



Confidential Item

For Council meeting to be held on

Tuesday 16 September 2025 at 7:00 pm

Refer Item 11.7

Confidential Item

11.7 Establishment of Padel Sport at Foxfield Oval

General Manager Infrastructure Planning and Sustainability services, Andrian Wiguna's Report

Purpose of Report

To seek Council direction regarding the proposal to establish a Padel Sport facility by repurposing the existing tennis courts at Foxfield Oval.

Strategic Plan Link

Focus Area 4.3.4 Manage Risk and WHS appropriately

Previous Council/Committee Resolution

At its meeting on 6 May 2025, Council resolved:

‘That Council request Staff to:

- trial the establishment of one Pickleball court at Lovell Reserve, Athelstone and Playford Road Reserve, Newton by installing additional line marking to the existing tennis courts; and
- continue exploring the possibility of creating Padel Courts by repurposing the existing tennis courts at Foxfield Oval and provide Council with a further update on the business model and potential implications.’

Background

Padel is one of the world's fastest-growing sports. It combines the core elements of tennis, the use of walls from squash and the rapid pace of badminton. As of 2024, Australia had approximately 50,000 amateur padel players, supported by fewer than 50 courts nationwide. The number of padel courts is projected to exceed 200 by 2026. In South Australia padel ball is gaining momentum, however, there are no facilities built yet (except a privately owned court).

A padel court is larger than a pickleball court, however still smaller than a standard tennis court. It has dimensions of 20m x 10m and requires a standard four-wall surround. The wall is 3m high and is often made of glass with mesh fencing up to 4 meters. Generally, it takes four players to play this sport.

Discussion

Staff have explored the opportunity and now have received business proposals from two different organisations to establish a facility in Campbelltown. Both proposals involve repurposing the existing tennis court into three new padel courts, complemented by a small kiosk or shop within the tennis court area. The business proposals are attached for Member's information.

The potential 3D rendering as provided by one of the Clubs is shown in Figure 1 below.



Figure 1: 3D rendering of the potential Padel Courts

Of the two proposals, the proposal from Padel Plus is considered most viable due to the following:

- Self-funded development for the installation of three high quality padel courts suitable for both casual and competitive events at an estimated cost of \$250,000 including installation of a modular unit café within the existing tennis courts estimated to cost in the order of \$60,000 to create a vibrant social hub beside the courts. This setup will also include merchandise sales and equipment hires.
- The Club will cover all maintenance, insurance, utilities and booking system operations.
- Lease Contribution – In accordance with the proposal submitted, Council could consider a proposed lease fee of up to \$20,000 annually (plus CPI) for use of the space.
- Provides better financial modelling to ensure future business sustainability.
- Construction time is estimated to be three months after site handover.

- The potential Club is committed to forging a partnerships with local school and Community groups through providing a free open day/clinic for children, giving young people the chance to try Padel at no cost and a discounted pricing model for holders of a Senior Card to ensure older adults can remain active and socially connected.
- Has a strong environmental focus where the new court lights will use energy efficient LED lighting and the design will minimise alterations to the landscape, ensuring the courts can be removed with minimal long-term impact.

The Club has stated that they have secured finance to cover construction, equipment and initial operating costs. To ensure their long-term sustainability, revenue will be derived from court hire, coaching, tournaments, merchandise, food and beverage sales and sponsorship. Based on the existing Padel courts facilities in the eastern state, the court hire would be between \$50-70 per hour per court.

In reviewing the proposal, Staff have identified the following implications worthy of consideration:

- Facility Access

The Club has requested access to existing changerooms and toilets at Foxfield Oval. Currently, these facilities are linked to oval hire, which could create a user conflict. Staff believe priority should be given to the oval hirers, although Padel users could still access the public toilets. While increased use may result in higher cleaning costs, the Club has indicated a willingness to contribute to cost-sharing arrangements for additional cleaning.

- Court Displacement

Repurposing the existing tennis courts will result in the loss of a free-to-use Community facility. As there is currently no booking system in place for this facility, usage data is unavailable to quantify how many people use the existing tennis courts. Consequently, Community members who use these courts may feel disadvantaged, as the nearest alternative free tennis courts are located approximately 2 km away on Ryan Avenue, Athelstone. Furthermore, there may be concern from the Community regarding changing this facility from a free public facility into a paid facility.

- Parking

If the popularity of Padel increases, especially during peak times or when there are concurrent events at the oval/ Scout Hall, there may be an issue with parking overflow. While off-street parking is available along Maryvale Road, some overspill parking may occur beyond the vicinity of this facility.

- Noise

As this facility also operate at nighttime, there potentially may be an increase in noise in the surrounding area. It is noted that the current oval can also be hired out until 10:00 p.m. Council could mitigate this issue through a lease condition stipulating that all outdoor activities must cease by 10:30 p.m., which is consistent to the conditions for other sports facilities within the city.

