



CITY OF PROSPECT
ADVOCACY
PRIORITIES



ACKNOWLEDGEMENT OF COUNTRY

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

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



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MESSAGE FROM OUR MAYOR



It is my privilege to serve a community characterised by its resilience, diversity, and unwavering spirit that sets us apart.

Whilst we may be small, we certainly bat above our average, and your Council Members and I are committed to ensuring City of Prospect remains a premier destination to live, work and play.

These Advocacy Priorities represent our commitment to key areas we believe will enhance the quality of life for our residents, promote inclusivity and equity, and contribute to the sustainable growth of our city. We understand that advocacy requires dedication, persistence, and a collective effort, and I am confident that our community, alongside our valued partners and stakeholders, will rise to the occasion.

Within these pages, you will find a comprehensive overview of our priorities, strategies, and the reasons why advocacy deserves attention. This document is more than words on paper; it is a potent tool to communicate our vision and mobilise support from our community and stakeholders.

Matthew Larwood, Mayor



PROSPECT FLOOD MITIGATION PROJECT

PROJECT OVERVIEW

- Churchill Road has a history of flood inundation of surrounding residential and commercial properties. With past flooding, the hardest hit locality was in the vicinity of Charles Street and Princes Street (immediately east of Churchill Road).
- Following the 2016 flood event, the City of Prospect purchased a flood-affected property at 93 Charles Street to expand the adjacent Stan Watson Reserve and increase the storage capacity of the existing pump station located in the reserve. The pump station, designed to serve the local catchment only, discharges into the existing low-capacity Churchill Road drain.
- The Churchill Road Drainage Upgrade (Stage 1) project will establish a new high-capacity outfall drain connecting Charles Street to the HEP channel on the western side of the rail corridor.
- This project is Council's priority to be implemented, due to:
 - Its potential to enable future upstream connections to the new outfall drain in a staged approach to further reduce flood risk to the area.
 - The benefits of undertaking the stormwater drain upgrade along what is the most complex section of the network in parallel with the delivery of the adjacent Renewal SA housing development.
 - The upgraded trunk/outfall drain will also provide significant benefits by improving flood protection to the rail corridor and assisting the localised trapped low point on Charles Street to drain more freely and effectively.



Charles Street, Prospect, December 2016



CURRENT FUNDING

The project has an estimated total cost of \$14.8 million and can be delivered in sections. The first section (Stage 1A) is from the HEP Channel to the north-western corner of the Renewal SA housing development and will include new pipes installed beneath the rail corridor and Regency Road bridge.

The estimated cost of Stage 1A is \$4.5 million and is being delivered under a tripartite funding model with Federal, State and Local Government contributions as follows;

- Federal Government via National Emergency Management Agency – \$1.5 million (33%) and subject to confirmation
- State Government via Stormwater Management Authority – \$1.5 million (33%)
- City of Prospect has committed to funding \$1.5 million (33%)

\$10.3M of funding is required to complete the next stage of works.



ADDITIONAL FUNDING

The total funding allocated to Stormwater Management in the LTFP is \$13.5M over the next 10 years towards progressing the Barker Inlet Stormwater Management Plan infrastructure improvement identified. It is proposed to use these funds to seek additional contributions from the Federal Government and State Government to secure the additional investment of \$10.3 million required to complete the next stage of the project.

The first stage of the project is being delivered under an Early Contractor Involvement framework which will ensure that the detailed designs are completed, and the next stage of the project is 'shovel ready' in the event that additional funds become available.

Flood Modelling - Existing Issues



KEY BENEFITS

Key rail (Gawler Rail Line/ One Rail) and road (Churchill Road) freight transport corridor from Adelaide is at risk of severe flooding causing major disruption of services. The Churchill Road Drainage Upgrade project will also provide key foundation infrastructure to allow for continued improvement to flood protection across the City. Over time through further investment beyond Stage 1 this will avoid impacts on critical freight by reducing the likelihood of transport services being disrupted during a significant rainfall event.

