

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

Site Plan Concept Report

APRIL 2026



Project Drivers and Background

Between 2001 to 2022, Volleyball SA (VSA) leased land on the corner of Frome St and Pirie St to facilitate recreational and competitive beach volleyball. During lease negotiations towards the end of this period (May 2021), the City of Adelaide conditionally approved Bonython Park / Tulya Wardli (Park 27) as a suitable site for VSA's Beach Volleyball City Beach relocation.

The following extract from the Council meeting minutes of 14 October 2025, outlines the most recent decision of Council in relation to the Beach Volleyball Facility:

Recommendation 1 - Item 7.1 - Beach Volleyball Facility - Bonython Park / Tulya Wardli (Park 27)

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.***

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

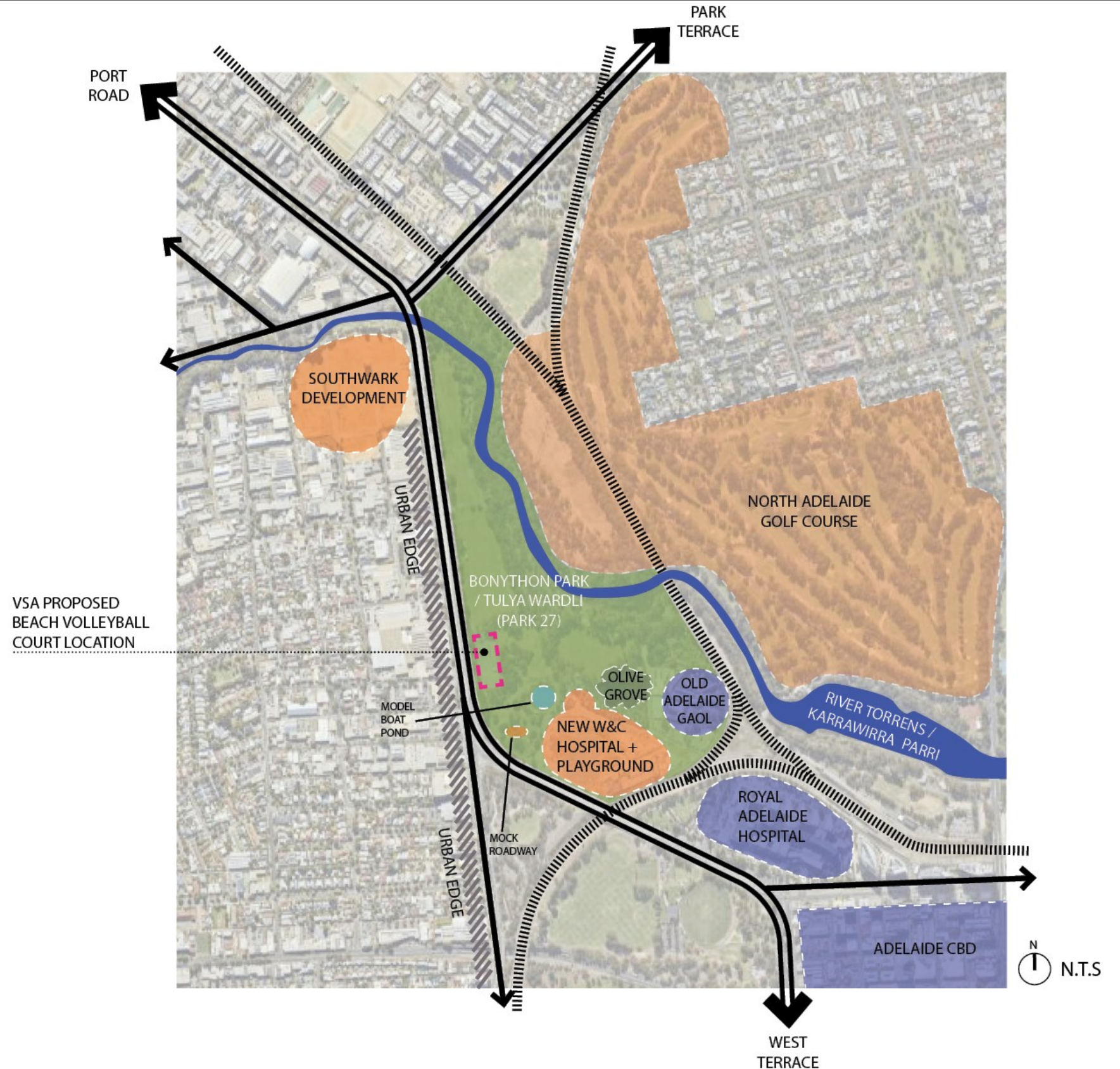
Site Context

