

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

Tuesday, 5 July 2022

The Committee - Pre-Council
Discussion Forum

Strategic Alignment - Thriving Communities

Program Contact:

Sarah Gilmour, Associate
Director Park Lands, Policy &
Sustainability

Public

Approving Officer:

Ilia Houridis - Director City
Shaping

EXECUTIVE SUMMARY

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

The report is provided in the context of the 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.

The following recommendation will be presented to Council on 12 July 2022 for consideration

That Council

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 # of the Agenda for the meeting of the Council held on 12 July 2022.
 2. Approves the closure of the informal carpark in Bonython Park/Tulya Wardli (Park 27) on or about Monday 5 September 2022 (allowing for four weeks advance notice) in line with Option A outlined in Item # of the Agenda for the meeting of the Council held on 12 July 2022.
 3. Notes that a temporary parking fee will not be implemented in association with the informal commuter carpark in Bonython Park/Tulya Wardli (Park 27).
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Thriving Communities Leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences.
Policy	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.
Consultation	If Council decides to close all, or part, of the informal car park, signage informing users of the closure will be erected communicating the changes for four weeks prior to implementation of the changes, along with promotion of alternative parking locations, including UPark.
Resource	Not as a result of this report
Risk / Legal / Legislative	The informal carpark at Bonython Park/Tulya Wardli (Park 27) is not designed or considered fit-for-purpose as a commuter carpark.
Opportunities	Opportunity to close the informal commuter car park in Bonython Park / Tulya Wardli and return the site to use as Park Lands.
21/22 Budget Allocation	The current annual costs for maintenance of the former netball court surface of approximately \$20,000 per annum is within existing budgets.
Proposed 22/23 Budget Allocation	A decision to proceed with Option C may result in costs arising from the decommissioning of the car park and return to Park Lands until such time as Volleyball SA develops the site.
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.
21/22 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	Not as a result of this report

DISCUSSION

Background to the site

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. After this time, the area (of approximately 7,500 square metres), was used as an overflow car park for users of the park on weekends and public holidays and as an event site or 'back of house' area for events.
2. There has been an increase in city commuters using the site as a free carpark 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 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 carpark 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 (Link 1 view [here](#)).
9. In May 2021, an agreement was reached with the Adelaide Park Lands Association to undertake a temporary, pilot community project aimed at restoration and re-greening. The location identified is the south-west corner of the old netball courts and will occupy an area of approximately 14.0 x 20.3 metres.

Policy context

10. The Adelaide Park Lands Management Strategy (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 Community Land Management Plan (November 2021) (CLMP) allows for "car parking on or adjacent to the Park Lands 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 / Tulya Wardli (Park 27) 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 green space
 - 13.4. Landscaping integrated with the beach volleyball facility.
14. The decision of 11 May 2021 was supported by advice received at the 11 May 2021 Council meeting, that the Adelaide Park Lands Authority on 22 April 2021 supported the proposed beach volleyball site.
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 regarding 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 paid carparking fees) at the site, which assumes use of the while site for carparking (Link 2 view [here](#)). 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 a point in time when Volleyball SA can deliver a new beach volleyball facility at the location.
21. In the interim, a Council decision on the closure, or partial closure, of the informal carpark is sought based on three options:
 - 21.1. Option A: Close the entire informal carpark but allow it to be used for events until such a time as it can be returned to Park Lands as part of the Volleyball SA development of the site for beach volleyball purposes (recommended option):
 - 21.1.1. Providing four weeks notice to users of the carpark with signage, flyers on windscreens and a communication strategy in place to encourage use of U-Parks in the city.
 - 21.1.2. Working with the Adelaide Park Lands Association to further the implementation of their temporary greening project (in accordance with the agreement for this project).

- 21.2. Option B: Partially close the informal carpark and leave 80 carparking spaces (in line with approval for the beach volleyball site parking) until such a time as Volleyball SA develops the site for beach volleyball purposes.
- 21.3. Option C: Close the entire informal carpark and return it to Park Lands until such a time as Volleyball SA develops the site for beach volleyball purposes.
22. Option A is recommended as it aligns with the APLMS statements on parking on the Park Lands and enables the space to be used for events until such a time as it is developed by Volleyball SA. It also enables a more cost-effective opportunity to return part of this area not being used by Volleyball SA to Park Lands as part of this development.
23. If Option C is pursued, the cost to decommission the site and return it to Park Lands would be in the vicinity of (subject to further contamination assessment) \$900,000 to \$1.3M. This would include decommissioning the carpark, removing the bitumen and reinstating turf. These costs are likely to be lower if the work is undertaken in conjunction with the redevelopment of the site as a volleyball facility.
24. Should Council decide to close the informal carpark, this would remove approximately 350 car parking spaces from the Park Lands, noting that the future Volleyball SA facility would require 80 carparks. If Council decides to close the informal carpark, there is opportunity to promote alternative parking solutions, including UPark, to existing uses of the carpark.

DATA AND SUPPORTING INFORMATION

Link 1 – Location of car park and other parking options

Link 2 – Assessment of paid carparking options

ATTACHMENTS

Nil

- END OF REPORT -