ECONOMIC IMPACTS

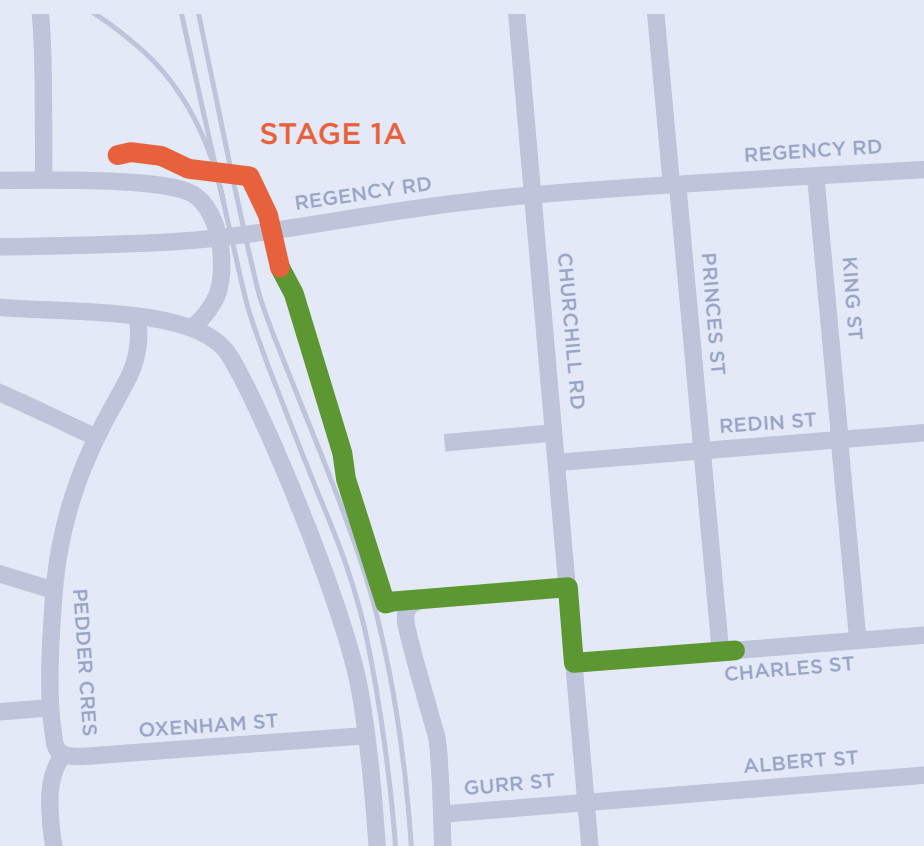
- The overall investment for the Churchill Road Drainage Stage 1 project will be \$14.8 million.
- From the \$14.8 million investment, a high-level economic assessment has estimated the corresponding creation of direct jobs is estimated at 25 or 8.3 per annum for 3 years. From this direct expansion in the economy, flow-on supply-chain effects in terms of local purchases of supplies, foods and services anticipated, would result in the gain of a further 65 jobs or 21.6 per annum for 3 years.
- Total employment, including all director, supply-chain and consumption effects is estimated to increase by up to 90 jobs or 30 per annum for 3 years.
- The total contribution to South Australia's Gross State Product, including all direct, supply-chain and consumption effects, is estimated to be up to \$15.6 million over 3 years.



RECENT ACTIVITIES, NEXT STEPS AND PROJECT TIMEFRAME

The Churchill Road Drainage Upgrade Stage 1 project is expected to progress as follows:

- Requests for variations have been submitted to the funding providers for Stage 1A, the SMA and NEMA. The SMA's funding commitment has been confirmed and confirmation of NEMA's funding commitment is pending.
- Risk Analysis and Safety in Design: Additional risk analysis tasks, including Safety in Design and construction risk assessments, have been completed to ensure the project is delivered safely and efficiently.
- Stakeholder Liaison: Continued liaison with stakeholders will occur to ensure the project meets the needs of all parties.
- Functional Design: The final functional design has been completed following feedback from stakeholders and completion of risk and safety in design assessments.
- Tender Process: Documentation for the Early Contractor Involvement (ECI) Design and Construct (D&C) contract is being prepared. This contract will outline the detailed scope of work, cost, and timeline for the project. The desired outcomes include engaging suitably qualified and experienced contractors/consultants to deliver the works to a quality standard, within budget and project deadline.
- A Business Case is being prepared to support future funding applications to secure the additional investment of \$10.3 million required to complete the remaining sections of the project. The Business Case will comprehensively investigate the benefits of the proposed flood mitigation works including the reduction in flood damages (costs avoided) and broader socio-economic and environmental benefits associated with improving the community's resilience to flooding.



