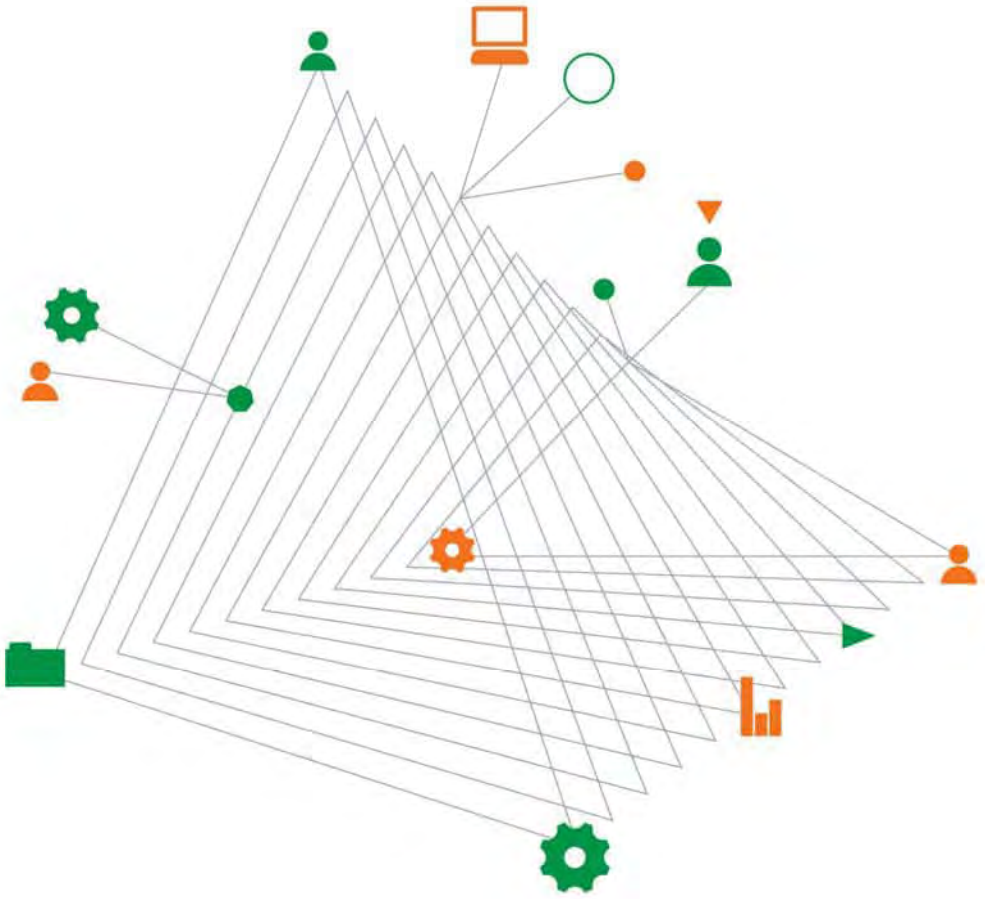
GAMA CONSULTING

Ike Ades Motors Pty Ltd

Soil Vapour Assessment

168-172 Main North Road,
Prospect, South Australia

13 July 2015



Experience
comes to life
when it is
powered by
expertise

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Soil Vapour Assessment

Prepared for
Ike Ades Motors Pty Ltd

Prepared by
Coffey Environments Australia Pty Ltd
Coffey World Park 33-39 Richmond Rd
Keswick SA 5035 Australia
t: +61 8 8375 4522 f: +61 8 8375 4499
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Project Director	David Tully Senior Principal Geoenvironmental Engineer
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13 July 2015

ENAUKESW00763AC-R01

Quality information

Revision history

Revision	Description	Date	Author	Reviewer
R01	Final	13/07/15	Geoff Harris	David Tully

Distribution

Report Status	No. of copies	Format	Distributed to	Date
Final	1	PDF	Ike Ades Motors Pty Ltd	13/07/15

Executive summary

Background	Ike Ades Motors Pty Ltd commissioned Coffey Environments Australia Pty Ltd (Coffey) to undertake a soil vapour assessment at the property located at 168-172 Main North Road, Prospect, South Australia (the site). The site is currently owned by Ike Ades Motors Pty Ltd and leased to Northpoint Toyota Prospect, a Toyota Vehicle Dealership. The soil vapour assessment was requested by the South Australian Environment Protection Authority (SA EPA). Coffey's previous review of previous results undertaken in February 2015 indicates petroleum hydrocarbon impacts are present in shallow soils beneath the site at the general depth of perched water (approximately 1 to 2 mbgs). These impacts have been identified beneath a hard stand bitumen cover in car park areas. It has been identified that the petroleum hydrocarbon impacts may represent an unacceptable risk to human health primarily through dermal contact and ingestion of hydrocarbon impacted soils to ground workers undertaking any intrusive works at the site.
Objective	The objective of the soil vapour assessment was to assess vapour intrusion related health risks to on-site receptors, and to current adjacent off-site residential receptors to the north and west.
Scope of Works	Field works were undertaken between 22 and 31 May 2015. The works involved: • Installation of sub-slab soil vapour monitoring of Vapor Pins™ at four targeted locations (SV1 to SV4) across the site; • Installation of one soil vapour well (SV5) to a depth of 0.9 metres below ground surface at the northern site boundary, located adjacent to a residential building; • Collection of one soil sample during the hand augering of SV5; • Collection of soil vapour samples from all five soil vapour locations using a 1L Restek Silcocan canister, using helium as a leak test; • Analysis of volatile organic compounds (VOCs) by the TO-15 methodology and general gases, including helium to assess the integrity of the soil vapour location installations; and • Reporting of the soil vapour assessment results and up-dating the conceptual site model.
Assessment Findings	Based on the findings of the soil vapour assessment, vapour concentrations of the previously identified key contaminants of concern (total recoverable hydrocarbons and chlorinated hydrocarbons) were not reported above relevant screening and investigation levels for commercial workers or residential receptors for indoor or outdoor areas. The conceptual site model has now been updated with the results of this investigation. The inhalation exposure route is no longer considered relevant based on the current results.
Conclusions	Based on the sampling completed during the current assessment, there are no identified risks associated with identified soil vapours in indoor air to commercial workers and adjacent residents. It is important to note that this assessment has been conducted based on the continuing industrial/commercial land use. If the land use is proposed to change, a further investigation will be required.
Recommendations	Based on the up-dated conceptual site model it is recommended that an environmental management plan (EMP) be prepared and implemented to manage potential risks associated with the identified hydrocarbon impacts for future intrusive development works (e.g. the construction of a basement).
This sheet is intended to provide a summary only of the assessment of the site. It does not provide a definitive environmental or engineering analysis and is for an introduction only. It should be read in conjunction with the full report. Limitations and assumptions used to reach the conclusions of the executive summary are contained within the report and have not necessarily been included in this executive summary. This report must be read in conjunction with the attached 'Important Information about your Coffey Environmental Report' included in Appendix F.	

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Abbreviations

AHD	Australian Height Datum
ANZECC	Australian and New Zealand Environment and Conservation Council
C_6-C_{36}	Hydrocarbon chainlength fraction
bgs	below ground surface
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
COC	Chain of Custody
COPC	Chemical of potential concern
Eurofins	Eurofins Environment Testing Australia Pty Ltd, trading as Eurofins MGT
LOR	Limit of Reporting
µg/L	micrograms per litre
mg/kg	milligrams per kilogram
mg/L	milligrams per litre
NATA	National Association of Testing Authorities
NEPM	National Environment Protection (Assessment of Site Contamination) Measure
PID	Photoionisation Detector
ppm	parts per million
ppmv	parts per million by volume
QA	Quality Assurance
QC	Quality Control
RPD	Relative Percent Difference
SOP	Standard Operating Procedures
SWL	Standing Water Level
UST	Underground Storage Tank
VOC	Volatile Organic Compound

1. Introduction

1.1. Commission

Ike Ades Motors Pty Ltd commissioned Coffey Environments Australia Pty Ltd (Coffey) to undertake a soil vapour assessment at the property located at 168-172 Main North Road, Prospect South Australia (the site). This property is currently owned by Ike Ades Motors Pty Ltd and leased to Northpoint Toyota Prospect (NTP), a Toyota vehicle dealership. The soil vapour assessment was requested by the South Australian Environment Protection Authority (SA EPA).

A site location plan is provided as Figure 1.

1.2. Objective

The objective of the soil vapour assessment was to assess vapour intrusion related health risks to current on-site receptors, and to current adjacent off-site residential receptors to the north and west of the site.

The SA EPA expects that the assessment will "*target the residential boundaries and office building space by measuring sub-slab concentrations of contaminants*" as per a letter from the EPA dated 27 April 2015 and the meeting of 4 May 2015.

2. Background

2.1. Previous intrusive investigations

Previous environmental investigations were undertaken in 2009 by Coffey on behalf of Major Nominees Pty Ltd, in response to enquiries from the residents of the adjacent property (58 Willcox Avenue) to the west of the site, related to suspected potentially contaminated soil identified at the rear of the property during groundworks for a new building extension. These investigations are documented in the report titled "*Site History Review and Site Contamination Assessment Major Nominees 164-172 Main North Road and 58 Willcox Avenue, Prospect, South Australia*" dated 28 September 2009 (report reference: ENVIWAYV00763AA-R01).

The scope of the previous assessment was discussed and agreed with SA EPA. It included a site history review and an intrusive investigation of soils up to 5 metres below ground surface (mbgs) and perched groundwater. The site history research revealed that potentially contaminating activities had been undertaken at both the rear of 58 Willcox Avenue as well as across the western part of the site, which had included vehicle maintenance and cleaning works.

The investigations detected hydrocarbons in shallow soils at the general depth of perched groundwater at the site (approximately 1 to 2 mbgs). The impacts in shallow soils were vertically delineated at all locations; with soil samples collected beneath the impacts (approximately 4 to 5 mbgs) reporting hydrocarbon concentrations below the laboratory detection limits. Investigations were not extended to the primary aquifer beneath the perched groundwater. It is considered that the impacts to soil and perched water were vertically delineated.

2.2. SA EPA notification

The SA EPA was notified of site contamination of underground water (pursuant to Section 83A of the Environment Protection Act 1993) in relation to chemical substances within the perched groundwater, including Total Petroleum Hydrocarbons (TPH) and Polycyclic Aromatic Hydrocarbons (PAHs).

Coffey note that the SA EPA sent a response, in letter, dated 7 April 2010, stating "*the EPA considers that the assessment work undertaken by you and your consultant (Coffey Environments Pty Ltd) is considered to have delineated the lateral extent of site contamination at your property*."

2.3. SA EPA correspondence

The SA EPA sent a letter to Mr Jack Ades, dated 16 December 2014, which states the SA EPA received an enquiry from a prospective purchaser in October 2014 regarding the need for any further assessment or ongoing monitoring of contamination at the site. This enquiry triggered the SA EPA to review the information available for the site.

The following recent correspondence between SA EPA and Coffey (on behalf of Ike Ades Motors Pty Ltd) has been undertaken:

- Letter from SA EPA to Mr Jack Ades, "*Re: Further site contamination assessment request*", dated 16 December 2014;
- Letter from Coffey to SA EPA, "*Proposal for Further Site Contamination Assessment - 168-172 Main North Rd, Prospect*", dated 29 January 2015;
- Letter from Coffey to SA EPA, "*Review of Site Contamination Assessment - 168-172 Main North Road, Prospect*", dated 26 February 2015 (summarised in Section 2.4 below);

- Letter from SA EPA to Mr Jack Ades, "*Proposed scope of works in response to site contamination assessment request*", dated 27 April 2015;
- Email from SA EPA to Mr Jack Ades "*EPA meeting outcomes re Northpoint Toyota Prospect site*" dated 7 May 2015;
- Letter from Coffey to SA EPA, "*Proposal for Soil Vapour Assessment - 168-172 Main North Rd,* Prospect", dated 14 May 2015;
- Email from SA EPA to Coffey, "*proposed scope of works for NTP*", dated 18 May 2015;
- Email from Coffey to SA EPA, "*Re: proposed scope of works for NTP*", dated 19 May 2015; and
- Email from SA EPA to Coffey, "*Re: proposed scope of works for NTP*", dated 19 May 2015.

2.4. Review of site contamination assessment – 168-172 Main North Road, Prospect (26 February 2015)

A review of existing information was undertaken by Coffey in February 2015, in response to the SA EPA letter dated 16 December 2014, which included a review of previous results in line with current guidance and development of a Conceptual Site Model (CSM) was undertaken.

The review of previous results indicates petroleum hydrocarbon impacts are present in shallow soils beneath the site at the general depth of perched water (approximately 1 to 2 mbgs). These impacts were identified beneath a hard stand bitumen cover in car park areas. It was identified that the petroleum hydrocarbon impacts may represent an unacceptable risk to human health, primarily through dermal contact with, and ingestion of hydrocarbon impacted soils by intrusive maintenance workers undertaking any intrusive works at the site. It was recommended that potential risks associated with the identified hydrocarbon impacts could be managed by implementation of an environmental management plan (EMP) for any future intrusive development works.

2.5. Agreed scope of additional assessment works

A meeting was held at SA EPA on 4 May 2015 with Coffey and Mr Jack Ades to discuss the way forward with the site. The outcome of the meeting and subsequent correspondence listed in Section 2.3 above was that it was agreed that intrusive soil vapour investigations would be undertaken to assess potential risks to on-site receptors and receptors at the neighbouring residential properties.

3. Site conditions and surrounding environment

3.1. Site description

The site is generally flat and comprises commercial buildings associated with the Toyota dealership with an asphalt sealed surface and open car parking areas. The buildings on the site include a reception for services and parts with internal offices in the southern central portion of the site, an elevated office building with an open carport attached in the centre of the site, a new car showroom on the eastern portion of the site, vehicle storage sheds (which were former workshops), detailing shed with a wheel alignment and wash bay on the western portion of the site. All buildings have sealed floors.

Review of available historical information in Coffey letter dated 26 February 2015 indicates that one UST, installed in 2002, currently exists at the site. The location of this existing UST is shown together with other site features on Figure 2. An oblique view of the site and surroundings obtained from current Google Earth imagery is included as Figure 3.

3.2. Surrounding land uses

The site is located in a mixed zone containing residential, recreational and commercial properties. The commercial properties are located on either side of Main North Road, which runs in a north/south direction along the eastern site boundary. These commercial properties extend approximately 50 m on the eastern and western sides of Main North Road. Residential properties are located immediately adjacent to the north and west of the site. A public reserve (St John Wood Gardens) is located adjacent to the northern site boundary and the Prospect Oval is situated approximately 50 m southwest of the south western site boundary.

3.3. Geoenvironmental setting

3.3.1. Regional geology

The 1:50,000 Topographic Series (Department of Lands, 1985) Adelaide Map SA Sheet 6628-3 and Part 6528-2 shows the site is situated at approximately 50 metres Australian Height Datum (mAHD).

The 1:250,000 Geological Survey of South Australia (Department of Mines, 1969) Adelaide Map SA Geological Atlas Series Sheet SI 54-9 Zones 5 & 6 shows the site is underlain by the POORAKA FORMATION: Pale red-brown sandy clay containing carbonate of the LOVEDAY SOILS. (Small outcrops of older accrete and veneers of younger sand and soils are not differentiated).

The Soil Association Map of the Adelaide Region (1:50,000 scale) indicates that the site would be underlain by a Brown Colonised Soil Profile (BS). The Brown Colonised soil profile is typically characterised by an upper layer of highly calcareous soils overlying clay and sandy clay of medium and high plasticity.

The highly calcareous soils vary in thickness from about 1 m to 3 m and include low plasticity sandy and silty clay and clayey sand, with a varying proportion of calcareous nodules of varying size. The soils are typically friable, of low density with a porous structure and are weakly cemented. In places the highly calcareous soils have the potential to soften markedly when inundated.

The underlying medium and high plasticity clays are similar to the Hindmarsh Clay and have the potential to undergo relatively large shrink-swell movements with changes in soil moisture content.

3.3.2. Regional hydrogeology

Information obtained from DEWNR groundwater database (2015) indicates that there are a total of 26 registered groundwater bores within a 1 km radius of the site. The bores are registered as domestic (9), monitoring (3), drainage (2), irrigation (1), geothermal energy (4) and no purpose listed (7). No registered bores are located on-site (Coffey, 2009).

The recorded total dissolved solids (TDS) concentrations of the groundwater in the site vicinity ranges from 561 to 3,597 mg/L (with an average of 1,980 mg/L) indicating the groundwater is suitable for maintenance of freshwater aquatic ecosystems, recreational use, agricultural and aquacultural use and commercial/industrial uses (ANZECC/ARMCANZ, 2000).

Three registered bores are located within 500m of the site. One of these bores (6628-9517) is listed as an operational drainage bore and is located approximately 100m north east of the site. Another of these bores (6628-16804) is listed as a domestic bore (status unknown) and is located approximately 200m north west of the site. The third registered bore located within 500m of the site (6628-8696) and does not have information regarding status or purpose. None of these three bores have recorded standing water levels; however the maximum drilling depth of the bores ranges from 21.95m to 31.39m.

Based on information from registered bores within the area, Coffey's experience in the area and drillers' experience in the area, the depth to the primary aquifer beneath the site is likely to be greater than 20 mbgs. The regional groundwater in the Prospect area is expected to flow in a general westerly/south-westerly direction, based on previous work completed by Coffey in the vicinity of the site.

3.3.3. Site geology

From review of the drilling borelogs included in the Coffey 2009 report, the site is sealed with asphalt that is underlain by sandy, clayey fill material up to approximately 0.6-1 mbgs. This is underlain by calcareous sandy clay to approximately 2.5 mbgs, which is underlain by high plasticity orange brown clays to at least the maximum drilling depth of 5 mbgs. Soils were wet or saturated from approximately 1 to 2 mbgs, indicating the presence of perched groundwater.

The current soil vapour assessment found the lithology to be consistent with the previous Coffey 2009 investigation and in-line with the regional geology. During the drilling of soil vapour bore SV5, increasingly moist soils were encountered at approximately 0.9 mbgs indicating the potential presence of perched groundwater. The depth of the soil vapour bore was therefore limited to this depth so that the probe was installed above perched groundwater. The borelogs for the soil vapour assessment are included in Appendix B.

3.3.4. Site hydrogeology

Perched groundwater was encountered during the previous investigations in 2009 at depths ranging between 1 and 2 mbgs.

The Brown Colonised soil profile is characterised by the presence of a shallow groundwater table (commonly referred to as a perched groundwater table or perched groundwater). The perched groundwater typically occurs within the relatively permeable highly calcareous soils, near the interface with the relatively impermeable Hindmarsh Clay. Perched groundwater is more common where the surface of the high plasticity clay forms a broad trough. Perched groundwater can also occur in permeable fill materials.

The perched groundwater is commonly associated with surface infiltration from rainfall or leaking water bearing services (mains water, sewer, storm water, soakage pits etc). The infiltration is more common where surface drainage of the site is poor and/or the site is unsealed.

The perched groundwater is therefore largely related to seasonal climatic factors and is usually less extensive in the drier summer months and more widespread in the wetter months.

The occurrence and volume of water associated with perched groundwater varies markedly over short lateral distances with adjacent boreholes often showing markedly varying moisture conditions.

4. Preliminary conceptual site model

4.1. Overview

A preliminary conceptual site model (CSM) was formulated using available information from the Coffey 2009 investigation (Coffey, 2009) and was presented in Coffey letter dated 26 February 2015. This initial CSM was developed prior to the current soil vapour assessment to determine the presence of plausible exposure pathways and hence the presence of significant risk to susceptible receptors such as humans, ecosystems or the built environment. For a significant or identifiable risk to exist an exposure pathway must be present which requires each of the following to be identified:

- The presence of substances that may cause harm (SOURCE);
- The presence of a receptor which may be harmed at an exposure point (RECEPTOR); and
- The existence of means of exposing a receptor to the source (EXPOSURE ROUTE).

In the absence of a plausible exposure pathway there is no risk. Therefore, the presence of measurable concentrations of chemical substances does not automatically imply that the site will cause harm. In order for this to be the case a plausible exposure pathway must be present allowing a source to adversely affect a receptor. The nature and importance of both receptors and exposure routes, which are relevant to any particular site, will vary according to its characteristics, intended end-use and its environmental setting.

4.2. Identified sources

Based on the findings of previous investigations, residual impacts beneath the site include:

- Petroleum hydrocarbons in shallow soils (approximately 1.5 to 2 mbgs), at the general depth of perched water at the site; and
- Benzo(a)pyrene at one location beneath the bitumen cover (likely to be attributed to bitumen fragments from the above cover).

Following discussions with SA EPA on 4 May 2015 and associated correspondence, the potential for chlorinated hydrocarbons was also considered during this investigation based on historical activities at the site.

4.3. Potential exposure routes and transport mechanisms

The main exposure routes that could be feasible in terms of continued use of the site as a vehicle dealership are:

- On and off-site migration through granular soils by water or gas media;
- Via stormwater drains, backfilled service trenches and backfilled tank pits;
- Through direct skin contact with the impacted soil (if hardstand capping is removed);
- Via hand to mouth activities resulting in ingestion of soil (if hardstand capping is removed);
- Airborne migration of dust or soil particles leading to inhalation; (if hardstand capping is removed);
- Volatilisation and/or vapour intrusion leading to inhalation; and
- Surface water infiltration (if capping/sealed bitumen on site is removed) leading to downward leaching of contaminants within shallow soils.

4.4. Potential receptors

Based on the available information on the site, the following key site-specific potential receptors may be considered for this site:

- Persons working at or visiting the site that may be exposed to vapours that emit into indoor areas; and
- Ground workers and maintenance workers conducting intrusive work at the site in the event they come into contact with impacted perched groundwater or soil or are exposed to vapours that emit into indoor or outdoor areas.

Following discussions with SA EPA on 4 May 2015 and associated correspondence, the following off-site receptors are also considered for this investigation:

- Residents located adjacent to the north and west of the site that may be exposed to chemicals of potential concern (COPCs) as a result of vapour intrusion into indoor areas.
- On-site commercial workers that may be exposed to COPCs as a result of vapour intrusion into indoor areas.

4.5. Potentially complete exposure pathways

In summary, it was identified that the main risks from the identified soil and perched groundwater impacts are associated with the potential for ground workers to be in contact with subsurface soils and perched groundwater. Inhalation of vapours by indoor workers and off-site residents was also considered. The identified potentially complete exposure pathways are set out in Table A below.

Table A – Identified potentially complete exposure pathways

Source of Contamination	Key Chemicals of Concern	Key Exposure Routes	Key Receptors
Impacted soils beneath hardstand cover	Petroleum hydrocarbons, chlorinated hydrocarbons	Dermal contact with soil Ingestion of soil Inhalation of vapours (although unlikely due to predominantly aliphatic compounds)	On-site ground workers and commercial workers Off-site residents to the north and west
Impacted perched water	Petroleum hydrocarbons, chlorinated hydrocarbons	Dermal contact Inhalation of vapours (although unlikely due to predominantly aliphatic compounds)	

5. Scope of works

5.1. Overview

To achieve the assessment objective Coffey undertook the following scope of works to assess potential vapour risks to both on-site commercial receptors and off-site residential receptors. The installation of soil vapour probes was undertaken on 22 May 2015 with the vapour monitoring undertaken on 31 May 2015.

- Preparation of a Health, Safety, Security and Environment (HSSE) plan;
- Drilling through the concrete slabs at four targeted locations (designated SV1 to SV4) across the site and installation of Vapor Pins™;
- Drilling, using hand augering methods, and installation of one soil vapour well (SV5) to 0.9 mbgs (above perched groundwater);
- Soil samples were collected from the surface and sub-surface and where visual/olfactory observations indicated the presence of impacts;
- Soil returns were logged in general accordance with the unified soil classification system (USCS) and field screened for the presence of volatile organic compounds (VOCs) with a photoionization detector (PID);
- One soil sample was collected for laboratory analysis of VOCs and total recoverable hydrocarbons (TRH);
- Purging of soil vapour locations (SV1 to SV5) prior to sampling;
- Collection of soil vapour samples from all five soil vapour locations using evacuated canisters;
- Integrity testing of the soil vapour locations and sampling equipment using helium as a tracer;
- Analysis of VOCs by the TO-15 methodology, TPHCWG fractions and general gases, including helium; and
- Reporting of the soil vapour assessment results and revisions to the CSM (this report).

5.2. Soil vapour bore locations

The locations of the sub-slab soil vapour bores (SV1 to SV4) and the soil vapour well (SV5) are presented on Figure 2, and the rationale behind each of the targeted locations is summarised in Table B below.

Table B – Soil vapour well and sub-slab soil vapour bores locations

Soil Vapour Bore	Location	Maximum Depth	Rationale
SV1	Within the eastern internal office behind the reception area (within the service and parts reception).	Limited to the base of the slab (0.190 mbgs).	To determine if potential risk exists to the commercial workers and site users and within proximity to former dry cleaners and possible location of underground storage tank.
SV2	Within the north eastern corner of the vehicle storage area (south of the current UST and south-west of the elevated office building with possible crawl space).*	Limited to the base of the slab (0.180 mbgs)	To determine if potential risk exists to the commercial workers and site users.
SV3	Located within the north-western corner of detailing shed (vehicle storage), approximately 2 metres from the northern and western boundaries of the site.	Limited to the base of the slab (0.203 mbgs).	To determine if potential risk exists to the commercial workers and site users or adjacent residents to the north and west.
SV4	Located within the south-western corner of detailing shed (vehicle storage), approximately 2 metres from the western boundary of the site and north of the oil/grease arrestor tank.	Limited to the base of the slab (0.203 mbgs).	To determine if any potential risk exists to the commercial workers and site users or adjacent residents to the west.
SV5	Located close to the northern boundary in the northern carpark, north of the current UST.	0.9 mbgs (above the perched groundwater).	To determine if any potential risk exists to the adjacent residents to the north (occupying transportable building present adjoining the northern fence).

*It is noted that a sub-slab soil vapour bore was not installed within the elevated office building as it has been assumed that a crawl space exists or a concrete slab of thickness of approximately 0.5 metres.

5.3. Methodology

The detailed methodology adopted for the soil vapour assessment is outlined in Table C below:

Table C – Methodology

Item	Methodology
Sub-slab vapour bore construction	The sub-slab soil vapour bore construction (SV1 to SV4) was in accordance with the protocols described in the CRC-CARE Technical Report No. 23 '*Petroleum Hydrocarbon Vapour Intrusion Assessment: Australian Guidance'* . The sub-slab vapour bores were installed using Vapour Pins™, self-sealing probes that are hammered into a 5/8" hole through the slab. The body of each probe was seated in a larger countersink hole and finished with a flush mounted stainless steel cover. The Vapour Pins™ create a seal using a silicon sheath around the flanged lower part of the probe. As the pin is hammered into the hole, the silicon sheath is compressed and forms the seal.
External soil vapour well construction	The external soil vapour well construction (SV5) was in accordance with the protocols described in the CRC-CARE Technical Report No. 23 *'Petroleum Hydrocarbon Vapour Intrusion Assessment: Australian Guidelines'*. The external soil vapour well was installed as follows: ▪ The soil vapour well was drilled using a hand auger. ▪ The soil vapour implant, which consists of a perforated stainless steel tube attached to ¼-inch Teflon tubing, was positioned in a sand-pack approximately 200mm to 300mm in height. The Teflon tubing connects to the soil-vapour implant to the surface. ▪ The sand-pack was formed using 8/16 fine grade sand. ▪ Approximately 200mm of wetted bentonite was placed above the sand-pack, above which a grout was used to backfill the borehole to the surface. ▪ The ground surface was finished by a flush-mount lockable Gatic covering to protect the sample point construction. ▪ The Teflon tubing was capped at the surface to prevent air exchange in to the soil vapour bore. The bore log for the soil vapour well SV5 is presented in Appendix B.
Equilibration time	The minimum recommended equilibration time for soil-vapour sampling is 24 hours from installation. This period is considered to be suitable to allow for any air introduced into the vadose zone around the soil vapour locations during installation to equilibrate with the surrounding soil gas. The soil vapour locations were allowed to equilibrate over a week prior to sampling.
Purging	A minimum volume equal to three times the dead space of the Teflon tubing, soil vapour probe and sampling equipment were purged from each location prior to sampling. Given the equilibration time, purging the full volume of the sand pack was not necessary. Before purging and sampling, each location was fitted with a Siltek® treated self-sealing quick-connect valve attached to the soil vapour location using a ¼" Swagelok fitting. Purging was conducted using a syringe with a one way valve. The syringe was connected to the soil vapour locations using a length of Teflon tubing and a quick-connect valve. Each syringe stroke is equal to 100mL. A vacuum gauge was fitted in series to the purge syringe, any vacuum created during each syringe stroke was allowed to equalise prior to further purging, ensuring the full volume of the syringe was purged. The purge volume was recorded on the field log sheet (included in Appendix D).

Table C – Methodology (cont'd)

Item	Methodology
Sample collection media	Sample collection was conducted using a 1L Restek Silcocan®. Each canister was cleaned, individually certified and evacuated by the supplying laboratory, SGS-Leeder Consulting Pty Ltd (SGS-Leeder). The canisters were individually numbered with a unique identifier and were sealed with a diaphragm valve and quick-connect valve. The canisters are considered to be appropriate for the collection of volatile organic compounds (VOCs) by the TO-15 methodology.
Associated equipment	Each canister was supplied with a cleaned soil gas 'sampling train' that consisted of a flow restrictor to limit the sampling rate, two vacuum gauges to monitor the vacuum within the canister and the bore, and quick-connect fittings to attach to the soil vapour location and canister. The soil gas sampling trains were all Siltek® treated and were considered to be appropriate for the collection of VOCs by the TO-15 methodology. The flow restrictors were set to enable a flow rate of 200mL/min.
Shut-in test	Prior to the collection of samples, the purge syringe was used to apply a vacuum to each of the sampling trains. The vacuum was monitored in the sampling train for a period of two minutes to ensure no leaks were present.
Soil vapour collection	After the shut-in test was complete, the sampling train was connected to the soil vapour location and the canister. The initial canister vacuum was recorded on the field log sheet. During sampling the soil vapour location vacuum was monitored to ensure the vacuum did not exceed 8 in.Hg. Sample collection was stopped when the canister vacuum reaches a vacuum of 5 in.Hg (approximately 5 minutes). The final canister vacuum was recorded on the field log sheet and the canister valve was closed and disconnected from the sampling train. One duplicate sample was collected (at a rate of 1 in 20).
Leak testing	To assess for potential leaks in the connections not tested by the shut-in procedure (soil vapour location connection and quick-connect valve) and for short circuiting of atmosphere into the soil vapour location a tracer shroud was utilised during sampling. The tracer shroud consists of a large (~20L) plastic tub with a hole cut in the bottom that is approximately the same size as the soil vapour location gatic cover. A helium cylinder and regulator is used to supply helium into the shroud. During sample the shroud is placed over the soil vapour location, the sampling equipment and canister are also placed within the shroud. The helium concentration in the shroud was measured using a portable helium leak detector (Radiodetection MGD-2002). The flow of helium into the shroud was adjusted to keep the concentration in the range of 10 to 20 %v/v.

6. Screening level assessment criteria

6.1. Soil vapour

The soil vapour analytical results have been compared to the following soil vapour Health Investigation Levels (HILs) and Health Screening Levels (HSLs) provided in the National Environmental Protection (Assessment of Site Contamination) Measure (ASC NEPM) 1999, as amended in 2013 (NEPM, 2013):

- HILs for volatile chlorinated compounds: 'Residential A' and 'Commercial/Industrial D'; and
- HSLs for petroleum hydrocarbons for vapour intrusion: 'HSL A/B Low-High Density Residential' and 'HSL D Commercial/Industrial'.

In addition to the ASC NEPM HSL criteria, the CRC-CARE (2011) HSL criteria for TPHCWG fractions and the HSLs for intrusive maintenance workers were adopted.

The HSLs for petroleum hydrocarbons are specific to soil type and depth of impact; the HSLs relevant to sandy soils at a depth of between 0 to <1m have been adopted.

Soil vapour screening levels were calculated for the aliphatic C_5-C_6 fraction in soil vapour using the process presented in CRC-CARE Technical Report No.10, Part 4: Extension Model and the associated spread sheet for soil vapour, available at the following URL: http://www.crccare.com/publications/downloads/Soil-gas-source-model.xls

The spread sheet incorporates a vapour intrusion model based on the Johnson and Ettinger model (Johnson & Ettinger, 1991) and an exposure model based on equations published in (USEPA, 2009) '*Risk Assessment Guidance for Superfund Volume I: Human Health Evaluation Manual (Part F, Supplemental Guidance for Inhalation Risk Assessment)*'. The selection of input parameters for the model follows the approach taken in the HSL development documentation (CRC CARE, 2011). Physical properties for the aliphatic C_5-C_6 fraction were adopted from Table 7 and Figure 13 of Volume 3 of the Total Petroleum Hydrocarbon Criteria Working Group Series (TPHCWG) (Gustafson, Tell, & Orem, 1997). Toxicity criteria for the aliphatic C_5-C_6 fraction were adopted from Volume 4 of the TPHCWG (Edwards, et al., 1997).

Where vapour investigation levels or screening levels have not been provided in the ASC NEPM 2013, published toxicity data or Tolerable Concentration (TC) have been adopted as screening level assessment criteria. A TC is a daily inhalation or intake exposure level without any appreciable risk of deleterious effects over a lifetime of exposure. These toxicity criteria are developed to assess chemicals that exhibit a threshold. In general, a TC is derived from a no-observed-adverse-effect-level (NOAEL) or a lowest-observed-adverse-effect-level (LOAEL) for a critical effect from human or animal studies, with incorporation of safety factors to account for uncertainty in data extrapolation. A TC does not consider carcinogenic effects.

Chloroform was identified above the laboratory limit of reporting (LOR) without a current Australian screening criterion. The TC for chloroform was sourced from the Agency for Toxic Substances and Disease Registry (ATSDR) minimum risk level (MRL) for ambient air.

6.2. Soil

The screening levels adopted have been derived on the basis of conservative assumptions relating to land use, receptor behaviour, site, buildings and soil characteristics. Chemical concentrations of soil samples have been compared against the following criteria based on the continued commercial/industrial land use associated with vehicle dealership:

- ASC NEPM (NEPC 2013)) - Soil Health Investigation Level (HIL), HIL-D Commercial/Industrial; and
- ASC NEPM (NEPC 2013) - Soil Health Screening Levels (HSL) for vapour intrusion – HSL-D Commercial/Industrial.

In addition to the ASC NEPM HSL criteria, the CRC-CARE (2011) HSL criteria for intrusive maintenance workers were adopted for vapour intrusion and direct contact.

7. Quality assessment

7.1. Overview

An evaluation of the quality assurance (QA) and quality control (QC) procedures and results was conducted to determine the quality of the data obtained from soil and soil vapour assessment and its suitability for use in a screening level health risk assessment.

7.2. Quality assurance

All sampling was performed in accordance with the procedures outlined in Coffey's Standard Operating Procedures (SOPs), which are based on industry accepted protocols for environmental sampling and is summarised in Section 5.3.

Sampling was carried out by a trained environmental scientist. Training was in accordance with Coffey's SOPs with additional supervised field training.

SGS-Leeder was contracted to provide laboratory analysis of all soil vapour samples. SGS-Leeder is a national association of testing authority (NATA) accredited laboratory for all tests conducted and were performed in accordance with NATA accreditation.

Mgt Eurofins, a NATA accredited laboratory, conducted all laboratory analysis of soil samples.

7.3. Quality control

The steps in the sampling and analysis process are subject to natural and inherent variability, and this can affect the results produced, and the overall quality of the data sets generated. In order to minimise the effect of this, standard procedures are used throughout for works carried out in the field, and in the laboratory. The use of such procedures represents one aspect of the quality assurance process. To measure the effectiveness of the quality assurance process, QC samples can be tested, and other QC tests can be conducted during the analysis of samples taken in the field.

QC procedures were used to validate that soil sampling procedures and the soil vapour sampling, that no leaks occurred during sampling, and to assess both the accuracy and the precision of the results produced.

- Measures of ACCURACY provide information on how close to the true result is the reported result. For practical reasons, measures of accuracy are usually confined to the laboratory steps in the overall process and include the measurement of matrix spike recoveries.
- Measures of PRECISION provide information on the variability in the results. Precision was assessed using the degree of variation between intra-laboratory duplicates or 'blind replicate'.

In addition, blank samples can be used to assess whether extraneous materials and factors have contributed to the results obtained from the sampling and analysis process.

7.3.1. Soil equipment rinsate and trip blank samples

One trip blank sample (QC1) and one equipment rinsate blank sample (QC2) were collected and submitted for selected laboratory analysis. Concentrations of all analytes were reported below the laboratory LORs.

7.3.2. Active soil gas sampling

Leak testing

‘Shut-in’ tests

A vacuum was established and maintained in each sampling train prior to sampling. All canisters and sampling train used in the assessment were found to have passed the shut-in procedure.

Tracer shroud test

Helium was maintained to a concentration between 10-20 %v/v in the tracer shrouds during sampling of all locations. A Radio detector MGD-2002 helium meter was used to continuously measure the helium concentration within the shroud during sampling. Calibration certificates for the field instruments are presented in Appendix D.

Australian and international guidance documents generally recommend that a sample is considered compromised if the tracer content is greater than 10% of the concentration in the shroud (CRC CARE, 2013 and ITRC, 2007)

All canisters underwent laboratory analysis for helium. A summary of the analysis is provided in Table 1. Five samples were collected on 31 May 2015 and the helium was found to be within the acceptable range for each of the samples.

Field duplicates

Precision of the sample collection, transport and analysis process is measured by a relative percentage difference (RPD) between the primary sample results and the duplicate sample results. The acceptance target for laboratory duplicates as presented in the USEPA (1999) TO-15 methodology is 25%.

Field duplicates were collected at a rate of 1 in 10 primary samples. The following blind duplicates were collected:

- QC1 – Blind duplicate of SV2

All field duplicate RPD values were all within the acceptable range.

Laboratory QC

All method blank samples reported samples reported analytes to be below the laboratory reporting limits.

All matrix spike recoveries were within the laboratory acceptance criteria of between 70% to 130%.

All laboratory duplicate RPD values were within the TO-15 acceptable range of 25%.

QA/QC summary

In summary, Coffey concludes that the QA/QC field sampling procedures and laboratory procedures to be acceptable for the purpose of this assessment.

8. Results

8.1. Soil vapour

Analytical results from the soil vapour sampling round carried out on the 31 May 2015 are presented in Table 1 (attached).

In summary:

- BTEXN concentrations are all below the relevant HSL-A and HSL-D values;
- TPHCWG fractions in all samples are all below the HSL-A and HSL-D values; and
- VOCs are all below the relevant HIL-A and HIL-D values.

A summary of the soil vapour results are presented in Table D below.

Table D: Summary of Chemicals against Adopted Screening Levels

Chemical Name	Reported Concentration Range (mg/m^3)	Screening Levels – ASC NEPM 2013 Soil Vapour HSL (mg/m^3)		Screening Levels - CRC CARE (2011) Vapour HSLs (mg/m^3)			ATSDR (mg/m^3)
		Commercial/ Industrial 'D' – 0 to <1m	Residential 'A/B' – 0 to <1m	Commercial/ Industrial 'D' – 0 to <1m	Residential 'A/B' – 0 to <1m	Intrusive Maintenance Workers 0 to <1m	
Benzene	<0.0023 to 0.01	4	1	3.7	0.99	760	NE
Ethylbenzene	<0.0028 to 0.005	1300	330	1300	330	NL	NE
Toluene	<0.0028 to 0.021	4800	1300	4800	1300	NL	NE
Total xylenes	0.0065 to 0.0122	840	220	840	220	NL	NE
Aliphatic EC5-6	<0.092 to 0.28	NE	NE	16000	4200	NL	NE
Aliphatic EC>6-8	<0.092 to 0.88	NE	NE	16000	4300	4080000	NE
Aliphatic EC>8-10	<0.092 to 0.72	NE	NE	880	230	259000	NE
1,1,1-trichloroethance (1,1,1-TCA)	<0.0037 to <0.0041	230	60	NE	NE	NE	NE
Chloroform	<0.0042 to 0.0064	NE	NE	NE	NE	NE	0.1
Cis-1,2-dichloroethene	<0.0037 to 0.01	0.3	0.08	NE	NE	NE	NE
Trichloethene (TCE)	<0.0042 to 0.011	0.08	0.02	NE	NE	NE	NE
Tetrachloroethene (PCE)	<0.0051 to 0.75	8	2	NE	NE	NE	NE
Naphthalene	<0.0097 to <0.011	3	0.8	NE	NE	NE	NE
Vinyl chloride	<0.0018 to <0.002	0.1	0.03	NE	NE	NE	NE

Note: NE = not established; NL=Not Limiting

The following chemicals reported results above the laboratory LOR but do not have screening levels in the selected assessment criteria:

- 1,2,4-trimethylbenzene;
- 1,3,5-trimethylbenzene;
- Cyclohexane;
- Heptane; and
- Hexane.

All of the above compounds are non-carcinogenic petroleum hydrocarbons that are considered to be adequately assessed as part of their relevant TPHCWG fraction.

All other analytes analysed for as part of the TO-15.02 volatile organics sampling suite reported results below the laboratory LOR and below the selected assessment criteria.

Chloroform was identified above the LOR. Coffey has adopted a screening level of 0.1 mg/m^3 based on the ATSDR minimum risk level (MRL) for ambient air. This is considered to be conservative as there would be significant attenuation between soil vapour and indoor air.

8.2. Soil

The soil sample collected from SV5 at 0.8-0.9 mbgs was analysed for VOCs and TRH. Concentrations of these analytes were reported below the laboratory LOR.

Laboratory certificates for the soil analysis results are presented in Appendix C.

9. Discussion of previous investigation results

Previous soil analytical results from 2009 investigations were reviewed in detail within the Coffey (2015b) report and are summarised below.

9.1. Petroleum hydrocarbons

It was noted that petroleum hydrocarbon concentrations were detected in soil samples collected from eight soil bore locations between approximately 1.5 and 2 mbgs and in three perched water grab samples collected at this depth. These soil results cannot be compared with the ASC NEPM (NEPC, 2013) HSLs due to the high moisture content and these perched groundwater results cannot be compared with the ASC NEPM HSLs due to the depth of the perched groundwater encountered being less than 2 mbgs.

The hydrocarbon impacts in soil were vertically delineated with all soil samples collected below the detected concentrations (at depths between 4 and 5 mbgs) having no reportable hydrocarbon concentrations.

It is noted that the hydrocarbon fractions reported in soils and perched water are predominantly aliphatic compounds rather than aromatic compounds. Benzene, toluene, ethylbenzene and xylenes were reported below the laboratory LOR in the majority of soil samples collected. It is also noted that soils and perched water with detectable hydrocarbon concentrations are located beneath sealed hardstand (bitumen) cover within a car park area of a commercial site.

Vapour migration of previously identified hydrocarbon impacts has now been assessed through this soil vapour assessment.

In addition to the above discussion, the previous soil results can be compared with the CRC-CARE (2011) HSL criteria for intrusive maintenance/ trench workers for direct contact. Whilst the previous petroleum hydrocarbon results do not match the TPHCWG fractions, the results are well below these values for intrusive maintenance workers.

9.2. Volatile organic compounds

Six primary soil samples and three perched water grab samples were analysed for VOCs in the 2009 investigation. All concentrations were below the laboratory LOR, with the exception of 1,2 - dichlorobenzene in one soil sample at bore S9 at a depth of 1.2-1.3mbgs at a concentration of 0.19mg/kg. It is noted there is no HIL or HSL within the ASC NEPM (2013) for 1,2-dichlorobenzene, however this concentration is below the US EPA Regional Screening Level for industrial soil for 1,2 – dichlorobenzene of 93 mg/kg (US EPA, 2015).

It is noted that 1,2-dichlorobenzene was not detected in any of the soil vapour samples collected from the five soil vapour monitoring locations, with SV2 located approximately 8 metres to the south of S9 and SV5 located approximately 10 metres to the north of S9.

10. Revised conceptual site model

Based on the findings of the current soil vapour assessment, vapour concentrations of the previously identified key COPCs (petroleum hydrocarbons and chlorinated hydrocarbons) were not reported above relevant screening and investigation levels for commercial workers or residential receptors for indoor or outdoor areas.

With the findings from the current soil vapour assessment the conceptual site model has now been revised for the key identified potentially complete exposure pathways that might result in an unacceptable risk to human health or the environment. In summary, it has been identified that the main risks from the identified soil and perched groundwater petroleum hydrocarbon impacts are associated with the potential for ground workers to be in contact with subsurface soils and perched groundwater. The remaining identified plausible exposure pathways are set out in Table E below:

Table E – Revised potentially complete exposure pathways

Source of Contamination	Key Chemicals of Concern	Key Exposure Routes	Key Receptors
Impacted soils beneath hardstand cover	Petroleum hydrocarbons	Dermal contact with soil Ingestion of soil	Ground workers
Impacted perched water		Dermal contact with groundwater (unlikely due to the majority of services present in the upper metre of the soil profile and therefore maintenance workers are unlikely to come in contact with water)	

11. Conclusions

In conclusion, Coffey installed five soil vapour monitoring locations (SV1 to SV5) at targeted locations across the site to assess vapour intrusion related health risks to current on-site commercial workers and off-site residents to the north and west of the site.

Based on the vapour sampling completed during the current assessment, there are no identifiable risks to indoor air from soil vapour to on-site receptors and adjacent off-site residential receptors.

The conceptual site model has now been updated with the results of this investigation. The inhalation exposure route is no longer considered relevant based on the current results.

Coffey's previous review of the 2009 soil results (Coffey, 2015b) indicates petroleum hydrocarbon impacts are present in shallow soils beneath the site at the general depth of perched water (approximately 1 to 2 mbgs). These impacts have been identified beneath a hard stand bitumen cover in car park areas. It has been identified that the petroleum hydrocarbon impacts may represent an unacceptable risk to human health primarily through dermal contact and ingestion of hydrocarbon impacted soils to ground workers undertaking any intrusive works at the site.

It is important to note that this assessment has been conducted based on the continuing industrial/commercial land use. If the land use is proposed to change, a further investigation will be required.

12. Recommendations

Based on the up-dated conceptual site model Coffey recommends an environmental management plan (EMP) be prepared and implemented to manage potential risks associated with the identified hydrocarbon impacts for future intrusive development works (e.g. the construction of a basement).

The objective of the EMP would be to manage identified potential risks to human health and the environment in relation to future development activities and to minimise adverse impacts of these activities on the environment. The recommended EMP would include appropriate management measures and procedures for ‘unexpected finds’ such as USTs, impacted soils and perched groundwater. It would also include appropriate occupational health and safety (OH&S) procedures during site development works.

All findings and conclusions of this report must be read in accordance with ‘Important Information about your Coffey Environments Report’ provided in Appendix F.

13. References

ANZECC (2000) National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality

API (2005) Collecting and Interpreting Soil Gas Samples from the Vadose Zone. American Petroleum Institute, Washington DC

ATSDR (1995) Toxicological Profile for Chloroform based on a minimum risk level (MRL) for ambient air. Agency for Toxic Substances and Disease Registry (ATSDR), US Department of Health and Human Services

