

Kadaltilla

Bonython Park / Tulya Wardli (Park 27) Informal Car Park

**Thursday, 23 June 2022
Board Meeting**

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Public

Purpose

The purpose of this report is to provide information on the operation of the informal commuter carpark located on the former netball courts in Bonython Park / Tulya Wardli (Park 27).

The report is provided in the context of a decision of Council on 11 May 2021 to repurpose a section of the former netball courts in Bonython Park / Tulya Wardli for a beach volleyball site.

In addition, Council resolved on 8 June 2021 to consider the introduction of a temporary parking fee, during key commuter times, in recognition of the large number of cars currently using the site as a commuter carpark.

The report considers the introduction of a temporary fee, options for the closure of the informal commuter car park area, consideration of options relating to the Volleyball SA proposal and return of the site to Park Lands.

Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That Kadaltilla / Park Lands Authority:

1. Notes the options for the informal carpark in Bonython Park/Tulya Wardli (Park 27) as listed in paragraph 21 of the discussion section of Item 5.3 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 23 June 2022.
 2. Supports Option A to close the informal car park and return of the area to Park Lands until such time as Volleyball SA develops the site for beach volleyball purposes.
 3. Notes that a temporary parking fee will not be implemented in association with the informal commuter car park in Bonython Park/Tulya Wardli (Park 27).
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Implications

Adelaide Park Lands Management Strategy 2015-2025	Adelaide Park Lands Management Strategy 2015-2025 (APLMS) Closure of the car park is consistent with the Adelaide Park Lands Management Strategy 2015-2025 (APLMS) which seeks a reduction in car parking in the Park Lands by 5% by 2025.
2020-2025 Strategic Plan	Adelaide Park Lands Authority 2020-2025 Strategic Plan Strategic Plan Alignment – Advice Action 4.1 Provide advice on plans, projects and policies for the Adelaide Park Lands.
Policy	Closure of the car park is consistent with the Community Land Management Plan for the Adelaide Park Lands.
Consultation	If Council decides to remove all, or part, of the informal car park, signage informing users of the closure will be erected communicating the changes for a minimum of three weeks prior to implementation of the changes.
Resource	Not as a result of this report
Risk / Legal / Legislative	The informal carpark at Bonython Park/Tulya Wardli (Park 27) is not designed as a fit-for-purpose commuter carpark.
Opportunities	Opportunity to return the site to use as Park Lands.
City of Adelaide Budget Allocation	The current annual costs for maintenance of the former netball court surface of approximately \$20,000 per annum is within existing budgets.
Life of Project, Service, Initiative or (Expectancy of) Asset	The closure of the carpark, and implementation of the chosen option, will continue until Volleyball SA commence the proposed project at the site or another appropriate Park Lands use is identified.
Ongoing Costs (eg maintenance cost)	Subject to a future report
Other Funding Sources	Not as a result of this report

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Discussion

Background

1. The site in Bonython Park / Tulya Wardli (Park 27) that is currently being used as an informal commuter carpark, was originally developed as netball courts and used for that purpose until 1997 (refer to **Figure 1**). After this time, the area (of approximately 7,500 square meters) was used as an overflow car park for users of the park on weekends and public holidays and as an event site and 'back of house' area for events.
2. There has been an increase in city commuters using the site as a free car park since 2010, when the extension of the tram line from the City to the Entertainment Centre and the tram stop adjacent Bonython Park was created.
3. In 2015, four-hour time limit signs were installed during the construction of the Royal Adelaide Hospital to manage the increase in construction workers parking on the site.
4. The site currently provides for about 350 informal car parking spaces.
5. The existing surface condition of the former netball courts has not withstood current use by motor vehicles which has deteriorated the surface and the landscape, requiring regular surface maintenance which is undertaken through surface patching.
6. Adequate car parking provisions such as defined line marking are not installed, resulting in unstructured parking that has resulted in vehicle 'creep' and approximately 20 to 30 complaints based on the last two financial years, relating to vehicles being blocked by other cars.
7. The informal nature of the car park presents challenges for consistently enforcing the four-hour parking control, however, the area is monitored and expiations issued to vehicles in excess of this time limit. In 2021/2022, 1388 expiations were issued in Bonython Park the majority of which relate to the former netball court.
8. The informal car park is used by city visitors and workers as a free 'park & ride' facility to access the city. Alternative, paid parking is available on Light Terrace, Thebarton, opposite the informal car park and at the Entertainment Centre (**Figure 1**). There is also adequate day parking available in the City.

