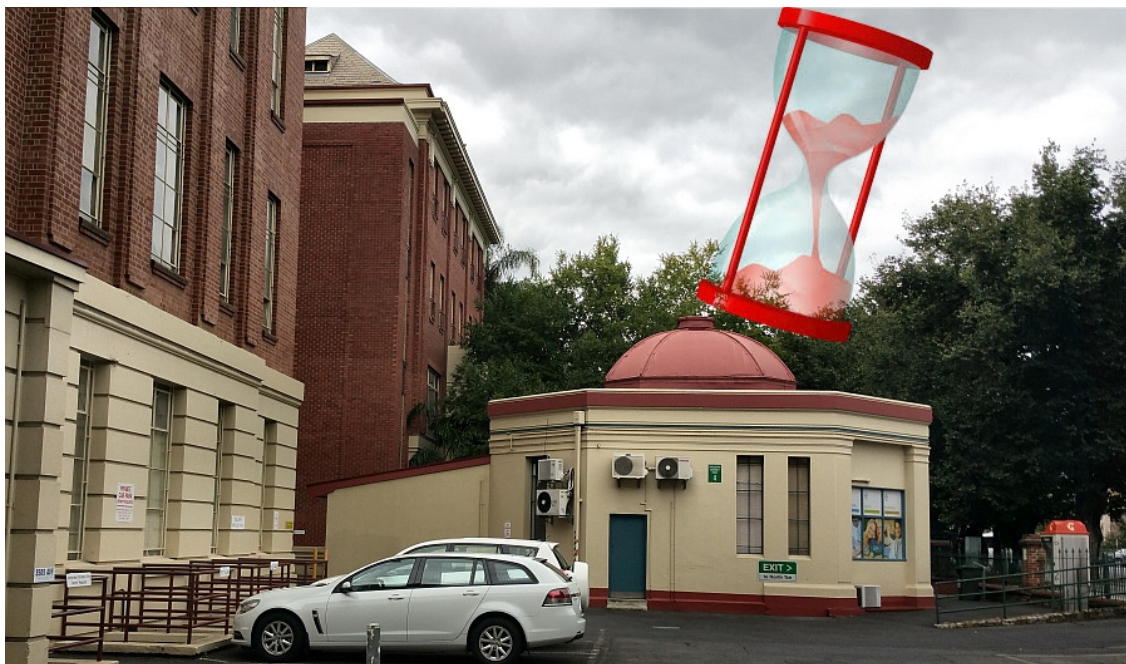


e-Gazette No. 048 - March, 2019

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## TIME'S UP - NO MORE EXCUSES



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## "Time's Up on old RAH site" & "How Much Concrete do Park Lands Need?"

Despite a clear obligation in the *Adelaide Park Lands Act 2005* (see below) and repeated warnings from APPA, the State Government has ignored a legal deadline to consider "action ... that would be required" to re-instate Park Lands on the **Park 11** site of the former Royal Adelaide Hospital.

The old RAH was "no longer required for its [former] uses" when patients were all transferred to the new hospital in the first week of September 2017 - now more than 18 months ago.

### 23—Steps regarding change in intended use of land

- (1) If land within the Adelaide Park Lands occupied by the Crown or a State authority is no longer required for any of its existing uses, the Minister must ensure that a report concerning the State Government's position on the future use and status of the land is prepared within the prescribed period.
- (2) A report under subsection (1) must include information on the condition of the land and on the action (if any) that would be required in order to make the land suitable for public use as park lands.

### 8—Prescribed period—section 23(1)

For the purposes of section 23(1) of the Act, the prescribed period is 18 months. !



It's obvious why the Government has not produced such a report.

They've made it perfectly clear they have no intention of returning any part of the site to Park Lands.

They've even re-labelled the site "Lot Fourteen" as if a new name is like a magic spell that can change the legal status of the land from Park Lands.