The proposed beach volleyball site is located within Bonython Park / Tulya Wardli (Park 27), on the north-western edge of the Adelaide Park Lands.

The new Women’s and Children’s Hospital is currently under construction to the south-east of the site, adjacent to the Royal Adelaide Hospital. In addition, the North Adelaide Golf Course will expand toward the north-east of the site as part of a State-funded initiative.

Bonython Park has strong transport connections, including nearby tram and train lines, the city ring route, and shared pedestrian and cycling paths along the River Torrens / Karrawirra Parri and Port Road.

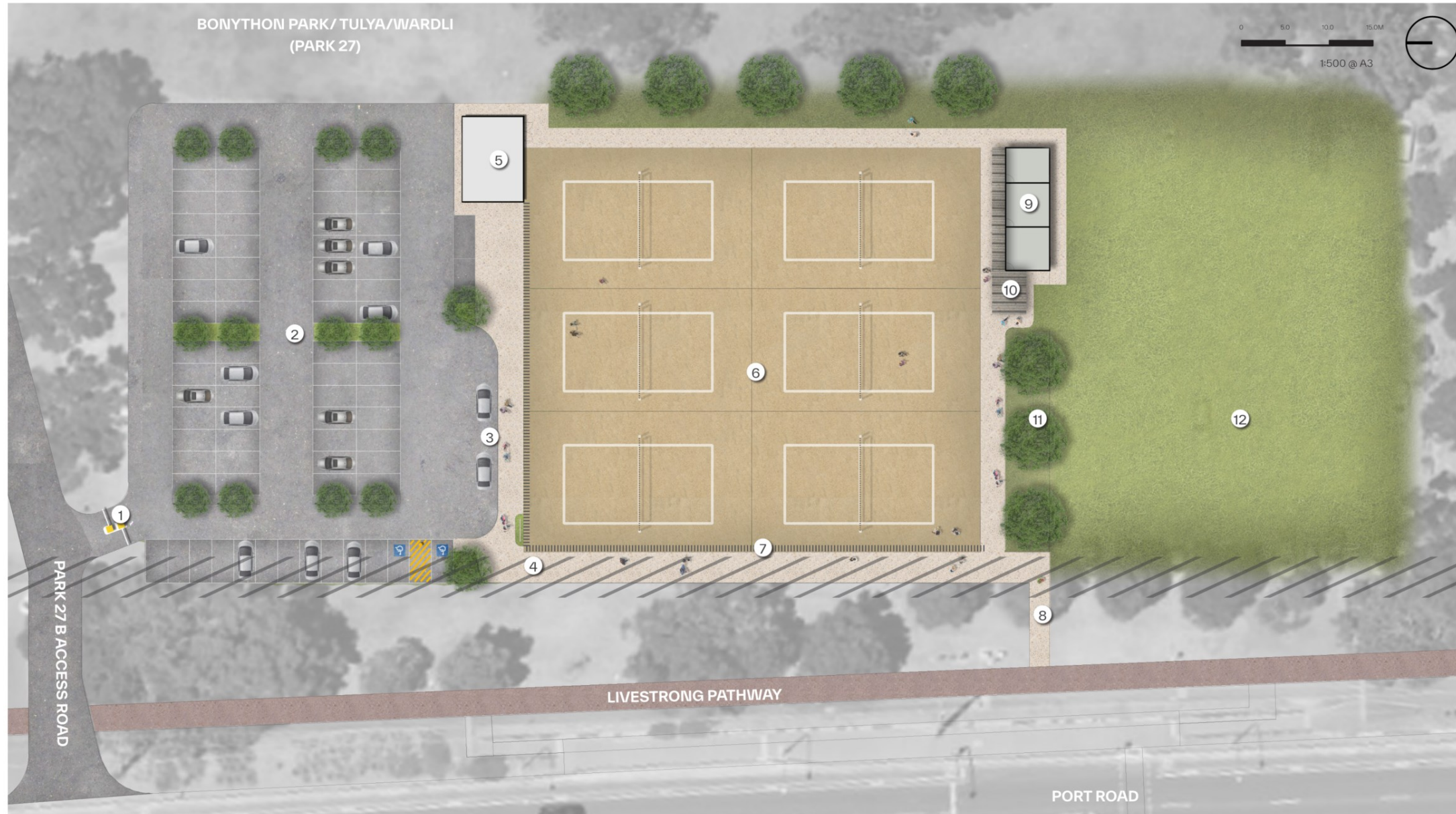
Significant medium-density residential development is underway to the north-west at Southwark, with further development occurring in Bowden and Thebarton. This growing local population presents an opportunity for the proposed beach volleyball site to function as a broader community activity hub.









