

Kadaltilla

Adelaide Park Lands Authority

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

**Wednesday, 27 May 2026
Board Meeting**

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Public

Purpose

The purpose of this report is to present a siting analysis (Site Plan Concept Report) undertaken by Council Administration, in conjunction with Volleyball SA (VSA), on the proposed establishment of a beach volleyball facility in Bonython Park / Tulya Wardli (Park 27).

On 18 September 2025, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) noted the City Beach Concept Plan and resolved to support the development of a beach volleyball facility in Park 27. This was subsequently approved by Council on 14 October 2025.

A Site Plan Concept Report has been developed in response to feedback from Kadaltilla and Council, analysing multiple site options in Park 27. The report validates Option 1, utilising the former netball court site, as the optimal location for the proposed beach volleyball facility in Park 27.

In response to site constraints, including high voltage cables along the western boundary and surrounding mature trees, the following refinements are recommended to strengthen VSA's City Beach Concept Plan proposal, including:

- incorporating water-sensitive urban design elements within the proposed car park area
- consolidating the two proposed buildings into a single structure on the north side of the courts that is solar-ready
- incorporating publicly accessible toilets, seating, shade, bicycle racks and drinking fountains within the facility footprint

It is recommended that existing public amenities within Park 27 be reviewed in the context of this proposal, with particular consideration given to consolidation and improved integration.

VSA continues to engage with the State and Federal Governments regarding funding. When funding for the proposed facility is secured, a detailed design and draft Park Lands Community Lease Agreement will be presented to Kadaltilla and Council.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Supports the findings of the Site Plan Concept Report as contained in Attachment A to Item 5.6 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 May 2026, confirming Option 1, utilising the former netball court site, as the optimal location for the proposed beach volleyball facility in Bonython Park / Tulya Wardli (Park 27), subject to refinements as detailed in the Site Plan Concept Report.
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Implications

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| <p>Adelaide Park Lands Management Strategy – Towards 2036</p> | <p>Adelaide Park Lands Management Strategy - Towards 2036</p> <p>This project supports multiple strategies and actions, including:</p> <p>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’.</p> <p>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.’</p> <p>Bonython Park Precinct – ‘Investigate the removal of the former netball courts and return to a Park Lands Purpose’.</p> |
| <p>2023-2028 Strategic Plan</p> | <p>Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice</p> <p>4.1 – Provide advice on plans, projects, and policies for the Adelaide Park Lands.</p> |
| <p>City of Adelaide Strategies</p> | <p>This project aligns with the City of Adelaide (CoA) 2024-2028 Strategic Plan; in particular, ‘Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport’.</p> |
| <p>Policy</p> | <p>A 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.</p> |
| <p>Consultation</p> | <p>Not as a result of this report</p> |
| <p>Resource</p> | <p>This project will be managed within existing resources.</p> |
| <p>Risk / Legal / Legislative</p> | <p>Not as a result of this report</p> |
| <p>Design</p> | <p>Design Principles from the Adelaide Park Lands Community Buildings (Sport and Recreation) Policy have informed the Site Plan Concept Report.</p> <p>A detailed design for the beach volleyball facility will be presented to Kadaltilla / Adelaide Park Lands Authority and Council once funding is secured by the VSA.</p> |
| <p>Opportunities</p> | <p>There is an opportunity for the beach volleyball facility to provide benefits to park visitors beyond volleyball participants by including public amenities and services.</p> |
| <p>City of Adelaide Budget Allocation</p> | <p>No funding is requested from CoA as a result of this proposal.</p> |
| <p>Capital Infrastructure Projects</p> | <p>This report proposes the establishment of a beach volleyball facility in Park 27 with associated built form, car parking and landscaping.</p> |
| <p>Life of Project, Service, Initiative or (Expectancy of) Asset</p> | <p>The assets created through the establishment of the beach volleyball facility will be owned by VSA for the life of the lease agreement. At the expiry of the lease, unless agreed otherwise, VSA will be required to remove all improvements it has made.</p> |

