



BONYTHON PARK

BEACH VOLLEYBALL



VOLLEYBALL IN SA

Peak body for Volleyball in SA - Not for profit state sporting organisation

35,000 people play Volleyball in SA each year

Volleyball is one of the most gender equal sports in the world

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)



Volleyball
South Australia

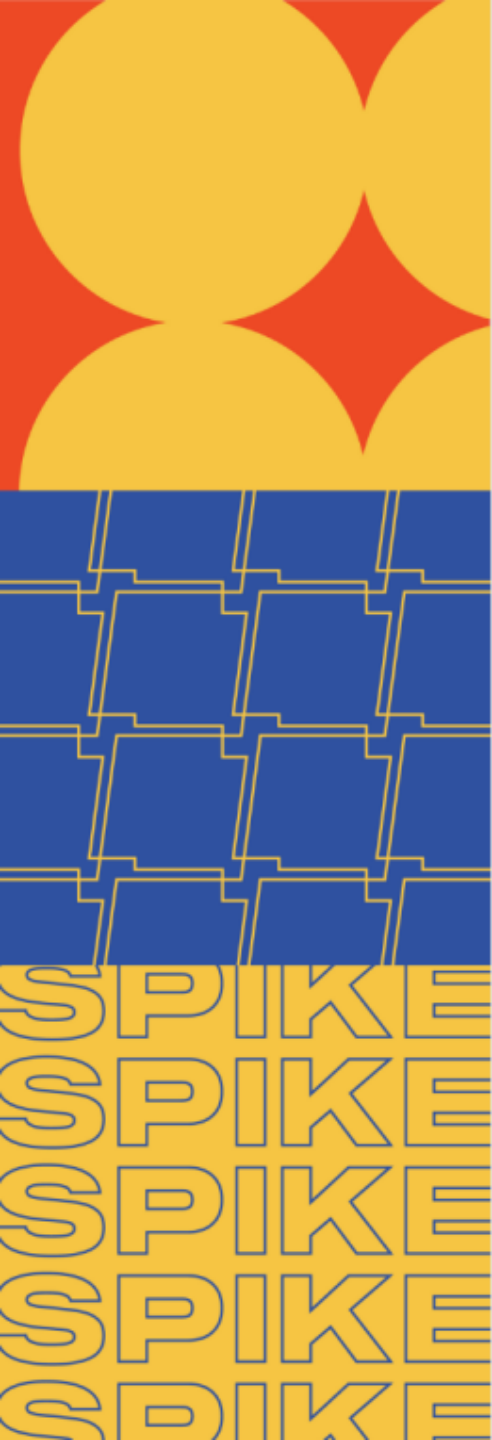
HERE TO PLAY



PURPOSE

We are seeking City Community Services and Culture Committee support, and subsequently Council approval, to relocate Adelaide City Beach to Bonython Park/Park 27.





UPDATE

Kadaltilla endorsed their support for a beach volleyball facility at Bonython Park

And requested that the Administration undertake work with Volleyball SA for a siting and contextual analysis on the most appropriate location within Bonython Park.

Additionally, to present the detailed design of the Beach Volleyball site at the first meeting of Kadaltilla in 2026.

Volleyball SA have formally requested funding for the project

With the hopes to align a funding and site usage announcement in the lead up to the Beach Volleyball World Championships. Ideally this would be the weeks leading up to the World Championships in mid-late October or early November 2025.

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 conditionally approved Bonython Park as a suitable site for the City Beach relocation. Conditions included 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.

