



Prospect Lifestyle Precinct

Proposal to revoke classification of Community Land

Report for Public Consultation

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
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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 and 142-148 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

PREFERRED MASTER PLAN OPTION



- ① **Mixed-Use Development South-East Corner:** A multi-story, 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 roads.
- 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 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.



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

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

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 5261 Folio 763

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

Figure 3. Prospect Lifestyle Precinct Proposed Classifications



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 existing commercial and retirement living properties.



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

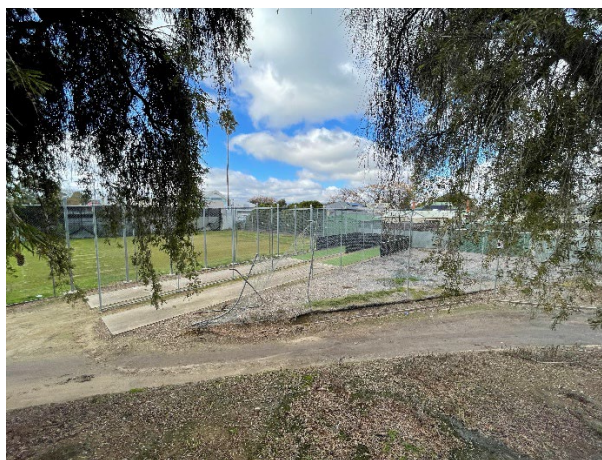


Figure 9. Looking south toward the southern boundary of the oval allotment, showing an existing storage shed and the rear fences of adjoining residential properties.



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

Community Plan Pillars		Top 4 Priorities	
Community Value	○	Supporting Planning Outcomes	✓
Quality Infrastructure	✓	Addressing Traffic and Parking	○
Sustainability	○	Prospect Oval Precinct	✓
Funding our Future	✓	Churchill Road Drainage Project	○

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



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 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

