

9.6. Proposed Community Engagement - Milang Tennis Court Reuse Concept

C242/07/26

Moved Cr Milli Livingston seconded Cr Margaret Gardner

That Council:

- 1. Receive and note the contents of the report titled *Proposed Community Engagement - Milang Tennis Court Reuse Concept*.**

2. Approve the Milang Tennis Court reuse concept for public consultation as per the draft Community Engagement Plan, as provided at *Attachment 1* contained in the meeting agenda, subject to the following amendments:

- The project be referred as *Milang Soldiers Memorial Garden Courts renewal - design* – Project ID 200411
- Replacement and/or planting of additional trees to be considered

CARRIED UNANIMOUSLY

9.6. Proposed Community Engagement - Milang Tennis Court Reuse Concept

Decision Report

Responsible Officer: Alan Harvey (General Manager Infrastructure)

Report Author: Jess Bridgman (Acting Manager Assets)

Previous Decisions: C234/07/2025, C235/07/2025, C236/07/2025, C237/07/2025

Report Purpose

This report seeks Council approval to undertake community engagement for the Milang Tennis Court reuse concept project as detailed in the *Annual Community Plan 2026/27*.

Recommendation

That Council:

1. Receive and note the contents of the report titled *Proposed Community Engagement - Milang Tennis Court Reuse Concept*.
2. Approve the Milang Tennis Court reuse concept for public consultation as per the draft Community Engagement Plan, as contained in *Attachment 1*.

Background

The Milang Soldiers' Memorial Gardens Reserve (Reserve), located at the corner of Ameroo Avenue and Coxe Street, is a significant civic, commemorative and recreational space within the Milang township. Established to honour those from the district who have served and lost their lives in conflicts, the gardens provide an important place for remembrance while reflecting the community's ongoing commitment to preserving local history and heritage.



The Reserve has evolved into a multifunctional community asset, combining memorial elements with public open space and recreational infrastructure. It includes landscaped gardens, seating, picnic areas, playground equipment, accessible amenities and public tennis courts, supporting both passive and active use. Its central location and proximity to other community facilities reinforce its role as a key gathering space and a focal point for community events, including ANZAC Day commemorations.



Milang also has a township Master Plan, which was endorsed by Council on the 18 November 2024. Within the Master Plan was section on the reserve and the tennis courts. An extract from the Master Plan is provide below which represents streetscape and placemaking project opportunities.



There are currently five tennis courts within the reserve on Luard Street, Milang, that are due for renewal, having reached the end of their useful life. Formerly home to the Milang Tennis Club, the courts have not been associated with an active club since its disbandment in 2016. The site is also characterised by ageing supporting infrastructure, including fencing and seating, and is located alongside additional open space and community facilities. As the courts no longer meet contemporary community needs, this presents an opportunity to reinvigorate the space through adaptive reuse, supporting a broader range of recreational activities and delivering a more functional and vibrant community open space asset.

A project to consult and progress detailed design on the current and future use of the courts was approved as part of the [Annual Community Plan 2026/27](#) (ACP), recognising the need to renew ageing infrastructure and improve community benefit and outcomes. The intention is to deliver this project over two years

This project has also been generated from the Strategic Delivery Plan, with the opportunity taken to bring the project forward as a part of this years and a future capital program.

The linkages between the ACP and the Council's Strategies and Plans are provided below -

