

Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

Tuesday, 7 October 2025
City Community Services and Culture Committee

Strategic Alignment - Our Community

Program Contact:
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Public

Approving Officer:
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Community

EXECUTIVE SUMMARY

The purpose of the report is to confirm the approval of Council Members for the repurposing of a section of the former netball courts in Bonython Park / Tulya Wardli (Park 27) into beach volleyball courts and changeroom facilities. The report describes how a landscape design for several elements in Park 27 will provide an opportunity to enhance the broader park setting.

This matter was previously approved by Council in 2021.

Volleyball SA (VSA) has developed an updated City Beach Concept Plan for the site, incorporating feedback to date. The Concept Plan contains six courts, retractable netting and changerooms, and presents an opportunity to deliver on the Adelaide Park Lands Management Strategy and the CoA's 2024-2028 Strategic Plan by:

- creating an active and welcoming Park Lands urban address
- enabling community-led wellbeing and physical activity opportunities
- remediating an existing hardstand area
- reducing the extent of car parking on Park Lands.

VSA has indicated that the State Government, via the Office for Recreation, Sport and Racing (ORSR), is willing to progress funding discussions but requires confirmation of Council's previous approval.

This matter was considered by Kadaltilla / Adelaide Park Lands Authority on 18 September 2025.

Kadaltilla noted the previous decision of Council approving the repurposing of a section of the former netball courts in Bonython Park / Tulya Wardli (Park 27b) into a beach volleyball facility.

Kadaltilla noted that since Council's original approval, there have been significant changes impacting Park 27, including the New Women's and Children's Hospital, the Southwark Development, and the North Adelaide Public Golf Course project. These developments have increased the need for a coordinated planning approach within the precinct.

Based on the timeline associated with a Master Plan, a site specific plan and contextual analysis is recommended as per Kadaltilla advice for the proposed site and concept, which would then be built into a Master Plan.

Kadaltilla endorsed continued support for a beach volleyball facility on Bonython Park / Tulya Wardli (Park 27), noting the above considerations.

RECOMMENDATION

The following recommendation will be presented to Council on 14 October 2025 for consideration

THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL
THAT COUNCIL

1. Notes the previous decision of Council approving the repurposing of a section of the former netball courts in Bonython Park / Tulya Wardli (Park 27) into a Beach Volleyball Facility.

2. Notes the significant change in impacts to Bonython Park / Tulya Wardli (Park 27) since that decision, including the New Women's and Children's Hospital, Southwark Development and the North Adelaide Public Golf Course projects and the impact they will have on Park 27 including the former netball courts.
 3. Notes that the Administration will undertake work with Volleyball SA for a siting and contextual analysis on the most appropriate location for City Beach and further reports on the management and detailed design of City Beach as the project progresses, for presentation in early 2026.
 4. Approves the former netball courts in Bonython Park / Tulya Wardli (Park 27) being repurposed into a Beach Volleyball Facility as per the City Beach Concept Plan for Bonython Park / Tulya Wardli (Park 27) as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 7 October 2025.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Community This project aligns with the City of Adelaide 2024-2028 Strategic Plan; in particular, ‘Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport’.
Policy	<u>Adelaide Park Lands Management Strategy – Towards 2036</u> This project supports multiple strategies and actions, including: 1.8 – ‘Strengthen the role of the Adelaide Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation’. 2.11 – ‘Where appropriate, return car parking on the Adelaide Park Lands to a Park Lands Purpose and consider temporary uses of existing car parking to provide greater community benefit.’ Bonython Park Precinct – ‘Investigate the removal of the former netball courts and return to a Park Lands Purpose’. <u>Park Lands Leasing and Licensing Policy</u> A proposed Park Lands Community Lease Agreement for Volleyball SA (VSA) to occupy the site in Bonython Park / Tulya Wardli (Park 27) will be negotiated in accordance with the Adelaide Park Lands Leasing and Licensing Policy.
Consultation	The site in Park 27 was selected in consultation with VSA. Public consultation will occur on the proposed Park Lands Community Lease Agreement.
Resource	This project will be managed within existing resources.
Risk / Legal / Legislative	Site impacts will be considered and managed through the design process to ensure the Beach Volleyball Facility is integrated into the existing landscape of Park 27.
Opportunities	Enhancing the broader park setting, including Kaurna culture, greening, connectivity, and integration with the Beach Volleyball Facility and the new Women’s and Children’s Hospital, SAPOL Mock Roadway and public art, is an opportunity.
25/26 Budget Allocation	Not as a result of this report
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The assets created through the establishment of the Beach Volleyball Facility will be owned by VSA for the life of the lease agreement.
25/26 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	No funding is requested of the City of Adelaide as a result of this proposal. VSA proposes to seek government funding for the entire project, including all site remediation costs.