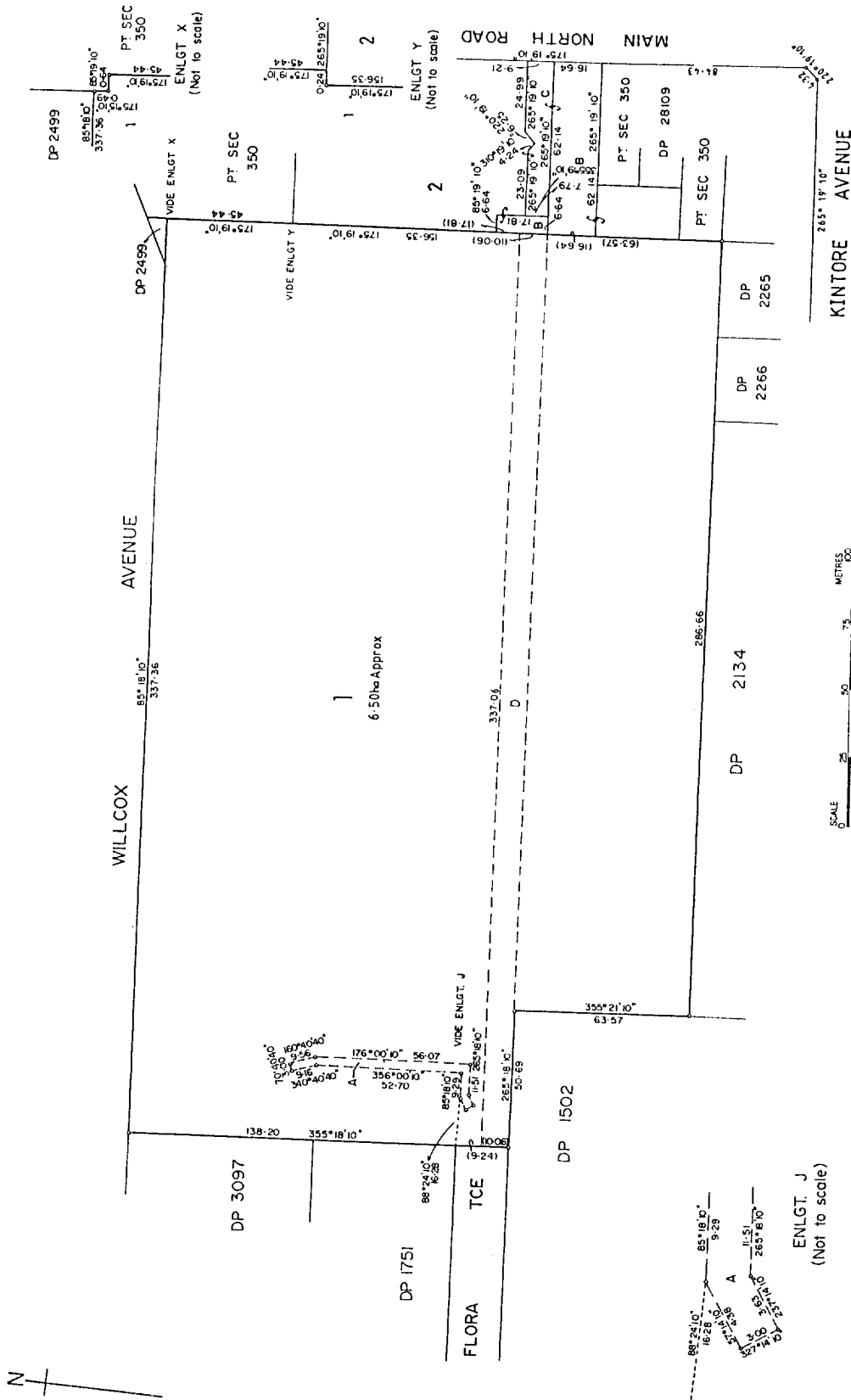
Registrar-General's Notes NIL

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 16/12/2021

PROVISIONALLY IN SA HERITAGE REGISTER 05/08/2021

HEIGHT LIMITATIONS APPLY



REAL PROPERTY ACT, 1886



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 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

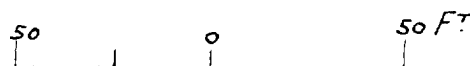
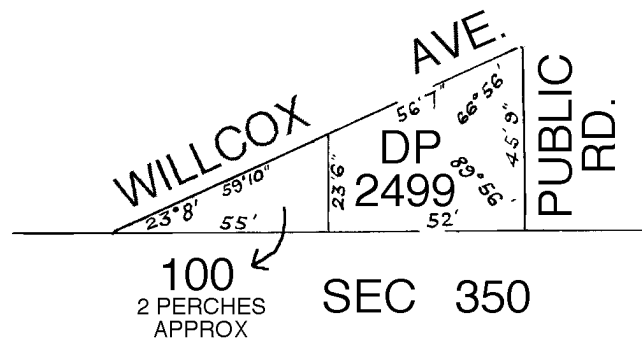
Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 16/12/2021
PROVISIONALLY IN SA HERITAGE REGISTER 05/08/2021

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

REAL PROPERTY ACT, 1886



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 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

