

e-Gazette No. 051 - June, 2019

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FOR SALE - TO ONE BIDDER ONLY



In this newsletter:

- [FOR SALE - TO ONE BIDDER ONLY](#)
- [HAGGLING OVER THE PRICE](#)
- [WHO VOTED FOR THIS?](#)
- [OVAL HOTEL - PREMIER REFUSES TO ENGAGE](#)
- [ANOTHER GOVERNMENT-SPONSORED HOTEL](#)
- [SHEDS COMING AND GOING](#)
- [WHAT'S THE PLAN FOR PARK 22?](#)
- [VIDEO OF THE MONTH - GOLDEN WATTLE PARK](#)
- [HAVE YOUR SAY ON VIC PARK WETLANDS](#)
- [WHAT'S ON IN THE PARK LANDS](#)
- [WHITMORE SQUARE - MASTER PLAN APPROVED](#)
- [BRIEFLY, IN OTHER PARK LANDS NEWS](#)
- [PHOTOS OF THE DAY - RECENT HIGHLIGHTS](#)

HAGGLING OVER THE PRICE

Are the Park Lands for sale? Yes - if the Price Is Right

The City Council at its meeting on 11 June, voted on its preferred price for selling out Denise Norton Park / Pardipardinyilla ([Park 2](#)) to the Adelaide Football Club.

Sometime later this year, the Council will ask what you think of its price, and what you think of the price that the Adelaide Football Club is now preparing to pay.

What they WON'T ask you is whether the Council should be selling. The City Council at its meeting on 11 June, rejected a suggestion that YOU should be asked whether Park 2 should be for sale.



By a margin of 7 votes to 4, the Council determined that yes, the Park is for sale - if the price is right.

The price is a series of ["Guiding Principles"](#). The principles seem reasonable on their own, but there are huge gaps in them. They don't tell the whole story. They would permit - in fact make it likely - that the Crows will build something like the illustration above - a multi-storey building, but with a "footprint" smaller than the existing Aquatic Centre.

What's wrong with these [Guiding Principles](#)?

- The [Guiding Principles](#) ignore the Council's own [Community Land Management Plan for Park 2](#). What use is having a legal plan for community land if you discard it as soon as someone offers you a deal?
- The [Guiding Principles](#) ignore the Council's duty to consider any other options for the Aquatic Centre. Should it be re-developed? Should it become an outdoor pool? How much (if at all) should it be subsidised by ratepayers? Should it be operated as a joint venture with any other organisation? The only option on the table is selling it to the Crows.
- The [Guiding Principles](#) don't say anything about the permitted height, bulk or scale of what the Adelaide Football Club might want to build. To reduce the overall footprint is the goal, so it's inevitable that a new building would be of multiple stories.
- To comply with these [Guiding Principles](#) only one level would need to be available to the public, with a swimming pool and "recreational facility".

The Crows will now draw up plans for a building of at least three or four stories, with separate levels for car parking, Crows administration, function room (aka Crows "shed"); private training rooms; a gym; education rooms, etc.



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WHO VOTED FOR THIS?

These seven Councillors approved the [Guiding Principles](#) and rejected an alternative motion to consult the public first:

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Despite approving "Guiding Principles" for the Adelaide Football Club, an 'engagement plan' for the public is regarded by the majority of Councillors (above) as something that can wait.

WHO DIDN'T VOTE FOR IT?

Only these four Councillors (below) thought that the public should be consulted before the Adelaide Football Club was invited to draw up expensive plans to fit the [Guiding Principles](#).



There's no need to wait for the official glossy-brochure "consultation" in the Council's long-overdue "engagement plan".

You can convey your views to [City Councillors](#), and to the [Crows CEO Andrew Fagan](#), before the footy club gears up its plans.

Find out more at

www.adelaide-parklands.asn.au/crows

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OVAL HOTEL - PREMIER REFUSES TO ENGAGE

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On World Environment Day, Wednesday 5 June, Park Land supporters gathered on the steps of Parliament House (see pic above) to deliver a petition to the Premier.

With more than 1,800 signatures and a crowd on the steps we had hoped that the Premier might have responded with at least some understanding of the many issues plaguing this ill-considered assault on Tarntanya Wama ([Park 26](#)).