Figure 1 – Location of the informal car park and associated features



Private paid parking available here for \$6 for 12 hours

Policy context

9. The Adelaide Park Lands Management Strategy (APLMS) states that *“the netball courts on the western edge of the park opposite Port Road will be developed into a youth activity hub with facilities for skating, BMX, basketball and other activities to optimise its location adjacent the tram stop and growing residential population in Thebarton. Part of the existing hard surface will be redesigned and landscaped to provide car parking to service the park at peak times”*.
10. The APLMS contains nine ‘actions’ to *“provide car parking on and adjacent to the Park Lands only where need has been demonstrated and no reasonable alternative exists”*. Specific reference is made to the following five actions (from page 21 of the APLMS):
 - “(1.0) Reduce car parking on the Park Lands by 5% in the period to 2025*
 - (2.0) Remove long term parking to discourage commuters*
 - (4.0) Require all proposals for car parking on the Park Lands to:*
 - *Be informed by a detailed evidence base substantiating the need for users of the Park Lands*
 - *Deliver improved design outcomes that minimise landscape, visual and heat island impacts and incorporate water sensitive urban design techniques*
 - (6.0) Review all on-street parking along Park Lands edges to optimise access for Park Lands users, reduce commuter parking and manage the visual impact of car parking.*
 - (7.0) Provide for fee-based temporary parking supporting selected Park Lands events only on sites where vegetation can be protected”*.
11. The General Provisions of the Community Land Management Plan (November 2021) (CLMP) allows for *“car parking on or adjacent to the Parklands only where there is a demonstrated need and there is no reasonable alternative, consistent with the overall aim of the APLMS to reduce carparking on the Park Lands by 5% by 2025”* and *“to use parking controls to discourage general commuter car parking”*.

Volleyball SA proposal for a beach volleyball facility

12. Following the closure of the City Beach facility in Pirie Street, the City of Adelaide (CoA) worked with Volleyball SA to find a new site for the facility in the Park Lands.
13. After a consideration of options, on 11 May 2021 Council approved a section of the former netball courts in Bonython Park being repurposed into a beach volleyball facility subject to:
 - 13.1. Volleyball SA receiving sufficient funding to complete the project
 - 13.2. Further consideration of consolidating existing and proposed amenities where practical, to service use of the entire park
 - 13.3. A significant portion of the area returned to greenspace
 - 13.4. Landscaping integrated with the beach volleyball facility.
14. Kadaltilla, in its consideration of the matter on 21 April 2021, supported the proposal and recommended a significant portion of the land be returned to greenspace and landscaping integrated with the volleyball facility.
15. Approximately 20% of the proposed facility is allocated for parking and bus drop-off, equating to approximately 80 car parking spaces.
16. Volleyball SA has since developed a concept plan and business case that have been submitted to the State Government, through the Office for Recreation, Sport and Racing. CoA is working with Volleyball SA to progress this project.

Council resolution to consider the introduction of temporary parking fees during key commuter times

17. At its meeting held on 8 June 2021, in reference to the above decision on 11 May 2021, Council resolved the following in response to a Motion on Notice on the implementation of Paid Commuter Car Parking in Bonython Park/Tulya Wardli.

That Council:

Notes the recent Council decision that Volleyball South Australia (VSA) will seek to relocate beach volleyball facilities to the former netball courts/temporary car park within Bonython Park. Considers the introduction of a parking fee in recognition of the large number of cars currently using the site as a commuter car park.

Requests the Administration present a report that reflects the intent of the motion, including but not limited to:

1. *Fees to apply during key commuter times only.*
 2. *Supporting continued access to the Park for those visiting for recreation and event purposes.*
 3. *Temporary in nature only until such time that VSA are able to develop the site or another appropriate use for the site is identified.*
 4. *Financial viability and affordability, including a reference to establishment costs.*
 5. *Reinvesting the net revenue into Park Lands enhancements consistent with Council's Strategic Plan.*
18. Administration has undertaken an assessment of options for the future management of car parking (including revenue raised by introducing car parking fees) at the site, which assumes use of the whole site for car parking. This assessment found that the proposal will have low/no return on investment for a twelve month period.
 19. The introduction of temporary fee-based commuter parking in Bonython Park is inconsistent with the APLMS and CLMP.

Recommendation for the site

20. The Volleyball SA proposal supported by Kadaltilla (21 April 2021) and Council (11 May 2021) will ultimately result in the closure of the informal car park in Bonython Park/Tulya Wardli (Park 27) at the point in time when Volleyball SA can deliver the new beach volleyball facility at the location.
21. In the interim, Kadaltilla's advice on the closure, or partial closure, of the informal carpark is sought based on the following three options:
 - 21.1. Option A: Close the informal carpark and return the area to Park Lands until such a time as Volleyball SA develops the site for beach volleyball purposes.
 - 21.2. Option B: Partially close the informal carpark to discourage casual use, until such a time as Volleyball SA develops the site for beach volleyball purposes.
 - 21.3. Option C: Close the informal carpark but allow it to be opened for event use until such a time as Volleyball SA develops the site for beach volleyball purposes.
22. In summary, Option A is recommended because the operation of a car park on the Adelaide Park Lands which primarily services commuters (whether free or fee-based parking) is inconsistent with both the provisions of the Adelaide Park Lands Management Strategy and the Community Land Management Plan for the Adelaide Park Lands.
23. Should Council decide to return the area to Park Lands, this would remove approximately 350 car parking spaces from the Park Lands, noting that the future Volleyball SA facility would require 80 car parks.

Attachments

Nil