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Tables

Table 1
Ike Ades Motors Pty Ltd Soil Vapour - Gas Results

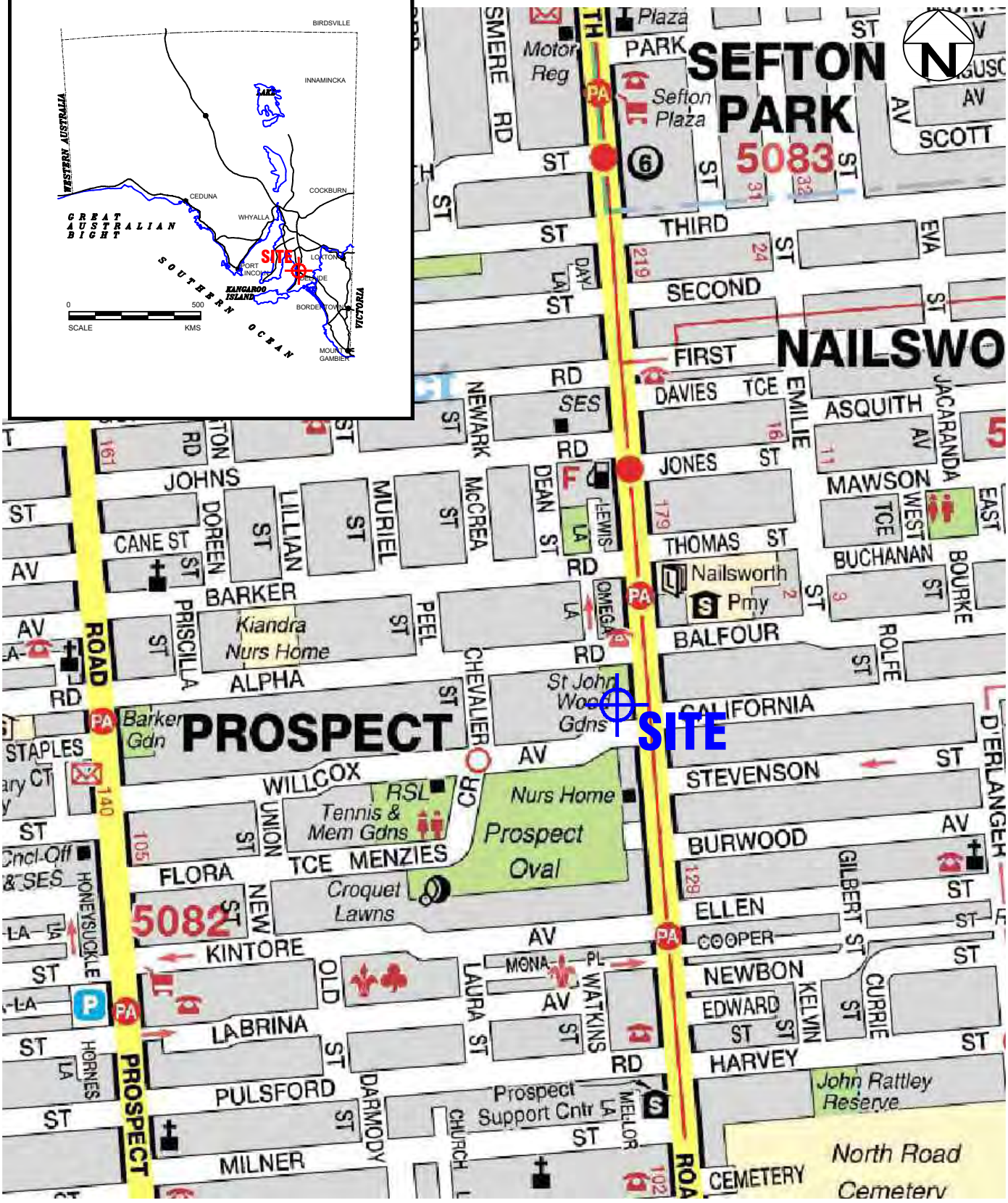
				Field_ID						SV 1 SC1059	SV 2 SC1085	QC 1 SC1058	RPD	SV 3 SC1070	SV 4 SC1079	SV 5 SC1052
				Sampled_Date						31/05/2015	31/05/2015	31/05/2015		31/05/2015	31/05/2015	31/05/2015
				Matrix_Type						GAS	GAS	GAS	%	GAS	GAS	GAS
				SampleComments								Duplicate of SV2	RPD Between SV2 and QC1			
				NEPM 2013 Commercial/Ind D Soil Vapour HSL for Vapour Intrusion	NEPM 2013 Residential Soil Vapour HSL A/B for Vapour Intrusion	CRC CARE 2011 Commercial/Ind HSL D for Vapour Intrusion	CRC CARE 2011 Residential Soil Vapour HSL A/B for Vapour Intrusion	CRC CARE 2011 Intrusive Maintenance Workers (shallow trench) HSL for Vapour Intrusion	ATSDR 1995							
Method_Type	**ChemName**	**Units**	**LOR**	0 to <1m, Sand	0 to <1m, Sand	0 to <1m, Sand	0 to <1m, Sand	0 to <1m, Sand								
BTEX (TO-15.02 Volatile Organics (w/v))	Benzene	mg/m3	0	4	1	3.7	0.99	760	NE	0.01	<0.0024	<0.0023	NA	<0.0025	<0.0023	0.0071
	Ethylbenzene	mg/m3	0	1300	330	1300	330	NL	NE	0.005	<0.0028	<0.0028	NA	<0.003	<0.0028	<0.0028
	Toluene	mg/m3	0	4800	1300	4800	1300	NL	NE	0.015	<0.0028	<0.0028	NA	<0.003	0.0033	0.021
	Xylene (o)	mg/m3	0	NE	NE	NE	NE	NE	NE	0.0089	<0.0028	<0.0028	NA	<0.003	<0.0028	0.0045
	m,p-Xylene	mg/m3	0	NE	NE	NE	NE	NE	NE	0.0033	<0.0062	<0.006	NA	<0.0066	<0.0061	0.002
	Total Xylenes	mg/m3	#	840	220	840	220	NL	NE	0.0122	<0.009	<0.0088	NA	<0.0096	<0.0089	0.0065
TO-15.TPHCWG.01 Aliphatic Fraction (w/v)	Aliphatic EC5-6	mg/m3	0	NE	NE	16,000	4200	NL	NE	<0.095	<0.095	<0.093	NA	<0.1	0.28	<0.092
	Aliphatic EC>6-8	mg/m3	0	NE	NE	16,000	4300	4,080,000	NE	<0.095	<0.095	<0.093	NA	0.19	0.88	<0.092
	Aliphatic EC>8-10	mg/m3	0	NE	NE	880	230	259,000	NE	0.72	<0.095	0.17	NA	<0.1	0.13	<0.092
	Aliphatic EC>10-12	mg/m3	0.092	NE	NE	890	240	310,000	NE	<0.095	<0.095	<0.093	NA	<0.1	<0.094	<0.092
TO-15.TPHCWG.07 Aromatic Fraction (w/v)	Aromatic EC>8-10	mg/m3	0.092	NE	NE	170	46	44,300	NE	<0.095	<0.095	<0.093	NA	<0.1	<0.094	<0.092
	Aromatic EC>10-12	mg/m3	0.092	NE	NE	180	47	51,700	NE	<0.095	<0.095	<0.093	NA	<0.1	<0.094	<0.092
TO-15.Volatile Organics (w/v)	1,1,1,2-tetrachloroethane	mg/m3	0.0046	NE	NE	NE	NE	NE	NE	<0.0047	<0.0047	<0.0046	NA	<0.0051	<0.0047	<0.0046
	1,1,1-trichloroethane (1,1,1-TCA)	mg/m3	0.0037	230	60	NE	NE	NE	NE	<0.0038	<0.0038	<0.0037	NA	<0.0041	<0.0038	<0.0037
	1,1,2,2-tetrachloroethane	mg/m3	0.0032	NE	NE	NE	NE	NE	NE	<0.0033	<0.0033	<0.0032	NA	<0.0035	<0.0033	<0.0032
	1,1,2-trichloroethane	mg/m3	0.0037	NE	NE	NE	NE	NE	NE	<0.0038	<0.0038	<0.0037	NA	<0.0041	<0.0038	<0.0037
	1,1-dichloroethane	mg/m3	0.0032	NE	NE	NE	NE	NE	NE	<0.0033	<0.0033	<0.0032	NA	<0.0035	<0.0033	<0.0032
	1,1-dichloroethene	mg/m3	0.0028	NE	NE	NE	NE	NE	NE	<0.0028	<0.0028	<0.0028	NA	<0.003	<0.0028	<0.0028
	1,2,4-trichlorobenzene	mg/m3	0.017	NE	NE	NE	NE	NE	NE	<0.017	<0.017	<0.017	NA	<0.018	<0.017	<0.017
	1,2,4-trimethylbenzene	mg/m3	0	NE	NE	NE	NE	NE	NE	0.027	<0.0038	<0.0037	NA	<0.0041	<0.0038	<0.0037
	1,2-dibromoethane	mg/m3	0.0055	NE	NE	NE	NE	NE	NE	<0.0057	<0.0057	<0.0056	NA	<0.0061	<0.0056	<0.0055
	1,2-dichlorobenzene	mg/m3	0.0046	NE	NE	NE	NE	NE	NE	<0.0047	<0.0047	<0.0046	NA	<0.0051	<0.0047	<0.0046
	1,2-dichloroethane	mg/m3	0.0046	NE	NE	NE	NE	NE	NE	<0.0047	<0.0047	<0.0046	NA	<0.0051	<0.0047	<0.0046
	1,2-dichloropropane	mg/m3	0.0037	NE	NE	NE	NE	NE	NE	<0.0038	<0.0038	<0.0037	NA	<0.0041	<0.0038	<0.0037
	1,2-Dichlorotetrafluoroethane	mg/m3	0.0014	NE	NE	NE	NE	NE	NE	<0.0014	<0.0014	<0.0014	NA	<0.0015	<0.0014	<0.0014
	1,3,5-trimethylbenzene	mg/m3	0	NE	NE	NE	NE	NE	NE	0.0094	<0.0028	<0.0028	NA	<0.003	<0.0028	<0.0028
	1,3-Butadiene	mg/m3	0.0014	NE	NE	NE	NE	NE	NE	<0.0014	<0.0014	<0.0014	NA	<0.0015	<0.0014	<0.0014
	1,3-dichlorobenzene	mg/m3	0.006	NE	NE	NE	NE	NE	NE	<0.0062	<0.0062	<0.006	NA	<0.0066	<0.0061	<0.006
	1,4-dichlorobenzene	mg/m3	0.006	NE	NE	NE	NE	NE	NE	<0.0062	<0.0062	<0.006	NA	<0.0066	<0.0061	<0.006
	1,4-Dioxane	mg/m3	0.0028	NE	NE	NE	NE	NE	NE	<0.0028	<0.0028	<0.0028	NA	<0.003	<0.0028	<0.0028
	1-methyl-4 ethyl benzene	mg/m3	0.0028	NE	NE	NE	NE	NE	NE	<0.0028	<0.0028	<0.0028	NA	<0.003	<0.0028	<0.0028
	2,2,4-Trimethylpentane	mg/m3	0.0042	NE	NE	NE	NE	NE	NE	<0.0043	<0.0043	<0.0042	NA	<0.0046	<0.0042	<0.0042
	2-Chloro-1,3-butadiene	mg/m3	0.0051	NE	NE	NE	NE	NE	NE	<0.0052	<0.0052	<0.0051	NA	<0.0056	<0.0052	<0.0051
	Methyl Ethyl Ketone	mg/m3	0.0023	NE	NE	NE	NE	NE	NE	<0.0024	<0.0024	<0.0023	NA	<0.0025	<0.0023	<0.0023
	2-chlorotoluene	mg/m3	0.0042	NE	NE	NE	NE	NE	NE	<0.0043	<0.0043	<0.0042	NA	<0.0046	<0.0042	<0.0042
	2-hexanone (MBK)	mg/m3	0.0028	NE	NE	NE	NE	NE	NE	<0.0028	<0.0028	<0.0028	NA	<0.003	<0.0028	<0.0028
	4-Methyl-2-pentanone	mg/m3	0.0028	NE	NE	NE	NE	NE	NE	<0.0028	<0.0028	<0.0028	NA	<0.003	<0.0028	<0.0028
	Acrolein	mg/m3	0.0032	NE	NE	NE	NE	NE	NE	<0.0033	<0.0033	<0.0032	NA	<0.0035	<0.0033	<0.0032
	Acrylonitrile	mg/m3	0.0083	NE	NE	NE	NE	NE	NE	<0.0085	<0.0085	<0.0083	NA	<0.0091	<0.0084	<0.0083
	Allyl chloride	mg/m3	0.0032	NE	NE	NE	NE	NE	NE	<0.0033	<0.0033	<0.0032	NA	<0.0035	<0.0033	<0.0032
	Benzyl chloride	mg/m3	0.0032	NE	NE	NE	NE	NE	NE	<0.0033	<0.0033	<0.0032	NA	<0.0035	<0.0033	<0.0032
	Bromodichloromethane	mg/m3	0.0046	NE	NE	NE	NE	NE	NE	<0.0047	<0.0047	<0.0046	NA	<0.0051	<0.0047	<0.0046
	Bromoform	mg/m3	0.0055	NE	NE	NE	NE	NE	NE	<0.0057	<0.0057	<0.0056	NA	<0.0061	<0.0056	<0.0055
	Bromomethane	mg/m3	0.0042	NE	NE	NE	NE	NE	NE	<0.0043	<0.0043	<0.0042	NA	<0.0046	<0.0042	<0.0042
	Carbon tetrachloride	mg/m3	0.0046	NE	NE	NE	NE	NE	NE	<0.0047	<0.0047	<0.0046	NA	<0.0051	<0.0047	<0.0046
	Chlorobenzene	mg/m3	0.0028	NE	NE	NE	NE	NE	NE	<0.0028	<0.0028	<0.0028	NA	<0.003	<0.0028	<0.0028
	Chlorodibromomethane	mg/m3	0.0055	NE	NE	NE	NE	NE	NE	<0.0057	<0.0057	<0.0056	NA	<0.0061	<0.0056	<0.0055
	Chloroethane	mg/m3	0.0028	NE	NE	NE	NE	NE	NE	<0.0028	<0.0028	<0.0028	NA	<0.003	<0.0028	<0.0028
	Chloroform	mg/m3	0	NE	NE	NE	NE	NE	0.1	0.0064	<0.0043	<0.0042	NA	<0.0046	<0.0042	<0.0042
	Chloromethane	mg/m3	0.0032	NE	NE	NE	NE	NE	NE	<0.0033	<0.0033	<0.0032	NA	<0.0035	<0.0033	<0.0032
	cis-1,2-dichloroethene	mg/m3	0	0.3	0.08	NE	NE	NE	NE	<0.0038	<0.0038	<0.0037	NA	<0.0041	0.01	<0.0037
	cis-1,3-dichloropropene	mg/m3	0.0028	NE	NE	NE	NE	NE	NE	<0.0028	<0.0028	<0.0028	NA	<0.003	<0.0028	<0.0028
	Cyclohexane	mg/m3	0	NE	NE	NE	NE	NE	NE	<0.0019	<0.0019	<0.0019	NA	<0.002	0.025	<0.0018
	Dichlorodifluoromethane	mg/m3	0.0018	NE	NE	NE	NE	NE	NE	<0.0019	<0.0019	<0.0019	NA	<0.002	<0.0019	<0.0018
	Diisopropyl ether	mg/m3	0.0032	NE	NE	NE	NE	NE	NE	<0.0033	<0.0033	<0.0032	NA	<0.0035	<0.0033	<0.0032
	Ethanol	mg/m3	0.046	NE	NE	NE	NE	NE	NE	<0.047	<0.047	<0.046	NA	<0.051	<0.047	<0.046
	Ethyl acetate	mg/m3	0.0037	NE	NE	NE	NE	NE	NE	<0.0038	<0.0038	<0.0037	NA	<0.0041	<0.0038	<0.0037
	Ethyl tert-Butyl Ether	mg/m3	0.0023	NE	NE	NE	NE	NE	NE	<0.0024	<0.0024	<0.0023	NA	<0.0025	<0.0023	<0.0023
	Freon 113	mg/m3	0.0046	NE	NE	NE	NE	NE	NE	<0.0047	<0.0047	<0.0046	NA	<0.0051	<0.0047	<0.0046
	Heptane	mg/m3	0	NE	NE	NE	NE	NE	NE	<0.0033	<0.0033	<0.0032	NA	<0.0035	0.0038	<0.0032
	Hexachlorobutadiene	mg/m3	0.0092	NE	NE	NE	NE	NE	NE	<0.0095	<0.0095	<0.0093	NA	<0.01	<0.0094	<0.0092
	Hexane	mg/m3	0	NE	NE	NE	NE	NE	NE	<0.0028	<0.0028	<0.0028	NA	<0.003	0.026	<0.0028
	2-Propanol	mg/m3	0.046	NE	NE	NE	NE	NE	NE	<0.047	<0.047	<0.046	NA	<0.051	<0.047	<0.046
	Isopropylbenzene	mg/m3	0.0037	NE	NE	NE	NE	NE	NE	<0.0038	<0.0038	<0.0037	NA	<0.0041	<0.0038	<0.0037
	Methyl Methacrylate	mg/m3	0.0032	NE	NE	NE	NE	NE	NE	<0.0033	<0.0033	<0.0032	NA	<0.0035	<0.0033	<0.0032
	MTBE	mg/m3	0.0028	NE	NE	NE	NE	NE	NE	<0.0028	<0.0028	<0.0028	NA	<0.003	<0.0028	<0.0028
	n-butylbenzene	mg/m3	0.0037	NE	NE	NE	NE	NE	NE	<0.0038	<0.0038	<0.0037	NA	<0.0041	<0.0038	<0.0037
	n-propylbenzene	mg/m3	0.0032	NE	NE	NE	NE	NE	NE	<0.0033	<0.0033	<0.0032	NA	<0.0035	<0.0033	<0.0032
	o-Cymene	mg/m3	0.0037	NE	NE	NE	NE	NE	NE	<0.0038	<0.0038	<0.0037	NA	<0.0041	<0.0038	<0.0037
	Propene	mg/m3	0.0046	NE	NE	NE	NE	NE	NE	<0.0047	<0.0047	<0.0046	NA	<0.0051	<0.0047	<0.0046
	sec-butylbenzene	mg/m3	0.0037	NE	NE	NE	NE	NE	NE	<0.0038	<0.0038	<0.0037	NA	<0.0041	<0.0038	<0.0037
	Styrene	mg/m3	0.0028	NE	NE	NE	NE	NE	NE	<0.0028	<0.0028	<0.0028	NA	<0.003	<0.0028	<0.0028
	Trichloroethene (TCE)	mg/m3	0	0.08	0.02	NE	NE	NE	NE	<0.0043	<0.0043	0.0053	NA	<0.0046	0.011	<0.0042
	tert-butylbenzene	mg/m3	0.0037	NE	NE	NE	NE	NE	NE	<0.0038	<0.0038	<0.0037	NA	<0.0041	<0.0038	<0.0037
	Tetrachloroethene (PCE)	mg/m3	0	8	2	NE	NE	NE	NE	0.75	0.0075	0.0087	3.7	<0.0056	0.32	<0.0051
	Tetrahydrofuran	mg/m3	0.0018	NE	NE	NE	NE	NE	NE	<0.0019	<0.0019	<0.0019	NA	<0.002	<0.0019	<0.0018
	Naphthalene	mg/m3	0.0097	3	0.8	NE	NE	880	NE	<0.0099	<0.0099	<0.0097	NA	<0.011	<0.0098	<0.0097
	trans-1,2-dichloroethene	mg/m3	0.0028	NE	NE	NE	NE	NE	NE	<0.0028	<0.0028	<0.0028	NA	<0.003	<0.0028	<0.0028
	trans-1,3-dichloropropene	mg/m3	0.0032	NE	NE	NE	NE	NE	NE	<0.0033	<0.0033	<0.0032	NA	<0.0035	<0.0033	<0.0032
	Trichlorofluoromethane	mg/m3	0.0014	NE	NE	NE	NE	NE	NE	<0.0014	<0.0014	<0.0014	NA	<0.0015	<0.0014	<0.0014
	Vinyl acetate	mg/m3	0.0032	NE	NE	NE	NE	NE	NE	<0.0033	<0.0033	<0.0032	NA	<0.0035	<0.0033	<0.0032
	Vinyl bromide (bromoethene)	mg/m3	0.0037	NE	NE	NE	NE	NE	NE	<0.0038	<0.0038	<0.0037	NA	<0.0041	<0.0038	<0.0037
	Vinyl chloride	mg/m3	0.0018	0.1	0.03	NE	NE	NE	NE	<0.0019	<0.0019	<0.0019	NA	<0.002	<0.0019	<0.0018
	tert-Amyl Methyl Ether	mg/m3	0.0028	NE	NE	NE	NE	NE	NE	<0.0028	<0.0028	<0.0028	NA	<0.0030	<0.0028	<0.0028
	tert-Butyl Alcohol	mg/m3	0.0023	NE	NE	NE	NE	NE	NE	<0.0024	<0.0024	<0.0023	NA	<0.0025	<0.0023	<0.0023
MA-1105.AIR.01 General Gases	Helium	% by Vol	0.01	NE	NE	NE	NE	NE	NE	0.01	<0.01	<0.01	NA	<0.01	0.13	0.01
	Argon	% by Vol	0.5	NE	NE	NE	NE	NE	NE	1	1.2	1.1	2.2	0.7	1	1.1
	Carbon Dioxide	% by Vol	0.01	NE	NE	NE	NE	NE	NE	8.1	4.2	4.2	0.0	2	1.2	2.9
	Carbon Monoxide	% by Vol	0.01	NE	NE	NE	NE	NE	NE	<0.01	<0.01	<0.01	NA	<0.01	<0.01	<0.01
	Ethane	% by Vol	0.01	NE	NE	NE	NE	NE	NE	<0.01	<0.01	<0.01	NA	<0.01	<0.01	<0.01
	Ethene	% by Vol	0.01	NE	NE	NE	NE	NE	NE	<0.01	<0.01	<0.01	NA	<0.01	<0.01	<0.01
	Methane	% by Vol	0.01	NE	NE	NE	NE	NE	NE	<0.01	<0.01	<0.01	NA	<0.01	<0.01	<0.01
	Hydrogen	% by Vol	0.01	NE	NE	NE	NE	NE	NE	<0.01	<0.01	<0.01	NA	<0.01	<0.01	<0.01
	Nitrogen (Total)	% by Vol	0.5	NE	NE	NE	NE	NE	NE	80	79	79	0.0	91	77	78
	Oxygen	% by Vol	0.5	NE	NE	NE	NE	NE	NE	11	16	16	0.0	6.4	20	18

Note:
ID = identification
SV = soil vapour location
RPD = relative percentage difference
LOR = limit of reporting
QC = quality control
= Combined results from laboratory results and no Laboratory LOR
NL = not limiting
NA = not applicable
NE = not established

Nominated Investigation Criteria:
1. National Environment Protection Measure (NEPM 2013) health sceening levels (HSLs) HSL for 'Commercial/Industrial D'
2. National Environment Protection Measure (NEPM 2013) health screening levels (HSLs) HSL for 'Residential A'
3. CRC-Care (2011) Commercial/Industrial health sceening levels (HSLs) for vapour intrusion
4. CRC-Care (2011) Residential A/B health sceening levels (HSLs) for vapour intrusion
5. CRC -Care (2011) Intrusive Maintenance Workers (shallow trench) health screening levels (HSLs) for vapour intrusion
6. Agency for Toxic Substances and Disease Registry (ATEDR 1995) chloroform screening level

Result Shaded = exceeds criteria

Figures



SOURCE: AUSTRALIAN CITY STREETS DVD
VERSION 3 2005
ADELAIDE, SOUTH AUSTRALIA

drawn	MV
approved	SE
date	29/06/15
scale	NTS
original size	A4

coffey

client: IKE ADES MOTORS PTY LTD

project: SOIL VAPOUR ASSESSMENT
168-172 MAIN NORTH ROAD, PROSPECT, SOUTH AUSTRALIA

title: SITE LOCATION PLAN

project no: ENAUKESW00763AC-R01 | figure no: FIGURE 1 | rev: A

PLOT DATE: 30/06/2015 1:16:49 PM DWG FILE: F:\ENV\PROJECTS\OTHER OFFICES\ENAUKESW\ENAUKESW00763AC\ENAUKESW00763AC-R01-D01.DWG

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RESIDENTIAL
SAINT JOHN WOOD GARDENS
COMMERCIAL
TRANSPORTABLE BUILDING
RESIDENTIAL
SV5
SV3
NEW CAR SHOWROOM
CURRENT UST
FORMER WASTE OIL UST
OFFICES (ELEVATED WITH POSSIBLE CRAWL SPACE)
(FORMER VEHICLE DETAILING) VEHICLE STORAGE
CARPORT
BOWSER
SV4
SV2
OFFICES
MAIN
CALIFORNIA ST
OIL/GREASE ARRESTOR TANK
VEHICLE STORAGE (FORMER WORKSHOP)
SV1
FORMER DRY CLEANER
WHEEL ALIGNMENT AND WASH BAY
SERVICE AND PARTS RECEPTION
NORTH ROAD
COMMERCIAL
RESIDENTIAL
RESIDENTIAL
58 WILCOX AVENUE
POSSIBLE FORMER UST LOCATIONS (APPROXIMATE)
AVENUE
WILLCOX
VEHICLE MAINTENANCE AREA
COMMERCIAL

LEGEND

- APPROXIMATE SITE BOUNDARY
- SV — SOIL VAPOUR LOCATION (COFFEY, 2015)
- FORMER SITE INFRASTRUCTURE

revision	no.	description	drawn	approved	date
	A	ORIGINAL ISSUE			

NOTE:
ALL LOCATIONS ARE APPROXIMATE
DIMENSIONS IN METRES.

5 0 5 10 15 20
Scale (metres) 1:400

drawn	MV
approved	SE
date	29/06/15
scale	AS SHOWN
original size	A3

coffey

client: IKE ADES MOTORS PTY LTD

project: SOIL VAPOUR ASSESSMENT
168-172 MAIN NORTH ROAD, PROSPECT, SOUTH AUSTRALIA

title: SITE FEATURES PLAN

project no: ENAUKESW00763AC-R01 | figure no: FIGURE 2 | rev: A

PLOT DATE: 30/06/2015 4:03:34 PM DWG FILE: F:\ENVIPROJECTS\OTHER OFFICES\ENAUKESW\ENAUKESW00763AC\ENAUKESW00763AC-R01-D01.DWG

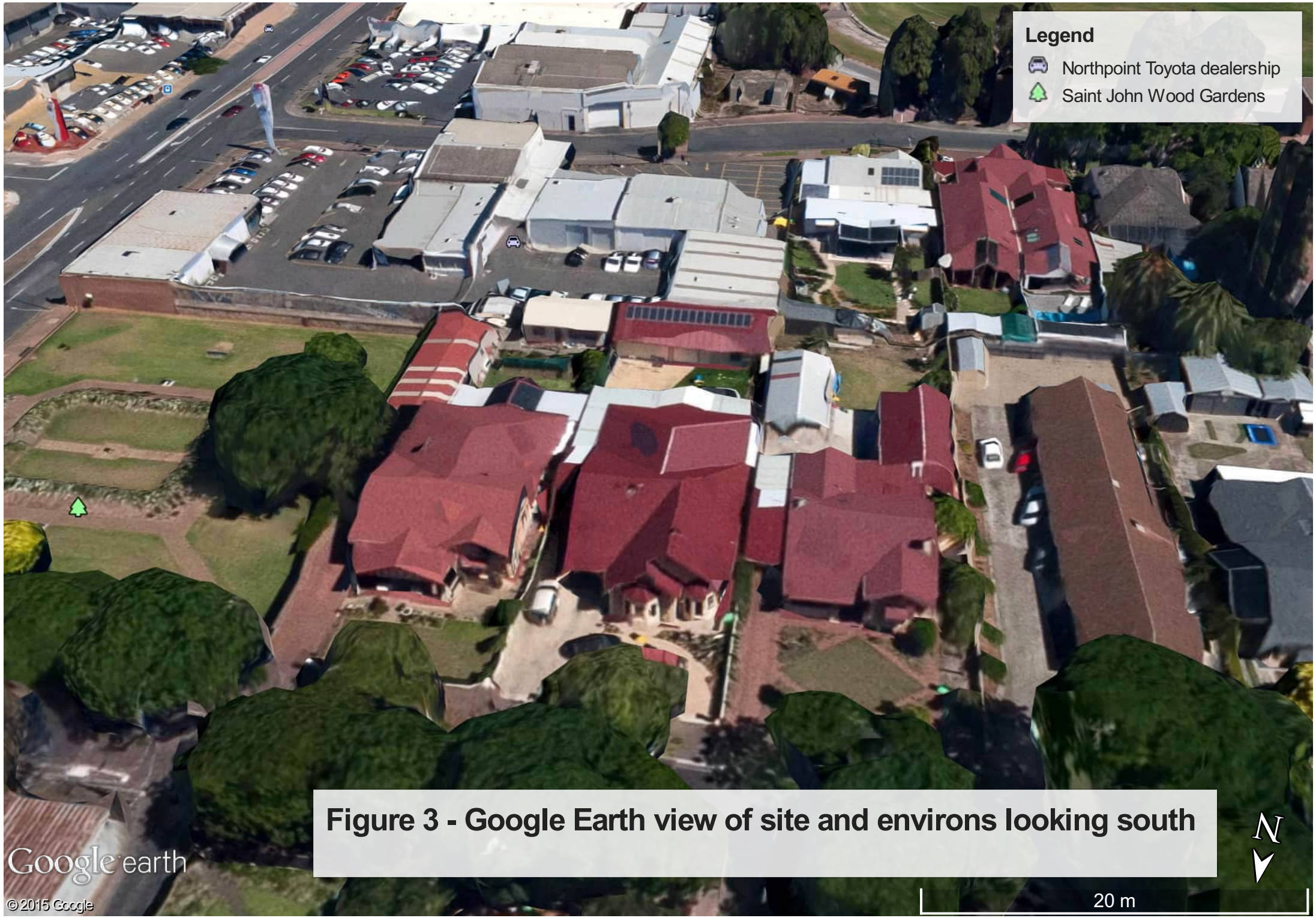


Figure 3 - Google Earth view of site and environs looking south

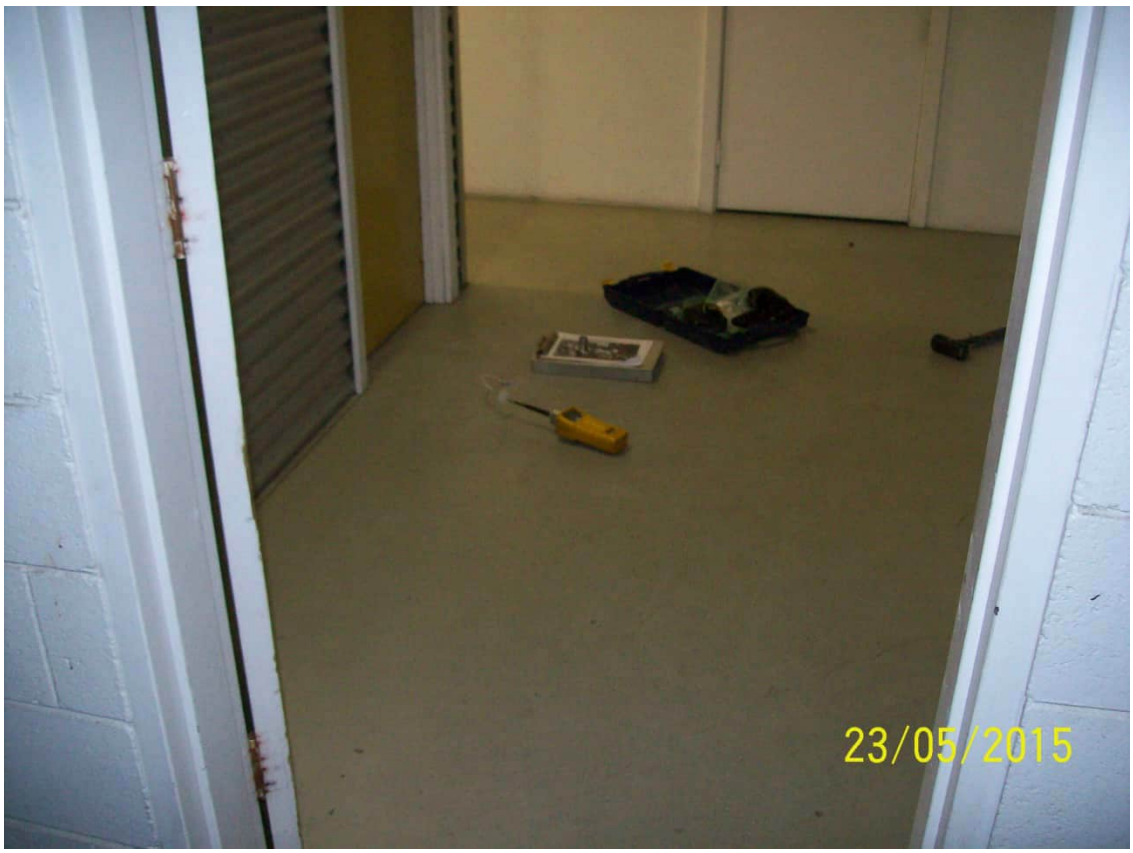
Appendix A - Site Photographs



Photograph 1: Looking north-west at SV3 in (22 May 2015).



Photograph 2: Looking south-west at SV4 (22 May 2015).



Photograph 3: Looking west at SV2 location (22 May 2015).



Photograph 4: Looking north-east at the proposed office SV1 location (8 May 2015).



Photograph 5: Looking east at SV5 location (22 May 2015).



Photograph 6: Looking at elevated office building, with likely crawl space (8 May 2015).

Appendix B - SV5 Bore Log

Drilling Log

Vapor Extraction Well **SV5**

Project *Main North Road Toyota* Owner *Ike Ades Motors Pty Ltd*

Location *168-172 Main North Road, Prospect* Proj. No. *ENAUKESW00763AC*

Surface Elev. *NA* Total Hole Depth *0.9 m.* North *NA* East *NA*

Top of Casing *NA* Water Level Initial *NA* Static *NA* Diameter *80 mm.*

Screen: Dia *NA* Length *NA* Type/Size *NA*

Casing: Dia *NA* Length *NA* Type *NA*

Fill Material *Bentonite/Sand/Bentonite/Grout* Rig/Core *NA/Hollow*

Drill Co. *In Depth Drilling* Method *Hand Auger*

Driller *Lachlan Sandland* Log By *G. Harris* Date *22/5/15* Permit # *NA*

Checked By *D. Tully* License No. *3461*

COMMENTS

Depth (m.)	Well Completion	PID (ppm)	Sample ID / % Recovery / Blow Count Recovery	Graphic Log	USCS Class.	Description (Color, Texture, Structure). Geologic descriptions are based on ASTM Standard D 2487-93 and the USCS.
0		0.5	0.01-0.15			ASPHALT.
						FILL: Gravelly SAND, fine to coarse grained sand, yellow, fine to coarse gravel, moist.
		0.3	0.4-0.5			FILL: Gravelly sandy clay, low to medium plasticity, brown, with some fine to coarse sand and fine to medium gravels (white), moist.
		0.6	0.6-0.8			Silty CLAY: medium plasticity, brown, moist.
		0.4	0.8-0.9		CL ML	Silty CLAY: medium plasticity, orange brown, calcareous silt with some medium to coarse, white, rounded gravel, moist.
1						SV5 - Limit of Investigation at 0.9 mbgs.
2						

Appendix C - Chain of Custody Documentation and Laboratory Certificates

eurofins | mgt

ABN – 50 005 085 521 e.mail : EnviroSales@eurofins.com.au web : www.eurofins.com.au

Melbourne
3-5 Kingston Town Close
Oakleigh Vic 3166
Phone : +61 3 8564 5000
NATA # 1261
Site # 1254 & 14271

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Sample Receipt Advice

Company name:	**Coffey Environments Pty Ltd SA**
Contact name:	Sally Egan
Project name:	MAJOR NOMINEES MAIN NORTH RD
Project ID:	ENAUKESW00763AC
COC number:	Not provided
Turn around time:	5 Day
Date/Time received:	May 26, 2015 8:42 AM
Eurofins | mgt reference:	**458924**

Sample information

☑ A detailed list of analytes logged into our LIMS, is included in the attached summary table.

☑ All samples have been received as described on the above COC.

☑ COC has been completed correctly.

☑ Attempt to chill was evident.

☑ Appropriately preserved sample containers have been used.

☑ All samples were received in good condition.

☑ Samples have been provided with adequate time to commence analysis in accordance with the relevant holding times.

☑ Appropriate sample containers have been used.

☑ Sample containers for volatile analysis received with zero headspace.

☒ Some samples have been subcontracted.

N/A Custody Seals intact (if used).

Contact notes

If you have any questions with respect to these samples please contact:

Onur Mehmet on Phone : (+61) (3) 8564 5026 or by e.mail: OnurMehmet@eurofins.com.au

Results will be delivered electronically via e.mail to Sally Egan - Sally_Egan@coffey.com.

use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other unrecognised features encountered on site. Coffey would be pleased to assist with any investigation or advice in such circumstances.

5. Recommendations in this report

This report assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the investigation area. Recommendations are based on the resulting interpretation.

Should further data be obtained that differs from the data on which the report recommendations are based (such as through excavation or other additional assessment), then the recommendations would need to be reviewed and may need to be revised.

6. Report for benefit of client

Unless otherwise agreed between us, the report has been prepared for your benefit and no other party. Other parties should not rely upon the report or the accuracy or completeness of any recommendation and should make their own enquiries and obtain independent advice in relation to such matters.

Coffey assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report.

To avoid misuse of the information presented in your report, we recommend that Coffey be consulted before the report is provided to another party who may not be familiar with the background and the purpose of the report. In particular, an environmental disclosure report for a property vendor may not be suitable for satisfying the needs of that property's purchaser. This report should not be applied for any purpose other than that stated in the report.

7. Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, a suitably qualified and experienced environmental consultant should be retained to explain the implications of the report to other professionals referring to the report and then review plans and specifications produced to see how other professionals have incorporated the report findings.

Given Coffey prepared the report and has familiarity with the site, Coffey is well placed to provide such assistance. If another party is engaged to interpret the recommendations of the report, there is a risk that the contents of the report may be misinterpreted and Coffey disowns any responsibility for such misinterpretation.

8. Data should not be separated from the report

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists or engineers based on their interpretation of field logs, field testing and laboratory evaluation of samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

This report should be reproduced in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

9. Responsibility

Environmental reporting relies on interpretation of factual information using professional judgement and opinion and has a level of uncertainty attached to it, which is much less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. As noted earlier, the recommendations and findings set out in this report should only be regarded as interpretive and should not be taken as accurate and complete information about all environmental media at all depths and locations across the site.

Appendix I – LBWco Prospect Oval Soil Contamination Report

GAMA CONSULTING










DELIVERING ENVIRONMENTAL SOLUTIONS

Prospect Oval, Menzies Crescent, Prospect, SA

Environmental Soil Assessment

Report for City of Prospect

LBWco Pty Ltd
ABN 58 126 992 274
184 Magill Road, Norwood SA 5067
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Prospect Oval, Menzies Crescent, Prospect, SA Environmental Soil Assessment

Report for City of Prospect

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Abbreviations

ASC NEPM	National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013)
BaP	benzo(a)pyrene
BGL	Below ground level
BTEX	benzene, toluene, ethylbenzene, xylenes
COC	Chain of custody
COPI	Chemicals of potential interest
EHS	Environment, health and safety
EIL	Ecological investigation level / screen level
EP Act	*Environment Protection Act 1993*, Government of South Australia
EPA	Environment Protection Authority, Government of South Australia
HIL/HSL	Health investigation level / screen level
IW	Intermediate Waste
LBWco	LBW co Pty Ltd
LLCW	Low-level Contaminated Waste
LOR	Limit of reporting
MEP	Multiple extraction procedure
mg/kg	milligrams per kilogram
NATA	National Association of Testing Authorities
OCP	Organochlorine pesticides
PAH	Polycyclic aromatic hydrocarbons
QA/QC	Quality assurance / quality control
RPD	Relative percentage difference
TEQ	Toxic Equivalency Quotient
TRH	Total recoverable hydrocarbons
WF	Waste Fill

Executive Summary

LBW co Pty Ltd (LBWco) was commissioned by the City of Prospect (CoP), to undertake an environmental soil assessment at Prospect Oval, Menzies Crescent, Prospect, SA 5082 (the site). The site location is shown in Figure 1, Appendix A.

CoP is proposing the construction of four new light towers around the oval to be located adjacent to the existing towers.

The proposed development works require the construction of footings for the proposed light towers and are likely to include the installation of multiple piles with a pile cap at each location. Surplus soils for disposal are anticipated during development works.

This report documents the objectives, methodology, results, and conclusions of the assessment and was undertaken in general accordance with LBWco's proposal to CoP dated 13 December 2023 (LBWco ref: P232527).

The objectives of the waste soil classification assessment were to:

- Assess whether there are potential unacceptable risks to human health or the environment posed by contamination in soils at the proposed light post locations that would require on site management and / or remediation during redevelopment.
- Provide a preliminary indication of waste classification for soils at each of the proposed light post locations should material become surplus to site requirements and offsite disposal is required.

Based on the field observations and analytical results reported herein, the following conclusions were made in relation to soils at the proposed light post locations:

- Fill material impacted with polycyclic aromatic hydrocarbons (PAH) was assessed as unsuitable for unrestricted reuse onsite.
  - Elevated PAH concentrations indicated the possibility of impacted soils above adopted health and ecological guidelines at locations outside of the current assessment area such as within the oval itself.
- Natural soils were assessed to be suitable for unrestricted onsite reuse.
- Fill material was indicated to be chemically compliant with Low Level Contaminated Waste criteria based on PAH leachability.
  - Due to elevated total dry weight concentrations of PAH, EPA approval will be required for offsite disposal at an EPA licenced landfill.
- Natural soils were indicated to be to be chemically and physically compliant with Waste Fill for the purpose of off-site disposal at a licenced landfill.

The following recommendations are made:

- During piling and other associated light post installation works, fill material and natural soils should be segregated and managed separately.
- Earthworks should be closely monitored for unexpected, impacted material, oversized material or soils different to those encountered during this assessment. Surplus soils for disposal must meet the physical requirements of Waste Fill (inert mineralogical material in pieces not exceeding 100 mm in length).

- Due to the possibility of impacted soils above adopted health and ecological guidelines across the oval itself, LBWco recommends additional soil assessment across the broader oval area.
  - This would be carried out as a next step to assess potential risks across the site and to enable the appraisal of various management or remediation options, if required, including offsite disposal or onsite retention.

The information provided in this report is subject to the limitations expressed in Section 8. The reader should make themselves aware of the limitations and how they relate to the conclusions provided.

1 Introduction

LBW co Pty Ltd (LBWco) was commissioned by the City of Prospect (CoP), to undertake an environmental soil assessment at Prospect Oval, Menzies Crescent, Prospect, SA 5082 (the site). The site location is shown in Figure 1, Appendix A.

CoP is proposing the construction of four new light towers around the oval to be located adjacent to the existing towers.

The proposed development works require the construction of footings for the proposed light towers and are likely to include the installation of multiple piles with a pile cap at each location. Surplus soils for disposal are anticipated during development works.

This report documents the objectives, methodology, results, and conclusions of the assessment and was undertaken in general accordance with LBWco's proposal to CoP dated 13 December 2023 (LBWco ref: P232527).

1.1 Objectives

The objectives of the waste soil classification assessment were to:

- Assess whether there are potential unacceptable risks to human health or the environment posed by contamination in soils at the proposed light post locations that would require on site management and / or remediation during redevelopment.
- Provide a preliminary indication of waste classification for soils at each of the proposed light post locations should material become surplus to site requirements and offsite disposal is required.

2 Soil Investigation Methodology

2.1 Regulatory Guidance

Environmental sampling and testing were undertaken with reference to guidance in the following publications:

- CRC CARE 2017, *Risk-based management and remediation guidance for benzo(a)pyrene*, CRC CARE Technical Report no. 39, CRC for Contamination Assessment and Remediation of the Environment, Newcastle, Australia. (CRC CARE 2017)
- Environment Protection Authority 2019, Guideline for the Assessment and Remediation of Site Contamination.
- Environment Protection Authority 2013, Standard for the production and use of Waste Derived Fill.
- Environment Protection Authority 2010, Current criteria for the classification of waste including industrial and commercial waste (Listed) and waste soil.
- Friebel E and Nadebaum P (2011), Health Screening Level for Petroleum Hydrocarbon in Soil and Groundwater: Part 2 Application Document, Technical report No 10, CRCCARE Adelaide.
- National Environment Protection Council 1999, National Environment Protection (Assessment of Site Contamination) Measure, as amended 2013 (ASC NEPM).

2.2 Scope of Works

The scope of works comprised the drilling of four soil bores (BH01 – BH04) at the approximate proposed location of each new tower, in combination with the geotechnical investigation conducted by WGA.

2.3 Fieldwork Methodology

The soil investigation methodology is summarised in Table 1.

Table 1 Summary of Soil Assessment Methodology

Activity	Details
Sampling event date	17 January 2024
Environment, Health and Safety	Prior to the commencement of field activities, a site-specific (EHS) plan was prepared.
Underground services	WGA was responsible for service location.
Drilling of soil bores	An experienced environmental drilling contractor, A & S Drilling, was engaged by WGA to drill the soil bores via push tube methodology using a truck-mounted drill rig. The works were undertaken under the full-time supervision of LBWco and WGA. BH01, BH02 and BH04 were drilled to 6.0 metres below ground level (BGL). BH03 was drilled to 8.0 mBGL.
Soil logging and sampling	Recovered cores were placed into core trays with depths accurately marked and were logged by an experienced LBWco consultant in general accordance with AS1726-2017. Soils were logged and field indicators of potential contamination (e.g. foreign inclusions, staining, odour, photo-ionisation detector (PID) results) were recorded. Samples were generally retrieved from the top and bottom of each distinct soil layer and at regular intervals to a maximum depth of 6.0 mBGL. During sampling, individual identification numbers were assigned to each sample collected. Borehole logs are provided in Appendix B. Following sampling, each bore was backfilled to the surface and asphalt was reinstated by the driller.
Sample handling	Soil samples were handled exclusively by an LBWco consultant and were stored in glass jars supplied by the primary contract laboratory, Eurofins. Disposable nitrile gloves were worn by the field representative whilst handling samples and were replaced with clean, new gloves prior to the collection of each sample.
Decontamination of sampling equipment	Decontamination of the drilling equipment was undertaken by the drilling contractor to avoid cross-contamination by washing with Decon-90 solution and rinsing with potable water.
Quality Control	One intra-laboratory and one inter-laboratory quality control blind-coded field duplicate sample was collected and analysed. One rinsate sample was collected from a decontaminated push tube rod and from a decontaminated drilling tool (Rinse-1) and analysed for metals.
Laboratory analysis	Samples considered representative of each material type requiring offsite disposal were selected for chemical testing. Samples were dispatched to National Association of Testing Authorities (NATA) accredited contract laboratories, Eurofins, (primary laboratory) and Envirolab (secondary laboratory) for testing of the chemicals of potential interest (COPI) including: • Heavy metals • Polycyclic Aromatic Hydrocarbons (PAH) • Total Recoverable Hydrocarbons (TRH)

Activity	Details
	• Benzene, toluene, ethylbenzene, xylene • Organochlorine pesticides • Other analytes within SA EPA Waste Fill Screen Chemical summary tables are presented in Appendix C.
Sample preservation	Soil samples for chemical testing were stored under chilled conditions in a portable cooler immediately after sampling and during delivery to the NATA-accredited laboratory. Sample transport was performed in accordance with LBWco's chain of custody (COC) procedures. Samples were delivered and analysed within the specified holding times for the nominated analytes.

3 Screening Criteria and Guidelines

3.1 Risk Based Criteria

The ASC NEPM provides a nationally consistent framework for assessing the presence and significance of site contamination in soil and groundwater. The NEPM methodology is based on assessing potential for an unacceptable risk to human health or the environment through concentrations of chemical substances using conservative, generic investigation levels for various environmental settings and land use scenarios.

Investigation levels are defined in the ASC NEPM as "concentrations of a contaminant above which further appropriate investigation and evaluation will be required. They are not clean up or response levels". A response level is defined as "the concentration of a contaminant at a specific site based on a site assessment for which some form of response is required to provide an adequate margin of safety to protect public health and/or the environment".

The NEPM health investigation levels (HILs) are based on conservative assumptions around protecting a young child living or playing on the site and subjected to exposure to contaminated soils. The most stringent HILs/HSLs are assigned to sensitive land uses such as low-density residential properties, childcare centres and primary schools.

3.1.1 Human Health Screening Guidelines

ASC NEPM for assessment of open space / recreational use appropriate for a sports field setting was considered to be the most suitable approach given the presence of child receptors on the site, although on a short-term basis as well as workers who may be on the site on a longer-term basis.

ASC NEPM HSLs for vapour intrusion are dependent upon the predominant soil type and the depth of potential volatile contaminants from site receptors. As HSL C does not consider the vapour intrusion pathway, HSL A/B for sandy (coarse) soils and clay (fine) and contaminant depths of 0-1 mBGL were conservatively adopted to assess the suitability of this material for use on site in the future. Fine- and coarse-grained soils were chosen as site soils were a combination of sandy clay, sand and gravel.

HSLs for direct contact with soils are provided in the CRC CARE (Technical Report 10) for consideration of risk from petroleum hydrocarbons in soils. CRC CARE HSLs for **recreational / open space** land use setting ('HSL C") were adopted for this assessment, with the same considerations given as the previously discussed guidelines.

The health-based screening guidelines adopted for assessing the contaminant status of soils at the site are provided in the soil chemical data tables in Appendix C.

A summary of the adopted health-based guidelines is provided below:

- ASC NEPM 1999 Soil HIL C – recreational / open space

- CRC CARE 2011 Soil HSL C – recreational / open space
- ASC NEPM 1999 Soil HSL A/B for vapour intrusion – residential (coarse soils, 0-1mBGL)
- ASC NEPM 1999 Soil HSL A/B for vapour intrusion – residential (fine soils, 0-1mBGL).

The adopted health-based guidelines are presented in the chemical summary tables in Appendix C.

3.1.2 Ecological Screening Guidelines

Chemical contaminants can adversely affect the ecological values of a site. The contaminant levels considered acceptable based on human health considerations may not afford protection to the local ecology. To consider the potential for toxicity to sensitive plants and animals, contaminant concentrations have also been compared to ecological investigation levels (EILs) and ecological screening levels (ESLs) presented in the ASC NEPM. These values typically only apply to the top 2 m of the soil profile where plants (and to a lesser degree animals) will interact with the soil.

EILs can be derived using site-specific physio-chemical parameters from a representative soil sample, with the results then compared against NEPM 2013 Ecological Investigation guideline criteria. Physio-chemical properties were obtained from sample BH02-05 and used to calculate the EILSs adopted for this assessment for heavy metals with the 2013 ASC NEPM Ecological Investigation Level calculation spreadsheet.

ESLs depend upon the grain size of site soils. Due to the combination of sand, gravel and clay in shallow site soils, ESLs for coarse-grained and fine-grained soils were considered most appropriate.

ESLs published in the ASC NEPM for benzo(a)pyrene (a PAH compound), were based on Canadian soil quality guidelines for environmental health that pre-dated the ASC NEPM revision in 2013 and were documented as low reliability. In 2017, updated Australian guidance was published for B(a)P ESLs in CRC CARE (2017).

LBWco assessed that the CRC CARE 2017 published ESLs represent the best available science for this matter and accordingly elected to apply this ESL for the urban residential and public open space land use setting for the current assessment.

A summary of the adopted ecological-based guidelines is provided below:

- ASC NEPM 1999 EIL – urban residential and public open space
- ASC NEPM 1999 Soil ESLs – urban residential and public open space (coarse)
- ASC NEPM 1999 Soil ESLs – urban residential and public open space (fine)
- CRC CARE 2017 Ecological Guideline – urban residential and public open space

The adopted ecological-based guidelines are presented in the chemical summary tables in Appendix C.

3.1.3 Management Limits

In addition to risk-based human health and ecological guidelines, the ASC NEPM provides management limits that consider other potentially unacceptable impacts of hydrocarbon contamination. These include the potential for free-phase formation of impacts in underlying groundwater, fire and explosive hazards, effects on buried infrastructure, and aesthetic considerations. The management limits for residential, parkland and public open space land use and coarse-grained and fine soils was adopted for the assessment.

3.2 Soil Disposal Criteria

Criteria listed in the EPA information sheet *Current Criteria for the Classification of Waste including Commercial and Industrial Waste (Listed) and Waste Soil*, dated March 2010 were used to classify waste soils for off-site disposal.

The waste soil classifications, listed by severity of contamination from lowest to highest, are:

- Waste Fill (WF)
- Intermediate Waste (IW)
- Low-Level Contaminated Waste (LLCW)

Maximum permissible chemical concentrations for these soil classifications are referred to collectively as the soil disposal criteria and are presented in soil chemical data tables in Appendix C.

The highlighting of sample concentrations on the appended waste classification table indicates the resulting waste classification for that concentration.

In addition to the chemical content, consideration was given to the physical requirements of WF as defined in the *Environment Protection Regulations 2009*. "Waste Fill" is defined as containing clay, concrete, rock, sand, soil, or other inert mineralogical matter in pieces not exceeding 100 mm in length (but does not include waste consisting of or containing asbestos or bitumen).

4 Field Observations

Soil sampling locations are presented in Figure 2 in Appendix A. Soil bore logs are presented in Appendix B and tabulated laboratory soil testing results are presented in Appendix C.

4.1 Field Observations and Soil Lithology

Fill material was observed in all bores and was heterogeneous.

Fill at BH01 and BH02 was described as yellow-brown sandy gravel and brown sandy clay and extended to 1.1 mBGL and 0.6 mBGL, respectively.

Fill at BH03 extended up to 2.7 mBGL and was variable, consisting of pale brown sand, brown sandy clay, red-brown clayey sand, sandy clay and grey-brown sand.

At BH04, the fill consisted of brown clayey sand up to 0.2 mBGL.

The following inclusions were observed:

- BH01 trace of asphalt at 0.3 mBGL, and trace of black specs up to 1.1 mBGL.
- BH02: ash and cinders up to 0.6 mBGL.
- BH03: asphalt up to 0.3 mBGL, trace of ash and cinders at 0.7 mBGL, glass fragments at 1.5 mBGL

Natural soil below the fill was generally described as tan, sandy or clayey gravel, with calcareous inclusions and sandy clay, underlain by three different types of high-plasticity clays. The clays were tan-brown with calcareous inclusions, grey-brown and red-brown with stiff to hard consistency.

Groundwater was intersected at 2.7 mBGL at BH01 within a sandy clay layer overlying high plasticity clay and at 3.8 mBGL at BH03 within a gravelly sand layer above the sandy clay.

5 Laboratory Analytical Results

The following sections summarise the results of the laboratory chemical testing as shown in the chemical summary tables presented in Appendix C. Laboratory certificates are presented in Appendix E.

5.1 Risk Based Guidelines

5.1.1 Human Health

Concentrations within fill at BH02, BH03 and BH04 exceeded the relevant human health risk-based criteria for recreational/open space use for Benzo(a)pyrene Toxic Equivalency Quotient (BaP TEQ). The depth of exceedances ranged from the surface to the deepest fill sample analysed at 2.1 mBGL.

Concentrations within the natural soil samples analysed were compliant with the adopted health guidelines.

5.1.2 Ecological

Fill samples at BH03 also exceeded ecological criteria for TRH >C_{16}-C_{34}. The depth of exceedances ranged from the surface to the deepest fill sample analysed at 2.1 mBGL.

Concentrations within the natural soil samples analysed were compliant with the adopted ecological guidelines.

5.2 Waste Classification

In seven of the 12 fill samples assessed, concentrations of BaP and total PAH exceeded the WF, IW and/or LLCW criteria. BH03-09 contained the maximum BaP concentration of 22 mg/kg and of PAH at 214.3 mg/kg, sampled from fill material at a depth of 1.55 – 1.65 mBGL.

TRH C_{10}-C_{36} was reported in BH03-09 and BH03-10 at concentrations compliant with LLCW.

Arsenic was reported above WF criteria, compliant with IW, from the surface sample at BH04 (0.0 – 0.1 mBGL).

Concentrations within the natural soil samples analysed were compliant with WF criteria.

5.2.1 Leachate Analysis

To assess the leachability of PAH in soils, Multiple Extraction Procedure (MEP) leach testing was undertaken for BH03-09, which had the highest concentration of BaP and Total PAH.

The leachable concentration of BaP was compliant with LLCW.

Other PAH analytes without leachability criteria, including benz(a)anthracene, chrysene, fluoranthene pyrene and total PAH, contained reported concentrations marginally above the laboratory limit of detection.

Leach results are summarised in Appendix C.

5.3 Soil Data Validation

An evaluation of quality control (QC) information for the soil assessment work and a statement of the data representativeness are provided below.

As part of the evaluation of laboratory chemical data, duplicate pair results were compared by determining the relative percentage difference (RPD) between the results. The RPD was calculated using the formula:

$$RPD\ (\%) = \quad 100(x_1 - x_2) \,/\, [(x_1 + x_2)/2]$$

where x_1, x_2 = duplicate results

Based on guidance provided in AS 4482.1-2005, a soil RPD within the range of -30% to 30% is considered to show acceptable agreement. Data is considered to have poor agreement where an RPD is outside this range.

Generally higher RPD values occur for organic compounds than for metals and where low concentrations of an analyte are recorded.

The results of the internal laboratory quality control procedures are provided within the laboratory certificates (Appendix D). The acceptance criterion for internal laboratory replicates is set at an RPD of -50% to 50%. Laboratory recoveries should be in the range 70% to 130%.

Table 3 indicates conformance to specific QA/QC requirements for soil data collected from both the original and delineation sampling events.

Duplicate sample and equipment blank results are presented in Appendix D.

Table 2 Soil Data Validation

QA/QC Requirement	Compliant	Comment
Chain of custody documentation completed	Yes	All samples were transported under strict LBWco procedures and signed COC documents are included in Appendix E.
Samples delivered to the laboratory within sample holding times and with correct preservative	Yes	All samples were delivered to the contract laboratories within the sample holding times and in laboratory-supplied containers.
All analysis NATA accredited	Yes	Eurofins and Envirolab were NATA accredited for all the analyses performed.
Required number of sample duplicate and blanks collected	Yes	One intra-laboratory and one inter-laboratory duplicate samples were submitted for analysis, for the 17 primary samples tested. The duplicate analysis frequency exceeded the recommended analysis rate in AS 4482.1-2005 and the ASC NEPM.
Soil QA/QC samples reported RPDs within limits set by ASC NEPM and AS4482.1-2005	Mostly	Of the 101 duplicate pairs analysed, 76 had RPDs lower than 30% or otherwise demonstrated acceptable precision. The RPD exceedances identified for PAH and TRH were primarily attributed to low concentrations close to the LOR whereby small concentration differences causes relatively high percentage differences. Elevated copper, lead and zinc RPDs and some of the elevated PAH RPDs were attributed to the heterogenous nature of the soil matrix and not considered to impact data precision.
Blank results below laboratory limit of reporting (LOR)	Yes	Concentrations of COPIs assessed in the rinsate sample were below the laboratory LOR.

QA/QC Requirement	Compliant	Comment
Acceptable laboratory QC results	Mostly	The holding time for TRH and PAH was exceeded for the analysis reported in Eurofins laboratory reports 1086271-L and 1086269-S. These laboratory reports were supplementary to the main testing and were carried out following review of the main dataset. This additional testing was carried out in order to achieve greater characterisation including additional vertical delineation and leachability. The shorter holding times for TRH and PAH are primarily based on the volatile components of these compounds (naphthalene and TRH C6-C9). Therefore, these holding time breaches were not considered to affect the reliability of the dataset as the COPIs identified in the main testing confirmed the absence of these volatile chemicals. The overall acceptance rate for laboratory controls and the data quality were acceptable. All other hold times were complied with and internal laboratory duplicates, method blanks and laboratory control spikes were within the appropriate limits and considered acceptable. The laboratory QA/QC output is included within Appendix E.

Quality control results were within acceptable, accordingly, LBWco considered that the data quality was adequate for this assessment.

6 Discussion

6.1 Health and Ecology

There were exceedances of the relevant human health and ecological risk-based criteria for recreational/open space use in fill soils. The main potential exposure pathways for human health in a recreational setting are dermal absorption of soil/dust, and to a lesser extent, ingestion of soil/dust. Ecological receptors could be exposed to impacted soils through direct contact or potential leaching by rainfall infiltration.

Based on the exceedances of human health and ecological guidelines, fill material is unsuitable for unrestricted reuse onsite. If surplus soil is to be kept onsite, either offsite disposal or onsite containment of the contaminated soils are viable soil management options.

The scope of this soil assessment was to assess soils at the proposed light post locations and as such, a sitewide soil assessment was not carried out. The soil results indicate the possibility of impacted soils above adopted health and ecological guidelines at locations outside of the current assessment area such as within the oval itself. With this in mind, LBWco recommends additional assessment across the broader oval area as a next step.

6.2 Waste Soils

PAH concentrations within fill material exceeded LLCW. However, concentrations of BaP were not leachable, and complied with the EPA maximum leachability criteria. Therefore, fill material, may be classified as LLCW for disposal to an EPA-licensed landfill (subject to EPA approval). There is a long history of precedent established with EPA and licensed waste depots for this outcome.

Soils indicated to be LLCW were limited to the depth of fill material and were demonstrated not to have penetrated natural soils. During piling, fill material and natural soils should be segregated.

7 Conclusions and Recommendations

7.1 Conclusions

Based on the field observations and analytical results reported herein, the following conclusions were made in relation to soils at the proposed light post locations:

- Fill material impacted with PAH was assessed as unsuitable for unrestricted reuse onsite.
  - Elevated PAH concentrations indicated the possibility of impacted soils above adopted health and ecological guidelines at locations outside of the current assessment area such as within the oval itself.
- Natural soils were assessed to be suitable for unrestricted onsite reuse.
- Fill material was indicated to be chemically compliant with Low Level Contaminated Waste criteria based on PAH leachability.
  - Due to elevated total dry weight concentrations of PAH, EPA approval will be required for offsite disposal at an EPA licenced landfill.
- Natural soils were indicated to be to be chemically and physically compliant with Waste Fill for the purpose of off-site disposal at a licenced landfill.

7.2 Recommendations

The following recommendations are made:

- During piling and other associated light post installation works, fill material and natural soils should be segregated and managed separately.
- Earthworks should be closely monitored for unexpected impacted material, oversized material or soils different to those encountered during this assessment. Surplus soils for disposal must meet the physical requirements of Waste Fill (inert mineralogical material in pieces not exceeding 100 mm in length).
- Due to the possibility of impacted soils above adopted health and ecological guidelines across the oval itself, LBWco recommends additional soil assessment across the broader oval area.
  - This would be carried out as a next step to assess potential risks across the site and to enable the appraisal of various management or remediation options, if required, including offsite disposal or onsite retention.

The information provided in this report is subject to the limitations expressed in Section 8. The reader should make themselves aware of the limitations and how they relate to the conclusions provided.

8 Limitations

Scope of Services

This environmental site assessment report ("the report") has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between City of Prospect (CoP) and LBW co Pty Ltd (LBWco) ("scope of services"). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

Reliance on Data

In preparing the report, LBWco has relied upon data, surveys, analyses, designs, plans and other information provided by CoP and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise stated in the report, LBWco has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. LBWco will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to LBWco.

Environmental Conclusions

In accordance with the scope of services, LBWco has relied upon the data and has conducted environmental field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report.

On all sites, varying degrees of non-uniformity of the vertical and horizontal soil or groundwater conditions are encountered. Hence no monitoring, common testing or sampling technique can eliminate the possibility that monitoring or testing results/samples are not totally representative of soil and/or groundwater conditions encountered. The conclusions are based upon the data and the environmental field monitoring and/or testing and are therefore merely indicative of the environmental condition of the site at the time of preparing the report, including the presence or otherwise of contaminants or emissions.

Also, it should be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Within the limitations imposed by the scope of services, the monitoring, testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for Benefit of City of Prospect

The report has been prepared for the benefit of CoP and no other party. LBWco assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of LBWco or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

Other Limitations

LBWco will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

Appendix A

Figures

FIGURE 1
Site Locality Plan

Client: City of Prospect

Project: Prospect Oval Soil Assessment

Site: Menzies Crescent, Prospect, SA 5082

Legend

Site Boundary





DELIVERING ENVIRONMENTAL SOLUTIONS

N

0 50 100 150 m

Spatial Reference: GDA2020 MGA Zone 54

Source: Nearmap.com (Jan, 2024)

Job	241510	Scale at A3:	1:2,500
Drawn	GG	Rev	0
Approved		Date	7/05/2024

Department for Infrastructure and Transport (DIT). 7 February 2023. Roads (shp). data.sa.gov.au/data/dataset/roads. downloaded 10 February 2023.

