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## In this e-Gazette....

- [AUDITOR-GENERAL URGED TO INVESTIGATE PARK LANDS SCHOOL FIASCO](#)
- [LUXURY WATERFRONT APARTMENTS ON PARK LANDS?](#)
- [THE PRINTED NEWSLETTER IS HERE! \(but not printed\)](#)
- ["PROJECT IMPACT STATEMENT" ON RYMILL PARK O-BAHN PROPOSAL](#)
- [VICTORIA PARK - NEW RULES FOR DOGS OFF-LEASH AND MODEL PLANES](#)
- [RAH - A HISTORY OF BROKEN PROMISES](#)
- [ENTER NOW FOR THE 2016 PARK LANDS ART PRIZE](#)
- [PHOTOS OF THE DAY](#)
- [PAST AND FUTURE APPA PUBLICATIONS](#)



**[AUDITOR-GENERAL URGED TO INVESTIGATE PARK LANDS SCHOOL FIASCO](#)**

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South Australia's Auditor-General has been urged to examine closely Government plans to spend \$115 million buying and renovating a building, on stolen Park Lands, that has long been earmarked for demolition.

APPA's vice-president, Professor Emeritus Damien Mugavin has written to Auditor-General Andrew Richardson, raising specific concerns about a number of aspects of the controversial deal.

APPA has advised the Auditor-General to investigate the Government's plan for a new high school to take over the Reid building (pictured) which was built about 50 years ago on land stolen from Frome Park, Tainmuntilla (Park 11). The Auditor-General has been alerted that:

- part of the surrounds are contaminated;
- the building is prone to flooding;
- the site has been noted in the Development Plan as suitable only for demolition;
- Uni SA doesn't own the site - so can't sell it to the Government; and
- extensive remediation would have to include asbestos removal.

APPA urges the State Government to return the site to its former use as Park Lands.

### **LUXURY WATERFRONT APARTMENTS ON PARK LANDS?**

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The Premier Jay Weatherill has refused to rule out developing this site and/or flogging it off to developers <http://indaily.com.au/news/2015/09/01/waterfront-dispute-jay-wont-rule-out-riverside-residents/>

The chief of Renewal SA John Hanlon, told a room full of property developers last month that residential development in the Park Lands, along the Torrens "would help realise the Government's vision of dramatically increasing the population of the city of Adelaide."

When asked about this, the Premier refused to rule it in, or out.

Only a few days earlier the Government had appointed real estate agents Jones Lang LaSalle to sell off the current Park Lands site of the Royal Adelaide Hospital site,

APPA has responded with a social media campaign, appealing to not just our members but also the wider public to tell Jay Weatherill: STOP trying to sell off, or build over the Adelaide Park Lands

Through Facebook promotion, this petition has been seen by more than 20,000 South Australians - but many more still don't know about it, and would be unaware of the Government's plans.

PLEASE follow the link, sign the petition (if you haven't already) and most importantly, forward this email newsletter to your friends and colleagues.