- Additional utilities infrastructure

Additional utility connections may be required to support the proposed kiosk/café and new court lighting. The costs associated with this should be borne by the Club. Furthermore, Staff would recommend installing a separate electricity meter for this facility so that the Club can manage their utility costs independently.

In conclusion, after weighing the potential Community benefits of a new, fully funded sporting facility against the identified operational considerations, Staff believe the proposal has strong merit. The most notable issue is the replacement of the free public facility. This impact can be effectively assessed through Community feedback. Therefore, Staff recommend that Council support the project, subject to a positive outcome from a formal Community consultation process.

Social Implications

Padel offer new activities for the Community that promote a healthy lifestyle and may improve social connectivity.

The proposed partnership with schools and the broader Community through open days and clinics for young children and discounted rates for Senior Citizens will provide these groups with an opportunity to try new sport and be more active.

To further enhance the social aspect of the sport, the Club proposes the occasional use of the adjacent Community Hall. The Club would hire the Hall (1–2 nights per month) for large social events such as club quiz nights, social tournaments, charity events or school functions tied to the Padel activities.

Environmental / Climate Change Implications

The business proposal has included a number of initiatives to reduce the impact to the environment through utilising energy efficient lights, introducing recycling initiatives for used balls and worn-out rackets.

Asset Management Implications

There are no asset management implications in relation to this report, as the proposed will be considered a land lease with the infrastructure being owned and managed by the Lessee. If the Lessee vacated the site, they would need to ‘make good’ the Tennis Courts at their expense.

Governance / Risk Management

Should Council support the establishment of Padel Sport at this location, Council could consider initially providing a 5 year lease arrangement with a lease fee to be negotiated. A lease of up to \$20,000 per annum with annual CPI increases with appropriate terms and conditions could be considered as part of the lease agreement.

Community Engagement

To enable the Community to have confidence in Council’s Community Engagement system, Staff have considered which of the engagement Tiers is best suitable for the implementation for the establishment of Padel Sport Facility at Foxfield Oval.

Tiers of Engagement in Council's Community Engagement system

#	Tier	Detail	Cost
1	Localised consultation	Direct distribution of emails or letters to affected residents and ratepayers within a street(s) or up to 300 metres of the project site	Variable – usually less than \$1,000.
2	Broad consultation	<p>Council's standard approach to promote consultation to the Community within Council's borders, comprising:</p> <ul style="list-style-type: none"> • public notice in <i>The Advertiser</i>, on Council's website and Connect 2 Campbelltown • electronic newsletters (Connect 2 Campbelltown and Campbelltown Catchup) • social media promotion • flyers, surveys and supporting documentation as relevant at Council's Office, Campbelltown Library and when appropriate at The ARC Campbelltown • digital TV screen promotion • flyer distribution through participating local businesses • promotion to Council organisations and other organisations • street corflutes and banners and where possible on Council's Variable Message Signage (VMS) and EV charging stations. 	\$2,000 - \$3,000
3	A face-to-face session and broad consultation	A face-to-face session (may be online) and broad session(s).	\$500-\$1,000
4	Letterbox drop and broad consultation	A letterbox drop to every household in the affected area.	Approximately \$24,000
5	Statistically validated	A statistically validated telephone/online survey.	Approximately \$25,000
6	Combination	Billboard on the corner of Montacute Road and Lower North East Road.	Billboard costs \$3,500 per week

On this occasion, Staff recommend that Council endorse the establishment of Padel Sport at Foxfield Oval for Community consultation, using Tier 1 consultation approach plus regular hirers of the Foxfield Oval complex and Magill Scouts.

Regional Implications

Currently, there are no publicly accessible Padel facilities in South Australia, with only one known privately owned court in the state. The proposed development at this Oval could be the first public Padel facility in the region.

Economic Development Implications

The establishment of Padel Sport at Foxfield Oval, fully funded by the Club may create additional local employment opportunities.

Financial Implications

The proposed establishment of Padel sport at this location does not have any financial implications to Council, as the Club will pay the initial capital cost and the ongoing maintenance and operational costs.

Council would generate income through a lease arrangement at the site,

Recommendation**That Council:**

- 1. supports in principle the establishment of Padel Sport managed by Padel Plus at Foxfield Oval through the repurposing of existing tennis courts, for the purpose of Community Engagement through a Tier 1 public consultation process**
 - 2. notes that a lease arrangement will be negotiated with the Club, including appropriate terms for site use, maintenance and facility access, should Council agree to proceed with a lease following the Community Engagement Process.**
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Attachments

1. Business Proposal from Padel Plus
2. Business Proposal from Pure Padel Adelaide