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

City Beach Concept Plan

On 14 October 2025, Council approved the City Beach Concept Plan (developed by Volleyball SA) to repurpose the former netball court site in Bonython Park / Tulya Wardli (Park 27) into a Beach Volleyball Facility (as shown below).



- LEGEND**
-  Court Sand
 -  Lawn
 -  Exposed Aggregate Concrete
 -  Asphalt
 -  Livestrong Pathway
 -  HV Electrical Easement (approximate)
1. Vehicle entrance to car park with boom gate for traffic management
 2. Car park (approx 70 car spaces with DDA compliant spaces)
 3. Coach pick up drop off area
 4. Entrance from carpark
 5. Maintenance shed and storage
 6. 6 x National Standard Beach Volleyball Courts
 7. Ball containment netting to Port Road and carpark (3.0-3.6m high)
 8. Pedestrian path connection to Livestrong Pathway and Port Road
 9. Toilet and changerooms facilities including ambulant amenities
 10. 4x4m undercover area for VSA staff and players during competition (power provision from external wall of building)
 11. New tree planting
 12. Remediation of existing asphalt to lawn (return to Park Lands area)

Strategic Context



Adelaide Park Lands Management Strategy (Towards 2036)

Adelaide Park Lands Management Strategy:

Goal 1 - Places and Spaces: Sport and Recreation

The Adelaide Park Lands will continue to provide for sport and recreation opportunities and prioritise open accessible spaces for the public to enjoy outside of programmed sport and recreation times.

Relevant Strategies:

- Strategy 1.2 Create places and attractions that set the Adelaide Park Lands apart.
- Strategy 1.6 Create spaces to accommodate cultural, sporting, artistic and recreational events of varying types and sizes that are planned and delivered to minimise environmental impacts and that promote active and public transport.
- Strategy 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.

Goal 3 – Natural Systems, Cultural Landscapes and Climate Resilience

The Adelaide Park Lands are a place of natural beauty and Kaurna cultural significance.

Relevant Strategies:

- Strategy 3.12 Ensure sustainable water use across the Adelaide Park Lands.
- Strategy 3.17 Seek opportunities to increase greening and tree canopy.