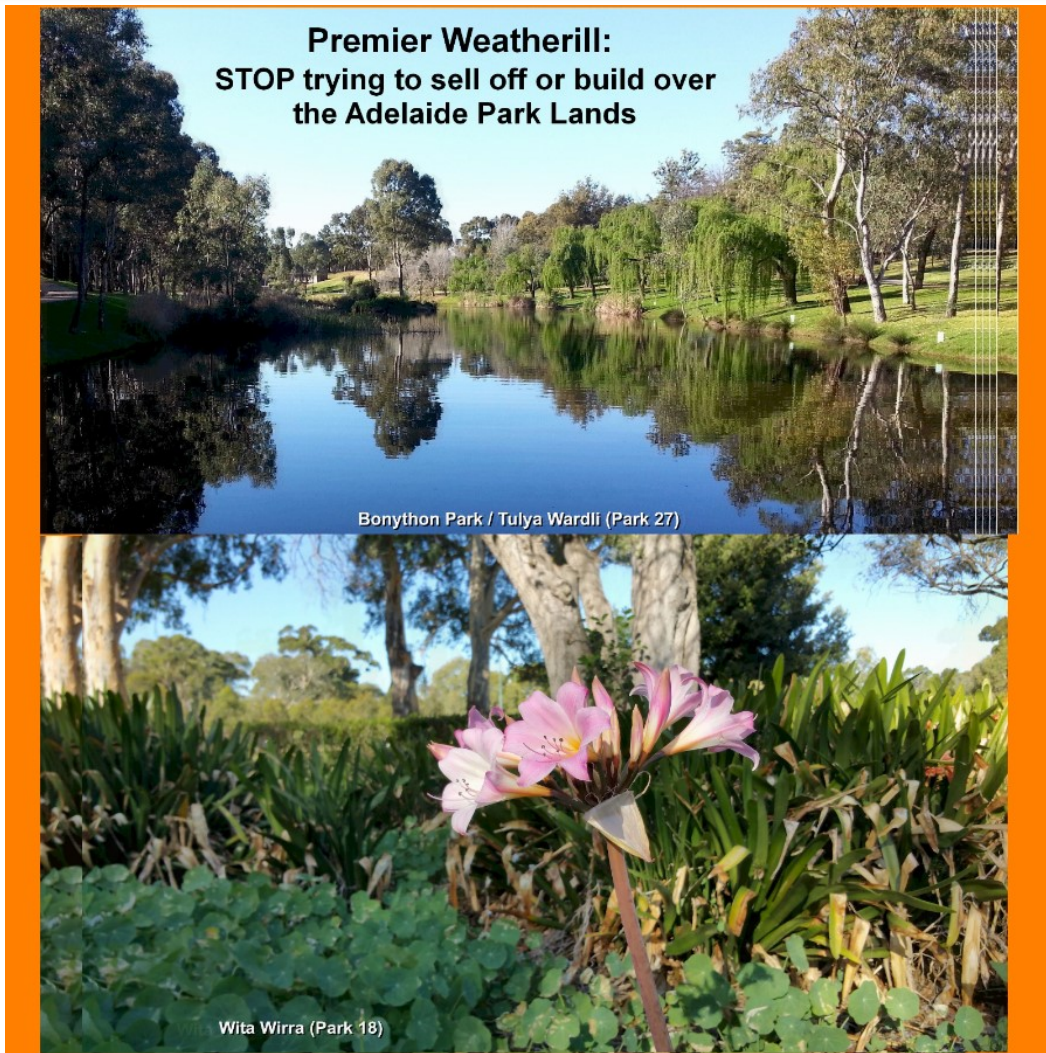
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### The Royal Adelaide - Expressions of Interest now open

A Generational Opportunity To Shape Adelaide's Future. JLL, on behalf of Renewal SA, is seeking global interest from experienced organisations and consortia to develop all or part of The Royal Adelaide seven hectare site through an Expression of Interest process. The vision is to create a dynamic mixed use urban precinct that capitalises on the prime inner-city location on North Terrace, South Australia's cultural boulevard.

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**Petitioning SA Premier, Jay Weatherill**  
STOP trying to sell off or build over the Adelaide Park Lands

<https://www.change.org/p/sa-premier-jay-weatherill-stop-trying-to-sell-off-or-build-over-the-adelaide-park-lands>

**THE PRINTED NEWSLETTER IS HERE! (but not printed)**

# gazette

ADELAIDE PARK LANDS GAZETTE | PUBLICATION OF THE ADELAIDE PARK LANDS PRESERVATION ASSOCIATION INC.



In recent months, APPA has been using this e-Gazette to communicate with members. It is so much more economical to communicate by email, so we are able to give you a Park Lands update every month. However, the former printed newsletter, the *Gazette*, has not disappeared.

You can read the most recent edition, Spring 2015, by following this link:

<http://www.adelaide-parklands.org/pdfs/newsletters/Adelaide%20Parklands%20Gazette%20-%20Spring%2015%20online.pdf>

It is a PDF file, so you can print it, if you wish, on eight A4 sheets. APPA has sent physical printed copies only to the few APPA members who do not have access to email.

Articles in the Spring 2015 edition of the *Gazette* include:

- Mosaic Butterflies in the Walyu Yarta Community Garden (cover photo)
- Editorial
- President's letter
- Public Use of Sports fields
- Park Lands Memorials to the Great War (Part 2)
- Report on the APPA Annual General Meeting
- Park Lands comments from Advertiser columnist Rex Jory
- Building Alliances on the Park Lands (not infrastructure)

### "PROJECT IMPACT STATEMENT" ON RYMILL PARK O-BAHN PROPOSAL



On 27 August, the Department of Planning Transport and Infrastructure released its long-awaited response to all the concerns that have been raised about the proposed O-Bahn City Access Project.