Rather than Park Lands, the Government's plans include only a grab bag of multiple new and repurposed buildings. Their wish list includes:

- a retail strip (artist's impression below)
- an "innovation and start up hub"
- a defence industries site
- a space agency office
- a new art gallery

- a "centre for tourism hospitality and food studies"; and
- yet another hotel.

Apart from the "retail strip" ([revealed last month on "Adelaide Now" - subscriber-only link](#)) the other elements were announced long ago.

The common thread running through these plans is the pretence is that this land is zoned for commerce or other sectional uses.

In defiance of Section 23 (above) and in stubborn refusal to acknowledge Adelaide's world-unique heritage, the Government has absolutely no plans for any Park Lands in this part of [Park 11](#).



This had been a once-in-a-lifetime opportunity to return at least some of this site to its rightful status as part of the world-unique, National Heritage-listed Park Lands.

Not only has the opportunity been ignored and disregarded, the State Government has not even made a token effort to comply with its own Park Lands law.

There is never any shortage of people wanting to put more concrete onto Park Lands.

In recent months, the Park Lands have been targeted relentlessly by corporate empire-builders.

Most recent publicity has surrounded the very questionable Adelaide Oval Hotel project (see story below).

However that's just one of many foreshadowed projects which could see several hectares of concrete spread over Park Lands before the end of this year.

At the end of 2018,

[we listed all Park Lands losses that occurred in that year.](#)

It seems that 2019 might be just as bad, if not worse. Foreshadowed losses this year (or perhaps in 2020) could be:

- **Adelaide Oval Hotel** in Park 26;
- **Crows takeover/rebuild** of the Aquatic Centre on Park 2;
- A **new stadium** to replace both Hindmarsh Stadium and the Entertainment Centre, either on the Golf Course (Park 1) or across the River (in Helen Mayo Park, Park 27);
- A **riverside hotel** in Park 27 (although this proposal has gone quiet recently presumably because it was targeting a site that is now seemingly preferred for a proposed stadium);
- an **enlarged stadium for Tennis SA** alongside Adelaide Oval;
- A multi-storey **function centre in the North Adelaide Golf Course** in Park 1; and
- Function rooms and private storage for **Pulteney Grammar School** in Park 20.



Various artists' impressions for one or more stadiums (stadia?) near the corner of War Memorial Drive and Montefiore Rd. The suits are doing their homework now to ensure that at least one version of these gets built.



Speaking of concrete.....

Yes, there are grand plans to host a single tree in the middle of yet another concrete pour in the Adelaide Park Lands.

This is the vision produced by a Government-appointed artist to coincide with the announcement that \$3 million will be spent on a skate park in Gladys Elphick Park / Narnungga (

**Park 25**) off West Terrace between the Adelaide High School and the new RAH.

The announcement by Planning Minister Stephan Knoll effectively matched what the previous Labor Government offered to do, during the 2018 State election campaign. (

**News Ltd public-accessible story of 25 February**)

APPA is supportive of sport in the Park Lands, but not sports that require extensive concrete surfaces. Cricket, football, soccer, lacrosse, touch footy, archery and other sports played on grasslands are welcome. Sports that require swathes of concrete or other hard surfaces are simply inconsistent with the concept of a "Park" and our vision (

**enshrined in our Constitution**) of "preserving and, where possible, restoring the Adelaide Park Lands as the pre-eminent green open space precinct."





Adelaide City Council staff have been in discussions with management of the Adelaide Crows about the possibility of the AFL club taking over this site in Denise Norton Park / Pardipardinyilla (**Park 2**) ([Subscriber-only link to 'Adelaide Now' story of 1st March](#))

It's early days, and nothing has been agreed or decided upon, but the Aquatic Centre is well known to be a drain on the City Council's finances. Although it's well-loved by swimmers throughout Adelaide, it loses \$700,000 per year. What's more it requires major refurbishment or repairs. Options include spending \$3 million to \$5 million on short-term repairs or between \$10 million to \$15 million for a major overhaul. ([Subscriber-only link to 'Adelaide Now' story of 11th March](#))

Adelaide Crows management is looking for a site (somewhere other than its current base at West Lakes) for a so-called "community and sports centre" and **Park 2** is on their radar.



