



Volleyball
South Australia

BONYTHON PARK
TULYA WARDLI
PARK 27



CITY OF
ADELAIDE

Kadaltilla
Adelaide Park Lands Authority

VOLLEYBALL IN SA

Volleyball SA is a not-for-profit state sporting organisation

We are the peak body for all disciplines of volleyball in South Australia – Beach, Indoor and Para

For the first time in history, Australia is about to host the Beach Volleyball World Championships in November 2025, in Adelaide (The Drive & Pinky Flat)

35,000 people play volleyball in South Australia each year

Volleyball is one of the most gender-equal sports globally – reflected in our 50/50 male/female participation

Programs span from junior development, social participation, elite pathways and para-volleyball



South Australian Chris McHugh, 2x Commonwealth Games Gold Medalist (Left)

PURPOSE OF PRESENTATION

We are seeking Kadaltilla's endorsement of the proposal to relocate Adelaide City Beach to Bonython Park/Park 27, transforming an under-utilised area into a vibrant, accessible community sports and recreation hub.



BACKGROUND

Volleyball SA leased the Adelaide City Beach location (corner Frome and Pirie St) from 2001 until its closure in 2022.

We have since been looking for a replacement.

During lease negotiations, in May 2021, the City of Adelaide Council conditionally approved Bonython Park as a suitable site for VSA's Beach Volleyball City Beach relocation. The conditions were obtaining sufficient funding for the project.

Following the election of a new Council in 2022, the Office for Recreation, Sport and Racing requested that Volleyball SA seek renewed Council approval for the project.

Before its closure, Adelaide City Beach welcomed 1,000+ weekly participants - a thriving community we aim to rebuild and grow.