- [ACP 26/27](#) - Open space renewal project (200411) - Tennis courts are end of life and flagged within the Asset Management system as needing renewal. Project to undertake engagement and detailed concept and design on the current and future use of the courts.
- [A2040 Strategic Delivery Plan 2025-2035](#) - Potential new infrastructure investigation pending ROSS outcomes - Proposed action 4.5.1, slated for 2031/32 and 2032/33 to consider locations, develop options aligned with the outcomes of the draft Recreation, Open Space and Sport Strategy (ROSS), at 4.5.8, and engage with the community for preferred option for a Skate Park at Milang. There is no allocation for construction. Action taken from Milang Township Master Plan (2024), draft ROSS and Village Conversations.
- **Milang Township Master Plan (2024)** - Through the development of the Milang Town Master Plan the Anzac Park tennis courts were identified as the preferred location to support youth recreation opportunities through their potential conversion into a small purpose-built skate park and half-court basketball facility, with any future implementation subject to further community consultation
- **Draft ROSS** - The Draft ROSS identifies a significant oversupply of tennis courts across Alexandrina and specifically supports the review, consolidation and repurposing of under-utilised court infrastructure into multi-use recreation spaces. The Milang Tennis Courts action within the Implementation Plan directly proposes consideration of multi-use courts for tennis, basketball and other recreational activities. This aligns with broader ROSS themes of asset optimisation, multi-use facility design, youth recreation opportunities, community access, sustainable asset management and ensuring ageing infrastructure continues to meet current and future community needs.
- **Village Conversations (2021 and 2023)** - The Village Conversations for Milang highlighted a desire for improved recreation opportunities through the renewal and repurposing of existing community assets, including the tennis courts, with feedback supporting features such as a basketball ring, outdoor gym equipment, upgraded play spaces and multi-purpose recreation facilities that better meet contemporary community needs.

A concept design has now been developed and was discussed at the recent Council Member Information Session on the 13 July 2026.

The concept design now needs the input and feedback of the community.

Discussion

Concept Design

Working from the proposal within the Master Plan and the draft ROSS, Council has developed a draft concept design that proposes the adaptive reuse of the site to better reflect contemporary community needs. The concept design does not impact the RSL memorial and historic area of the reserve.

The concept retains two upgraded multi-use courts capable of supporting tennis, netball, basketball and pickleball, as well as the club room. The remaining courts are proposed to be repurposed into a learn-to-ride space and pump track, with the club room being reactivated as a community space.

Additional improvements include an updated entry point from Luard Street, upgraded seating, tree planting, pathway connections and supporting recreational features to enhance usability, accessibility and overall amenity.

It is noted that the concept design is a conversation starter for the community engagement and more detailed designs and plans will be developed following the engagement. These may include elements such as landscaping, car parking and management structures for the club room and courts.

To progress the project, it is proposed to utilise the draft concept design in **Attachment 2** to this report as the basis for community engagement, scheduled from 23 July to 14 August 2026. The Community Engagement Plan as provided in **Attachment 1** combinations online and face-to-face methods, including a dedicated My Say project page with survey functionality, opportunities for written submissions, and targeted engagement with local groups such as the Milang Youth Hub. This multi-channel approach aims to maximise participation and capture a broad range of stakeholder perspectives.

Targeted engagement will also be undertaken with relevant community groups, Section 41 committees and advisory groups and government agencies, including the Milang and District Community Association, local schools and the Strathalbyn RSL branch. Communication activities will be supported through Council's website, social media, local noticeboards, on-site signage and local media to ensure awareness of the consultation process.

Feedback received through the engagement process will be analysed to identify key themes and inform refinement of the concept design prior to progressing to detailed design. Prior to progression to detailed design a summary of engagement outcomes will be reported back to Council, with a detailed Community Engagement Report through a CM Portal Update.

Financial Implications

In accordance with the Alexandrina Council's Adopted Budget / Long Term Financial Plan, the financial implications of adopting these recommendations are considered Low based on the following assessment.

The Community Engagement can be delivered using the endorsed project budget and any future financial implications will be provided to Council in further reporting, following public consultation.

For clarity the renewal of the tennis courts is captured in the Council's Long Term Financial Plan within future years asset renewal forecasting.

Subject to the progression of the project the Administration will investigate grant funding that could support the delivery of this project, whether as a single year or multiyear project delivery.

Risk Implications

In accordance with Alexandrina Council's Risk Assessment Matrix, the risk of adopting this recommendation is considered Low. This is on the basis that any feedback received during the public consultation will be provided to Council prior to progressing the project.