CHURCHILL ROAD, PROSPECT

STORMWATER DRAINAGE UPGRADE STAGE 1

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PROSPECT OVAL

SPORTS PRECINCT

PROJECT OVERVIEW

- Prospect Oval is the jewel in the crown for the City of Prospect, as it understands the importance the Oval plays to our community. It's not just a historic sporting hub but also a gathering place that brings generations together and fosters a sense of belonging.
- The City of Prospect has placed the upgrade of Prospect Oval as one of its key priorities to support and deliver through committing a \$200,000 funding allocation to design the lighting upgrade to AFL standard, making the site ready for a potential AFL Gather Round fixture and future broadcasting of domestic cricket matches nationally.
- In addition, Council's decision to undertake a strategic land purchase adjacent Prospect Oval demonstrates Council commitment to:
 - Celebrate the Prospect Oval precinct as an enhanced, community focused asset;
 - Increase public amenities and the oval quality of the community spaces;
 - Create a unique health, wellness and fitness precinct;
 - Support the economic development of Main North Road; and
 - Connect Main North Road with Prospect Oval through an extension of public spaces.

\$6M of funding is required to deliver a lighting upgrade to Australian Football League & Cricket Australia broadcast standards.



PROJECT FUNDING

- Council has committed to funding \$200,000 towards designing lighting infrastructure.
- Council is currently developing a revised Prospect Oval Master Plan, which will clearly outline the infrastructure upgrades needed to create a fit-for-purpose community space and elite sporting precinct. The Master Plan will be completed through 2024/25 financial year.
- Council is willing and ready to form relationships and partner with all levels of government to create a state-of-the-art precinct.
- In addition, Council is open to joint ventures to drive this opportunity for its community.

AREAS FOR IMPROVEMENT

- The Prospect District Cricket Clubrooms need redevelopment to bring them to current day standards and improve facilities available for broader sporting participation.

This includes providing the opportunity to improve 'away' change rooms for AFL (men) as well as inclusive female participation friendly infrastructure lacking at this facility to service the rapid growth in women's sport associated with AFL and Cricket. The project would improve the aged, cramped, poor amenities and change rooms to state of the art, elite facilities.

This redevelopment also provides an opportunity to co-locate the Cricket Club with the nearby Prospect RSL Club, with both groups supportive in principle of this approach. Any colocation would further leverage opportunities for Prospect Oval's enhancement through subsequent redevelopment of the current RSL site by way of providing an improved entry statement to Prospect Oval.

This project is being progressed to enable it to be considered as a Federal Government election opportunity in 2025.

- Funding is required for the lighting upgrade beyond Council's initial investment in design development. The design process has recently been commenced and at this stage a high order cost estimate for the project is estimated at \$6M.

Council is currently working with SACA and SANFL to ensure that this project meets the strategic needs of both stakeholders in establishing Prospect Oval as one of the premier locations for elite sports in the State.

For the project to become a reality it will require a partnership funding approach to enable its delivery between the Council, North Adelaide Football Club, SACA and the State Government to progress its delivery. A Memorandum of Understanding is being progressed to underpin key stakeholder commitments to this project and key objectives of each party to commit to this project. All parties are excited and supportive of the opportunity this project presents for their respective codes, Prospect Oval and the broader community.

The Council are committed to delivery of this project ready for the 2025 AFL Gather Round, enabling Prospect Oval to be considered as a location for an AFL fixture.

\$3M State Government funding is sought for the lighting to be delivered together with \$3M funding from other project partners.