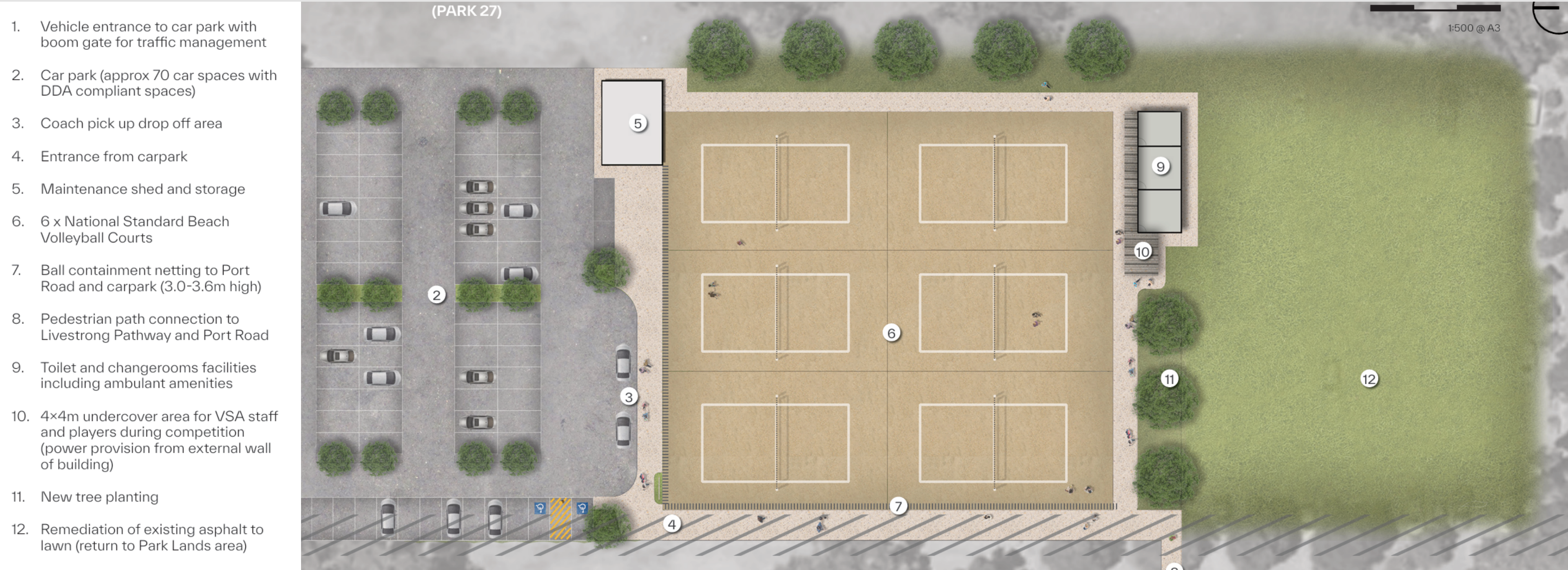
MASTERPLAN VERSION 1

In 2022, we presented our original master plan featuring six international-sized beach volleyball courts, a venue manager’s office (1–2 staff), a café serving both the public and venue users, and a terrace for premium viewing.



MASTERPLAN VERSION 2

The revised masterplan now features a scaled back built form, from 488sqm of total proposed floor space, to 70sqm.
From 340 existing car parks to 70 car parks.



OPPORTUNITIES

Integrate the facility into the fabric of the parklands by reflecting the existing character and creating an interface with the wider park.