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| Ongoing Costs (eg maintenance cost) | Not as a result of this report |
| Other Funding Sources | 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 at the corner of Pirie Street and Frome Street. Volleyball SA (VSA) operated the facility for over twenty years through a lease arrangement with the City of Adelaide. It closed in 2022.
2. On 28 January 2021, Council considered a Motion on Notice ([page 11 of the Minutes](#)) and resolved that Council work with VSA to secure a new location for Volleyball within the City of Adelaide.
3. Working within the site criteria agreed by Council and in consultation with VSA, Administration assessed multiple Park Lands sites and identified the former netball courts in Bonython Park / Tulya Wardli (Park 27) as the most suitable site for establishing a new beach volleyball facility. On 22 April 2021, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) received a [report](#) on this matter (page 4 of the Agenda), and resolved to provide the following advice to Council:

‘That the Adelaide Park Lands Authority:

1. *Supports 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 5.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 22 April 2021, subject to Volleyball SA receiving sufficient funding from the State Government and further consideration of the existing and proposed amenities to service use of the entire park.*
 2. *Recommends a significant portion of land be returned to greenspace and landscaping integrated with the volleyball facility.’*
4. On 18 September 2025, Kadaltilla received a [presentation and report](#) on the City Beach Concept Plan for Park 27 (pages 61 and 75 of the Agenda), and resolved to provide the following advice to Council:
‘That the Kadaltilla / Adelaide Park Lands Authority:
 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.’*
 5. On 14 October 2025, following a [presentation and report](#) to the City Community Services and Culture Committee, Council resolved:

'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.'*

Site Plan

6. The former netball courts is an area of approximately 7,500sqm which has been used predominantly for free car parking since 1997, with an estimated capacity of 340 vehicles.
7. Since 5 May 2025, SA Water has occupied the site on behalf of the new Women's and Children's (nWCH) Hospital Project.
8. The site has some constraints, including uneven ground, underground services, and a deteriorating bitumen surface, as shown [here](#).
9. In response to feedback from Kadaltilla and Council, Administration developed a Site Plan Concept Report, as shown in **Attachment A**. Referencing key directions from the Adelaide Park Lands Management Strategy, Adelaide Park Lands Community Buildings (Sport and Recreation) Policy and Adelaide Park Lands Building Design Guidelines, the Report applies the following design objectives to inform the analysis of five site options in Park 27 and the City Beach Concept Plan developed by VSA:
 - 9.1. Establish new links and enhance existing connections to create better connectivity to the wider Park Lands and activity hubs and design infrastructure that supports active transport options.
 - 9.2. Consolidate buildings and create shared-use facilities and amenities accessible to the public.
 - 9.3. Minimise built form with flexibility to accommodate temporary infrastructure to support larger events.
 - 9.4. Utilise lightweight construction where practical.
 - 9.5. Design to maximise cooling effects, optimise shade and establish a climate-resilient landscape.
 - 9.6. Include water-sensitive urban design elements.
 - 9.7. Incorporate building materials that reflect the natural setting of the Park Lands.
10. The Site Plan Concept Report details and compares five site options. Option 5, adjacent to the kiosk and children's playspace, presents an opportunity to consolidate built form and utilise existing parking. However, this option would significantly impact event and informal recreation use, without reducing hardstand or associated car parking. This location would also have poor passive surveillance at night.
11. The Report validates Option 1, utilising the former netball court site, as the optimal location for the siting of the beach volleyball facility. This option offers the strongest strategic alignment and the lowest impact on the Park Lands landscape and existing users of Park 27. It is recommended that existing public amenities within Park 27 be reviewed in the context of the site, with particular consideration given to consolidation and improved integration.
12. Taking into account the site constraints, such as high voltage cables along the western boundary and the surrounding mature trees, recommended refinements to VSA's City Beach Concept Plan to strengthen the proposal include:
 - 12.1. water-sensitive urban design elements within the proposed car park to break up the expanse of hard stand area
 - 12.2. consolidating the two proposed buildings into a single, solar-ready, structure on the north side of the courts, ensuring vehicle movement to service the facility is constrained to the car park
 - 12.3. incorporating publicly accessible toilets, seating, shade, bicycle racks and drinking fountains within the facility footprint for broader community benefit

13. It is recommended that VSA incorporate these refinements in finalising a detailed design for the beach volleyball facility. The entire scope of works are to be funded by VSA.

Next Steps

14. Administration will work with VSA to finalise the detailed design, incorporating findings of the Site Plan Concept Report.
15. VSA will continue to engage with the State and Federal Governments regarding funding.
16. When funding for the facility is secured, a detailed design and draft Park Lands Community Lease Agreement will be presented to Kadaltilla and Council for consideration.

Attachments

Attachment A – Site Plan Concept Report – Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

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