Bonython Park Precinct Plan

- Creating appealing attractions and facilities that through collaboration between City of Adelaide, adjoining councils and the state government will be critical in facilitating greater use of the Precinct and providing valuable open spaces to these communities.
- Future Planning Consideration (23) - Investigate the removal of the former netball courts and return to a Park Lands Purpose – Park Land Purpose includes: The Adelaide Park Lands that reflect and support a diverse range of environmental, cultural, recreational and social values and activities that should be protected and enhanced.

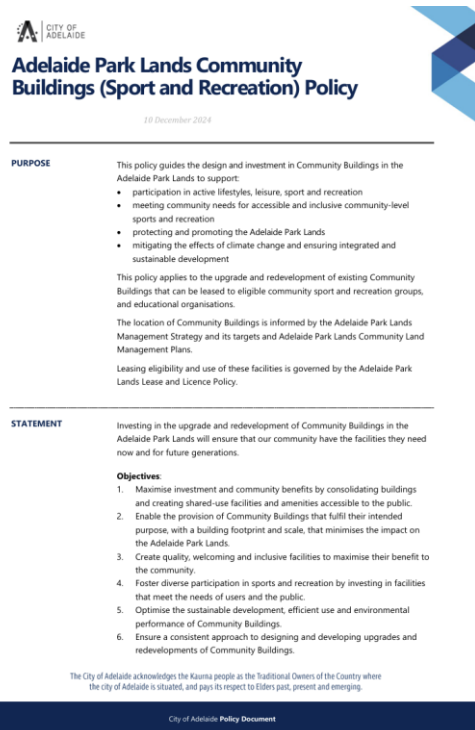
Return Areas Schedule

Site 3 - Investigate opportunities to return to a Park Lands Purpose – removal of hardstand surface (High Priority 1-5 Years)

Adelaide Park Lands Community Buildings (Sport and Recreation Policy):

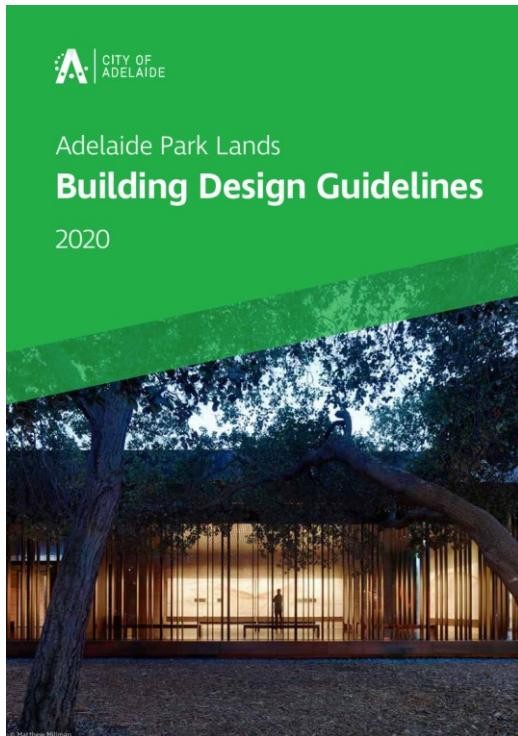
Key Objectives (summarised)

- Create quality, welcoming and inclusive facilities to maximise community benefit.
- Maximise investment and community benefits.
- Enable the provision of community facilities that fulfil their intended purpose, with a building footprint and scale, that minimises the impact on the Adelaide Park Lands.
- Optimise the sustainable development, efficient use and environmental performance of community facilities.
- Ensure a consistent approach to designing and upgrading community facilities.