Attachments

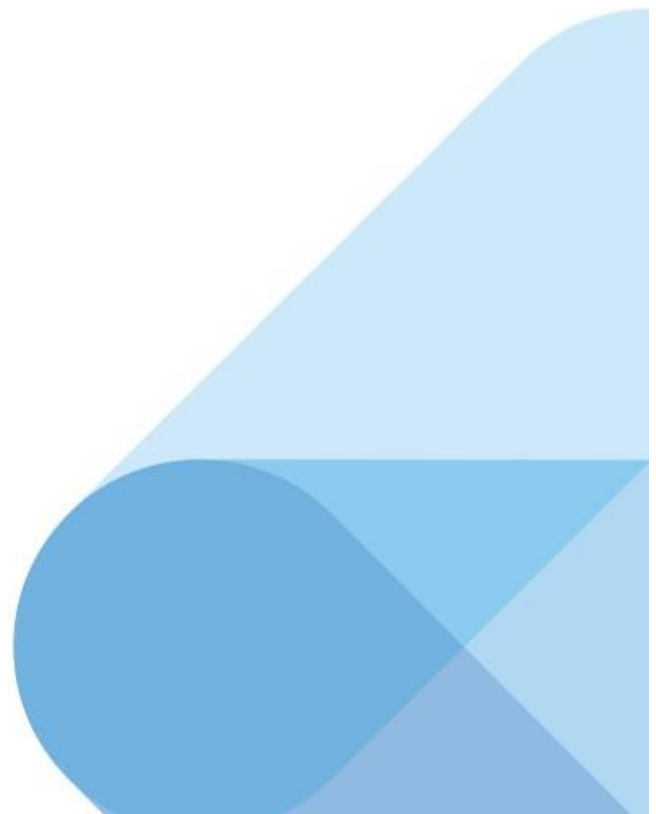
Attachment 1 - Milang Tennis Court reuse Community Engagement Plan

Attachment 2 - Milang Tennis Court reuse concept



Community Engagement Plan

Milang Tennis Court Reuse





Name of Project: Milang Tennis Court Reuse

Dates of Engagement: 9 am, Thursday 23 July 2026 until 5 pm, Friday 14 August 2026

Subject of Council Report:

- ☒ Yes, 20th July 2026
or
☐ No – ACP approved renewal work

This project:

- ☒ Is included in the Annual Community Plan
☐ Is included in the A2040 Strategic Delivery Plan 2025–2035
☐ Is a Legislative requirement
☒ Has funding allocated through existing budgets - Funded through the open space renewal budget
☐ Requires external or future funding to proceed
☒ Is included in the Milang Master Plan

Purpose for engagement:

- ☒ Feedback from the community will shape the outcome.
or
☐ This engagement is designed to build community connection or inform, with no decision-making component.

Pre-engagement considerations

Consideration	Assessment
There is expectation within the Council or the community that the project will involve community engagement.	Yes
Risk level if community consultation is not undertaken. (<i>Legal, Regulatory and Policy and / or Reputation</i>)	Major
Level of complexity / difficulty for decision-making.	Moderate
Key stakeholders highly invested in the decision.	Moderate

Engagement timeline

Milestones	Dates
Council Decision to proceed to community engagement	20 th July 2026
Community engagement opens	23 rd July 2026
Drop-in sessions or engagement events	Milang Youth Hub - On site meeting – Thursday 23 rd July 2026 (4-5pm)
Community engagement closes	14th August 2026
Council Member Workshop to consider feedback	N/A
Council Meeting with feedback	CM Portal Update
Next steps	Receive feedback to help finalise the detailed design

About the project

There are currently five tennis courts at Milang Recreation Reserve on Luard Street, Milang, that are due for renewal, having reached the end of their useful life. Formerly home to the Milang Tennis Club, the courts have not been associated with an active club since its disbandment in 2016. The site is also surrounded by ageing supporting infrastructure, including fencing and seating, and is located alongside additional open public space and community facilities.

As the courts have deteriorated over time and no longer meet the needs of the community in their current form, this presents an opportunity to reinvigorate the space through adaptive reuse. Repurposing the courts for a broader range of recreational activities could better respond to current community needs and create a more vibrant and functional public space.