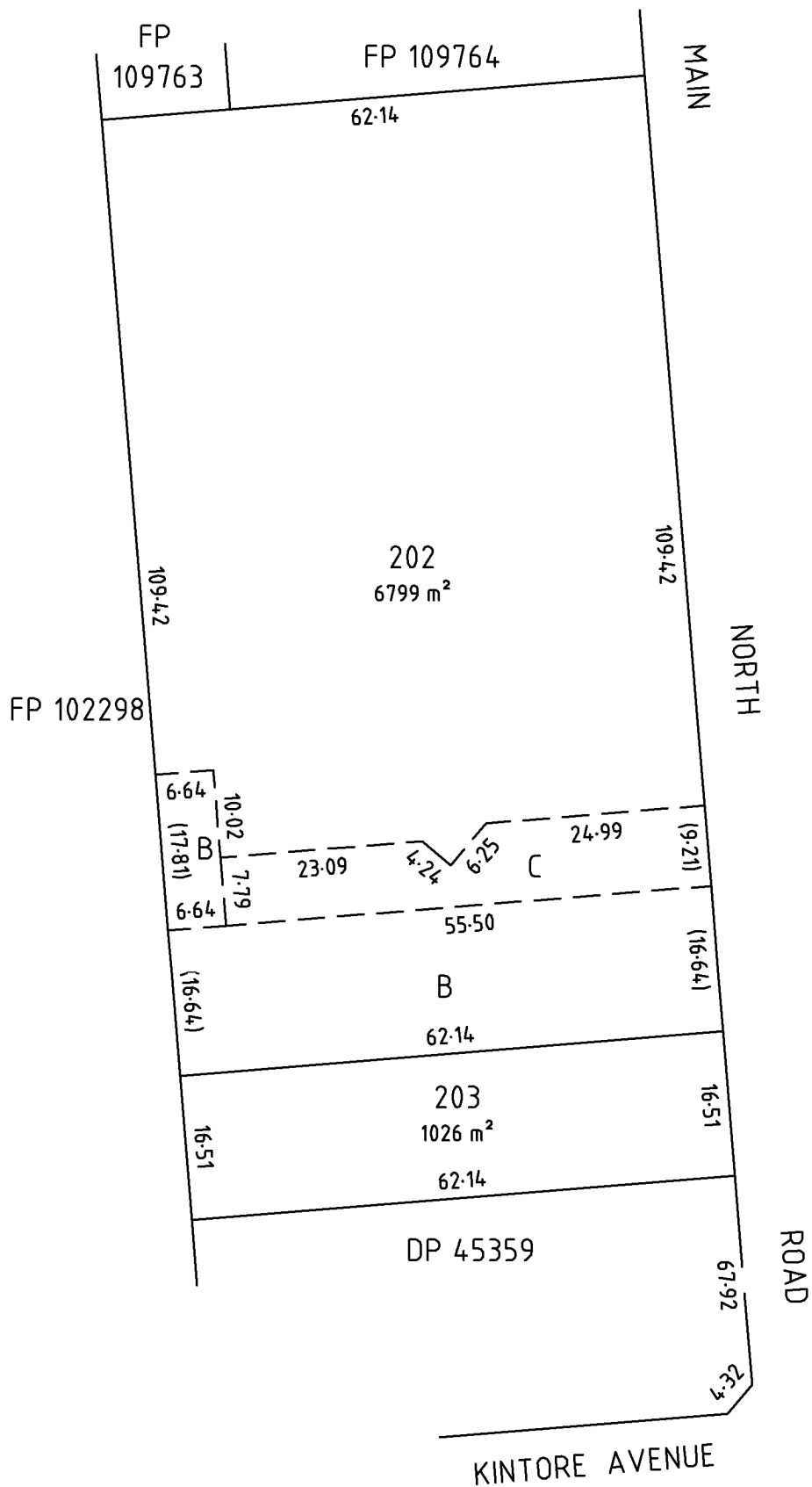
NIL

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



0 7.5 15 22.5 30 Metres

REAL PROPERTY ACT, 1886



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

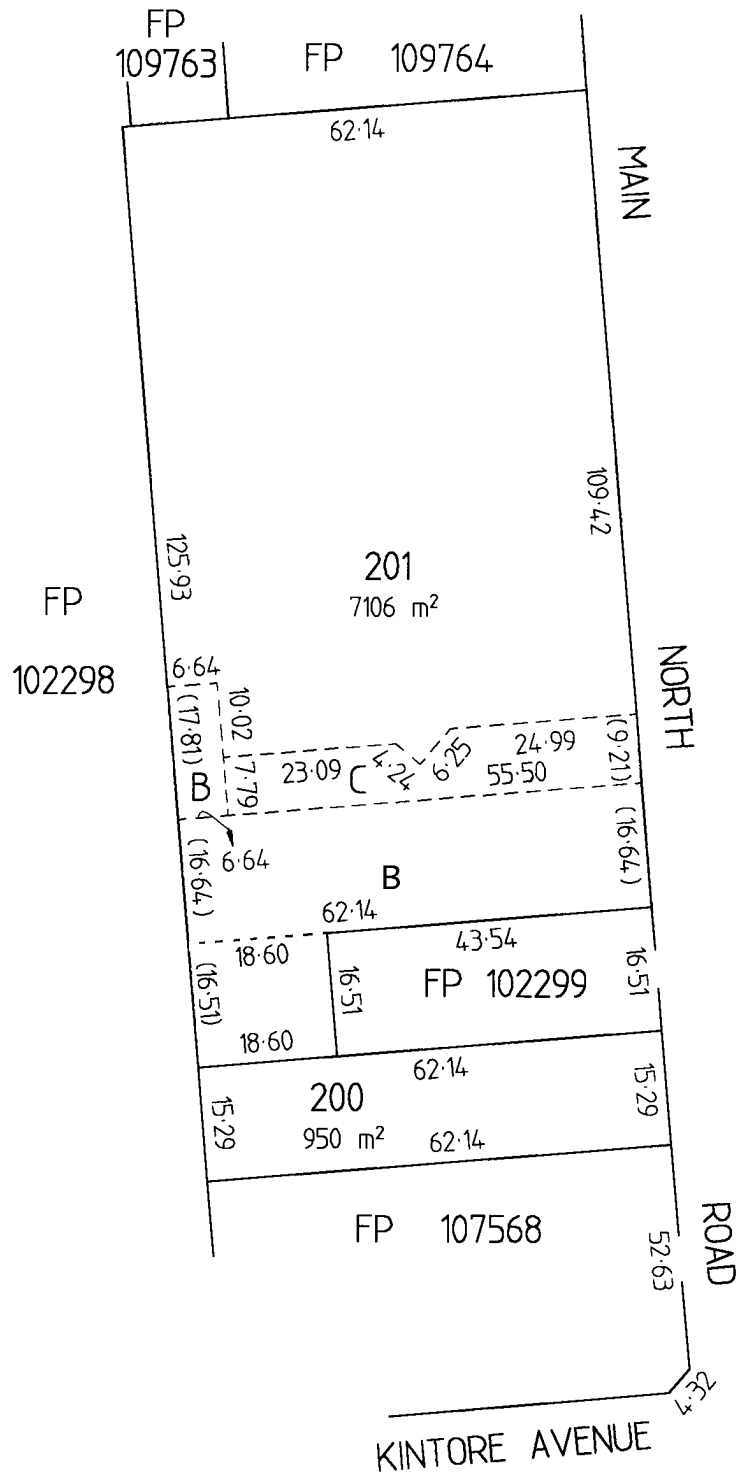
Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL

HEIGHT LIMITATIONS APPLY



REAL PROPERTY ACT, 1886



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 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

