

NEWS FROM THE ADELAIDE PARK LANDS AUTHORITY

14 November 2011

No 23

The views expressed here are the views of Gunta Groves and not the Adelaide Park Lands Authority Board

Contact: Gunta Groves 27 Castres Street Glynde SA 5070

Tel/Fax: (08) 8336 8424 Mobile: 0417 808 120 E-mail: ggroves@chariot.net.au

The APLA Board met on 10 November with apologies from Frank Blevins and Lord Mayor Stephen Yarwood. The meeting was chaired by Mary Marsland. Our start time of 5pm was delayed somewhat by a confidential briefing occurring in the Colonel Light Room, which also resulted in the Lord Mayor's absence from the APLA Board meeting.

Due to several presentations being on the agenda, the sequence of events was altered to accommodate visitors.

CURRENT MAIN ISSUES

Bowden Village impact on Park Lands

Representatives from the Land Management Corporation presented the Bowden Village Masterplan for the Board's information. The LMC is the developer cum facilitator of the proposed Transport Oriented Development for the old Clipsal site. The total area involved covers around 16.3Ha with approximately 13 per cent open space, and is planned to house about 3500 people. Accommodation is proposed in buildings 3–12 stories high. (These figures were supplied during the presentation. Other figures can be found in previously published material on the proposal.) The timeline includes a public consultation phase finishing in June 2012, with work starting in September 2012.

The LMC sees the nearby Park Lands as important open space for the population of the Village and even as a productive garden with perhaps an orchard and a community garden.

Funding has been allocated for moving the soccer pitches currently occupying the Park Lands close to Park Terrace. The idea is to shift soccer further east to allow for the landscaping of the orchard and garden and other features that are deemed appropriate for the residents of Bowden Village. A sum of \$4.9m has been set aside for this aspect of the Masterplan. Martin Cook reported that there were no issues of contamination to resolve in that part of the Park Lands.

Another \$15m has been allocated for building a cycle and pedestrian bridge to connect the Village to the Park Lands. Separate additional funding will be sought to build an underground railway station that connects the Village by rail to the metropolitan system. The railway will continue underground and emerge somewhere in the Park Lands. This concept has been given a tick of approval by Infrastructure Australia and the LMC is speculating that the rail project may start in 2016.

Confidential items

Two confidential items were included in the Board's November meeting. The first arose from the confidential briefing of Councillors, and was presented by Michael Sedgman, a General Manager in the Adelaide City Council, in place of the Presiding Member's Report. The second item's confidentiality (Item 13 on the agenda) was debated but I was the only one who wanted it to remain public, so I can't tell you anything about it.

Adelaide High School's expansion plans

The Adelaide High School's governing council and the Department for Education and Child Development have finally settled on their preferred option for the expansion of the school on to the Park Lands. Needless to say, the preferred option is not one that has the least impact on the Park Lands but one which has the most.

Discussion covered:

- the role and needs of the University of South Australia, which already uses the existing school facilities
- the options for expansion on the site
- the options for expansion elsewhere
- funding and building timelines
- justification for expanding the school on the Park Lands.

In the end, Board members differed in their opinions on the merit of the presented option, but the majority vote saw the following recommendations go to government and the Council:

1. *The Adelaide Park Lands Authority advises the State Government:*
 - 1.1 *That while it recognises the existing role of cultural and institutional buildings in the Park Lands, it cannot support the planned expansion of Adelaide High School beyond the current site boundaries given that:*
 - 1.1.1 *Neither the policies in the Adelaide Park Lands Management Strategy or the 30-Year Plan for Greater Adelaide support additional buildings in the Park Lands for other than outdoor recreation and sporting purposes; and*
 - 1.1.2 *The Adelaide (City) Development Plan clearly requires the High School's built form to be contained within the existing site; and*
 - 1.2 *To pursue expansion opportunities for the High School within the built form of the City, given the envisaged long term needs of educational facilities in the City.*
2. *The Adelaide Park Lands Authority advises Council:*
 - 2.1 *To withhold support for the planned expansion of Adelaide High School beyond the current site boundaries given that:*
 - 2.1.1 *The Adelaide Park Lands Management Strategy only supports additional building in the Park Lands for outdoor recreation and sporting purposes; and*
 - 2.1.2 *The Adelaide (City) Development Plan clearly requires the High School's built form to be contained within the existing site; and*
3. *The Adelaide Park Lands Authority notes that it is the responsibility of the proponent (the South Australian Government) to work with the Australian Government to establish the impact of the proposed Adelaide High School building expansion upon the Values attached to the National Heritage Listing of the Adelaide Park Lands and City Layout—and that the outcome of this will be reported to the Authority.*

The views expressed here are the views of Gunta Groves and not the Adelaide Park Lands Authority Board

Optus towers in the Park Lands

The Board was asked to consider the application by Optus to put a 'telecommunication facility' in the Park Lands. The preferred location was just west of Mills Terrace and a second choice was further west across War Memorial Drive, next to the North Adelaide Railway Station.