Lord Mayor Sandy Verschoor in the Adelaide Aquatic Centre

There is no detail about how such a Crows centre would operate, who would be

admitted, for what prices, and how much of the site, if any, would be available for non-members i.e. the public.

Nor do we know whether the Crows would intend to refurbish, demolish, extend (or maybe even *reduce* the size of) the Aquatic Centre.

There are also questions about the extent to which the Crows might be wanting to take over one or more of the four adjacent sporting fields in Denise Norton Park / Pardipardinyilla (**Park 2**). The Ovals are licenced to Blackfriars Priory College but are available for public use when the College is not using them.

We may be cynical but we fear the worst, in terms of loss of public access and more effective privatisation. Money talks, and the Adelaide Crows have the financial resources to make the Council an offer that it might not be able to resist. See our three-minute video about Park 2 here: [www.adelaide-parklands.asn.au/park-2](http://www.adelaide-parklands.asn.au/park-2)



**Peter Goers** ([Sunday Mail, 9 March - subscriber only](#)):

*"The poor old Crows have been sniffing around the Park Lands for a home among the gum trees. They have such a sense of entitlement. Why can't the Crows stay at West Lakes where they don't belong and leave the aquatic centre to the people?"*

*"I'd recommend Taillem Bend for the Crows base. It's very fashionable, handy and especially well-served by service stations and a beautiful new hotel the Crows didn't oppose."*

### **OVAL HOTEL - WILFUL BLINDNESS**

Despite damaging headlines, week after week, querying the wisdom of the proposed Adelaide Oval Hotel, (and despite APPA's list of **[28 reasons to think again](#)**) the State Government has shown no signs, so far, of backing away from its cosy but questionable relationship with the high-flyers of the Stadium Management Authority.

As revealed in

**[last month's e-Gazette](#)**, the proposal to put a pub in **Park 26** has been exposed as simply an ill-conceived attempt at money-grubbing to support a bloated corporate predator.

The Stadium Management Authority pays its 17 executives salaries averaging \$184,600 each. Yet, it threatens to with-hold funding from women's sport, and increase the prices of beers and pies unless it gets its way with a private hotel on Tarntanya Wama (

### Park 26)

A Select Committee of the Legislative Council has been holding hearings to inquire into the SMA's finances and the effect of its plans on the Adelaide Park Lands.



At this week's Committee hearing, on Tuesday 12 March, the Chairman of the SA Cricket Association, Andrew Sinclair (pictured) advised the Committee that there was an "exit strategy" to sell off the hotel's 75-year lease to private interests if it wasn't making money.

This begs the question of what such a sale would mean for taxpayers, or which private company would want to buy a hotel that wasn't profitable.



Also at this week's Committee hearing, on Tuesday 12 March, the chief executive of Port Adelaide Football Club, Keith Thomas (pictured) accused the SMA of making it impossible for Port to keep operating its 'Game Day Village' venue outside the stadium, because it didn't like the competition, from Port's cheaper beer.



This accusation provoked a startling reaction from SMA Chief Executive Andrew Daniels, who called it “outrageous”, “totally incorrect” and “offensive”.