FIGURE 2
Site Layout Plan

Client: City of Prospect

Project: Prospect Oval Soil Assessment

Site: Menzies Crescent, Prospect, SA 5082

Legend

- Site Boundary
- Soil bore



Department for Infrastructure and Transport (DIT). 7 February 2023. Roads (shp). data.sa.gov.au/data/dataset/roads, downloaded 10 February 2023.

flow co | DELIVERING ENVIRONMENTAL SOLUTIONS

N

0 20 40 60 m

Spatial Reference: GDA2020 MGA Zone 54

Source: Nearmap.com (Jan, 2024)

Job	241510	Scale at A3:	1:1,100
Drawn	GG	Rev	0
Approved		Date	25/01/2024

Appendix B

Soil Bore Logs

SOIL BORE BH01

PROJECT NUMBER 241510
PROJECT NAME Prospect Oval Soil Assessment
ADDRESS Menzies Crescent, Prospect

DRILLING DATE 17/01/2024
DRILLING COMPANY A&S Drilling
DRILL RIG Geoprobe
DRILLING METHOD Push Tube
BOREHOLE DIAMETER (mm) 50
TOTAL DEPTH (mBGL) 6.00

COORDINATES -34.88637708, 138.60069316
COORD SYSTEM Lat/Long
LOGGED BY Gaetano Garfi
CHECKED BY Nick Brewer

COMMENTS

Depth (mBGL)	Samples	Duplicate	PID (ppm)	Graphic Log	Material Description	Moisture	Additional Observations
0	BH01-01		0.1		ASPHALT:	D	
	BH01-02		0.1		FILL: sandy gravel	D	
	BH01-03		0.1		FILL: sandy gravel, brown -yellow, trace asphalt, with clay	D	
0.5	BH01-04	BH01-05 BH01-06	0.1		FILL: sandy clay, brown -grey, low plasticity, with gravel, highly calcareous	SM	
					FILL: sandy clay, brown, low plasticity, with silt, trace gravel, trace black specks		
1	BH01-07		0.1		CLAYEY GRAVEL: tan, low plasticity, soft, with sand, highly calcareous	VM	
1.5	BH01-08						
2			0.1				
2.5	BH01-09				SANDY CLAY: tan -brown, low plasticity, soft, with gravel, with calcareous inclusions	VM	Groundwater intersected at 2.7 mBGL
3	BH01-10		0.1		CLAY: tan -brown, high plasticity, stiff	M	Hole collapsed to 3.3 m and redrilled.
3.5	BH01-11		0.1		CLAY: grey-brown -yellow, high plasticity, stiff, trace black specks	SM	
	BH01-12		0.1		CLAY: red-brown -grey, high plasticity, hard	SM	
4							
4.5	BH01-13						
5							
5.5	BH01-14						
6	BH01-15				Termination Depth at:6.00 m		
6.5							
7							
7.5							
8							

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produced by ESlog.ESdat.net on 16 May 2024

SOIL BORE BH02

PROJECT NUMBER 241510
PROJECT NAME Prospect Oval Soil Assessment
ADDRESS Menzies Crescent, Prospect

DRILLING DATE 17/01/2024
DRILLING COMPANY A&S Drilling
DRILL RIG Geoprobe
DRILLING METHOD Push Tube
BOREHOLE DIAMETER (mm) 50
TOTAL DEPTH (mBGL) 6.00

COORDINATES -34.886375, 138.6006924
COORD SYSTEM Lat/Long
LOGGED BY Gaetano Garfi
CHECKED BY Nick Brewer

COMMENTS

Depth (mBGL)	Samples	Duplicate	PID (ppm)	Graphic Log	Material Description	Moisture	Additional Observations
0	BH02-01		0.1		ASPHALT:	SM	
	BH02-02	BH02-03 BH02-04	0.1		FILL: sandy gravel, pale brown, fine to coarse, poorly graded	SM	
0.5	BH02-05		0.1		FILL: sandy clay, pale brown, low plasticity, with gravel, with ash & cinders, with calcareous inclusions		
1	BH02-06		0.1		SANDY CLAY: pale brown, low plasticity, soft, with calcareous inclusions	M	
1.5	BH02-07		0.1		CLAY: pale tan -brown, moderate-high plasticity, stiff, with calcareous inclusions	SM	
2	BH02-08		0.1		CLAY: yellow-brown -grey, stiff, high plasticity	SM	
3	BH02-09				CLAY: red-brown -grey, high plasticity, hard	M	
4	BH02-10						
5	BH02-11						
6	BH02-12				Termination Depth at:6.00 m		

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produced by ESlog.ESdat.net on 16 May 2024

SOIL BORE BH03

PROJECT NUMBER 241510
PROJECT NAME Prospect Oval Soil Assessment
ADDRESS Menzies Crescent, Prospect

DRILLING DATE 17/01/2024
DRILLING COMPANY A&S Drilling
DRILL RIG Geoprobe
DRILLING METHOD Push Tube
BOREHOLE DIAMETER (mm) 50
TOTAL DEPTH (mBGL) 8.00

COORDINATES -34.88638516, 138.60095006
COORD SYSTEM Lat/Long
LOGGED BY Gaetano Garfi
CHECKED BY Nick Brewer

COMMENTS

Depth (mBGL)	Samples	Duplicate	PID (ppm)	Graphic Log	Material Description	Moisture	Additional Observations
0	BH03-01		0.1		FILL: sand, pale brown, with gravel, with asphalt	D	
	BH03-02		0.1		FILL: sandy clay, brown, with calcareous inclusions, with gravel, with asphalt	D	
	BH03-03	BH03-04 BH03-05	0.1			D	
0.5			0.1		FILL: clayey sand, brown -red, moderate plasticity, with calcareous inclusions, with gravel	D	
	BH03-06		0.1			D	
	BH03-07				FILL: sand, pale grey -brown, fine, with calcareous inclusions, trace ash & cinders	D	
1			0.1				
	BH03-08				FILL: sandy clay, brown -red, low plasticity, with gravel. Dark organic material at 0.9 m, no odour	D	
					FILL: sand, grey -brown, trace silt, with gravel, trace black specks		Glass fragments at 1.50 m
1.5	BH03-09						
			0.1				
2	BH03-10				FILL: sandy clay, brown, low plasticity, with gravel, with calcareous inclusions	SM	
			0.1				
	BH03-11				FILL: sandy clay, brown, low-moderate plasticity, with calcareous inclusions	D	
2.5			0.1				
	BH03-12		0.1		SANDY CLAY: low plasticity, with gravel, with calcareous inclusions	SM	
	BH03-13				GRAVELLY CLAY: pale tan, fine, low plasticity, with calcareous inclusions, with sand	M	
3							
			0.1				Groundwater intersected at 3.8mBGL
3.5	BH03-14				GRAVELLY SAND: pale tan, low plasticity, with calcareous inclusions	M	
			0.1				
4	BH03-15				SANDY CLAY: pale tan-brown, soft to medium dense, with calcareous inclusions,		
4.5							
			0.1				
5	BH03-16				SANDY CLAY: moderate plasticity, dense, with calcareous inclusions	M	
			0.1				
	BH03-17				CLAY: red-brown -grey, high plasticity, very stiff	M	
5.5							
	BH03-18						
6							
6.5							
7							
7.5							
8					Termination Depth at:8.00 m		

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SOIL BORE BH04

PROJECT NUMBER 241510
PROJECT NAME Prospect Oval Soil Assessment
ADDRESS Menzies Crescent, Prospect

DRILLING DATE 17/01/2024
DRILLING COMPANY A&S Drilling
DRILL RIG Geoprobe
DRILLING METHOD Push Tube
BOREHOLE DIAMETER (mm) 50
TOTAL DEPTH (mBGL) 6.00

COORDINATES -34.88588028, 138.59991628
COORD SYSTEM Lat, Long
LOGGED BY Gaetano Garfi
CHECKED BY Nick Brewer

COMMENTS

Depth (mBGL)	Samples	Duplicate	PID (ppm)	Graphic Log	Material Description	Moisture	Additional Observations
0	BH04-01		0.1		FILL: clayey sand, brown, low plasticity, loose, with gravel	D	
	BH04-02	BH04-03	0.1		SANDY CLAY: brown, low plasticity, loose to medium dense, with rootlets, with gravel	D	
0.5			0.1				
	BH04-04	BH04-05	0.1		SANDY CLAY: pale brown, low plasticity, with rootlets, with gravel	SM	
	BH04-06				SANDY CLAY: pale tan -brown, low plasticity, with gravel, with calcareous inclusions, trace black specks	D	
1							
	BH04-07						
1.5							
	BH04-08						
2							
2.5			0.1				
	BH04-09				CLAY: pale tan -brown, high plasticity, stiff, with calcareous inclusions	D	
3							
3.5	BH04-10		0.1				
					CLAY: grey-brown -yellow, high plasticity, very stiff, trace black specks, highly calcareous	D	
4							
4.5	BH04-11		0.1				
					CLAY: grey-brown -red, high plasticity, hard	D	
5							
	BH04-12						
5.5							
6	BH04-13						
					Termination Depth at:6.00 m		
6.5							
7							
7.5							
8							

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Appendix C

Chemical Summary Tables

Soil Chemical Summary Table - Risk Assessment

	Metals																			
	Arsenic	Barium	Beryllium	Boron	Cadmium	Chromium (hexavalent)	Chromium (III+VI)	Chromium (Trivalent)	Cobalt	Copper	Iron	Lead	Manganese	Mercury	Nickel	Selenium	Silver	Vanadium	Zinc
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR	2	10	1	10	0.4	1	1	5	1	1	20	1	1	0.1	1	2	2	10	1
NEPM 1999 Soil HIL C - Recreational	300		90	20,000	90	300			300	17,000		600	19,000	80	1,200	700			30,000
CRC CARE 2011 Soil HSL C Direct Contact - Recreational/Open Space																			
NEPM 1999 Management Limits - Residential/Parklands (coarse)																			
NEPM 1999 Management Limits - Residential/Parklands (fine)																			
NEPM 1999 Soil HSL A/B Vapour Intrusion - Res. (Clay, 0-1 mBGL)																			
NEPM 1999 Soil HSL A/B Vapour Intrusion - Res. (Sand, 0-1 mBGL)																			
NEPM 1999 EIL - Urban Residential	**100**							**430**		**240**		**1100**			**390**				**750**
NEPM 1999 Soil ESL - Urban Residential (coarse)																			
NEPM 1999 Soil ESL - Urban Residential (fine)																			
CRC CRE 2017 Ecological Guideline - Urban Residential																			

Field ID	Depth (m)	Date	Sample Type	Matrix																		
BH01-01	0.04 - 0.14	17/01/2024	Primary	Fill	6.9	47	<2	<20	<0.4	-	7.3	-	<5	5.5	-	16	110	<0.1	<5	<2	-	10	30
BH01-04	0.55 - 0.75	17/01/2024	Primary	Fill	<2	49	<2	27	<0.4	-	17	-	<5	8.2	-	8.4	210	<0.1	7.9	<2	-	20	13
BH02-01	0.05 - 0.15	17/01/2024	Primary	Fill	<2	47	<2	<10	<0.4	-	<5	-	<5	<5	-	76	60	<0.1	<5	<2	-	<10	15
BH02-02	0.15 - 0.45	17/01/2024	Primary	Fill	4	110	<2	29	<0.4	-	16	-	5.7	10	-	12	160	<0.1	10	<2	-	26	21
BH02-04	*0.15 - 0.45*	*17/01/2024*	*Interlab_D*	*Fill*	*<4*	*-*	*<1*	*30*	*<0.4*	*-*	*16*	*-*	*5*	*12*	*-*	*8*	*180*	*<0.1*	*9*	*<2*	*-*	*-*	*19*
BH02-05	0.6 - 0.7	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	9800	-	-	-	-	-	-	-	-
BH02-07	1.4 - 1.5	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-12	5.9 - 6	17/01/2024	Primary	Natural	8	130	<2	<10	<0.4	-	20	-	<5	<5	-	<5	31	<0.1	<5	2.4	-	100	9
BH03-01	0 - 0.1	17/01/2024	Primary	Fill	6.7	94	<2	<20	<0.4	-	9.3	-	<5	22	-	85	140	<0.1	5.9	<2	-	12	140
BH03-02	0.2 - 0.3	17/01/2024	Primary	Fill	3	31	<2	<10	<0.4	-	<5	-	<5	<5	-	7.5	44	<0.1	<5	<2	-	<10	10
BH03-03	0.3 - 0.6	17/01/2024	Primary	Fill	3.6	170	<2	-	<0.4	<1	19	19	6.1	12	17,000	17	130	<0.1	6.7	-	<2	-	27
BH03-04	*0.3 - 0.6*	*17/01/2024*	*Intralab_D*	*Fill*	*2.8*	*150*	*<2*	*27*	*<0.4*	*-*	*18*	*-*	*7.7*	*6.3*	*-*	*8.8*	*120*	*<0.1*	*5.9*	*<2*	*-*	*57*	*13*
BH03-06	0.65 - 0.75	17/01/2024	Primary	Fill	2.4	110	<2	<20	<0.4	-	11	-	<5	15	-	100	170	<0.1	6.6	<2	-	14	99
BH03-09	1.55 - 1.65	17/01/2024	Primary	Fill	2	200	<2	<10	<0.4	-	8.2	-	<5	23	-	75	71	<0.1	<5	<2	-	<10	55
BH03-10	2 - 2.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-11	2.3 - 2.4	17/01/2024	Primary	Fill	2.1	86	<2	<20	<0.4	-	15	-	<5	8.8	-	14	150	<0.1	8.8	<2	-	18	18
BH03-13	2.8 - 2.9	17/03/2024	Primary	Natural	3.8	150	<2	40	<0.4	-	18	-	8.1	8.6	-	6.8	180	<0.1	15	<2	-	38	14
BH03-15	4.05 - 4.15	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-01	0 - 0.1	17/01/2024	Primary	Fill	40	86	<2	<20	<0.4	-	12	-	<5	15	-	44	130	<0.1	5.9	<2	-	14	48
BH04-04	0.55 - 0.75	17/03/2024	Primary	Natural	7	92	<2	120	<0.4	-	43	-	9.6	19	-	13	190	<0.1	25	<2	-	53	33
BH04-07	1.3 - 1.4	17/01/2024	Primary	Natural	3.9	140	<2	60	<0.4	-	24	-	6.6	10	-	7.4	190	<0.1	17	<2	-	37	17
BH04-09	2.75 - 2.85	17/01/2024	Primary	Natural	3.5	98	<2	49	<0.4	-	22	-	8.8	8.5	-	7.5	200	<0.1	11	<2	-	33	13

Soil Chemical Summary Table - Risk Assessment

	TRH							BTEX						
	TRH C6-C10	TRH C6-C10 less BTEX (F1)	TRH >C10-C16	TRH >C10-C16 less Napthalene (F2)	TRH >C16-C34	TRH >C34-C40	TRH >C10-C40 (sum of fractions)	Benzene	Toluene	Ethylbenzene	Xylene (o)	Xylene (m & p)	Xylene Total	Total BTEX
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR	20	20	50	50	100	100	50	0.1	0.1	0.1	0.1	0.2	0.3	1
NEPM 1999 Soil HIL C - Recreational														
CRC CARE 2011 Soil HSL C Direct Contact - Recreational/Open Space		5,100		3,800	5,300	7,400		120	18,000	5,300			15,000	
NEPM 1999 Management Limits - Residential/Parklands (coarse)	700		1,000		2,500	10,000								
NEPM 1999 Management Limits - Residential/Parklands (fine)	800		1,000		3,500	10,000								
NEPM 1999 Soil HSL A/B Vapour Intrusion - Res. (Clay, 0-1 mBGL)		50		280				0.7	480				110	
NEPM 1999 Soil HSL A/B Vapour Intrusion - Res. (Sand, 0-1 mBGL)		45		110				0.5	160	55			40	
NEPM 1999 EIL - Urban Residential														
NEPM 1999 Soil ESL - Urban Residential (coarse)		*180*	*120*		*300*	*2,800*		*50*	*85*	*70*			*105*	
NEPM 1999 Soil ESL - Urban Residential (fine)		*180*	*120*		*1,300*	*5,600*		*65*	*105*	*125*			*45*	
CRC CRE 2017 Ecological Guideline - Urban Residential														

Field ID	Depth (m)	Date	Sample Type	Matrix													
BH01-01	0.04 - 0.14	17/01/2024	Primary	Fill	<20	<20	<50	<50	<100	<100	<100	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH01-04	0.55 - 0.75	17/01/2024	Primary	Fill	<20	<20	<50	<50	<100	<100	<100	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH02-01	0.05 - 0.15	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-02	0.15 - 0.45	17/01/2024	Primary	Fill	<20	<20	<50	<50	230	<100	230	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH02-04	*0.15 - 0.45*	*17/01/2024*	*Interlab_D*	*Fill*	*<25*	*<25*	*<50*	*<50*	*160*	*<100*	*160*	*<0.2*	*<0.5*	*<1*	*<1*	*<2*	*<1*	*<1*
BH02-05	0.6 - 0.7	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-07	1.4 - 1.5	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-12	5.9 - 6	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-01	0 - 0.1	17/01/2024	Primary	Fill	<20	<20	<50	<50	*650*	430	1,080	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH03-02	0.2 - 0.3	17/01/2024	Primary	Fill	<20	<20	<50	<50	120	130	250	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH03-03	0.3 - 0.6	17/01/2024	Primary	Fill	<20	<20	<50	<50	180	<100	180	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH03-04	*0.3 - 0.6*	*17/01/2024*	*Intralab_D*	*Fill*	*<20*	*<20*	*<50*	*<50*	*<100*	*<100*	*<100*	*<0.1*	*<0.1*	*<0.1*	*<0.1*	*<0.2*	*<0.3*	*-*
BH03-06	0.65 - 0.75	17/01/2024	Primary	Fill	<20	<20	<50	<50	*730*	340	1,070	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH03-09	1.55 - 1.65	17/01/2024	Primary	Fill	<20	<20	<50	<50	*1,800*	560	2,360	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH03-10	2 - 2.1	17/01/2024	Primary	Fill	<20	<20	<50	<50	*1,100*	420	1,520	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH03-11	2.3 - 2.4	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-13	2.8 - 2.9	17/03/2024	Primary	Natural	<20	<20	<50	<50	<100	<100	<100	-	-	-	-	-	-	-
BH03-15	4.05 - 4.15	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-01	0 - 0.1	17/01/2024	Primary	Fill	<20	<20	<50	<50	220	<100	220	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH04-04	0.55 - 0.75	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-07	1.3 - 1.4	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-09	2.75 - 2.85	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Soil Chemical Summary Table - Risk Assessment

	PAH																				VOCs
	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a) pyrene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Benzo[b+j]fluoranthene	Benzo(b+j+k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Pyrene	Total PAH	Carcinogenic PAH (BaP TEQ zero LOR)	Carcinogenic PAH (BaP TEQ Half LOR)	Carcinogenic PAH (BaP TEQ LOR)	Tetrachloroethene (PCE)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR	0.1	0.1	0.1	0.1	0.05	0.1	0.5	0.5	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.05	0.5	0.5	0.5	0.5
NEPM 1999 Soil HIL C - Recreational																		300	3	3	3	
CRC CARE 2011 Soil HSL C Direct Contact - Recreational/Open Space															1,900							
NEPM 1999 Management Limits - Residential/Parklands (coarse)																						
NEPM 1999 Management Limits - Residential/Parklands (fine)																						
NEPM 1999 Soil HSL A/B Vapour Intrusion - Res. (Clay, 0-1 mBGL)															5							
NEPM 1999 Soil HSL A/B Vapour Intrusion - Res. (Sand, 0-1 mBGL)															3							
NEPM 1999 EIL - Urban Residential															**170**							
NEPM 1999 Soil ESL - Urban Residential (coarse)																						
NEPM 1999 Soil ESL - Urban Residential (fine)																						
CRC CRE 2017 Ecological Guideline - Urban Residential					*33*																	

Field ID	Depth (m)	Date	Sample Type	Matrix																					
BH01-01	0.04 - 0.14	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.5	0.5	<0.5	0.6	1.2	-
BH01-04	0.55 - 0.75	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	-
BH02-01	0.05 - 0.15	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-02	0.15 - 0.45	17/01/2024	Primary	Fill	<0.5	0.7	<0.5	3.8	6.7	5	4.5	4.9	-	4.4	0.7	3.6	<0.5	4.6	<0.5	<0.5	5	43.9	9.3	9.3	9.3	-
BH02-04	*0.15 - 0.45*	*17/01/2024*	*Interlab_D*	*Fill*	*<0.1*	*1*	*0.4*	*2.2*	*4.1*	*3.8*	*-*	*-*	*5.9*	*2.2*	*0.7*	*2.2*	*<0.1*	*3.8*	*<0.1*	*0.3*	*3.3*	*30*	*6.1*	*6.1*	*6.1*	*-*
BH02-05	0.6 - 0.7	17/03/2024	Primary	Natural	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	-
BH02-07	1.4 - 1.5	17/03/2024	Primary	Natural	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	-
BH02-12	5.9 - 6	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-01	0 - 0.1	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	0.9	1.2	1.1	<0.5	<0.5	-	1.3	0.5	0.9	<0.5	1.1	<0.5	<0.5	1	8	1.9	2	2	-
BH03-02	0.2 - 0.3	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	<0.5	0.7	<0.5	<0.5	0.5	-	0.7	<0.5	0.8	<0.5	<0.5	<0.5	<0.5	0.8	3.5	0.8	1.1	1.4	-
BH03-03	0.3 - 0.6	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	1	2.1	1.7	1.3	1.2	-	1.3	<0.5	1.5	<0.5	1.2	<0.5	<0.5	2.1	13.4	2.6	2.9	3.1	<0.5
BH03-04	*0.3 - 0.6*	*17/01/2024*	*Intralab_D*	*Fill*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*-*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*0.6*	*1.2*	*-*
BH03-06	0.65 - 0.75	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	3.4	5.4	2.8	4.3	4.8	-	6.1	0.7	7.1	<0.5	3.8	<0.5	1.1	7.9	47.4	7.8	7.8	7.8	-
BH03-09	1.55 - 1.65	17/01/2024	Primary	Fill	<0.5	<0.5	2.8	18	22	13	17	17	-	25	3.5	35	<0.5	14	<0.5	11	36	214.3	32	32	32	-
BH03-10	2 - 2.1	17/01/2024	Primary	Fill	<0.5	<0.5	1.1	5.2	8.6	5.1	6.7	6.5	-	11	1.1	16	<0.5	5.4	<0.5	4.3	16	87	12	12	12	-
BH03-11	2.3 - 2.4	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-13	2.8 - 2.9	17/03/2024	Primary	Natural	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	-
BH03-15	4.05 - 4.15	17/03/2024	Primary	Natural	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	-
BH04-01	0 - 0.1	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	2.2	2.8	1.2	1.7	2	-	2.8	0.7	2.3	<0.5	1.2	<0.5	0.8	2.6	20.3	4.3	4.3	4.3	-
BH04-04	0.55 - 0.75	17/03/2024	Primary	Natural	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	-
BH04-07	1.3 - 1.4	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-09	2.75 - 2.85	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

	Organochlorine Pesticides																							
	4,4-DDD	4,4-DDE	4,4-DDT	DDT+DDE+DDD	a-BHC	b-BHC	d-BHC	g-BHC (Lindane)	Aldrin	Dieldrin	Aldrin + Dieldrin	chlordane	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	Endrin ketone	Heptachlor	Heptachlor epoxide	Hexachlorobenzene	Methoxychlor	Toxaphene
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.5
NEPM 1999 Soil HIL C - Recreational				400							10	70				20			10		10	400	30
CRC CARE 2011 Soil HSL C Direct Contact - Recreational/Open Space																							
NEPM 1999 Management Limits - Residential/Parklands (coarse)																							
NEPM 1999 Management Limits - Residential/Parklands (fine)																							
NEPM 1999 Soil HSL A/B Vapour Intrusion - Res. (Clay, 0-1 mBGL)																							
NEPM 1999 Soil HSL A/B Vapour Intrusion - Res. (Sand, 0-1 mBGL)																							
NEPM 1999 EIL - Urban Residential			**180**																				
NEPM 1999 Soil ESL - Urban Residential (coarse)																							
NEPM 1999 Soil ESL - Urban Residential (fine)																							
CRC CRE 2017 Ecological Guideline - Urban Residential																							

Field ID	Depth (m)	Date	Sample Type	Matrix																					
BH01-01	0.04 - 0.14	17/01/2024	Primary	Fill	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH01-04	0.55 - 0.75	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-01	0.05 - 0.15	17/01/2024	Primary	Fill	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH02-02	0.15 - 0.45	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-04	*0.15 - 0.45*	*17/01/2024*	*Interlab_D*	*Fill*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-05	0.6 - 0.7	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-07	1.4 - 1.5	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-12	5.9 - 6	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-01	0 - 0.1	17/01/2024	Primary	Fill	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH03-02	0.2 - 0.3	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-03	0.3 - 0.6	17/01/2024	Primary	Fill	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH03-04	*0.3 - 0.6*	*17/01/2024*	*Intralab_D*	*Fill*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.1*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.5*
BH03-06	0.65 - 0.75	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-09	1.55 - 1.65	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-10	2 - 2.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-11	2.3 - 2.4	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-13	2.8 - 2.9	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-15	4.05 - 4.15	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-01	0 - 0.1	17/01/2024	Primary	Fill	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH04-04	0.55 - 0.75	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-07	1.3 - 1.4	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-09	2.75 - 2.85	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

	Polychlorinated Biphenyls								Phenols														
	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260	PCBs (Sum of total)	2,4-dimethylphenol	2-methylphenol	2-nitrophenol	3-&4-methylphenol	4,6-Dinitro-2-methylphenol	4,6-Dinitro-o-cyclohexyl phenol	4-chloro-3-methylphenol	2,4-dinitrophenol	4-nitrophenol	Cresol Total	Dinoseb	Total Phenols	Phenols (Total Halogenated)	Phenols (Total Non Halogenated)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.5	0.2	1	0.4	5	20	1	5	5	0.5	20	0.5	1	20
NEPM 1999 Soil HIL C - Recreational								1										4,000		40,000		
CRC CARE 2011 Soil HSL C Direct Contact - Recreational/Open Space																						
NEPM 1999 Management Limits - Residential/Parklands (coarse)																						
NEPM 1999 Management Limits - Residential/Parklands (fine)																						
NEPM 1999 Soil HSL A/B Vapour Intrusion - Res. (Clay, 0-1 mBGL)																						
NEPM 1999 Soil HSL A/B Vapour Intrusion - Res. (Sand, 0-1 mBGL)																						
NEPM 1999 EIL - Urban Residential																						
NEPM 1999 Soil ESL - Urban Residential (coarse)																						
NEPM 1999 Soil ESL - Urban Residential (fine)																						
CRC CRE 2017 Ecological Guideline - Urban Residential																						

Field ID	Depth (m)	Date	Sample Type	Matrix																					
BH01-01	0.04 - 0.14	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH01-04	0.55 - 0.75	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-01	0.05 - 0.15	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-02	0.15 - 0.45	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-04	*0.15 - 0.45*	*17/01/2024*	*Interlab_D*	*Fill*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-05	0.6 - 0.7	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-07	1.4 - 1.5	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-12	5.9 - 6	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-01	0 - 0.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-02	0.2 - 0.3	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-03	0.3 - 0.6	17/01/2024	Primary	Fill	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.2	<1	<0.4	<5	<20	<1	<5	<5	<0.5	<20	<0.5	<1	<20
BH03-04	*0.3 - 0.6*	*17/01/2024*	*Intralab_D*	*Fill*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-06	0.65 - 0.75	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-09	1.55 - 1.65	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-10	2 - 2.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-11	2.3 - 2.4	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-13	2.8 - 2.9	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-15	4.05 - 4.15	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-01	0 - 0.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-04	0.55 - 0.75	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-07	1.3 - 1.4	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-09	2.75 - 2.85	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Soil Chemical Summary Table - Risk Assessment

	Halogenated Phenols							Inorganics							
	2,4,5-trichlorophenol	2,4,6-trichlorophenol	2,4-dichlorophenol	2,6-dichlorophenol	2-chlorophenol	Pentachlorophenol	tetrachlorophenols	TOC	Cation Exchange Capacity (CEC)	Cyanide Total	Iron (%)	Clay	Conductivity (1:5 aqueous extract)	Moisture Content	pH (Lab)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	cmol/kg	mg/kg	%	%	uS/cm	%	pH_Units
LOR	1	1	0.5	0.5	0.5	1	10	1,000	0.5	5	0.01	0.1	10	0.1	0.1
NEPM 1999 Soil HIL C - Recreational						120									
CRC CARE 2011 Soil HSL C Direct Contact - Recreational/Open Space															
NEPM 1999 Management Limits - Residential/Parklands (coarse)															
NEPM 1999 Management Limits - Residential/Parklands (fine)															
NEPM 1999 Soil HSL A/B Vapour Intrusion - Res. (Clay, 0-1 mBGL)															
NEPM 1999 Soil HSL A/B Vapour Intrusion - Res. (Sand, 0-1 mBGL)															
NEPM 1999 EIL - Urban Residential															
NEPM 1999 Soil ESL - Urban Residential (coarse)															
NEPM 1999 Soil ESL - Urban Residential (fine)															
CRC CRE 2017 Ecological Guideline - Urban Residential															

Field ID	Depth (m)	Date	Sample Type	Matrix														
BH01-01	0.04 - 0.14	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	4.2	-
BH01-04	0.55 - 0.75	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-
BH02-01	0.05 - 0.15	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	6.7	-
BH02-02	0.15 - 0.45	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-
BH02-04	*0.15 - 0.45*	*17/01/2024*	*Interlab_D*	*Fill*	-	-	-	-	-	-	-	-	-	-	-	-	-	*13*	-
BH02-05	0.6 - 0.7	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	100000	34	-	0.98	11	940	15	6.7
BH02-07	1.4 - 1.5	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	20	-
BH02-12	5.9 - 6	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	21	-
BH03-01	0 - 0.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	4.1	-
BH03-02	0.2 - 0.3	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	4.8	-
BH03-03	0.3 - 0.6	17/01/2024	Primary	Fill	<1	<1	<0.5	<0.5	<0.5	<1	<10	-	-	<5	-	-	-	11	-
BH03-04	*0.3 - 0.6*	*17/01/2024*	*Intralab_D*	*Fill*	-	-	-	-	-	-	-	-	-	-	-	-	-	*16*	-
BH03-06	0.65 - 0.75	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	7.1	-
BH03-09	1.55 - 1.65	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8	-
BH03-10	2 - 2.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	7.3	-
BH03-11	2.3 - 2.4	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	8.2	-
BH03-13	2.8 - 2.9	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	13	-
BH03-15	4.05 - 4.15	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	16	-
BH04-01	0 - 0.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	2.4	-
BH04-04	0.55 - 0.75	17/03/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	18	-
BH04-07	1.3 - 1.4	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	13	-
BH04-09	2.75 - 2.85	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	15	-

NEPM Ecological Investigation Level Calculations

Prospect Oval, Prospect, SA

241510

DELIVERING ENVIRONMENTAL SOLUTIONS

Copper

Inputs
Select contaminant from list below
Cu
Below needed to calculate fresh and aged ACLs
Enter cation exchange capacity (silver thiourea method) (values from 0 to 100 cmolc/kg dwt)
34
Enter soil pH (calcium chloride method) (values from 1 to 14)
6.7
Enter organic carbon content (%OC) (values from 0 to 50%)
10
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method)
0.98
or for aged ABCs only
Enter State (or closest State)
SA
Enter traffic volume (high or low)
low

Outputs		
Land use	Cu soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	60	90
Urban residential and open public spaces	120	240
Commercial and industrial	180	340

NEPM Ecological Investigation Level Calculations

Prospect Oval, Prospect, SA

241510

DELIVERING ENVIRONMENTAL SOLUTIONS

Lead

Inputs
Select contaminant from list below
Pb
Below needed to calculate fresh and aged ACLs
Below needed to calculate fresh and aged ABCs
or for fresh ABCs only
or for aged ABCs only

Outputs		
Land use	Lead generic EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	110	470
Urban residential and open public spaces	270	1100
Commercial and industrial	440	1800

NEPM Ecological Investigation Level Calculations

Prospect Oval, Prospect, SA

241510

DELIVERING ENVIRONMENTAL SOLUTIONS

Chromium III

Inputs
Select contaminant from list below
Cr_III
Below needed to calculate fresh and aged ACLs
Enter % clay (values from 0 to 100%)
11
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method)
0.98
or for aged ABCs only
Enter State (or closest State)
SA
Enter traffic volume (high or low)
low

Outputs		
Land use	Cr III soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	70	150
Urban residential and open public spaces	180	430
Commercial and industrial	290	700

NEPM Ecological Investigation Level Calculations

Prospect Oval, Prospect, SA

241510

DELIVERING ENVIRONMENTAL SOLUTIONS

Nickel

Inputs
Select contaminant from list below
Ni
Below needed to calculate fresh and aged ACLs
Enter cation exchange capacity (silver thiourea method) (values from 0 to 100 cmolc/kg dwt)
34
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method)
0.98
or for aged ABCs only
Enter State (or closest State)
SA
Enter traffic volume (high or low)
low

Outputs		
Land use	Ni soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	20	70
Urban residential and open public spaces	120	390
Commercial and industrial	240	660

NEPM Ecological Investigation Level Calculations

Prospect Oval, Prospect, SA

241510

DELIVERING ENVIRONMENTAL SOLUTIONS

Zinc

Inputs
Select contaminant from list below
Zn
Below needed to calculate fresh and aged ACLs
Enter cation exchange capacity (silver thiourea method) (values from 0 to 100 cmolc/kg dwt)
34
Enter soil pH (calcium chloride method) (values from 1 to 14)
6.7
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method)
0.98
or for aged ABCs only
Enter State (or closest State)
SA
Enter traffic volume (high or low)
low

Outputs		
Land use	Zn soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	80	210
Urban residential and open public spaces	280	750
Commercial and industrial	440	1100

	Metals																		
	Arsenic	Barium	Beryllium	Boron	Cadmium	Chromium (hexavalent)	Chromium (III+VI)	Chromium (Trivalent)	Cobalt	Copper	Iron	Lead	Manganese	Mercury	Nickel	Selenium	Silver	Vanadium	Zinc
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR	2	10	1	10	0.4	1	1	5	1	1	20	1	1	0.1	1	2	2	10	1
Waste Classification (SA EPA 2010)																			
Waste Fill (< criterion)	20	300	20		3	1		400	170	60		300	500	1	60				200
Intermediate Waste (< criterion)	200		40		30	200			170	2,000		1,200	6,000	30	600				14,000
Low Level Contaminated Waste (< criterion)	750		150		60	750			1,000	7,500		5,000	10,000	110	3,000				50,000
Exceeds Low Level Contaminated Waste (≥ criterion)																			

Field ID	Depth (m)	Date	Sample Type	Matrix																		
BH01-01	0.04 - 0.14	17/01/2024	Primary	Fill	6.9	47	<2	<20	<0.4	-	7.3	-	<5	5.5	-	16	110	<0.1	<5	<2	-	10	30
BH01-04	0.55 - 0.75	17/01/2024	Primary	Fill	<2	49	<2	27	<0.4	-	17	-	<5	8.2	-	8.4	210	<0.1	7.9	<2	-	20	13
BH02-01	0.05 - 0.15	17/01/2024	Primary	Fill	<2	47	<2	<10	<0.4	-	<5	-	<5	<5	-	76	60	<0.1	<5	<2	-	<10	15
BH02-02	0.15 - 0.45	17/01/2024	Primary	Fill	4	110	<2	29	<0.4	-	16	-	5.7	10	-	12	160	<0.1	10	<2	-	26	21
BH02-04	*0.15 - 0.45*	*17/01/2024*	*Interlab_D*	*Fill*	*<4*	*-*	*<1*	*30*	*<0.4*	*-*	*16*	*-*	*5*	*12*	*-*	*8*	*180*	*<0.1*	*9*	*<2*	*-*	*-*	*19*
BH02-05	0.6 - 0.7	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	9,800	-	-	-	-	-	-	-	-
BH02-07	1.4 - 1.5	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-12	5.9 - 6	17/01/2024	Primary	Natural	8	130	<2	<10	<0.4	-	20	-	<5	<5	-	<5	31	<0.1	<5	2.4	-	100	9
BH03-01	0 - 0.1	17/01/2024	Primary	Fill	6.7	94	<2	<20	<0.4	-	9.3	-	<5	22	-	85	140	<0.1	5.9	<2	-	12	140
BH03-02	0.2 - 0.3	17/01/2024	Primary	Fill	3	31	<2	<10	<0.4	-	<5	-	<5	<5	-	7.5	44	<0.1	<5	<2	-	<10	10
BH03-03	0.3 - 0.6	17/01/2024	Primary	Fill	3.6	170	<2	-	<0.4	<1	19	19	6.1	12	17,000	17	130	<0.1	6.7	-	<2	-	27
BH03-04	*0.3 - 0.6*	*17/01/2024*	*Intralab_D*	*Fill*	*2.8*	*150*	*<2*	*27*	*<0.4*	*-*	*18*	*-*	*7.7*	*6.3*	*-*	*8.8*	*120*	*<0.1*	*5.9*	*<2*	*-*	*57*	*13*
BH03-06	0.65 - 0.75	17/01/2024	Primary	Fill	2.4	110	<2	<20	<0.4	-	11	-	<5	15	-	100	170	<0.1	6.6	<2	-	14	99
BH03-09	1.55 - 1.65	17/01/2024	Primary	Fill	2	200	<2	<10	<0.4	-	8.2	-	<5	23	-	75	71	<0.1	<5	<2	-	<10	55
BH03-10	2 - 2.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-11	2.3 - 2.4	17/01/2024	Primary	Fill	2.1	86	<2	<20	<0.4	-	15	-	<5	8.8	-	14	150	<0.1	8.8	<2	-	18	18
BH03-13	2.8 - 2.9	17/01/2024	Primary	Natural	3.8	150	<2	40	<0.4	-	18	-	8.1	8.6	-	6.8	180	<0.1	15	<2	-	38	14
BH03-15	4.05 - 4.15	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-01	0 - 0.1	17/01/2024	Primary	Fill	40	86	<2	<20	<0.4	-	12	-	<5	15	-	44	130	<0.1	5.9	<2	-	14	48
BH04-04	0.55 - 0.75	17/01/2024	Primary	Natural	7	92	<2	120	<0.4	-	43	-	9.6	19	-	13	190	<0.1	25	<2	-	53	33
BH04-07	1.3 - 1.4	17/01/2024	Primary	Natural	3.9	140	<2	60	<0.4	-	24	-	6.6	10	-	7.4	190	<0.1	17	<2	-	37	17
BH04-09	2.75 - 2.85	17/01/2024	Primary	Natural	3.5	98	<2	49	<0.4	-	22	-	8.8	8.5	-	7.5	200	<0.1	11	<2	-	33	13

	PAH																	
	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a) pyrene	Benzo(g,h,i)perylene	Benzo(b+j+k)fluoranthene	Benzo(k)fluoranthene	Benzo[b+j]fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Pyrene	Total PAH
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR	0.1	0.1	0.1	0.1	0.05	0.1	0.2	0.5	0.5	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.05
Waste Classification (SA EPA 2010)																		
Waste Fill (< criterion)					1													5
Intermediate Waste (< criterion)					2													40
Low Level Contaminated Waste (< criterion)					5													200
Exceeds Low Level Contaminated Waste (≥ criterion)																		
Field ID	**Depth (m)**	**Date**	**Sample Type**	**Matrix**														
BH01-01	0.04 - 0.14	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.5	0.5
BH01-04	0.55 - 0.75	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
BH02-01	0.05 - 0.15	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-02	0.15 - 0.45	17/01/2024	Primary	Fill	<0.5	0.7	<0.5	3.8	6.7	5	-	4.5	4.9	4.4	0.7	3.6	<0.5	4.6	<0.5	<0.5	5	43.9
BH02-04	*0.15 - 0.45*	*17/01/2024*	*Interlab_D*	*Fill*	*<0.1*	*1*	*0.4*	*2.2*	*4.1*	*3.8*	*5.9*	*-*	*-*	*2.2*	*0.7*	*2.2*	*<0.1*	*3.8*	*<0.1*	*0.3*	*3.3*	*30*
BH02-05	0.6 - 0.7	17/01/2024	Primary	Natural	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
BH02-07	1.4 - 1.5	17/01/2024	Primary	Natural	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
BH02-12	5.9 - 6	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-01	0 - 0.1	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	0.9	1.2	1.1	-	<0.5	<0.5	1.3	0.5	0.9	<0.5	1.1	<0.5	<0.5	1	8
BH03-02	0.2 - 0.3	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	<0.5	0.7	<0.5	-	<0.5	0.5	0.7	<0.5	0.8	<0.5	<0.5	<0.5	<0.5	0.8	3.5
BH03-03	0.3 - 0.6	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	1	2.1	1.7	-	1.3	1.2	1.3	<0.5	1.5	<0.5	1.2	<0.5	<0.5	2.1	13.4
BH03-04	*0.3 - 0.6*	*17/01/2024*	*Intralab_D*	*Fill*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*-*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<0.5*
BH03-06	0.65 - 0.75	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	3.4	5.4	2.8	-	4.3	4.8	6.1	0.7	7.1	<0.5	3.8	<0.5	1.1	7.9	47.4
BH03-09	1.55 - 1.65	17/01/2024	Primary	Fill	<0.5	<0.5	2.8	18	22	13	-	17	17	25	3.5	35	<0.5	14	<0.5	11	36	214.3
BH03-10	2 - 2.1	17/01/2024	Primary	Fill	<0.5	<0.5	1.1	5.2	8.6	5.1	-	6.7	6.5	11	1.1	16	<0.5	5.4	<0.5	4.3	16	87
BH03-11	2.3 - 2.4	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-13	2.8 - 2.9	17/01/2024	Primary	Natural	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
BH03-15	4.05 - 4.15	17/01/2024	Primary	Natural	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
BH04-01	0 - 0.1	17/01/2024	Primary	Fill	<0.5	<0.5	<0.5	2.2	2.8	1.2	-	1.7	2	2.8	0.7	2.3	<0.5	1.2	<0.5	0.8	2.6	20.3
BH04-04	0.55 - 0.75	17/01/2024	Primary	Natural	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
BH04-07	1.3 - 1.4	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-09	2.75 - 2.85	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

					TRH					BTEX						
					TRH C6-C9	TRH C10-C14	TRH C15-C28	TRH C29 - C36	TRH C10 - C36 (sum of fractions)	Benzene	Toluene	Ethylbenzene	Xylene (o)	Xylene (m & p)	Xylene Total	Total BTEX
					mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR					20	20	50	50	50	0.1	0.1	0.1	0.1	0.2	0.3	1
Waste Classification (SA EPA 2010)																
Waste Fill (< criterion)					65				1,000	1	1.4	3.1			14	
Intermediate Waste (< criterion)					100				1,000	5	50	100			180	
Low Level Contaminated Waste (< criterion)					1,000				10,000	15	500	1,000			1,800	
Exceeds Low Level Contaminated Waste (≥ criterion)																
Field ID	**Depth (m)**	**Date**	**Sample Type**	**Matrix**												
BH01-01	0.04 - 0.14	17/01/2024	Primary	Fill	<20	<20	<50	64	64	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH01-04	0.55 - 0.75	17/01/2024	Primary	Fill	<20	<20	<50	<50	<50	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH02-01	0.05 - 0.15	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-
BH02-02	0.15 - 0.45	17/01/2024	Primary	Fill	<20	<20	140	100	240	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH02-04	*0.15 - 0.45*	*17/01/2024*	*Interlab_D*	*Fill*	*<25*	*<50*	*<100*	*100*	*100*	*<0.2*	*<0.5*	*<1*	*<1*	*<2*	*<1*	*<1*
BH02-05	0.6 - 0.7	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-
BH02-07	1.4 - 1.5	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-
BH02-12	5.9 - 6	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-
BH03-01	0 - 0.1	17/01/2024	Primary	Fill	<20	<20	260	520	780	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH03-02	0.2 - 0.3	17/01/2024	Primary	Fill	<20	<20	<50	92	92	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH03-03	0.3 - 0.6	17/01/2024	Primary	Fill	<20	<20	98	83	181	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH03-04	*0.3 - 0.6*	*17/01/2024*	*Intralab_D*	*Fill*	*<20*	*<20*	*<50*	*<50*	*<50*	*<0.1*	*<0.1*	*<0.1*	*<0.1*	*<0.2*	*<0.3*	-
BH03-06	0.65 - 0.75	17/01/2024	Primary	Fill	<20	<20	410	440	850	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH03-09	1.55 - 1.65	17/01/2024	Primary	Fill	<20	<20	1,200	910	2,110	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH03-10	2 - 2.1	17/01/2024	Primary	Fill	<20	<20	690	560	1,250	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH03-11	2.3 - 2.4	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-
BH03-13	2.8 - 2.9	17/01/2024	Primary	Natural	<20	<20	<50	<50	<50	-	-	-	-	-	-	-
BH03-15	4.05 - 4.15	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-
BH04-01	0 - 0.1	17/01/2024	Primary	Fill	<20	<20	120	110	230	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
BH04-04	0.55 - 0.75	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-
BH04-07	1.3 - 1.4	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-
BH04-09	2.75 - 2.85	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-

					Organochlorine Pesticides																						
					4,4-DDD	4,4-DDE	4,4-DDT	DDT+DDE+DDD	a-BHC	b-BHC	d-BHC	g-BHC (Lindane)	Aldrin	Dieldrin	Aldrin + Dieldrin	chlordane	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	Endrin ketone	Heptachlor	Heptachlor epoxide	Hexachlorobenzene	Methoxychlor	Toxaphene
					mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR					0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.5
Waste Classification (SA EPA 2010)																											
Waste Fill (< criterion)							2								2	2							2				
Intermediate Waste (< criterion)							2								2	2							2				
Low Level Contaminated Waste (< criterion)							50								50	50							50				
Exceeds Low Level Contaminated Waste (≥ criterion)																											
Field ID	**Depth (m)**	**Date**	**Sample Type**	**Matrix**																							
BH01-01	0.04 - 0.14	17/01/2024	Primary	Fill	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH01-04	0.55 - 0.75	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-01	0.05 - 0.15	17/01/2024	Primary	Fill	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH02-02	0.15 - 0.45	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-04	*0.15 - 0.45*	*17/01/2024*	*Interlab_D*	*Fill*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-05	0.6 - 0.7	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-07	1.4 - 1.5	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-12	5.9 - 6	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-01	0 - 0.1	17/01/2024	Primary	Fill	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH03-02	0.2 - 0.3	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-03	0.3 - 0.6	17/01/2024	Primary	Fill	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH03-04	*0.3 - 0.6*	*17/01/2024*	*Intralab_D*	*Fill*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.1*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.05*	*<0.5*
BH03-06	0.65 - 0.75	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-09	1.55 - 1.65	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-10	2 - 2.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-11	2.3 - 2.4	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-13	2.8 - 2.9	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-15	4.05 - 4.15	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-01	0 - 0.1	17/01/2024	Primary	Fill	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH04-04	0.55 - 0.75	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-07	1.3 - 1.4	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-09	2.75 - 2.85	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

	Polychlorinated Biphenyls								Phenols													
	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260	PCBs (Sum of total)	2,4-dimethylphenol	2-methylphenol	2-nitrophenol	3-&4-methylphenol	4,6-Dinitro-2-methylphenol	4,6-Dinitro-o-cyclohexyl phenol	4-chloro-3-methylphenol	2,4-dinitrophenol	4-nitrophenol	Cresol Total	Dinoseb	Total Phenols	Phenols (Total Halogenated)	Phenols (Total Non Halogenated)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.5	0.2	1	0.4	5	20	1	5	5	0.5	20	0.5	1	20
Waste Classification (SA EPA 2010)																						
Waste Fill (< criterion)								2												0.5		
Intermediate Waste (< criterion)								2												17,000		
Low Level Contaminated Waste (< criterion)								50												50,000		
Exceeds Low Level Contaminated Waste (≥ criterion)																						
Field ID	**Depth (m)**	**Date**	**Sample Type**	**Matrix**																				
BH01-01	0.04 - 0.14	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH01-04	0.55 - 0.75	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-01	0.05 - 0.15	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-02	0.15 - 0.45	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-04	*0.15 - 0.45*	*17/01/2024*	*Interlab_D*	*Fill*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-05	0.6 - 0.7	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-07	1.4 - 1.5	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02-12	5.9 - 6	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-01	0 - 0.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-02	0.2 - 0.3	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-03	0.3 - 0.6	17/01/2024	Primary	Fill	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.2	<1	<0.4	<5	<20	<1	<5	<5	<0.5	<20	<0.5	<1	<20
BH03-04	*0.3 - 0.6*	*17/01/2024*	*Intralab_D*	*Fill*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-06	0.65 - 0.75	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-09	1.55 - 1.65	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-10	2 - 2.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-11	2.3 - 2.4	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-13	2.8 - 2.9	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-15	4.05 - 4.15	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-01	0 - 0.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-04	0.55 - 0.75	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-07	1.3 - 1.4	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-09	2.75 - 2.85	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

	Halogenated Phenols							VOCs	Inorganics		
	2,4,5-trichlorophenol	2,4,6-trichlorophenol	2,4-dichlorophenol	2,6-dichlorophenol	2-chlorophenol	Pentachlorophenol	tetrachlorophenols	Tetrachloroethene (PCE)	Cyanide Total	Moisture Content	pH (Lab)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	%	pH_Units
LOR	1	1	0.5	0.5	0.5	1	10	0.5	5	0.1	0.1
Waste Classification (SA EPA 2010)											
Waste Fill (< criterion)									500		
Intermediate Waste (< criterion)								14	1,000		
Low Level Contaminated Waste (< criterion)								25.2	3,500		
Exceeds Low Level Contaminated Waste (≥ criterion)											

Field ID	Depth (m)	Date	Sample Type	Matrix										
BH01-01	0.04 - 0.14	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	4.2	-
BH01-04	0.55 - 0.75	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	11	-
BH02-01	0.05 - 0.15	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	6.7	-
BH02-02	0.15 - 0.45	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	12	-
BH02-04	*0.15 - 0.45*	*17/01/2024*	*Interlab_D*	*Fill*	-	-	-	-	-	-	-	-	-	*13*	-
BH02-05	0.6 - 0.7	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	18	6.7
BH02-07	1.4 - 1.5	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	20	-
BH02-12	5.9 - 6	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	21	-
BH03-01	0 - 0.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	4.1	-
BH03-02	0.2 - 0.3	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	4.8	-
BH03-03	0.3 - 0.6	17/01/2024	Primary	Fill	<1	<1	<0.5	<0.5	<0.5	<1	<10	<0.5	<5	11	-
BH03-04	*0.3 - 0.6*	*17/01/2024*	*Intralab_D*	*Fill*	-	-	-	-	-	-	-	-	-	*16*	-
BH03-06	0.65 - 0.75	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	7.1	-
BH03-09	1.55 - 1.65	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	3.8	-
BH03-10	2 - 2.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	7.3	-
BH03-11	2.3 - 2.4	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	8.2	-
BH03-13	2.8 - 2.9	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	13	-
BH03-15	4.05 - 4.15	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	16	-
BH04-01	0 - 0.1	17/01/2024	Primary	Fill	-	-	-	-	-	-	-	-	-	2.4	-
BH04-04	0.55 - 0.75	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	18	-
BH04-07	1.3 - 1.4	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	13	-
BH04-09	2.75 - 2.85	17/01/2024	Primary	Natural	-	-	-	-	-	-	-	-	-	15	-

Leachate Chemical Summary Table - Waste Classification

			PAH																Inorganics		
			Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a) pyrene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Benzo[b+j]fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Pyrene	Total PAH	pH (Final)	pH (Initial)	pH of Leaching Fluid
			µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	pH_Units	pH_Units	pH_Units
LOR			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0.1	0.1	0.1
SA EPA - Low Level Contaminated Waste (leachate)							1															
Field ID	**Date**	**Sample Type**																				
BH03-09 (DAY 1)	17/03/2024	Primary	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	6.2	5.1	4.9
BH03-09 (DAY 2)	17/03/2024	Primary	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	**1**	<1	**1**	6.6	6.3	3
BH03-09 (DAY 3)	17/03/2024	Primary	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	6.8	6.6	3
BH03-09 (DAY 4)	17/03/2024	Primary	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	6.9	6.7	3
BH03-09 (DAY 5)	17/03/2024	Primary	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	7.1	6.8	3
BH03-09 (DAY 6)	17/03/2024	Primary	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	6.6	6.7	3
BH03-09 (DAY 7)	17/03/2024	Primary	<1	<1	<1	**2**	<1	<1	<1	<1	**1**	<1	**2**	<1	<1	<1	<1	**2**	**7**	7.1	6.4	3
BH03-09 (DAY 8)	17/03/2024	Primary	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	7.2	6.4	3
BH03-09 (DAY 9)	17/03/2024	Primary	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	**2**	<1	<1	<1	<1	**2**	**4**	7.1	6.2	3
BH03-09 (DAY 10)	17/03/2024	Primary	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	**1**	<1	<1	<1	<1	**2**	**3**	7.2	6.5	3

Appendix J – LBWco 142-148 & 150 Preliminary Site Contamination Report

GAMA CONSULTING

Our ref: 231471 L01.docx

30 August 2023

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Amir Eskandari
City of Prospect
128 Prospect Road
Prospect SA 5082

Dear Amir,

142 – 148 and 150 Main North Road, Prospect
Preliminary Site Investigation Summary

1 Introduction

LBWco undertook an environmental investigation in the form of a Preliminary Site Investigation (PSI) (LBWco ref: 231471 R01) of 142 – 148 and 150 Main North Road, Prospect, South Australia for the City of Prospect.

The purpose of this letter is to provide a summary of the work carried out and the key findings.

The assessment was carried out to help answer the following questions:

- Has the historical use of the property, and surrounding land, caused contamination at the site?
- If contamination is present, could it travel from the source to where future site users (people and ecology) might be affected?
- Would remediation or management of contamination be required to make the site safe for future site users?
- What challenges might contamination pose to redevelopment?

LBWco researched the history of the property and surrounding land, and undertook an investigation of soil, soil vapour and groundwater at the property.

The research and investigations were undertaken in accordance with the relevant environmental and planning guidelines.

2 Scope and Methodology

The broad scope of works carried out was as follows:

- Site history research and detailed site inspection
- Drilling of 21 soil bores and associated sampling and testing
- Drilling and installation of 6 soil vapour sampling points and associated sampling and testing
- Drilling and installation of 3 groundwater bores and associated sampling and testing
- Preparation of a PSI report to document the findings of the above investigations.

3 Key Findings

3.1 Site History

Onsite historical activities considered to have the potential to cause contamination included the storage of oil, spray painting, importation of soil and motor vehicle repair/maintenance.

Because the site is situated within a wider commercial / industrial area, numerous offsite historical activities, that have the potential to affect the site, were also identified.

3.2 Soil

- No remediation of soils is anticipated to be required to protect health of future site users or ecology in either a commercial / industrial land use setting or in a more sensitive land use setting including certain residential scenarios.
- If the land was to be subdivided into smaller allotments for a residential land use or another sensitive land use, further assessment would be recommended and may identify the need for some limited soil management.
- Some areas of the site beneath buildings were identified where soils would fall into the most contaminated waste disposal category if disposal of soils was required (Low-Level Contaminated Waste) (LLCW). It is relatively expensive to dispose of these soils if they become surplus to development needs.
- If future development generates surplus soil for disposal, soil management will be required to help minimise the disposal LLCW and maximise the safe reuse of these materials.
- Soils immediately beneath the underground waste oil tank, interceptor and sump were not accessible for investigation therefore the possibility of undiscovered impacts in these areas cannot be ruled out.

3.3 Soil Vapour

- Concentrations of contaminants in soil vapour were present. The source of the contaminants was not identified.
- Although low concentrations were identified, no unacceptable risk from soil vapour for either commercial/industrial or residential land use was identified.
- A repeat vapour monitoring event is recommended should a residential land use be proposed for the site

3.4 Groundwater

- There was no evidence to indicate contamination in groundwater.
- Although not related to site contamination issues, possible leakage of stormwater from stormwater infrastructure to groundwater was identified and should be investigated further.
- The depth to groundwater indicated that for a potential single level basement construction, dewatering of groundwater would not likely be needed.

3.5 Next Steps

- While the assessment evidence to date has not identified any significant site contamination issues, the City of Prospect should consider potential future development scenarios for the site to provide a framework for more specific advice on site contamination risk and liabilities. For example, if residential land use can be ruled out, or basement requirements are known, more definitive conclusions can be made.
- If City of Prospect elects to proceed with the site purchase, prior to any development, additional targeted site contamination investigations should be considered to further characterise potential risks relating to the limited areas of contamination identified to date.
- Prior to redevelopment of the site, an environmental consultant should be commissioned to prepare and oversee the implementation of a Construction Environmental Management Plan (CEMP) to ensure environmental impacts are properly managed.
- Prior to building demolition or refurbishment, removal of asbestos from the buildings should be undertaken by a suitably licensed contractor, to protect human health and prevent contamination of site soils.

4 Closure

This letter provides a summary of the key report outcomes. For full details of the work carried out and the findings, full reference to the PSI should be made. (LBWco ref: 231471, dated 25 August 2023).

Please do not hesitate to contact the undersigned should you require any further information or wish to discuss.

Yours sincerely
For LBW co Pty Ltd



Jade Creber
Environmental Consultant



Nick Brewer
Principal Environmental Consultant

F6 – Heritage Impact Assessment

City of Prospect Lifestyle Precinct Code Amendment

Heritage Impact Assessment

DA254908 Issue A

04.12.25

dasharchitects

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1.0 Introduction

1.1 Overview

DASH Architects has been engaged by the City of Prospect to provide heritage advice on the Prospect Lifestyle Precinct (PLP) project, which aims to transform Prospect Oval / Payinthi yarta and its surrounds into a vibrant, mixed-use lifestyle and community hub. Envisioned land uses and development include upgraded sporting and recreation facilities, expanded health, wellness, and community amenities, and new residential, short-term and supported accommodation, retail, food and beverage, office, and commercial spaces. These elements aim to create a connected, vibrant lifestyle hub, linking Main North Road, Prospect Oval, and Prospect Road, while promoting economic activity, inclusivity, and activation of the public realm.

The Affected Area consists of the current Prospect Oval and Memorial Gardens, and land immediately to the east extending through to Main North Road. A Code Amendment will be required to facilitate the land uses and configuration of development envisaged by the PLP. This amendment will adjust existing zoning and planning controls to allow for mixed-use, higher-density, and commercial outcomes, consistent with the master plan vision and to ensure regulatory alignment for future partnerships, land transactions, and development applications.

This Heritage Impact Assessment has been prepared to assess how the proposed changes to the zoning, and associated building height Technical and Numerical Variations (TNVs) may impact on State and Local Heritage Places within the areas, and Historic Area Overlay more broadly.

A land division application has also been lodged to align title boundaries within the Affected Area to revised zone boundaries subject to this Code Amendment. Potential heritage impacts associated with this land division have been considered under a separate Heritage Impact Assessment provided with that application.

1.2 Expertise

DASH Architects was founded in 1964 and has established itself as one of South Australia's leading practices specialising in the provision of heritage architectural services.

Over the past 50 years DASH Architects has established a reputation as one of the State's leading architectural practices in the following specialist heritage fields:

- Heritage Conservation
- Heritage Assessment and Impact Assessment
- Heritage Advisory Services
- Heritage Policy Development
- Condition and Compliance Audits
- Adaptive Reuse
- Conservation Management Plans

- Expert Witnessing, and
- Professional Desktop Historical Archaeological Services.

Our expertise extends across the full range of historic character and heritage listings to include:

- Historic Character
- Local Heritage Places
- State Heritage Places
- State Heritage Areas
- Commonwealth Heritage Places
- National Heritage Places.

1.3 Copyright

The format of this document remains the copyright and intellectual property of DASH Architects and cannot be replicated in any way without prior written consent.

2.0 Affected Area

2.1 Prospect Lifestyle Precinct Project

The Code Amendment subject to this Heritage Impact Assessment has been initiated to facilitate the Prospect Lifestyle Precinct (PLP) project. Land affected by the PLP project consists of Prospect Oval and Memoria Gardens, and extends eastward to include land fronting Main North Road.



Figure 1: Prospect Lifestyle Precinct Project, and Code Amendment, Affected Area. [Source: Holmes Dyer]

The PLP project is presently undergoing design development, however the

master plan as endorsed by Prospect Council in June 2025 included:

(1) Mixed use development to the south-eastern corner of the project area

(2) Expansion of the development sites fronting Main North Road deeper into the precinct

(4) Formalised pedestrian plaza providing an entrance to the precinct from Main North Road

(5, 12) Upgrades to community and professional sporting facilities.



Figure 2: June 2025 Council endorsed PLP Master Plan [Source: City of Prospect]

The Prospect Oval and Memorial Gardens are presently located on a single large land parcel, and accommodate the following heritage places:

State Heritage Places:

- **Former Prospect Air Raid Precautions (ARP) Sub-Control Station**, located in the far north-eastern corner of the land

Local Heritage Places:

- **Oval, grandstand and air raid shelter**: The extent of the Prospect Oval reserve, and remaining original external form, materials and detailing of the Grandstand and Air Raid Shelter.
- **Prospect Memorial Gardens:** Marble War Memorial, two gateways and Prospect Children's Memorial Playground Building

These heritage places are examined in more detail in Section 4.0 of this assessment.



Figure 3: State and Local Heritage Places on the Affected Land [Source: Holmes Dyer]

2.2 Current Zoning and Overlays

The Prospect Oval and Memorial Gardens is presently zoned Established Neighbourhood and is subject to a Historic Area Overlay. The land fronting Main Road is currently Zoned Urban Corridor (Business), with an Urban Corridor Business Retail Subzone and TNV Maximum Building Height of 5 levels (15m).

The entire Prospect Oval and Memorial Gardens land parcel is presently subject to both a State and Local Heritage Places Overlay due to the heritage places noted in Section 2.1 above.