DISCUSSION

Background

1. City Beach was a four-court Beach Volleyball Facility formerly located on the corner of Pirie Street and Frome Street. Until its closure in 2022, Volleyball SA (VSA) operated the facility for over twenty years through a lease arrangement with the City of Adelaide (CoA).
2. On 28 January 2021, Council resolved:
'That Council:
 1. *Works with Volleyball South Australia to secure a new location for Volleyball within the City of Adelaide.*
 2. *Provides in principle approval, as landlord, for a relocation by Volleyball South Australia to a site within the Park Lands.*
 3. *Seeks to ensure the new location will:*
 - a. *Be visible from a key road.*
 - b. *Be within walking distance to corporate businesses/universities/schools.*
 - c. *Be in an area where music will not disturb neighbours.*
 - d. *Have access to free carparking.*
 - e. *Have the ability to access the area with vehicles to replenish sand/delivery of stock.*
 4. *Requests the Lord Mayor write to the Minister for Recreation, Sport and Racing seeking funding to support a relocation.'*
3. The letter referred to in Part 4 of the 28 January 2021 decision is shown at [Link 1](#).
4. Working with the site criteria agreed by Council and in consultation with VSA, Administration investigated multiple Park Lands sites and concluded that the former netball courts in Bonython Park / Tulya Wardli (Park 27) was the most suitable site for establishing a new Beach Volleyball Facility.
5. On 11 May 2021, following presentation of a [report](#) to The Committee (page 10 of the Agenda), Council resolved:
'That Council:
 1. *Approves a section of the former netball courts in Bonython Park/Tulya Wardli (Park 27) being repurposed into a beach volleyball facility as per the City Beach Site Plan for Bonython Park/Tulya Wardli (Park 27) shown in Attachment A to Item 10.2 on the Agenda for the meeting of the Council held on 11 May 2021, subject to:*
 - 1.1. *Volleyball SA receiving sufficient funding to complete the project;*
 - 1.2. *further consideration of consolidating existing and proposed amenities where practical, to service use of the entire park;*
 - 1.3. *a significant portion of the area returned to greenspace; and*
 - 1.4. *landscaping integrated with the beach volleyball facility.*
 2. *Authorises the Chief Executive Officer to write to Volleyball SA stating Council's intention to enter into direct lease negotiations with them for the enhancement and occupation of the former netball courts in Bonython Park/Tulya Wardli (Park 27) to enable them to seek funding, noting the exceptional circumstances to operate outside of the City of Adelaide Park Lands Leasing and Licensing Policy determined by the decision of Council on 28 January 2021.'*
6. VSA has indicated that the State Government, via the Office for Recreation, Sport and Racing (ORSR), is willing to progress funding discussions. However, it requires confirmation that CoA will honour the previous approval.

Site Context

7. The former netball courts occupy an area of approximately 7,500sqm and have been used predominantly for free car parking since 1997, with an estimated capacity of 340 vehicles.
 - 7.1. The proposed concept plan would reduce the number of car parks at the site from the existing 340 to an estimated 70 car parks.