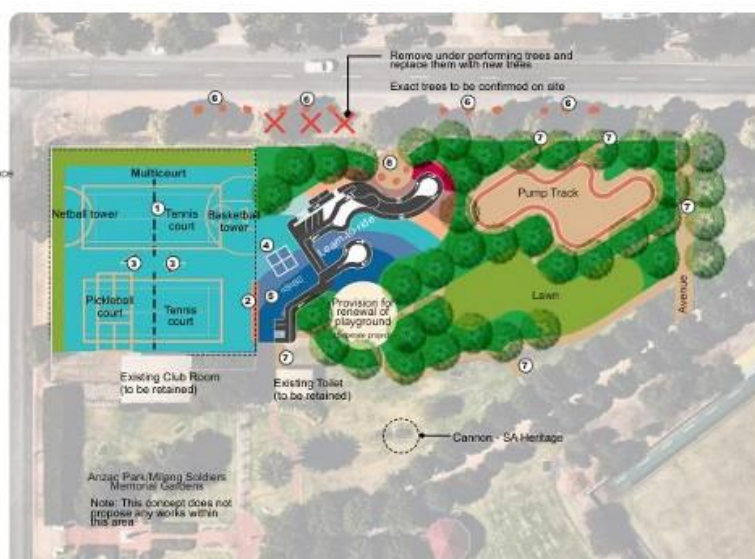
Not to scale

Share your feedback on the draft concept design that incorporates elements from what we have heard from the community in the past. The design reimagines the area to better support recreational and social activities for both residents and visitors. This concept represents a preliminary stage that will inform the final design development.

Concept Plan

Legend

-  Proposed tree plantings
-  Proposed lawn space
-  Proposed buffer plantings
-  Repaint existing court surface
- ① Multicourt including basketball & netball rings, tennis & pickleball (with portable net)
- ② Brick practice wall for tennis and soccer
- ③ Timber bench to existing concrete seating wall
- ④ Four-square
- ⑤ Hopscotch
- ⑥ Rock boulders to identify carparking bays
- ⑦ New path connections
- ⑧ Entry



[Slider image featuring current state/ concept]



Proposed concept plans for renewal and repurpose:

- Retention and upgrade of two courts with resurfacing and additional line marking for multipurpose use (netball, basketball, pickle ball, tennis). The two courts will remain available for competition tennis should the club reform.
- Conversion of three courts into learn-to-ride surface, and pump track.
- Tree planting
- Brick practice wall for tennis and soccer
- updated seating
- Four-square
- Hopscotch
- Rock boulders (to identify carparking bays)
- New pathway connections
- Fencing upgrade

What will be retained:

- Existing toilet
- Original tennis club room
- Playground (concept plan allows provision for the playground to relocate closer to the learn-to-ride area when it due for renewal.)
- The concept design does not propose any works within the Anzac Park/ Milang Soldiers Memorial Gardens

We're asking the community to review the draft concept plans and share their thoughts on the proposed adaptive reuse of the courts.

Community feedback will be used to refine the concept before moving onto the detailed designs process.

Frequently Asked Questions

- What type of activities could the multi-use courts support?

Multi use courts could include ball sport activities like, netball, basketball, tennis or pickleball. With different coloured lines for each type of sport to make the court multi use.

- Will the courts still be able to be used for tennis or ball sports?

The courts are intended to be multi-use, with the existing tennis line marking retained and additional coloured line marking added to support other activities.



- Will seating or built shade be included?

Seating will be included or upgraded within the project but built shade isn't currently a consideration.

- Will the upgrade consider accessibility and inclusive design?

The design intends to apply universal design principles which means to design the space so it is accessible, safe and easy to use for people of all ages and abilities, without the need for special adaptation.

Things to Consider:

- **Pros:**
 - Revitalises an underused community asset
 - Supports a wider range of informal recreation activities
 - Improves safety, accessibility and usability
 - Reflects local community aspirations
 - Strengthens connections with surrounding open spaces
- **Cons:**
 - Change may not meet everyone's preferences
 - Construction may cause temporary disruption
 - Budget constraints may influence the final scope

Form (survey) questions

Standard questions will be populated as below:

Full name, email, connection to Alexandrina community (ratepayer, Milang resident, ongoing resident, ratepayer and seasonal/ holiday resident, ratepayer and business owner, resident (ie. residential tenant), frequent visitor, infrequent visitor, interested stakeholder).

Additional questions:

1. Do you support the proposed concept regarding the adaptive reuse of the tennis courts at Milang Recreation Reserve?

- ☐ Yes
- ☐ No
- ☐ Not sure
(Optional comment box)



2. Please choose your top 3 favourite features within the draft concept

- Lining of Basketball
- Lining of Netball
- Keeping tennis lines available
- Pickleball court and lining available
- Learn to ride activities
- Asphalt pump track
- Hopscotch
- 4 square
- Seating
- Entry way & pathway connections
- Removal of 1 court to give space for the playground to expand when due to renewal.