The 'telecommunication facility' was to consist of a 20m pole (but 35m pole in the second preference position) with an antenna at the top and a Colorbond equipment shed measuring 2.5m X 3m in a fenced compound of 7m X 11m. Access would be required 24 hours, 7 days a week.

The preferred location option would require Council and Development Assessment Commission approval. The second option would require referral to the State Heritage Branch to assess the impact on the heritage value of the North Adelaide Railway Station.

Richard Wood from Proptel and Jeff Weber from Optus explained that other sites had been investigated but for various reasons were unacceptable and that the future trend worldwide for such facilities was to put them in parks. I asked how many other telecommunication providers might want to do the same thing, and it seems that there are half a dozen other companies such as Vodafone and Telstra that could all become likely applicants for space in the Park Lands.

None of us liked the idea that commercial operations of such an intrusive kind—alienating Park Lands and requiring access roads and more—would be permitted. The Board, therefore, recommended to Council that the application for the 'telecommunication facility' be denied but that, if Council were to consider the application favourably, the second location might be the least offensive and that it should be a shared tower, not an exclusive use tower.

I predict that this will not be the last we hear of this kind of application.

Colonel Light Survey marker memorial

Deputy Lord Mayor and Councillor David Plumridge had a motion on notice, referring to the relocation of the survey marker memorial in the Park Lands opposite the Newmarket Hotel. The relocation has been flagged by the developers of the new Royal Adelaide Hospital. The motion was carried that *... a report be brought to the Authority identifying where the Colonel Light Survey Marker Memorial (once restored) will be re-located in relation to the NRAH plaza entrance and its original location, taking into consideration the historical importance of its positioning.*

However, Martin Cook had already prepared a detailed response to the motion on notice, and this obviated the need for a further report. It is important that the survey marker ends up where it belongs geographically because it marks the beginning survey point for the City of Adelaide and is the first official survey point in South Australia. The survey marker cannot be installed just anywhere where the developers think it might look good or suit their plaza plans.

Referral of the Adelaide Oval redevelopment

Deputy Lord Mayor and Councillor David Plumridge also put a question on notice regarding the referral to the Australian Government of the redevelopment of the Adelaide Oval and environs. A 'referral' results in the Commonwealth Department of Environment, Water, Heritage and the Arts assessing the impact of the proposed development on the Values of the National Heritage Listing. Referrals must come from the

proponents of a scheme when they think that the scheme may have an impact on the Values—a somewhat flawed and biased system of self-monitoring.

David's question requires a report to be presented to the Board so that we can be assured that the legislated processes are being adhered to.

Temporary car parking at the NRAH site

Item 8 on the agenda was a request from Hansen Yuncken and Leighton Contractors to provide car parking space for site workers for 5 years. The proposed site is between the Old Adelaide Gaol and the Police Barracks and would accommodate about 130 cars.

The contractors have already negotiated with the Department of Environment and Natural Resources to use part of the Old Adelaide Gaol site for about 80 cars.

Discussion centred on whether car parking was appropriate in the nominated area and what fees could be charged. The resolution as presented to the Board left the fee structure to be determined when the Council finalises its new fees for non-sporting use of the Park Lands. This did not satisfy several Board members, and David Plumridge moved a three-part motion which was seconded by Tony Williamson and agreed to by the whole Board. The motion was for:

- granting the 5-year lease
- charging the same rate per car as the DENR was charging for the Old Adelaide Gaol site
- applying the proceeds to the redevelopment works in Bonython Park.

This would see a charge of \$37.50 per car per month, amounting to \$292 500.00 over 5 years, all of which would go on improving Bonython Park.

The proposed parking area is a small remote part of Bonython Park, so the return of revenue is appropriate. The main part of Bonython Park is very popular and parking can be at a premium on busy weekends. To ensure that the public car parks in Tulya Wodli/Bonython Park and Narnungga (Park 25) are not used by construction workers, Council staff will monitor and enforce parking controls to maintain access for the public.

Some work has already been done in Bonython Park. For example, the boating pond (below), which had been empty and unused for a long time, is now refurbished and once again a beautiful facility, ready for the model boat enthusiasts.



(Photo taken by Gunta Groves, 6 November 2011)