KEY BENEFITS

- South Australia has seen a resurgence in sport participation over the past decade, fostered by a local investment in accessible sporting and recreational facilities. These efforts have not only encouraged greater participation across the State, but sees statistics such as 25% of players registered with the Prospect Cricket Club born overseas, subsequently fostering a sense of unity and community spirit.
- In particular, the rapid increase of girls and women playing AFL and Cricket at all levels. With 46% of Australian girls participating in organised outside-of-school-hours sport each week, plus an increase of 54% of female club and community cricket participation over the past five years, Prospect Oval is perfectly positioned to play a key part in fostering both community and elite women's and girls pathways to AFL and Cricket.
- The South Australian Cricket Association (SACA) reported a 13% increase in total participation across all forms of the game in previous seasons. Along with a strong school program, which resulted in more than 94,000 school based participants, setting the pathway for more players to be introduced to the game and create opportunities to transition into club cricket.
- However, across Australia less than 35% of facilities are still currently deemed inclusive for girls and women, presenting significant challenges in attracting and retaining girls and women in both AFL and Cricket.
- Improved infrastructure for women's sport levels the playing field by offering women and girls the same quality facilities and resources as men, promoting gender equity, fostering a sense of belonging and encourage social interaction. Mitigating the risk of girls dropping out of sport, due to lack of accessible facilities, unequal resources and perceived lack of future opportunities.
- City of Prospect and SACA are committed to supporting the growth opportunities for girls and commit to creating a realistic pathway to competition cricket. In addition to resource structures, ensuring that access to appropriate facilities to accommodate cricket for women and girls is critical to support the growth of women's sport participation.
- Transformation of both AFL football and cricket at grassroots level to better cater for females is a key strategy for Council, its stakeholders, the community and government alike. Infrastructure is needed to ensure the State keeps up the pace with growth and improvements needed to promote the involvement of women and girls.

Council is willing to invest into the future of Prospect Oval as it understands the key role the precinct will play in the future for the State's economic prosperity and to create both community and elite sporting pathways. However importantly, the vital role the precinct will play in its community wellbeing.





ECONOMIC IMPACTS

- Whilst this exact number is yet to be quantified, the known economic benefits from the 2023 Gather Round to local grounds including Norwood and Mt Barker were significant (\$83m to the State's economy).
- Prospect Oval's close proximity to the Adelaide CBD creates a shared opportunity to foster the Gather Rounds carnival atmosphere both for the local and broader community.
- Finally, the social return on investment for an average community football club indicates that for every \$1 spent to run a club, there is at least \$4.40 return in social value in terms of increased social connectedness, wellbeing and mental health, employment, personal development, physical health, civic pride and community support.

NEXT STEPS AND PROJECT TIMEFRAME

City of Prospect is working hard to ensure it fosters a 'can do' ethos to secure the potential activation and showcase for Prospect Oval.

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OPEN SPACE AND RECREATION PRECINCTS

PROJECT OVERVIEW

Population growth, climate change and urban infill will place continued importance on the provision of accessible and diverse urban green spaces in the City of Prospect. Easy to access and well-designed parks provide a wealth of benefits to individuals, families, communities, nature and the environment.

City of Prospect has 23.34 hectares of open space (1.2ha per 1000 people) which represents one of the lowest inner metropolitan open space offerings compared to the average provisions of Inner Metropolitan Councils (8ha per 1000 people).

The recommended walking distance to a playspace should be within 5 minutes walk or 400m distance of every home.

City of Prospect therefore places the improvement of open space as one of its key priorities due to the important role they play in the health and wellbeing of its community.

2022 Residents Satisfaction Survey also highlighted the importance of open space for our community, with over 81% stating they valued open space.

The following open spaces have been identified as current key priority areas:

- **Peppermint Gums Reserve** (Neighbourhood Park) – is seeking construction support to upgrade and enhance the playspace to become City's adventure playspace including nature play upgrade. Improve the street presence and interface with Main North Road to create a 'hub' open space environment, as well as a potential destination for larger gathers through installation of BBQ facilities, and play elements.
- **Broadview Oval Tennis Precinct** – With an endorsed Master Plan the Tennis Precinct Upgrade will deliver a consolidation of the two existing clubrooms into one new purpose-built facility with viewing areas, an expansion in the number of courts that are Tennis SA compliance, new walkways and shelters and changes to precinct parking. The generational redevelopment project is designed to realise these changes and ensure the future proofing of this critical community facility.

Council will continue to advocate for open space provisions of surplus lands through State Government projects.

PROJECT FUNDING

- Peppermint Gums Reserve – is seeking \$1.1m to support its construction upgrade, to create a destination adventure playspace for the City of Prospect.
- Broadview Oval Tennis Precinct – Council is currently finalising this project to shovel ready status such once appropriate funding is secured it can be delivered.

\$1.1M of funding is required to deliver the Peppermint Gums Reserve upgrade.