4. How often do you currently use, or expect to use, the Milang Recreation Reserve?

- ☐ Daily
- ☐ Weekly
- ☐ Monthly
- ☐ Occasionally
- ☐ Rarely
- ☐ I don't currently use it

5. Are there any feedback, ideas or suggestions you'd like to share about the proposed designs?

(Open comment box)



Who's listening

Team Leader Open Space & Buildings

Attached documents

Useful Documents attached:

- Concept
- Existing site map
- Precedent images

Additional content options:

☒	Swipe tool	Interactive before-and-after comparison of images or designs.
☐	Video presentation	Embed a video to explain the project or how to get involved.
☐	Newsfeed	Ongoing updates and announcements for the project.
☐	Subscribe for updates	Allows users to sign up for email updates about the project.
☒	Image slider	Scrollable series of images for visual storytelling.
☒	Gallery	Collection of images
☐	Other: Please specify.	

Engagement Tools

☒	My Say project page: The hub of all consultation details.	
☒	Form	Collect structured feedback through survey questions.
☐	Social Map	Interactive map where users can pin comments or ideas by location.
☐	Visioner Input	Ideas board for quick suggestions and creative input. Feedback looks like 'post it' notes.
☐	Quick Poll	Single-question poll for fast community sentiment checks. This is considered 'informal' or 'pulse check' feedback.
☐	Gather	A collaborative space for detailed ideas, discussions, and long-form feedback.
☒	Facilitate written submissions (via email and post)	
☒	Face-to-face engagement	Meeting with Milang youth hub – Thursday 23 rd July 2026

Stakeholders to be informed

Residents and Ratepayers
☒ General Residents and Ratepayers ☐ Adjoining Property Owners / Business Owners
Government and key agencies
☒ Ngarrindjeri Aboriginal Corporation ☐ Department for Environment and Water ☐ SA Water ☒ Department for Infrastructure and Transport (DIT) ☐ Department of Climate Change, Energy, The Environment and Water ☐ Environment Protection Authority (EPA) ☐ Surrounding Councils ☐ Landscape Boards SA ☐ Regional Development Australia ☒ Members of Parliament ☐ Minister of Planning ☐ Other: e.g. Miwi Inyeri Pelepi Aboriginal Corporation (MIPAAC) ☒ Not applicable
Section 41 Committees / Advisory Committees
☐ Audit and Risk Committee ☐ Agricultural Advisory Group ☐ Cemeteries Advisory Group ☒ Climate Emergency and Environment Advisory Committee ☒ Heritage Advisory Group ☐ Ratalang Basham Beach and Horseshoe Bay Advisory Committee ☐ SA Wooden Boat Festival Committee ☐ Strathalbyn Recreation Precinct (Lot 10) Advisory Group ☐ Not applicable
Community groups, ratepayer associations and other organisations
☐ Alexandrina Residents and Ratepayers Action Group ☐ Cittaslow ☒ Clayton Bay Community Association ☐ Goolwa Wharf Operators Group ☐ Langhorne Creek Progress Association ☐ Hope Forest Residents Association Inc. ☐ Middleton Community Association Inc. (formerly Middleton Town and Foreshore Association) ☒ Milang and District Community Association Incorporated ☐ Mount Compass War Memorial Community Association ☒ Murray River Lakes and Coorong Action Group



- ☐ Port Elliot Town and Foreshore Association
- ☐ Strathalbyn Business Group
- ☐ Strathalbyn Tourism Association
- ☒ Milang Youth Hub
- ☒ Eastern Fleurieu R-7 Milang Campus
- ☒ RSL Strathalbyn branch

Communication Tools

Audience	Channel	Responsibility
Residents/ Ratepayers	Council website - Latest news article on home page of corporate website (space permitting)	Marketing and Communications Officer
	Social media (Instagram and Facebook) – at the start and midway through consultation	Marketing and Communications Officer
	Council office displays - entryways	Community Engagement Officer
	Community noticeboards Milang Post Office Milang Old School House Community Centre Milang Businesses Milang Caravan Park	T/L Open Space and Buildings (Assets)
	My Say e-newsletter subscribers	Community Engagement Officer
	Corflutes (large waterproof signage on site)	T/L Open Space and Buildings (Assets)
	Milang Community News	Community Engagement Officer explore opportunity for inclusion in newsletter (dependent on publication deadlines)