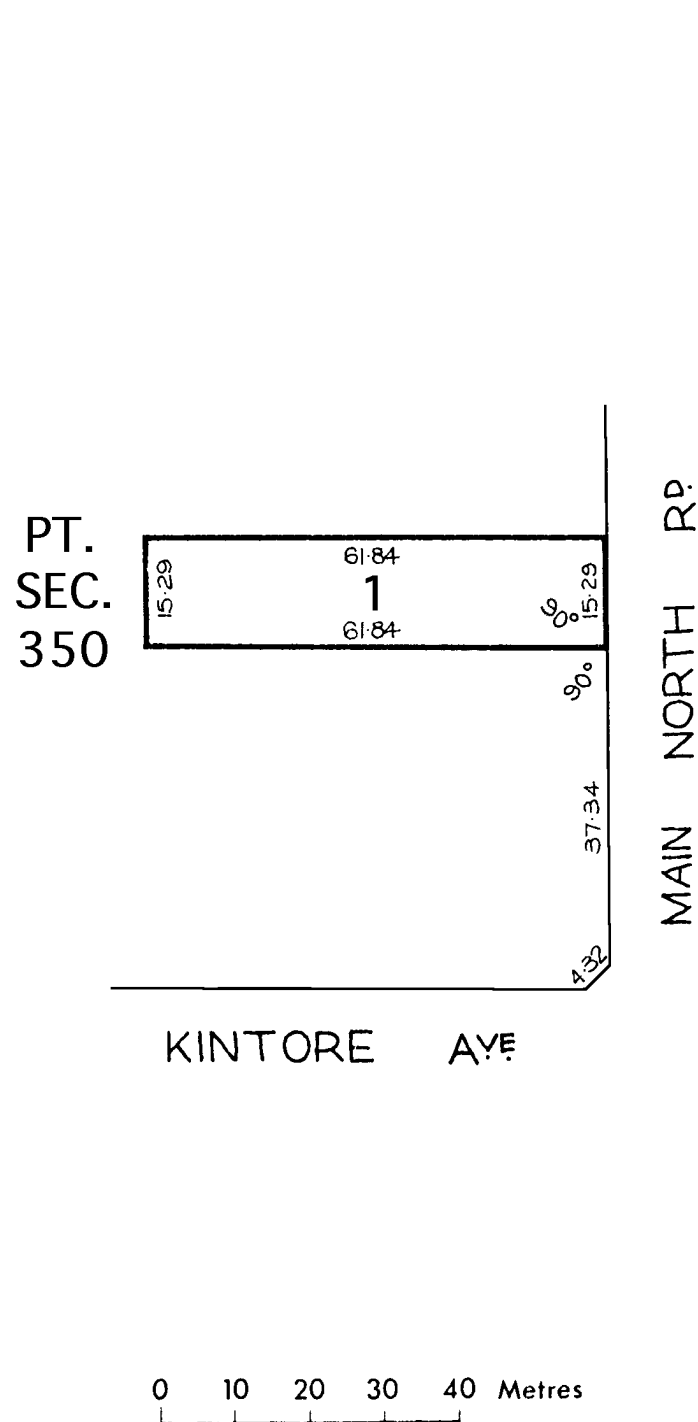
Schedule of Dealings

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

This plan is scanned from Certificate of Title 4224/341



Note : Subject to all lawfully existing plans of division

REAL PROPERTY ACT, 1886



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 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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14156977	MORTGAGE TO LOCAL GOVERNMENT FINANCE AUTHORITY OF SOUTH AUSTRALIA
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Notations

Dealings Affecting Title NIL

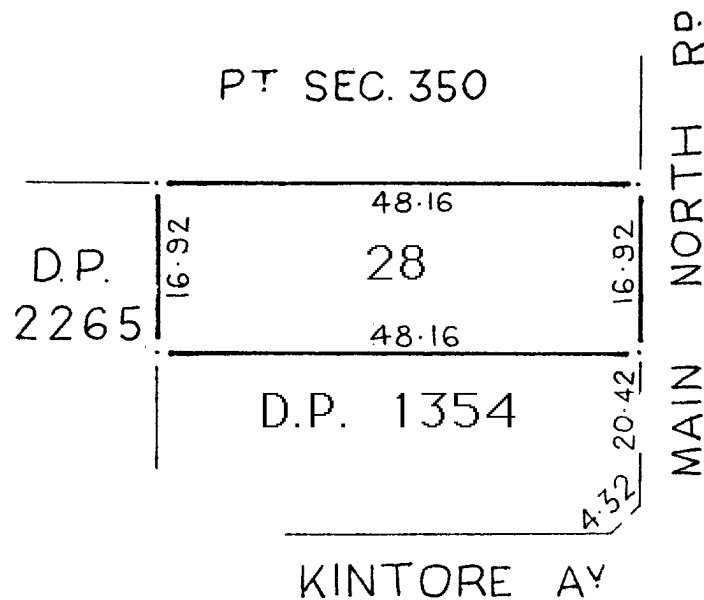
Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL

This plan is scanned from Certificate of Title 4361/43



0 7.5 15 22.5 30 Metres

Note: Subject to all lawfully existing plans of division

REAL PROPERTY ACT, 1886



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 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

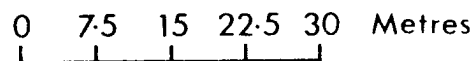
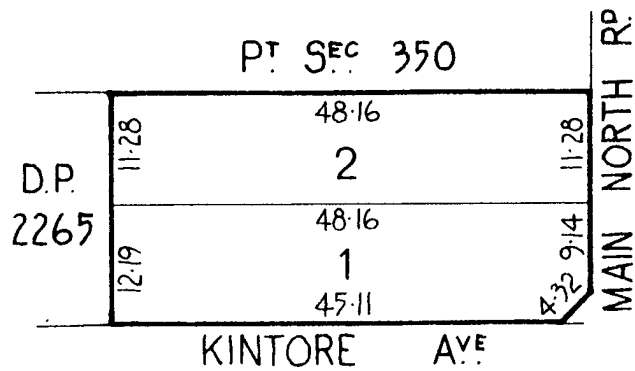
NIL

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



REAL PROPERTY ACT, 1886



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 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