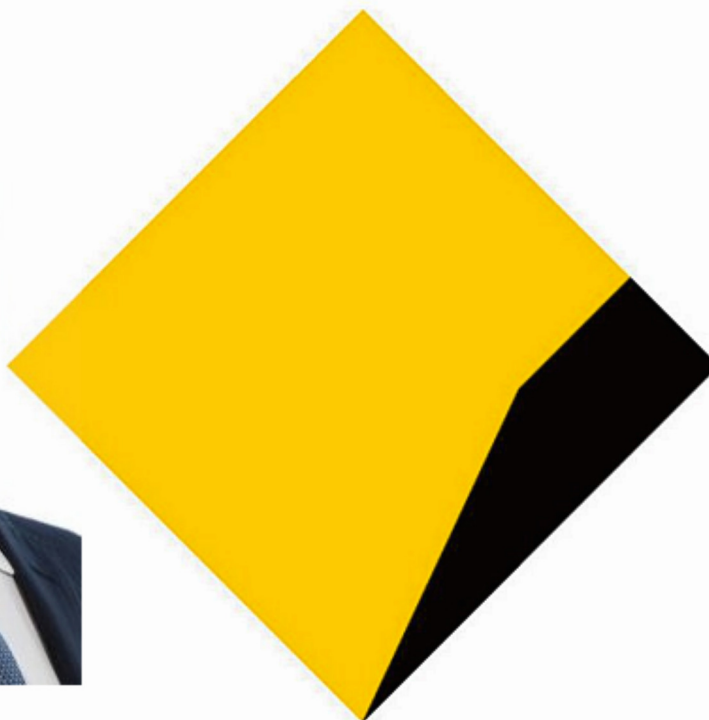
Both the Adelaide Crows and Port Power chief executives have taken the opportunity at Committee hearings to express doubt about the SMA's Hotel plans.

At last week's Committee hearing, on Tuesday 5 March, Adelaide Football Club CEO Andrew Fagan (pictured) expressed concern that the proposed Adelaide Oval hotel might undermine ongoing maintenance and upgrades to the stadium.

APPA made a written submission to the Select Committee's inquiry and we are awaiting an invitation to give evidence.

You can read our submission

[at this link.](#)



Last month, APPA [wrote to the Chief Executive of the Commonwealth Bank, Matt Comyn](#) (pictured, above) asking how bridging finance offered to the stadium Management Authority for its proposed Adelaide Oval hotel could be reconciled to the Bank's own '[Group Environment Policy](#)'. (Spoiler alert: it can't be reconciled).

In effect, the bank is aiding an attack on a key part of Adelaide's National Heritage-listed asset in exchange for some quick bucks.

A response was received on 21 February from the Bank's Group Executive for Business and Private Banking, Adam Bennett, advising that "it is standard policy not to comment on any individual customer relationships or projects."

Accordingly, none of our questions were answered.

### **'EMINENT PERSONS' REJECT PRIVATE DEVELOPMENT**

Two and a half years ago, 31 eminent South Australians, including the 12 pictured below, issued a public statement.



*"The Adelaide Park Lands are a priceless asset. They are held in trust for the people of our City and State. They must be protected – not only for all those who enjoy them now, but for the generations to come.*

*"We believe that any alienation of our Park Lands for private purpose is a gross breach of that trust. Appropriation of Park Lands for commercial 'development', including hotels and office blocks, should never be countenanced, and private residential development should never be permitted. The Park Lands are an invaluable heritage that must not be traded."*



*Home of the Kurangga Park BMX dirt bike tracks, and the new 'Tree Climb Aerial Adventure Park' this Park is Adelaide's playground. See for yourself...*

We're gradually building, in numerical order, a video guide to all parts of the Adelaide Park Lands.

Catch up on any of our earlier Park videos (Park 1 through to Park 19) by following the links at

[www.adelaide-parklands.asn.au/explore-parks](http://www.adelaide-parklands.asn.au/explore-parks)

Next month will be a special edition - featuring the faces and words of Adelaide's own Park Lands supporters. YOU could feature in next month's "Park Lands Love" video, and win an iPad for your contribution. See the story below.

What do these people have in common? We don't know their names, but they were all gracious and kind enough to say a few words, on camera, when asked their views of the Park that they were visiting at the time.

You might have seen their brief cameo appearances in one of our

[monthly Park videos](#).

You too, can be a face of the Park Lands, and be featured, for a few seconds, in next month's Park Lands video. Unlike the people above though, we are offering to reward you for making a small video contribution.

