

## 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

- 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](#).



## 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.

## 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](#).

## **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.



## **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.