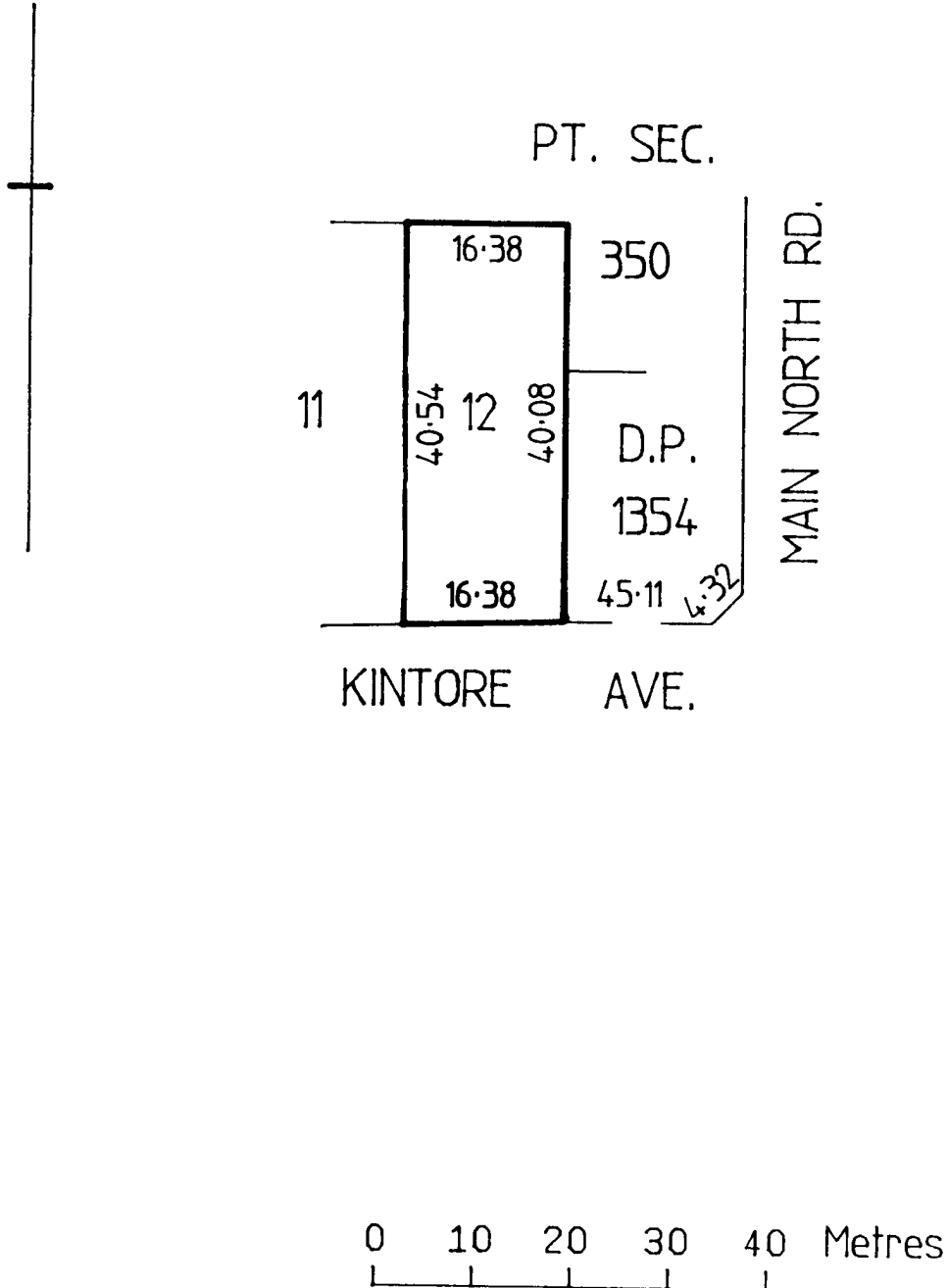
NIL

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



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



- 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

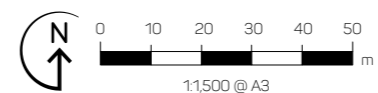




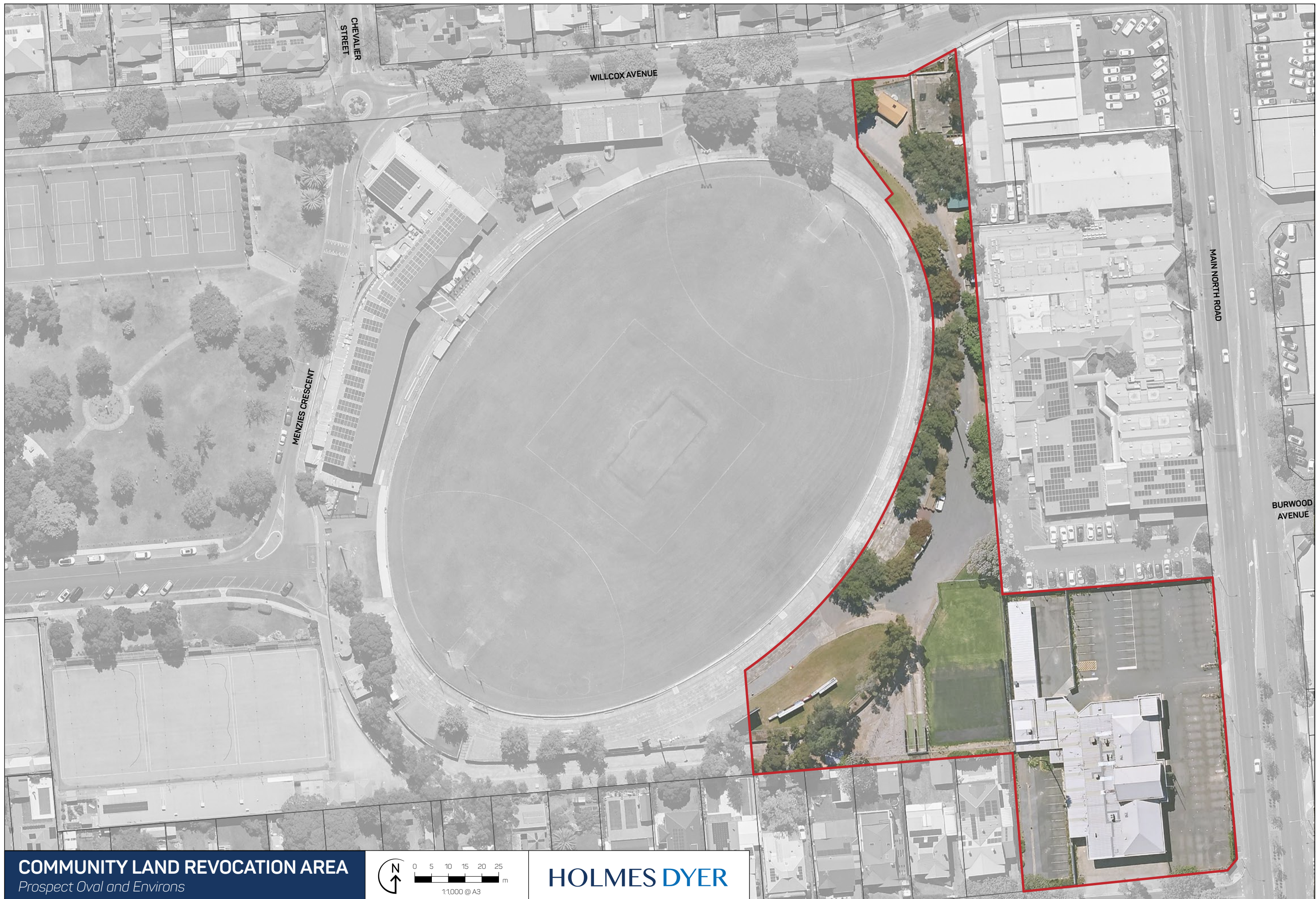
KEY	Title Ref.	Allotment
1	CT5204/868	
2	CT5737/308	
3	CT5792/763	
4	CT5804/920	
5	CT5803/879	
6	CT5932/12	
7	CT5391/365	
8	CT5183/615	
9	CT5141/680	
10	CT5140/974	AL 2
10	CT5140/974	AL 1
11	CT5261/763	

PROPOSED CLASSIFICATION
Prospect Lifestyle Precinct

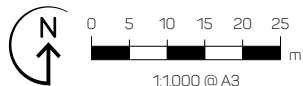
- Prospect Lifestyle Precinct
- Proposed for Revocation
- Community Land
- Exempt



HOLMES DYER



COMMUNITY LAND REVOCATION AREA
Prospect Oval and Environs



HOLMES DYER