The "Project Impact Statement" can be accessed via this site:

[http://www.infrastructure.sa.gov.au/public\\_transport\\_projects/o-bahn\\_city\\_access](http://www.infrastructure.sa.gov.au/public_transport_projects/o-bahn_city_access)

It is large file - 281 pages (28.5 Mb). However the short summary is this: "We are not budging."

Yes, the State Government is still going full speed ahead with plans to kill hundreds of trees in our national-heritage listed Park Lands with a giant excavated trench which will supposedly save a few minutes on O-Bahn bus commuting.

The "Project Impact Report" is remarkable for what it DOESN'T say. Not a word about alternative routes. Not a word about other public transport improvements that might be made with this proposed spending of \$160 million.

However the report DOES admit that the loss of trees will be even worse than previously predicted:

Table 26: Summary of vegetation impacts

	Removal	Major impact*	Total
DAC	17	8	25
Amenity tree greater than 10m height, a butt diameter greater than 0.5 m, or has a Council Tree Tag.	29	9	38
Amenity tree less than 10m height	185	2	187
Area shrubs/ ground covers	2776 m <sup>2</sup>	0	2776 m <sup>2</sup>

\* refers to impacts caused by major pruning of roots or limbs



Overview of the Cost benefit Analysis for the project

Economic Element	Discount Rate (%)
	4%
Benefit Cost Ratio (BCR)	1.61
Net Present Value (NPV) (in 30 June 2014 dollars)	\$95 million
Net Present Value / Present Value Project Cost	0.61

The 'Project Impact Statement' also contains this mysterious "cost-benefit analysis". It would have to be the most derisible feature of the report. Buried on page 168 of the paper is this tiny justification for spending \$160 million on what seems, to most observers, an attempt to win votes in four marginal electorates in the north-eastern suburbs.

The magic number is 1.61, supposedly the cost-benefit ratio. There is no explanation of how this figure was derived.

The former head of DPTI, Rod Hook, (sacked by the Premier for no apparent reason after the 2014 election) was questioned about this figure before a Parliamentary inquiry, and was a least a little dubious.



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Transcript of evidence  
Thursday, 27 August 2015

*Mr HOOK: A benefit cost ratio of 1.6 for a public transport project is a very good number.*

*The Hon. T.J. STEPHENS: A high number?*

*Mr HOOK: Yes, it's a high number. It is hard to get benefits over cost for public transport. If those projects save three or four minutes for a commute, that's a good number.*

*Am I surprised? I would expect the department will find a way to get the number in the positive. I never took a project to Public Works Committee without finding a way to get it in the positive. You can talk of a whole lot of potential benefits.*

Whatever departmental number-crunching has been done to produce this figure, you can be sure that it does NOT take account of the immeasurable cost of irreparably damaging two of Adelaide's heritage-listed Parks.

**VICTORIA PARK - NEW RULES FOR DOGS OFF-LEASH AND MODEL PLANES**

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On 9 September, the Adelaide City Council made minor changes to the areas for dogs off-leash and the use of model aircraft in Victoria Park / Pakapakanthi (Park 16)

