

Advice of the Kadaltilla/ Adelaide Park Lands Authority - 18 September 2025

**Tuesday, 23 September 2025
Council**

Strategic Alignment - Our Corporation

Program Contact:
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Public

Approving Officer:
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Operating Officer

EXECUTIVE SUMMARY

Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) is the principal advisor to both the Council and the State Government on the protection, management, enhancement and promotion of the Adelaide Park Lands.

This report presents the advice from Kadaltilla in response to Board deliberations at its meeting held on 18 September 2025 on the following matters:

- Item 5.3 – Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)
- Item 6.1 – Victoria Park / Pakapakanthi (Park 16) Master Plan Implementation Projects
- Item 6.2 – Tentative List Submission for World Heritage Bid for Adelaide and it's Rural Settlement Landscapes – Progress Report

RECOMMENDATION

THAT COUNCIL

1. Notes the advice of the Kadaltilla / Adelaide Park Lands Authority from the meeting of the Board held on 18 September 2025, contained in Item 13 on the Agenda for the meeting of the Council held on 23 September 2025 in relation to:
 - 1.1. Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)
 - 1.2. Victoria Park / Pakapakanthi (Park 16) Master Plan Implementation Projects
 - 1.3. Tentative List Submission for World Heritage Bid for Adelaide and it's Rural Settlement Landscapes – Progress Report

DISCUSSION

1. Kadaltilla met on 18 September 2025, deliberating on the following matters:
 - 1.1. Item 5.3 - Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)
 - 1.2. Item 6.1 - Victoria Park / Pakapakanthi (Park 16) Master Plan Implementation Projects
 - 1.3. Item 6.2 - Tentative List Submission for World Heritage Bid for Adelaide and it's Rural Settlement Landscapes – Progress Report

The Agenda and Minutes for the Kadaltilla Board meeting can be viewed [here](#).

2. Kadaltilla resolved as follows in relation to:
 - 2.1. Item 5.3 - Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

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. 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. Endorses continued support for a beach volleyball facility on Bonython Park / Tulya Wardli (Park 27).
4. Notes 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.
5. Requests that the Administration 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 to the first meeting of Kadaltilla in 2026.
6. Requests a Master Plan of Bonython Park / Tulya Wardli (Park 27) be prepared in alignment and context with the Adelaide Park Lands Management Strategy and the relevant Community Land Management Plan subject to the City of Adelaide quarterly budget review processes and/or annual budget process.

Original Recommendation as printed in the Kadaltilla / Adelaide Park Lands Authority Agenda

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.*

- 2.2. Item 6.1 - Victoria Park / Pakapakanthi (Park 16) Master Plan Implementation Projects

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the report and presentation (Attachment A) as contained in Item 6.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 18 September 2025
2. Requests administration to provide an update on progress of investment partnering opportunities with the South Australian Motorsport Board to deliver on the master plan elements.

3. Notes that implementation of the priority projects will be staged, with procurement and delivery of the community playing field to be undertaken in third and fourth quarter of 2025/26 and tree planting scheduled to commence for the planting season between April–May 2026.
4. Notes that delivery of the pathway adjacent to Wakefield Road is subject to budget becoming available in 2025/26 or future consideration through the City of Adelaide’s annual business plan and budget processes.

Original Recommendation as printed in the Kadaltilla / Adelaide Park Lands Authority Agenda

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL

That the Kadaltilla / Adelaide Park Lands Authority:

1. *Receives the report and presentation (**Attachment A**) as contained in Item 6.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 18 September 2025*
 2. *Notes that implementation of the priority projects will be staged, with procurement and delivery of the community playing field to be undertaken in third and fourth quarter of 2025/26 and tree planting scheduled to commence for the planting season between April–May 2026.*
 3. *Notes that delivery of the pathway adjacent to Wakefield Road is subject to budget becoming available in 2025/26 or future consideration through the City of Adelaide’s annual business plan and budget processes.*
- 2.3. Item 6.2 - Tentative List Submission for World Heritage Bid for Adelaide and it’s Rural Settlement Landscapes – Progress Report

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the report contained in Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 18 September 2025.

DATA AND SUPPORTING INFORMATION

Link 1 - [Agenda for Kadaltilla / Adelaide Park Lands Authority on Thursday, 18th September, 2025, 4.30 pm - City of Adelaide](#)

ATTACHMENTS

Nil

- END OF REPORT -