But no. [Our letter of 9 January 2019](#) and the [letter of 5 June 2019](#) that we gave the Premier together with the petition, have been [answered with merely an acknowledgement](#), ignoring every one of the many concerns raised by APPA and the petition contributors.

In late May, it was reported that the [hotel was subject to construction delays](#). [\[subscriber-only link\]](#).

A letter from the State Liberal MP for Adelaide, Rachel Sanderson, to a constituent, makes the surprising claim that despite a change of land use within Park 26 "there will be no impact on our Parklands." Failing to acknowledge the recent spate of hotel closures in Adelaide, or the Stadium Management Authority's lack of hotel management experience, Ms Sanderson's letter claims that "the taxpayer is not exposed to the ongoing costs of running and maintaining this state asset."

Nearby, State Labor MP for Enfield, Andrea Michaels, has written to the same APPA supporter to say: "the South Australia Labor Party led by Peter Malinauskas is opposed to this proposal and will continue to stand up for the principle that the Park Lands belong to the people of South Australia."

Of course it was a law passed by a previous State Labor Government (back in 2011) that looks like allowing this hotel to be built.

You can read more about the Oval hotel issue at www.adelaide-parklands.asn.au/oval-hotel.



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ANOTHER GOVERNMENT-SPONSORED HOTEL



The Park 26 site of the Adelaide Oval is not the only Park Lands site that is being targeted for a Government-sponsored hotel.

The so-called "Lot 14" in Park 11 (the former Royal Adelaide Hospital site) has been earmarked for a range of new buildings, by a Government that is determined not to return any of the site to Park Lands.

The "Master Plan" drawn up by Renewal SA, acknowledges only a "Park Lands Edge" to its real estate dreams (see below).

At its centre is a building marked as "short-stay accommodation" i.e. a hotel which Renewal SA expects would feature 200 to 250 rooms.

The City Council has no role in this plan but is concerned about whether commercial businesses on the old RAH site might be exempt from paying Council rates.

Plans for the site have also ignored community pleas for a separated cycle route or any "green corridor" to link to the Park Lands.



- MASTER PLAN LEGEND
- 1 THE CULTURAL ATTRACTOR
 - 2 NORTH TERRACE FORECOURT
 - 3 THE NEIGHBOURHOOD HEART
 - 4 NORTHERN LANEWAY
 - 5 WOMEN'S HEALTH BUILDING AND FORECOURT
 - 6 MARGARET GRAHAM BUILDING
 - 7 ELEANOR HARRALD BUILDING
 - 8 IMV'S LANEWAYS
 - 9 FROME ROAD GATEWAY
 - 10 FROME ROAD BUILDING
 - 11 A ROOM FOR ADELAIDE LANE
 - 12 A ROOM FOR ADELAIDE PAVILION
 - 13 SHORT STAY ACCOMMODATION
 - 14 THE COMMERCE HEART
 - 15 THE PARKLANDS EDGE
 - 16 NORTH TERRACE TRAM AND EAST END INTEGRATION
 - 17 EAST END LANEWAY
 - 18 BOTANIC GARDENS HERITAGE ENTRY
 - 19 URBAN AGRICULTURE AND EDUCATION PARK
 - 20 FROME ROAD UPGRADE
 - 21 AYERS HOUSE LINK



Read more about these plans at InDaily:
<https://indaily.com.au/news/2019/06/12/council-concern-over-rates-free-hotel-at-lot-fourteen/>

and on our website: www.adelaide-parklands.asn.au/oldrah

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SHEDS COMING AND GOING

...ange things are happening with various small sheds dotted around the Pa...
lands. Over the past six months, a number of them have disappeared.



On the left, above, this tiny shed that has stood for decades in Palmer Gardens / Pangki Pangki ([Park 28](#)) was removed earlier this year. On the right some sheds in the West Terrace Cemetery, part of [Park 23](#), have also gone.



As we reported last month, the polarising pontoon on the River Torrens / Karrawirra Parri (in Tarantanya Wama, [Park 26](#)) was removed on 30 April.