Figure 4: Affected Area, and current zoning [Source: Holmes Dyer]

2.3 Proposed Zoning and TNV

The Code Amendment seeks to:

- Rezone the land accommodating the Prospect Oval and Memorial Gardens from Established Neighbourhood—with Historic Area Overlay—to a Recreation Zone, removing the Historic Area Overlay in the process)
- Rezone the land fronting Main North Road from Urban Corridor (Business)—with Urban Corridor Business Retail Subzone, to an Urban Corridor (Boulevard) Zone
- Realign the boundaries between the two zones, extending the proposed Urban Corridor (Boulevard) Zone westward towards the eastern boundary of the oval
- Amend the TNV height limits for the land east of the oval to facilitate development up to 11-12 storeys in height (fronting Main North Road), transitioning down to 4 and 6-8 storeys to the western side of the proposed new Urban Corridor (Boulevard) Zone
- Include a Concept Plan for the locality within the Planning and Design Code that aligns with the PLP Project intent.



Figure 5: Proposed Zoning. [Source: Holmes Dyer]

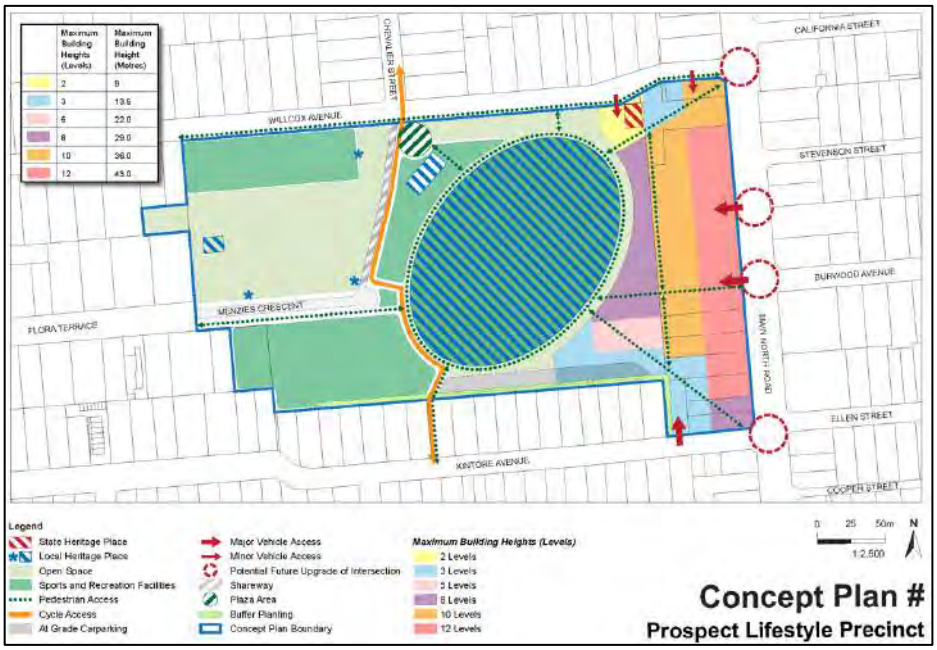


Figure 6: Proposed Concept Plan [Source: Holmes Dyer]

3.0 Land Division

The land subject to this Code Amendment presently consists of:

- 10 land parcels within the existing Urban Corridor (Business Zone)
- A single large land parcel accommodating the whole of the Prospect Oval and Memorial Gardens.

A separate land division has been recently lodge that seeks to (amongst other things):

- Align the boundaries within the Affected Area to the revised zone boundaries subject to this Code Amendment
- Establish the State and Local Heritage listed ARP Substation on its own smaller land parcel
- Establish a Right of Way to the southern and western sides of the ARP Station.

The effect of this land division will be to limit the extent of the State Heritage Place Overlay to the proposed smaller land parcel accommodating the ARP Substation, and in turn remove it from land containing the Oval and Memorial Gardens.

Potential heritage impacts associated with this land division have been considered under a separate Heritage Impact Assessment provided with the land division application.



Figure 7: Proposed Allotment Plan (separate application) [Source: Holmes Dyer]

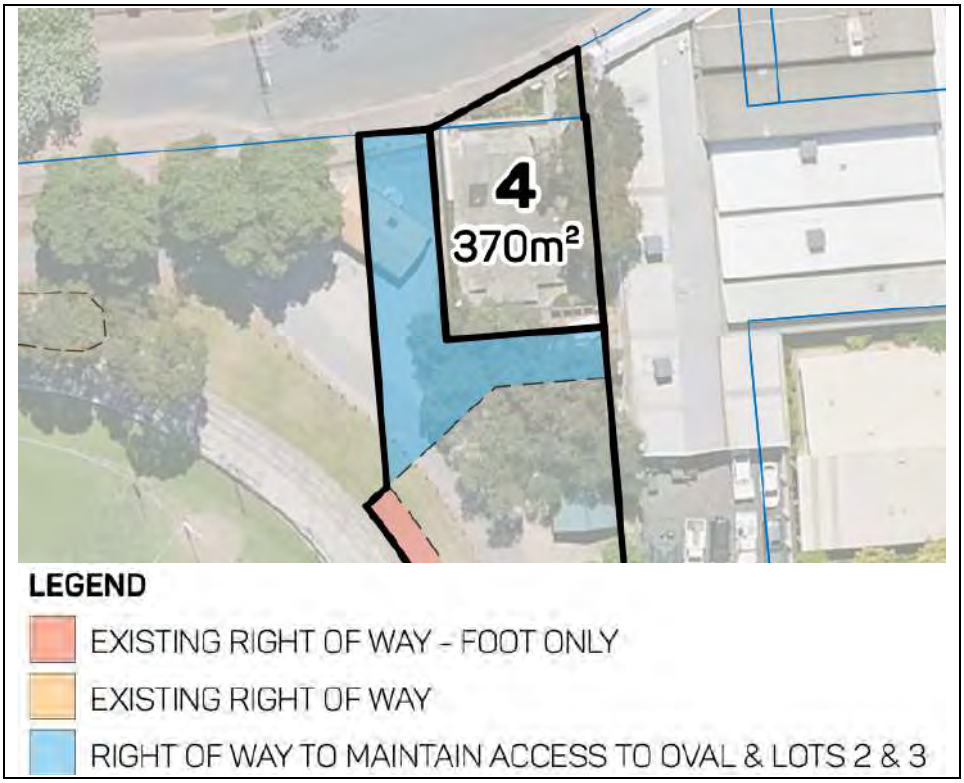


Figure 8: Proposed Right of Way around SHP (separate application) [Source: Holmes Dyer]

4.0 Heritage and Historic Character

4.1 State Heritage Places

The State Heritage listed former Prospect ARP Sub-Control Station is located in the north-eastern corner the Prospect Oval Precinct. The ARP Station was confirmed as a State Heritage Place (SHP) in December 2021. The Statement of Heritage Value for the place was cited in the Summary of State Heritage Place as:

> 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.

The assessment report associated with this listed noted with regard to the location and setting of the ARP Substation:

> Arguably, the primary purpose of the ARP network was to serve as a visible and reassuring civil defence presence, indicating to the general public that the dangers of air raid had been appropriately mitigated by the government of the day. To this end, sub-Control Stations were strategically placed in prominent locations, where in some cases thousands of people passed by them every day, and were 'accessorised' with civilian men and women in military-style uniforms with badges of rank.



Figure 9: State Heritage listed former Prospect ARP Sub-Control Station (right)



Figure 10: State Heritage listed former Prospect ARP Sub-Control Station

As noted in Section 3.0, the ARP Substation is subject to a land division application that will contain the place (and associated State Heritage Place Overlay) on a smaller land parcel as illustrated below.

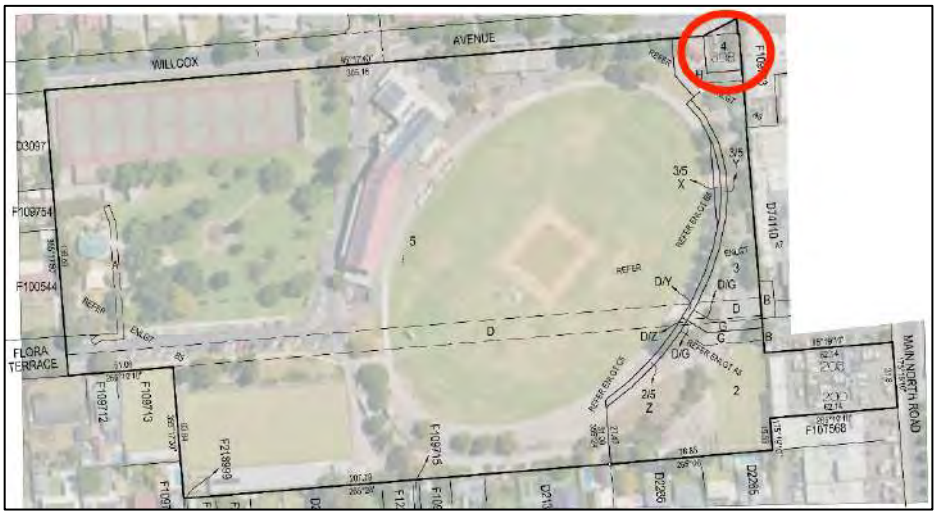


Figure 11: Proposed allotments, with SHP identified by red circle [Sawley Lock O'Callaghan]

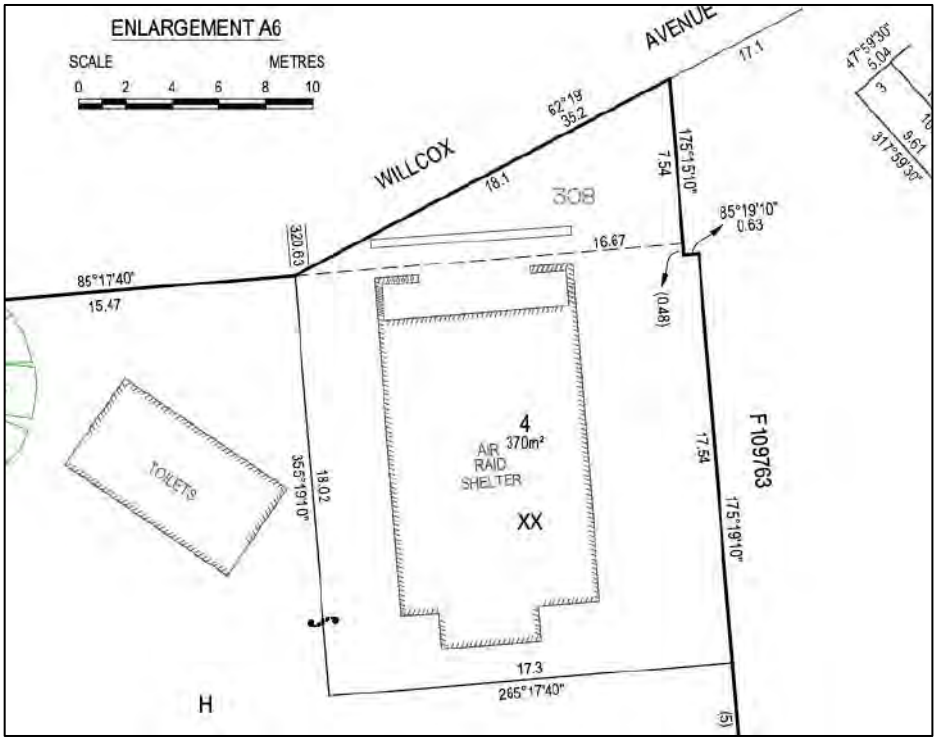


Figure 12: Proposed precinct land division, with SHP identified by red circle [Sawley Lock O'Callaghan]

4.2 Local Heritage Places

There are two Local Heritage Places within the Affected Area, both consisting of several elements.

4.2.1 Oval, grandstand and air raid shelter

Part 11 of the Planning and Design Code provides the following Description and/or Extent of Listed Place for the **oval, grandstand and air raid shelter**:

> Oval, grandstand and air raid shelter; 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.

The 2010 City of Prospect Heritage Review provides the following additional background to the heritage values of the place:

> History and Description
>
> The Prospect Oval was opened by State Premier, Mr Charles Cameron Kingston in 1898. The first grandstand was built in 1922, after plans for the site had been drawn up in 1919 by Prospect District Council. The Oval has been the location for a large number of community celebrations and currently functions as the home ground of the North Adelaide Football and Cricket Clubs. In 1921, the North Adelaide Football Club signed a five-year agreement with the Council to use the oval for its home games and the 1922 season was the first in which North Adelaide Football Club played its home matches at Prospect Oval.
>
> The 1922 grandstand, very similar in design and date to one at Thebarton, features three cantilevered gables with timber strapping and stucco infill supported on cast iron posts with timber bracketing. The foundation stone reads 'Prospect War Memorial Pavilion, erected March 1922'. The grandstand's original bench style seating was removed in 2011 and the building sympathetically converted to clubrooms and training facilities using the volume of the original building and retaining its form. Later grandstands have been erected to the south west of this grandstand.
>
> At the eastern end of the Oval reserve is an important relic of the Second World War. The Prospect Air Raid Shelter was constructed in about 1942, and is a similar concrete bunker design to the one which remains at Glenelg, located in a similar position within the Glenelg Oval reserve.
>
> Statement of Heritage Value
>
> The Prospect Oval and its associated early grandstand, reflects the development of facilities for sporting activities in the Prospect area, since its establishment in the 1890s. The air raid shelter is a rare relic of facilities provided for the safety of the community during the Second World War.
>
> Relevant Criteria
>
> (a) The Prospect Oval and 1922 Grandstand displays historical and social themes that are of importance to the local area as they

reflect the development of facilities for sporting activities in the Prospect area. In addition, the air raid shelter illustrates the activities of authorities during WW2.

(c) The Prospect Oval, 1922 Grandstand and Air Raid Shelter have played an important part in the lives of local residents as the location for many significant sporting and community events and also safety during WW2

(d) The early Grandstand displays design characteristics of significance to the local area as it is a purpose built to serve the particular sporting activities carried on within the Oval complex. The Air Raid Shelter repeats the form and materials of the shelter at Glenelg and was a government design.

(f) The Prospect Oval is a notable landmark of significant open space in the area.

The Prospect Oval remains in its original location and general configuration. A contemporary picket fence has been installed around its perimeter and lighting has been recently installed to service its after-hours use.

The 1922 grandstand was adapted to accommodate a function centre in 2023, while the ARS shelter is fenced off, opened only periodically for guided tours.



Figure 13: 1922 Grandstand, Local Heritage Place



Figure 14: Prospect Oval, Local Heritage Place



Figure 15: ‘Air raid shelter’ (ARP Substation), Local Heritage Place

4.2.2 Prospect Memorial Gardens

Part 11 of the Planning and Design Code provides the following Description and/or Extent of Listed Place for the **Prospect Memorial Gardens**:

> Prospect Memorial Gardens; Marble War Memorial, two gateways and Prospect Children's Memorial Playground Building.

The 2010 City of Prospect Heritage Review provides the following additional background to the heritage values of the place:

> History and Description
> The genesis of the Prospect Memorial Gardens began in 1897 with the purchase by Council of 16½ acres between Pulsford and Alpha Roads. Development of these grounds proceeded in stages.

The Memorial Gardens opposite the Prospect Oval Grandstand were erected as a garden of honour to members of the Australian Armed Forces who died during active services. The Memorial Arches to World War One and Two service personnel were dedicated in 1936 and 1952 respectively.

Both arches are classically styled structures supported by four pairs of Doric style columns. In the south western corner of the garden the World War One memorial arch is inscribed with the words 'SOLDIER'S MEMORIAL GARDENS' in the centre with wreaths dated '1914' and '1918' either side. The arch is topped by the Rising Sun emblem of the Australian Commonwealth Military Forces.

The World War Two memorial arch is inscribed with the words 'IN MEMORY OF THOSE WHO SERVED' in the centre, with a central plaque and wreaths dated '1939' and '1945' either side of the archway.

The Park features mature deciduous trees planted in an informal pattern. In the centre of the park is a circular garden bed with lanterns supported on a rendered column. A plaque at the perimeter of the garden bed reads ' this plaque was erected to commemorate the hundredth anniversary of the Prospect Recreation Grounds which were developed into the Prospect Oval and Memorial Gardens, Mayor Frank Stock, 2 July 1998'.

On the southern edge of the gardens there is a masonry hipped and gabled roof pavilion supported on simple Doric style concrete columns. The gables feature timber strapping and louvred vents. The pavilion incorporated public toilets (now closed).

Flora Terrace adjacent to the Park entrance is terminated by a pair of gates with tapered timber gate posts and a simple geometrically patterned metal fence. Early photos of the Prospect Oval indicate that these gates were originally at the entrance to the oval and featured a raked top.

Statement of Heritage Value

World Wars One and Two were watersheds in Australia's history. Local communities were changed forever by the loss of many residents and the alterations of lifestyle brought on by war. The memorials to fallen service personnel are central to the history of the Prospect community and these Gardens are a significant expression of the community's desire to remember the fallen, and reflect the patriotism with which Australians embarked upon the wars.

Relevant Criteria

(a) The War Memorial Gardens display historical and social themes that are of importance to Unley [sic] as they are representative of a specifically dedicated recreational area as a memorial to those killed in War.

(d) The arches and pavilion within the War Memorial Gardens display aesthetic merit of significance to Prospect, as good examples of

classically styled structures.

(e) The War Memorial Gardens are associated with notable events, the First and Second World Wars.

(f) The War Memorial Gardens are a notable landmark along Flora Terrace, opposite the Prospect Oval.

The general layout of the Memorial Gardens has evolved over time, with tennis and croquet courts being expanded / relocated. The central feature 'rond-point' has remained, with pathways reconfigures to adjust to perimeter layout changes. The war memorial appears to have been relocated, with additional plaques added over the years to commemorate subsequent conflicts.

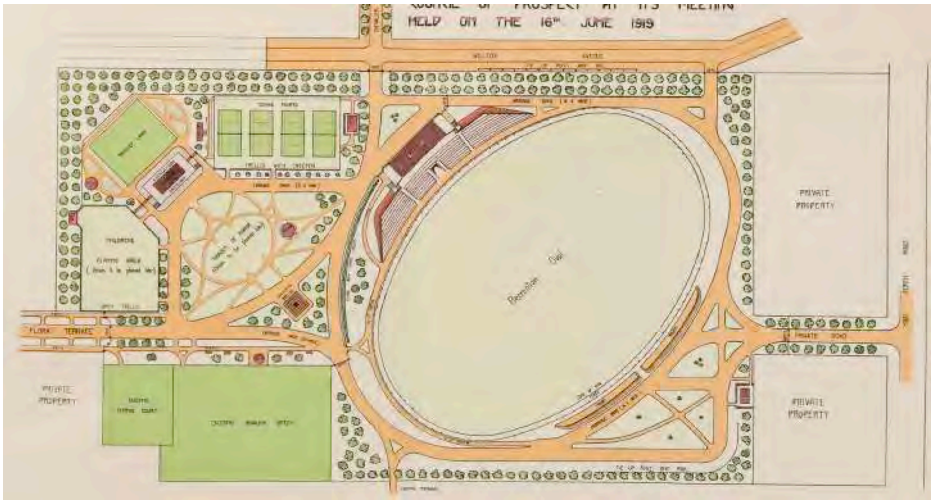


Figure 16: Memorial gardens concept plan, 1919, Local Heritage Place



Figure 17: Memorial gardens aerial image, 1935, Local Heritage Place



Figure 18: Memorial gardens aerial image, 1949, Local Heritage Place



Figure 19: Memorial gardens aerial image, 2025, Local Heritage Place



Figure 20: Memorial gateway, Local Heritage Place



Figure 21: Memorial gateway, Local Heritage Place



Figure 22: Children's playground pavilion, Local Heritage Place

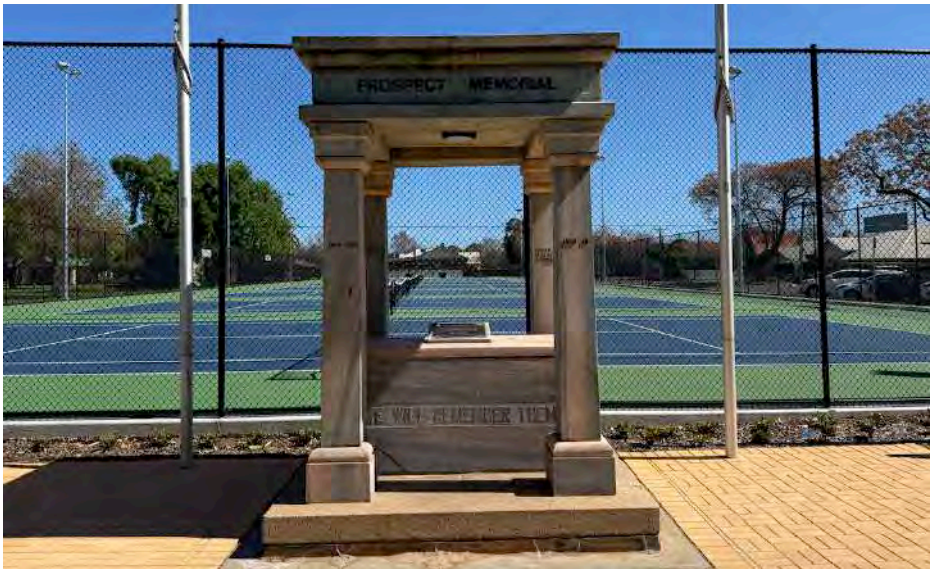


Figure 23: Marble war memorial, Local Heritage Place

4.3 Local Heritage Review 2025

The City of Prospect is currently undertaking a new Local Heritage Survey that reviews previous studies and identifies potential new Local Heritage Places and possible additions to the existing spatial extent of the Historic Area Overlays within the council area.

While this survey remains in its early stages of investigation at the time of preparing this Heritage Impact Statement, the project team has been informed that there are three places identified within the Affected Area being reviewed for potential Local Heritage value:

- The Ken Farmer Gates (Figure 24)
- The RSL Building (Figure 25)
- The Croquet Clubhouse (Figure 26).

The consultants undertaking the Local Heritage Review are scheduled to present their preliminary findings to staff in December 2025.



Figure 24: Ken Farmer gates



Figure 25: Prospect RSL



Figure 26: Croquet Clubhouse

5.0 Heritage Impact Assessment

This Heritage Impact Assessment will consider the following aspects of the PLP Code Amendment on their potential to impact on the cultural and heritage values of the State and Local Heritage Places within the Affected Area:

- Change in zoning / land use
- Change in TNV Maximum Building Heights.

Section 5.4 of this assessment will also consider any impacts associated with changes to the Historic Area Overlay extent more broadly.

5.1 State Heritage Place

The PLP Code Amendment seeks the land parcel accommodating the State Heritage listed ARP Substation to be rezoned from Established Neighbourhood to Urban Corridor (Boulevard). Surrounding land is also sought to be rezoned as follows:

- Immediately to the west and south: from Established Neighbourhood to urban Corridor (Boulevard).
- Immediately to the east: from Urban Corridor (Business) to Urban Corridor (Boulevard).

The current Urban Corridor (Business) Zone to the east of the SHP has a TNV of 5 levels (15m). The Urban Corridor (Boulevard) Zone proposed by the Code Amendment seeks a TNV Maximum Building Height of 11-12 levels, with the Concept Plan identifying heights of 4 to 8 levels immediately interfacing the SHP. The boundary of the proposed Urban Corridor (Boulevard) Zone will also extend into the eastern end of the Oval Precinct over land currently Zoned Established Neighbourhood Zone, increasing the TNV heights over this land from 2 storeys to 4 to 8.

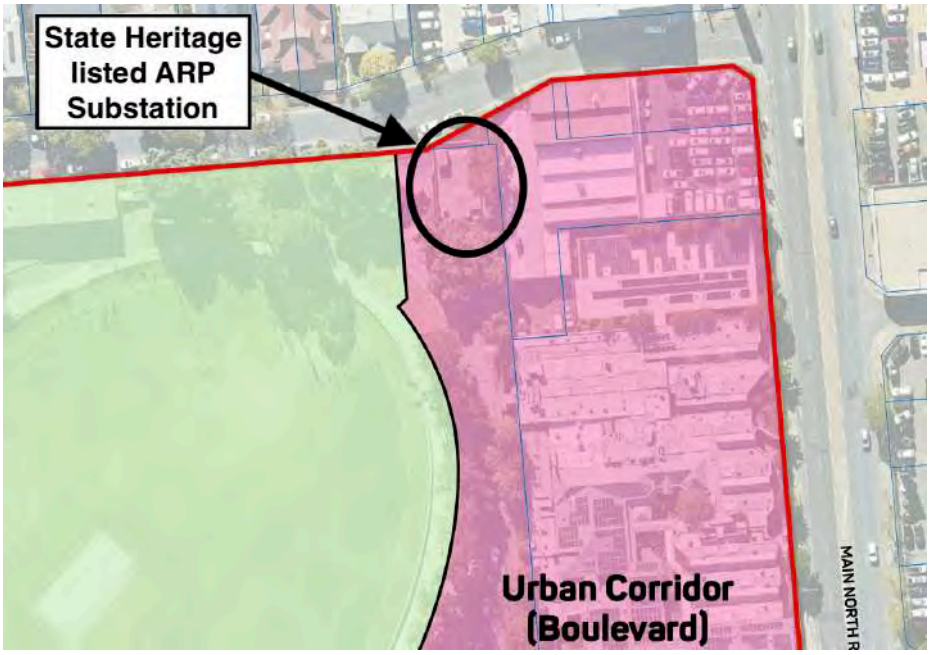


Figure 27: Proposed Zoning and location of State Heritage Place. [Source: Holmes Dyer]

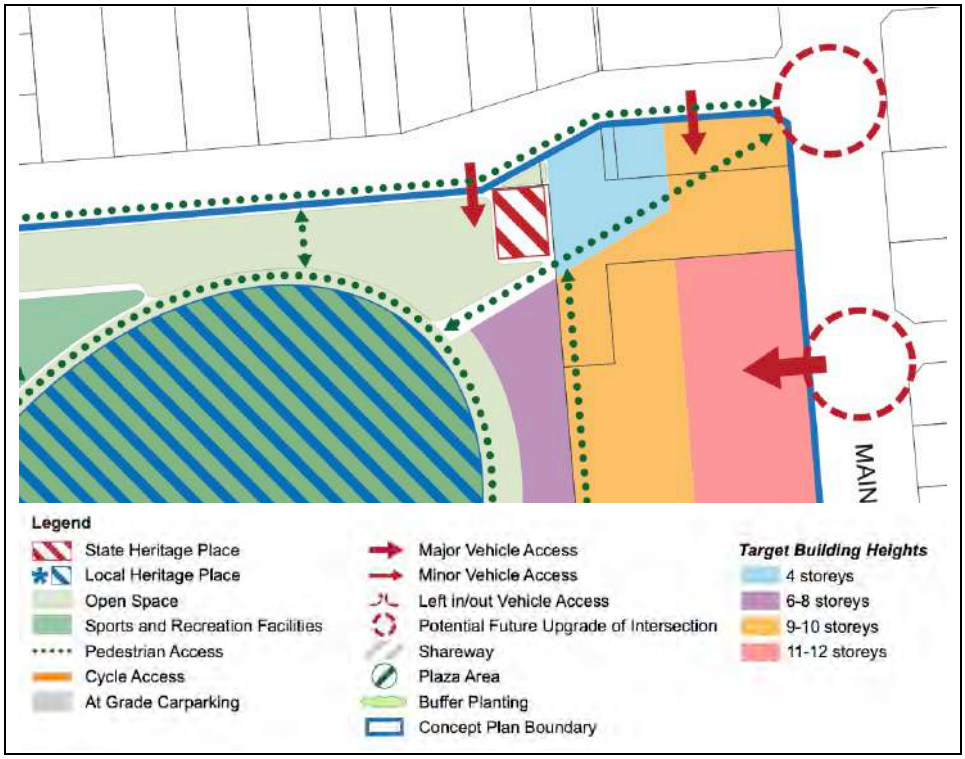


Figure 28: Extract of proposed Concept Plan [Source: Holmes Dyer]

The land division application (separate to this Code Amendment) will have several consequential outcomes relevant to the assessment of the proposed rezoning:

- The title of the SHP will remain subject to a State Heritage Place Overlay
- A Right of Way will be established to the south and west of the SHP, limiting the nature of development immediately adjacent ARP Substation
- Adjacent land to the south and east will be subject to a Heritage Adjacency Overlay, that will seek development to *not dominate, encroach on or unduly impact on the setting of the Place* [Performance Outcome 1.1].

Change in Zoning / Land Use of SHP

Land currently accommodating the ARP Substation is zoned Established Neighbourhood. The current Established Neighbourhood Zoning seeks *predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood* [PO1.1]. DTS/DPF 1.1 identifies the following envisaged land uses:

(a) Ancillary accommodation
(b) Community Facility
(c) Consulting room
(d) Dwelling
(e) Office
(f) Recreation area
(g) Shop.

The proposed Urban Corridor (Boulevard) Zone envisages *a vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation* [PO1.1], with the DTS/DPF envisaging the following land uses:

(a) Advertisement
(b) Child care facility
(c) Consulting Room
(d) Dwelling
(e) Educational Facility
(f) Hotel
(g) Licensed Premises
(h) Office
(i) Residential Flat Building
(j) Retirement Facility
(k) Shop
(l) Supported Accommodation
(m) Student Accommodation
(n) Tourist Accommodation.

The proposed new zoning and permissible land uses are unlikely to have an impact on the heritage values of the State Heritage Place, including its setting, which will remain in the north-eastern corner of the Oval Precinct.

The ARP Substation is presently vacant, opened periodically for guided tours.

Although active occupation presents challenges due to the property's current condition and issues with regulatory compliance, the existing Established Neighbourhood zoning does not align with its present or potential future uses. The land, and heritage place itself, clearly have no residential associations. Any potential future use of the SHP will be best facilitated by a zoning that supports a wide range of uses to not only the land of the SHP, but that surrounding, as is the case with the proposed Urban Corridor (Boulevard) Zone.
The retention of the State Heritage Place Overlay over the newly created title accommodating the ARP Substation will necessitate any proposed change in use or development of the site be referred to Minister responsible for the administration of the *Heritage Places Act 1993* under Schedule 9 of the Planning Development and Infrastructure Regulations. This referral is in turn afforded the power of "direction", ensuring any outcomes facilitated by the proposed rezoning *maintains the heritage and cultural values of State Heritage Places* [SHPO DO1].

For these reasons the proposed rezoning and associated change in land uses of the land accommodating the former ARP Substation is considered a positive outcome to its future potential use and activation.

Change in Adjacent Zoning / Land Use
As noted, the active future use of the ARP Substation is problematic for a range of reasons, including its design and construction, many of which are attributes intrinsic to its heritage values. While changes to adjacent Zoning and permissible land uses will not immediately redress these issues, it will facilitate circumstances more conducive to the activation and potential reuse of the State Heritage Place through:

- Facilitating a broader range of nearby land uses
- Increasing intensity of nearby land uses, which increases economic circumstances and opportunities around the site
- Present zoning boundaries results in the Urban Corridor (Business) Zone fronting Main North Road effectively 'turning its back' on the over precinct. The extension of the zone to the edge of oval will facilitate greater engagement of these land uses with the Oval Precinct, and the SHP itself, increasing opportunities for its activation and potential reuse.

The retention of the Heritage Adjacency Overlay over land adjoining the SHP will again necessitate a Schedule 9 referral to Heritage SA (under delegation from the Minister) for any development within the immediate proximity of the State Heritage Place. Performance Outcome 1.1 of this Overlay seeks that:

> Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.

Again, Heritage SA have the power of "direction" under this referral, ensuring *development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places* [HAO DO1].

For these reasons the proposed rezoning and associated change in land uses on adjacent land to the SHP is considered a positive outcome to its future potential use and activation.

Change in TNV Maximum Building Height

The current Urban Corridor (Business) Zone to the east of the SHP has a TNV of 5 levels (15m). The Urban Corridor (Boulevard) Zone proposed by the Code Amendment seeks a TNV Maximum Building Height of 11-12 levels, with the Concept Plan identifying heights of 4 to 8 levels immediately interfacing the SHP. The boundary of the proposed Urban Corridor (Boulevard) Zone will also extend into the eastern end of the Oval Precinct over land currently Zoned Established Neighbourhood Zone, increasing the TNV heights over this land from 2 storeys to 4 to 8. (Figure 6)

This rezoning will establish a clear policy intent for a more intensive scale of development within the immediate proximity of the State Heritage Place.

The State Heritage Assessment report for the ARP Substation noted its setting and context to be its *visible and reassuring civil defence presence… placed in prominent locations, where in some cases thousands of people passed by them every day*. In this instance, the facilities' proximity to Main North Road and the Prospect Oval, serviced this purpose.

While the encroachment of the Urban Corridor (Boulevard) Zone into the Oval Precinct, and associated scale of envisaged development, will have some minor impacts on the setting and views to the ARS Substation, such impacts will be minor. The setting of the SHP will remain in close proximity to the nearby main road, and within the immediate context of the Oval Precinct. The increase in the scale or potential development to the immediate east and south of the site will not result in a meaningful impact to these attributes.

While the application of Heritage Adjacency Overlay Performance Outcome 1.1—which seeks to ensure that development adjacent to a State Heritage Place does *not dominate, encroach on, or unduly impact its setting*—must be considered within the context of the development intensity envisaged by the Concept Plan and revised TNVs, Schedule 9 continues to afford Heritage SA the power of "direction" over any redevelopment of this adjoining land.

For these reasons, the proposed amendments to the TNV maximum height limits within the proximity of the former ARS Substation is not considered to result in a meaningful impact to its heritage and cultural values.

Summary

The proposed Code Amendment will rezone the land accommodating the former ARP Substation from Established Neighbourhood Zone to Urban Corridor (Boulevard) Zone, along with adjoining land within the Prospect Oval Precinct and the existing Urban Corridor (Business) Zone that fronts Main North Road.

This new zoning will enable a broader and more flexible mix of land uses, such as community, cultural and commercial activities. The change is intended to support the activation of the site and its integration with surrounding development, without diminishing its State Heritage values. The State Heritage Place Overlay will remain in place over the site, ensuring that any future development or change of use is referred to Heritage SA under

Schedule 9 of the PDI Regulations, which affords them powers of direction. Although the proposed zoning introduces a higher intensity of development and increased building heights in proximity to the substation, these are not expected to result in any meaningful impact on its heritage or cultural values. Overall, the rezoning represents a positive outcome that enhances the site's future use potential, accessibility, and contribution to the wider precinct while maintaining its heritage significance.

5.2 Local Heritage Places

5.2.1 Oval, Grandstand and Air Raid Shelter

The Local Heritage listing of Prospect Oval, Grandstand and Air Raid Shelter infers a spatial relationship between these features within the Oval Precinct. Clearly, the Oval and Grandstand have a direct functional and contextual relationship to each other, while the 'Air Raid shelter's' (the ARP Substation) siting within a community precinct was for its 'strategic visual prominence'.

Within the environs of the Oval, Grandstand and Air Raid Shelter the PLP Code Amendments seeks to:

- Rezone the 'oval precinct' from Established Neighbourhood to Recreational Zone,
- Rezone zone the existing Urban Corridor (Business) Zone fronting Main North Road Urban Corridor (Boulevard)
- Rezone the Established Neighbourhood Zone to the eastern side of the Oval to Urban Corridor (Boulevard).

Rezoning to Urban Corridor (Boulevard) will also see maximum building heights increased, as noted in Section 5.1 of this assessment.

Change in Zoning / Land Use of LHP – Recreational Zone

Land currently accommodating the Local Heritage listed Oval and Grandstand is zoned Established Neighbourhood. As noted, the Established Neighbourhood Zoning seeks *predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood* [PO1.1]. This zoning anomalous to the existing use and character of the Affected Area, and Local Heritage Places therein, which contain no residential uses or built form character.

Facilities of this nature are commonly zone Recreational, seeking *development associated with or ancillary to the primary purpose of structured, unstructured, active and / or passive recreational facilities* [PO1.1]. Accordingly, the proposed rezoning will facilitate greater alignment of policy to the ongoing use and heritage values of the Oval and Grandstand.

Impacts associated with the change in zoning for the ARP Substation from Established neighbourhood to Urban Corridor (Boulevard) was assessed in Section 5.1 of this report.

Rezoning and realignment of boundary to eastern side of Oval

The PLP Code Amendment seeks to rezone land to the eastern side of the oval Urban Corridor (Boulevard). While the exact alignment of the proposed

rezoning is somewhat unclear, it appears to include approximately half of the concrete spectator tiering to the eastern side of the oval, vehicular access roads and carparking behind, and the scoreboard 'hill'.

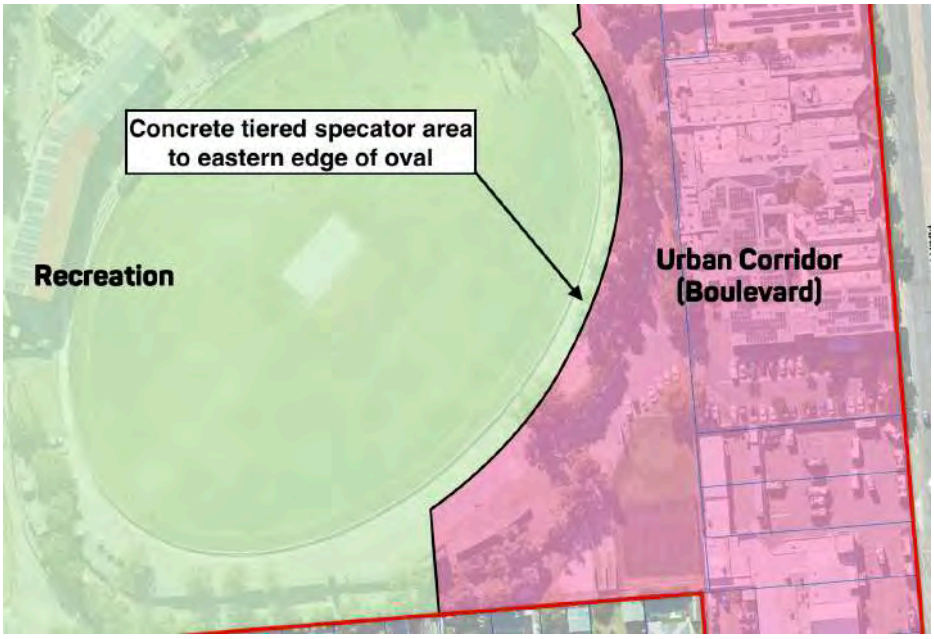


Figure 29: Boundary of proposed zoning to eastern side of oval [Source: Holmes Dyer]


Figure 30: Tiered concrete spectator area to eastern side of Prospect Oval

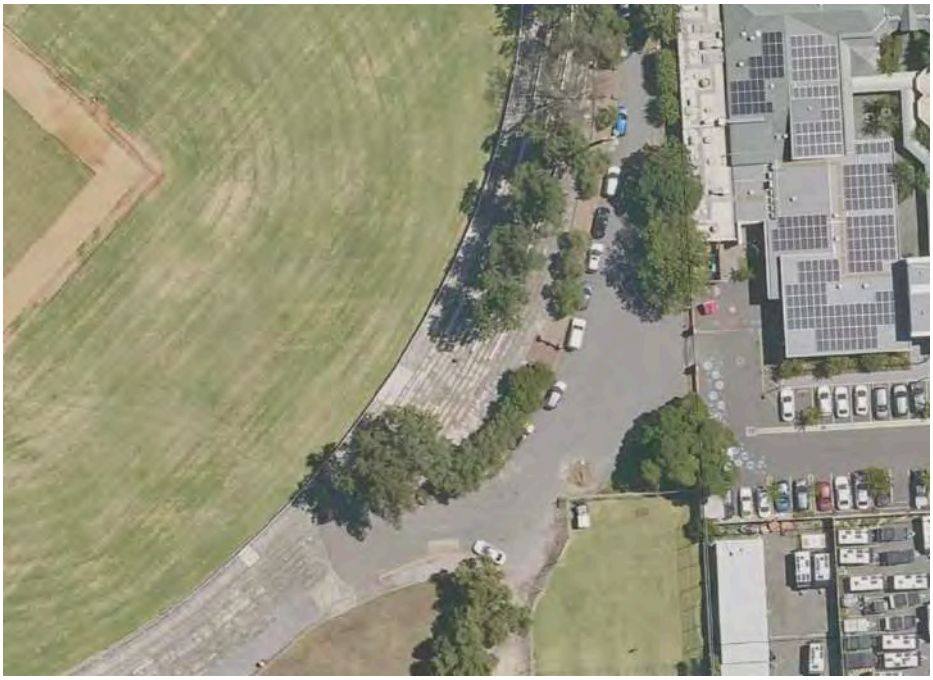


Figure 31: Aerial showing access roads and parking behind spectator area to eastern side of oval [Source: SAPPA]



Figure 32: Carpark and access road behind elevated concrete spectator tiering, as visible through Ken Farmer gates

The extent to which the open spectator environs around the oval form part of the Local Heritage listed oval itself is unclear. The Statement of Heritage Value for the place within the 2010 City of Prospect Heritage Review speaks to the place *reflecting the development of sporting activities in the Prospect Area since its establishment in the 1890s*. This statement infers several things:

- The place's heritage values are embodied in its use
- The place is not static, but evolves to *reflect the development of sporting activities in the Area.*

Within this context, it appears reasonable to assume that the spectator areas around the oval contribute towards the *development of sporting activities* within the site and the setting of the oval.

While the elevated spectator tiering both physically and visually segregates most of the eastern carpark and access roads from the oval itself, these areas still contribute towards to open setting and context of the oval, as does the scoreboard 'hill'.

The rezoning of these areas to Urban Corridor (Boulevard) will facilitate their redevelopment in a relatively intensive manner that differs from their existing use and character, which will reduce the open setting of the Local Heritage listed oval to this eastern side.

Conversely, the intent of the Master Plan is to increase connectivity between Main North Road and Prospect Road through both formalise pedestrian connections and land use. To that end, the proposed rezoning appears consistent with the use of the oval as a sporting and community facility.

The Concept Plan seeks to partially mitigate these impacts to the open setting of the oval on this eastern side through minor reductions of scale of development in the proximity of the oval. This approach is illustrated in the below massing studies prepared by the project architect.

The setting and context of the Local Heritage listed grandstand is directly related to the oval, which will remain unaffected by the proposed rezoning.



Figure 33: Massing studies of proposed PLP Code Amendment [Source: Waler Brooke]

Summary
In summary, the rezoning of land to the eastern side of the Local Heritage listed Prospect Oval will impact its open setting, and some of the spectator areas to this side of the ground. Such impacts need to be considered in the context of the benefits to the precinct, and its heritage values, sought to be achieved through the master plan, including increased investment in facilities, greater connectivity and community activation.

5.2.2 Prospect Memorial Gardens

The Prospect Memorial Gardens are located to the western side of the Affected Area, and are visually and physically separated from the rezoning to the east as to be unaffected by this proposed change.

Change in Zoning / Land Use of LHP – Recreational Zone
While it is common for community parks to share the zoning of surrounding residential areas (in this case, Established Neighbourhood), such zoning is often incongruous with their actual use, character, and management.

In this instance, the context and setting of the Local Heritage–listed gardens are defined by the adjoining recreational land uses—including the RSL, Prospect Oval, and the croquet and bowling clubs—as reflected in the gardens' original 1919 design (Figure 16). Within this context, it appears more appropriate that their zoning align with these land uses, which supports *development associated with or ancillary to the primary purpose of structured, unstructured, active and / or passive recreational facilities* [PO1.1].

5.3 Potential New Local Heritage Places

As noted in Section 4.3, the City of Prospect is currently undertaking a new Local Heritage Survey which as identified the following places within the Affected Area for review:

- The Ken Farmer Gates (Figure 24)
- The RSL Building (Figure 25)
- The Croquet Clubhouse (Figure 26).

Whether or not this review recommends these items for Local Heritage listing remains unknown. The PLP Code Amendment will not, however, impact or influence this process.

Any heritage values of potentially new Local Heritage Places will be managed under the Local Heritage Place Overlay, which will remain unaffected by this Code Amendment. Like the other Local Heritage Places within the Affected Area, all three items being considered by this Heritage Review have direct associations with the sporting and community land uses of the Precinct. Accordingly, the proposed change in zoning from Established Neighbourhood to Recreational will similarly realign planning policy to be more consistent with this use, and any newly identified heritage values.

5.4 Historic Area Overlay Removal

The rezoning of the Oval Precinct from Established Neighbourhood to Recreational, and Urban Corridor (Boulevard) to the eastern end, will also result in the removal of the Historic Area Overlay over this land.

Historic Area Statements (HAS) within the Overlay identify *historic, economic and / or social theme of recognised importance.* The HAS for the Affected Area (Flora Terrace, Pr5) cites the following, the majority of which bear no association with the Memorial Gardens, except where highlighted:

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.
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.

The limited and extremely broad nature of the identified historic attributes correlates with the limited historic character within the Affected Area beyond the identified Local Heritage Places.

Historic Area Overlays are used to identify and preserve areas of historic character. Desired Outcome 1 of the Overlay speaks to:

> Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse

that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

The extremely broad nature of the attributes identified in the HAS, however, means they are unlikely to influence design responses or outcomes in the Affected Area beyond that already achieved by the Local Heritage Place Overlay.

In these circumstances, the removal of the Historic Area Overlay is considered to have minimal impact on development outcomes within the Affected Area.

6.0 Summary

The PLP Code Amendment has been initiated by the City of Prospect to facilitate implementation of a Council endorsed Master Plan for the Prospect Oval / Payinthi yarta and its surrounds that seeks to transform the Precinct into a vibrant, mixed-use lifestyle and community hub.

The Code Amendment seeks to rezone land to the east of the oval through to Main North Road Urban Corridor (Boulevard) to facilitate higher intensity development of a broader range of land uses. The Oval Precinct and memorial gardens is sought to be rezoned Residential, from Established Neighbourhood) to better align with existing with existing land use. This rezoning will also see the removal of a Historic Area Overlay over the Oval Precinct.

The Affected Area contains the State Heritage listed ARP Substation, and multiple Local Heritage Places. The City of Prospect is also reviewing three additional items for potential Local Heritage listing within the Affected Area.

Changes in land use to the State and Local Heritage listed ARP Substation will generally support greater opportunity for the cultural activation and use of the place. While the setting of the place will evolve with surrounding development facilitated by the rezoning, potential heritage impacts will remain managed under the State and Local Heritage Place Overlays, and Heritage Adjacency Overlay, which will remain operational over the SHP and adjacent land.

The realignment of the zoning boundary on the eastern side of Prospect Oval will similarly facilitate more intensive development within the immediate environs of this Local Heritage Place, reducing its open setting. These impacts are partially mitigated through minor reductions of scale of development in the proximity of the oval. Residual impact to the open setting of the Local Heritage listed oval need to be considered in the context of the benefits to the precinct, and its heritage values, sought to be achieved through the Master Plan, including increased investment in facilities, greater connectivity and community activation.

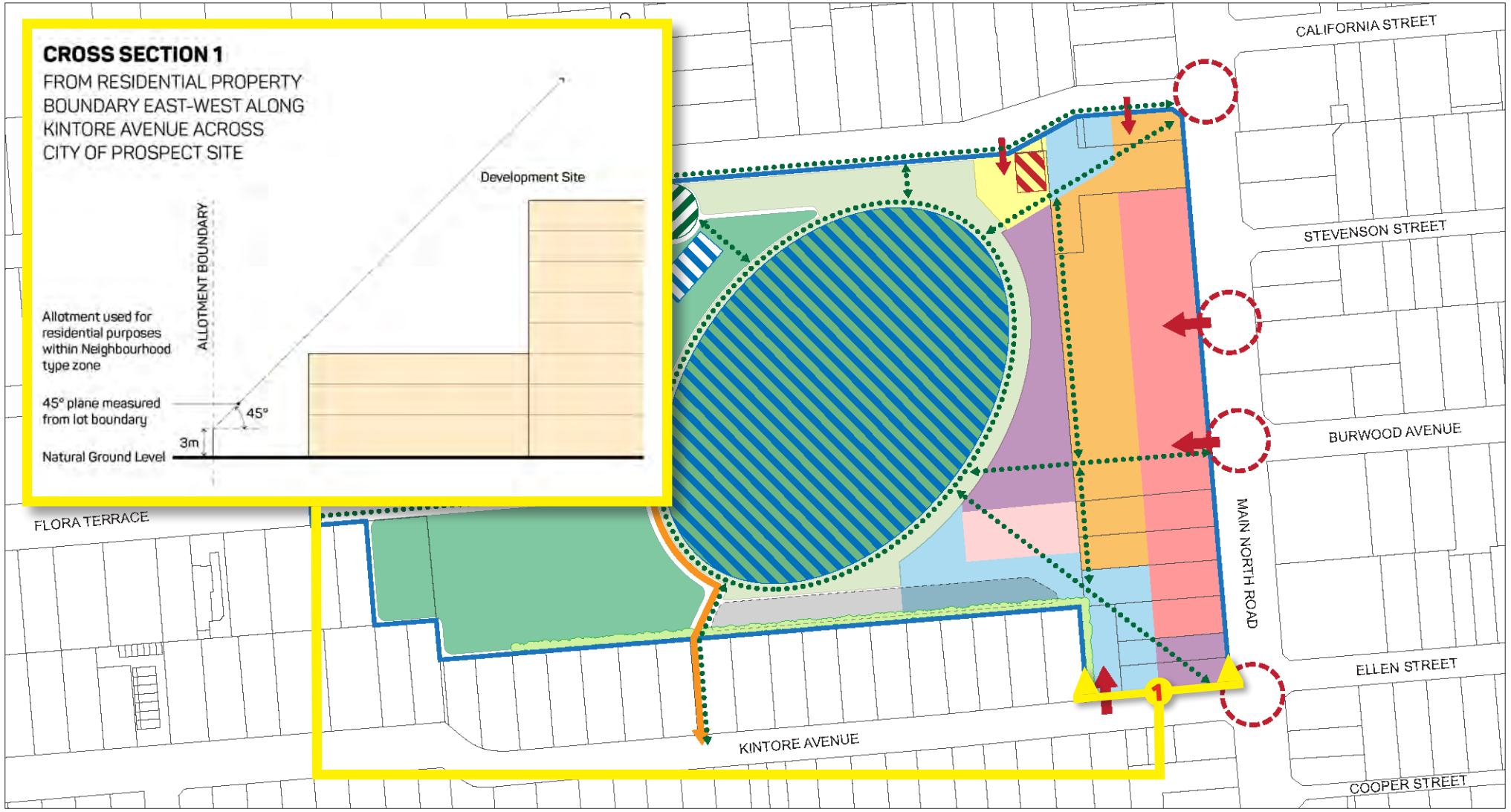
The remaining Local Heritage Places within the Affected Area are sufficiently separated from the rezoning at this eastern end as to be unaffected.

The rezoning of the Oval Precinct from Established Neighbourhood to Recreational will better align with the existing land use, and character, and will support the ongoing use and activation of the Local Heritage Places within the Affected Area. This rezoning will also result in the removal of the current Historic Area Overlay. This outcome is of little consequence as the Historic Area Statements spoke primarily to residential historic character.

Importantly, the State and Local Heritage values of all heritage places within the Affected Area, and their setting, will remain managed under the relevant heritage Overlays which will remain in effect. In the case of the State Heritage listed ARP Substation, any development of the place or on land adjacent will include a referral to Heritage SA, who under Schedule 9 of the PDI regulations are afforded the power of “direction”.

For these reasons, the proposed PLP Code Amendment is considered to be generally consistent with the cultural and heritage values of State and Local Heritage Places within the Affected Area. The most notable potential impact identified by this HIA will be changes to the open setting of the Local Heritage listed Prospect Oval arising from the rezoning and revised zone boundaries at its eastern end. These impacts should be weighed against the Master Plan's aims for the precinct, such as improving connectivity, attracting investment, and encouraging community activation.