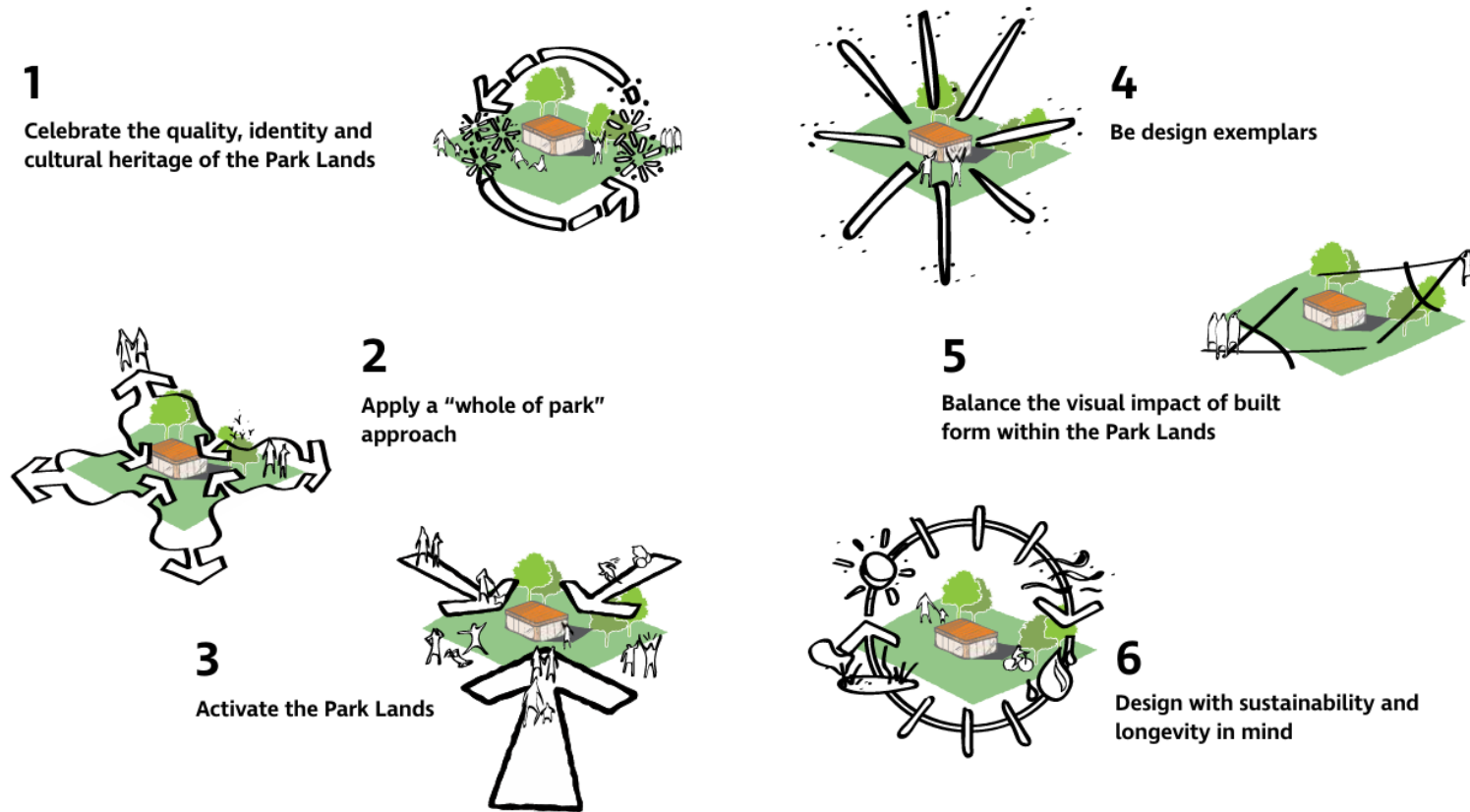


Adelaide Park Lands Community Buildings (Sport and Recreation) Policy

Strategic Context



Adelaide Park Lands Building Design Guidelines



This strategic context has shaped the following design objectives to inform a siting analysis of the proposed beach volleyball facility in Bonython Park.

Design Objectives:

- 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.
- Consolidate buildings and create shared-use facilities and amenities accessible to the public.
- Minimise built form with flexibility to accommodate temporary infrastructure to support larger events.
- Utilise lightweight construction where practical.
- Design to maximise cooling effects, optimising shade and establishing a climate-resilient landscape.
- Include water-sensitive urban design elements.
- Incorporate building materials that reflect the natural setting of the Park Lands.