Adjoining Property Owners / Business Owners	N/A	
Government and key agencies	Direct email or posted letter	T/L Open Space and Buildings (Assets)
Section 41 Committees / Advisory Committees/ Audit and Risk Committee	Climate Emergency and Environment Advisory Committee Heritage Advisory Group Invite committee members to provide feedback as individual community members and share information with their networks via an out-of-session email	T/L Open Space and Buildings (Assets)
Community groups, resident and ratepayer associations	Direct email or posted letter	T/L Open Space and Buildings (Assets)
Media	Fleurieu Sun, The Southern Argus	Marketing and Communications Officer
Internal staff	Connect Intranet Announcement	T/L Open Space and Buildings (Assets)
Council Members	Briefing to Council Members: ☒ Council Report ☒ CM Portal ☐ Email ☐ Council Information Session	Executive Assistant General Manager Infrastructure

Reporting

The My Say Alexandrina software provides a report on close of the consultation, with all submissions received through the My Say site. In addition, written submissions are recorded and allocated to the Asset Infrastructure team.



A summary of key themes that emerge from the submissions received (all methods of engagement) are identified and included in the Council Report.

A detailed Community Engagement Report will be published on the My Say project page.

The Reports to Council will be public documents, available on Council's website after release.

Names, addresses and information that personally identifies the respondents will not be included in public Reports.

Risks

Risk	Mitigation strategies
Reputation/ community expectation	• Communicate clearly and transparently about project scope and limitations. • Use FAQs to address common concerns.
Low community involvement	• Promote on multiple channels • Targeting and contacting key groups directly • Hosting an engagement session with Milang Youth Hub • Mix of online and on-site information
Single-issue dominance	• Set clear engagement guidelines. • Use moderated forums or facilitated sessions. • Provide balanced information to broaden discussion.
Governance and compliance	• Ensure all processes align with legislative and policy requirements. • Document decisions and approvals.
Decision complexity	• Break down decisions into clear stages. • Provide visual aids (diagrams, summaries). • Engage subject matter experts and Council Members early.
Potential for controversy	• Prepare key messages and Q&A sheets. • Discuss crisis management with the Communications Team prior to consulting.
Public impact importance	• Prioritise transparency and accessibility of information.



	• Use plain language summaries. • Offer multiple feedback opportunities.
Community engagement demand	• Allocate sufficient resources (staff, budget). • Monitor engagement levels and adjust as needed.



Next steps for approval

- ☒ This Plan is to be attached to a Council Report for endorsement to commence Community Engagement.

Following endorsement by Council, send this Community Engagement Plan together with the Resolution from the Council Minutes to the Communications Team.

OR

- ☐ Seek approval from General Manager and CEO, by obtaining signatures below.

Send fully signed Community Engagement Plan to Communications Team.

Approved by:

.....
Signature of General Manager

.....
Name of General Manager

.....
Date

Approved by Chief Executive Officer:

.....
Signature of Andrew MacDonald

.....
Date

Attachment 2 - Milang Tennis Court reuse concept design

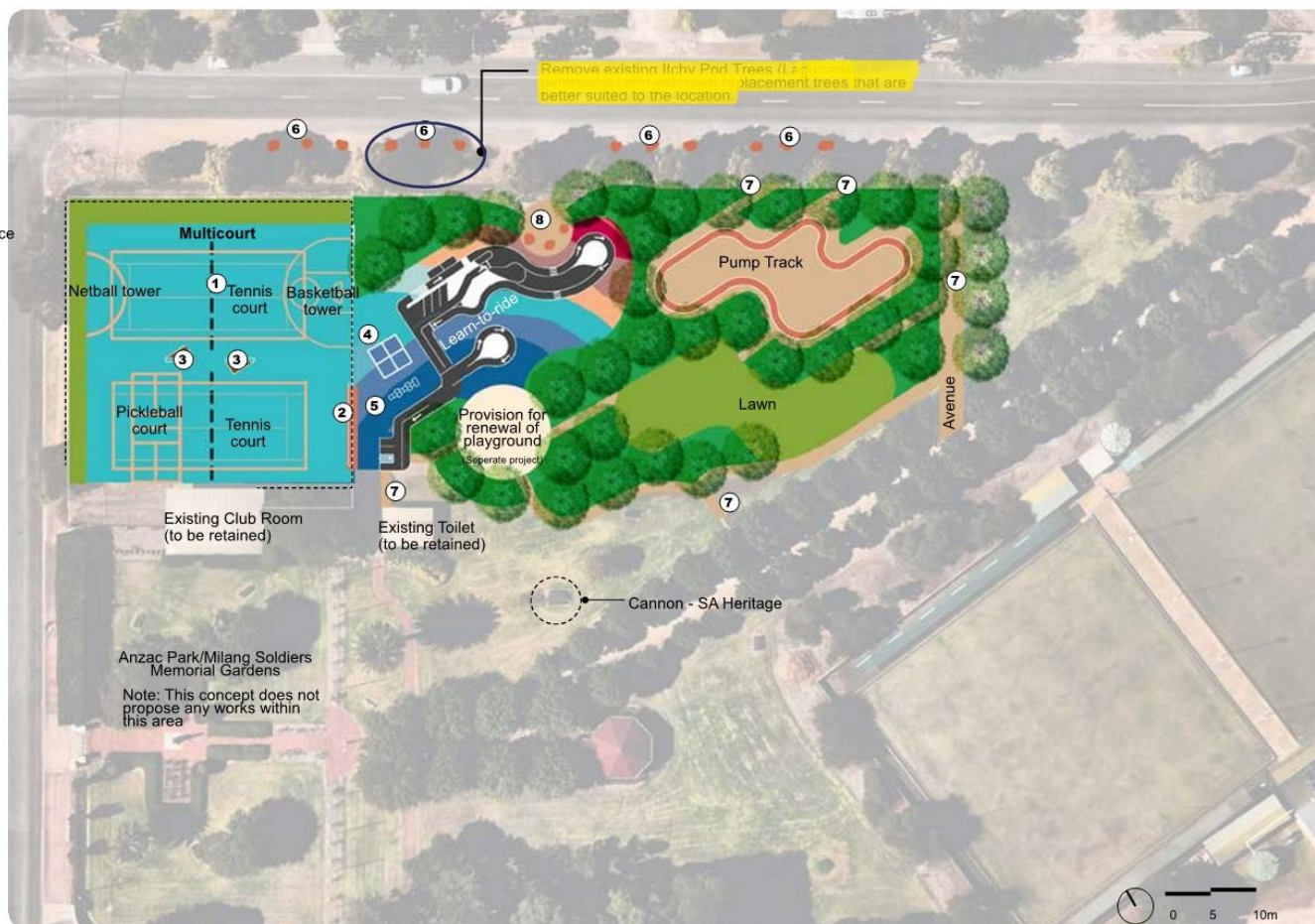
Milang Tennis Courts

Concept Plan

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- ⑧ Entry



Milang Tennis Courts

Precedent Images



A learn-to-ride space to help young children navigate roads safely



Artwork on learn-to-ride surface.
(Potential for artwork to be developed in collaboration with the local Milang Art Group)



Enhance the existing Tennis Club Room with artwork.
(Artwork to be developed in collaboration with the local Milang Art Group.)



Pump track



Roadside parking with rock boulders to identify parking bays and provide safety measure or alternative bollards