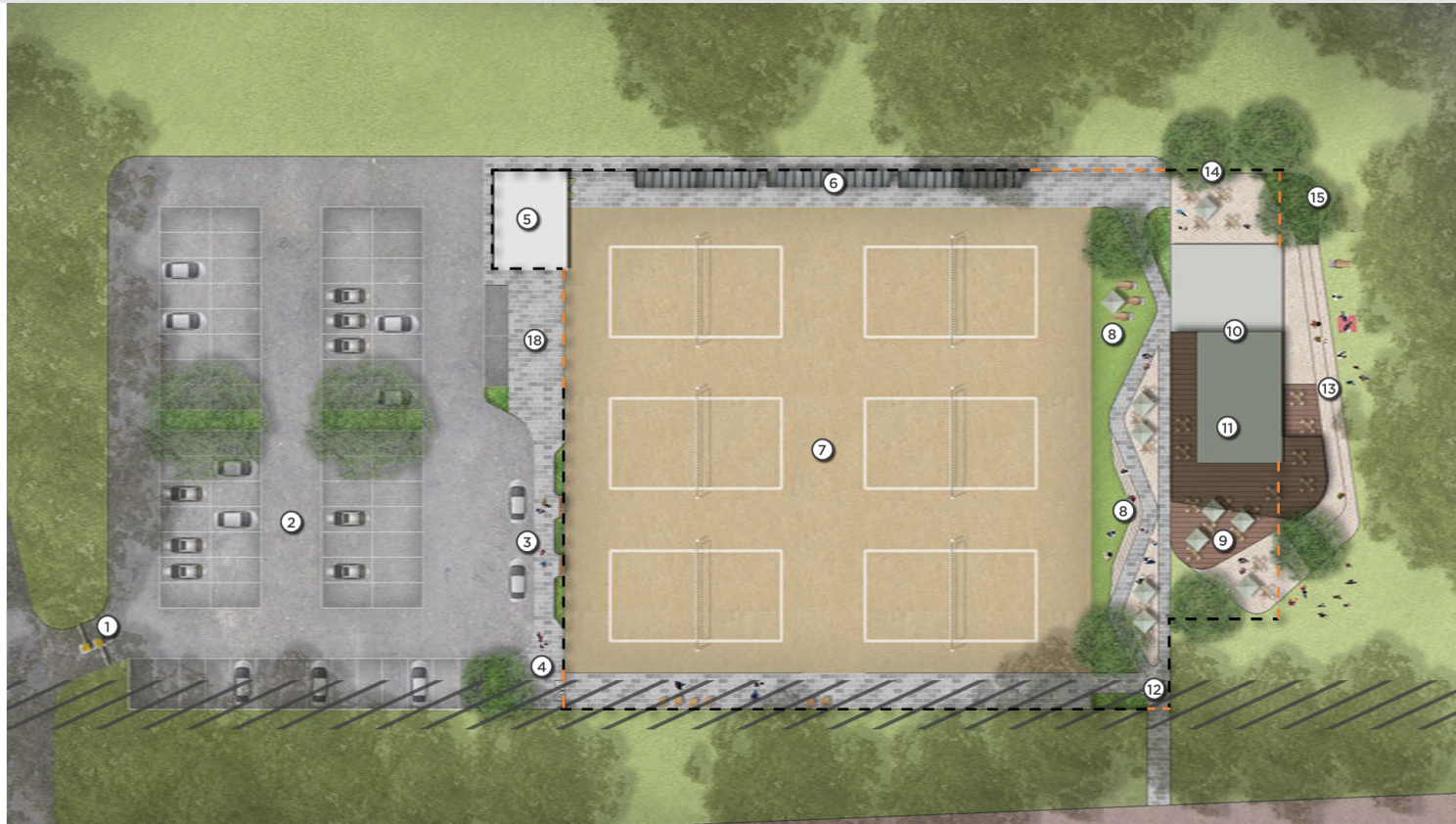


MASTERPLAN VERSION 1

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.

LEGEND

1. Vehicle entrance to car park with boom gate for traffic management
2. Car park (approx 75 car spaces)
3. Coach/ drop off area
4. Entrance from carpark
5. Maintenance shed
6. Covered tiered grandstand
7. 6 x National Standard Beach Volleyball Courts
8. Tiered seating & lawn space
9. Decking with outdoor dining & seating
10. Volleyball SA Building (refer next page for detail)
11. Rooftop terrace for events
12. Main entrance
13. Terraced seating
14. Visually permeable fencing with retractable gates
15. New landscaping and trees