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

Siting Options

OPTION 2

PROS

- Proximity to adjoining roadway (Port Road), providing natural surveillance
- Minimises vehicle movements by utilising existing roadway access/egress
- Proximity to public transport and active travel routes

CONS

- Loss of green space
- Increased hard stand footprint
- Impacts the programming of a popular event space
- May require screening
- Disconnect with other park amenities and activity nodes



LEGEND

- | | | | |
|--|--|--|---|
| | Site Extents for Proposed Beach Volleyball Facility and Car Park | | Tram Line |
| | Parklands Trail | | Tram Stop |
| | Primary Cycle Route / Shared User Path | | Train Line |
| | Trail | | Entry Statement |
| | Tunnel / Underpass | | Existing Playspace |
| | High Point | | Future Regional Playground - State Initiative |
| | Tree Canopy | | Future Vehicle Access Road |
| | Vegetation Buffer | | Proposed Future Trail |
| | Vehicle Access Road | | |

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

Siting Options

OPTION 3

PROS

- Partially removes and remediates existing hard stand area
- Proximity to adjoining roadway (Port Road), providing natural surveillance
- Proximity to public transport and active travel routes

CONS

- Loss of green space
- Impacts the programming of a popular event space
- Impacts existing vegetation, including loss of trees
- Disconnect with other park amenities and activity nodes
- Potential disruption to volleyball programming during larger events held in Bonython Park



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

Siting Options

OPTION 5

PROS

- Proximity to other park amenities and activity nodes, including:
 - potential for utilising existing built form, including kiosk, public toilets and car parking
 - potential integration with existing playspace and links to future NWCH playspace
- Proximity to public transport and active travel routes

CONS

- Loss of green space
- Increased hard stand footprint
- Impacts the programming of a popular event space
- Impacts the kick-about space adjacent to the children’s playspace
- Potential disruption to volleyball programming during larger events held in Bonython Park
- Require additional park lighting for safe access and egress at night

LEGEND

- | | | | |
|--|--|--|---|
| | Site Extents for Proposed Beach Volleyball Facility and Car Park | | Tram Line |
| | Parklands Trail | | Tram Stop |
| | Primary Cycle Route / Shared User Path | | Train Line |
| | Trail | | Entry Statement |
| | Tunnel / Underpass | | Existing Playspace |
| | High Point | | Future Regional Playground - State Initiative |
| | Tree Canopy | | Future Vehicle Access Road |
| | Vegetation Buffer | | Proposed Future Trail |
| | Vehicle Access Road | | |





Options Analysis

Design Objectives*	Option 1	Option 2	Option 3	Option 4	Option 5
Enables safe and inclusive access	Connected to internal and external roads, public transport (including tram), and cycle paths.	Connected to internal and external roads, public transport (including tram), and cycle paths.	Connected to internal and external roads, public transport (including tram), and cycle paths.	Requires additional pathways and roadways for connection.	Requires additional pathways and roadways for connection.
Maximises community benefit	Does not impact the programming of existing events.	Impacts a popular event space.	Impacts a popular event space.	Impacts a popular event space.	Impacts a popular event space and an informal kick-about area next to the children's play space.
Reduces hardstand areas	Removes existing netball courts.	Retains existing netball courts.	Removes a portion of the existing netball courts.	Retains existing netball courts.	Retains existing netball courts. Opportunity to use the existing car parking area and building footprints.
Consolidates built form	Opportunity to integrate existing toilet facilities with beach volleyball amenities.	Opportunity to integrate existing toilet facilities with beach volleyball amenities.	Opportunity to integrate existing toilet facilities with beach volleyball amenities.	Opportunity to integrate existing toilet facilities with beach volleyball amenities.	Opportunity to consolidate existing kiosk and toilet facilities with beach volleyball facilities.
Protects the Park Lands landscape, including no loss of trees	Rehabilitates a deteriorated landscape and provides increased greening opportunities.	Reduction in green space.	Removal of trees and reduction in green space.	Likely to require significant excavation of the mound adjacent to the pond. Removal of trees and reduction in green space.	Reduction in green space.

