

## QUESTION ON NOTICE

### Councillor Phillip Martin will ask the following Question on Notice:

Could the Administration advise if;

1. The height of the Comets player facility and club function room complex on Ellis Park exceeded the height from the base to the highest point of the roof initially agreed by Council, and, if so, by how much?
2. If the agreed other works on the complex have been completed to the satisfaction of the Council Administration and, if not, what needs to be completed?
3. If the redevelopment of the car park detailed in the initial design for the complex and presented to Council for approval was completed in line with the agreed plan and, if so, when?
4. Has the Administration had occasion to raise with the Comets Football Club any concerns about the observance of its Park Lands lease and licence provisions at Ellis Park or at other locations leased or licensed to the Comets and, if so, what was the nature of such communications?

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## REPLY

### Building

1. On 28 June 2017, the Adelaide Comets Football Club (the Club) received \$3.5million from the Minister for Recreation and Sport to develop a new multipurpose community sports building in Park 24.
2. A proposed design concept of the building was provided to Council Administration on 8 September 2017. This design did not indicate a building height but showed the new building at its highest roof point to be approximately 10.4 metres above ground level.
3. On 21 September 2017, the Adelaide Park Lands Authority considered and advised Council of its support for the building design. The proposed design presented a building approximately 10.4m above ground level at its highest roof point.
4. Following consideration by the Authority, the Club made further improvements to the proposed design in order to reduce the visual impact of the building by doubling the height of the east and west mounds to 1.2m.
5. At its meeting on 10 October 2017, Council approved the community sports building concept design for Park 24 including the location and associated landscaping features intended to reduce the visual impact of the two level design. The approved design presented a building approximately 10.4m above ground level at its highest roof point.
6. The final planning documents submitted for Development Approval stated a confirmed building height of 9.4 metres, which the City of Adelaide's Development Assessment Panel determined as an acceptable building height.
7. Development Approval was granted on 13 March 2018.
8. The building was constructed and funded by the Club.

**Other Works**

9. As approved, two existing leased buildings in Park 24 were removed, and the area was satisfactorily remediated.
10. Construction of the approved building included three public toilets, which the City of Adelaide manages.
11. Landscaping works, including pathways, were constructed, providing equal access to the facility and the public toilets for people with living with disability.
12. In October 2019, the club informed Administration that due to project cost increases, some external landscaping works would not be achieved as proposed in the concept design.

**Car Parking**

13. While initial designs may have included carparking, the concept design approved on 10 October 2017, did not include car parking.
14. It should be noted that in regard to car parking more broadly, Administration has informed the Club to advise their members and visiting teams of the areas where parking is and is not available to them, and also to ensure Football South Australia are aware of the parking limitations and capacity to host multiple games on one day.

**Lease Compliance**

15. Administration coordinate inspections on community-leased buildings and licenced areas within the Adelaide Park Lands on annual basis. The purpose of these inspections is to ensure that leaseholders are adhering to their lease obligations.
16. Administration has received no complaints about the Club or their management of their leased and licenced areas in the Adelaide Park Lands.
17. The Club currently has leases for the buildings and licences for the sporting areas in Parks 19 and 24 respectively. Through coordinated inspections, the following lease compliance matters have been identified and raised with the Club in the last five years.

Inspection Date	Location	Matter to be addressed by the Club
8/01/2022	Park 24	<ul style="list-style-type: none"> <li>• weed spray between pavers and concrete swale</li> <li>• Park Lands concrete seat to be moved back into the Park Lands</li> <li>• goals require securing when not in use</li> <li>• confirm cleaning schedule of main areas (windows, tables, carpets, etc)</li> <li>• store rooms require storage solutions and maintained once organised</li> <li>• changerooms require regular cleaning and storage solutions</li> <li>• regularly empty bins</li> <li>• keep fire exits and fire fighting equipment clear</li> </ul>
11/04/2022	Park 19	<ul style="list-style-type: none"> <li>• clean gutters</li> <li>• paint the building in same colour as the rest of the building when removing graffiti</li> <li>• clean and paint the inside of the building</li> </ul>
7/09/2023	Park 24	Following the completion of turf and drainage works, the Club was directed to remove temporary fencing around a section of their licensed area.

18. These matters have all been addressed by the Club to Administration’s full satisfaction and the Club is compliant.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5.5 hours.
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