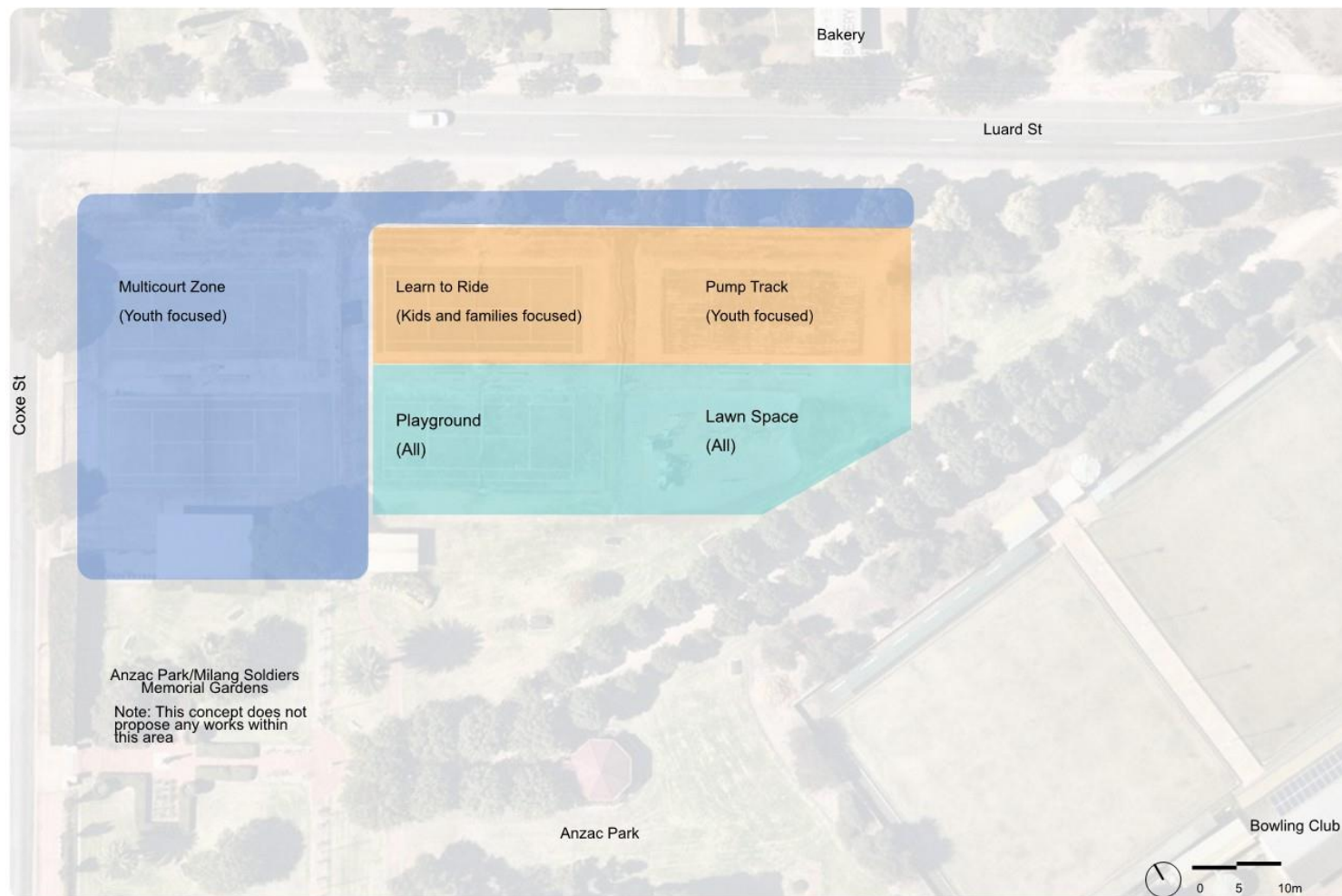
Multi purposes sport courts to enable greater engagement and use



Milang Tennis Courts

Zoning and Staging

- Stage 1
- Stage 2
- Stage 3



Milang Tennis Courts

Design Statement

Reimagining ageing infrastructure as a dynamic place for young people.

*- a precinct where **play**, **curiosity** and **imagination** come together to create a vibrant community destination.*



Sunset in Milang

The colour theme on concept plan is inspired by the natural landscape in Milang.
Potential artwork to be developed in collaboration with the local Art Group



Milang Tennis Courts

Existing Site & Opportunities



Not to scale



The two tennis courts located to the north-east of the clubroom are in fair condition, presenting an opportunity to upgrade the surface and convert them into multi-use courts.



Opportunity to reuse the aging infrastructure for Learn-to-ride, 4 square, and hopscotch



There is an opportunity to repurpose the aging infrastructure for a pump track.



Provisional location for future playground



Existing playground to be relocated (playground upgrade is not part of this scope)



Opportunity to formalise road side carparking