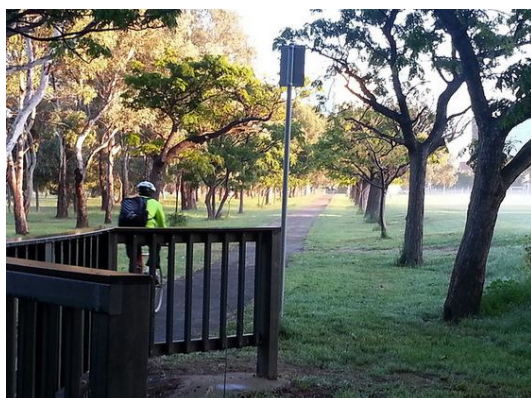
You have only a few days left (until Friday March 29) to make your mark as one of the faces of the Park Lands.

We will be featuring 12 different contributors. There are prizes to be won, and the rules are simple - just a short video selfie of up to 15 seconds.



Don't delay - closing date: Friday 29 March 2019

There are always events scheduled in the Park Lands, many of them free, and there are always opportunities to explore the Park Lands on your own, or with friends or family. Browse our ['Explore Parks'](#) pages for hints about interesting spots to visit. This month's featured opportunities, in date order, are:



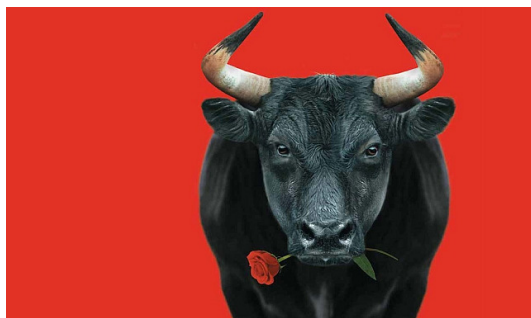
**[Guided walk through Blue Gum Park / Kurangga \(Park 20\)](#)** Sunday 17 March 10am to 11.30am. This Park is known as Adelaide's playground, with facilities for a multitude of sport, and hosts both Adelaide's oldest playground (1918) and the city's newest (2018). The South Park Lands Creek winds its way across stunning tree-lined footpath avenues. Children and dogs on leads most welcome. Gold coin donation requested (free for APPA members) Click the pic for details.



**[Come and Try Street Handball](#)** - Sunday 17 March 5-7pm in Mary Lee Park

**(Park 27B)** Played under lights with mixed teams, street handball is fast and fun version of European handball. Perfect for beginners, come 'n try in the Mary Lee Park tennis courts.

Click the pic for details.



**Carmen in the Square - State Opera** - Saturday 23 March, 7.30pm. Victoria Square will be transformed into sultry Spain for one night only, as Opera's most famous seductress Carmen takes over the city centre. Billed as a "family-friendly event" combining live opera, a full orchestra and chorus, and large screen projection of the action. Tickets from \$29. Click the pic for details



### **Leafies - various sites until 31 March**

Beguiling, ephemeral "Leafies" - plant sculptures born from autumn leaves, in human form. They first appeared in Botanic Park during WOMADelaide festival. After popping up in other places, they'll eventually congregate at the end of the month in **Victoria Square / Tarntanyangga**. Created by local art students from Adelaide School of Art with creative direction by French theatre company Le Phun. Click the pic for details



### **Archery for beginners - Bullrush Park / Warnpangga (Park 10)**

Free course, but limited to City or North Adelaide residents aged 55 or over. Held on three successive Sundays, 9.30am to 11.30am. 31 March, 7 April and 14 April. You must be able to attend all 3 classes.

Click the pic for details



**[Come and Try Indoor Cricket](#)** - Adelaide Oval, Tarntanya Wama (Park 26).  
Wednesday April 17, 10:00 am to 11:30 am. Free, but limited to City or North Adelaide residents aged 55 or over. Younger family members, e.g. grandchildren are also welcome. Please wear trainers and active wear and bring a water bottle. Morning tea/snack will be provided Click the pic for details.