KEY BENEFITS

- With the City of Prospect's youth demographic growing by 6% each year, the value and importance of open space areas plays a vital role in the planning of urban growth.
- Statistics also demonstrate the older population who moved to the area in their 40's are staying, creating further importance on accessible open spaces for ageing in place support.
- With the State Government increasing pressure for Council's to create population growth opportunities, offering quality fit-for-purpose open space areas is vital to enhance the community's health and wellbeing.
- Outdoor play allows children to develop more advanced motor skills, including agility, balance and coordination, and creates long-term health benefits including lower obesity rates, improved muscle strength and social development.
- Open space areas foster a love and appreciation for the environment, encouraging action towards climate change mitigation and environmental advocacy in all ages.

NEXT STEPS AND PROJECT TIMEFRAME

The City of Prospect continues to prioritise and allocate funding towards its open space projects where it can, however additional support is needed to ensure Council demonstrates the value placed on open space to complement the pressure and action towards urban growth initiatives.

ECONOMIC IMPACTS

- Investing in open space creates opportunities for local businesses and local employment, improving community prosperity and wellbeing and increasing property values.
- A city with well-maintained open spaces is more attractive to businesses, talent and investment. Organisations will choose to establish offices in the area, enhancing the quality of life for employees and the local community.
- Improving open spaces fosters community capacity to advocate for the environment and wellbeing benefits, reducing the pressure on all levels of government.



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PRESERVATION & CELEBRATION OF OUR HERITAGE & CHARACTER

PROJECT OVERVIEW

- The City of Prospect is advocating for two key amendments to the Planning and Design Code in relation to heritage and character preservation.
- In the heritage space, City of Prospect wishes to see additional places and streets protected from demolition by way of heritage listing (either as individual Heritage Places or as Heritage Areas).
- In the character space, City of Prospect wishes to see adaptive reuse of existing character homes encouraged through planning policy as a desirable approach to development (compared to the demolition and replacement of character homes). This would be delivered through the Future Living Code Amendment as new co-housing development opportunities, and City of Prospect wishes to see this Code Amendment prioritised and implemented.



CURRENT ADVOCACY

HERITAGE

The City of Prospect has endorsed a project plan inclusive of four key steps to achieving additional heritage protections. Those steps are:

- 1 Undertaking a Thematic Analysis (funded in the 2023/24 Budget);
- 2 Obtaining State Planning Commission Endorsement of Representative Buildings in all Historic Areas (no funding likely required);
- 3 Undertaking a new Heritage Survey of City of Prospect (currently unfunded); and
- 4 Undertaking a Code Amendment to embed the outcomes of the Heritage Survey and Thematic Analysis into the Planning and Design Code through additional heritage protections (currently unfunded).



CHARACTER

- The City of Prospect was a key player in the delivery of the Co-housing for Ageing Well project, along with Town of Walkerville, City of Unley, City of Burnside, the then Dept, of Planning Transport and Infrastructure/ State Planning Commission and the University of South Australia.

The project investigated how older Adelaide houses such as villas and cottages could be altered and extended to create one or more additional dwelling onsite in order to suit a co-housing arrangement for older residents wishing to age in place. The project used case study designs to demonstrate how these outcomes could be achieved without negative impact to character streetscapes.

The project provided linkages to Council's Housing Diversity and Desirable Neighbourhoods Study; in particular in relation to the issue of reuse of existing dwellings for more diverse housing and retention of built form character, and to consider how alternative housing forms are encouraged through the State's Planning and Design Code.

- Following this project City of Prospect has contributed staff resources to an ongoing Working Group to further a Code Amendment allowing for co-housing developments in the study area. City of Prospect is disappointed that this Code Amendment has not progressed as quickly as it could have, and remains committed to supporting progress of this Code Amendment.

City of Prospect understands that this Code Amendment will progress to public consultation in coming months and advocates that this be pursued with some urgency by the State Planning Commission.



KEY BENEFITS

- Retain more of Prospect's character housing, preserving these streetscapes and Prospect's sense of identity for future generations.
- Create additional opportunities for 'missing middle' houses to be created within our community.
- Assist older members of our community to generate funding from their existing home to age/dowsize in place.
- Support continued capital value growth and reputation as a great place to live and do business.

