

# Councillor Couros - MoN - Ellis Park / Tampawardli (Park 24) Sports Facilities

Tuesday, 27 February 2024  
Council

**Council Member**  
Councillor Mary Couros

Public

**Contact Officer:**  
Iliia Houridis, Director City Shaping

## MOTION ON NOTICE

**Councillor Mary Couros will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council:

1. Approves the Adelaide Comets Football Club ('the Club') undertaking facility improvements to Ellis Park / Tampawardli (Park 24) as shown in Attachment A to Item 9.6 on the Agenda for the meeting of the City Community Services and Culture Committee held on 6 February 2024, subject to:
  - 1.1 The permanent 1.1 metre high fence around the main pitch incorporating double gates without locks is open on non-game days. There is no permanent signage except for information relating to public access. The recommendation for double gates to be open on non-game days will signal to the public that the playing field is accessible. Further, signage approved by Council detailing information of when the lessee utilises the grounds and, therefore, is not accessible for public use.
  - 1.2 The temporary outer spectator fence to be installed no earlier than 24 hours before the first scheduled game and removed within 24 hours following the conclusion of the final scheduled game, and only displaying wayfinding signage and stored off-site on non-game days.
  - 1.3 The use of exposed aggregate concrete for new pathways along the northern and western boundaries of the main pitch and no pathways on eastern and southern boundaries.
  - 1.4 Accessible parking accommodated within the internal roadway.
  - 1.5 Tree planting along the northern, western and southern boundaries of the Club's licensed area with species selection informed by the Administration.
  - 1.6 Detailed landscape plans, including emergency/maintenance access and storage on the western side of the building, submitted to the Administration for approval.'

---

## ADMINISTRATION COMMENT

### **Advice from Kadaltilla / Adelaide Park Lands Authority (Kadaltilla)**

1. Kadaltilla considered this proposal on [23 November 2023](#). In formalising its recommendation to Council, Kadaltilla questioned and sought amendment to the original proposal in the following ways:
  - 1.1. Permanent 1.1m high fencing with double gates without locks to remain open on non-game days with no permanent signage except wayfinding.
  - 1.2. The temporary outer spectator fence to be installed no earlier than 24 hours before a game and removed within 24 hours following conclusion of the final scheduled game, and only displaying wayfinding signage and stored off-site on non-game days.

- 1.3. Public notices be installed, consistent with other areas in the Park Lands indicating accessibility be installed to the satisfaction of the Council.
- 1.4. The use of exposed aggregate concrete for the pathways along the northern and western boundary only and the eastern and southern pathway omitted.
- 1.5. Driveway addition is not supported nor any additional parking, with the existing internal road reviewed to accommodate additional DDA parking within existing the existing provisions within Park 24 if required.
- 1.6. Species selection of new trees on the northern, western and southern boundaries of the park to be informed by consultation with Administration.
- 1.7. Detailed landscape plans submitted to Administration for approval.
2. The recommendation that resulted from Kadaltilla considered the requirements of the Adelaide Park Lands and acknowledged and then tested the technical venue requirements of the FSA against them.
3. The Club is required to meet Football South Australia (FSA) Facility Standards to host the National Premier League (NPL) and the Women's National Premier League (WNPL), these requirements include two fences:
  - 3.1. A fence around the perimeter of the pitch - permanent low scale fence proposed height of 1.1m, with multiple openings around the pitch which serves to support safety.
  - 3.2. A fence around the perimeter of the venue – permanent or temporary fence of a minimum of 1.8m and facilitates ticketing and ensures spectator amenities are enclosed on game days.
4. Whilst both are preferred permanent, the FSA guidelines allow for consideration of temporary fencing for the fence around the perimeter of the venue. On this basis, compromise was reached on the external spectator fencing with the Club accepting the additional capital cost of a temporary fence and additional operational cost and volunteer time to demount and store this fence within 24 hours following conclusion of the final scheduled game. The Club has negotiated approval from the FSA for this approach to the proposed temporary fencing.
5. The requirement for the temporary fencing will only impact home games, which are currently 11 NPL and 11 WNPL matches per season. This temporary requirement only impacts the soccer pitch directly adjacent the club rooms.
6. All other soccer pitches will not have any permanent fencing and remain open and accessible to the public.