 Preferred Option

 Not Recommended

 Not Recommended

 Not Recommended

 Not Recommended

* Design Objectives developed in alignment with strategic goals and objectives outlined on the 'Strategic Context' page.

Opportunities and Constraints

PREFERRED SITE – OPTION 1

A site analysis into the preferred site – Option 1, was undertaken, and the following was identified:

Existing Conditions

1. The site was previously utilised as a netball facility, supported by sports lighting and a community building.
2. Use of the netball courts ceased in 1997, and the light towers and community building were subsequently removed.
3. The remaining bituminised hardstand has since been used as an informal car park, providing capacity for approximately 340 vehicles.
4. The site is directly adjacent to a tram line and stop along Port Road.
5. A small vegetation buffer exists between Port Road and Bonython Park.
6. The Site is currently occupied by SA Water.

Opportunities

1. Reduce the expanse of hardstand and car parking.
2. Create a strong connection to active travel options.
3. Utilise existing trees for shade and wind protection.
4. Connect with the adjoining grassed kick-about areas.
5. Enhance the urban address.
6. Provide a broader community service through publicly accessible amenities.

Constraints

1. High voltage cables along the western edge require strict clearances.
2. Avoid creating a ‘barrier’ on entering the park from the southwest.
3. The site is surrounded by a significant number of mature native trees.



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

Recommendations and Refinements

PREFERRED SITE – OPTION 1

Following the site analysis of the preferred site - Option 1, and taking into account the site constraints such as the high voltage cables on the west, existing trees on the east, and avoiding creating a 'barrier' on entering the park from the southwest, adjustments to the alignment and layout of facilities are recommended as shown:

Proposed car park with entry from existing roadway (no boom gate) and integrated WSUD elements.

Two proposed buildings to be consolidated into a single structure that is solar-ready and includes changerooms, kiosk, maintenance shed, bike racks/lock-up storage, publicly accessible toilets, seating, shade and drinking fountains.













Proposed beach volleyball courts.

Proposed main entry point and path to connect the facility with the tram stop and cycleways, as well as other park features.

Area to be integrated back into Park Lands with surrounding landscapes (maintained by CoA).

Review the overall provision of public amenities in Bonython Park / Tulya Wardli (Park 27).

LEGEND

-  Site Extents for Proposed Beach Volleyball Facility, Car Park and Revegetation Area
-  Parklands Trail
-  Primary Cycle Route / Shared User Path
-  Trail
-  Tunnel / Underpass
-  High Point
-  Tree Canopy
-  Vegetation Buffer
-  Vehicle Access Road
-  Tram Line
-  Tram Stop
-  Train Line
-  Entry Statement
-  Existing Playspace
-  Future Regional Playground - State Initiative
-  Future Vehicle Access Road
-  Proposed Future Trail



Beach Volleyball Facility

Findings

The proposed Option 1 location for a beach volleyball facility within Bonython Park / Tulya Wardli (Park 27) is the preferred site.

This finding is based on:

- Strong connections with public transport and active transport routes
- Close proximity to growing residential areas
- Use of existing hardstand (no new hardstand put into Park Lands)
- Location along an active park edge – benefits safety and visibility
- Alignment with design principles and objectives (slides 6 and 7)
- No impact on New Women’s and Children’s Hospital or potential future Golf Course expansion
- Enables future enhancements of Bonython Park areas
- Can operate concurrently with events held in Bonython Park

Next Steps:

Council Administration will work with VSA as they finalise a detailed design for the beach volleyball facility in Bonython Park, incorporating the findings of this Site Plan Concept Report.