F7 – Concept Plan with Cross Sections



Legend

- State Heritage Place
- Local Heritage Place
- Open Space
- Sports and Recreation Facilities
- Pedestrian Access
- Cycle Access
- At Grade Carparking
- Major Vehicle Access
- Minor Vehicle Access
- Potential Future Upgrade of Intersection
- Shareway
- Plaza Area
- Buffer Planting
- Concept Plan Boundary

Maximum Building Heights (Levels)

- 2 Levels
- 3 Levels
- 5 Levels
- 8 Levels
- 10 Levels
- 12 Levels

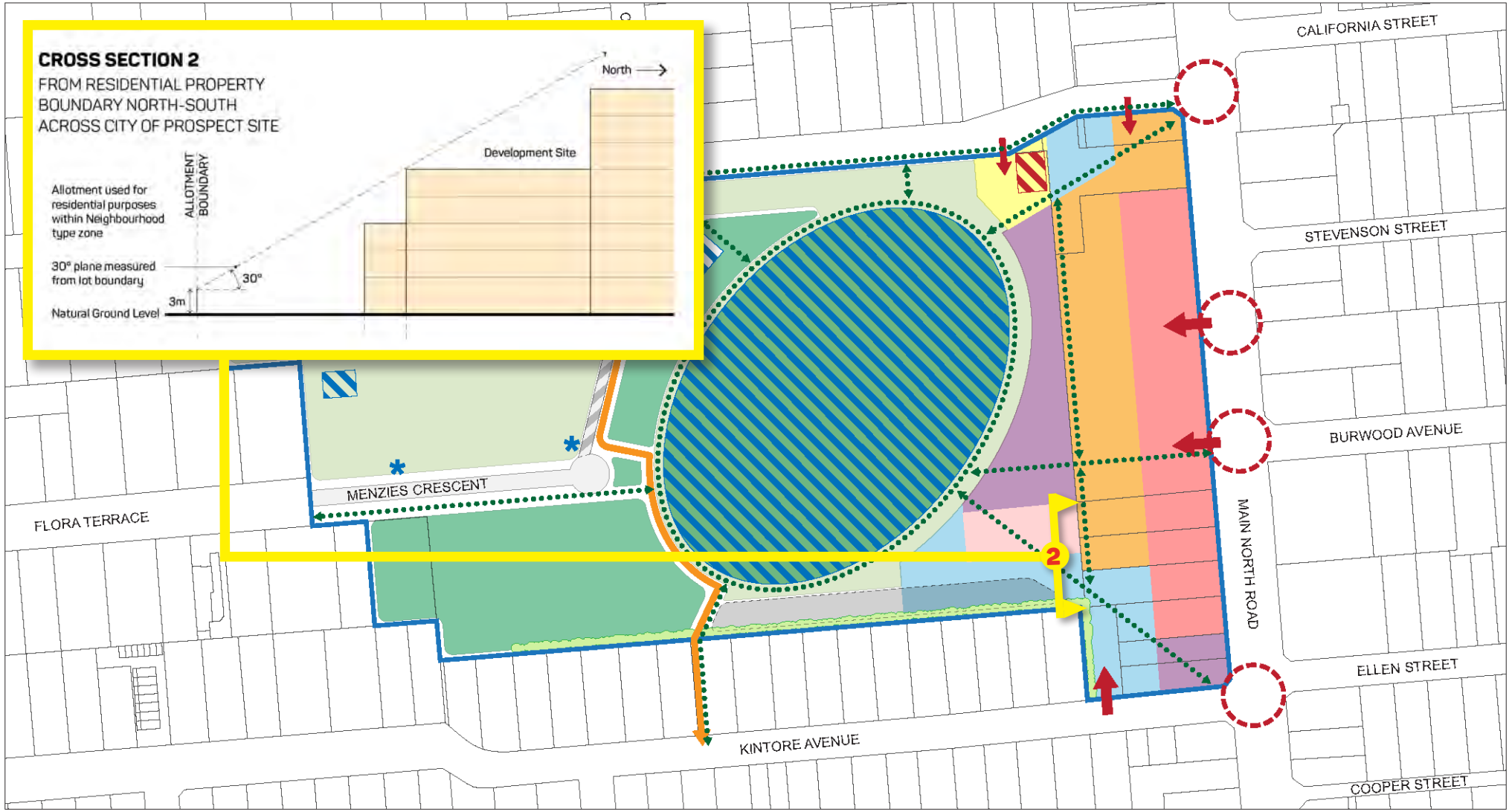
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Concept Plan 1 with Cross Section 1

Prospect Lifestyle Precinct



Legend

- State Heritage Place
- Local Heritage Place
- Open Space
- Sports and Recreation Facilities
- Pedestrian Access
- Cycle Access
- At Grade Carparking
- Major Vehicle Access
- Minor Vehicle Access
- Potential Future Upgrade of Intersection
- Shareway
- Plaza Area
- Buffer Planting
- Concept Plan Boundary

Maximum Building Heights (Levels)

- 2 Levels
- 3 Levels
- 5 Levels
- 8 Levels
- 10 Levels
- 12 Levels

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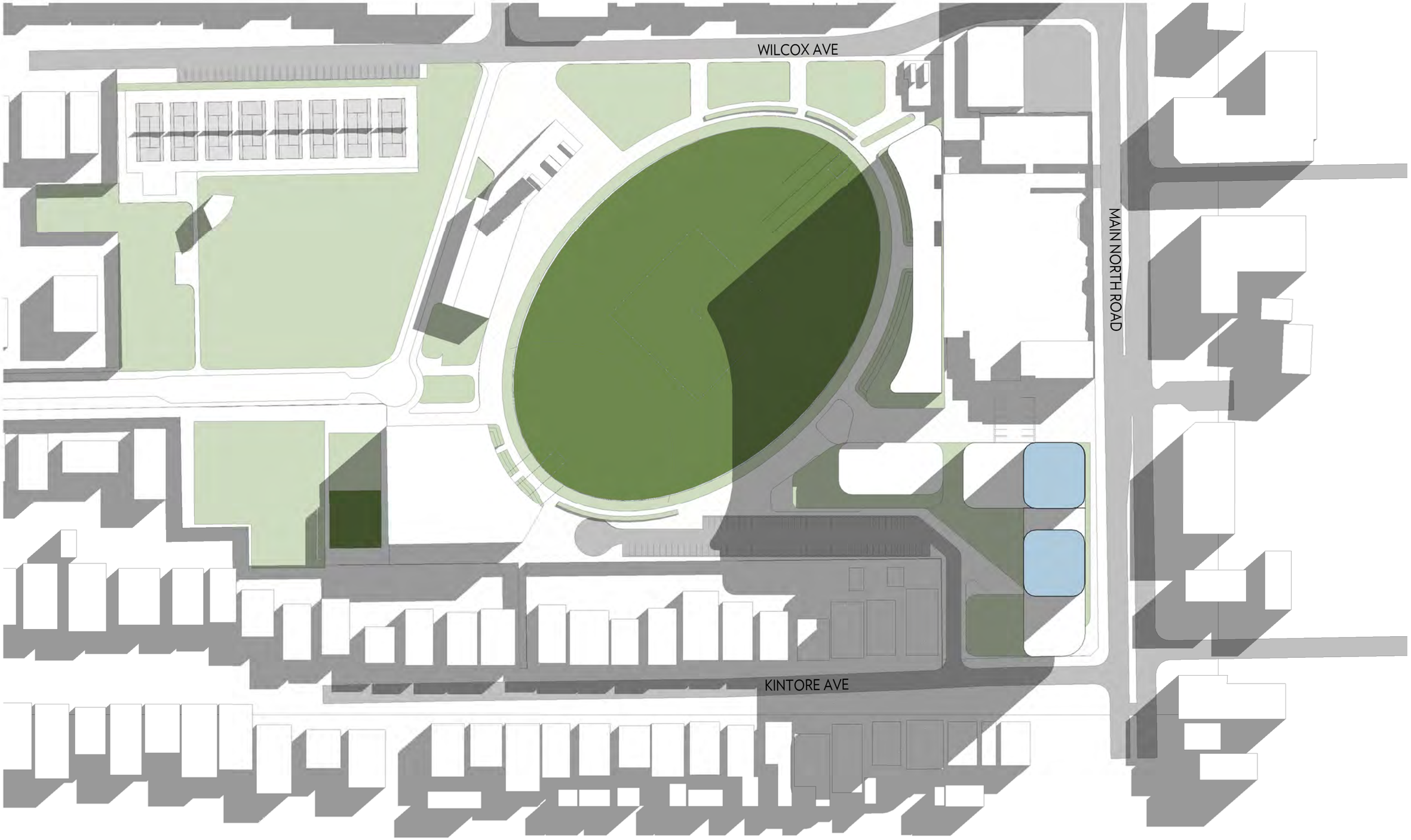
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Concept Plan 1 with Cross Section 2

Prospect Lifestyle Precinct

F8 – Shadow Diagrams

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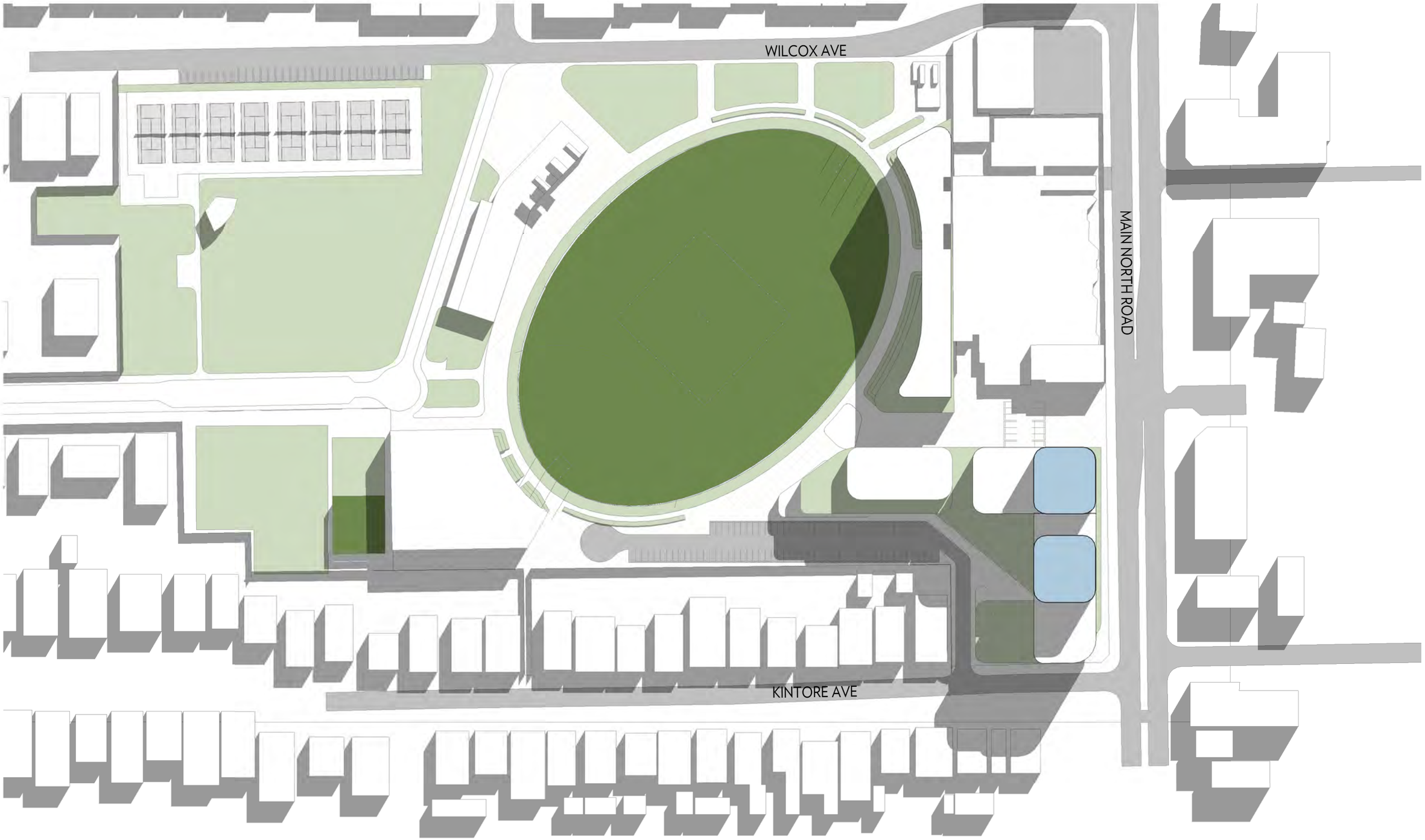
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

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7.10.2025
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REVISION — A
PROJECT — 24-0850

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WALTER BROOKE
ARCHITECTURE
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LANDSCAPE ARCHITECTURE
MASTER PLANNING

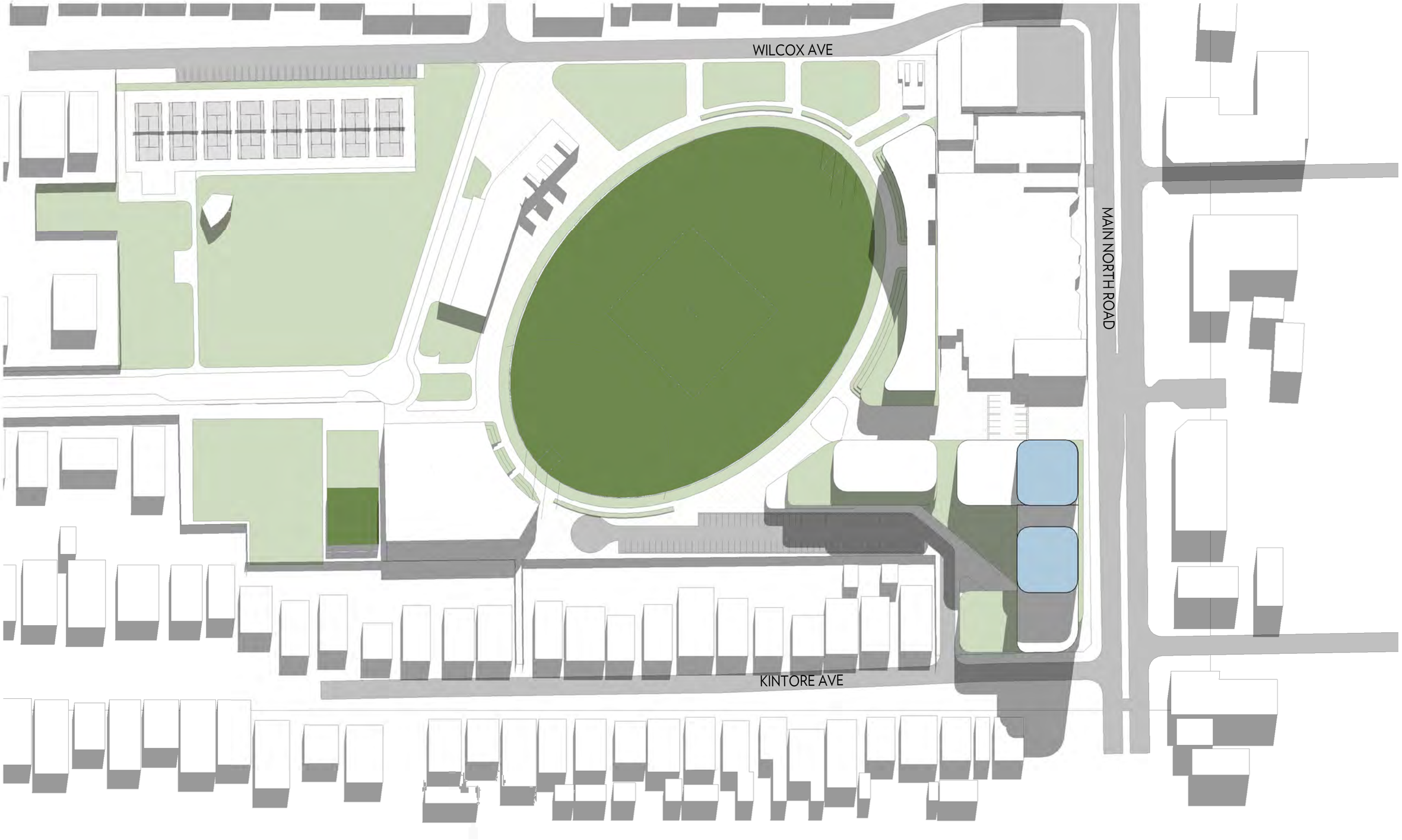
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7.10.2025 — REVISION — A

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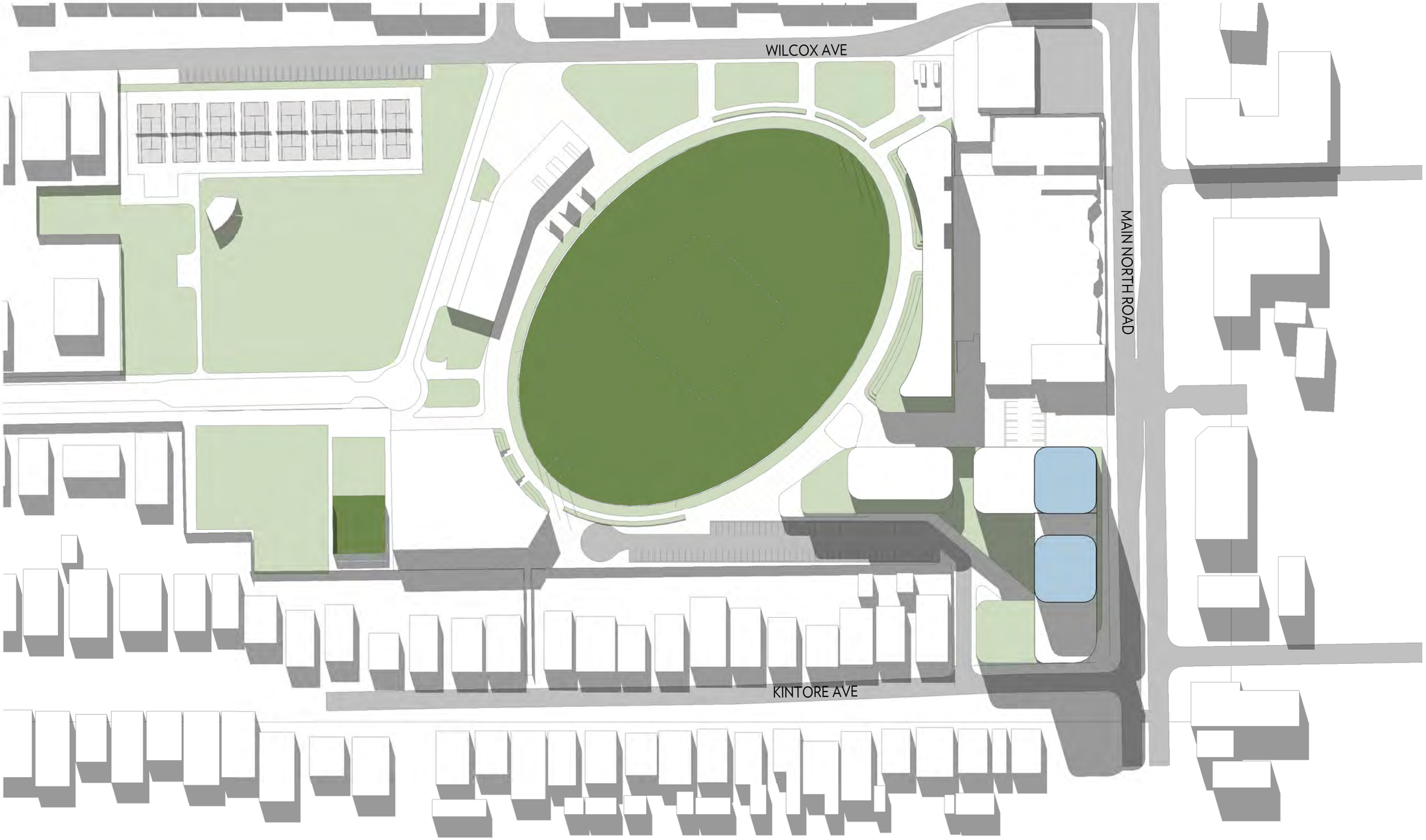
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WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1250 2500 5000

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7.10.2025	REVISION — A
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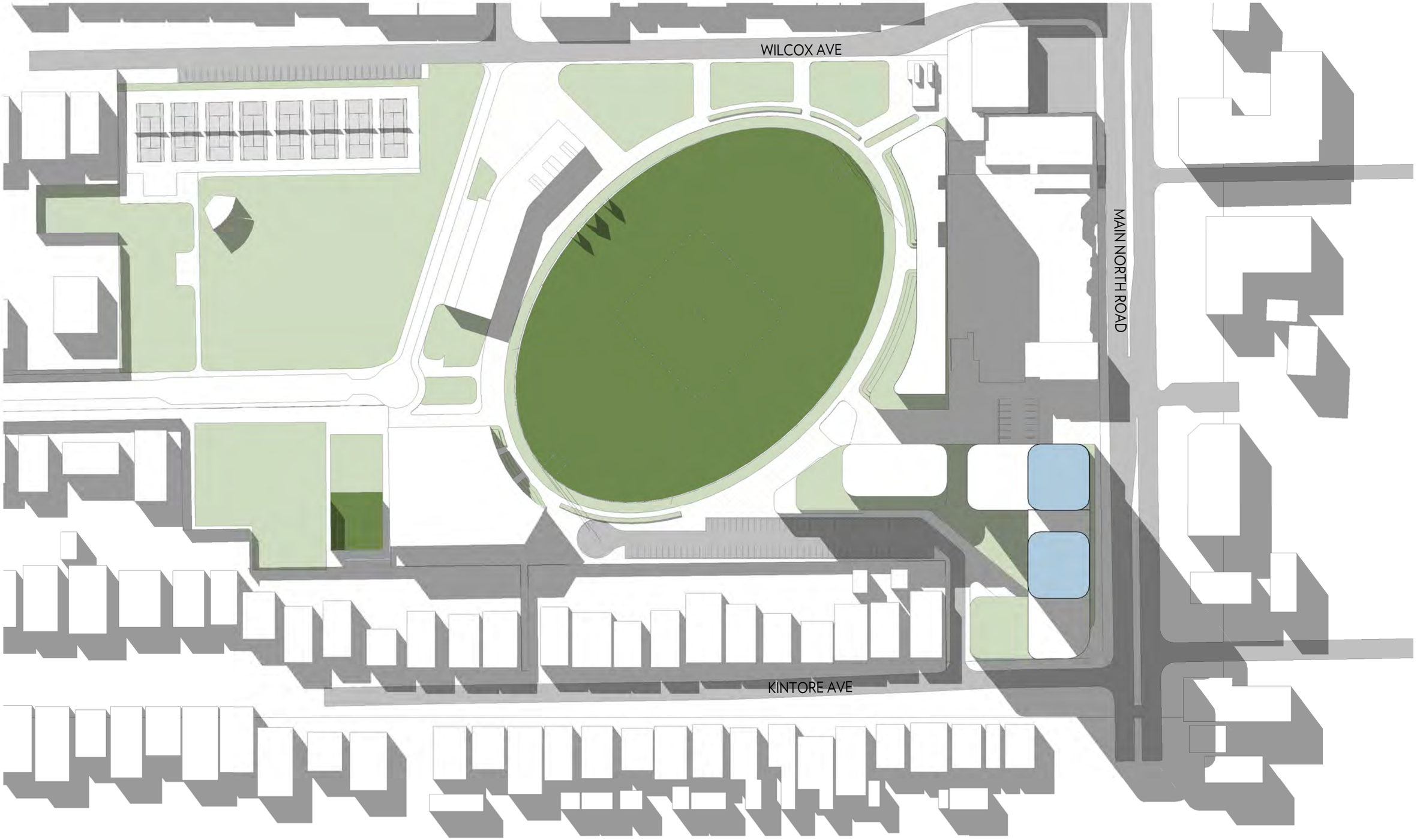
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WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

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WALTER BROOKE
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INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

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REVISION — A
PROJECT — 24-0850

F9 - Tree Impact Assessment Report

Document: # - RJ001806-PLP_Stg2_CA
Prepared for the City of Prospect
Attn: Keith Barker
128 Prospect Road
Prospect SA 5082
Date: 28th November 2025

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Code Amendment Tree Impact Assessment Report

Prospect Lifestyle Precinct (PLP) – Prospect Oval



Prepared for
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Compiled by
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Adelaide Arb Consultants

Executive Summary

- Adelaide Arb Consultants assessed 133 trees located within and immediately adjacent to the outer boundaries of Prospect Oval 142-148 Main North Road.
- There are 46 trees controlled under the provisions of the *Planning, Development and Infrastructure Act 2016,* while all trees located on publicly managed land (127 trees) are controlled under the provisions of the *Local Government Act 1999*. Six trees, including 2 regulated/significant trees, are located on private land adjacent to the southern boundary of the oval. Further consultation with the owner of these trees will be required to determine what controls may be application for their management and sustainability.
- 94% of trees display sustainable health attributes and are expected to remain sustainable within the population without intervention. However, 6 trees display poor health and will require removal within the coming 5-10 years, while an additional 2 trees have already died.
- All trees within the assessment display stable structural features and are not expected to require substantial crown management within the near future.
- The ISA – TRAQ risk assessment process has demonstrated that all the trees at the site have low risk rating. This risk rating is interpreted as being acceptable to public and private safety or property.

Thank you for the opportunity to provide you with this advice. Should you require any further assistance or clarification, please do not hesitate to call or email me.



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Introduction

Tree Report Scope

The assessment criteria included the following attributes:

- The tree's condition and tree related benefits within its current environmental conditions.
- The tree's control status under the current provisions of the *Planning, Development and Infrastructure Act 2016*, the *Native Vegetation Act 1991,* and *Local Government Act 1999* including an assessment against the relevant *Planning & Design Code* Performance Outcomes.
- Crown management possibilities that conform to the current guidelines of Australian Standard AS 4373-2007 *Pruning of amenity trees* to reduce the risk of potential branch failure and prolong the useful life expectancy of the tree where relevant.
- Any other factors that were relevant to tree management in the situation.

Assessment Methodology

This involved a Level 2 Visual Tree Assessment[1], carried out from ground level. Tree locations are plotted using GIS software and trunk dimensions are measured on site to the nearest centimetre. Measurements relating to the tree's location, and root zone extents are taken from the centre of the tree at ground level. Tree condition and tree related benefits have also been assessed. More detailed specifications of assessment methods are provided within Appendix A – Assessment Methodology Categories and the data on the individual trees is provided in Appendix B – Individual Tree Data & Imagery.

Provided Information

The following documents and plans were provided by Natasha Holmes of Holmes Dyer, to assist in the assessment process.

- Code Amendment
    - *Proposed Zones*, n.d.
    - *Urban Corridor Extension Options*, 04/06/2025.
    - *Maximum Building Heights* – Prospect Oval and Surrounds, 03/07/2025 Rev. 1.
- *Community Land Revocation Area* – Prospect Oval and Surrounds, 07/08/2025 Rev.1.
- *Proposed Allotments* - Prospect Oval and Surrounds, 25/07/2025 Rev. 4.
- *Preferred Master Plan Option*, n.d.
- *Design Concepts Plans – Stage 2 Massing Options*, n.d.
- *Pre Development Tree Assessment Report Prospect Lifestyle Precinct (PLP) – Prospect Oval*, 21/08/2024, Shane Selway and John Breen.
- *Preliminary Vegetation Impact Review – PLP*, 05/12/2024, Shane Selway.

Relevant Background Information

- The project, in its current stage, involves the rezoning of land areas, and final plans have yet to be developed. Some manipulation to project design and delivery outcomes may be achievable to retain trees deemed to be important in the landscape.

Site Details and Masterplan Review

Prospect Oval is located at on the corner of Wilcox Avenue and Menzies Crescent, Prospect. The vegetative character of the local area consists of mature planted exotic and Australian native tree species located across private and public land. The largest trees are located within Council land and situated either in the adjacent Soldiers Memorial Gardens or within the grounds of Prospect Oval. The site is not linked to wildlife corridors or a remnant area of native vegetation.

An initial assessment of 133 trees was conducted by John Breen during August 2024 using the TreePlotter™ Data Logger Platform. This device enabled the collection of visual tree assessment data, as well as GIS location data.

The tree survey occurred within the areas surrounding the oval and within the existing oval facility boundaries, as well as 142-148 Main North Road, and private properties adjacent to the southern boundary of the oval.

This assessment identified the legislative control of trees within the assessment scope areas as well as their various useful life expectancies and retention values within the local landscape.



Tree Location Plans

The follows series of site plans show the locations of trees throughout the assessment scope area. The map imagery illustrates tree locations using GIS data collected during the assessment. Aerial Imagery has been collected from Google Earth® and all GIS editing was conducted by Shane Selway. This aerial imagery has been divided into the relevant project zones for consistency in the project delivery requirements.



Zone 1 – Urban Corridor (Boulevard Zone)

The map imagery illustrates tree locations using GIS data collected during the assessment. Aerial Imagery has been collected from Google Earth® and all GIS editing was conducted by Shane Selway.



Zone 2 – Recreation Zone

The map imagery illustrates tree locations using GIS data collected during the assessment. Aerial Imagery has been collected from Google Earth® and all GIS editing was conducted by Shane Selway.

Note** The western half of this zone has not yet been assessed.



Discussion

An assessment of 133 trees occurred throughout the Prospect Lifestyle Precinct area including the Prospect Oval facility, 142-148 Main North Road, and various properties adjacent to the southern boundary of Prospect Oval. Of these trees, 33 trees are controlled as regulated trees and 13 trees controlled as significant trees under the *Planning Development and Infrastructure Act 2016*. 62 trees within the assessment scope area are too small to be controlled under this Act while a further 20 trees are exempt from control by virtue of their species identification.

In addition to tree control under the *Planning Development and Infrastructure Act 2016,* all trees, except Trees 84, 89, 107 & 128-130, are situated on council managed land and are therefore controlled under the provisions of the *Local Government Act 1999*.

Trees 84, 89, 107 & 128-130 are located within private allotments 62, 64, 72 and 80 Kintore Avenue. Some of these trees are controlled as regulated or significant trees and all are under the control of the respective asset owners. Where tree damage is envisaged to achieve project outcomes, permission from the asset owner will be required in these instances, as well as Development Approval in cases where trees are controlled under the *Planning Development and Infrastructure Act 2016.*

The audit identified a range of health and structural conditions of the trees, with most of the population in fair to good health (94%) and all displaying fair to good structure. All audited trees pose a low and acceptable level of risk to public safety.

Conclusions

- Adelaide Arb Consultants assessed 133 trees located within and immediately adjacent to the outer boundaries of Prospect Oval 142-148 Main North Road.
- There are 46 trees controlled under the provisions of the *Planning, Development and Infrastructure Act 2016,* while all trees located on publicly managed land (127 trees) are controlled under the provisions of the *Local Government Act 1999*. Six trees, including 2 regulated/significant trees, are located on private land adjacent to the southern boundary of the oval. Further consultation with the owner of these trees will be required to determine what controls may be application for their management and sustainability.
- 94% of trees display sustainable health attributes and are expected to remain sustainable within the population without intervention. However, 6 trees display poor health and will require removal within the coming 5-10 years, while an additional 2 trees have already died.
- All trees within the assessment are display stable structural features and are not expected to require substantial crown management within the near future.
- The ISA – TRAQ risk assessment process has demonstrated that all the trees at the site have low risk rating. This risk rating is interpreted as being acceptable to public and private safety or property.

Recommendations

Reinspection

Retained trees should be reinspected in 3 years to reassess tree condition, risk, and management options. A reinspection should occur sooner if there has been a noticeable change in the tree or the surrounding environment.

Endnotes

[1] **ISA TRAQ – Levels of Assessment** - Tree and risk assessments can be conducted at different levels of detail, each employing varying methods and providing the client with varied options for reporting and recommendations. The level selected should be appropriate for the assignment.

Level 1 - Limited Visual Assessment

- Visual assessment of an individual tree or population of trees near specified targets
- Conducted from a specified perspective.
- To identify certain obvious defects or specified conditions.
- Typically focusses on identifying trees with imminent and/or probable likelihood of failure.
- Typically, one or two of the three factors is/are considered as a constant.
- This is the fastest, but least thorough, means of assessment and are intended primarily for managing large populations of trees when time and resources are limited.
- This can be carried out as a walkover, drive-by or fly-over inspection.

Level 2 – Basic Assessment

- A level 2 or basic assessment is a detailed visual inspection of a tree and its surrounding site.
- This is the level of assessment that is commonly performed by arborists in response to client's requests for individual tree risk assessments.
- It is ground based and requires the arborist to inspect completely around the tree – looking at the site and visible buttress roots, trunk, and branches.
- The use of simple tools may be required (measuring tools, Binoculars, magnifying glass, mallet, probe, hand digging tools, compass, camera)
- Often a basic assessment is adequate for assessing risk and making recommendations, but it sometimes reveals the need for more advanced assessment measures.
- The primary limitation of a basic assessment is that it only includes conditions that can be detected from a ground based visual inspection. Internal, below-ground, and upper-crown factors may be impossible to see or difficult to assess.

Level 3 - Advanced Assessment

- Advanced assessments are performed to provide detailed information about specific tree parts, defects, targets or site conditions.
- An advanced assessment may be conducted in conjunction with or after a basic assessment if additional information is needed and the client approves the additional service.
- Specialised equipment, data collection and analysis and/or expertise are usually required for advanced assessments.
- The assessments are generally more time intensive and expensive.
- There are many types of advanced assessments that can be conducted (aerial inspection, detailed target analysis, detailed site evaluation, decay testing, health evaluation, root inspection, tree stability monitoring and load testing).

(Dunster, J et.al. (2017), *Tree Risk Assessment Manual – Second Edition* – International Society of Arboriculture, Champaign, Illinois, pp. 15-34.)

Document: # - RJ001806-PLP_Stg2_TRP-Appendix B
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Tree Impact Assessment Report

Prospect Lifestyle Precinct (PLP) – Prospect Oval

Appendix B – Individual Tree Data and Imagery



Prepared for

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Urban Corridor (Boulevard Zone)

Trees expected to be retainable that require further assessment

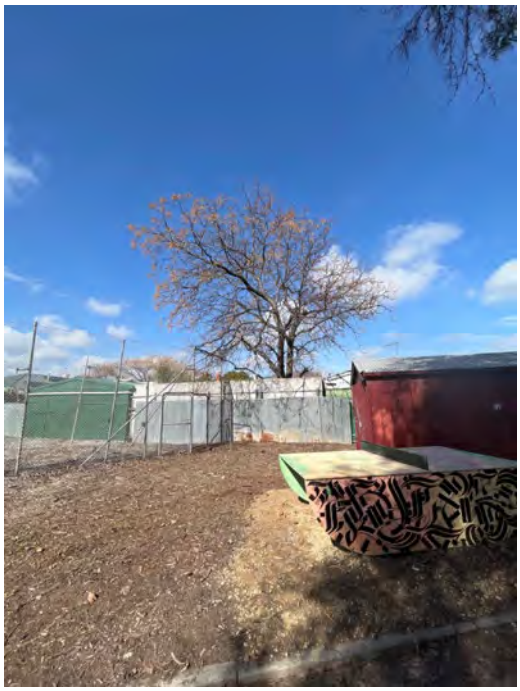
Tree 12	***Eucalyptus leucoxylon* - South Australian Blue Gum**		
Species Origin:	Indigenous		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	96		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	30	**TPZ Radius (m):**	3.60
DRB (cm):	33	**SRZ Radius (m):**	2.08
Observation Comments	Unable to take accurate trunk measurements due to locked gate. A well formed and sustainable tree free of notable structural defects. Tree is suitable for retention.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		



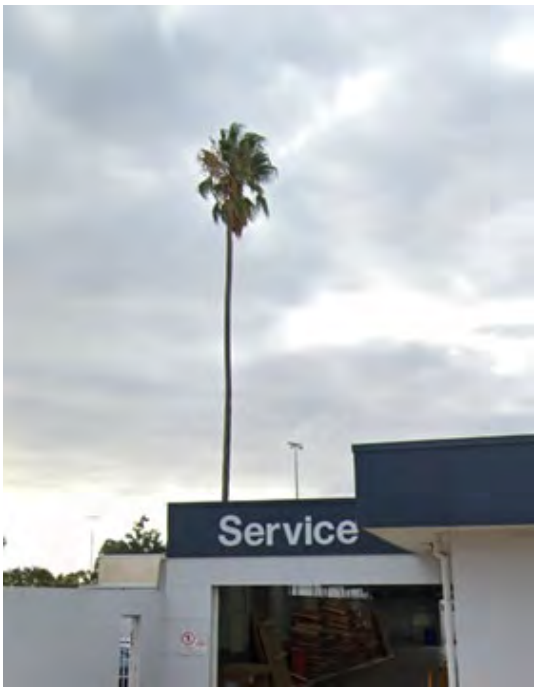
Tree 13	***Eucalyptus leucoxylon* - South Australian Blue Gum**		
Species Origin:	Indigenous		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	79		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	26	**TPZ Radius (m):**	3.12
DRB (cm):	29	**SRZ Radius (m):**	1.97
Observation Comments	Unable to take accurate trunk measurements due to locked gate. A well formed and sustainable tree free of notable structural defects. Tree is suitable for retention.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		



Tree 84	*Melia azedarach* - White Cedar		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	210		
Legislative Control:	Significant tree		
Asset Manager	Private		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	65	**TPZ Radius (m):**	7.80
DRB (cm):	72	**SRZ Radius (m):**	2.88
Observation Comments	Private tree. Believed to be significant. Trunk circumference is an estimate as access to the property was not requested.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		



Tree 132	***Washingtonia filifera* - Petticoat Palm**		
Species Origin:	Exotic		
Assessment Date:	9/10/2024		
Crown Size (HxS):	14-20m x <3m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	120		
Legislative Control:	Significant tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	40	**TPZ Radius (m):**	3.50
DRB (cm):	45	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		



Trees in conflict with the Preferred Master Plan Option

Tree 14	***Schinus areira* - Peppercorn**		
Species Origin:	Exotic		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Over Mature		
ULE:	5-10 years		
Health:	Fair		
Structure:	Fair		
Circ @ 1m (cm):	460		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	106	**TPZ Radius (m):**	12.68
DRB (cm):	130	**SRZ Radius (m):**	3.69
Observation Comments	Reduced foliage density throughout the crown and minor deadwood. Reduced life expectancy and retention value. Form and structure are typical of the species. Minor trunk hollowing.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 15	*Schinus areira* - Peppercorn		
Species Origin:	Exotic		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 14-20m		
Age:	Over Mature		
ULE:	5-10 years		
Health:	Fair		
Structure:	Fair		
Circ @ 1m (cm):	610		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	194	**TPZ Radius (m):**	15.00
DRB (cm):	610	**SRZ Radius (m):**	7.07
Observation Comments	Reduced foliage density throughout the crown and minor deadwood. Hostile growing conditions. Suspected moderate trunk hollowing due to the presence of many fungal fruiting bodies. Tree has a reduced ULE and therefore reduced retention value.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 16 *Schinus areira* - Peppercorn			
Species Origin:	Exotic		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Over Mature		
ULE:	>20 years		
Health:	Fair		
Structure:	Fair		
Circ @ 1m (cm):	230		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	73	**TPZ Radius (m):**	8.76
DRB (cm):	80	**SRZ Radius (m):**	3.01
Observation Comments	Reduced foliage density throughout the crown and minor deadwood. Minor trunk decay. Hostile growing environment.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 17	***Fraxinus angustifolia subsp. angustifolia* - Desert Ash**		
Species Origin:	Exotic		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	10-20 years		
Health:	Good		
Structure:	Fair		
Circ @ 1m (cm):	152		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	49	**TPZ Radius (m):**	5.88
DRB (cm):	55	**SRZ Radius (m):**	2.57
Observation Comments	Dense bud formation throughout the crown. Some trunk decay. Hostile growing environment. No major strucutral defects observed. Form and structure are typical of the species.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		

Tree 18	***Ficus microcarpa var. hillii* - Hill's Weeping Fig**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	180		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	55	**TPZ Radius (m):**	6.60
DRB (cm):	60	**SRZ Radius (m):**	2.67
Observation Comments	Unable to determine trunk circumference due to high wall. Dubious tree ownership.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 19	***Fraxinus angustifolia subsp. angustifolia* - Desert Ash**		
Species Origin:	Exotic		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	10-20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	193		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	61	**TPZ Radius (m):**	7.32
DRB (cm):	67	**SRZ Radius (m):**	2.80
Observation Comments	Lopped form typical of this generation and species of tree. Upright multistem form. Good good development. No major strucutral defects observed.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		

Tree 20	*Melia azedarach* - White Cedar		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	10-20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	131		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	42	**TPZ Radius (m):**	5.04
DRB (cm):	47	**SRZ Radius (m):**	2.41
Observation Comments	Form and structure are typical of the species. Mechanical damage to primary branch over driveway. Tree is sustainable.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 21	***Fraxinus angustifolia subsp. angustifolia* - Desert Ash**		
Species Origin:	Exotic		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	10-20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	170		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	54	**TPZ Radius (m):**	6.48
DRB (cm):	60	**SRZ Radius (m):**	2.67
Observation Comments	Form and structure are typical of the species. No major strucutral defects observed. Good bud development.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 22	*Melia azedarach* - White Cedar		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	10-20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	184		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	58	**TPZ Radius (m):**	6.96
DRB (cm):	59	**SRZ Radius (m):**	2.65
Observation Comments	Form and structure are typical of the species. Some minor trunk decay at historic pruning points. Overall good health and sustainability.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 23	*Pittosporum tenuifolium* - Kohuhu		
Species Origin:	Exotic		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x <3m		
Age:	Mature		
ULE:	10-20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	44		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	17	**TPZ Radius (m):**	2.04
DRB (cm):	19	**SRZ Radius (m):**	1.65
Observation Comments	No major strucutral defects observed.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		

Tree 24	*Brachychiton populneus* - Kurrajong		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	10-20 years		
Health:	Fair		
Structure:	Good		
Circ @ 1m (cm):	145		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	46	**TPZ Radius (m):**	5.52
DRB (cm):	50	**SRZ Radius (m):**	2.47
Observation Comments	No major strucutral defects observed. Form and structure are typical of the species. Minor reduction in crown density.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 25	*Melia azedarach* - White Cedar		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Over Mature		
ULE:	5-10 years		
Health:	Good		
Structure:	Fair		
Circ @ 1m (cm):	290		
Legislative Control:	Significant tree		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	92	**TPZ Radius (m):**	11.04
DRB (cm):	101	**SRZ Radius (m):**	3.32
Observation Comments	Decay present within primary structures and fungal fruiting bodies present. Tree appears stable. Suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 26	*Melia azedarach* - White Cedar		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Over Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Fair		
Circ @ 1m (cm):	235		
Legislative Control:	Significant tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	75	**TPZ Radius (m):**	9.00
DRB (cm):	83	**SRZ Radius (m):**	3.06
Observation Comments	Form and structure are typical of the species. No major strucutral defects observed. Minor crossing branch. Tree is suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 27	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	64		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	16	**TPZ Radius (m):**	2.00
DRB (cm):	18	**SRZ Radius (m):**	1.61
Observation Comments	Form and structure are typical of the species. Suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 28	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	68		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	22	**TPZ Radius (m):**	2.64
DRB (cm):	25	**SRZ Radius (m):**	1.85
Observation Comments	Form and structure are typical of the species. Suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 29	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	47		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	14	**TPZ Radius (m):**	2.00
DRB (cm):	15	**SRZ Radius (m):**	1.50
Observation Comments	Form and structure are typical of the species. Suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 30	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	49		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	23	**TPZ Radius (m):**	2.76
DRB (cm):	25	**SRZ Radius (m):**	1.85
Observation Comments	Form and structure are typical of the species. Suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



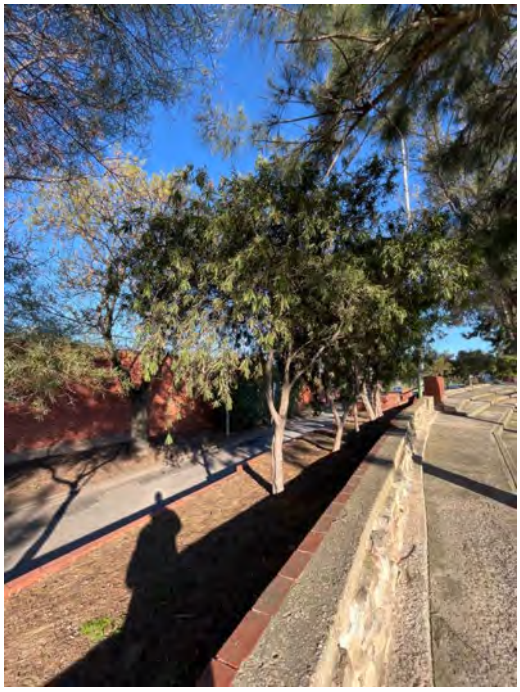
Tree 31	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	24		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	8	**TPZ Radius (m):**	2.00
DRB (cm):	9	**SRZ Radius (m):**	1.50
Observation Comments	Form and structure are typical of the species. Suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 32	*Acacia sp.* - Wattle		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Over Mature		
ULE:	1-5 years		
Health:	Fair		
Structure:	Fair		
Circ @ 1m (cm):	58		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	14	**TPZ Radius (m):**	2.00
DRB (cm):	16	**SRZ Radius (m):**	1.53
Observation Comments	Short lived species. Crown dieback and trunk decay. Reduced ULE. Not suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 33	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	40		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	13	**TPZ Radius (m):**	2.00
DRB (cm):	15	**SRZ Radius (m):**	1.50
Observation Comments	Form and structure are typical of the species. Suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 34	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	50		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	10	**TPZ Radius (m):**	2.00
DRB (cm):	11	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 35	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	22		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	8	**TPZ Radius (m):**	2.00
DRB (cm):	9	**SRZ Radius (m):**	1.50
Observation Comments	Slender tree with reduced crown density. Still suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 36	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	56		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	18	**TPZ Radius (m):**	2.16
DRB (cm):	20	**SRZ Radius (m):**	1.68
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 37	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	5-10 years		
Health:	Fair		
Structure:	Good		
Circ @ 1m (cm):	95		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	30	**TPZ Radius (m):**	3.60
DRB (cm):	33	**SRZ Radius (m):**	2.08
Observation Comments	A well formed and sustainable tree free of notable structural defects. Minor crown dieback.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 38	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	41		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	9	**TPZ Radius (m):**	2.00
DRB (cm):	10	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 39	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	37		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	12	**TPZ Radius (m):**	2.00
DRB (cm):	13	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 40	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	36		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	13	**TPZ Radius (m):**	2.00
DRB (cm):	14	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 41	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	36		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	13	**TPZ Radius (m):**	2.00
DRB (cm):	14	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 42	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	76		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	14	**TPZ Radius (m):**	2.00
DRB (cm):	15	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 43	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	45		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	15	**TPZ Radius (m):**	2.00
DRB (cm):	17	**SRZ Radius (m):**	1.57
Observation Comments	Form and structure typical of the species. No notable defects observed.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 44	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	34		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	12	**TPZ Radius (m):**	2.00
DRB (cm):	13	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 45	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	83		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	24	**TPZ Radius (m):**	2.88
DRB (cm):	26	**SRZ Radius (m):**	1.88
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 46	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	75		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	25	**TPZ Radius (m):**	3.00
DRB (cm):	28	**SRZ Radius (m):**	1.94
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 47	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	66		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	22	**TPZ Radius (m):**	2.64
DRB (cm):	24	**SRZ Radius (m):**	1.82
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



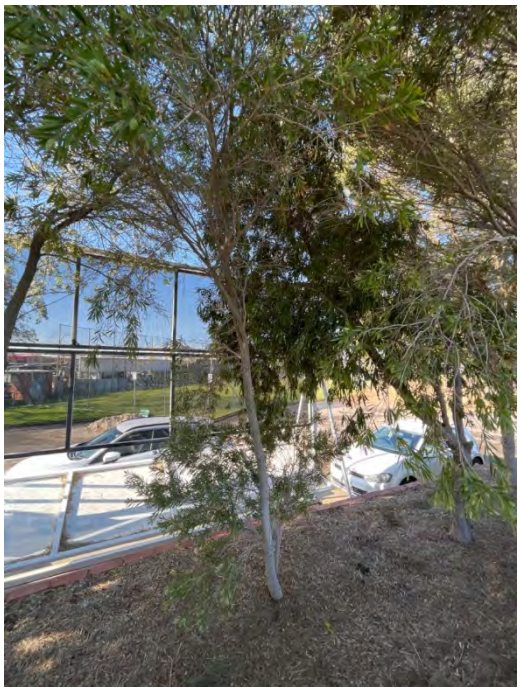
Tree 48	*Melaleuca sp. (syn. Callistemon sp.)* - Bottle Brush		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	57		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	11	**TPZ Radius (m):**	2.00
DRB (cm):	12	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 49	*Melaleuca sp. (syn. Callistemon sp.)* - Bottle Brush		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	10-20 years		
Health:	Fair		
Structure:	Good		
Circ @ 1m (cm):	34		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	11	**TPZ Radius (m):**	2.00
DRB (cm):	7	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects. Minor reduction in crown density.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 50	*Melaleuca sp. (syn. Callistemon sp.)* - Bottle Brush		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	16		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	6	**TPZ Radius (m):**	2.00
DRB (cm):	13	**SRZ Radius (m):**	1.50
Observation Comments	Overshadowed. The tree remains sustainable.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 51	*Melaleuca sp. (syn. Callistemon sp.)* - Bottle Brush		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	47		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	11	**TPZ Radius (m):**	2.00
DRB (cm):	13	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 52	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	33		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	12	**TPZ Radius (m):**	2.00
DRB (cm):	13	**SRZ Radius (m):**	1.50
Observation Comments	Form and structure typical of the species. No notable defects observed.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 53	*Melaleuca sp. (syn. Callistemon sp.)* - Bottle Brush		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	72		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	17	**TPZ Radius (m):**	2.04
DRB (cm):	19	**SRZ Radius (m):**	1.65
Observation Comments	Form and structure typical of the species. No notable defects observed.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 54	*Melaleuca sp. (syn. Callistemon sp.)* - Bottle Brush		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	36		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	12	**TPZ Radius (m):**	2.00
DRB (cm):	13	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 55	*Melaleuca sp. (syn. Callistemon sp.)* - Bottle Brush		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	88		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	20	**TPZ Radius (m):**	2.38
DRB (cm):	22	**SRZ Radius (m):**	1.75
Observation Comments	Form and structure are typical of the species. No major strucutral defects observed.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 56	*Melaleuca sp. (syn. Callistemon sp.)* - Bottle Brush		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	54		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	13	**TPZ Radius (m):**	2.00
DRB (cm):	14	**SRZ Radius (m):**	1.50
Observation Comments	Form and structure are typical of the species. No major strucutral defects observed.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 57	*Melaleuca sp. (syn. Callistemon sp.)* - Bottle Brush		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	81		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	19	**TPZ Radius (m):**	2.29
DRB (cm):	21	**SRZ Radius (m):**	1.72
Observation Comments	Form and structure are typical of the species. No major strucutral defects observed.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 58	*Melaleuca sp. (syn. Callistemon sp.)* - Bottle Brush		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	64		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	16	**TPZ Radius (m):**	2.00
DRB (cm):	17	**SRZ Radius (m):**	1.57
Observation Comments	No major strucutral defects observed. Form and structure are typical of the species.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 59	***Casuarina glauca* - Grey She-oak**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	190		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	60	**TPZ Radius (m):**	7.20
DRB (cm):	66	**SRZ Radius (m):**	2.78
Observation Comments	Weed species. Exempt from controls. Identified for removal over the cunninghamiana.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 60	*Casuarina glauca* - Grey She-oak		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	184		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	58	**TPZ Radius (m):**	6.96
DRB (cm):	64	**SRZ Radius (m):**	2.74
Observation Comments	Weed species and exempt from controls. To be removed before the adjacent cunninghamiana. Suitable for retention if desired.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 70	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	280		
Legislative Control:	Significant tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	54	**TPZ Radius (m):**	6.50
DRB (cm):	75	**SRZ Radius (m):**	2.93
Observation Comments	Form and structure are typical of the species. The tree is sustainable at the site.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 71	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	79		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	25	**TPZ Radius (m):**	3.00
DRB (cm):	28	**SRZ Radius (m):**	1.94
Observation Comments	Form and structure are typical of the species. The tree is sustainable at the site.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 72	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	197		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	45	**TPZ Radius (m):**	5.35
DRB (cm):	52	**SRZ Radius (m):**	2.51
Observation Comments	Form and structure are typical of the species. The tree is sustainable at the site.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 73	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	96		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	31	**TPZ Radius (m):**	3.72
DRB (cm):	35	**SRZ Radius (m):**	2.13
Observation Comments	Form and structure are typical of the species. The tree is sustainable at the site.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 74	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	165		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	38	**TPZ Radius (m):**	4.56
DRB (cm):	45	**SRZ Radius (m):**	2.37
Observation Comments	Form and structure are typical of the species. The tree is sustainable at the site.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 75	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	5-10 years		
Health:	Fair		
Structure:	Good		
Circ @ 1m (cm):	228		
Legislative Control:	Significant tree		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	43	**TPZ Radius (m):**	5.13
DRB (cm):	57	**SRZ Radius (m):**	2.61
Observation Comments	Reduced foliage density throughout the crown and minor deadwood. Controlled tree however its retention value is lower. Removal can be supported if development requires.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 76	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	5-10 years		
Health:	Fair		
Structure:	Good		
Circ @ 1m (cm):	96		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	18	**TPZ Radius (m):**	2.18
DRB (cm):	20	**SRZ Radius (m):**	1.68
Observation Comments	Reduced foliage density throughout the crown and minor deadwood. Reduced ULE. Tree removal supported. Multistem form.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 77 *Schinus areira* - Peppercorn			
Species Origin:	Exotic		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Over Mature		
ULE:	5-10 years		
Health:	Fair		
Structure:	Good		
Circ @ 1m (cm):	376		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	86	**TPZ Radius (m):**	10.30
DRB (cm):	100	**SRZ Radius (m):**	3.31
Observation Comments	Moderate crown dieback and deadwood. Reduced ULE. Marked at expect retention required however removal can be supported for development.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 78	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x <3m		
Age:	Dead		
ULE:	0 years		
Health:	Dead		
Structure:	Good		
Circ @ 1m (cm):	30		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	10	**TPZ Radius (m):**	2.00
DRB (cm):	13	**SRZ Radius (m):**	1.50
Observation Comments	Dead tree.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 79	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	10-20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	111		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	25	**TPZ Radius (m):**	2.97
DRB (cm):	33	**SRZ Radius (m):**	2.08
Observation Comments	Wide set primary union. Appears stable. Tree appears sustainable at the site.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 80	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	216		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	34	**TPZ Radius (m):**	4.08
DRB (cm):	44	**SRZ Radius (m):**	2.34
Observation Comments	Form and structure are typical of the species. No major strucutral defects observed.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 85	*Corymbia maculata* - Spotted Gum		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	145		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	46	**TPZ Radius (m):**	5.52
DRB (cm):	52	**SRZ Radius (m):**	2.51
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 120	***Lophostemon confertus* - Queensland Brush Box**		
Species Origin:	Introduced Native		
Assessment Date:	8/13/2025		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	97		
Legislative Control:	Local Govt. Act 1999		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	31	**TPZ Radius (m):**	3.72
DRB (cm):	33	**SRZ Radius (m):**	2.08
Observation Comments	A well formed and sustainable tree free of notable structural defects. Located on council footpath adjacent caravan show room. Potentially impacted by development.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 121 *Melia azedarach* - White Cedar			
Species Origin:	Introduced Native		
Assessment Date:	8/13/2025		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	23		
Legislative Control:	Local Govt. Act 1999		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	73	**TPZ Radius (m):**	8.76
DRB (cm):	26	**SRZ Radius (m):**	1.88
Observation Comments	Council asset. Collected as development in caravan showroom area may impact tree.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 122 *Melia azedarach* - White Cedar			
Species Origin:	Introduced Native		
Assessment Date:	8/13/2025		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	196		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	62	**TPZ Radius (m):**	7.44
DRB (cm):	70	**SRZ Radius (m):**	2.85
Observation Comments	Council asset. Collected as development in caravan showroom area may impact tree		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 123	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/13/2025		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	110		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	34	**TPZ Radius (m):**	4.08
DRB (cm):	39	**SRZ Radius (m):**	2.23
Observation Comments	No major structural defects observed. Council asset. Collected as development in caravan showroom area may impact tree.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 124 *Melia azedarach* - White Cedar			
Species Origin:	Introduced Native		
Assessment Date:	8/13/2025		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	10-20 years		
Health:	Fair		
Structure:	Good		
Circ @ 1m (cm):	70		
Legislative Control:	Local Govt. Act 1999		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	24	**TPZ Radius (m):**	2.88
DRB (cm):	26	**SRZ Radius (m):**	1.88
Observation Comments	Minor dieback. Council asset. Collected as development in caravan showroom area may impact tree.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 125	*Celtis australis* - European Nettle Tree		
Species Origin:	Exotic		
Assessment Date:	8/13/2025		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	40		
Legislative Control:	Local Govt. Act 1999		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	14	**TPZ Radius (m):**	2.00
DRB (cm):	15	**SRZ Radius (m):**	1.50
Observation Comments	No major structural defects observed. Council asset. Collected as development in caravan showroom area may impact tree.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 126 *Melia azedarach* - White Cedar			
Species Origin:	Introduced Native		
Assessment Date:	8/13/2025		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	95		
Legislative Control:	Local Govt. Act 1999		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	30	**TPZ Radius (m):**	3.60
DRB (cm):	33	**SRZ Radius (m):**	2.08
Observation Comments	A well formed and sustainable tree free of notable structural defects. Council asset. Collected as development in caravan showroom area may impact tree.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 127 *Melia azedarach* - White Cedar			
Species Origin:	Introduced Native		
Assessment Date:	8/13/2025		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	235		
Legislative Control:	Significant tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	74	**TPZ Radius (m):**	8.88
DRB (cm):	88	**SRZ Radius (m):**	3.14
Observation Comments	Council asset. Collected as development in caravan showroom area may impact tree.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Recreation Zone

Trees expected to be retainable during and post construction works

Tree 113	***Brachychiton populneus* - Kurrajong**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	180		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	57	**TPZ Radius (m):**	6.84
DRB (cm):	62	**SRZ Radius (m):**	2.71
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option and is expected to be retainable during and post construction works.		



Tree 128	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	95		
Legislative Control:	Not Controlled		
Asset Manager	Private		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	31	**TPZ Radius (m):**	3.72
DRB (cm):	34	**SRZ Radius (m):**	2.10
Observation Comments	Private tree. Trunk measurements are estimates as access to property was not gained. Heavily pruned.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option and is expected to be retainable during and post construction works.		



Tree 129	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	110		
Legislative Control:	Regulated tree		
Asset Manager	Private		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	35	**TPZ Radius (m):**	4.20
DRB (cm):	40	**SRZ Radius (m):**	2.25
Observation Comments	Private tree. Trunk measurements are estimates as access to property was not gained.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option and is expected to be retainable during and post construction works.		



Tree 130	*Robinia pseudoacacia* - Black Locust		
Species Origin:	Exotic		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Over Mature		
ULE:	1-5 years		
Health:	Poor		
Structure:	Good		
Circ @ 1m (cm):	129		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Private		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	40	**TPZ Radius (m):**	4.80
DRB (cm):	45	**SRZ Radius (m):**	2.37
Observation Comments	Private tree in poor health. Private tree. Trunk measurements are estimates as access to property was not gained.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option and is expected to be retainable during and post construction works.		



Tree 133	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	12/5/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	147		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	47	**TPZ Radius (m):**	5.60
DRB (cm):	47	**SRZ Radius (m):**	2.41
Observation Comments	A well formed and sustainable tree.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option and is expected to be retainable during and post construction works.		



Trees expected to be retainable that require further assessment

Tree 2	***Eucalyptus leucoxylon* - South Australian Blue Gum**		
Species Origin:	Indigenous		
Assessment Date:	8/7/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	150		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	48	**TPZ Radius (m):**	5.76
DRB (cm):	55	**SRZ Radius (m):**	2.57
Observation Comments	Elongated trunk displaying fair taper. Tree is located in hostile growing conditions with bitumen comprising the majority of the root zone. Minor overextension in the northern crown. No major strucutral defects observed.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		



Tree 6	*Pinus canariensis* - Canary Island Pine		
Species Origin:	Exotic		
Assessment Date:	8/7/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	235		
Legislative Control:	Significant tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	75	**TPZ Radius (m):**	9.00
DRB (cm):	85	**SRZ Radius (m):**	3.09
Observation Comments	A well formed and sustainable tree free of notable structural defects. Suitable for retention. No major strucutral defects observed.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		

Tree 7	*Pinus canariensis* - Canary Island Pine		
Species Origin:	Exotic		
Assessment Date:	8/7/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	10-20 years		
Health:	Fair		
Structure:	Good		
Circ @ 1m (cm):	180		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	57	**TPZ Radius (m):**	6.84
DRB (cm):	63	**SRZ Radius (m):**	2.73
Observation Comments	Reduced crown density throughout. Historic primary branch failure mid southern stem displays both occlusion and decay. The tree appears sustainable.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		



Tree 8	*Pinus canariensis* - Canary Island Pine		
Species Origin:	Exotic		
Assessment Date:	8/7/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	205		
Legislative Control:	Significant tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	65	**TPZ Radius (m):**	7.80
DRB (cm):	72	**SRZ Radius (m):**	2.88
Observation Comments	A well formed and sustainable tree free of notable structural defects. Suitable for retention. No major strucutral defects observed.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		



Tree 96	***Pittosporum undulatum* - Sweet Pittosporum**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	230		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Private		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	70	**TPZ Radius (m):**	8.40
DRB (cm):	80	**SRZ Radius (m):**	3.01
Observation Comments	Private tree. Trunk measurements taken as estimates as access was not gained to the property.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		



Tree 107 *Schinus areira* - Peppercorn			
Species Origin:	Exotic		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 14-20m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	270		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Private		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	83	**TPZ Radius (m):**	9.96
DRB (cm):	94	**SRZ Radius (m):**	3.22
Observation Comments	Private tree. Trunk measurements are estimates as access to property was not gained.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		



Tree 108	***Eucalyptus leucoxylon* - South Australian Blue Gum**		
Species Origin:	Indigenous		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	194		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	61	**TPZ Radius (m):**	7.32
DRB (cm):	69	**SRZ Radius (m):**	2.83
Observation Comments	A well formed and sustainable tree free of notable structural defects. High retention value. Leucoxylon variety.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		



Tree 117	*Platanus x acerifolia* - London Plane		
Species Origin:	Exotic		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	147		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	37	**TPZ Radius (m):**	4.44
DRB (cm):	42	**SRZ Radius (m):**	2.30
Observation Comments	A well formed and sustainable tree free of notable structural defects. Potentially in conflict the mound redevelopment. Exempt species.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		



Tree 118	*Platanus x acerifolia* - London Plane		
Species Origin:	Exotic		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	147		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	42	**TPZ Radius (m):**	5.04
DRB (cm):	50	**SRZ Radius (m):**	2.47
Observation Comments	A well formed and sustainable tree free of notable structural defects. Potentially in conflict the mound redevelopment. Exempt species.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		



Tree 119	*Platanus x acerifolia* - London Plane		
Species Origin:	Exotic		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	147		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	47	**TPZ Radius (m):**	5.64
DRB (cm):	54	**SRZ Radius (m):**	2.55
Observation Comments	A well formed and sustainable tree free of notable structural defects. Potentially in conflict the mound redevelopment. Exempt species.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		

Tree 131	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	<3m x <3m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Fair		
Circ @ 1m (cm):	60		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	20	**TPZ Radius (m):**	2.40
DRB (cm):	22	**SRZ Radius (m):**	1.75
Observation Comments	Heavily pruned. Located within croquet club.		
Development Conflict Appraisal	This tree is not in conlfict with construction requirements based on the preferred Master Plan Option however further assessment is recommended following design develpoments.		