NEXT STEPS AND PROJECT TIMEFRAME

Steps as above, full delivery of these project timelines expected to occur in 2025/26 Financial Year (subject to budget allocation, timely support from heritage experts, support from State Planning Commission/ Government).

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AFFORDABLE HOUSING

PROJECT OVERVIEW

- The City of Prospect believes all South Australians deserve to have a place to call home and advocates for opportunities through affordable housing to foster this important philosophy.
- Affordable housing brings a multitude of tangible community benefits, which contribute to both the wellbeing and economic prosperity of communities. Increased spending on healthcare, education and food stimulates economic benefits as well as laying the foundation for generational wellbeing.
- The City of Prospect places high importance on fostering affordable housing options to its community, through advocating for policy positions and opportunities through both home ownership and rental options.
- Where possible Council will work with State and Federal governments, local developers and its community to encourage the construction of affordable housing.

NEXT STEPS

City of Prospect will proactively advocate for affordable housing options across its City, through encouraging policy positions and opportunities.

It will also endeavour to support charities who assist the community who may be sleeping rough or experiencing poverty with potential homelessness.

AFFORDABLE HOUSING - WHAT WE WANT

- 1 State Government partnership, either directly or through grant funding to a third party, to see affordable and/or social housing delivered as part of Council's strategic development of 142-148 Main North Road Prospect;
- 2 Minister for Planning / State Planning Commission to amend Planning and Design Code to include 'sticks' as well as 'carrots' related to the delivery of Affordable Housing;
- 3 SA Housing Authority, in conjunction with State Planning Commission, develop alternate model for delivering formal affordable housing (i.e. not penalising developers through cost and time associated with Land Management Agreement to achieve positive outcomes);
- 4 Include within Renewal SA's land acquisition strategy (of targeting sites that the development industry is struggling to bring to market) the acquisition of adjacent parcels of land within Urban Corridors to see such land amalgamated for more intensive development inclusive of greater opportunities for affordable housing and supporting services in Inner Metropolitan Adelaide;
- 5 Actively pursue the completion of the 'Future Living' Code Amendment, to facilitate options for affordable co-housing developments to be pursued in our character areas while retaining historic and much valued housing stock.



KEY BENEFITS

- A person's housing is a huge social determinant of their health. Among other factors such as income and education, housing is a component that drastically influences a person's physical and mental wellbeing.
- Affordable housing also promotes diverse and inclusive neighbourhoods, fostering social cohesion, tolerance and a stronger sense of belonging.
- Importantly, affordable housing leads to improved educational outcomes for children, as they are less likely to face the disruptive effects of frequent moves or housing instability.

ECONOMIC IMPACTS

- Affordable housing plays a pivotal role in fostering local economic stability through the option for the community to allocate a larger portion of their income towards other essential needs like healthcare, education and nutritious food, boosting local spending.
- Long-term economic benefit of affordable housing offers chance to decrease childhood poverty, by providing children with a better and more equitable path forward. Equipping kids with tools for social mobility is proven to create healthier societies and economic growth in the future.
- A stable, affordable home gives children the chance to establish healthy habits and focus on their goals and education. Generationally, this has massive impacts on educational achievement, economic output, and creating opportunities for residents to give back to their communities.

AFFORDABLE HOUSING OPPORTUNITIES

Affordable housing is designed and priced to cost people no more than 30% of their gross income if they are on a low or moderate income.

A dwelling is considered to be an affordable home if it is:

- offered for sale to eligible buyers
- offered for home ownership and is for sale at or below the appropriate price point
- priced at \$417,000 or less (if key criteria are met, the price can be up to \$479,550 – the criteria are published in the government gazette)

The commitment to provide affordable housing is made through a legally binding instrument, such as a land management agreement. The criteria are re-assessed annually to make sure these requirements are met.

HOW TO INCLUDE AFFORDABLE HOUSING IN DEVELOPMENTS:

- Discuss the requirements with a local planning officer (council or state commission assessment panel) or SA Housing Authority affordable housing officer.
- Design the site plans, stage plans, lots and dwellings to meet the affordable housing price point and market demand.
- Allow for the delivery of affordable housing in the design with smaller lots for row housing, or community titled lots for apartments.
- Consider how environmental design could improve ongoing living affordability and amenity, for example, cross ventilation, passive solar energy design, efficient appliances, appropriate zoning, room flexibility for future use, and external shading from gardens.

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