

# Broadview Community Health and Fitness Hub

## Frequently Asked Questions

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### How will car parking access and capacity change?

Two-way access and egress to the carpark from Poltawa Tce and Myponga Tce will be maintained for each option, although the number of car parking spaces for each option will depend on the size and siting of the Community Health and Fitness Hub and subsequent concept designs (including car parking and landscaping).

The installation of cricket nets to the western side of the precinct would generally reduce the number of available on-site parking spaces, while the design and siting of the Hub building (and associated car park) would also impact on parking availability.

Of the draft options, initial analysis suggests:

- Option 1 (west wing) would have increased parking capacity (with consolidated rather than separate access points)
- Option 2 (existing) would have increased parking capacity (maintaining separate access points)
- Option 3 (hybrid) would have the lowest car parking capacity of the options

It is anticipated the new (future) car park adjacent Collingrove Ave would have one-way access.

### Will there be an impact on local traffic movements?

No changes to the local road network are proposed, although there would be

some changes to access to the oval car park for each option.

The new car park adjacent the intersection of Poltawa Tce and Collingrove Ave (south of the Bowling Club) forming part of the broader Draft Master Plan would introduce additional off-street parking on this side of the precinct.

### How many trees would be removed for each option?

Council is determined to retain as many of the existing trees as possible (albeit noting that the Pepper Trees are not as highly valued as other species) and this principle will inform the design response to whichever site option is pursued.

### Can I comment on the Master Plan as a whole?

The current consultation survey is focused on the Community Hub. Council has previously undertaken consultation on the Draft Master Plan and considers that the Hub location is key to finalising the Draft Master Plan.

### Will the new Community Health and Fitness Hub be one or two storeys in height?

The Hub locations (and indicative footprint) are based on a two-storey building, with change-room facilities at ground level and function areas on the upper level.

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### Are there plans for the new facility?

Council is not currently seeking feedback on the design of the building/structure at this stage, but is interested in hearing which location is preferred by local residents. The design of the Community Health and Fitness Hub would be subject to a future consultation process (subject to Council endorsement), once a preferred location is identified and a draft concept design completed.

We are currently working on this concept plan for consideration in the new year and it is this initial work that has informed the 'key design strategies', 'architectural language principles' and 'key issues' that are identified in the consultation document.

These 'strategies, principles and issues' would apply to each of the site options, but the initial concept design for the facility has focused on the 'west wing' option and at this stage has concentrated on what design responses may be taken to reduce potential impacts.

### Would the new facility include public toilets?

It is anticipated that the new Community Hub would contain public toilets on the ground level. New public toilets are also planned for adjacent the recently upgraded playground and dog park, as well as within a future combined tennis facility (so three separate public toilet locations in total).

### How would the new facility cater for the community as well as the sporting club(s)?

There are various options being explored for how the facility design, and the leasing or licensing of the building, could facilitate access by the broader community. Council has looked to other similar venues to assist in determining what could maximise broader community benefit, while also providing a state-of-the-art facility for the football club.

### Why is consultation being undertaken now?

The purpose of the additional survey is to seek further feedback from residents and key stakeholders on the location of the community hub building.

Council has already heard from the community about the Draft Master Plan previously released for consultation, with notification to residents at that stage involving direct mail as well posters in various locations across the site. The 'postcard' approach seeks to engage local residents in a different manner and at a different time.

### Is there funding for the proposed facility?

Council will be applying for external grants to assist in financing the new facility but has not yet committed to its delivery, so no budget has been allocated to its construction. At this stage, the Draft Master Plan seeks to put in place the preferred future location

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for a number of improvements to the precinct, which could be delivered over a number of years. This is subject to future budget allocations, so the community health and fitness hub may proceed in the near future (in the next year or so) or could be deferred for a number of years depending on future decisions of Council and any grant funding allocations.

### How much would the new facility cost to construct?

Initial estimates are based on a cost range of \$2,700 to \$3,400 per square metre (taken from similar recent projects) and suggest construction of the new facility would be in the order of \$3m, with associated costs (including parking, landscaping, demolition etc) bringing the total project costs to between \$3.5m and \$3.9m.

### Is the Hub being prioritised ahead of other improvements to the oval precinct?

Council has yet to determine how (or when) future funding will be committed to the delivery of improvements to the precinct.

### Relevant Contacts

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