

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

Thursday, 18 September 2025

Board Meeting

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Public

Purpose

The purpose of this report is to confirm the support of Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) for the repurposing of a section of the former netball courts in Bonython Park / Tulya Wardli (Park 27) into beach volleyball courts and changeroom facilities. The report describes how a landscape design for several elements in Park 27 will provide an opportunity to enhance the broader park setting.

This matter was previously supported by Kadaltilla and approved by Council in 2021.

Volleyball SA (VSA) has developed an updated City Beach Concept Plan for the site, incorporating feedback to date. The Concept Plan contains six courts, retractable netting and changerooms, and presents an opportunity to deliver on the Adelaide Park Lands Management Strategy and the CoA's 2024-2028 Strategic Plan by:

- creating an active and welcoming Park Lands urban address
- enabling community-led wellbeing and physical activity opportunities
- remediating an existing hardstand area
- reducing the extent of car parking on Park Lands.

VSA has indicated that the State Government, via the Office for Recreation, Sport and Racing (ORSR), is willing to progress funding discussions but requires confirmation of the City of Adelaide (CoA)'s previous approval.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES 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. Reconfirms its support for 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 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.
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Implications

Adelaide Park Lands Management Strategy – Towards 2036	This project supports multiple strategies and actions, including: 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’. 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.’ Bonython Park Precinct – ‘Investigate the removal of the former netball courts and return to a Park Lands Purpose’.
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice 4.1 – Provide advice on plans, projects, and policies for the Adelaide Park Lands.
City of Adelaide Strategies	This project aligns with the City of Adelaide 2024-2028 Strategic Plan; in particular, ‘Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport’.
Policy	A proposed 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.
Consultation	The site in Park 27 was selected in consultation with VSA. Public consultation will occur on the proposed Park Lands Community Lease Agreement.
Resource	This project will be managed within existing resources.
Risk / Legal / Legislative	Site impacts will be considered and managed through the design process to ensure the beach volleyball facility is integrated into the existing landscape of Park 27.
Design	A detailed design for the beach volleyball facility will be presented to Kadaltilla / Adelaide Park Lands Authority and Council.
Opportunities	Enhancing the broader park setting, including Kaurna culture, greening, connectivity, and integration with the beach volleyball facility and the new Women’s and Children’s Hospital, SAPOL Mock Roadway and public art, is an opportunity.
City of Adelaide Budget Allocation	There is no funding requested of City of Adelaide as a result of this proposal.
Capital Infrastructure Projects	This report proposes the establishment of a beach volleyball facility in Park 27 with associated built form, car parking and landscaping.

Life of Project, Service, Initiative or (Expectancy of) Asset	The assets created through the establishment of the beach volleyball facility will be owned by VSA for the life of the lease agreement.
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

- City Beach was a four-court beach volleyball facility formerly located on the corner of Pirie Street and Frome Street. Until its closure in 2022, Volleyball SA (VSA) operated the facility for over twenty years through a lease arrangement with the City of Adelaide.
- On 28 January 2021, Council considered a [Motion on Notice](#) (page 11 of the Minutes) and resolved:

‘That Council:

 - Works with Volleyball South Australia to secure a new location for Volleyball within the City of Adelaide.*
 - Provides in principle approval, as landlord, for a relocation by Volleyball South Australia to a site within the Park Lands.*
 - Seeks to ensure the new location will:*
 - Be visible from a key road.*
 - Be within walking distance to corporate businesses/universities/schools.*
 - Be in an area where music will not disturb neighbours.*
 - Have access to free carparking.*
 - Have the ability to access the area with vehicles to replenish sand/delivery of stock.*
 - Requests the Lord Mayor write to the Minister for Recreation, Sport and Racing seeking funding to support a relocation.’*
- The letter referred to in Part 4 of the 28 January 2021 decision is shown here ([LINK 1](#)).
- Working with the site criteria agreed by Council and in consultation with VSA, Administration investigated multiple Park Lands sites and concluded that the former netball courts in Bonython Park / Tulya Wardli (Park 27) was 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:

 - 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.*
 - Recommends a significant portion of land be returned to greenspace and landscaping integrated with the volleyball facility.’*
- On 11 May 2021, following presentation of a [report](#) to The Committee (page 10 of the Agenda), Council resolved:

'That Council:

1. *Approves 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 10.2 on the Agenda for the meeting of the Council held on 11 May 2021, subject to:*
 - 1.1. *Volleyball SA receiving sufficient funding to complete the project;*
 - 1.2. *further consideration of consolidating existing and proposed amenities where practical, to service use of the entire park;*
 - 1.3. *a significant portion of the area returned to greenspace; and*
 - 1.4. *landscaping integrated with the beach volleyball facility.*
2. *Authorises the Chief Executive Officer to write to Volleyball SA stating Council's intention to enter into direct lease negotiations with them for the enhancement and occupation of the former netball courts in Bonython Park/Tulya Wardli (Park 27) to enable them to seek funding, noting the exceptional circumstances to operate outside of the City of Adelaide Park Lands Leasing and Licensing Policy determined by the decision of Council on 28 January 2021.'*
7. On 12 July 2022 Council considered a report on the Bonython Park / Tulya Wardli Informal Car park and resolved:

'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 10.1 of the Agenda for the meeting of the Council held on 12 July 2022.*
2. *Approves Option A, outlined in Item 10.1 on the Agenda for the meeting of the Council held on 12 July 2022, to close the informal car park at such time administration commences work on the return of the area to Park Lands or until such time as Volleyball SA develops the site for beach volleyball purposes.*
3. *Investigate options for design and funding for the return to Park Lands in the Q1 budget review process.*
4. *Notes that a temporary parking fee will not be implemented in association with the informal commuter carpark in Bonython Park/Tulya Wardli (Park 27).*
8. VSA has indicated that the State Government, via the Office for Recreation, Sport and Racing (ORSR), is willing to progress funding discussions however requires confirmation that the City of Adelaide (CoA) will honour the previous approval.

Site Context

9. The former netball courts occupy an area of approximately 7,500sqm and have been used predominantly for free car parking since 1997, with an estimated capacity of 340 vehicles.
10. The site has some constraints, including uneven ground, underground services, and a deteriorating bitumen surface, as shown here ([LINK 2](#)).
11. Since 5 May 2025, SA Water has occupied the site on behalf of the new Women's and Children's (nWCH) Hospital Project.

Beach Volleyball Concept Plan

12. VSA has developed an updated City Beach Concept Plan for the site in Park 27, as shown in **Attachment A**.
13. The Concept Plan contains minimal built form, retractable netting and presents an opportunity to deliver on the Adelaide Park Lands Management Strategy and the CoA's 2024-2028 Strategic Plan by:
 - 13.1. creating an active and welcoming urban address to Park 27 with public transport and active transport links
 - 13.2. enabling a community sports association to provide services to support social connections and community participation in physical activity
 - 13.3. remediating a significant portion of existing hardstand area
 - 13.4. reducing the extent of car parking on Park Lands.

14. Site impacts will be considered and managed through the design process to ensure the beach volleyball facility is integrated into the existing landscape of Park 27. A landscape design for several elements in Park 27 will provide an opportunity to enhance the broader park setting, including Kaurna culture, greening, public art, events, connectivity, and integration with the beach volleyball facility and the new Women's and Children's Hospital, Bonython Park Kiosk, SAPOL Mock Roadway, and active transport links, including the Park Lands Trail and Tram.

Next Steps

15. Subject to Kadaltilla and Council confirming support for the repurposing of a section of the former netball courts in Park 27 into a beach volleyball facility, Administration will write to VSA advising so.
16. VSA will finalise the City Beach Concept Plan, incorporating any additional feedback from Kadaltilla and Council, and continue to engage with the State Government regarding funding.
17. When funding for the facility is secured, a draft Park Lands Community Lease Agreement will be presented to Kadaltilla and Council.

Attachments

Attachment A – City Beach Concept Plan – Bonython Park / Tulya Wardli (Park 27)

- END OF REPORT -