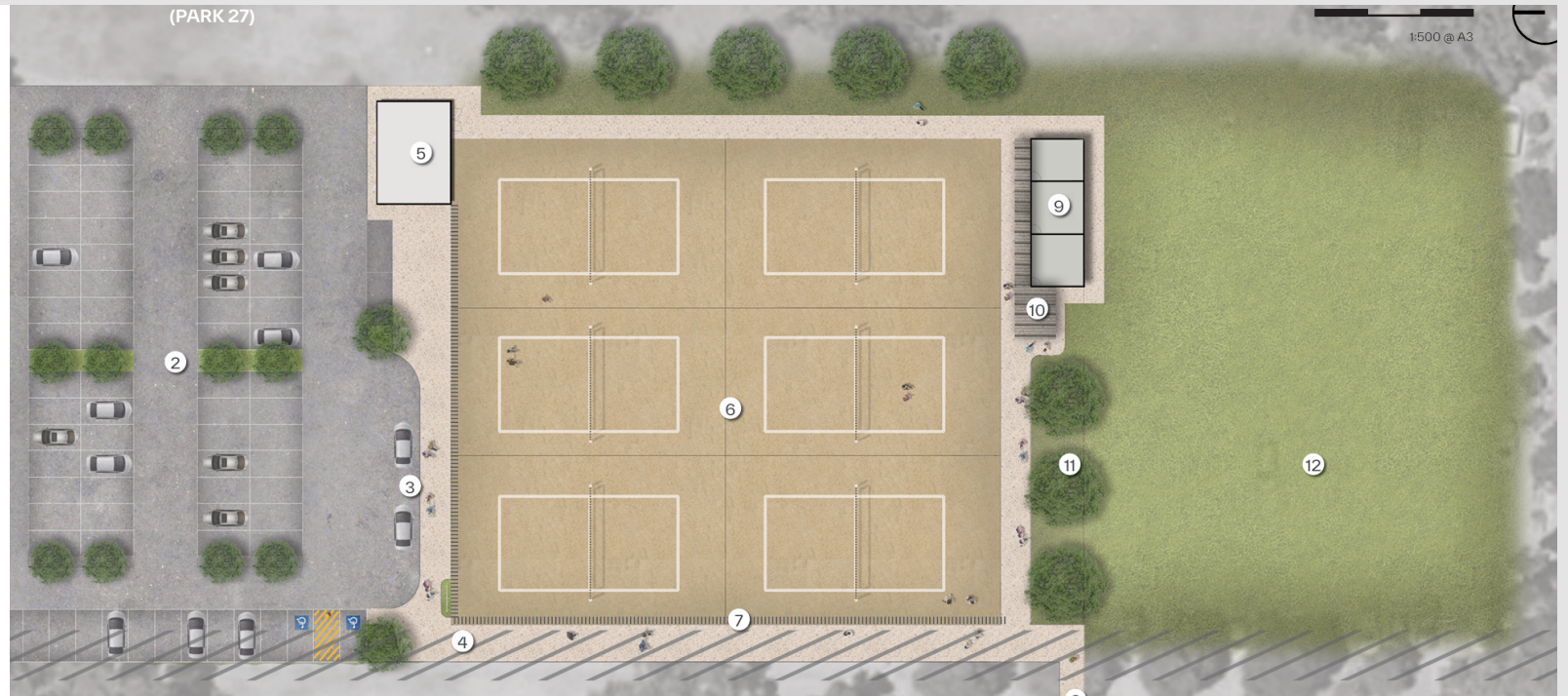


MASTERPLAN VERSION 2

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.

1. Vehicle entrance to car park with boom gate for traffic management
2. Car park (approx 70 car spaces with DDA compliant spaces)
3. Coach pick up drop off area
4. Entrance from carpark
5. Maintenance shed and storage
6. 6 x National Standard Beach Volleyball Courts
7. Ball containment netting to Port Road and carpark (3.0-3.6m high)
8. Pedestrian path connection to Livestrong Pathway and Port Road
9. Toilet and changerooms facilities including ambulant amenities
10. 4x4m undercover area for VSA staff and players during competition (power provision from external wall of building)
11. New tree planting
12. Remediation of existing asphalt to lawn (return to Park Lands area)



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 a bitumised hardstand, informally used as a car park with capacity for approximately 340 vehicles. Right now, it is designated as an SA Water site for the new Women's and Children's Hospital, and this has been factored into our planning and project timelines.

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 Kaurna connection to land and enhances biodiversity.



ENVIRONMENTAL SUSTAINABILITY

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

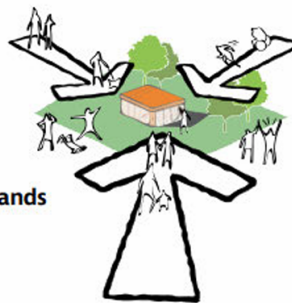
1
Celebrate the quality, identity and cultural heritage of the Park Lands



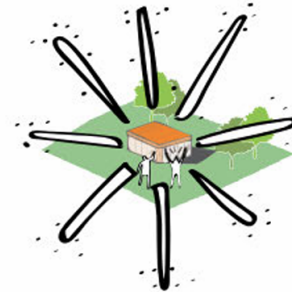
2
Apply a "whole of park" approach



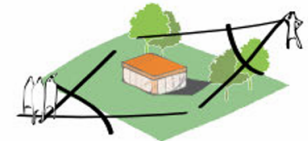
3
Activate the Park Lands



4
Be design exemplars



5
Balance the visual impact of built form within 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

- ✓ Integrates with the surrounding areas, including the new Women's and Children's Hospital, Southwark, natural elements of Bonython Park/Park Lands
- ✓ Provides a safe and accessible space within the Park Lands for flexible community use
- ✓ Increases green spaces by remediating one third to Park Lands
- ✓ Ability to host small to large events from international, national and local level Beach Volleyball, to other events like film festivals and other beach sports
- ✓ Encourages outdoor recreation and sport
- ✓ Sets the Adelaide Park Lands apart and promotes the Park Lands as a visitor and tourist destination



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.



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.



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.



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.

- ✓ Increases green space
- ✓ Decreases car parks and hardstand
- ✓ Provides a diverse public space to support growing population
- ✓ Increases community infrastructure throughout the western side of the city
- ✓ Easily accessible community infrastructure, accessible by public transport, walking, cycling
- ✓ Provides quality open space, recreation and sporting facilities





Volleyball
South Australia

HERE TO PLAY