**[Guided walk through Bonython Park / Tulya Wardli \(Park 27\)](#)** Sunday 14 April 2.00 - 4.00pm. Discover this Park's history, hidden treasures, and its continuing role in Adelaide's culture. Gold coin donation. (Free for APPA members). Wear sturdy shoes for a walk of about 2 hours (2.2km). Meet at the Bonython Park kiosk. Children and dogs most welcome.

Click the pic for details



In **[our newsletter last month](#)** we pointed out that we were still waiting for a letter from the Minister with responsibility for the *Adelaide Park Lands Act 2005* - the Minister for Transport, Infrastructure and Local Government, the Hon.

Stephan Knoll, MP.

Three of our letters (the first dating back to **9 April 2018**) remain unanswered.

Nevertheless we were delighted to receive a positive response recently from the Minister's office to our invitation to address our

### **Annual General Meeting on 28 April 2019.**

It might be the first time that a Minister with direct responsibility for Park Lands legislation has taken the time to engage directly with APPA members in this way.

Obviously we have had some differences with the way the State Government has managed Park Lands in recent years.

Nevertheless we are appreciative that the Minister is willing to invest time on a Sunday morning to speak directly to APPA members and the public.

We hope to gain an insight into his thinking, particularly on the prospects for State Heritage and World Heritage listing.

The meeting will be open to the public although of course AGM voting rights are restricted to APPA members.

The agenda is being prepared and will be available before the meeting at

**<http://www.adelaide-parklands.asn.au/agm2019>**



### **Lighting upgrade for riverside path in Bonython Park**

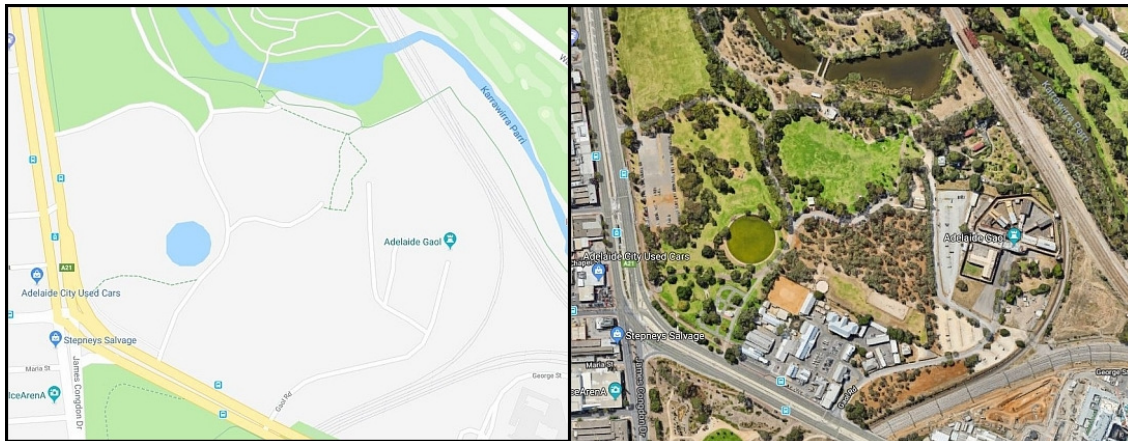
Work has commenced to install lights along part of the River Torrens Linear path through Bonython Park / Tulya Wardli (Park 27). The river path near the Adventure Playspace was closed when work began on Wednesday 13 March. Lights will be installed between the railway underpass and the Bonython Park entrance/exit opposite Phillips Street at Thebarton.





### Lighting upgrade for Whitmore Square too!

The Adelaide Park Lands Authority next week will consider the final version of a new master plan for Whitmore Square / Iparityi. The plan includes (as a first step) improved lighting to the diagonal path from Sturt Street west to Wright Street east. This path is a popular route for pedestrians walking to/from the Market District, and was one of the top issues raised in recent community engagement. The work is expected to be completed by June. Click the pic for details.