Likewise this shed (above) has quietly disappeared late last year from the Adelaide University precinct in [Park 12](#).

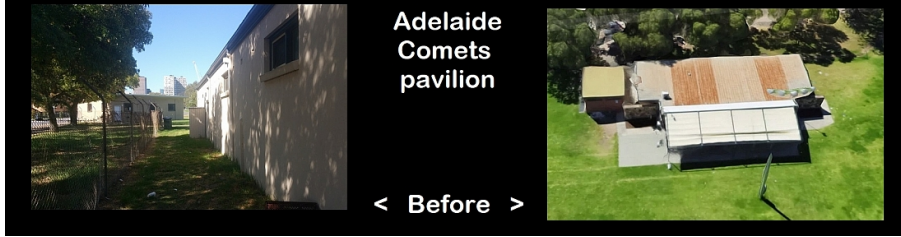


The story of recent years has been the removal of small buildings, only to see larger buildings replace them.

Another location where this has occurred is Ellis Park / Tampawardli ([Park 24](#)) where two small sheds have made way for another enormous one.



The former small sheds used by the the Western Districts Amateur Athletics Club (above) Adelaide Comets (below) have both gone, replaced by this new \$3 million double-storey pavilion and function centre.



Having approved this precedent, the City Council is now coming under pressure to approve similar large pavilions in other Parks. For example, see the next story.



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WHAT'S THE PLAN FOR PARK 22?



This is what's being planned for the southern end of Josie Agius Park / Wikaparntu Wirra ([Park 22](#)).

These designs have been approved "in concept" by the Park Lands Authority and the City Council. The two hockey clubs are promoting the concept design to their members and supporters. But so far, the clubs have not secured sufficient funding for their proposed development.

A proposed new two-storey building would cater for the Burnside Hockey Club and the Adelaide Hockey Club, and would sit in-between two new fenced hockey pitches.



A gravel parking area for 580 cars would be provided to the west of the hockey courts, alongside Anzac Highway. In the diagram below, the proposed car park looks as though it's an orchard, with small trees laid out in rows:



A second, additional new building would be shared between the Church Netball Association and the City Council's horticultural staff.

This second new building would be placed alongside Goodwood Road on the eastern side of the netball courts. This second new building would replace both of the existing 1960s buildings in Park 22 (pictured below):



Existing Church netball building



Existing Council horticultural depot

The proposal has some advantages over the current arrangements by reducing the area of [Park 22](#) that is used for car parking, and improvements to landscaping that should minimise the visual impact of the netball and horticulture building.

Nevertheless APPA remains concerned about the size of the proposed new hockey building and whether it's intended to include facilities of a private nature, such as a function/meeting room or office space.

At present, car parking on [Park 22](#) is permitted only during netball games, and during the ten days of the Royal Adelaide Show.

The new concept plans would have these 580 car spaces available throughout the year, for two sports instead of one.

And another thing....



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There is already a large area of Park Lands restricted to the public in favour of hockey. If and when funding is secured to carry out the new hockey proposals for [Park 22](#), APPA will be seeking assurances that as a tradeoff, these fenced hockey courts on nearby Park 20 (above) should be returned to public Park Lands.



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VIDEO OF THE MONTH



Thanks to Liam Rodeghiero, a media studies student at Adelaide Uni, for editing this month's video. Over the past year or so, we've been fortunate to have a series of Adelaide Uni students working on our monthly videos with us.

Next month's video: Josie Agius Park / Wikaparntu Wirra ([Park 22](#))

Catch up on any of our earlier Park videos (Park 1 through to Park 21) by following the links at www.adelaide-parklands.asn.au/explore-parks



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HAVE YOUR SAY ABOUT VIC PARK WETLANDS

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As we foreshadowed in [our February 2019 newsletter](#) the Brown Hill Keswick Creek Stormwater Project is seeking feedback on its flood mitigation strategies that will impact the southern Park Lands.

Proposed works include:

- Construction of a wetland at the southern end of Victoria Park / Pakapakanthi (Park 16)
- Undertaking channel works and creating low level mounding in Blue Gum Park / Kurangga (Park 20)

These works are regarded as necessary to manage stormwater, mitigate serious flood risks and help safeguard properties across the catchment.