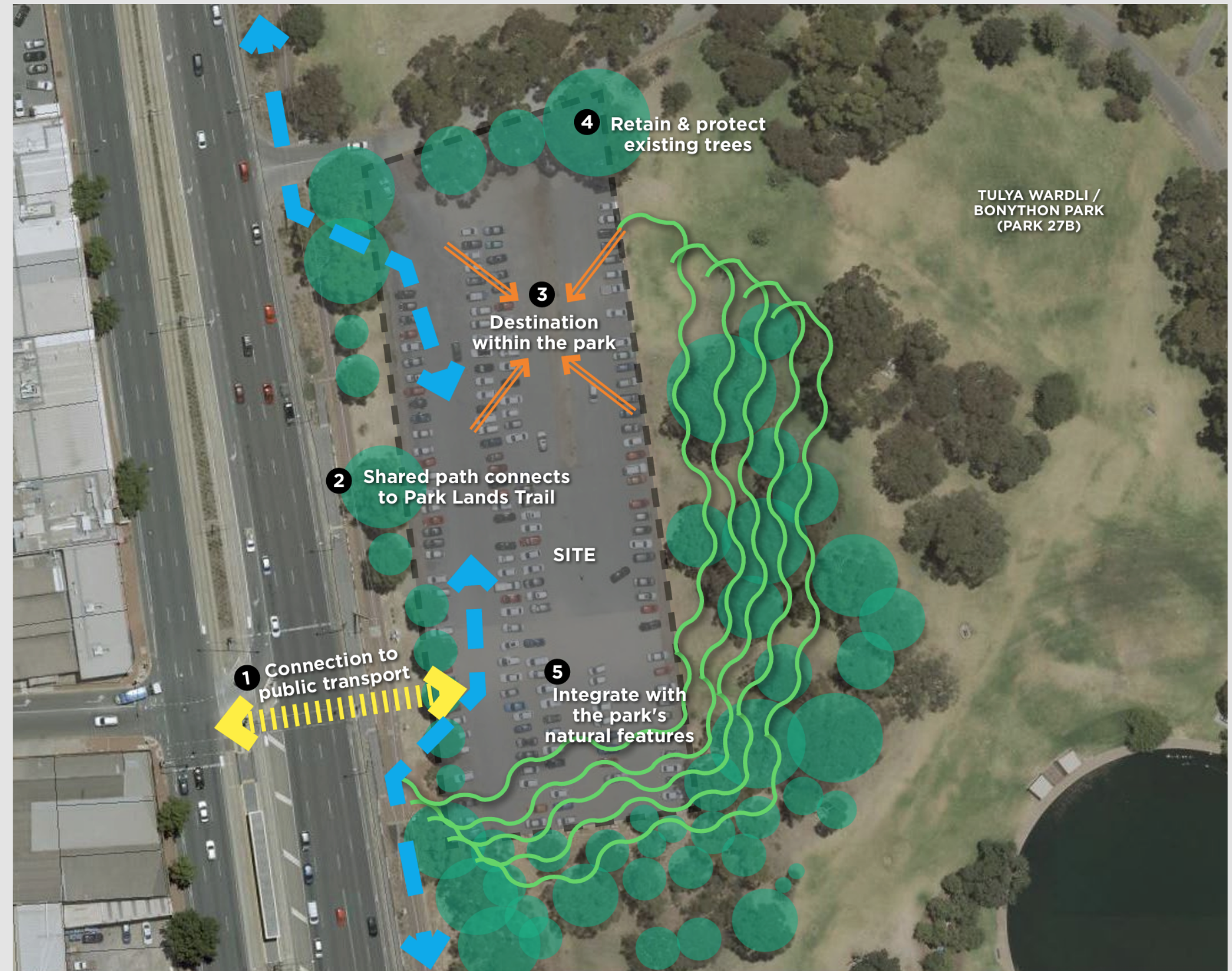
Retain trees

Create strong connections to adjacent public transport

Create a destination for the public as well as those playing Beach Volleyball and other activity/sports

Support connection between new suburb (Southwark), new Women's and Children's Hospital, Golf Course and public transport

Site provides ample room for required facilities with 1/3 of the site proposed to return to Park Lands/green space



THE SITE

The site is currently bitumised hardstand, used informally as a carpark for 340 cars

No vegetation will be disturbed during our project

We have undertaken an engineering site analysis which found:

- No contamination risks in the top 1.0m of soil
- Soil reuse onsite is safe
- Bitumen to be responsibly recycled

Volleyball SA is committed to incorporating natural elements into the design and will work closely with Kadaltilla on landscaping that reflects Kurna connection to land and enhances biodiversity.

The proposed designs include:

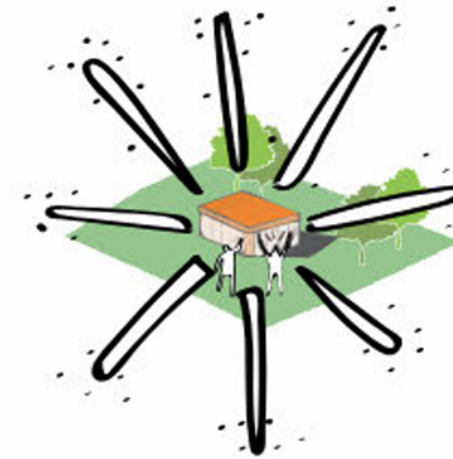
- **Less car parking – from 340 current informal parks to 70 car parks under the new design**
- Lightweight and low visual impact change facilities, designed to accommodate diverse needs
- Shaded areas
- Seating
- Picnic space on the remediated lawn
- Drinking fountains
- Lighting used for evening use and safety
- Defibrillator
- Accessible, open space for public to enjoy outside of sport and recreation times



ENVIRONMENTALLY SUSTAINABLE DESIGN

Our designs consider the 6 design principles as found in the Adelaide Park Lands Building Design Guidelines