### Why is Google losing green space from its maps?

Last month we highlighted the fact that Victoria Park / Pakapakanthi (Park 16) had disappeared from Google Maps.

Now it seems the same thing has happened to Bonython Park / Tulya Wardli (Park 27). On Google Satellite view (right) you can see the green park lands between the River Torrens and Port Road, as well as the horse paddock with ancient olive trees just north of the Thebarton police barracks, in Kate Cocks Park which is part of Park 27. The Old Adelaide Gaol is visible to the east.

However Google Maps (left) has decided that all this area (around the circular model boat pond) should be grey, as if it was commercial land.

What's going on? Google Maps does not allow email communication to even ask the question. Pointing out the mistake merely gets a robotic response that our "submission is being reviewed."



### **Work resumes on Creek rehabilitation**

You might have seen a works compound erected recently on the eastern side of Hutt Road in Carriageway Park / Tuthangga (

[Park 17](#)). The compound is in place for the current stage of the long-term rehabilitation project for the South Park Lands Creek.

An earlier stage of the works was featured in our

[Park 17](#) video, released last December. The current stage of the project should be finished by the middle of the year. The work involves widening the creek bed to improve water flow in heavy rain, and landscaping to increase biodiversity.

Works are occurring between Hutt Rd and the first diagonal pathway to the east. The footpath is being kept open during the works.

### **APPA stall at Womadelaide**

Many thanks to the volunteers who gave their time over the recent long weekend to staff the APPA stall at the WOMADelaide festival.



The weather was kind over the four days, as we spread the word about the uniqueness of the Park Lands, and the dangers they face. We were fortunate again this year to have souvenir T-shirts, picnic rugs and other merchandise

featuring this unique Sally Heinrich APPA WOMAdelaide logo.

Importantly, this newsletter is being received for the first time by a few hundred people who logged their email address at the stall, to start receiving it.

We hope you'll stay with us as Park Lands supporters in coming months, and check out our website for info about the Park Lands, our free

[guided walks](#), and how you can [take action](#).



Offering temporary tattoos for kids was one way of enticing parents to find out more about the Park Lands!



### Feeling great at half the normal price!

If you'd like to dip your toe in the water and find out how good it feels to be a paid-up Park Lands supporter, now is your chance at minimal cost.

At this time of year there are two membership choices: a short term (expiring June 2019) membership, or a longer-term membership, expiring a year later.

A short-term concession membership costs as little as \$7.50.

We rely almost exclusively on annual membership fees to continue our Park Lands advocacy, so if you haven't already, please consider putting your money where your mouth is and backing APPA to keep up the Park Lands fight. Details here: [www.adelaide-parklands.asn.au/membership](http://www.adelaide-parklands.asn.au/membership)

As a financial member of APPA, you receive:

- the priceless satisfaction of supporting APPA's work;
- free participation in our [monthly guided Park Lands walks](#);
- eligibility to become a Park Ambassador and lead an annual [guided walk through one Park](#);
- the responsibility to help guide APPA's activities through the [Annual General Meeting](#); and
- a printable PDF membership certificate (see above).

From the top:

- a) River Torrens path in Red Gum Park / Karrawirra ([Park 12](#))
- b) Running in Bullrush Park / Warnpangga ([Park 10](#))
- c) Horses depastured in Lefevre Park / Nantu Wama ([Park 6](#))
- d) Roses at sunrise in Brougham Gardens / Tantittinga ([Park 29](#))
- e) 'Eucalyptus alive' public art at sunrise in Gladys Elphick Park / Narnungga ([Park 25](#))

The Park Lands 'photo of the day' series has been running since May 2014, and **the collection of Park Lands photos gathered over almost five years now numbers close to 1,800**. We maintain (and gradually grow) more than 40 separate albums: one for each numbered Park and Square, along with several albums for 'Alienations'. Contributions are very welcome! To find out more about any of these featured Parks, click the link to the Park number.