APPA has been very supportive of recent City Council initiatives to improve environmental management of the South Park Lands Creek. This project is consistent with the South Park Lands Creek works, but aims to address the risk of flooding across a much wider region of Adelaide.

These two artist's impressions (above and below) are drawn from the information brochure. You can see the brochure, read answers to frequently-asked questions, and provide your feedback at the project website www.bhkcstormwater.com.au

Feedback closes at 5pm on Friday 5 July.

This story was also featured recently in the City Messenger ([subscriber-only link](#))



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WHAT'S ON IN THE PARK LANDS

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:

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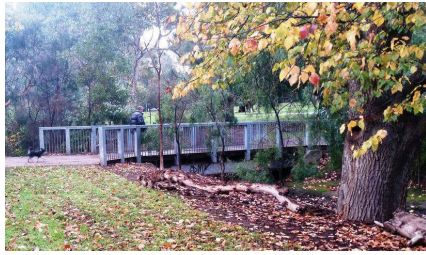
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["Pedal Prix"](#)

Today, Sunday 16th June (school teams) at Victoria Park / Pakapakanthi ([Park 16](#)). Free entry and on-site catering. Click the pic for details



[Guided walk through King Rodney Park / Ityamai-itpina \(Park 15\)](#)

TODAY – Sun 16th June 2–3:30pm from the corner of East Tce and Bartels Rd. Thousands of commuters come through this Park every day, but how many know its hidden nooks and crannies? And who was King Rodney anyway? Gold coin donation (free for APPA members). Wear sturdy shoes for a walk of about 1.6km.



[Parkrun](#) – a free 5km run held every Saturday at 8am at Victoria Park / Pakapakanthi ([Park 16](#)) and also at the Torrens Weir in [Park 27](#).

Try for a personal best or simply just try lapping the people on the couch at home.

Click the pic for details



[Jurassic Creatures](#)

Interactive walk-through animatronic dinosaurs at Bonython Park / Tulya Wardli ([Park 27](#)) from 28 June – 28 July.

Bookings essential – prices vary.

Click the pic for details



[Skating in Victoria Square / Tartanyangga](#)

28 June to 21 July

- Mon–Wed: 10am – 9pm
- Thurs–Sun: 10am – 10pm

Prices vary. Click the pic for details



[School Holiday Program at the Botanic Garden of Adelaide \(Park 11\)](#)

Monday 8 July through to Saturday 20 July. There's something for everyone: budding gardeners, plant and animal lovers and crafty types!

Click the pic for details



[Guided Walking Tour of the Adelaide Botanic Garden \(Park 11\)](#)

Trained volunteer Garden Guides (from the Friends of the Botanic Gardens) conduct FREE guided walks, lasting about an hour-and-a-half. No booking required (unless in a group of five or more). Leave from outside the Visitor Information Centre at the Schomburgk Pavilion at 10.30am daily. Click the pic for details

[Tree Climb](#) – open every day

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A choice of seven aerial adventure courses in Blue Gum Park / Kurragga Park (Park 2) with an education programme available into the tree tops. Suitable for ages 3 years and over.

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the tree tops. Suitable for ages 3 years and over.

Click the pic for details

[West Terrace Cemetery Tours](#) - ongoing, day or night options.

Delve into almost two centuries of real South Australian stories as our knowledgeable guides bring life to many captivating and long-forgotten tales of SA's leaders, pioneers, humanitarians and scallywags.

Click the pic for details

[Guided walk through Carriageway Park / Tuthangga \(Park 17\)](#)

Saturday 13 July 2 to 3.30pm

Home to an historic relic of Adelaide's 19th century infrastructure, two croquet grounds, playing fields and the magnificent 1880s "carriageway" of huge elm trees. Gold coin donation (free for APPA members). Children and dogs most welcome. Click the pic for details



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WHITMORE SQUARE - MASTER PLAN APPROVED



As foreshadowed in last month's newsletter, the City Council has now approved a "Master Plan" for [Whitmore Square / Iparrrityi](#).