#### **Adelaide Comets Football Club**

7. The Adelaide Comets Football Club ('the Club') is an amateur soccer club with over 600 playing members, making up over 40 senior and junior men's and women's teams.
8. The Club leases a two-level clubroom and licences multiple playing fields in Ellis Park / Tampawardli (Park 24), incorporating a licenced area of 4.7 hectares. This includes 5 soccer pitches.
9. The Club coordinates a year-round program of activities in Park 24 through a range of organisations including:
  - 9.1. Western Athletics Club (sub-lessee that shares the building and playing fields)
  - 9.2. Saint Mary's College (sub-licensee that uses the playing fields during the day)
  - 9.3. One Culture Support Services (not-for-profit disability service provider that runs powerchair soccer programs)
  - 9.4. ACH Group (not-for-profit aged care organisation that runs walking soccer programs for people living with neurological conditions)
  - 9.5. Adelaide Rugby Union
  - 9.6. Australian Blind Football
  - 9.7. Adelaide High School.
10. The Club's growth has led to five of its 40 teams participating in the National Premier League (NPL) and Women's National Premier League (WNPL). This includes over 190 senior players (women and men) and over 420 junior players (girls and boys).
11. To host NPL and WNPL games, a facility must meet Football South Australia's (FSA) [Venue Requirements \(2021\)](#).

12. Currently the pitch does not meet FSA Venue Requirements. The FSA may grant an exemption to a Club in the process of upgrading their facility that currently does not meet the required venue criteria. Any exemption provided will be valid for that upcoming Season only. This exemption was granted by the FSA and will expire in line with FSA guidelines. In the event this proposal is not supported, the Club will have to hire alternative venues for its home games. The Club anticipates paying \$35,000 to FSA in 2024 to host home games at State Sports Park in Gepps Cross in the event this proposal is not supported.
13. This cost will be in addition to the costs the Club expends to maintain the grounds at Park 24. The playing surface must be well-maintained, flat, and free from hazards that could pose risks to players, such as holes, divots, or debris. It must also be suitable for play in various weather conditions. This requires specialised care and maintenance.

**Football South Australia (FSA)**

14. The FSA is the governing body for football in South Australia. It represents the interests of South Australian football within broader football structures, including national and international governing bodies such as the Football Federation Australia (FFA) and Fédération Internationale de Football Association (FIFA).
15. The FSA Venue Requirements outline the standards and criteria that football venues within South Australia must meet to host official matches, competitions, and events sanctioned by FSA. The purpose of these requirements is to ensure the safety, suitability, and quality of venues for players, officials, spectators, and other stakeholders.
16. The FSA Venue Requirements have been developed to ensure levels of safety and accessibility, and quality of facilities for football are consistent across South Australia. It is applied to all competitions under the auspices of FSA. Venue requirements vary depending on the highest level of competition played with a focus on ensuring a safe and enjoyable experience for all involved.
17. With the exemption granted by the FSA for the fence around the perimeter of the venue to be temporary, the Club can meet most of the minimum requirements needed to host NPL and WNPL games at Park 24, except for the following key requirements, the majority of which are being met through the provision of temporary and moveable/retractable infrastructure:

<b>FSA Venue Requirements</b>	<b>Proposed Response</b>
A 1m high permanent fence or fencing as approved by FSA fully enclosing the field of play and that is a minimum of two metres in distance from the sidelines and goal lines. The fence must be in good condition and safe.	Permanent fence, with operable double gates (without locks) that remain open and accessible to the public on non-game days, to be opened no later than 24 hours following the conclusion of the final scheduled game, subject to all gates being double gates open on non-game days and containing no permanent signage except wayfinding information relating to public access.
A players' race that leads directly from the dressing room of the players and match officials to the field of play.	Can be met through the provision of temporary and moveable/retractable infrastructure.
Two covered coaches/substitutes benches/dugouts or as approved by FSA, with adequate seating for at least 13 people, six substitutions and seven team officials.	Can be met through the provision of temporary and moveable/retractable infrastructure.
Spectator amenities that are fully enclosed with 1.8m perimeter fencing ensuring admission into the ground is controlled.	Can be met through the provision of temporary and moveable/retractable infrastructure.  Site Management requirements include that the temporary outer spectator fence to be installed no earlier than 24 hours before the first scheduled game and removed within 24 hours following the conclusion of the final scheduled game, and only displaying wayfinding signage and stored off-site on non-game days.
A media area that provides unobstructed views of the playing field and scoreboard.	Can be met through the provision of temporary and moveable/retractable infrastructure.
A fully functional scoreboard (including the names of each participating team), which is clearly visible to spectators and the media/press box.	Can be met through the provision of temporary and moveable/retractable infrastructure.