Trees in conflict with the Preferred Master Plan Option

Tree 1	***Eucalyptus cladocalyx* - Sugar Gum**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	14-20m x 14-20m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	310		
Legislative Control:	Significant tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	98	**TPZ Radius (m):**	11.76
DRB (cm):	111	**SRZ Radius (m):**	3.46
Observation Comments	Overall good health and structure. The tree is sustainable at the site. Hanging branches up to 80mm diameter present in lower crown. Tree is in conflict with bitumen in the car park. No major strucutral defects observed.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		

Tree 3	*Eucalyptus torquata* - Coral Gum		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	160		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	51	**TPZ Radius (m):**	6.12
DRB (cm):	57	**SRZ Radius (m):**	2.61
Observation Comments	A well formed and sustainable tree free of notable structural defects. Tree located within retained mound. Minor depression in mid crown primary union and minor crossing branch.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 4	*Pinus canariensis* - Canary Island Pine		
Species Origin:	Exotic		
Assessment Date:	8/7/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	217		
Legislative Control:	Significant tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	66	**TPZ Radius (m):**	7.92
DRB (cm):	74	**SRZ Radius (m):**	2.92
Observation Comments	A well formed and sustainable tree free of notable structural defects. Suitable for retention. Moderate overextension of horizontally arranged northern branches. Good shade provision.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 5	*Pinus canariensis* - Canary Island Pine		
Species Origin:	Exotic		
Assessment Date:	8/7/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	193		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	62	**TPZ Radius (m):**	7.44
DRB (cm):	68	**SRZ Radius (m):**	2.81
Observation Comments	A well formed and sustainable tree free of notable structural defects. Suitable for retention. No major strucutral defects observed. Overextension within the lower southern branch.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		

Tree 9	***Corymbia citriodora* - Lemon-scented Gum**		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	148		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	47	**TPZ Radius (m):**	5.64
DRB (cm):	51	**SRZ Radius (m):**	2.49
Observation Comments	Form and structure are typical of the species. No major strucutral defects observed. The tree is sustainable at the site. Located within the spectator mound and may conflict with proposal.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 10	*Corymbia citriodora* - Lemon-scented Gum		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	139		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	44	**TPZ Radius (m):**	5.28
DRB (cm):	48	**SRZ Radius (m):**	2.43
Observation Comments	Form and structure are typical of the species. No major strucutral defects observed. The tree is sustainable at the site. Located within the spectator mound and may conflict with proposal.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 11	*Corymbia citriodora* - Lemon-scented Gum		
Species Origin:	Introduced Native		
Assessment Date:	8/7/2024		
Crown Size (HxS):	8-13m x <3m		
Age:	Over Mature		
ULE:	1-5 years		
Health:	Poor		
Structure:	Good		
Circ @ 1m (cm):	50		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	15	**TPZ Radius (m):**	2.00
DRB (cm):	18	**SRZ Radius (m):**	1.61
Observation Comments	Extensive dieback throughout the crown. Remaining foliage is deformed and chlorotic. Tree unsuitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 61	*Casuarina cunninghamiana* - River She-oak		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	183		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	47	**TPZ Radius (m):**	5.64
DRB (cm):	52	**SRZ Radius (m):**	2.51
Observation Comments	A well formed and sustainable tree free of notable structural defects. Controlled tree. Medium diameter hanging branch in lower southern crown.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 62	***Casuarina cunninghamiana* - River She-oak**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Over Mature		
ULE:	5-10 years		
Health:	Poor		
Structure:	Good		
Circ @ 1m (cm):	147		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	47	**TPZ Radius (m):**	5.64
DRB (cm):	52	**SRZ Radius (m):**	2.51
Observation Comments	Reduced foliage density throughout the crown and minor deadwood. Reduced ULE and retention value. Tree is suspected to be in conflict with the mound reconstruction. Can be removed to facilitate development however will be listed as expect retention requir		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 63	*Casuarina cunninghamiana* - River She-oak		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Over Mature		
ULE:	5-10 years		
Health:	Poor		
Structure:	Good		
Circ @ 1m (cm):	187		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	59	**TPZ Radius (m):**	7.08
DRB (cm):	66	**SRZ Radius (m):**	2.78
Observation Comments	Reduced foliage density throughout the crown and minor deadwood. Reduced ULE and retention value. Tree is suspected to be in conflict with the mound reconstruction. Can be removed to facilitate development however will be listed as expect retention requir		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 64	*Casuarina cunninghamiana* - River She-oak		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	10-20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	165		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	52	**TPZ Radius (m):**	6.24
DRB (cm):	58	**SRZ Radius (m):**	2.63
Observation Comments	Tree is suspected to be in conflict with the mound reconstruction. No major strucutral defects observed. Currently sustainable at the site.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 65	*Casuarina cunninghamiana* - River She-oak		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	10-20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	165		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	52	**TPZ Radius (m):**	6.24
DRB (cm):	56	**SRZ Radius (m):**	2.59
Observation Comments	Tree is suspected to be in conflict with the mound reconstruction. No major strucutral defects observed. Currently sustainable at the site.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 66	*Casuarina cunninghamiana* - River She-oak		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	10-20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	150		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	48	**TPZ Radius (m):**	5.76
DRB (cm):	56	**SRZ Radius (m):**	2.59
Observation Comments	Tree is suspected to be in conflict with the mound reconstruction. No major strucutral defects observed. Currently sustainable at the site.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 67	*Casuarina cunninghamiana* - River She-oak		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	142		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	45	**TPZ Radius (m):**	5.40
DRB (cm):	49	**SRZ Radius (m):**	2.45
Observation Comments	Tree is suspected to be in conflict with the mound reconstruction. No major strucutral defects observed. Some history of primary branch failure. Currently sustainable at the site.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 68	*Casuarina cunninghamiana* - River She-oak		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	5-10 years		
Health:	Good		
Structure:	Fair		
Circ @ 1m (cm):	164		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	52	**TPZ Radius (m):**	6.24
DRB (cm):	57	**SRZ Radius (m):**	2.61
Observation Comments	Canker present at primary union. Will likely see health and structure decline in the future. The tree will be listed as expect retention required, however justification exists for the removal of the tree if required.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 69	*Casuarina cunninghamiana* - River She-oak		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Fair		
Circ @ 1m (cm):	189		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	60	**TPZ Radius (m):**	7.20
DRB (cm):	67	**SRZ Radius (m):**	2.80
Observation Comments	Tree is suspected to be in conflict with the mound reconstruction. No major strucutral defects observed. Currently sustainable at the site.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 81	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	160		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	37	**TPZ Radius (m):**	4.41
DRB (cm):	42	**SRZ Radius (m):**	2.30
Observation Comments	Form and structure are typical of the species. No major strucutral defects observed. Sustainable at the site.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 82	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	173		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	40	**TPZ Radius (m):**	4.84
DRB (cm):	50	**SRZ Radius (m):**	2.47
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 83	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	5-10 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	243		
Legislative Control:	Significant tree		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	41	**TPZ Radius (m):**	4.92
DRB (cm):	53	**SRZ Radius (m):**	2.53
Observation Comments	Minor reduction in crown density. Tree is still suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 86	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	5-10 years		
Health:	Fair		
Structure:	Good		
Circ @ 1m (cm):	38		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	12	**TPZ Radius (m):**	2.00
DRB (cm):	13	**SRZ Radius (m):**	1.50
Observation Comments	Chlorotic foliage. Tree is still suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 87	*Corymbia maculata* - Spotted Gum		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	126		
Legislative Control:	Significant tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	40	**TPZ Radius (m):**	4.80
DRB (cm):	45	**SRZ Radius (m):**	2.37
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 88	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	<3m x <3m		
Age:	Semi Mature		
ULE:	5-10 years		
Health:	Fair		
Structure:	Good		
Circ @ 1m (cm):	21		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	7	**TPZ Radius (m):**	2.00
DRB (cm):	8	**SRZ Radius (m):**	1.50
Observation Comments	Overshadowed crown. Chlorotic foliage and reduced crown density.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 89	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	49		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	17	**TPZ Radius (m):**	2.04
DRB (cm):	18	**SRZ Radius (m):**	1.61
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 90	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	<3m x <3m		
Age:	Semi Mature		
ULE:	1-5 years		
Health:	Poor		
Structure:	Good		
Circ @ 1m (cm):	24		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	8	**TPZ Radius (m):**	2.00
DRB (cm):	9	**SRZ Radius (m):**	1.50
Observation Comments	Extensive dieback. Limited ULE.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 91	*Corymbia maculata* - Spotted Gum		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	123		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	39	**TPZ Radius (m):**	4.68
DRB (cm):	44	**SRZ Radius (m):**	2.34
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 92	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	36		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	12	**TPZ Radius (m):**	2.00
DRB (cm):	14	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



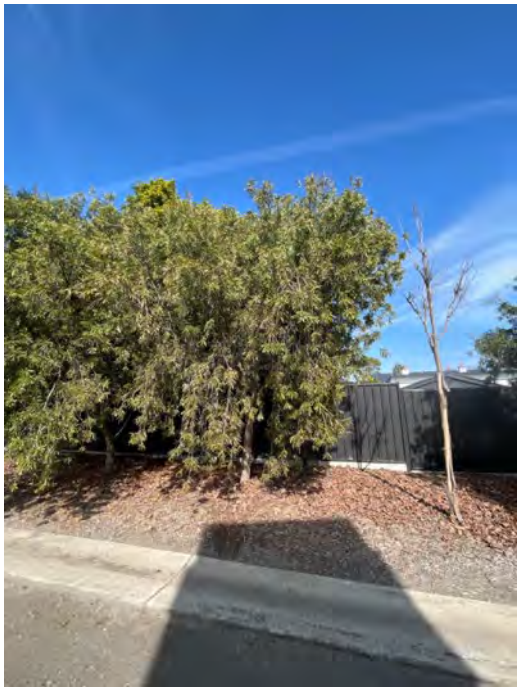
Tree 93	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	34		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	11	**TPZ Radius (m):**	2.00
DRB (cm):	12	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 94	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	48		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	16	**TPZ Radius (m):**	2.00
DRB (cm):	18	**SRZ Radius (m):**	1.61
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 95	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	52		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	17	**TPZ Radius (m):**	2.04
DRB (cm):	20	**SRZ Radius (m):**	1.68
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 97	*Corymbia maculata* - Spotted Gum		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	<3m x <3m		
Age:	Dead		
ULE:	0 years		
Health:	Dead		
Structure:	Good		
Circ @ 1m (cm):	21		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	7	**TPZ Radius (m):**	2.00
DRB (cm):	7	**SRZ Radius (m):**	1.50
Observation Comments	Dead tree.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 98	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	40		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	13	**TPZ Radius (m):**	2.00
DRB (cm):	14	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 99	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	39		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	13	**TPZ Radius (m):**	2.00
DRB (cm):	13	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 100	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	<3m x <3m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	39		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	13	**TPZ Radius (m):**	2.00
DRB (cm):	14	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 101	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	<3m x <3m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	36		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	12	**TPZ Radius (m):**	2.00
DRB (cm):	13	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 102	***Corymbia maculata* - Spotted Gum**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x <3m		
Age:	Over Mature		
ULE:	1-5 years		
Health:	Poor		
Structure:	Good		
Circ @ 1m (cm):	30		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Low		
TRAQ Risk Rating	Low		
DBH (cm):	10	**TPZ Radius (m):**	2.00
DRB (cm):	10	**SRZ Radius (m):**	1.50
Observation Comments	Extensive health decline. Sparse and chlorotic epicormic growth remaining. Not suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 103	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	<3m x <3m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	36		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	12	**TPZ Radius (m):**	2.00
DRB (cm):	13	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 104	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	44		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	14	**TPZ Radius (m):**	2.00
DRB (cm):	15	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 105	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	<3m x <3m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	30		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	10	**TPZ Radius (m):**	2.00
DRB (cm):	10	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 106	***Melaleuca viminalis (syn. Callistemon viminalis)* - Weeping Bottle Brush**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	<3m x <3m		
Age:	Semi Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	35		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	11	**TPZ Radius (m):**	2.00
DRB (cm):	11	**SRZ Radius (m):**	1.50
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 109	*Eucalyptus leucoxylon* - South Australian Blue Gum		
Species Origin:	Indigenous		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 8-13m		
Age:	Mature		
ULE:	10-20 years		
Health:	Fair		
Structure:	Good		
Circ @ 1m (cm):	165		
Legislative Control:	Regulated tree		
Asset Manager	Council		
Retention Value:	High		
TRAQ Risk Rating	Low		
DBH (cm):	52	**TPZ Radius (m):**	6.24
DRB (cm):	59	**SRZ Radius (m):**	2.65
Observation Comments	Moderately dense epicormic growth. Tree appears sustainable. No gross defects identified. Leucoxylon variety.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 110	***Casuarina cunninghamiana* - River She-oak**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	63		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	20	**TPZ Radius (m):**	2.40
DRB (cm):	22	**SRZ Radius (m):**	1.75
Observation Comments	A well formed and sustainable tree free of notable structural defects.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 111	***Casuarina glauca* - Grey She-oak**		
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 4-7m		
Age:	Mature		
ULE:	10-20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	134		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	43	**TPZ Radius (m):**	5.16
DRB (cm):	49	**SRZ Radius (m):**	2.45
Observation Comments	Weed species and exempt from controls. Suitable for retention if desired. Minor hanging branch over footpath.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 112 *Casuarina glauca* - Grey She-oak			
Species Origin:	Introduced Native		
Assessment Date:	8/9/2024		
Crown Size (HxS):	14-20m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	120		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	38	**TPZ Radius (m):**	4.56
DRB (cm):	47	**SRZ Radius (m):**	2.41
Observation Comments	Weed species and exempt from controls. Suitable for retention if desired.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		

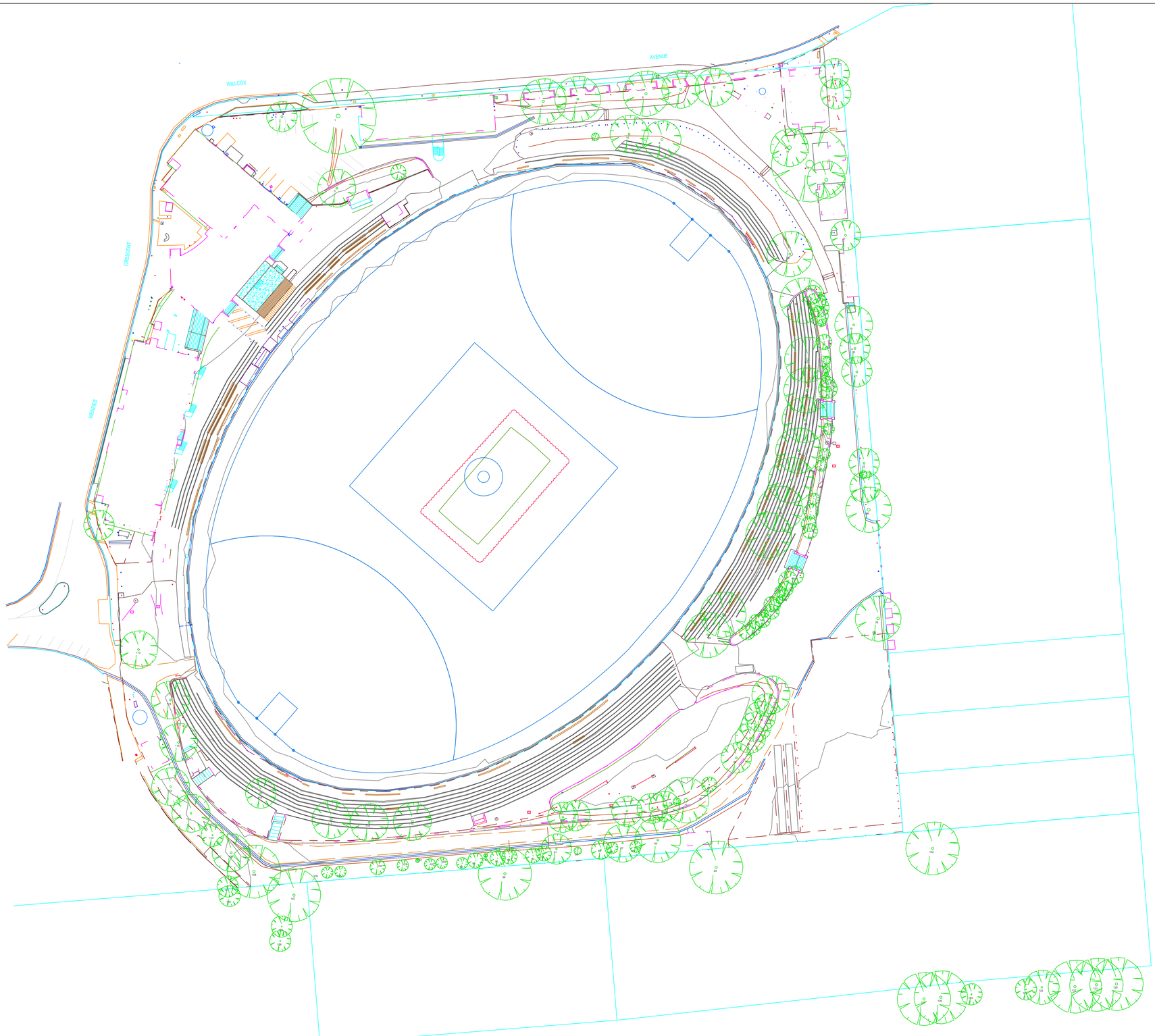


Tree 114	***Fraxinus angustifolia subsp. angustifolia* - Desert Ash**		
Species Origin:	Exotic		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	180		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	60	**TPZ Radius (m):**	7.20
DRB (cm):	65	**SRZ Radius (m):**	2.76
Observation Comments	A well formed and sustainable tree free of notable structural defects. Form and structure are typical of the species. Exempt species however suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		

Tree 115	***Fraxinus angustifolia subsp. angustifolia* - Desert Ash**		
Species Origin:	Exotic		
Assessment Date:	8/9/2024		
Crown Size (HxS):	8-13m x 8-13m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	185		
Legislative Control:	PDI Act 2016 (Exempt)		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	60	**TPZ Radius (m):**	7.20
DRB (cm):	66	**SRZ Radius (m):**	2.78
Observation Comments	A well formed and sustainable tree free of notable structural defects. Form and structure are typical of the species. Exempt species however suitable for retention.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



Tree 116	***Platanus x acerifolia* - London Plane**		
Species Origin:	Exotic		
Assessment Date:	8/9/2024		
Crown Size (HxS):	4-7m x 4-7m		
Age:	Mature		
ULE:	>20 years		
Health:	Good		
Structure:	Good		
Circ @ 1m (cm):	95		
Legislative Control:	Not Controlled		
Asset Manager	Council		
Retention Value:	Moderate		
TRAQ Risk Rating	Low		
DBH (cm):	31	**TPZ Radius (m):**	3.72
DRB (cm):	34	**SRZ Radius (m):**	2.10
Observation Comments	A well formed and sustainable tree free of notable structural defects. Potentially in conflict the mound redevelopment. Exempt species.		
Development Conflict Appraisal	This tree is in conlfict with construction requirements based on the preferred Master Plan Option and its removal will be required where the current format is constructed.		



TREE LEGEND

Tree Crown (Retain)

1 Tree no.

Tree survey plan - Prospect Lifestyle Project
Prospect Oval, Prospect
City of Prospect
Base drawing by (Sawley Lock - 30/01/2024)

DATE 06/01/2025

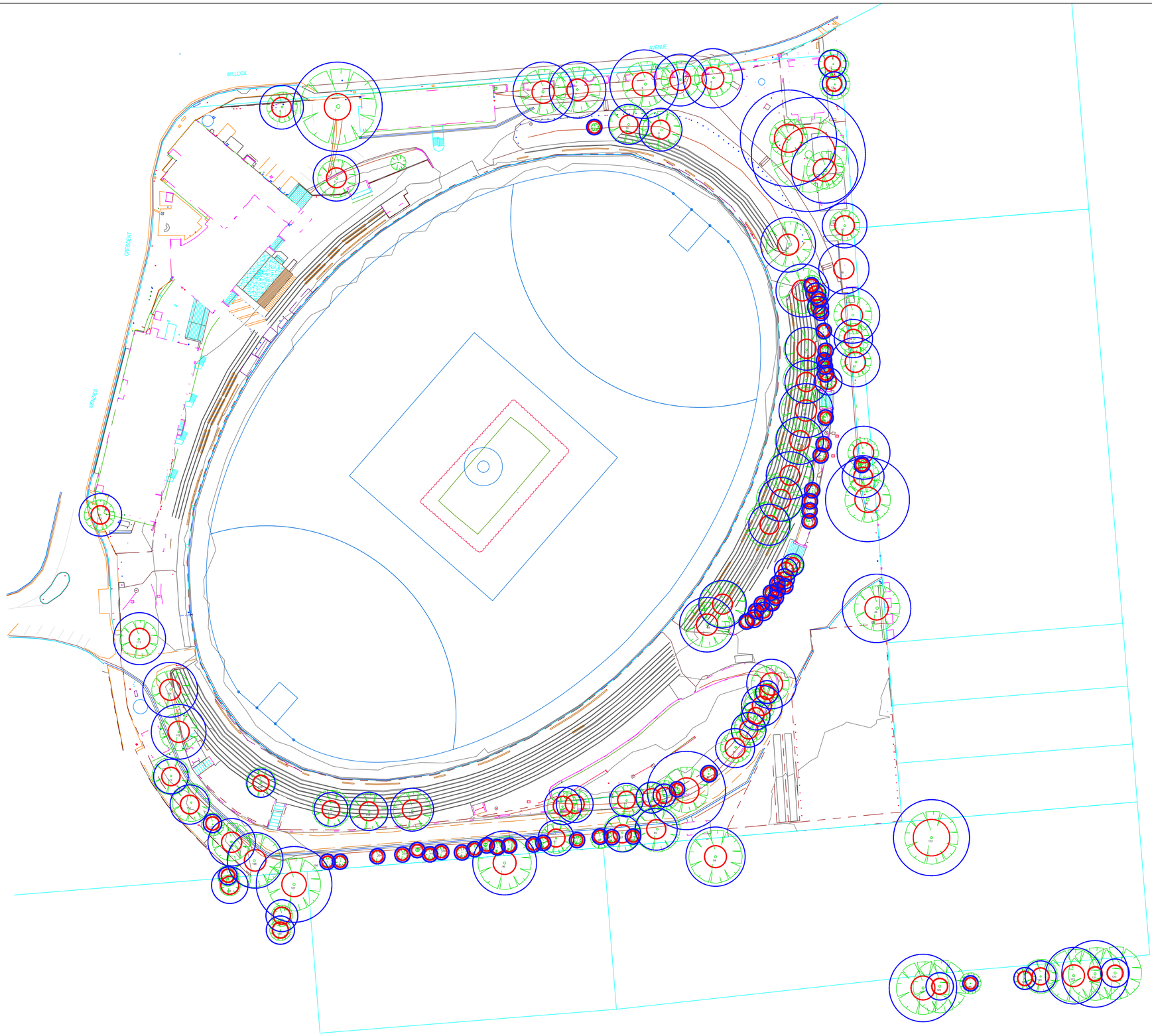
SCALE NTS

DRAWING NO TS01

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TREE LEGEND

Tree Crown (Retain)

Notional Root Zone (NRZ)

Structural Root Zone (SRZ)

1 Tree no.

Tree notional root zone plan - Prospect Lifestyle Project
Prospect Oval, Prospect
City of Prospect
Base drawing by (Sawley Lock - 30/01/2024)

DATE 06/01/2025

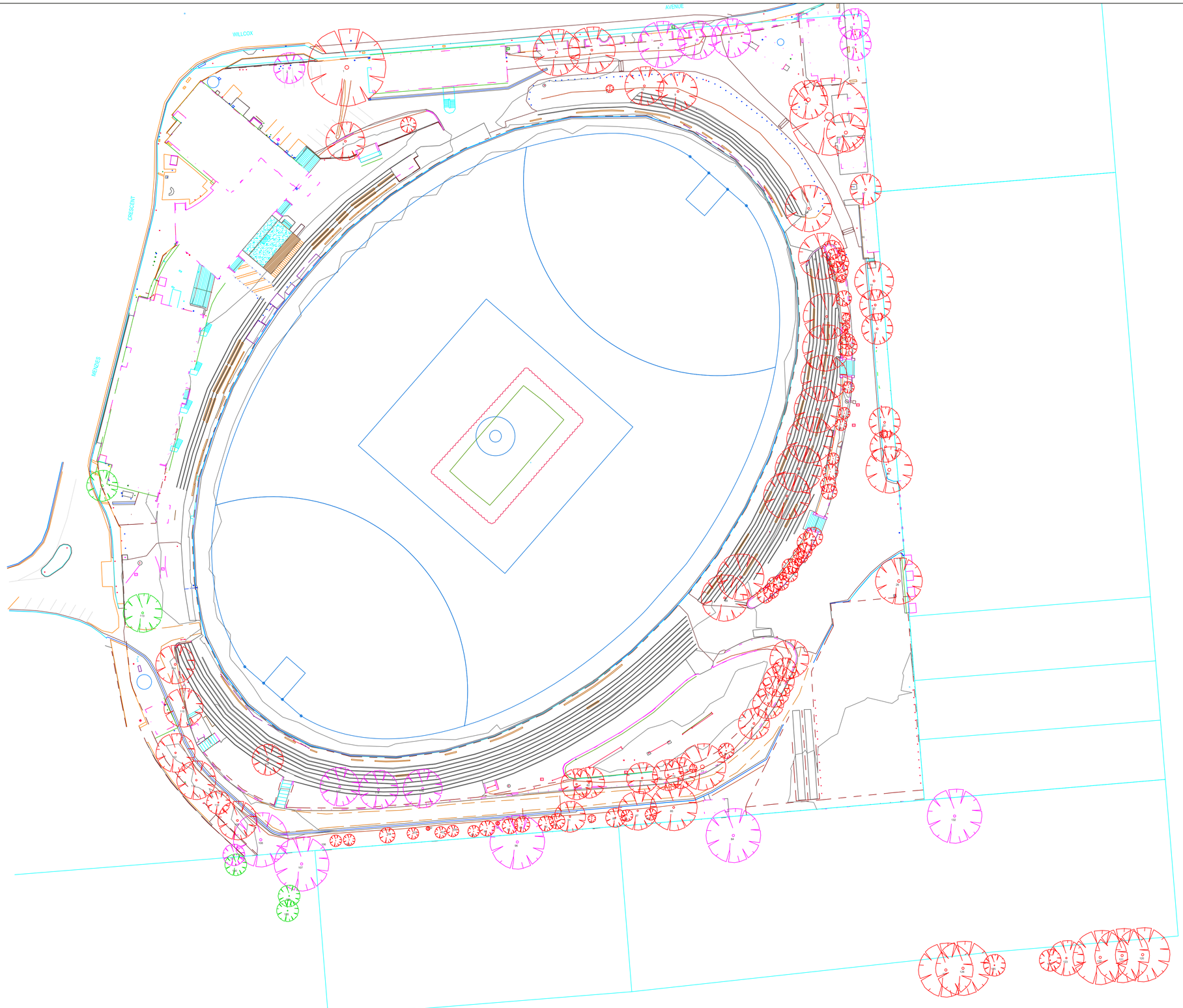
DRAWING NO TPP01

SCALE NTS

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TREE LEGEND

Tree Crown (Retain)

Tree Crown (Further Assessment Required)

Tree Crown (Remove)

1 Tree no.

Forecast tree retention plan - Prospect Lifestyle Project
Prospect Oval, Prospect
City of Prospect
Base drawing by (Sawley Lock - 30/01/2024)

DATE 06/01/2025

DRAWING NO TRP01

SCALE NTS

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ADELAIDE ARB CONSULTANTS

HOLMES DYER

Prospect Lifestyle Code Amendment

Engagement Plan

Contact Details

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Background Information

City of Prospect has endorsed the preferred Prospect Lifestyle Precinct Master Plan, which outlines a comprehensive vision for revitalising the area through a balanced mix of commercial development, upgraded community sporting and recreational facilities, improved accessibility and enhanced public open space.

The Prospect Lifestyle Precinct Code Amendment represents the next steps in implementing this vision. It applies to approximately 8.32 hectares of land encompassing Prospect Oval and Memorial Gardens and commercial properties fronting Main North Road. The Affected Area spans part of the Established Neighbourhood Zone, Urban Corridor (Business) Zone and Urban Corridor Business Retail Subzone, bounded by Willcox Avenue (north), Menzies Crescent and Kintore Avenue (west and south), and Main North Road (east).

The Affected Area is shown on the Affected Area Plan in **Figure 1**.

Figure 1. ***Affected Area Plan***



The objectives of the Code Amendment are twofold:

1. To apply an appropriate zone and policy framework that supports sporting and recreational activities along with associated facilities such as clubrooms, spectator viewing structures, multifunctional use facilities and lighting for nighttime uses (Area 1 of the Affected Area); and
2. To apply an appropriate zone and policy framework that enables a broader range of land uses and supports higher density, mixed use development along the Main North Road corridor (eastern wing) (Area 2 of the Affected Area).

The strategic planning outcomes sought to be achieved through the Code Amendment algin with or seeks to implement the following SPPs.

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
SPP 1: Integrated Planning To apply the principles of integrated planning to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future. Policy 1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period. Policy 1.3 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands. Policy 1.8 Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.	A portion of the Affected Area, referred to as Area 2, is currently occupied by underutilised commercial properties, part of which has been strategically acquired by City of Prospect. An objective of the proposed Code Amendment is to enable a broader range of land uses along the Main North Road corridor, supporting higher-density mixed-use development that accommodates a diverse mix of residential uses (including dwellings, affordable housing, residential aged care, supported accommodation and tourist accommodation) alongside ground and lower-floor business activities such as shops, cafés, restaurants, and allied health and wellness facilities supported by integrated decked or/or basement parking. Established sporting and recreational uses within the Prospect Lifestyle Precinct (referred to as Area1 of the Affected Area) will be retained creating a buffer that supports higher density development while maintaining and respecting the character of the surrounding established neighbourhood. The Affected Area is well serviced by public transport with Main North Road offering bus services connecting the Adelaide Central Business District (CBD), Mawson Lakes and the outer northern suburbs. Bus stops are located on both the eastern and western side of Main North Road at its intersection with Willcox Avenue. Additionally, the Affected Area is within walking distance of essential services. Located approximately 420 metres west of Prospect Road, City of Prospect's key Mainstreet the Prospect Lifestyle Precinct Master Plan further supports improved pedestrian and cycling connections across and between Main North Road and Prospect Road, enhancing walkability and access throughout the area. Bus services are also available along Prospect Road, providing connections to Blair Athol, the CBD, Marion and Glenelg.
SPP 2: Design Quality To evaluate the design quality of South Australia's built environment and public realm. Policy 2.14	An objective of the Code Amendment is to introduce an appropriate zone and policy framework to a portion of the Affected Area referred to as Area 1, to support sporting and recreational activities and associated facilities. Established sporting and recreational uses within the Prospect Lifestyle Precinct will be retained and enhanced to better align with the evolving needs of

Provide public open space that accommodates a range of passive, active and formal sporting opportunities at the state, regional and/or local level.	the community. The Prospect Lifestyle Precinct Master Plan further supports improved pedestrian and cycling connections across and between Main North Road and Prospect Road, enhancing walkability and access throughout the area.
SPP 6: Housing Supply and Diversity To promote the development of a well-serviced and sustainable housing and land choices where and when required. Policy 6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities. Policy 6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods. Policy 6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities. Policy 6.5 Locate higher density residential and mixed-use development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services. Policy 6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.	A portion of the Affected Area, referred to as Area 2, is currently occupied by underutilised commercial properties, part of which has been strategically acquired by City of Prospect. An objective of the proposed Code Amendment is to enable a broader range of land uses along the Main North Road corridor, supporting higher-density mixed-use development that accommodates a diverse mix of residential uses (including dwellings, affordable housing, residential aged care, supported accommodation and tourist accommodation) alongside ground and lower-floor business activities such as shops, cafés, restaurants, and allied health and wellness facilities supported by integrated decked and/or basement parking. Established recreational and sporting uses within the Prospect Lifestyle Precinct (referred to as Area 1) will be retained and enhanced to better algin with the evolving needs of the community. This open space will also act as a buffer between the proposed higher density development along the Main North Road corridor and the surrounding established neighbourhood, helping preserve its existing character. The Affected Area is well serviced by public transport and is within walking distance of essential services. Main North Road offers high-frequency bus services between the Adelaide CBD, Mawson Lakes and the outer northern suburbs. Bus stops are located on both the eastern and western side of Main North Road and its intersection with Willcox Avenue. Additionally, the Affected Area is within walking distance of essential services. Located approximately 420 metres west of Prospect Road, City of Prospect's key main street the Prospect Lifestyle Precinct Master Plan further supports improved pedestrian and cycling connections across and between Main North Road and Prospect Road, enhancing walkability and accessibility. Bus services are also available along Prospect Road, providing connections to Blair Athol, the CBD, Marion and Glenelg.

The Code Amendment is consistent with the following directions set out in the Greater Adelaide Regional Plan:

Theme and Outcome	Long Term Strategic Objectives	Code Amendment Alignment with Regional Plan
Theme: People, housing and liveability  Outcome 1: More housing in the right places	**State significant infill areas** 6. Maximise opportunities for new higher density housing along transit corridors, while managing the interface with more sensitive development such as adjacent established housing, heritage and character areas. 9. Maximise development opportunities in well-serviced, strategic locations through a range of planning and non-planning incentives to provide diverse and affordable housing opportunities.	A portion of the Affected Area, referred to as Area 2, has been identified in the Greater Adelaide Regional Plan as a state significant infill site. This portion of the Affected Area is currently occupied by underutilised commercial properties, part of which has been strategically acquired by City of Prospect. An objective of the proposed Code Amendment is to enable a broader range of land uses along the Main North Road corridor, supporting higher-density mixed-use development that accommodates a diverse mix of residential uses (including dwellings, affordable housing, residential aged care, supported accommodation and tourist accommodation) alongside ground and lower-floor business activities such as shops, cafés, restaurants, and allied health and wellness facilities supported by integrated decked or/or basement parking. Established sporting and recreational uses within the Prospect Lifestyle Precinct (referred to as Area 1) will be retained creating a buffer that supports higher density development while maintaining and respecting the character of the surrounding established neighbourhood.
Theme: Productive Economy  Outcome 3: A strong economy built on a smarter, cleaner future.	**Employment Lands** 4. Enable the regeneration of former or underutilised employment lands where a net community benefit can be achieved. 5. Development integrates employment and residential mixed-use precincts where conflicts between land uses can	A portion of the Affected Area, referred to as Area 2, has been identified in the Greater Adelaide Regional Plan as a state significant infill site. A portion of the Affected Area, referred to as Area 2, is currently occupied by underutilised commercial properties, part of which has been strategically

	be appropriately managed and a net community benefit can be achieved. 6. Allow for the preservation of local employment opportunities and population serving activities when considering rezoning proposals involving residential land uses, particularly in inner metropolitan suburbs.	acquired by City of Prospect. An objective of the proposed Code Amendment is to enable a broader range of land uses along the Main North Road corridor, supporting higher-density mixed-use development that accommodates a diverse mix of residential uses (including dwellings, affordable housing, residential aged care, supported accommodation and tourist accommodation) alongside ground and lower-floor business activities such as shops, cafés, restaurants, and allied health and wellness facilities supported by integrated decked or/or basement parking.
Theme: Natural resources, environment and landscapes  Outcome 4: A greener, wilder and more climate-resilient environment.	**Climate Change** 4. Encourage well-designed public places that increase climate change resilience and future liveability.	Established sporting and recreational uses within the Prospect Lifestyle Precinct (referred to as Area 1) will be retained acting as a buffer that supports higher density development while maintaining and respecting the character of the surrounding established neighbourhood. The Affected Area is well serviced by public transport and is within walking distance of essential services. Main North Road offers high-frequency bus services between the Adelaide CBD, Mawson Lakes and the outer northern suburbs. Bus stops are located on both the eastern and western side of Main North Road and its intersection with Willcox Avenue. It is located approximately 420 metres west of Prospect Road, City of Prospect's key main street. The Prospect Lifestyle Precinct Master Plan supports improved pedestrian and cycling connections across and between Main North Road and Prospect Road, enhancing accessibility throughout the area. Bus services are also available along Prospect Road, providing

		connections to Blair Athol, the CBD, Marion and Glenelg. Future development within the Affected Area will be encouraged to undergo a design review process aimed at promoting sustainability, incorporating solutions such as extensive landscaping and light-coloured surfaces to reduce the urban heat island effect, enhanced shading as a form of climate refuge, and the minimisation, retention and reuse of water.
Theme: Transport and Infrastructure  Outcome 5: An integrated and connected region	**Strategic transport networks** 1. Plan residential and employment growth areas to integrate with, and capitalise on, existing and planned strategic transport infrastructure. 5. Support the increased use of a wider variety of transport modes, including public transport, walking and cycling, to support liveability and emissions reduction. **Integrated water management, security and quality** 5. Water Sensitive Urban Design principles are incorporated in all development to manage water quantity, detail peak flows and manage risks to water quality, and to support urban greening and cooling.	A portion of the Affected Area, referred to as Area 2, is identified in the Greater Adelaide Regional Plan as a state significant infill site. This portion of the Affected Area is currently occupied by underutilised commercial properties, part of which has been strategically acquired by City of Prospect. An objective of the proposed Code Amendment is to enable a broader range of land uses along the Main North Road corridor, supporting higher-density mixed-use development that accommodates a diverse mix of residential uses (including dwellings, affordable housing, residential aged care, supported accommodation and tourist accommodation) alongside ground and lower-floor business activities such as shops, cafés, restaurants, and allied health and wellness facilities supported by integrated decked or/or basement parking. The Affected Area is well serviced by public transport and is within walking distance of essential services. Located approximately 420 metres west of Prospect Road, City of Prospect's key mainstreet the Prospect Lifestyle Precinct Master Plan further supports improved pedestrian connections between Main North Road and Prospect Road, enhancing walkability and access throughout the area. Bus services

		are also available along Prospect Road, providing connections to Blair Athol, the CBD, Marion and Glenelg.
Theme: Implementation and delivery  Outcome 6: Coordinated delivery of land use and infrastructure planning	**Greater Adelaide residential target**	A portion of the Affected Area, referred to as Area 2, has been identified in the Greater Adelaide Regional Plan as a state significant infill site. This portion of the Affected Area is currently occupied by underutilised commercial properties, part of which has been strategically acquired by City of Prospect. An objective of the proposed Code Amendment is to enable a broader range of land uses along the Main North Road corridor, supporting higher-density mixed-use development that accommodates a diverse mix of residential uses (including dwellings, affordable housing, residential aged care, supported accommodation and tourist accommodation) alongside ground and lower-floor business activities such as shops, cafés, restaurants, and allied health and wellness facilities supported by integrated decked or/or basement parking.

The following table identifies other documents relevant to the Code Amendment proposal:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
City of Prospect 2023 – 2027 Strategic Community Plan	The Code Amendment aligns with City of Prospect's 2023 – 2027 Strategic Community Plan which articulates a shared vision and strategic direction for the city. The Prospect Lifestyle Precinct (referred to as the Prospect Oval Precinct) is identified as one of Council's Top 4 Priorities.
City of Prospect Advocacy Priorities	The Prospect Lifestyle Precinct (referred to as the Prospect Oval Sport Precinct) is identified as one of Council's Advocacy Priorities.
City of Prospect Growth Strategy 2023 - 2027	The Prospect Lifestyle Precinct (referred to as the Prospect Oval Sports Precinct) is identified in City of Prospect Economic Growth Strategy 2023 – 2027. The project aims to establish a dedicated sport

	precinct and, through the strategic acquisition of 142 – 148 Main North Road, support future mixed-use development including retail, health and allied services and residential development.
City of Prospect Open Space Strategy Endorsed 22 May 2018	The Code Amendment aligns with City of Prospect Open Space Strategy. The Open Space Strategy established the foundation for the Prospect Lifestyle Precinct (referred to as the Prospect Oval and Memorial Gardens). Classified as one of two regional parks in City of Prospect. The strategy made two key recommendations: implement proposed master plan actions and strengthen connectivity to both Main North Road and Prospect Road.
City of Prospect Prospect Lifestyle Precinct Master Plan	The Code Amendment aligns with City of Prospect endorsed Prospect Lifestyle Precinct Master Plan. The master plan not only addresses the shared needs of current user groups but also supports economic growth along Main North Road by encouraging multi-storey, mixed-use development. This approach enables a range of complementary commercial, community and residential uses, unlocking opportunities for commercial returns and creating new ratable properties.

What have any past engagement processes identified about the subject area / issue?

The development of the Prospect Lifestyle Precinct Master Plan has, to date involved two dedicated phases of engagement. A summary of the community consultation is outlined in the table below.

Phase	Summary of Engagement Process
1	Phase 1 engagement of the Prospect Lifestyle Precinct was a well-received and comprehensive process that captured diverse community views, aspirations and ideas. Feedback was gathered through both in-person and online methods, guiding the direction of the master planning process. The consultation showed strong support for revitalisation, along with a clear desire to preserve the precinct's unique character. Community feedback informed the development of the master plan options, ensuring they reflect local values and align with broader strategic objectives.
2	Following Phase 1 consultation, four master plan options were developed for the Prospect Lifestyle Precinct and endorsed by City of Prospect for further community engagement. Phase 2 consultation used a comprehensive, multi-faceted approach, including both in-person and online methods. The community feedback, combined with broader strategic considerations, informed the preferred master plan, balancing community aspirations with practical feasibility.

In addition to the broader community consultation phases, City of Prospect has maintained ongoing engagement with Elected members through Council workshops, as well as the Prospect Lifestyle Precinct Community Reference Group and the Prospect Lifestyle Precinct Facility User Group.

Engagement Purpose

The purpose of the engagement is to:

- Raise community awareness of the Proponents proposal to rezone the land.
- Inform the community of the desired outcomes and guiding policies of the proposed Recreation Zone and Urban Corridor (Boulevard) Zone.
- Provide clear information about the proposed changes and what they will enable, or mean for the Affected Area and locality.
- Offer opportunities for the community to seek clarification and provide feedback on the Code Amendment proposal.
- 'Closing the loop' by explaining future decisions made regarding the Code Amendment proposal, including how community feedback was considered and incorporated.
- Establish effective communication pathways with the community and key stakeholders.
- Ensure the engagement process complies with the *Planning, Development and Infrastructure Act 2016* and *Community Engagement Charter*.

Engagement Objectives

The engagement objectives are to:

- Ensure the community and key stakeholders are aware of the proposed zoning changes affecting the Affected Area, specifically the transition from the Established Neighbourhood Zone to Recreation Zone and Urban Corridor (Business) Zone to Urban Corridor (Boulevard) Zone.
- Obtain community and stakeholder input and feedback regarding the proposed Code Amendment.
- Inform participants in the engagement process of the outcomes and final decision relating to the proposed Code Amendment.
- Ensure compliance with the *Planning, Development and Infrastructure Act 2016* and *Community Engagement Charter*.

Scope of Influence

Aspects of the project which stakeholders and the community can influence are:

- Whether the proposed Recreation Zone and Urban Corridor (Boulevard) Zone are the most appropriate zones for the Affected Area.
- The spatial application of overlays.
- The need for any Technical and Numeric Variations.
- The inclusion and design of the proposed Concept Plan.
- Whether the investigations undertaken as part of the Code Amendment process have adequately addressed the following matters:
    - Traffic and parking impacts;
    - Stormwater management;
    - Infrastructure and servicing capacity, including potential for augmentation;
    - Cultural heritage impacts;
    - Hazard risk; and
    - Built form and heritage interface considerations.

- Any additional matters that may warrant further consideration or investigation prior to finalisation of the Code Amendment process.

Aspects of the project which stakeholders and the community cannot influence are:

- The geography of the Affected Area and the spatial extent of the Code Amendment proposal.
- The policies contained with the General Modules of the Planning and Design Code.
- The standard policies and wording applied to Zone and Overlays within the Planning and Design Code.

Key Messages

The following key messages will underpin the engagement regarding the Prospect Lifestyle Precinct Code Amendment:

- City of Prospect has endorsed the Prospect Lifestyle Precinct Master Plan, setting a vision for revitalising the area with a balanced mix of mixed-use development, upgraded community sporting and recreation facilities, improved accessibility and enhanced public open space.
- The proposed Prospect Lifestyle Precinct Code Amendment is a key step in implementing the vision, translating the Master Plan's strategic direction into planning policy.
- The proposed Prosect Lifestyle Precinct Code Amendment applies to approximately 8.32 hectares of land including the Prospect Oval, Memorial Gardens and commercial properties along Main North Road, spanning parts of the Established Neighbourhood Zone, Urban Corridor (Business) Zone and Urban Corridor Business Retail Subzone.
- The proposed Prospect Lifestyle Precinct Code Amendment applies a Recreation Zone to enhance sporting, recreational and community uses around Prospect Oval, and an Urban Corridor (Boulevard) Zone along Main North Road to support higher-density, mixed-use development.

Stakeholder and Community Mapping

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
Department for Housing and Urban Development	High	Preservation of the intent of the *Planning and Design Code* and compliance with *Practice Direction 2 – Preparation and Amendment of Designated Instruments.*	That the Engagement Plan and process(es) achieve the intent of the *Community Engagement Charter.*	**Involve** – Provide engagement materials to the Department for Housing and Urban Development a minimum of 3 weeks before the commencement of consultation.
Owners or occupiers of the land	High	Impacts of the Code Amendment proposal on the land.	That owners and occupiers of the land are made aware of the Code Amendment proposal and provided with an opportunity to provide input, identify potential issues and stay updated on the process and outcomes.	**Involve** – Collaborate directly with landowners throughout the process to ensure concerns and aspirations are clearly understood, actively considered and reflected in decision-making.
Owners or occupiers of land adjacent the Affected Area	High	Impacts of the Code Amendment proposal on adjacent land.	That owners and occupiers of adjacent land are made aware of the Code Amendment proposal and provided with an opportunity to provide input, identify potential issues and stay updated on the process and outcomes.	**Consult** – Notified in writing or via email of the proposal and invited to provide feedback.
Local Government Association (LGA) Karen Teeha, Acting CEO	Low	The LGA has an interest in planning policy across Greater Adelaide and the Regions.	That the LGA be made aware of the Code Amendment proposal, be provided an opportunity to participate and be kept informed throughout the process.	**Consult** – Notified in writing or via email of the proposal and invited to provide feedback.

Government agencies: • Affordable Housing Unit of the SA Housing Trust • Department of Infrastructure and Transport • Environmental Protection Authority • Department of Education	Medium	The Code Amendment requires consideration of potential impacts on broader infrastructure networks and community services.	That they be made aware of the Code Amendment proposal, be provided an opportunity to participate and be kept informed throughout the process.	**Consult** – Notified in writing or via email of the proposal and invited to provide feedback.
State Member of Parliament • Hon. Lucy Hood	Low	The proposal is in the State Electorate of Adelaide.	That the State Member of Parliament be made aware of the Code Amendment proposal, be provided an opportunity to participate and be kept informed throughout the process.	**Consult** – Notified in writing or via email of the proposal and invited to provide feedback.
Federal Member of Parliament • Mr Steve Georganas MP	Low	The proposal is in the Federal Electorate of Adelaide.	That the Federal Member of Parliament be made aware of the Code Amendment proposal, be provided an opportunity to participate and be kept informed throughout the process.	**Consult** – Notified in writing or via email of the proposal and invited to provide feedback.
Utility providers: • SA Power Networks • APA Group • SA Water • NBN	Medium	Utility providers have an interest in any potential impacts the rezoning may have on existing and proposed infrastructure.	That utility providers be made aware of the Code Amendment proposal, be provided an opportunity to participate and be kept informed throughout the process.	**Consult** – Notified in writing or via email of the proposal and invited to provide feedback.
Residents / General Public	Medium	Impacts of the Code Amendment proposal on the broader community.	The broader community is made aware of the Code Amendment proposal, are provided an opportunity to participate and influence the outcome and are kept informed throughout the process.	**Consult** – Information about the proposal is publicly available on the PlanSA website.

Applying the Charter Principles

Stakeholder	Engagement Need or Technique
Department for Housing and Urban Development	Satisfy obligations related to the Code Amendment process, including the timely provision of information for publication on the PlanSA website.
Owners or occupiers of the land	Written correspondence (email or direct letter) to the owners or occupiers of the land will: • Provide information about the Code Amendment proposal. • Outline opportunities to provide feedback. • Provide contact details of the nominated representative of the Designated Entity and/or their nominee for any enquiries or clarifications regarding the proposal.
Owners or occupiers of land adjacent the Affected Area	Written correspondence (email or direct letter) to landowners or occupiers of adjacent land will be used to: • Identify the Affected Area which the specific impact applies. • Describe the nature of the impact. • Indicate where and when the amendment to the Planning and Design Code can be inspected online and in hard copy. • Provide information about the consultation process, its alignment with the Community Engagement Charter, and available participation opportunities. • Invite recipients to attend a community information drop-in session to seek more information about the Code Amendment proposal and to inform their submission. • Provide multiple options for submitting feedback, including via the PlanSA website, written letter by post, or email to the nominated representative of the Designated Entity and/or their nominee. • Provide contact details of the nominated representative of the Designated Entity or nominee for any enquiries or clarifications regarding the proposal. • Encourage recipients to regularly check the PlanSA website for updates throughout the consultation period.
Local Government Association (LGA)	Written correspondence (email or direct letter) to the Local Government Association Chief Executive will: • Provide information about the Code Amendment proposal. • Outline opportunities to provide feedback. • Provide contact details of the nominated representative of the Designated Entity and/or their nominee for any enquiries or clarifications regarding the proposal.

Government agencies	Written correspondence (email or direct letter) to government agencies will: • Provide information about the Code Amendment proposal. • Outline opportunities to provide feedback • Provide contact details of the nominated representative of the Designated Entity and/or their nominee for any enquiries or clarifications regarding the proposal.
State Member of Parliament	Written correspondence (email or direct letter) to the State Member of Parliament will: • Provide information about the Code Amendment proposal. • Outline opportunities to provide feedback. • Offer an invitation for a representative of the Designated Entity and/or their nominee to meet with the State Member and/or their support staff. • Provide contact details of the nominated representative of the Designated Entity and/or their nominee for any enquiries or clarifications regarding the proposal.
Federal Member of Parliament	Written correspondence (email or direct letter) to the Federal Member of Parliament will: • Providing information about the Code Amendment proposal. • Outline opportunities to provide feedback. • Offer an invitation for representative of the Designated Entity and/or nominee to meet with the Federal Member and/or their support staff. • Provide contact details of the nominated representative of the Designated Entity and/or their nominee for any enquires or clarifications regarding the proposal.
Utility Providers	Written correspondence (email or direct letter) to utility provides will: • Provide information about the Code Amendment proposal. • Outline opportunities to provide feedback. • Provide contact details of the nominated representative of the Designated Entity and/or their nominee for any enquiries or clarifications regarding the proposal.
Residents / General Public – Broader Community Engagement	Publication of the Code Amendment proposal on the PlanSA website will: • Identify the Affected Area which the specific impact applies. • Describe the nature of the impact. • Indicate where and when the amendment to the Planning and Design Code can be inspected online and in hard copy. • Provide information about the consultation process, its alignment with the Community Engagement Charter, and available participation opportunities.

Staging Your Engagement

Stage	Objective	Stakeholders	Level of Engagement	By When
1	Ensure all engagement materials are prepared and ready to be published on the PlanSA website from the commencement date of the consultation period.	• Department for Housing and Urban Development.	Involve	Three weeks before commencement of consultation.
2	Engage owners and occupiers of both the land early in the process regarding the Code Amendment proposal.	• Owners or occupiers of the land.	Involve	Letters sent 4 days prior to the first day of the consultation period.
2	Inform key stakeholders and public about the Code Amendment proposal and opportunities to participate and provide input.	• Local Government Association; • State Member of Parliament; • Federal Member of Parliament; • Government Agencies; • Utility Providers; and • Owners or occupiers of adjacent land.	Consult	Letters sent 4 days prior to the first day of the consultation period.
3	Inform the general public about the Code Amendment proposal and opportunities to participate and provide input.	• Residents; and • General Public.	Consult	Commencing the first day of consultation and continuing throughout the consultation period.
3	Facilitate community drop-in sessions so that residents/ general public – broader community can be informed and discuss the Code Amendment proposal, face-to-face.	• Owners or occupiers of adjacent land; • Residents; and • General Public.	Consult	At various points throughout the consultation period.
4	Seek feedback from participants (written submissions) on the effectiveness of the consultation process.	• Members of the public who submitted a written response.	Consult	As soon as practicable following the close of the consultation period.
4 and 5	Inform key stakeholders and the public about any changes to the Code Amendment proposal resulting from the consultation process and the final outcome.	• Key stakeholders and members of the public who submitted a written response who requested they be kept informed.	Inform	As soon as practicable following a decision being made on the proposed Code Amendment.

Planning Your Engagement Approach

Stage	Engagement Activity	Engagement Level and Objective of Engagement	Stakeholder / Target Audience	Timing
1	Engage key stakeholders, residents and general public about the Code Amendment proposal and opportunities to participate and provide input.	Involve	• Department for Housing and Urban Development; • Owners or occupiers of the land; • Government agencies; and • Utility Providers.	Commenced, ongoing.
2	Arrange the venue and timing for community information drop-in sessions during the consultation period and develop supporting engagement materials.	-	• Council's communication team.	A minimum of 6 weeks before the commencement of consultation.
2	Establish an online survey to gather feedback from the community regarding the Code Amendment proposal.	-	• Council's communication team.	A minimum of 4 weeks before the commencement of consultation.
2	Provide engagement materials to the Department for Housing and Urban Development for publication on the PlanSA Website.	-	• Department for Housing and Urban Development.	A minimum of 3 weeks before the commencement of consultation.
2	Provide engagement materials to the Council communications team for publication on City of Prospect's website and social media channels.	-	• Council's communication team.	A minimum of 2 weeks before the commencement of consultation.
2	Provide engagement materials in hard-copy for display at designated locations including Payinthi.	Inform	• Residents; and • General Public	Prior to the first day of the consultation period.
2	Provide written correspondence (email or direct letter) to owners or occupiers of both the land and adjacent land about the Code Amendment proposal. Invite recipients to attend a community information drop-in session to seek more information about the Code Amendment proposal and to inform their submission.	Inform	• Owners or occupiers of the land; and • Owners or occupiers of adjacent land.	Letters sent 4 days prior to the first day of the consultation period.

2	Provide written correspondence (email or direct letter) to key stakeholders about the Code Amendment proposal. Provide contact details of the nominated representative of the Designated Entity and/or their nominee for any enquiries or clarifications regarding the proposal.	Inform / Consult	• Local Government Association; • State Member of Parliament; • Federal Member of Parliament; • Government Agencies; and • Utility Providers.	Letters sent 4 days prior to the first day of the consultation period.
3	Facilitate community drop-in sessions so the residents/ general public – broader community can be informed and discuss the Code Amendment proposal, face-to-face.	Consult	• Owners or occupiers of adjacent land; • Residents; and • General Public.	February/ March 2026
4	Distribute an evaluation survey to participants to gather feedback on the effectiveness of the consultation process.	Consult	• Members of the public who submitted a written response.	March 2026
4	Provide written correspondence (email or direct letter) to inform key stakeholders and the general public – broader community of the consultation outcomes and any changes made to the Code Amendment resulting from feedback.	Inform	• Key stakeholders and members of the public who submitted a written response who requested they be kept informed.	April 2026
5	Following the Minister's decision on the Code Amendment, communicate the outcome via the PlanSA website and through written correspondence (email or direct letter) to all individuals who made a written submission.	Inform	• Key stakeholders and members of the public who submitted a written response who requested they be kept informed.	Mid-2026

Applying the Charter Principles in Practice

Charter Principle	How does your engagement approach / activities reflect this principle in action?
Engagement is genuine	• Provide a range of participation opportunities including online, hard copy, written and face to face methods tailored to stakeholders' level of interest. • Ensure direct contact with stakeholders most affected and those demonstrating the highest level of interest. • Ensure the Designated Entity and/or their nominee is available throughout the engagement process. • Provide adequate notice and sufficient time for stakeholders to participate.
Engagement is inclusive and respectful	• Tailor engagement methods to suit each stakeholder group. • Ensure all comments and feedback are recorded and considered.
Engagement is fit for purpose	• Engagement materials address specific matters of contention and/or key questions. • Engagement activities are proportionate to the scale and likely impacts of the proposal. • Engagement materials for the community are written in plain language, avoiding acronyms and technical planning jargon.
Engagement is informed and transparent	• Present information in a concise and easy-to understand format (e.g. Code Amendment Fact Sheet). • Ensure information about the proposal is readily available on the PlanSA website. • Engagement materials clearly outline the scope of influence, including areas that fall outside the scope of this process. • Prepare a summary of the engagement to inform any proposed refinements and support the subsequent decision-making process.
Engagement is reviewed and improved	• Actively monitor the engagement plan as a live document and adjust as required throughout the engagement period. • Make a concerted effort to obtain feedback from participants on the effectiveness of the engagement process post-completion, to inform continuous improvement for future engagements.

Measuring Success

At the completion of the engagement, all participants will be invited to assess the success of the engagement against performance criteria one to four, below. The project manager, with assistance from communications and engagement specialists, will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report (section 73(7) of PDI Act) that is sent to the State Planning Commission and the Minister for Planning and which details all engagement activities undertaken. It will also be referenced in the Commission Report (section 74 (3)(b) that is issued to the Governor of South Australia and the Environment Resources and Development Committee of Parliament. Any issues raised about the engagement during the engagement process will be considered and action will be taken if considered appropriate.

#	Charter Criteria	Charter Performance Outcomes	Respondent	Indicator[1]	Evaluation Tool[2] Exit survey / follow-up survey	Measuring Succes of Project Engagement
1	Principle 1: Engagement is genuine	People had faith and confidence in the engagement process.	Community	I feel the engagement **genuinely sought** my input to help shape the proposal	Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	Affected and interested people had the opportunity to participate and be heard.	Community	I am **confident my views were heard** during the engagement	Likert scale - strongly disagree to strongly agree	Per cent from each response.
			Project Lead	The **engagement reached** those identified as community of interest.	• Representatives from most community groups participated in the engagement • Representatives from some community groups participated in the engagement • There was little representation of the community groups in engagement.	Per cent from each response.
3	Principle 3: Engagement is fit for purpose	• People were effectively engaged and satisfied with the process. • People were clear about the proposed change and how it would affect them.	Community	I was given sufficient **information** so that I could take an informed view.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
				I was given an **adequate opportunity to be heard**	Likert scale - strongly disagree to strongly agree	Per cent from each response.
4	Principle 4: Engagement is informed and transparent	• All relevant information was made available and people could access it. • People understood how their views were considered, the reasons for the outcomes and the final decision that was made.	Community	I felt **informed** about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree	Per cent from each response.