8. The site has some constraints, including uneven ground, underground services, and a deteriorating bitumen surface, as shown at [Link 2](#).
9. Since 5 May 2025, SA Water has occupied the site on behalf of the new Women's and Children's (nWCH) Hospital Project. It is anticipated that the site will be occupied by SA Water until the end of 2025.

Beach Volleyball Concept Plan

10. VSA has developed an updated City Beach Concept Plan for the site in Park 27, as shown in **Attachment A**.
11. The Concept Plan contains minimal built form, retractable netting and presents an opportunity to deliver on the Adelaide Park Lands Management Strategy and the CoA's 2024-2028 Strategic Plan by:
 - 11.1. creating an active and welcoming urban address to Park 27 with public transport and active transport links
 - 11.2. enabling a community sports association to provide services to support social connections and community participation in physical activity
 - 11.3. remediating a significant portion of existing hardstand area
 - 11.4. reducing the extent of car parking on Park Lands.
12. Site impacts will be considered and managed through the design process to ensure the Beach Volleyball Facility is integrated into the existing landscape of Park 27.
13. A landscape design for several elements in Park 27 will provide an opportunity to enhance the broader park setting, including Kaurna culture, greening, public art, events, connectivity, and integration with the Beach Volleyball Facility and the new Women's and Children's Hospital, Bonython Park Kiosk, SAPOL Mock Roadway, and active transport links, including the Park Lands Trail and Tram.

Kadaltilla / Adelaide Park Lands Authority

14. This matter was considered by Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) on 18 September 2025. Kadaltilla advised Council that the Board:
 1. *Notes the previous decision of Council approving the repurposing of a section of the former netball courts in Bonython Park / Tulya Wardli (Park 27) into a beach volleyball facility.*
 2. *Notes the significant change in impacts to Bonython Park / Tulya Wardli (Park 27) since that decision, including the New Women's and Children's Hospital, Southwark Development and the North Adelaide Public Golf Course projects and the impact they will have on Park 27 including the former netball courts.*
 3. *Endorses continued support for a beach volleyball facility on Bonython Park / Tulya Wardli (Park 27).*
 4. *Notes the City Beach Concept Plan for Bonython Park / Tulya Wardli (Park 27) shown in Attachment A as contained in Item 5.3 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 18 September 2025.*
 5. *Requests that the Administration undertake work with Volleyball SA for a siting and contextual analysis on the most appropriate location for City Beach and further reports on the management and detailed design of City Beach as the project progresses, for presentation to the first meeting of Kadaltilla in 2026.*
 6. *Requests a Master Plan of Bonython Park / Tulya Wardli (Park 27) be prepared in alignment and context with the Adelaide Park Lands Management Strategy and the relevant Community Land Management Plan subject to the City of Adelaide quarterly budget review processes and/or annual budget process.*

Next Steps

15. Subject to Council confirming approval for the repurposing of a section of the former netball courts in Park 27 into a Beach Volleyball Facility, Administration will write to VSA advising so.
16. VSA will finalise the City Beach Concept Plan by incorporating any additional feedback from Kadaltilla and Council and continue to engage with the State Government regarding funding.
17. The final Concept Plan and siting and contextual analysis will then be presented to Kadaltilla and the City Services and Culture Committee in February 2026 and March 2026 respectively.
18. When funding for the facility is secured, a draft Park Lands Community Lease Agreement will be presented to Kadaltilla and Council.

19. A Master Plan of Bonython Park / Tulya Wardli (Park 27) will be prepared subject to CoA quarterly budget review processes and/or annual business plan and budget process.
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DATA AND SUPPORTING INFORMATION

Link 1 – Letter from the Lord Mayor to the Minister for Recreation, Sport and Racing

Link 2 – Existing Site Conditions in Bonython Park / Tulya Wardli (Park 27)

ATTACHMENTS

Attachment A – City Beach Concept Plan – Bonython Park / Tulya Wardli (Park 27)

- END OF REPORT -