**Fences in the Adelaide Park Lands**

- 18. It should be noted that providing fencing for safety reasons rather than security purposes is consistent with the Adelaide Park Lands Management Strategy (Strategy 1.6).
- 19. There are 43 locations with varying purposes across the Park Lands that are currently fenced to meet community, recreation and sport uses. These are of varying heights and typically exceeding 1.1m. Ellis Park would be the first and only fenced soccer pitch in the Park Lands. The fenced locations are across the following categories:
  - 19.1. 8 Children’s playspaces, and examples include the Quentin Kenihan Inclusive Playground and Marshmallow Playground.
  - 19.2. 2 Dog parks - Pityarilla Dog Park and North Adelaide Dog Park
  - 19.3. 14 separate tennis and basketball courts, including major facilities like the Memorial Drive Tennis Centre and Tennis Club and a number of community and licensed courts across Parks 1, 9, 19, 21 and 27B and Parks 2, 6, 10, 15, 17, 20 and 24 respectively.
  - 19.4. 7 Cricket nets that are licensed to specific users in Parks 12, 15, 17, 20, 21W, 24 and 25.
  - 19.5. 3 Croquet and lawn bowl greens that service the Adelaide Bowling Club (Park 14), South Terrace Croquet Club (Park 17) and SA Croquet Association (Park 17).
  - 19.6. 9 Other fenced facilities, examples include:
    - 19.6.1. Karen Rolton Oval (Park 25)
    - 19.6.2. South Park Hockey and Tennis Centre (Park 20)
    - 19.6.3. Adelaide Himeji Gardens
    - 19.6.4. Park Terrace Community Garden
    - 19.6.5. Adelaide Botanic Garden
    - 19.6.6. Adelaide Oval
    - 19.6.7. Adelaide Aquatic Centre
    - 19.6.8. SAPOL Mock Roadway
    - 19.6.9. Lefevre Park Horse Paddocks.
- 20. Consistent with the above and as sought through the advice of Kadaltilla, the Comets proposal will include gates that will remain open to ensure the public can access outside of scheduled match days and furthermore will require wayfinding signage providing information about public access. Furthermore, there is the requirement for the inclusion of signage, to be approved by Council, detailing information of when the lessee utilises the grounds and, therefore, is not accessible for public use will also be required.
- 21. To meet the FSA Venue Requirements, fencing of one senior pitch (110m x 75m) is required in Park 24. This equates to 2% of the Park overall (the Park area totals 360,644 sqm), all other playing fields remain accessible and there is no impact to other key amenity such as the Park Lands Trail. The soccer pitch in question, whilst fenced, will remain accessible to the public at all other times where it is not in use by the Club for match days, which is the majority of the year.

**Other considerations**

- 22. There are no capital or operating costs to Council related to this proposal. The scope of capital works proposed in this Motion would be funded via a State Government grant of \$1.75 million, including landscape enhancements to the Park Lands outside of the Club’s licensed area. The cost to demount the external temporary fence and all other temporary infrastructure including off site storage are also a cost to the club.
- 23. The Park Lands Lease Agreement between the City of Adelaide and the Club outlines in clause 8.7 the requirement of the Lessee to obtain Council consent for any alteration or addition to the Leased Area (including improvements).
- 24. The installation of a permanent fence will require Development Approval.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:

Public consultation	Not applicable
---------------------	----------------

External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable.
Budget reallocation	Not applicable
Capital investment	State Government funded proposal. No cost to Council.
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 5.5 hours.

---

- END OF REPORT -