We asked APPA member and South Ward



Cr Helen Donovan

"Access to open, green space is directly linked to positive health outcomes, and so Whitmore Square is so important for locals.

The overall vision for the Whitmore Square Masterplan was to create "A green, welcoming and safe heart of the south-west community. A place for all ages and walks of life to relax, be active and enjoy the neighbourhood."

Three key principles were identified:

- *Safe, inclusive and welcoming*
- *Enduring green and attractive legacy*
- *Local community vitality day and evening*

Using input from the community, a draft plan was created and refined over time. Before the final plan was endorsed by Council on Tuesday 11 June, two important changes were made, based on feedback from the community. The first was to remove a proposed building from the centre of the Square. The second was to reconsider crossing options (including zebra crossings) at the northern end of the Square.

The plan is intended to serve as a roadmap for future improvements. The first steps, which have been funded in the 2019/2020 Draft Integrated Business Plan, are to fix the dangerous pedestrian/bike crossing points at the northern end of the square, and to improve the lighting."



Note: Location for a public amenities building will be determined in the next design stage



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BRIEFLY, IN OTHER PARK LANDS NEWS



Parks help us cope with climate change

Read [National Geographic's article](#) on the increasing importance of access to parks as climate change causes more extreme weather conditions (US article although relevant globally).



Tourism or too much?

Our Park Lands have the dubious honour of being named a prime example of public assets being commercialised/privatised to benefit tourism - see ["The Conversation"](#)

instead.



Students gearing up for Park Lands Art Prize entry

Students at Wilderness School are considering a joint entry into the 2020 Adelaide Park Lands Art Prize.

Pictured above, Wilderness teacher Jane Kuchel (left) and APPA past president Ian Gilfillan looking at possible components of a student collage.

Art Prize entries will open on 12 August. More details here: www.parklandsart.com



As mentioned in [Past Issues](#), APPA has been participating in a review of how the River Torrens is governed. APPA's Damien Mugavin and Ted Jennings attended a workshop on 17 May (pictured). Another is scheduled for 4 July.

The aim of the workshops is to develop a new governance model, to break away from the 'Business-as-usual' and design a better outcome for the River.

Currently numerous state government agencies, statutory authorities, and local councils all have some management responsibility, as well as thousands of private land holders along the entire length of the river system.



Archery club extension approved - if funding secured

On 28 May the City Council approved (in concept) a small extension to this Adelaide Archery Club building in Bullrush Park / Warnpangga ([Park 10](#)).



The club is seeking funding from the Office of Recreation and Sport to build one additional room to accommodate larger archery targets and remodel toilets. (See plan above.)

If funding is secured the work would proceed in 2020.



JOIN US!

Here's our new membership certificate for 2019-20. 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.

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.

Those who've already paid their 2019-20 membership (in advance) will soon receive one of these printable certificates.



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PHOTOS OF THE DAY - RECENT HIGHLIGHTS

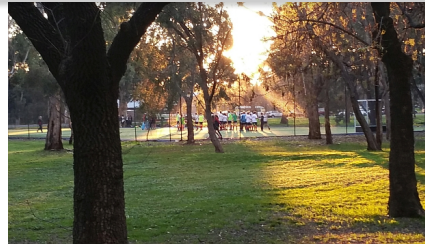


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from the top:

- a) Cyclocross national championships in Ellis Park / Tampawardli ([Park 24](#))
- b) Sulphur-crested cockatoo in Botanic Park (part of [Park 11](#))
- c) Meeting place on tennis courts in Carriageway Park / Tuthangga ([Park 17](#))
- d) Statute of King George V in Red Gum Park / Karrawirra ([Park 12](#))
- e) Running on the loop around Bullrush Park / Warnpangga ([Park 10](#))

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 well over 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.

Despite being a National Heritage-listed place, the Adelaide Park Lands are not well protected by Federal environmental laws.

That's why we've joined the [Places You Love Alliance](#), to campaign along with 55 other organisations for better environmental protection laws.

Adelaide Park Lands

APPA

Preservation Association

PLACES YOU LOVE

BETTER LAWS FOR A BETTER PLANET

We are a member organisation of the national "Places You Love Alliance"

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