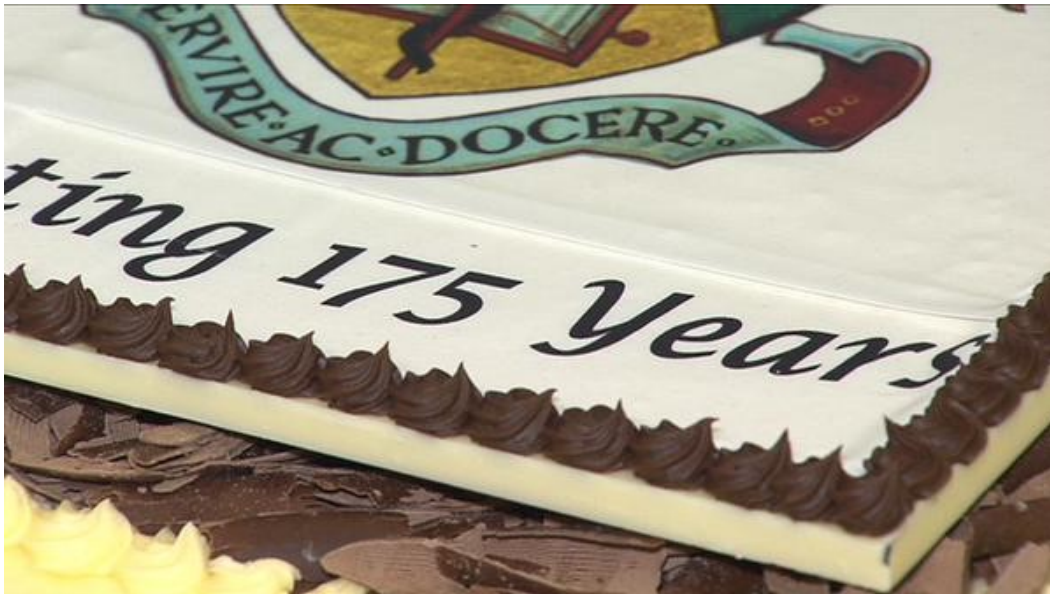
In short, dogs have to be kept clear of any organised sport, and model planes can't fly before 10am or after 7pm on weekends or public holidays.

More details here:

[http://yoursay.adelaidecitycouncil.com/rec-activities-vic-park/news\\_feed/project-update-september-2015](http://yoursay.adelaidecitycouncil.com/rec-activities-vic-park/news_feed/project-update-september-2015)

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**RAH - A HISTORY OF BROKEN PROMISES**



The Royal Adelaide Hospital this year is celebrating 175 years at its current site (on former Park Lands) on North Terrace.

As the hospital prepares to move to new premises at the other end of North Terrace, lovers of the Adelaide Park Lands have had hopes high for the past few years that at least part of the existing site would be returned to Park Lands.

These hopes were raised due to repeated announcements by the Government (and support from the Opposition) that the site (or much of it) would be returned to Park Lands. In recent days, though, the Government has appointed real estate agents to sell the site (See the story above).

APPA Life Member Philip Groves has compiled a shocking dossier on the extent of broken promises dating back to 2007.

[http://www.adelaide-parklands.org/pdfs/Old\\_RAH\\_summary\\_Aug\\_2015\\_PGroves.pdf](http://www.adelaide-parklands.org/pdfs/Old_RAH_summary_Aug_2015_PGroves.pdf)

**ENTER NOW FOR THE 2016 PARK LANDS ART PRIZE**

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Painting, drawing, printmaking, 3-dimensional work and photography.

- \$20,000 first prize
- 10x \$1000 commended prizes
- Royal Show 'People's Prize' \$1000

Winners and finalists will be shown from April to May 2016 at Adelaide Festival Centre Artspace Gallery. Excellent exposure at a major city gallery.



- **Entries open now**
- **Entries close Thursday 3 December 2015**
- **\$24,000 worth of artworks sold from the 2014 prize**



To enter and for all details: [parklandsart.com](http://parklandsart.com)

An initiative of APPA – Adelaide Park Lands Preservation Association

Pictures at left are details from 2014 finalist artworks:



- Mary Wagstaff, Moreton Bay Fig, Botanic Park;
- John Hamilton, Rowing on the Torrens at Sunset;
- Andrew Crook, Parklands Windfall;
- Julie Swan, It was a Good Day;
- CJ Taylor, Denim (Pasha of the Parklands).



#### PHOTOS OF THE DAY

Recent highlights published on APPA's social media channels: Facebook, Twitter, Instagram and Flickr (See links below to subscribe to these)

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From the top:

- a) Wikapartu Wirra (Park 22) off Anzac Highway
- b) Wirraninthi (Park 23) off West Tce (sculptor Silvio Apponyi)
- c) Kurangga (Park 20) BMX track off Unley Rd
- d) Mary Lee (women's rights campaigner, Prince Henry Gardens, Karrawirra (Park 12) off North Terrace

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### PAST AND FUTURE APPA PUBLICATIONS

**Past**

Previous editions of APPA's e-Gazette, and the archives of APPA's printed newsletters and all available at [http://www.adelaide-parklands.org/hot\\_topics.html](http://www.adelaide-parklands.org/hot_topics.html)

**Future**

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APPA website



Our photos on Flickr



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