5	Principle 5: Engagement processes are reviewed and improved	The engagement was reviewed and improvements recommended.	Project Lead	**Engagement was reviewed** throughout the process and improvements put in place, or recommended for future engagement	• Reviewed and recommendations made • Reviewed but no system for making recommendations • Not reviewed	Per cent from each response.
6	Engagement occurs early	Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence.	Project Lead	Engagement **occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme	• Engaged when there was opportunity for input into scoping • Engaged when there was opportunity for input into first draft • Engaged when there was opportunity for minor edits to final draft • Engaged when there was no real opportunity for input to be considered	Per cent from each response.
7	Engagement feedback was considered in the development of planning policy, strategy or scheme	Engagement contributed to the substance of a plan or resulted in changes to a draft.	Project Lead	Engagement contributed to **the substance of the final plan**	• In a significant way • In a moderate way • In a minor way • Not at all	Per cent from each response.
8	Engagement includes 'closing the loop'	Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement	Project Lead	Engagement **provided feedback to community about outcomes** of engagement	• Formally (report or public forum) • Informally (closing summaries) • No feedback provided	Per cent from each response.
9	Charter is valued and useful	Engagement is facilitated and valued by planners	Project Lead	Engagement **provided feedback to community about outcomes** of engagement		

Closing the Loop and Reporting Back

How Will You Respond to Participants?	Who's Responsible?	When Will You Report Back?
Maintain a contact register of all participants who submit formal submissions or make telephone or email enquiries during the engagement period to enable feedback on the process and outcome.	Designated Entity and/or their nominee	On an ongoing basis throughout the engagement period.
Summarise and categorise feedback into key themes and provide this information to engagement participants for their reference.	Designated Entity and/or their nominee	As soon as practicable following the engagement period.
Seek feedback on the effectiveness of the engagement process from all participants through an evaluation survey distributed via an online platform to all community stakeholders who participated.	Designated Entity and/or their nominee	Incorporate survey outcomes received via the online platform into the engagement report.
Prepare a Section 73 Engagement Report and make it available to all stakeholders identified in this Engagement Plan.	Designated Entity and/or their nominee	As soon as practicable following the engagement period.
Publish the Section 73 Engagement Report on the PlanSA website.	Department for Housing and Urban Development	As soon as practicable following the engagement period.
Inform stakeholders and the community of the outcome of the Code Amendment process.	Designated Entity and/or their nominee	As soon as practicable following a decision on the Code Amendment proposal.

PROSPECT LIFESTYLE PRECINCT

Draft Design Principles

December 2025

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Overview

A development agreement may be a formal, legally binding arrangement between Council and a third party that sets out the terms and conditions for the sale and/or joint development of Council-owned land, based on the preferred approach determined by Council for the Prospect Lifestyle Precinct.

Design principles can be incorporated into the agreement via a clause requiring the development partner to demonstrate compliance with these principles in all concept plans, detailed designs, and any proposed variations. By agreement with Council, the development partner could seek mutual agreement of alternative ways to achieve the stated design intent.

The design principles apply to the entire Eastern Wing and South-Eastern Corner, including 142–148 Main North Road (MNR). They are intended to provide strong guidance without imposing rigid constraints and promote a flexible design approach to achieve appropriate solutions.

The following section introduces draft design principles shaped by collaboration and community input. These principles reflect insights from Council workshops, expert advice from the PLP consultant team, and valuable feedback gathered through multiple rounds of consultation. They seek to achieve a design-led development outcome across the site, ensuring quality, innovation, and alignment with the project's vision.

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The design principles are organised under the following themes:

- Development Intentions
- Building Massing and Height
- Design Quality
- Heritage Context
- Environmental Performance
- Interface Treatments
- Stormwater Management
- Placemaking, Open Space, Landscaping and Canopy Cover
- Traffic Access and Parking
- Pedestrian Connectivity
- Future Proofing
- Lighting Towers
- Allotments, Easements and Rights of Way

Development Intentions

- Development of the commercial land holdings should deliver a mixed use development outcome that comprises residential development (including apartments, retirement living, aged care accommodation and /or affordable housing), commercial development (such as retailing, cafes, restaurants, hospitality, offices, consulting rooms, hotel, motel, tourist accommodation or similar) and for community facilities (including changing rooms, spectator facilities, sports and recreation administration, community meeting rooms, child care, education and /or indoor recreation facilities).

- Any one building need not include a mix of land uses but each development site should deliver a mix of land uses.

- A diversity of housing product is encouraged across the site albeit that any one building need not contain multiple residential formats. Dwellings may include studios, one bedrooms, two bedrooms and three or more bedrooms and provide a range of price points within the market. A variety of housing types and tenancies is encouraged to provide for a diverse range of residents.

- Multiple small format retail tenancies and hospitality outlets are encouraged, as are anchor tenancies that might include a growers market and gourmet supermarket.







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Building Massing and Height

- The greatest height and intensity of development should be focused towards the centre of the site and towards Main North Road.
- Height and intensity should taper down towards Willcox Avenue and Kintore Avenue and in proximity to existing dwellings within the Established Neighbourhood Zone.
- The mass of buildings should be broken up into distinct towers and /or by architectural design features such as a combination of projecting and recessive elements, materials selection, green walls and balconies.
- Podium elements are encouraged and can potentially span required pedestrian links, provided public access is maintained at ground level.
- Development should identify and facilitate opportunities for interconnection of buildings, pedestrians and vehicle movement within and between sites.
- Minimum setbacks to the Prospect Oval playing field are defined by the site allotment boundary. Setbacks can be greater than this minimum and a discontinuous built form along that boundary is encouraged.
- Setbacks to existing dwellings in Kintore Avenue will be determined by the height of any proposed building, with increasing heights requiring increasing setbacks.
- Setbacks to the Air Raid Shelter will be determined by consideration of a combination of height, massing and design sensitivity.







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Design Quality

- High architectural design standards are expected to be observed in all development. Designs are expected to be contemporary, while delivering extensive façade articulation, creation of light and shade, inclusion of optimum levels of fenestration and avoidance of blank walls. The use of more than one facade material, such as the introduction of feature stonework, brick work, timber/ timber composites, metal panels or similar, is strongly encouraged.

- Designs should take maximum advantage of views to the Oval as well as above ground level views in other directions.

- The utilisation of non-residential land uses at ground level and car parking land uses at first and/or second floor level along the Main North Road frontage is encouraged to assist in managing that interface.

- Setback of residential towers from Main North Road above a 2-3 level podium, is encouraged.







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Heritage Context

- Development should seek to embody design elements and materials reference to the heritage context of the wider Precinct.
- Embedding of historical and archaeological references in public spaces, furniture and/or signage is encouraged.
- Proposals will be subject to a design review process prior to the Development Assessment process.



Environmental Performance

- Development should incorporate a range of environmental performance enhancements such as window shading, orientation, water harvesting and reuse, green walls and green roofs, incorporation of photovoltaic cells, battery storage and/or all electric appliances and water wise fittings. Openable windows and cross-ventilation opportunities should be pursued, as well as smart building technology.





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Interface Treatments

- Noise and emissions from the proposed development should be managed, so as to not cause unreasonable adverse impact for directly adjoining existing residents.

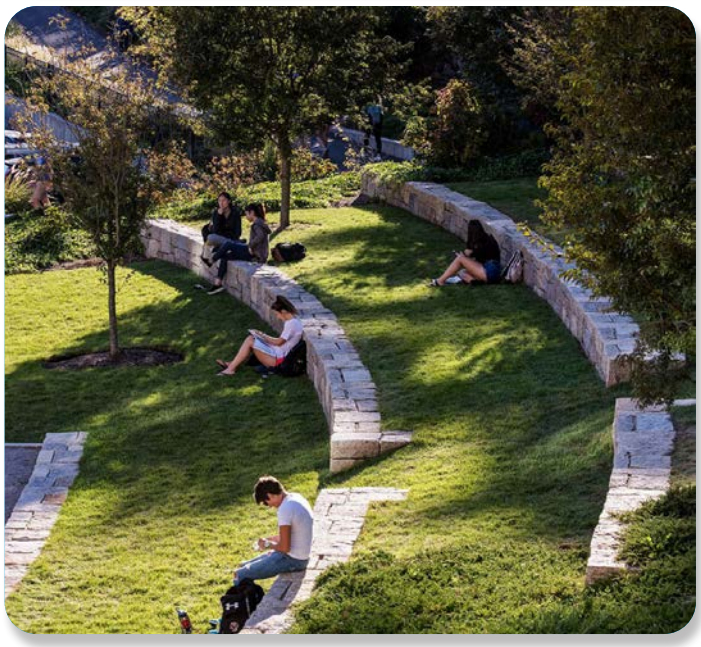
- The impact of noise and emissions emanating from MNR on any new sensitive land uses within the proposed sites should be mitigated through design of the new development.

- Development should mitigate direct overlooking from upper level windows of any new development to the habitable rooms and private open spaces of adjoining residences in the Established Neighbourhood Zone, through a range of design treatments including, but not limited to, obscure glazing, increased sill heights, window screening, wide balcony balustrades and landscaping.

- Development should limit the overshadowing of the private open space and any north facing windows of habitable rooms of adjoining residences in the Established Neighbourhood Zone, with the intention of maintaining 2 hours of direct sunlight between 9.00am and 3.00 pm on 21 June to at least half of the existing ground level open space and maintaining 3 hours of direct sunlight between 9.00 am and 3.00pm on 21 June to north facing windows of habitable rooms.







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Stormwater Management

- Development of any site should not increase run off beyond current pre-development flows and, in particular, should seek to detain flows of up to 1 in 20 years (5% AEP) on site or as part of a comprehensive stormwater management solution that combines on-site and off-site solutions.

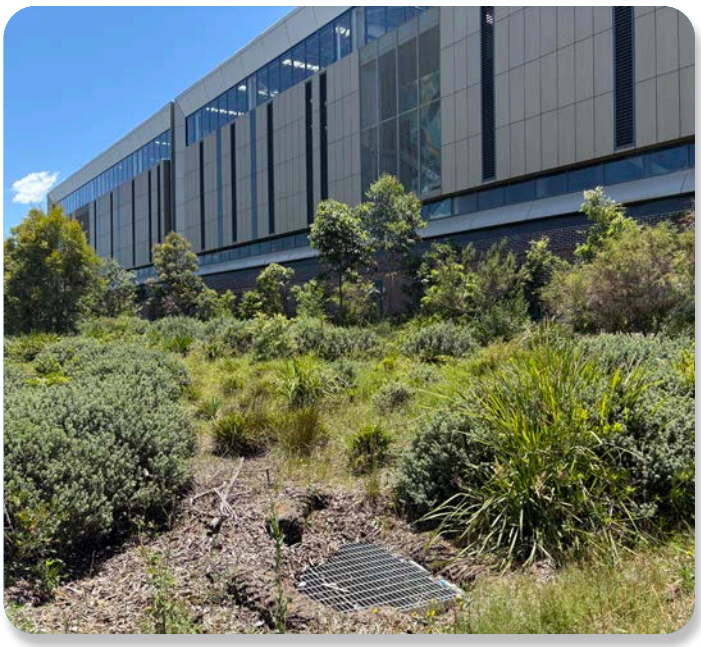
- Development of the CoP site could include a water detention and treatment train that incorporates areas of open space around the oval, providing for the filtering of sediments and the uptake of nutrients, as well as contributions to overall storage capacity.

- On site detention could be via roof top or basement detention, rain gardens, detention basin or other means. Where possible, detention capabilities should be linked to landscape watering and enhancement of the environment.

- All designs should incorporate a treatment train that includes gross pollutant traps at major outlets, rain gardens and other approved stormwater treatment devices.







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Placemaking, Open Space, Landscaping and Canopy Cover

- Development should create a destination that attracts residents, businesses, recreation, community services and facilities and visitors through its delivery of a sense of place, an urban environment that encourages and facilitates activation and vegetated nooks that invite reflection and relaxation.

- Development should include areas of publicly accessible and private/ community open space that are landscaped and seek to optimize the delivery of tree canopy cover. Landscaped spaces may occur at ground, podium and roof top level.

- Development should provide screen planting and buffer planting to interfaces with the existing residences in the Established Neighbourhood Zone.

- The ground plane should incorporate plaza areas, gathering spaces, pedestrian movement areas, pedestrian refuge areas, seating areas, play spaces and/ or similar facilities. Where the ground plane intersects with the Prospect Oval surrounds, it may include tiered terracing, seating and/or landscaped spaces. The ground plane should include suitable wayfinding.

- A consistency of landscape and paving materials should be utilized across development sites. Planting and materials should be attractive, durable, replaceable and obtainable.

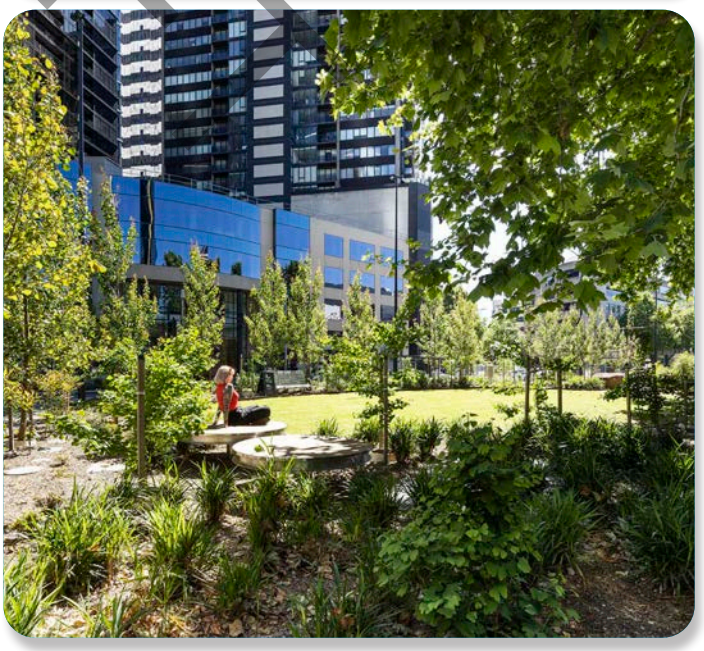
- Public art and sculptural pieces are encouraged.

- A conscious effort should be made to soften the interface with Main North Road through boulevard planting and areas of landscaping. Podium levels may provide an opportunity to introduce further areas of planting along that frontage.

- Greening of the site should occur through the creation of new areas of tree planting and landscaping at ground level, as well as the vegetation of podium and roof spaces, balcony areas and vertical walls, wherever possible.

- The overall Precinct should seek to deliver an increase in tree canopy cover, while every individual site should increase its proportion of landscaped area.





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Traffic Access and Parking

- Access to the site should be in accord with location points and design approaches agreed with the Department for Infrastructure and Transport (regarding MNR) and the City of Prospect (for any other roads).

- Primary access is preferred off of MNR. Such access could ultimately require signalization.

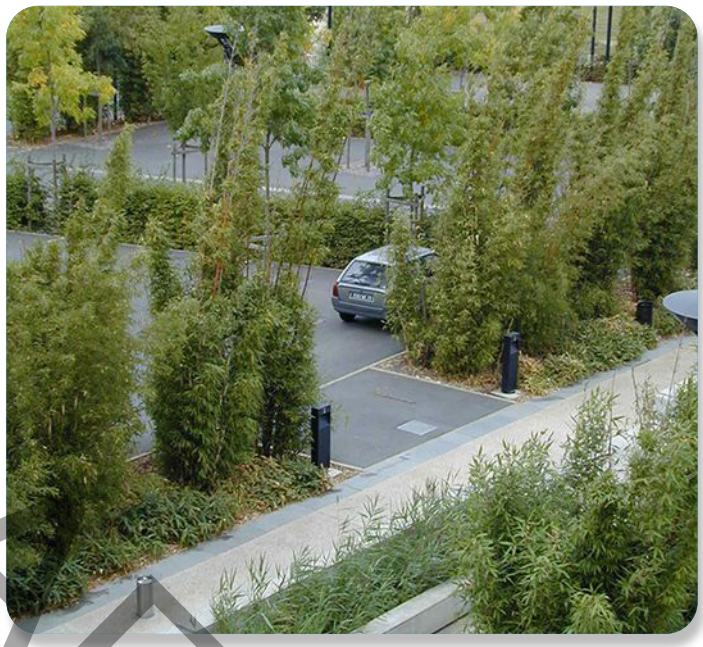
- Access to the site may be shared between landowners, may require shared financial contributions towards that shared infrastructure and may require linkages across sites to connect to a shared entry/ exit point(s).

- Suitable access and movement areas will be required for on-site for delivery vehicles and waste collection vehicles.

- Opportunities to include safe pedestrian crossing of MNR would be supported.

- Car parking provision should meet standards of provision that are supported by a suitably qualified traffic engineer as appropriate for the range of land uses to be served, together with a recognition of the need to include as many additional car parking spaces as reasonably practical for use by visitors to the community, recreation and sporting facilities of the Prospect Lifestyle Precinct. In particular, it is proposed to deliver approximately 90 at-grade car parks that are accessible to the public within the southeastern corner of the PLP for this purpose. Further, off peak community use of car parking serving retailing, offices and other commercial uses by visitors to the precinct would be strongly encouraged.

- The majority of car parking should be at basement level and/or at first and second floor level. The majority of the ground plane should remain available for active floorspace and pedestrian use and movement. Where public car parking is provided at ground level, its design, landscaping and material choices should facilitate its occasional use for pedestrian, market and/or event activation.





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Pedestrian Connectivity

- Publicly accessible pedestrian links are sought from the Oval to MNR, with those links radiating out to the east, northeast and southeast.

- Building over these links at upper levels is possible but should maintain clear lines of sight from the Oval to MNR.

- Pedestrian linkages should be activated as much as possible.

- Linkages to the Oval need to consider and accommodate occasional sporting events that involve payment of an entry fee and require secure fencing or other barriers. Key commercial enterprises will require access regardless of these events.





Future Proofing

- The design of any building, car park, infrastructure services, vehicle access and pedestrian access should have regard to the interconnectivity of surrounding sites, both in the short term and in the future and, where necessary, make provision by way of legal instrument to ensure that connectivity is capable of being delivered.

Lighting Towers

- Development should make provision as necessary for a lighting tower on the Eastern Wing.



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Allotments, Easements and Rights of Way

- The CoP land has been divided into a series of allotments to provide for some flexibility in the division of the development area into a number of possible individual development sites. A number of existing individual allotments located on the north western corner of Main North Road and Kintore Avenue have been maintained in order to retain the flexibility and value derived from their separate existence. A concept that provides for a comprehensive and integrated development across all of those land parcels will be favourably considered. A concept that requires the rearrangement of title boundaries internal to the CoP development area will also be favourably considered if a material benefit to the project can be demonstrated.

- The CoP land includes an easement in favour of the Minister for Infrastructure. Any infrastructure service capacity provided by this easement to a third party property should be maintained. However, this does not preclude the relocation of the easement and any associated service infrastructure subject to the agreement of all parties with an interest in the easement.

- The CoP land enjoys a ROW from Main North Road across the CCH site to Prospect Oval. Further, the newly created Lots 2 and 3 extend that right of way to ensure that Prospect Oval maintains its legal access for vehicles and pedestrians from Main North Road to the Oval and its surrounding spectator areas. However, by agreement with all parties with an interest in the ROW, this access arrangement could be modified or relocated to suit a preferred concept arrangement.

- Should the CoP land be developed by more than one developer, service infrastructure easements should be provided as necessary to ensure that each development site is able to be serviced with all essential infrastructure [could require easement over CCH right of way to provide connection to Main North Road].





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Close

The draft design principles in this document, together with the accompanying precedent imagery, illustrate the type of flexible guidance that could be incorporated into a development agreement to influence design outcomes.

They will be further refined in collaboration with Elected Members during the Expression of Interest process scheduled for early 2026, in accordance with the endorsed Phase 2 Roadmap. This refinement may include prioritisation of certain principles, modification of others, and the removal or addition of principles not yet identified.

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PROSPECT LIFESTYLE PRECINCT MASTER PLANNING

MASTERPLAN COST ESTIMATE

Rider Levett Bucknall

LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At November 2025

Ref	Location	GFA m²	GFA $/m²	Total Cost $
EW1	**Early Works Package**			
CP	Contractor Preliminaries			128,290.00
EW2	Northern			723,537.15
EW3	Eastern			1,336,437.85
EW4	Southern			1,327,970.70
EW5	MURF - Phase 1			315,774.90
EW6	Western			440,901.45
EW7	Contingency			1,000,000.00
	EW1 - Early Works Package			**5,272,912.05**
L	**Sports Lighting**			
NL	Northern Sports Lighting			816,172.00
EL	Eastern Sports Lighting			925,149.00
WL	Western Sports Lighting			730,827.00
SL	Southern Sports Lighting			854,422.00
	L - Sports Lighting			**3,326,570.00**
A	**Northern Precinct**			
A1	Terracing and Mounds			3,215,810.20
A2	Cricket Club Demolition			144,923.00
A3	RSL Demolition			108,150.00
A4	Temporary Amenities Block			95,088.00
A5	Northern Ancillary			648,062.00
	A - Northern Precinct			**4,212,033.20**
B	**Eastern Precinct**			
B1	Terracing and Mounds			3,800,526.00
B2	Cricket Net Relocation			1,034,559.40
B3	Play Space			272,386.50
B4	Eastern Ancillary			586,905.00
	B - Eastern Precinct			**5,694,376.90**
C	**Southern Precinct**			
C1	Terracing and Mounds			1,500,736.10
C2	Carpark and Screen Planting			985,246.52
C3	Temporary Amenities Block			95,088.00
C4	Southern Ancillary			519,132.00
	C - Southern Precinct			**3,100,202.62**
D1	**MURF - Phase 1**			
D1A	Terracing and Mounds			1,316,959.25
D1B	MURF Stage 1			13,336,946.00

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PROSPECT LIFESTYLE PRECINCT MASTER PLANNING

MASTERPLAN COST ESTIMATE

LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At November 2025

Ref	Location		GFA m²	GFA $/m²	Total Cost $
D1C	Croquet Club				1,266,175.00
D1D	Phase 1 Ancillary				375,458.00
		D1 - MURF - Phase 1			**16,295,538.25**
D2	**MURF - Phase 2**				
D2A	Hardscapes and Softscapes				852,694.30
D2B	MURF Stage 2				9,574,325.00
D2C	Croquet Club				2,181,671.50
D2D	Phase 2 Ancillary				182,072.00
		D2 - MURF - Phase 2			**12,790,762.80**
E	**Western Precinct**				
E1	Terracing and Mounds				2,149,534.90
E2	Western Grandstand				5,029,925.00
E3	Western Ancillary				246,020.00
		E - Western Precinct			**7,425,479.90**
F	**Menzies Crescent**				**1,415,803.95**
G	**Memorial Gardens**				
G1	Sound Shell				361,475.00
G2	Playground Building				322,513.00
G3	Toilet Block				77,548.00
G4	Tree Planting				36,720.00
		G - Memorial Gardens			**798,256.00**
ESTIMATED NET COST					**60,331,935.67**
MARGINS & ADJUSTMENTS					
Cultural / Heritage Monitoring					Excl.
Professional Fees and Charges					Excl.
Council Management Fees					Excl.
Escalation beyond end 2025					Excl.
Goods & Services Taxation					Excl.
ESTIMATED TOTAL COST					**60,331,935.67**

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LOCATION MAIN HEADING/SUB HEADING ITEM

EW1 Early Works Package

CP Contractor Preliminaries

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
208	Mobilisation of Plant and Equipment	Item			9,840.00
209	Site Operations	Item			2,250.00
210	Management and Supervision	Item			38,450.00
211	Survey	Item			3,950.00
212	Bank Guarantees, Insurances and Fees	Item			63,400.00
213	Demobilisation of Plant and Equipment	Item			10,400.00
	PR - PRELIMINARIES				**128,290.00**
CONTRACTOR PRELIMINARIES					**128,290.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

EW1 Early Works Package

EW2 Northern

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
DE	**DEMOLITION**				
140	Take up and remove tiered concrete seating and dispose off site	m²	620	48.50	30,070.00
141	Herbicide application to turf areas including removal and disposal	m²	459	22.65	10,396.35
	DE - DEMOLITION				**40,466.35**
EA	**EARTHWORKS**				
205	Bulk excavation and stockpile on site	m³	1,087	23.55	25,598.85
206	Load and cart spoil from stockpile to Resource Co Wingfield	m³	1,087	24.80	26,957.60
207	Dump spoil as LLCW	m³	1,087	580.05	630,514.35
	EA - EARTHWORKS				**683,070.80**
NORTHERN					**723,537.15**

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LOCATION MAIN HEADING/SUB HEADING ITEM

EW1 Early Works Package

EW3 Eastern

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
DE	**DEMOLITION**				
140	Take up and remove tiered concrete seating and dispose off site	m²	1,596	48.50	77,406.00
141	Herbicide application to turf areas including removal and disposal	m²	265	22.65	6,002.25
	DE - DEMOLITION				**83,408.25**
EA	**EARTHWORKS**				
205	Bulk excavation and stockpile on site	m³	1,994	23.55	46,958.70
206	Load and cart spoil from stockpile to Resource Co Wingfield	m³	1,994	24.80	49,451.20
207	Dump spoil as LLCW	m³	1,994	580.05	1,156,619.70
	EA - EARTHWORKS				**1,253,029.60**
EASTERN					**1,336,437.85**

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LOCATION MAIN HEADING/SUB HEADING ITEM

EW1 Early Works Package

EW4 Southern

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
DE	**DEMOLITION**				
140	Take up and remove tiered concrete seating and dispose off site	m²	1,176	48.50	57,036.00
141	Herbicide application to turf areas including removal and disposal	m²	846	22.65	19,161.90
	DE - DEMOLITION				**76,197.90**
EA	**EARTHWORKS**				
205	Bulk excavation and stockpile on site	m³	1,992	23.55	46,911.60
206	Load and cart spoil from stockpile to Resource Co Wingfield	m³	1,992	24.80	49,401.60
207	Dump spoil as LLCW	m³	1,992	580.05	1,155,459.60
	EA - EARTHWORKS				**1,251,772.80**
SOUTHERN					**1,327,970.70**

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LOCATION MAIN HEADING/SUB HEADING ITEM

EW1 Early Works Package

EW5 MURF - Phase 1

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
DE	**DEMOLITION**				
140	Take up and remove tiered concrete seating and dispose off site	m²	473	48.50	22,940.50
	DE - DEMOLITION				**22,940.50**
EA	**EARTHWORKS**				
205	Bulk excavation and stockpile on site	m³	466	23.55	10,974.30
206	Load and cart spoil from stockpile to Resource Co Wingfield	m³	466	24.80	11,556.80
207	Dump spoil as LLCW	m³	466	580.05	270,303.30
	EA - EARTHWORKS				**292,834.40**
MURF - PHASE 1					**315,774.90**

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LOCATION MAIN HEADING/SUB HEADING ITEM

EW1 Early Works Package

EW6 Western

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
DE	**DEMOLITION**				
140	Take up and remove tiered concrete seating and dispose off site	m²	383	48.50	18,575.50
141	Herbicide application to turf areas including removal and disposal	m²	307	22.65	6,953.55
	DE - DEMOLITION				**25,529.05**
EA	**EARTHWORKS**				
205	Bulk excavation and stockpile on site	m³	661	23.55	15,566.55
206	Load and cart spoil from stockpile to Resource Co Wingfield	m³	661	24.80	16,392.80
207	Dump spoil as LLCW	m³	661	580.05	383,413.05
	EA - EARTHWORKS				**415,372.40**
WESTERN					**440,901.45**

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LOCATION MAIN HEADING/SUB HEADING ITEM

EW1 Early Works Package

EW7 Contingency

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
CT	**CONTINGENCIES**				
247	Construction Contingency	Item			1,000,000.00
	CT - CONTINGENCIES				**1,000,000.00**
CONTINGENCY					**1,000,000.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

L Sports Lighting

NL Northern Sports Lighting

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			60,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**65,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			29,118.00
	CM - CONTRACTOR'S MARGIN				**29,118.00**
DE	**DEMOLITION**				
227	Isolate, disconnect and remove existing sports light towers including removal of concrete footing and dispose off site	No	1	10,500.00	10,500.00
	DE - DEMOLITION				**10,500.00**
EA	**EARTHWORKS**				
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**Excl.**
SV	**SERVICES**				
SL	**Sports Lighting**				
168	Trenching for new sports lighting towers including bedding and backfill	m	236	155.00	36,580.00
169	Supply and lay 100mm dia. HD electrical conduit	m	75	30.00	2,250.00
170	Supply and lay 100mm dia. MD communications conduit	m	236	29.00	6,844.00
180	Supply and install 4 x 1C x 95mm² XLPE + ECC submains cable to tower 1	m	118	150.00	17,700.00
172	Supply and install fibre cable	m	317	40.00	12,680.00
171	Supply and install distribution board to light tower	No	1	25,000.00	25,000.00
98	Supply and install 45m high light tower including concrete footings	No	1	200,000.00	200,000.00
167	Install of sports luminaires to light tower (Quantity is dependent on final lighting design)	No	30	2,000.00	60,000.00
185	Supply only of sports luminaires (Quantity is dependent on final lighting design)	No	30	3,750.00	112,500.00
173	Allowance for lighting control system	Item			37,500.00
174	Allowance for testing and aiming	Item			6,000.00
188	Allowance for lighting design and final calculations	Item			17,500.00
176	Electrical Contractor Preliminaries	Item			53,000.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

L Sports Lighting

NL Northern Sports Lighting (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
177	As-built survey	Item			9,000.00
	SL - Sports Lighting				596,554.00
	SV - SERVICES				**596,554.00**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			40,000.00
	BW - BUILDERS WORKS				**40,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			75,000.00
47	Construction Contingency	Item			0.00
	CT - CONTINGENCIES				**75,000.00**
NORTHERN SPORTS LIGHTING					**816,172.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

L Sports Lighting

EL Eastern Sports Lighting

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			70,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**75,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			32,949.00
	CM - CONTRACTOR'S MARGIN				**32,949.00**
DE	**DEMOLITION**				
227	Isolate, disconnect and remove existing sports light towers including removal of concrete footing and dispose off site	No	1	10,500.00	10,500.00
	DE - DEMOLITION				**10,500.00**
EA	**EARTHWORKS**				
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**Excl.**
SV	**SERVICES**				
SL	**Sports Lighting**				
168	Trenching for new sports lighting towers including bedding and backfill	m	190	155.00	29,450.00
169	Supply and lay 100mm dia. HD electrical conduit	m	480	30.00	14,400.00
170	Supply and lay 100mm dia. MD communications conduit	m	190	29.00	5,510.00
181	Supply and install 4 x 1C x 240mm² XLPE + ECC submains cable to tower 2	m	288	330.00	95,040.00
172	Supply and install fibre cable	m	195	40.00	7,800.00
171	Supply and install distribution board to light tower	No	1	25,000.00	25,000.00
98	Supply and install 45m high light tower including concrete footings	No	1	200,000.00	200,000.00
167	Install of sports luminaires to light tower (Quantity is dependent on final lighting design)	No	30	2,000.00	60,000.00
185	Supply only of sports luminaires (Quantity is dependent on final lighting design)	No	30	3,750.00	112,500.00
173	Allowance for lighting control system	Item			37,500.00
174	Allowance for testing and aiming	Item			6,000.00
188	Allowance for lighting design and final calculations	Item			17,500.00
176	Electrical Contractor Preliminaries	Item			61,000.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

L Sports Lighting

EL Eastern Sports Lighting (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
177	As-built survey	Item			10,000.00
	SL - Sports Lighting				681,700.00
	SV - SERVICES				**681,700.00**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			40,000.00
	BW - BUILDERS WORKS				**40,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			85,000.00
47	Construction Contingency	Item			0.00
	CT - CONTINGENCIES				**85,000.00**
EASTERN SPORTS LIGHTING					**925,149.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

L Sports Lighting

WL Western Sports Lighting

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			55,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**60,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			26,089.00
	CM - CONTRACTOR'S MARGIN				**26,089.00**
DE	**DEMOLITION**				
227	Isolate, disconnect and remove existing sports light towers including removal of concrete footing and dispose off site	No	1	10,500.00	10,500.00
	DE - DEMOLITION				**10,500.00**
EA	**EARTHWORKS**				
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**Excl.**
SV	**SERVICES**				
SL	**Sports Lighting**				
168	Trenching for new sports lighting towers including bedding and backfill	m	52	155.00	8,060.00
169	Supply and lay 100mm dia. HD electrical conduit	m	103	30.00	3,090.00
170	Supply and lay 100mm dia. MD communications conduit	m	52	29.00	1,508.00
180	Supply and install 4 x 1C x 95mm² XLPE + ECC submains cable to tower 1	m	152	150.00	22,800.00
172	Supply and install fibre cable	m	57	40.00	2,280.00
171	Supply and install distribution board to light tower	No	1	25,000.00	25,000.00
98	Supply and install 45m high light tower including concrete footings	No	1	200,000.00	200,000.00
167	Install of sports luminaires to light tower (Quantity is dependent on final lighting design)	No	30	2,000.00	60,000.00
185	Supply only of sports luminaires (Quantity is dependent on final lighting design)	No	30	3,750.00	112,500.00
173	Allowance for lighting control system	Item			37,500.00
174	Allowance for testing and aiming	Item			6,000.00
188	Allowance for lighting design and final calculations	Item			17,500.00
176	Electrical Contractor Preliminaries	Item			50,000.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

L Sports Lighting

WL Western Sports Lighting (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
177	As-built survey	Item			8,000.00
	SL - Sports Lighting				554,238.00
	SV - SERVICES				**554,238.00**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			15,000.00
	BW - BUILDERS WORKS				**15,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			65,000.00
47	Construction Contingency	Item			0.00
	CT - CONTINGENCIES				**65,000.00**
WESTERN SPORTS LIGHTING					**730,827.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

L Sports Lighting

SL Southern Sports Lighting

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			65,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**70,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			30,550.00
	CM - CONTRACTOR'S MARGIN				**30,550.00**
DE	**DEMOLITION**				
227	Isolate, disconnect and remove existing sports light towers including removal of concrete footing and dispose off site	No	1	10,500.00	10,500.00
	DE - DEMOLITION				**10,500.00**
EA	**EARTHWORKS**				
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**Excl.**
SV	**SERVICES**				
SL	**Sports Lighting**				
168	Trenching for new sports lighting towers including bedding and backfill	m	83	155.00	12,865.00
169	Supply and lay 100mm dia. HD electrical conduit	m	433	30.00	12,990.00
170	Supply and lay 100mm dia. MD communications conduit	m	83	29.00	2,407.00
181	Supply and install 4 x 1C x 240mm² XLPE + ECC submains cable to tower 2	m	273	330.00	90,090.00
172	Supply and install fibre cable	m	88	40.00	3,520.00
171	Supply and install distribution board to light tower	No	1	25,000.00	25,000.00
98	Supply and install 45m high light tower including concrete footings	No	1	200,000.00	200,000.00
167	Install of sports luminaires to light tower (Quantity is dependent on final lighting design)	No	30	2,000.00	60,000.00
185	Supply only of sports luminaires (Quantity is dependent on final lighting design)	No	30	3,750.00	112,500.00
173	Allowance for lighting control system	Item			37,500.00
174	Allowance for testing and aiming	Item			6,000.00
188	Allowance for lighting design and final calculations	Item			17,500.00
176	Electrical Contractor Preliminaries	Item			58,000.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

L Sports Lighting

SL Southern Sports Lighting (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
177	As-built survey	Item			10,000.00
	SL - Sports Lighting				648,372.00
	SV - SERVICES				**648,372.00**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			20,000.00
	BW - BUILDERS WORKS				**20,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			75,000.00
47	Construction Contingency	Item			0.00
	CT - CONTINGENCIES				**75,000.00**
SOUTHERN SPORTS LIGHTING					**854,422.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

A Northern Precinct

A1 Terracing and Mounds

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			215,000.00
45	Traffic and Pedestrian Management	Item			15,000.00
	PR - PRELIMINARIES				**230,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			105,107.00
	CM - CONTRACTOR'S MARGIN				**105,107.00**
DE	**DEMOLITION**				
237	Clear site of rubbish and debris	m²	5,067	0.40	2,026.80
215	Saw cut concrete pavement ready for removal	m	144	24.00	3,456.00
192	Take up existing concrete pavement and dispose off site	m²	25	38.80	970.00
126	Take up and remove existing unit footpath pavers and dispose off site	m²	393	39.50	15,523.50
139	Take up and remove existing pedestrian asphalt pavement and dispose off site	m²	1,690	19.50	32,955.00
132	Take up existing garden bed vegetation and dispose off site	m²	574	32.20	18,482.80
179	Break up and remove existing function / seating area to Grandstand and dispose debris off site	m²	109	125.00	13,625.00
137	Carefully take down existing black palisade fence and stockpile on site for potential reuse	m	82	55.00	4,510.00
153	Demolish existing retaining structures and dispose off site	m	63	110.00	6,930.00
154	Take down existing handrails and dispose off site	m	5	42.20	211.00
145	Take up and remove existing seating and dispose off site	m	81	85.00	6,885.00
129	Carefully dismantle existing art sculpture and return to Council and demolish concrete footing	No	1	1,800.00	1,800.00
138	Remove existing bollards including breaking up concrete footings and dispose off site	No	27	140.00	3,780.00
165	Cut down existing medium size tree including grubbing up of roots and dispose off site	No	2	850.00	1,700.00
166	Cut down existing large size tree including rubbing up of roots and dispose off site	No	5	2,200.00	11,000.00
182	Demolish existing coach boxes and dispose off site	No	2	400.00	800.00
228	Disconnect and remove existing rain water tank and dispose off site	No	1	1,100.00	1,100.00
234	Remove existing 3.5m x 4.5m food stall containers and dispose off site	No	1	1,500.00	1,500.00
226	Allowance for sundry and unforeseen demolition including disposal of debris off site	Item			10,000.00
	DE - DEMOLITION				**137,255.10**

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LOCATION MAIN HEADING/SUB HEADING ITEM

A Northern Precinct

A1 Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
EA	**EARTHWORKS**				
158	General earthworks across site to create levels	m²	5,067	33.50	169,744.50
13	Box out subgrade 220mm deep for new large format concrete footpath pavers including disposal of surplus spoil off site to Plaza	m²	1,566	30.80	48,232.80
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**217,977.30**
PV	**PAVEMENTS**				
CF	**Large Format Concrete Pavers to Plaza Area**				
7	Prepare, proof roll, trim and compact subgrade	m²	1,566	10.50	16,443.00
8	Supply and place 150mm thick PM2/20 quarry rubble as base course including trimming and compaction	m²	1,566	26.50	41,499.00
9	Supply and lay large format concrete pavers including sand bedding (PC Sum $120/m² Supply)	m²	1,566	253.80	397,450.80
10	Extra over allowance for feature banding to Plaza pavers	m²	1,566	25.00	39,150.00
120	No allowance for sealer to pavers	Note			Excl.
121	No allowance for concrete base or mortar bedding to unit pavers	Note			Excl.
	CF - Large Format Concrete Pavers to Plaza Area				494,542.80
CW	**Concrete Works**				
127	Construct flush concrete edge to concrete unit pavers	m	445	115.00	51,175.00
	CW - Concrete Works				51,175.00
	PV - PAVEMENTS				**545,717.80**
CR	**CONCRETE RUNNING TRACK**				
53	Box out subgrade 200mm deep for new concrete running track including disposal of surplus spoil off site	m²	348	28.00	9,744.00
54	Prepare, proof roll, trim and compact subgrade	m²	348	12.80	4,454.40
55	Supply and place 100mm thick PM2/20 quarry rubble as base course including trimming and compaction	m²	348	24.50	8,526.00
56	Construct concrete running track including formwork, mesh reinforcement, plain grey concrete, joints, etc.	m²	348	135.00	46,980.00
71	Allowance for painting of concrete running track	m²	348	75.00	26,100.00
	CR - CONCRETE RUNNING TRACK				**95,804.40**
LA	**LANDSCAPING**				
IT	**Irrigated Turf**				
80	Earthworks to create levels for new turf terraced seating including imported fill as required	m²	271	125.00	33,875.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

A Northern Precinct

A1 Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
81	Detailed excavation for new irrigated turf including disposal of surplus spoil off site	m²	2,827	42.00	118,734.00
83	Deep rip and cultivate subgrade	m²	3,098	5.50	17,039.00
84	Supply and place 200mm thick imported topsoil	m²	2,827	36.80	104,033.60
86	Supply and place 200mm thick imported topsoil to turf terraces	m²	271	44.00	11,924.00
87	Supply and lay instant turf	m²	3,098	18.50	57,313.00
	IT - Irrigated Turf				342,918.60
IRR	**Irrigation**				
90	Supply and install automatic irrigation system to new turf and turf terraces	m²	3,098	55.00	170,390.00
92	Supply and install tree irrigation loops to new trees	No	60	150.00	9,000.00
93	Allowance irrigation conduit, pits, controller, etc	Item			9,500.00
94	Allowance for connection to water and power - assumed existing connections available	Item			3,500.00
	IRR - Irrigation				192,390.00
MI	**Miscellaneous**				
82	Supply and plant 45L trees including preparation works, stakes, ties, etc.	No	60	320.00	19,200.00
229	Allowance for 52 week establishment and maintenance period	Item			23,400.00
	MI - Miscellaneous				42,600.00
	LA - LANDSCAPING				**577,908.60**
CW	**CONCRETE WALLS**				
75	Construct concrete seating terraced wall 200mm wide x 350mm maximum height as terraced turf seating including drainage and backfill	m	271	2,200.00	596,200.00
111	Allowance for sundry retaining structures and terracing	Item			50,000.00
	CW - CONCRETE WALLS				**646,200.00**
SD	**STORMWATER DRAINAGE**				
97	Allowance for stormwater infrastructure including pits, pipes, strip drains, etc. and connection into existing stormwater infrastructure to Plaza pavement areas (Provisional Sum)	m²	1,914	60.00	114,840.00
241	No allowance for Gross Pollutant Traps	Note			Excl.
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**114,840.00**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.

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LOCATION MAIN HEADING/SUB HEADING ITEM

A Northern Precinct

A1 Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			260,000.00
47	Construction Contingency	Item			285,000.00
	CT - CONTINGENCIES				**545,000.00**
TERRACING AND MOUNDS					**3,215,810.20**

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LOCATION MAIN HEADING/SUB HEADING ITEM

A Northern Precinct

A2 Cricket Club Demolition

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			10,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**15,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			4,303.00
	CM - CONTRACTOR'S MARGIN				**4,303.00**
DE	**DEMOLITION**				
118	Demolish double story masonry Cricket Club including capping off services and disposal of debris off site	m²	388	240.00	93,120.00
226	Allowance for sundry and unforeseen demolition including disposal of debris off site	Item			2,500.00
142	No allowance for removal of asbestos	Note			Excl.
	DE - DEMOLITION				**95,620.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			15,000.00
47	Construction Contingency	Item			15,000.00
	CT - CONTINGENCIES				**30,000.00**
CRICKET CLUB DEMOLITION					**144,923.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

A Northern Precinct

A3 RSL Demolition

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			10,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**15,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			3,150.00
	CM - CONTRACTOR'S MARGIN				**3,150.00**
DE	**DEMOLITION**				
117	Demolish masonry RSL building including capping off services and dispose of debris off site	m²	450	150.00	67,500.00
226	Allowance for sundry and unforeseen demolition including disposal of debris off site	Item			2,500.00
142	No allowance for removal of asbestos	Note			Excl.
	DE - DEMOLITION				**70,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			10,000.00
47	Construction Contingency	Item			10,000.00
	CT - CONTINGENCIES				**20,000.00**
RSL DEMOLITION					**108,150.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

A Northern Precinct

A4 Temporary Amenities Block

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			10,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**15,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			2,588.00
	CM - CONTRACTOR'S MARGIN				**2,588.00**
TA	**TEMPORARY AMENITIES BLOCK**				
250	Allowance for temporary amenities block hire (Provisional Sum)	Item			7,500.00
251	Allowance for connecting amenities block into site water supply	Item			15,000.00
252	Allowance for connecting amenities block into site Sewer infrastructure	Item			20,000.00
253	Allowance for connecting amenities block into site electrical supply	Item			15,000.00
	TA - TEMPORARY AMENITIES BLOCK				**57,500.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			10,000.00
47	Construction Contingency	Item			10,000.00
	CT - CONTINGENCIES				**20,000.00**
TEMPORARY AMENITIES BLOCK					**95,088.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

A Northern Precinct

A5 Northern Ancillary

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			45,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**50,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			20,802.00
	CM - CONTRACTOR'S MARGIN				**20,802.00**
PV	**PAVEMENTS**				
231	Allowance for sundry hardstands, tactiles, etc. (Provisional Sum)	Item			5,000.00
	PV - PAVEMENTS				**5,000.00**
LA	**LANDSCAPING**				
235	No allowance for works to existing sports oval	Note			Excl.
	LA - LANDSCAPING				**Excl.**
FU	**FURNITURE**				
62	Allowance for sundry street furniture including benches, bollards, bike racks, etc. (Provisional Sum)	Item			50,000.00
	FU - FURNITURE				**50,000.00**
FE	**FENCING & GATES**				
136	Install salvaged palisade fence panels including concrete footings and upstand	m	82	280.00	22,960.00
112	Supply and install 2.4m high black palisade fencing including concrete footings and upstand	m	70	950.00	66,500.00
135	Supply and install 2.4m high pedestrian gate to match black palisade fence including basic hardware	No	2	2,950.00	5,900.00
61	No allowance for new white picket boundary fencing to oval	Note			Excl.
	FE - FENCING & GATES				**95,360.00**
SI	**SIGNAGE AND LINE MARKING**				
59	Allowance for statutory and sundry signage (Provisional Sum)	Item			5,000.00
60	Allowance for wayfinding signage (Provisional Sum)	Item			15,000.00
	SI - SIGNAGE AND LINE MARKING				**20,000.00**
SV	**SERVICES**				
ES	**Electrical Services**				
99	Supply and install solar power top lighting to pathway including concrete footings - allow 25m spacings	No	13	6,300.00	81,900.00
131	No allowance for smart poles	Note			Excl.
	ES - Electrical Services				81,900.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

A Northern Precinct

A5 Northern Ancillary (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
CS	**Communication Services**				
130	Allowance for CCTV services (Provisional Sum)	Item			150,000.00
133	No allowance for Wi-Fi	Note			Excl.
	CS - Communication Services				150,000.00
	SV - SERVICES				**231,900.00**
SD	**STORMWATER DRAINAGE**				
241	No allowance for Gross Pollutant Traps	Note			Excl.
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**Excl.**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			10,000.00
	BW - BUILDERS WORKS				**10,000.00**
PA	**PUBLIC ART**				
95	Allowance for Public / Cultural Art (Provisional Sum)	Item			50,000.00
	PA - PUBLIC ART				**50,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			55,000.00
47	Construction Contingency	Item			60,000.00
	CT - CONTINGENCIES				**115,000.00**
NORTHERN ANCILLARY					**648,062.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

B Eastern Precinct

B1 Terracing and Mounds

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			250,000.00
45	Traffic and Pedestrian Management	Item			15,000.00
	PR - PRELIMINARIES				**265,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			124,688.00
	CM - CONTRACTOR'S MARGIN				**124,688.00**
DE	**DEMOLITION**				
237	Clear site of rubbish and debris	m²	3,674	0.40	1,469.60
215	Saw cut concrete pavement ready for removal	m	124	24.00	2,976.00
79	Take up existing asphalt road pavement and dispose off site	m²	360	25.50	9,180.00
192	Take up existing concrete pavement and dispose off site	m²	164	38.80	6,363.20
126	Take up and remove existing unit footpath pavers and dispose off site	m²	64	39.50	2,528.00
139	Take up and remove existing pedestrian asphalt pavement and dispose off site	m²	912	19.50	17,784.00
162	Take up and remove gravel paths and dispose off site	m²	878	16.50	14,487.00
132	Take up existing garden bed vegetation and dispose off site	m²	736	32.20	23,699.20
239	Carefully demolish Ken Farmer gate and fence including storing gate panels on site for reuse	m	20	84.00	1,680.00
137	Carefully take down existing black palisade fence and stockpile on site for potential reuse	m	38	55.00	2,090.00
147	Break up and remove stone retaining wall including footings and dispose off site	m	273	118.00	32,214.00
155	Take down existing galvanised balustrade and dispose off site	m	97	39.00	3,783.00
184	Take down existing advertising signage and dispose off site	m	27	25.00	675.00
145	Take up and remove existing seating and dispose off site	m	152	85.00	12,920.00
138	Remove existing bollards including breaking up concrete footings and dispose off site	No	26	140.00	3,640.00
160	Demolish existing 6.0m x 9.0m toilet block including capping of services and disposal of debris off site	No	1	30,000.00	30,000.00
163	Cut down existing small size tree including grubbing up of roots and dispose off site	No	18	380.00	6,840.00
165	Cut down existing medium size tree including grubbing up of roots and dispose off site	No	15	850.00	12,750.00
166	Cut down existing large size tree including rubbing up of roots and dispose off site	No	11	2,200.00	24,200.00
186	Carefully take down existing scoreboard and store for reuse	No	1	3,000.00	3,000.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

B Eastern Precinct

B1 Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
226	Allowance for sundry and unforeseen demolition including disposal of debris off site	Item			10,000.00
142	No allowance for removal of asbestos	Note			Excl.
	DE - DEMOLITION				**222,279.00**
EA	**EARTHWORKS**				
158	General earthworks across site to create levels	m²	3,674	33.50	123,079.00
13	Box out subgrade 220mm deep for new large format concrete footpath pavers including disposal of surplus spoil off site to Plaza	m²	1,731	30.80	53,314.80
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**176,393.80**
PV	**PAVEMENTS**				
CF	**Large Format Concrete Pavers to Plaza Area**				
7	Prepare, proof roll, trim and compact subgrade	m²	1,731	10.50	18,175.50
8	Supply and place 150mm thick PM2/20 quarry rubble as base course including trimming and compaction	m²	1,731	26.50	45,871.50
9	Supply and lay large format concrete pavers including sand bedding (PC Sum $120/m² Supply)	m²	1,731	253.80	439,327.80
10	Extra over allowance for feature banding to Plaza pavers	m²	1,731	25.00	43,275.00
120	No allowance for sealer to pavers	Note			Excl.
121	No allowance for concrete base or mortar bedding to unit pavers	Note			Excl.
	CF - Large Format Concrete Pavers to Plaza Area				546,649.80
CW	**Concrete Works**				
127	Construct flush concrete edge to concrete unit pavers	m	373	115.00	42,895.00
	CW - Concrete Works				42,895.00
	PV - PAVEMENTS				**589,544.80**
CR	**CONCRETE RUNNING TRACK**				
53	Box out subgrade 200mm deep for new concrete running track including disposal of surplus spoil off site	m²	464	28.00	12,992.00
54	Prepare, proof roll, trim and compact subgrade	m²	464	12.80	5,939.20
55	Supply and place 100mm thick PM2/20 quarry rubble as base course including trimming and compaction	m²	464	24.50	11,368.00
56	Construct concrete running track including formwork, mesh reinforcement, plain grey concrete, joints, etc.	m²	464	135.00	62,640.00
71	Allowance for painting of concrete running track	m²	464	75.00	34,800.00
	CR - CONCRETE RUNNING TRACK				**127,739.20**

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LOCATION MAIN HEADING/SUB HEADING ITEM

B Eastern Precinct

B1 Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
LA	**LANDSCAPING**				
GB	**Garden Bed**				
64	Detailed excavation 375mm deep including disposal of surplus spoil off site	m²	350	52.50	18,375.00
65	Deep rip and cultivate subgrade	m²	350	5.50	1,925.00
66	Supply and place 300mm deep imported topsoil	m²	350	55.20	19,320.00
67	Supply and plant 140mm pots (4 / m²)	No	1,400	16.80	23,520.00
68	Supply and place 75mm deep organic mulch	m²	350	13.50	4,725.00
	GB - Garden Bed				67,865.00
IT	**Irrigated Turf**				
80	Earthworks to create levels for new turf terraced seating including imported fill as required	m²	400	125.00	50,000.00
81	Detailed excavation for new irrigated turf including disposal of surplus spoil off site	m²	579	42.00	24,318.00
83	Deep rip and cultivate subgrade	m²	979	5.50	5,384.50
84	Supply and place 200mm thick imported topsoil	m²	579	36.80	21,307.20
86	Supply and place 200mm thick imported topsoil to turf terraces	m²	400	44.00	17,600.00
87	Supply and lay instant turf	m²	979	18.50	18,111.50
	IT - Irrigated Turf				136,721.20
IRR	**Irrigation**				
69	Supply and install automatic irrigation system to new garden beds	m²	350	60.00	21,000.00
90	Supply and install automatic irrigation system to new turf and turf terraces	m²	979	55.00	53,845.00
92	Supply and install tree irrigation loops to new trees	No	60	150.00	9,000.00
93	Allowance irrigation conduit, pits, controller, etc	Item			7,500.00
94	Allowance for connection to water and power - assumed existing connections available	Item			3,500.00
	IRR - Irrigation				94,845.00
MI	**Miscellaneous**				
82	Supply and plant 45L trees including preparation works, stakes, ties, etc.	No	60	320.00	19,200.00
229	Allowance for 52 week establishment and maintenance period	Item			20,800.00
	MI - Miscellaneous				40,000.00
	LA - LANDSCAPING				**339,431.20**
FU	**FURNITURE**				
128	Supply and install spectator seating to terraced walls	m	175	1,450.00	253,750.00
	FU - FURNITURE				**253,750.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

B Eastern Precinct

B1 Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
CW	**CONCRETE WALLS**				
75	Construct concrete seating terraced wall 200mm wide x 350mm maximum height as terraced turf seating including drainage and backfill	m	400	2,200.00	880,000.00
111	Allowance for sundry retaining structures and terracing	Item			50,000.00
	CW - CONCRETE WALLS				**930,000.00**
SD	**STORMWATER DRAINAGE**				
97	Allowance for stormwater infrastructure including pits, pipes, strip drains, etc. and connection into existing stormwater infrastructure to Plaza pavement areas (Provisional Sum)	m²	2,195	60.00	131,700.00
241	No allowance for Gross Pollutant Traps	Note			Excl.
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**131,700.00**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			305,000.00
47	Construction Contingency	Item			335,000.00
	CT - CONTINGENCIES				**640,000.00**
TERRACING AND MOUNDS					**3,800,526.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

B Eastern Precinct

B2 Cricket Net Relocation

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			70,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**75,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			33,570.00
	CM - CONTRACTOR'S MARGIN				**33,570.00**
DE	**DEMOLITION**				
237	Clear site of rubbish and debris	m²	2,652	0.40	1,060.80
203	Take up existing cricket pitch pavement and dispose off site	m²	1,388	45.00	62,460.00
191	Take up existing croquet field and dispose off site	m²	1,133	14.20	16,088.60
189	Demolish existing croquet building including capping of services and disposal of debris off site	m²	133	110.00	14,630.00
204	Take down existing cricket pitch fence and cage and dispose off site	m	145	40.00	5,800.00
226	Allowance for sundry and unforeseen demolition including disposal of debris off site	Item			2,500.00
	DE - DEMOLITION				**102,539.40**
EA	**EARTHWORKS**				
158	General earthworks across site to create levels	m²	2,652	33.50	88,842.00
146	Box out subgrade 250mm deep for new cricket pitches including disposal of surplus spoil off site	m²	1,327	35.00	46,445.00
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**135,287.00**
PV	**PAVEMENTS**				
CP	**Cricket Pitch**				
148	Prepare, proof roll, trim and compact subgrade	m²	1,327	10.50	13,933.50
149	Supply and place 150mm thick PM2/20 quarry rubble as base course including trimming and compacting	m²	1,327	25.50	33,838.50
150	Construct 100mm thick concrete base including formwork, mesh reinforcement, concrete, joints, etc	m²	1,327	128.00	169,856.00
151	Supply and install synthetic grass to concrete slab	m²	1,327	105.00	139,335.00
	CP - Cricket Pitch				356,963.00
	PV - PAVEMENTS				**356,963.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

B Eastern Precinct

B2 Cricket Net Relocation (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
FE	**FENCING & GATES**				
152	Supply and install fencing to cricket pitch	m	288	525.00	151,200.00
	FE - FENCING & GATES				**151,200.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			85,000.00
47	Construction Contingency	Item			95,000.00
	CT - CONTINGENCIES				**180,000.00**
CRICKET NET RELOCATION					**1,034,559.40**

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LOCATION MAIN HEADING/SUB HEADING ITEM

B Eastern Precinct

B3 Play Space

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			20,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**25,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			8,500.00
	CM - CONTRACTOR'S MARGIN				**8,500.00**
EA	**EARTHWORKS**				
48	Box out subgrade 350mm deep for new softfall mulch including disposal of surplus spoil off site	m²	179	49.00	8,771.00
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**8,771.00**
PV	**PAVEMENTS**				
SF	**Softfall Mulch**				
50	Prepare, proof roll, trim and compact subgrade	m²	179	10.50	1,879.50
51	Supply and place geotextile or similar liner	m²	179	15.50	2,774.50
52	Supply and place up to 350mm thick softfall mulch	m²	179	68.50	12,261.50
	SF - Softfall Mulch				16,915.50
CW	**Concrete Works**				
264	Construct concrete edge or similar to softfall mulch perimeter	m	54	145.00	7,830.00
	CW - Concrete Works				7,830.00
	PV - PAVEMENTS				**24,745.50**
PE	**PLAY EQUIPMENT**				
49	Allowance for Play Equipment to Eastern Plaza (Provisional Sum)	Item			150,000.00
	PE - PLAY EQUIPMENT				**150,000.00**
SD	**STORMWATER DRAINAGE**				
263	Allowance for ag drain or similar to softfall mulch area including connection into existing stormwater infrastructure	m²	179	30.00	5,370.00
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**5,370.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			25,000.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

B Eastern Precinct

B3 Play Space (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
47	Construction Contingency	Item			25,000.00
	CT - CONTINGENCIES				**50,000.00**
PLAY SPACE					**272,386.50**

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LOCATION MAIN HEADING/SUB HEADING ITEM

B Eastern Precinct

B4 Eastern Ancillary

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			40,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**45,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			18,815.00
	CM - CONTRACTOR'S MARGIN				**18,815.00**
PV	**PAVEMENTS**				
231	Allowance for sundry hardstands, tactiles, etc. (Provisional Sum)	Item			5,000.00
	PV - PAVEMENTS				**5,000.00**
LA	**LANDSCAPING**				
235	No allowance for works to existing sports oval	Note			Excl.
	LA - LANDSCAPING				**Excl.**
FU	**FURNITURE**				
236	Reinstall existing scoreboard including concrete footings	No	1	4,800.00	4,800.00
62	Allowance for sundry street furniture including benches, bollards, bike racks, etc. (Provisional Sum)	Item			50,000.00
	FU - FURNITURE				**54,800.00**
FE	**FENCING & GATES**				
136	Install salvaged palisade fence panels including concrete footings and upstand	m	38	280.00	10,640.00
112	Supply and install 2.4m high black palisade fencing including concrete footings and upstand	m	90	950.00	85,500.00
135	Supply and install 2.4m high pedestrian gate to match black palisade fence including basic hardware	No	3	2,950.00	8,850.00
240	Construct 'Ken Farmer' feature entry gate including masonry piers and salvaged gate panels (Provisional Sum)	No	1	24,000.00	24,000.00
61	No allowance for new white picket boundary fencing to oval	Note			Excl.
	FE - FENCING & GATES				**128,990.00**
SI	**SIGNAGE AND LINE MARKING**				
59	Allowance for statutory and sundry signage (Provisional Sum)	Item			5,000.00
60	Allowance for wayfinding signage (Provisional Sum)	Item			15,000.00
	SI - SIGNAGE AND LINE MARKING				**20,000.00**
SV	**SERVICES**				
ES	**Electrical Services**				
99	Supply and install solar power top lighting to pathway including concrete footings - allow 25m spacings	No	11	6,300.00	69,300.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

B Eastern Precinct

B4 Eastern Ancillary (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
131	No allowance for smart poles	Note			Excl.
	ES - Electrical Services				69,300.00
CS	**Communication Services**				
130	Allowance for CCTV services (Provisional Sum)	Item			80,000.00
133	No allowance for Wi-Fi	Note			Excl.
	CS - Communication Services				80,000.00
	SV - SERVICES				**149,300.00**
SD	**STORMWATER DRAINAGE**				
241	No allowance for Gross Pollutant Traps	Note			Excl.
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**Excl.**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			10,000.00
	BW - BUILDERS WORKS				**10,000.00**
PA	**PUBLIC ART**				
95	Allowance for Public / Cultural Art (Provisional Sum)	Item			50,000.00
	PA - PUBLIC ART				**50,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			50,000.00
47	Construction Contingency	Item			55,000.00
	CT - CONTINGENCIES				**105,000.00**
EASTERN ANCILLARY					**586,905.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

C Southern Precinct

C1 Terracing and Mounds

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			100,000.00
45	Traffic and Pedestrian Management	Item			10,000.00
	PR - PRELIMINARIES				**110,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			48,908.00
	CM - CONTRACTOR'S MARGIN				**48,908.00**
DE	**DEMOLITION**				
237	Clear site of rubbish and debris	m²	4,205	0.40	1,682.00
78	Saw cut asphalt road pavement ready for removal	m	13	19.80	257.40
215	Saw cut concrete pavement ready for removal	m	126	24.00	3,024.00
79	Take up existing asphalt road pavement and dispose off site	m²	86	25.50	2,193.00
139	Take up and remove existing pedestrian asphalt pavement and dispose off site	m²	118	19.50	2,301.00
162	Take up and remove gravel paths and dispose off site	m²	454	16.50	7,491.00
132	Take up existing garden bed vegetation and dispose off site	m²	494	32.20	15,906.80
230	Demolish portion of Maverick Campers and Caravans including making good to remaining	m²	192	350.00	67,200.00
137	Carefully take down existing black palisade fence and stockpile on site for potential reuse	m	33	55.00	1,815.00
147	Break up and remove stone retaining wall including footings and dispose off site	m	67	118.00	7,906.00
155	Take down existing galvanised balustrade and dispose off site	m	63	39.00	2,457.00
184	Take down existing advertising signage and dispose off site	m	40	25.00	1,000.00
145	Take up and remove existing seating and dispose off site	m	29	85.00	2,465.00
163	Cut down existing small size tree including grubbing up of roots and dispose off site	No	4	380.00	1,520.00
165	Cut down existing medium size tree including grubbing up of roots and dispose off site	No	5	850.00	4,250.00
226	Allowance for sundry and unforeseen demolition including disposal of debris off site	Item			5,000.00
142	No allowance for removal of asbestos	Note			Excl.
	DE - DEMOLITION				**126,468.20**
EA	**EARTHWORKS**				
158	General earthworks across site to create levels	m²	4,205	33.50	140,867.50
13	Box out subgrade 220mm deep for new large format concrete footpath pavers including disposal of surplus spoil off site to Plaza	m²	561	30.80	17,278.80
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.