1
Celebrate the quality, identity and cultural heritage of the Park Lands

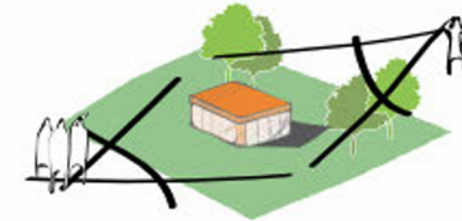


4
Be design exemplars

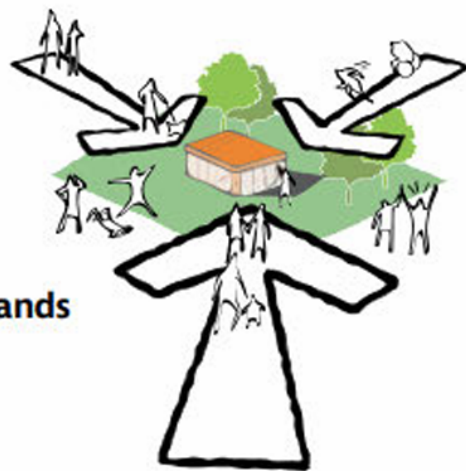


2
Apply a "whole of park"
approach

5
Balance the visual impact of built form within the Park Lands



3
Activate the Park Lands



6
Design with sustainability and longevity in mind

STRATEGIC ALIGNMENT

Adelaide Park Lands Management Strategy Towards 2036

Goal 1 — Places and Spaces

Strategies

The Adelaide Park Lands are a place to meet and enjoy diverse experiences

The Adelaide Park Lands will host diverse events, from small to large, in more places more often

The Adelaide Park Lands are Adelaide's hub for sport and recreation

New Women's and Children's Hospital Integration

The site will be developed over the next 10 to 15 years and requires integration and connectivity within the wider Bonython Park and Riverbank Precincts.

Community Buildings

Upgrade prioritised buildings within the Adelaide Park Lands to offer purpose-designed, safe and accessible facilities, whilst also providing multi-function spaces for flexible community use.

Bonython Park/Tulya Wardli (Park 27) Master Plan

Deliver a master plan for Bonython Park/Tulya Wardli (Park 27) that provides improvements to the broader Precinct including Kaurna culture, greening, playspaces, connectivity and integration with the New Women's and Children's Hospital.

STRATEGIC ALIGNMENT

OUR ADELAIDE. OUR FUTURE.

City Plan -



A Greener and Cooler City

Environmental sustainability is a cornerstone of City Plan with a focus on increasing green spaces and streets throughout the city and the Adelaide Park Lands supported by water sensitive urban design principles.

VSA will remediate a large part of the site to green space and will collaborate with Kadaltilla on landscaping and designs to ensure environmental sustainability is priority.



Transport Diversity

The City Plan emphasises the importance of a well-connected and efficient transportation network, with a focus on mode shift to active transport and greater transport diversity.

The site's prime location adjacent to a tram stop provides seamless access to the CBD, encouraging public transport use and reducing reliance on private vehicles. The site is also located within a cycling and walking track.



A City of Neighbourhoods

As a city of neighbourhoods, the City Plan will prioritise the enhancement of the many individual identities and places within the broader city fabric and embed place-based objectives for growth.

We will transform an under-utilised, hard stand site to a vibrant, inclusive place for all.



Housing Diversity for a Growing Population

The City Plan supports diversity in housing options, neighbourhood design and will cater to a range of needs and demographics including the missing middle of housing.

We will provide social and community infrastructure in the western part of the city and provide quality open space, recreation and sporting facilities

STRATEGIC ALIGNMENT



Strategy 2 – Open Space at Your Doorstep

- 2.8 Facilitate the provision of a diverse range of local open spaces to support our growing population, including through additional public open space and re-programming of open space in the Adelaide Park Lands (SPP 2.13).

Strategy 3 – Strengthening the City Spine

- 3.6 Facilitate community access to a broad range of convenient and affordable accommodation, services, employment and social opportunities with ease of access to the city spine (SPP2.1, 9.2 & 9.10).

Strategy 7 – New Housing Models

- 7.6 Lead investment in new social and community infrastructure throughout the city, particularly in the western parts of the city (SPP 6.3).
- 7.9 Advocate for development of healthy neighbourhoods that include diverse housing options, enable access to local shops, community facilities and infrastructure, promote active travel and public transport use and provide quality open space, recreation and sporting facilities (SPP 6.3).

THANK YOU



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