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LOCATION MAIN HEADING/SUB HEADING ITEM

C Southern Precinct

C1 Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**158,146.30**
PV	**PAVEMENTS**				
CF	**Large Format Concrete Pavers to Plaza Area**				
7	Prepare, proof roll, trim and compact subgrade	m²	561	10.50	5,890.50
8	Supply and place 150mm thick PM2/20 quarry rubble as base course including trimming and compaction	m²	561	26.50	14,866.50
9	Supply and lay large format concrete pavers including sand bedding (PC Sum $120/m² Supply)	m²	561	253.80	142,381.80
10	Extra over allowance for feature banding to Plaza pavers	m²	561	25.00	14,025.00
120	No allowance for sealer to pavers	Note			Excl.
121	No allowance for concrete base or mortar bedding to unit pavers	Note			Excl.
	CF - Large Format Concrete Pavers to Plaza Area				177,163.80
CW	**Concrete Works**				
127	Construct flush concrete edge to concrete unit pavers	m	161	115.00	18,515.00
	CW - Concrete Works				18,515.00
	PV - PAVEMENTS				**195,678.80**
CR	**CONCRETE RUNNING TRACK**				
53	Box out subgrade 200mm deep for new concrete running track including disposal of surplus spoil off site	m²	249	28.00	6,972.00
54	Prepare, proof roll, trim and compact subgrade	m²	249	12.80	3,187.20
55	Supply and place 100mm thick PM2/20 quarry rubble as base course including trimming and compaction	m²	249	24.50	6,100.50
56	Construct concrete running track including formwork, mesh reinforcement, plain grey concrete, joints, etc.	m²	249	135.00	33,615.00
71	Allowance for painting of concrete running track	m²	249	75.00	18,675.00
	CR - CONCRETE RUNNING TRACK				**68,549.70**
LA	**LANDSCAPING**				
GB	**Garden Bed**				
64	Detailed excavation 375mm deep including disposal of surplus spoil off site	m²	579	52.50	30,397.50
65	Deep rip and cultivate subgrade	m²	579	5.50	3,184.50
66	Supply and place 300mm deep imported topsoil	m²	579	55.20	31,960.80
67	Supply and plant 140mm pots (4 / m²)	No	2,315	16.80	38,892.00
68	Supply and place 75mm deep organic mulch	m²	579	13.50	7,816.50
	GB - Garden Bed				112,251.30

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LOCATION MAIN HEADING/SUB HEADING ITEM

C Southern Precinct

C1 Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
IT	**Irrigated Turf**				
80	Earthworks to create levels for new turf terraced seating including imported fill as required	m²	91	125.00	11,375.00
81	Detailed excavation for new irrigated turf including disposal of surplus spoil off site	m²	61	42.00	2,562.00
83	Deep rip and cultivate subgrade	m²	152	5.50	836.00
84	Supply and place 200mm thick imported topsoil	m²	61	36.80	2,244.80
86	Supply and place 200mm thick imported topsoil to turf terraces	m²	91	44.00	4,004.00
87	Supply and lay instant turf	m²	152	18.50	2,812.00
	IT - Irrigated Turf				23,833.80
IRR	**Irrigation**				
69	Supply and install automatic irrigation system to new garden beds	m²	579	60.00	34,740.00
90	Supply and install automatic irrigation system to new turf and turf terraces	m²	152	55.00	8,360.00
92	Supply and install tree irrigation loops to new trees	No	60	150.00	9,000.00
93	Allowance irrigation conduit, pits, controller, etc	Item			7,500.00
94	Allowance for connection to water and power - assumed existing connections available	Item			3,500.00
	IRR - Irrigation				63,100.00
MI	**Miscellaneous**				
82	Supply and plant 45L trees including preparation works, stakes, ties, etc.	No	60	320.00	19,200.00
229	Allowance for 52 week establishment and maintenance period	Item			20,800.00
	MI - Miscellaneous				40,000.00
	LA - LANDSCAPING				**239,185.10**
CW	**CONCRETE WALLS**				
75	Construct concrete seating terraced wall 200mm wide x 350mm maximum height as terraced turf seating including drainage and backfill	m	91	2,200.00	200,200.00
111	Allowance for sundry retaining structures and terracing	Item			50,000.00
	CW - CONCRETE WALLS				**250,200.00**
SD	**STORMWATER DRAINAGE**				
97	Allowance for stormwater infrastructure including pits, pipes, strip drains, etc. and connection into existing stormwater infrastructure to Plaza pavement areas (Provisional Sum)	m²	810	60.00	48,600.00
241	No allowance for Gross Pollutant Traps	Note			Excl.
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**48,600.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

C Southern Precinct

C1 Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			120,000.00
47	Construction Contingency	Item			135,000.00
	CT - CONTINGENCIES				**255,000.00**
TERRACING AND MOUNDS					**1,500,736.10**

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LOCATION MAIN HEADING/SUB HEADING ITEM

C Southern Precinct

C2 Carpark and Screen Planting

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			65,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**70,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			32,092.00
	CM - CONTRACTOR'S MARGIN				**32,092.00**
EA	**EARTHWORKS**				
12	Box out subgrade 350mm deep for new asphalt road pavement including disposal of surplus spoil off site	m²	2,787	49.00	136,563.00
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**136,563.00**
PV	**PAVEMENTS**				
AP	**Asphalt Carpark Pavement**				
5	Prepare, proof roll, trim and compact subgrade	m²	2,787	10.50	29,263.50
1	Supply and place 150mm thick PM2/20 quarry rubble as subbase including trimming and compaction	m²	2,787	26.50	73,855.50
2	Supply and place 150mm thick PM1/20 fine crushed rock as base course including trimming and compaction	m²	2,454	28.40	69,693.60
3	Apply prime coat	m²	2,454	10.80	26,503.20
4	Supply and place 50mm thick asphalt as wearing course	m²	2,454	57.68	141,546.72
6	Match new asphalt pavement into existing	m	14	35.00	490.00
	AP - Asphalt Carpark Pavement				341,352.52
CW	**Concrete Works**				
11	Construct concrete kerb and gutter	m	445	125.00	55,625.00
	CW - Concrete Works				55,625.00
	PV - PAVEMENTS				**396,977.52**
LA	**LANDSCAPING**				
MI	**Miscellaneous**				
218	Allowance for supplementary screening planting	m	210	80.00	16,800.00
229	Allowance for 52 week establishment and maintenance period	Item			Incl.
	MI - Miscellaneous				16,800.00
	LA - LANDSCAPING				**16,800.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

C Southern Precinct

C2 Carpark and Screen Planting (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
FU	**FURNITURE**				
63	Supply and install concrete wheel stops	No	85	130.00	11,050.00
	FU - FURNITURE				**11,050.00**
SI	**SIGNAGE AND LINE MARKING**				
57	Paint white car park line	m	454	6.00	2,724.00
58	Allowance for sundry line marking to car park	Item			1,800.00
	SI - SIGNAGE AND LINE MARKING				**4,524.00**
SD	**STORMWATER DRAINAGE**				
17	Allowance for stormwater infrastructure including pits, pipes and connection into existing stormwater infrastructure (Provisional Sum)	m²	2,454	60.00	147,240.00
	SD - STORMWATER DRAINAGE				**147,240.00**
PA	**PUBLIC ART**				
95	Allowance for Public / Cultural Art (Provisional Sum)	Item			Excl.
	PA - PUBLIC ART				**Excl.**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			80,000.00
47	Construction Contingency	Item			90,000.00
	CT - CONTINGENCIES				**170,000.00**
CARPARK AND SCREEN PLANTING					**985,246.52**

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LOCATION MAIN HEADING/SUB HEADING ITEM

C Southern Precinct

C3 Temporary Amenities Block

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			10,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**15,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			2,588.00
	CM - CONTRACTOR'S MARGIN				**2,588.00**
TA	**TEMPORARY AMENITIES BLOCK**				
254	Allowance for temporary amenities block hire (Provisional Sum)	Item			7,500.00
255	Allowance for connecting amenities block into site water supply	Item			15,000.00
256	Allowance for connecting amenities block into site Sewer infrastructure	Item			20,000.00
257	Allowance for connecting amenities block into site electrical supply	Item			15,000.00
	TA - TEMPORARY AMENITIES BLOCK				**57,500.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			10,000.00
47	Construction Contingency	Item			10,000.00
	CT - CONTINGENCIES				**20,000.00**
TEMPORARY AMENITIES BLOCK					**95,088.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

C Southern Precinct

C4 Southern Ancillary

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			35,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**40,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			16,542.00
	CM - CONTRACTOR'S MARGIN				**16,542.00**
PV	**PAVEMENTS**				
231	Allowance for sundry hardstands, tactiles, etc. (Provisional Sum)	Item			5,000.00
	PV - PAVEMENTS				**5,000.00**
LA	**LANDSCAPING**				
235	No allowance for works to existing sports oval	Note			Excl.
	LA - LANDSCAPING				**Excl.**
FU	**FURNITURE**				
62	Allowance for sundry street furniture including benches, bollards, bike racks, etc. (Provisional Sum)	Item			50,000.00
	FU - FURNITURE				**50,000.00**
FE	**FENCING & GATES**				
136	Install salvaged palisade fence panels including concrete footings and upstand	m	33	280.00	9,240.00
112	Supply and install 2.4m high black palisade fencing including concrete footings and upstand	m	101	950.00	95,950.00
135	Supply and install 2.4m high pedestrian gate to match black palisade fence including basic hardware	No	2	2,950.00	5,900.00
61	No allowance for new white picket boundary fencing to oval	Note			Excl.
	FE - FENCING & GATES				**111,090.00**
SI	**SIGNAGE AND LINE MARKING**				
59	Allowance for statutory and sundry signage (Provisional Sum)	Item			5,000.00
60	Allowance for wayfinding signage (Provisional Sum)	Item			15,000.00
	SI - SIGNAGE AND LINE MARKING				**20,000.00**
SV	**SERVICES**				
ES	**Electrical Services**				
99	Supply and install solar power top lighting to pathway including concrete footings - allow 25m spacings	No	5	6,300.00	31,500.00
131	No allowance for smart poles	Note			Excl.
	ES - Electrical Services				31,500.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

C Southern Precinct

C4 Southern Ancillary (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
CS	**Communication Services**				
130	Allowance for CCTV services (Provisional Sum)	Item			80,000.00
133	No allowance for Wi-Fi	Note			Excl.
	CS - Communication Services				80,000.00
	SV - SERVICES				**111,500.00**
SD	**STORMWATER DRAINAGE**				
241	No allowance for Gross Pollutant Traps	Note			Excl.
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**Excl.**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			20,000.00
	BW - BUILDERS WORKS				**20,000.00**
PA	**PUBLIC ART**				
95	Allowance for Public / Cultural Art (Provisional Sum)	Item			50,000.00
	PA - PUBLIC ART				**50,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			45,000.00
47	Construction Contingency	Item			50,000.00
	CT - CONTINGENCIES				**95,000.00**
SOUTHERN ANCILLARY					**519,132.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

D1 MURF - Phase 1

D1A Terracing and Mounds

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			90,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**95,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			42,932.00
	CM - CONTRACTOR'S MARGIN				**42,932.00**
DE	**DEMOLITION**				
237	Clear site of rubbish and debris	m²	2,544	0.40	1,017.60
215	Saw cut concrete pavement ready for removal	m	27	24.00	648.00
126	Take up and remove existing unit footpath pavers and dispose off site	m²	102	39.50	4,029.00
162	Take up and remove gravel paths and dispose off site	m²	887	16.50	14,635.50
132	Take up existing garden bed vegetation and dispose off site	m²	449	32.20	14,457.80
141	Herbicide application to turf areas including removal and disposal	m²	289	22.65	6,545.85
187	Demolish croquet sheds including capping of services and disposal of debris off site	m²	141	80.00	11,280.00
137	Carefully take down existing black palisade fence and stockpile on site for potential reuse	m	21	55.00	1,155.00
147	Break up and remove stone retaining wall including footings and dispose off site	m	75	118.00	8,850.00
155	Take down existing galvanised balustrade and dispose off site	m	35	39.00	1,365.00
198	Take down existing low height galvanised fencing and dispose off site	m	67	29.50	1,976.50
145	Take up and remove existing seating and dispose off site	m	8	85.00	680.00
160	Demolish existing 6.0m x 9.0m toilet block including capping of services and disposal of debris off site	No	1	30,000.00	30,000.00
165	Cut down existing medium size tree including grubbing up of roots and dispose off site	No	4	850.00	3,400.00
166	Cut down existing large size tree including rubbing up of roots and dispose off site	No	1	2,200.00	2,200.00
228	Disconnect and remove existing rain water tank and dispose off site	No	1	1,100.00	1,100.00
226	Allowance for sundry and unforeseen demolition including disposal of debris off site	Item			5,000.00
142	No allowance for removal of asbestos	Note			Excl.
	DE - DEMOLITION				**108,340.25**
EA	**EARTHWORKS**				
158	General earthworks across site to create levels	m²	2,544	33.50	85,224.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

D1 MURF - Phase 1

D1A Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
13	Box out subgrade 220mm deep for new large format concrete footpath pavers including disposal of surplus spoil off site to Plaza	m²	698	30.80	21,498.40
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**106,722.40**
PV	**PAVEMENTS**				
CF	**Large Format Concrete Pavers to Plaza Area**				
7	Prepare, proof roll, trim and compact subgrade	m²	698	10.50	7,329.00
8	Supply and place 150mm thick PM2/20 quarry rubble as base course including trimming and compaction	m²	698	26.50	18,497.00
9	Supply and lay large format concrete pavers including sand bedding (PC Sum $120/m² Supply)	m²	698	253.80	177,152.40
10	Extra over allowance for feature banding to Plaza pavers	m²	698	25.00	17,450.00
120	No allowance for sealer to pavers	Note			Excl.
121	No allowance for concrete base or mortar bedding to unit pavers	Note			Excl.
	CF - Large Format Concrete Pavers to Plaza Area				220,428.40
CW	**Concrete Works**				
127	Construct flush concrete edge to concrete unit pavers	m	34	115.00	3,910.00
	CW - Concrete Works				3,910.00
	PV - PAVEMENTS				**224,338.40**
CR	**CONCRETE RUNNING TRACK**				
53	Box out subgrade 200mm deep for new concrete running track including disposal of surplus spoil off site	m²	140	28.00	3,920.00
54	Prepare, proof roll, trim and compact subgrade	m²	140	12.80	1,792.00
55	Supply and place 100mm thick PM2/20 quarry rubble as base course including trimming and compaction	m²	140	24.50	3,430.00
56	Construct concrete running track including formwork, mesh reinforcement, plain grey concrete, joints, etc.	m²	140	135.00	18,900.00
71	Allowance for painting of concrete running track	m²	140	75.00	10,500.00
	CR - CONCRETE RUNNING TRACK				**38,542.00**
LA	**LANDSCAPING**				
GB	**Garden Bed**				
64	Detailed excavation 375mm deep including disposal of surplus spoil off site	m²	702	52.50	36,855.00
65	Deep rip and cultivate subgrade	m²	702	5.50	3,861.00
66	Supply and place 300mm deep imported topsoil	m²	702	55.20	38,750.40
67	Supply and plant 140mm pots (4 / m²)	No	2,806	16.80	47,140.80

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LOCATION MAIN HEADING/SUB HEADING ITEM

D1 MURF - Phase 1

D1A Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
68	Supply and place 75mm deep organic mulch	m²	702	13.50	9,477.00
	GB - Garden Bed				136,084.20
IRR	**Irrigation**				
69	Supply and install automatic irrigation system to new garden beds	m²	702	60.00	42,120.00
92	Supply and install tree irrigation loops to new trees	No	60	150.00	9,000.00
93	Allowance irrigation conduit, pits, controller, etc	Item			7,500.00
94	Allowance for connection to water and power - assumed existing connections available	Item			3,500.00
	IRR - Irrigation				62,120.00
MI	**Miscellaneous**				
218	Allowance for supplementary screening planting	m	200	80.00	16,000.00
82	Supply and plant 45L trees including preparation works, stakes, ties, etc.	No	60	320.00	19,200.00
229	Allowance for 52 week establishment and maintenance period	Item			20,800.00
	MI - Miscellaneous				56,000.00
	LA - LANDSCAPING				**254,204.20**
CW	**CONCRETE WALLS**				
157	Construct concrete seating terrace wall 200mm wide x 350mm maximum height as terraced plaza area	m	78	2,200.00	171,600.00
	CW - CONCRETE WALLS				**171,600.00**
SD	**STORMWATER DRAINAGE**				
97	Allowance for stormwater infrastructure including pits, pipes, strip drains, etc. and connection into existing stormwater infrastructure to Plaza pavement areas (Provisional Sum)	m²	838	60.00	50,280.00
241	No allowance for Gross Pollutant Traps	Note			Excl.
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**50,280.00**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			105,000.00
47	Construction Contingency	Item			120,000.00
	CT - CONTINGENCIES				**225,000.00**
TERRACING AND MOUNDS					**1,316,959.25**

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LOCATION MAIN HEADING/SUB HEADING ITEM

D1 MURF - Phase 1

D1B MURF Stage 1

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			880,000.00
45	Traffic and Pedestrian Management	Item			50,000.00
	PR - PRELIMINARIES				**930,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			437,596.00
	CM - CONTRACTOR'S MARGIN				**437,596.00**
MU	**MULTI-USE RECREATIONAL FACILITY**				
18	Construct ground floor Public Amenities	m²	38	5,500.00	209,000.00
19	Construct ground floor Cafe	m²	48	4,800.00	230,400.00
20	Construct ground floor Shared Change Rooms	m²	201	4,500.00	904,500.00
21	Construct ground floor Shared Amenities	m²	134	5,200.00	696,800.00
22	Construct ground floor Store Room	m²	130	2,950.00	383,500.00
23	Construct ground floor Umpires Room	m²	33	4,300.00	141,900.00
24	Construct ground floor Community / Shared Space	m²	340	3,800.00	1,292,000.00
25	Construct ground floor Lobby / Memorabilia Space	m²	60	4,100.00	246,000.00
26	Construct ground floor Meeting Rooms	m²	189	3,800.00	718,200.00
28	Construct ground floor Circulation	m²	25	2,700.00	67,500.00
29	Construct ground floor Roof overhang	m²	400	1,100.00	440,000.00
30	Construct first floor Sports and Community Function Space	m²	380	4,200.00	1,596,000.00
31	Construct first floor Stair / Lift	m²	33	4,800.00	158,400.00
32	Construct first floor Bar	m²	30	5,800.00	174,000.00
33	Construct first floor Meeting / Boardroom	m²	55	3,950.00	217,250.00
34	Construct first floor Sports Club Administration	m²	150	3,800.00	570,000.00
35	Construct first floor Kitchen / Food Store	m²	100	3,700.00	370,000.00
36	Construct first floor Amenities	m²	38	5,500.00	209,000.00
37	Construct first floor Balcony	m²	75	3,500.00	262,500.00
38	Construct first floor Circulation	m²	12	2,700.00	32,400.00
40	Allowance for Grease Trap	Item			50,000.00
41	Allowance for Commercial Kitchen Equipment	Item			400,000.00
42	Allowance for FFE	Item			150,000.00
	MU - MULTI-USE RECREATIONAL FACILITY				**9,519,350.00**
SSI	**SITE SERVICES INFRASTRUCTURE**				
106	Allowance to connect new MURF building to existing sewer connection	Item			50,000.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

D1 MURF - Phase 1

D1B MURF Stage 1 (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
107	Allowance to connect new MURF building to existing stormwater infrastructure	Item			35,000.00
108	Allowance to connect new MURF building to existing water mains supply	Item			20,000.00
109	Allowance to connect new MURF building to existing mains power including new switchboard	Item			80,000.00
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**185,000.00**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			20,000.00
	BW - BUILDERS WORKS				**20,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			1,070,000.00
47	Construction Contingency	Item			1,175,000.00
	CT - CONTINGENCIES				**2,245,000.00**
MURF STAGE 1					**13,336,946.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

D1 MURF - Phase 1

D1C Croquet Club

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			85,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**90,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			41,175.00
	CM - CONTRACTOR'S MARGIN				**41,175.00**
CC	**CROQUET CLUB**				
143	Allowance for selected refurbishment of existing Croquet Club (Provisional Sum)	m²	700	1,300.00	910,000.00
161	No allowance for new croquet courts	Note			Excl.
	CC - CROQUET CLUB				**910,000.00**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			5,000.00
	BW - BUILDERS WORKS				**5,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			105,000.00
47	Construction Contingency	Item			115,000.00
	CT - CONTINGENCIES				**220,000.00**
CROQUET CLUB					**1,266,175.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

D1 MURF - Phase 1

D1D Phase 1 Ancillary

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			25,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**30,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			12,078.00
	CM - CONTRACTOR'S MARGIN				**12,078.00**
PV	**PAVEMENTS**				
231	Allowance for sundry hardstands, tactiles, etc. (Provisional Sum)	Item			5,000.00
	PV - PAVEMENTS				**5,000.00**
LA	**LANDSCAPING**				
235	No allowance for works to existing sports oval	Note			Excl.
	LA - LANDSCAPING				**Excl.**
FU	**FURNITURE**				
62	Allowance for sundry street furniture including benches, bollards, bike racks, etc. (Provisional Sum)	Item			30,000.00
	FU - FURNITURE				**30,000.00**
FE	**FENCING & GATES**				
136	Install salvaged palisade fence panels including concrete footings and upstand	m	21	280.00	5,880.00
112	Supply and install 2.4m high black palisade fencing including concrete footings and upstand	m	20	950.00	19,000.00
135	Supply and install 2.4m high pedestrian gate to match black palisade fence including basic hardware	No	2	2,950.00	5,900.00
	FE - FENCING & GATES				**30,780.00**
SI	**SIGNAGE AND LINE MARKING**				
59	Allowance for statutory and sundry signage (Provisional Sum)	Item			3,500.00
60	Allowance for wayfinding signage (Provisional Sum)	Item			25,000.00
	SI - SIGNAGE AND LINE MARKING				**28,500.00**
SV	**SERVICES**				
ES	**Electrical Services**				
99	Supply and install solar power top lighting to pathway including concrete footings - allow 25m spacings	No	7	6,300.00	44,100.00
131	No allowance for smart poles	Note			Excl.
	ES - Electrical Services				44,100.00
CS	**Communication Services**				
130	Allowance for CCTV services (Provisional Sum)	Item			80,000.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

D1 MURF - Phase 1

D1D Phase 1 Ancillary (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
133	No allowance for Wi-Fi	Note			Excl.
	CS - Communication Services				80,000.00
	SV - SERVICES				**124,100.00**
SD	**STORMWATER DRAINAGE**				
241	No allowance for Gross Pollutant Traps	Note			Excl.
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**Excl.**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
PA	**PUBLIC ART**				
95	Allowance for Public / Cultural Art (Provisional Sum)	Item			50,000.00
	PA - PUBLIC ART				**50,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			30,000.00
47	Construction Contingency	Item			35,000.00
	CT - CONTINGENCIES				**65,000.00**
PHASE 1 ANCILLARY					**375,458.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

D2 MURF - Phase 2

D2A Hardscapes and Softscapes

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			65,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**70,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			30,475.00
	CM - CONTRACTOR'S MARGIN				**30,475.00**
DE	**DEMOLITION**				
237	Clear site of rubbish and debris	m²	5,043	0.40	2,017.20
192	Take up existing concrete pavement and dispose off site	m²	529	38.80	20,525.20
191	Take up existing croquet field and dispose off site	m²	3,113	14.20	44,204.60
132	Take up existing garden bed vegetation and dispose off site	m²	707	32.20	22,765.40
189	Demolish existing croquet building including capping of services and disposal of debris off site	m²	614	110.00	67,540.00
198	Take down existing low height galvanised fencing and dispose off site	m	166	29.50	4,897.00
163	Cut down existing small size tree including grubbing up of roots and dispose off site	No	7	380.00	2,660.00
165	Cut down existing medium size tree including grubbing up of roots and dispose off site	No	4	850.00	3,400.00
166	Cut down existing large size tree including rubbing up of roots and dispose off site	No	3	2,200.00	6,600.00
226	Allowance for sundry and unforeseen demolition including disposal of debris off site	Item			5,000.00
142	No allowance for removal of asbestos	Note			Excl.
	DE - DEMOLITION				**179,609.40**
EA	**EARTHWORKS**				
158	General earthworks across site to create levels	m²	5,043	33.50	168,940.50
219	Box out subgrade 190mm deep for basketball half courts including disposal of surplus spoil off site	m²	629	26.60	16,731.40
220	Box out subgrade 240mm deep for unit pavers to croquet club zone including disposal of surplus spoil off site	m²	717	33.60	24,091.20
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**209,763.10**

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LOCATION MAIN HEADING/SUB HEADING ITEM

D2 MURF - Phase 2

D2A Hardscapes and Softscapes (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PV	**PAVEMENTS**				
BB	**Basketball Half Courts**				
221	Prepare, proof roll, trim and compact subgrade	m²	629	10.50	6,604.50
222	Supply and place 150mm thick PM2/20 quarry rubble as base course including trimming and compacting	m²	629	25.50	16,039.50
223	Supply and place 50mm thick asphalt as wearing course	m²	629	63.50	39,941.50
224	Allowance for half court line marking to three half courts	Item			4,500.00
245	No allowance for acrylic or similar finish to basketball half courts	Note			Excl.
	BB - Basketball Half Courts				67,085.50
UP	**Brick Unit Paving around Croquet Courts**				
199	Prepare, proof roll, trim and compact subgrade	m²	717	10.50	7,528.50
200	Supply and place 100mm thick PM2/20 quarry rubble as base course including trimming and compacting	m²	717	24.50	17,566.50
201	Supply and lay interlocking or similar unit pavers including sand bedding (PC Sum $60/m² Supply)	m²	717	157.90	113,214.30
	UP - Brick Unit Paving around Croquet Courts				138,309.30
	PV - PAVEMENTS				**205,394.80**
LA	**LANDSCAPING**				
GB	**Garden Bed**				
64	Detailed excavation 375mm deep including disposal of surplus spoil off site	m²	216	52.50	11,340.00
65	Deep rip and cultivate subgrade	m²	216	5.50	1,188.00
66	Supply and place 300mm deep imported topsoil	m²	216	55.20	11,923.20
67	Supply and plant 140mm pots (4 / m²)	No	861	16.80	14,464.80
68	Supply and place 75mm deep organic mulch	m²	216	13.50	2,916.00
	GB - Garden Bed				41,832.00
IRR	**Irrigation**				
69	Supply and install automatic irrigation system to new garden beds	m²	216	60.00	12,960.00
	IRR - Irrigation				12,960.00
MI	**Miscellaneous**				
229	Allowance for 52 week establishment and maintenance period	Item			13,260.00
	MI - Miscellaneous				13,260.00
	LA - LANDSCAPING				**68,052.00**
FU	**FURNITURE**				
225	Supply and install basketball rings including concrete footing	No	3	4,800.00	14,400.00
	FU - FURNITURE				**14,400.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

D2 MURF - Phase 2

D2A Hardscapes and Softscapes (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
SD	**STORMWATER DRAINAGE**				
241	No allowance for Gross Pollutant Traps	Note			Excl.
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**Excl.**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			75,000.00
47	Construction Contingency	Item			0.00
	CT - CONTINGENCIES				**75,000.00**
HARDSCAPES AND SOFTSCAPES					**852,694.30**

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LOCATION MAIN HEADING/SUB HEADING ITEM

D2 MURF - Phase 2

D2B MURF Stage 2

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			630,000.00
45	Traffic and Pedestrian Management	Item			35,000.00
	PR - PRELIMINARIES				**665,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			314,325.00
	CM - CONTRACTOR'S MARGIN				**314,325.00**
MU	**MULTI-USE RECREATIONAL FACILITY**				
39	Construct double height Multi-purpose Sports Court	m²	1,600	4,300.00	6,880,000.00
	MU - MULTI-USE RECREATIONAL FACILITY				**6,880,000.00**
SSI	**SITE SERVICES INFRASTRUCTURE**				
106	Allowance to connect new MURF building to existing sewer connection	Item			20,000.00
107	Allowance to connect new MURF building to existing stormwater infrastructure	Item			15,000.00
108	Allowance to connect new MURF building to existing water mains supply	Item			20,000.00
109	Allowance to connect new MURF building to existing mains power including new switchboard	Item			30,000.00
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**85,000.00**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			20,000.00
	BW - BUILDERS WORKS				**20,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			765,000.00
47	Construction Contingency	Item			845,000.00
	CT - CONTINGENCIES				**1,610,000.00**
MURF STAGE 2					**9,574,325.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

D2 MURF - Phase 2

D2C Croquet Club

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			145,000.00
45	Traffic and Pedestrian Management	Item			10,000.00
	PR - PRELIMINARIES				**155,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			71,340.00
	CM - CONTRACTOR'S MARGIN				**71,340.00**
EA	**EARTHWORKS**				
193	Box out subgrade 250mm deep for new croquet courts including disposal of surplus spoil off site	m²	1,637	35.00	57,295.00
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**57,295.00**
PV	**PAVEMENTS**				
CC	**Croquet Court**				
194	Prepare, proof roll, trim and compact subgrade	m²	1,637	10.50	17,188.50
195	Supply and place 150mm thick PM2/20 quarry rubble as base course including trimming and compacting	m²	1,637	24.50	40,106.50
196	Construct 100mm thick concrete base including formwork, mesh reinforcement, concrete, joints, etc	m²	1,637	124.50	203,806.50
197	Supply and install synthetic grass to concrete slab	m²	1,637	95.00	155,515.00
	CC - Croquet Court				416,616.50
CW	**Concrete Works**				
202	Construct flush concrete edge to croquet court	m	231	125.00	28,875.00
	CW - Concrete Works				28,875.00
	PV - PAVEMENTS				**445,491.50**
FE	**FENCING & GATES**				
216	Supply and install low height fencing to croquet courts	m	231	195.00	45,045.00
	FE - FENCING & GATES				**45,045.00**
SS	**SHADE STRUCTURES**				
217	Supply and install proprietary shade structures to croquet courts	No	2	30,000.00	60,000.00
	SS - SHADE STRUCTURES				**60,000.00**
CC	**CROQUET CLUB**				
164	Construct new Croquet Clubroom Building	m²	200	4,500.00	900,000.00
	CC - CROQUET CLUB				**900,000.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

D2 MURF - Phase 2

D2C Croquet Club (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
SSI	**SITE SERVICES INFRASTRUCTURE**				
259	Allowance to connect new Croquet building to existing sewer connection	Item			20,000.00
260	Allowance to connect new Croquet building to existing stormwater infrastructure	Item			15,000.00
261	Allowance to connect new Croquet building to existing water mains supply	Item			20,000.00
262	Allowance to connect new Croquet building to existing mains power including new switchboard	Item			15,000.00
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**70,000.00**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			7,500.00
	BW - BUILDERS WORKS				**7,500.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			175,000.00
47	Construction Contingency	Item			195,000.00
	CT - CONTINGENCIES				**370,000.00**
CROQUET CLUB					**2,181,671.50**

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LOCATION MAIN HEADING/SUB HEADING ITEM

D2 MURF - Phase 2

D2D Phase 2 Ancillary

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			15,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**20,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			5,472.00
	CM - CONTRACTOR'S MARGIN				**5,472.00**
PV	**PAVEMENTS**				
231	Allowance for sundry hardstands, tactiles, etc. (Provisional Sum)	Item			5,000.00
	PV - PAVEMENTS				**5,000.00**
FU	**FURNITURE**				
62	Allowance for sundry street furniture including benches, bollards, bike racks, etc. (Provisional Sum)	Item			30,000.00
	FU - FURNITURE				**30,000.00**
SV	**SERVICES**				
ES	**Electrical Services**				
99	Supply and install solar power top lighting to pathway including concrete footings - allow 25m spacings	No	7	6,300.00	44,100.00
131	No allowance for smart poles	Note			Excl.
	ES - Electrical Services				44,100.00
CS	**Communication Services**				
130	Allowance for CCTV services (Provisional Sum)	Item			35,000.00
133	No allowance for Wi-Fi	Note			Excl.
	CS - Communication Services				35,000.00
	SV - SERVICES				**79,100.00**
SD	**STORMWATER DRAINAGE**				
241	No allowance for Gross Pollutant Traps	Note			Excl.
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**Excl.**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**

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LOCATION MAIN HEADING/SUB HEADING ITEM

D2 MURF - Phase 2

D2D Phase 2 Ancillary (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			7,500.00
	BW - BUILDERS WORKS				**7,500.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			15,000.00
47	Construction Contingency	Item			20,000.00
	CT - CONTINGENCIES				**35,000.00**
PHASE 2 ANCILLARY					**182,072.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

E Western Precinct

E1 Terracing and Mounds

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			155,000.00
45	Traffic and Pedestrian Management	Item			10,000.00
	PR - PRELIMINARIES				**165,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			77,277.00
	CM - CONTRACTOR'S MARGIN				**77,277.00**
DE	**DEMOLITION**				
237	Clear site of rubbish and debris	m²	2,864	0.40	1,145.60
215	Saw cut concrete pavement ready for removal	m	86	24.00	2,064.00
139	Take up and remove existing pedestrian asphalt pavement and dispose off site	m²	614	19.50	11,973.00
137	Carefully take down existing black palisade fence and stockpile on site for potential reuse	m	48	55.00	2,640.00
145	Take up and remove existing seating and dispose off site	m	73	85.00	6,205.00
138	Remove existing bollards including breaking up concrete footings and dispose off site	No	2	140.00	280.00
165	Cut down existing medium size tree including grubbing up of roots and dispose off site	No	2	850.00	1,700.00
182	Demolish existing coach boxes and dispose off site	No	1	400.00	400.00
234	Remove existing 3.5m x 4.5m food stall containers and dispose off site	No	1	1,500.00	1,500.00
226	Allowance for sundry and unforeseen demolition including disposal of debris off site	Item			5,000.00
142	No allowance for removal of asbestos	Note			Excl.
	DE - DEMOLITION				**32,907.60**
EA	**EARTHWORKS**				
158	General earthworks across site to create levels	m²	2,864	33.50	95,944.00
13	Box out subgrade 220mm deep for new large format concrete footpath pavers including disposal of surplus spoil off site to Plaza	m²	203	30.80	6,252.40
156	Earthworks to create levels for terracing in front of existing Western Grandstand	m²	731	55.00	40,205.00
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**142,401.40**

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LOCATION MAIN HEADING/SUB HEADING ITEM

E Western Precinct

E1 Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PV	**PAVEMENTS**				
CF	**Large Format Concrete Pavers to Plaza Area**				
7	Prepare, proof roll, trim and compact subgrade	m²	1,050	10.50	11,025.00
8	Supply and place 150mm thick PM2/20 quarry rubble as base course including trimming and compaction	m²	1,050	26.50	27,825.00
9	Supply and lay large format concrete pavers including sand bedding (PC Sum $120/m² Supply)	m²	1,050	253.80	266,490.00
10	Extra over allowance for feature banding to Plaza pavers	m²	1,050	25.00	26,250.00
120	No allowance for sealer to pavers	Note			Excl.
121	No allowance for concrete base or mortar bedding to unit pavers	Note			Excl.
	CF - Large Format Concrete Pavers to Plaza Area				331,590.00
CW	**Concrete Works**				
127	Construct flush concrete edge to concrete unit pavers	m	120	115.00	13,800.00
	CW - Concrete Works				13,800.00
	PV - PAVEMENTS				**345,390.00**
CR	**CONCRETE RUNNING TRACK**				
53	Box out subgrade 200mm deep for new concrete running track including disposal of surplus spoil off site	m²	331	28.00	9,268.00
54	Prepare, proof roll, trim and compact subgrade	m²	331	12.80	4,236.80
55	Supply and place 100mm thick PM2/20 quarry rubble as base course including trimming and compaction	m²	331	24.50	8,109.50
56	Construct concrete running track including formwork, mesh reinforcement, plain grey concrete, joints, etc.	m²	331	135.00	44,685.00
71	Allowance for painting of concrete running track	m²	331	75.00	24,825.00
	CR - CONCRETE RUNNING TRACK				**91,124.30**
LA	**LANDSCAPING**				
IT	**Irrigated Turf**				
80	Earthworks to create levels for new turf terraced seating including imported fill as required	m²	192	125.00	24,000.00
81	Detailed excavation for new irrigated turf including disposal of surplus spoil off site	m²	837	42.00	35,154.00
83	Deep rip and cultivate subgrade	m²	1,029	5.50	5,659.50
84	Supply and place 200mm thick imported topsoil	m²	837	36.80	30,801.60
86	Supply and place 200mm thick imported topsoil to turf terraces	m²	192	44.00	8,448.00
87	Supply and lay instant turf	m²	1,029	18.50	19,036.50
	IT - Irrigated Turf				123,099.60

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LOCATION MAIN HEADING/SUB HEADING ITEM

E Western Precinct

E1 Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
IRR	**Irrigation**				
90	Supply and install automatic irrigation system to new turf and turf terraces	m²	1,029	55.00	56,595.00
92	Supply and install tree irrigation loops to new trees	No	10	150.00	1,500.00
93	Allowance irrigation conduit, pits, controller, etc	Item			7,500.00
94	Allowance for connection to water and power - assumed existing connections available	Item			3,500.00
	IRR - Irrigation				69,095.00
MI	**Miscellaneous**				
82	Supply and plant 45L trees including preparation works, stakes, ties, etc.	No	10	320.00	3,200.00
229	Allowance for 52 week establishment and maintenance period	Item			20,800.00
	MI - Miscellaneous				24,000.00
	LA - LANDSCAPING				**216,194.60**
CW	**CONCRETE WALLS**				
75	Construct concrete seating terraced wall 200mm wide x 350mm maximum height as terraced turf seating including drainage and backfill	m	192	2,200.00	422,400.00
157	Construct concrete seating terrace wall 200mm wide x 350mm maximum height as terraced plaza area	m	155	2,200.00	341,000.00
111	Allowance for sundry retaining structures and terracing	Item			50,000.00
	CW - CONCRETE WALLS				**813,400.00**
SD	**STORMWATER DRAINAGE**				
97	Allowance for stormwater infrastructure including pits, pipes, strip drains, etc. and connection into existing stormwater infrastructure to Plaza pavement areas (Provisional Sum)	m²	1,264	60.00	75,840.00
241	No allowance for Gross Pollutant Traps	Note			Excl.
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**75,840.00**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			190,000.00

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LOCATION MAIN HEADING/SUB HEADING ITEM

E Western Precinct

E1 Terracing and Mounds (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
47	Construction Contingency	Item			0.00
	CT - CONTINGENCIES				**190,000.00**
TERRACING AND MOUNDS					**2,149,534.90**

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LOCATION MAIN HEADING/SUB HEADING ITEM

E Western Precinct

E2 Western Grandstand

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			330,000.00
45	Traffic and Pedestrian Management	Item			20,000.00
	PR - PRELIMINARIES				**350,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			164,925.00
	CM - CONTRACTOR'S MARGIN				**164,925.00**
WG	**WESTERN GRANDSTAND**				
72	Upgrade existing grandstand including improved seating, coaches boxes, change rooms, offices, merchandising, etc (Provisional Sum)	m²	820	4,000.00	3,280,000.00
70	Allowance for lift access to upper levels of Western Grandstand (Provisional Sum)	Item			350,000.00
	WG - WESTERN GRANDSTAND				**3,630,000.00**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			35,000.00
	BW - BUILDERS WORKS				**35,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			405,000.00
47	Construction Contingency	Item			445,000.00
	CT - CONTINGENCIES				**850,000.00**
WESTERN GRANDSTAND					**5,029,925.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

E Western Precinct

E3 Western Ancillary

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			20,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**25,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			7,580.00
	CM - CONTRACTOR'S MARGIN				**7,580.00**
PV	**PAVEMENTS**				
231	Allowance for sundry hardstands, tactiles, etc. (Provisional Sum)	Item			5,000.00
	PV - PAVEMENTS				**5,000.00**
LA	**LANDSCAPING**				
235	No allowance for works to existing sports oval	Note			Excl.
	LA - LANDSCAPING				**Excl.**
FU	**FURNITURE**				
62	Allowance for sundry street furniture including benches, bollards, bike racks, etc. (Provisional Sum)	Item			30,000.00
	FU - FURNITURE				**30,000.00**
FE	**FENCING & GATES**				
136	Install salvaged palisade fence panels including concrete footings and upstand	m	48	280.00	13,440.00
61	No allowance for new white picket boundary fencing to oval	Note			Excl.
	FE - FENCING & GATES				**13,440.00**
SI	**SIGNAGE AND LINE MARKING**				
59	Allowance for statutory and sundry signage (Provisional Sum)	Item			5,000.00
60	Allowance for wayfinding signage (Provisional Sum)	Item			15,000.00
	SI - SIGNAGE AND LINE MARKING				**20,000.00**
SV	**SERVICES**				
CS	**Communication Services**				
130	Allowance for CCTV services (Provisional Sum)	Item			50,000.00
133	No allowance for Wi-Fi	Note			Excl.
	CS - Communication Services				50,000.00
	SV - SERVICES				**50,000.00**
SD	**STORMWATER DRAINAGE**				
241	No allowance for Gross Pollutant Traps	Note			Excl.
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**Excl.**

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LOCATION MAIN HEADING/SUB HEADING ITEM

E Western Precinct

E3 Western Ancillary (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PA	**PUBLIC ART**				
95	Allowance for Public / Cultural Art (Provisional Sum)	Item			50,000.00
	PA - PUBLIC ART				**50,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			20,000.00
47	Construction Contingency	Item			25,000.00
	CT - CONTINGENCIES				**45,000.00**
WESTERN ANCILLARY					**246,020.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

F Menzies Crescent

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			95,000.00
45	Traffic and Pedestrian Management	Item			10,000.00
	PR - PRELIMINARIES				**105,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			46,112.00
	CM - CONTRACTOR'S MARGIN				**46,112.00**
DE	**DEMOLITION**				
237	Clear site of rubbish and debris	m²	3,152	0.40	1,260.80
78	Saw cut asphalt road pavement ready for removal	m	368	19.80	7,286.40
215	Saw cut concrete pavement ready for removal	m	2	24.00	48.00
79	Take up existing asphalt road pavement and dispose off site	m²	419	25.50	10,684.50
85	Take up existing vehicular unit pavers and dispose off site	m²	140	43.80	6,132.00
192	Take up existing concrete pavement and dispose off site	m²	196	38.80	7,604.80
126	Take up and remove existing unit footpath pavers and dispose off site	m²	348	39.50	13,746.00
102	Take up and remove paved median island and dispose off site	m²	33	62.50	2,062.50
103	Take up and remove gravel median island and dispose off site	m²	63	22.25	1,401.75
132	Take up existing garden bed vegetation and dispose off site	m²	217	32.20	6,987.40
89	Break up existing concrete kerb an gutter and dispose off site	m	318	38.50	12,243.00
91	Break up existing concrete spoon drain and dispose off site	m	78	48.00	3,744.00
101	Break up existing concrete median kerb and dispose off site	m	78	45.50	3,549.00
104	Demolish existing concrete pram ramp and dispose off site	No	3	480.00	1,440.00
88	Saw cut existing concrete kerb ready for removal	No	9	45.00	405.00
226	Allowance for sundry and unforeseen demolition including disposal of debris off site	Item			5,000.00
	DE - DEMOLITION				**83,595.15**
EA	**EARTHWORKS**				
119	Box out subgrade 220mm deep for new large format concrete footpath pavers including disposal of surplus spoil off site to Menzies Crescent	m²	1,329	30.80	40,933.20
14	No allowance for excavation, cartage, handling or dumping of rock	Note			Excl.
15	No allowance for excavation, cartage, handling or dumping of contaminated material	Note			Excl.
	EA - EARTHWORKS				**40,933.20**

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LOCATION MAIN HEADING/SUB HEADING ITEM

F Menzies Crescent (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PV	**PAVEMENTS**				
PR	**Profile and Reinstate Asphalt Road Pavement (Menzies Crescent)**				
76	Profile existing asphalt road pavement 50mm deep and dispose off site	m²	1,855	16.50	30,607.50
238	Apply primer or similar	m²	1,855	10.80	20,034.00
77	Supply and place 50mm thick asphalt as wearing course	m²	1,855	57.68	106,996.40
	PR - Profile and Reinstate Asphalt Road Pavement (Menzies Crescent)				157,637.90
CPM	**Large Format Concrete Pavers to Menzies Crescent**				
113	Prepare, proof roll, trim and compact subgrade	m²	1,329	10.50	13,954.50
114	Supply and place 150mm thick PM2/20 quarry rubble as base course including trimming and compaction	m²	1,329	26.50	35,218.50
115	Supply and lay large format concrete pavers including sand bedding (PC Sum $120/m² Supply)	m²	1,329	253.80	337,300.20
116	No allowance for feature banding	Note			Excl.
124	No allowance for concrete base or mortar bedding to unit pavers	Note			Excl.
123	No allowance for sealer to pavers	Note			Excl.
	CPM - Large Format Concrete Pavers to Menzies Crescent				386,473.20
CW	**Concrete Works**				
11	Construct concrete kerb and gutter	m	522	125.00	65,250.00
127	Construct flush concrete edge to concrete unit pavers	m	267	115.00	30,705.00
16	Construct reinforced concrete pram ramp including tactile indicators	No	4	2,980.00	11,920.00
	CW - Concrete Works				107,875.00
MI	**Miscellaneous**				
258	Allowance for sundry hardstands, tactiles, etc. (Provisional Sum)	Item			5,000.00
	MI - Miscellaneous				5,000.00
	PV - PAVEMENTS				**656,986.10**
LA	**LANDSCAPING**				
266	Allowance to make good to existing Memorial Garden turf adjacent new footpath works	m	236	30.00	7,080.00
	LA - LANDSCAPING				**7,080.00**
FU	**FURNITURE**				
62	Allowance for sundry street furniture including benches, bollards, bike racks, etc. (Provisional Sum)	Item			15,000.00
	FU - FURNITURE				**15,000.00**
SI	**SIGNAGE AND LINE MARKING**				
244	Allowance for line marking to Menzies Crescent	m²	1,855	4.50	8,347.50

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LOCATION MAIN HEADING/SUB HEADING ITEM

F Menzies Crescent (continued)

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
59	Allowance for statutory and sundry signage (Provisional Sum)	Item			5,000.00
60	Allowance for wayfinding signage (Provisional Sum)	Item			15,000.00
	SI - SIGNAGE AND LINE MARKING				**28,347.50**
SV	**SERVICES**				
ES	**Electrical Services**				
246	No allowance for new street lighting to Menzies Crescent	Note			Excl.
	ES - Electrical Services				Excl.
	SV - SERVICES				**Excl.**
SD	**STORMWATER DRAINAGE**				
96	Allowance for minor alteration to Menzies Crescent stormwater infrastructure to suit new works (Provisional Sum)	m²	1,855	50.00	92,750.00
241	No allowance for Gross Pollutant Traps	Note			Excl.
242	No allowance for Stormwater Detention and Retention	Note			Excl.
	SD - STORMWATER DRAINAGE				**92,750.00**
SSI	**SITE SERVICES INFRASTRUCTURE**				
105	No allowance for SAPN Augmentation and transformer upgrade - assume existing is sufficient	Note			Excl.
265	No allowance for upgrading of existing site infrastructure	Note			Excl.
	SSI - SITE SERVICES INFRASTRUCTURE				**Excl.**
PA	**PUBLIC ART**				
134	Allowance for entry statement to Menzies Crescent entrance (Provisional Sum)	Item			100,000.00
	PA - PUBLIC ART				**100,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			115,000.00
47	Construction Contingency	Item			125,000.00
	CT - CONTINGENCIES				**240,000.00**
MENZIES CRESCENT					**1,415,803.95**

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LOCATION MAIN HEADING/SUB HEADING ITEM

G Memorial Gardens

G1 Sound Shell

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			25,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**30,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			11,475.00
	CM - CONTRACTOR'S MARGIN				**11,475.00**
SM	**MEMORIAL GARDEN SOUND SHELL**				
248	Allowance for maintenance to existing Memorial Gardens Sound Shell (Provisional Sum)	Item			250,000.00
	SM - MEMORIAL GARDEN SOUND SHELL				**250,000.00**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			5,000.00
	BW - BUILDERS WORKS				**5,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			30,000.00
47	Construction Contingency	Item			35,000.00
	CT - CONTINGENCIES				**65,000.00**
SOUND SHELL					**361,475.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

G Memorial Gardens

G2 Playground Building

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			25,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**30,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			10,013.00
	CM - CONTRACTOR'S MARGIN				**10,013.00**
PG	**MEMORIAL GARDEN PLAYGROUND BUILDING**				
249	Allowance for accessibility and quality upgrades to existing Memorial Gardens playground building (Provisional Sum)	m²	145	1,500.00	217,500.00
	PG - MEMORIAL GARDEN PLAYGROUND BUILDING				**217,500.00**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			5,000.00
	BW - BUILDERS WORKS				**5,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			30,000.00
47	Construction Contingency	Item			30,000.00
	CT - CONTINGENCIES				**60,000.00**
PLAYGROUND BUILDING					**322,513.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

G Memorial Gardens

G3 Toilet Block

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			5,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**10,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			2,048.00
	CM - CONTRACTOR'S MARGIN				**2,048.00**
AB	**MEMORIAL GARDEN AMENITIES BLOCK**				
100	Allowance to refurbish existing Memorial Garden amenities block including accessibility upgrades (Provisional Sum)	m²	27	1,500.00	40,500.00
	AB - MEMORIAL GARDEN AMENITIES BLOCK				**40,500.00**
BW	**BUILDERS WORKS**				
243	Allowance for builders works and attendance in connection with services	Item			5,000.00
	BW - BUILDERS WORKS				**5,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			10,000.00
47	Construction Contingency	Item			10,000.00
	CT - CONTINGENCIES				**20,000.00**
TOILET BLOCK					**77,548.00**

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LOCATION MAIN HEADING/SUB HEADING ITEM

G Memorial Gardens

G4 Tree Planting

Rates Current At November 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**PRELIMINARIES**				
44	Contractors Preliminaries and Supervision	Item			5,000.00
45	Traffic and Pedestrian Management	Item			5,000.00
	PR - PRELIMINARIES				**10,000.00**
CM	**CONTRACTOR'S MARGIN**				
43	Contractors Overheads and Margin	Item			720.00
	CM - CONTRACTOR'S MARGIN				**720.00**
LA	**LANDSCAPING**				
73	Supply and plant 45L trees including preparation works, stakes, ties, etc. to Memorial Gardens	No	50	320.00	16,000.00
74	No allowance for alterations to existing Memorial Gardens irrigation system	Note			Excl.
	LA - LANDSCAPING				**16,000.00**
CT	**CONTINGENCIES**				
46	Design Development Contingency	Item			5,000.00
47	Construction Contingency	Item			5,000.00
	CT - CONTINGENCIES				**10,000.00**
TREE PLANTING					**36,720.00**

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Hon Nick Champion MP

Government of South Australia

Minister for Housing and Urban Development

Minister for Housing Infrastructure

Minister for Planning

GPO Box 11032
ADELAIDE SA 5001

T: (08) 8235 5580

E: ministerchampion@sa.gov.au

25EXT0454

City of Prospect
c/- Stephen Holmes
Director, Holmes Dyer Pty Ltd

By email: kirsten@holmesdyer.com.au

Dear Mr ~~Holmes~~ Stephen

I write to advise that under section 73(2)(b)(iv) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the advice of the State Planning Commission (the Commission) and approved the Proposal to Initiate the Prospect Lifestyle Precinct Code Amendment.

A copy of the signed Proposal to Initiate is enclosed for your reference.

The initiation approval is on the basis that under section 73(4)(a) of the Act, the City of Prospect (c/- Holmes Dyer Pty Ltd) will be the Designated Entity responsible for undertaking the Code Amendment process.

Pursuant to section 73(5) of the Act, the approval is also subject to the following conditions:

- The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code on the date the Amendment is released for consultation.
- The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
- Prior to adoption of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).
- Following completion of investigations and engagement activities, the Designated Entity must submit with the final Code Amendment, updated yield analysis (residential and employment), project feasibility and programme for delivery (this may be demonstrated with a basic site / staging plan).

SOUTH AUSTRALIA

In addition, the Commission has specified under section 73(6)(e) of the Act that the Designated Entity must consult with the following stakeholders:

- Department for Environment and Water
- Department for Infrastructure and Transport
- Environment Protection Authority
- Affordable Housing Unit of the SA Housing Trust
- Department for Education
- Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

Further, the Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations or information requirements in addition to that outlined in the Proposal to Initiate:

- Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify any relevant Aboriginal heritage considerations, including any identified cultural sites and objects relevant to the affected area.
- Conduct investigation into potential interface impacts from anticipated land use activities (e.g. traffic, noise and light spill) and built form (e.g. overshadowing, light access, scale and bulk) with land located in the Established Neighbourhood Zone, particularly low-density residential land uses, and identify a policy framework to mitigate adverse effects.

Further investigations may be required in response to feedback or advice received through the engagement process.

It should be noted that with known constraints in water and waste water capacity across the metropolitan area, should investigations undertaken as part of the Code Amendment identify that capacity in either system would not be available to support intended densities, full augmentation costs may be required to be resolved prior to finalisation of the Code Amendment unless another (private) solution can be delivered.

Pursuant to section 44(6) and 73(6)(d) of the Act, consultation in writing must be undertaken with:

- Owners or occupiers of the land and adjacent land, in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017.*

Engagement must be undertaken on the Code Amendment in accordance with the Community Engagement Charter. More information on the Community Engagement Charter is available in the Community Engagement Charter toolkit online at plan.sa.gov.au/have_your_say/code-amendments/code-amendment-toolkit.

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

For further information, please contact Catherine Hollingsworth, Planning Officer, Department of Housing and Urban Development on 0457 837 760 or by email to catherine.hollingsworth@sa.gov.au.

Yours sincerely



Hon Nick Champion MP
Minister for Planning

24 / 11 / 2025

Encl. Signed Proposal to Initiate the Prospect Lifestyle Precinct Code Amendment