

Adelaide Park Lands Preservation Association, Inc.

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Recreation opportunities in Golden Wattle Park/Mirnu Wirra (Park 21W)

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About APPA

The Adelaide Park Lands Preservation Association Inc (APPA) was founded in 1987 as a non-profit community based 'watchdog' to guard Adelaide's greatest treasure: the unique open spaces of its Park Lands, which include the city squares. APPA offers a focal point for South Australians to help in the preservation and restoration of Colonel Light's visionary gift.

Apart from current campaigns about specific issues or Park Lands sites, APPA has three ongoing activities designed to focus community attention on, and raise awareness of the rarity, beauty and world importance of the Adelaide Park Lands. These regular activities are:

- the biennial Adelaide Park Lands Art Prize;
- the Park Ambassadors Program, with guided walks through the Park Lands; and
- provision and maintenance of on-line resources to encourage the community to discover and explore the Park Lands, including:
 - self-guided walking "trail guides",
 - the Adelaide Park Lands 'photo of the day' and 'video of the month'

General observations on the concept plan

Subject to three reservations, outlined below, APPA supports in general the proposed concept plan for upgrading Golden Wattle Park / Mirnu Wirra (Park 21W). It is appropriate to encourage utilisation of Park 21W for a wide range of community sports, conservation and casual activities such as walking, cycling and picnicking..

APPA notes and approves the present diagonal division of Park 21W into an area of native vegetation in the south-eastern half, and an area of sport and recreation in the north-western half.

Recognising that diagonal division of the Park, APPA has no concerns about the proposed "informal recreation space (to be informed by community engagement)" marked as #9 on the concept plan.

APPA's reservations about the concept plan concern:

- The proposed size and scope of the proposed new building;
- The proposed expansion of car parking; and
- Lease and licencing negotiations.

1. Enlarged and inappropriate new building

APPA recognises that the existing building leased to the Lutheran Sports and Recreation Association is in need of renovation. However, we have serious objection to the size and scope of the proposed new building. . The proposed building includes a social space or clubroom (which is not in accord with Council policy).

Nor is it appropriate to include storage areas for equipment, These would be essentially private spaces, incompatible with public use of the area foregone.

The concept plan should be consistent with the current Adelaide Park Lands Management Strategy 2015-20125, and with the desired character and principles of development control applicable to Policy Area 22 of the ACC Development Plan.

Provisions of the ACC Development Plan, Park Lands Zone, desired character includes:

(e) enhancement of the Park Lands through the reduction in building floor areas, fenced and hard paved areas;

Objectives include:

(c) a net reduction in total floor area through the removal of unsuitable or under-utilised structures or facilities;

Consistent with these provisions, APPA submits that the proposed replacement building should:

- have a floor area no larger than 350 sq m (i.e. no larger than the current building);
- require the current structure be completely removed and the area reinstated to public access;
- have no more than one level, i.e. a footprint of no more than 350 sq m;
- include sufficient garaging space for maintenance equipment;

APPA is shocked to see the visual impact and bulk of the new sports pavilion in Ellis Park / Tampawardli (Park 24) which is to contain many elements of a private nature. See photo below

APPA strongly suggests that approval of the new Park 24 building by the ACC in October 2017 was a grave error, that ought not be repeated in Park 21W.

2. Expansion of car parking

APPA has serious objection to constructing a new large car park in Park 21W. The proposal is for a car park with permeable gravel surface, lighting, timber, wheel stops, clear sight lines from car park to football ovals and removable bollards to manage parking for events. (Proposed 3h parking 8am-6pm Mon-Fri, 150 spaces).

APPA's concerns are:

- The removable bollards will only encourage itinerant parking on the Park Lands which should not be allowed;
- Enforcement of parking hours by Council has been ineffective in many locations in the Park Lands.
- The sports infrastructure master plan specifically states:
(Page 25) Limit encroachment of purpose built car parking within the South Park Lands, except for accessible parking provided in conjunction with building service roads and access.
- Adelaide Park Lands Management Strategy 2.8 states:
 - *Provide car parking on and adjacent to the Park Lands only where need has been demonstrated and no reasonable alternative exists;*
 - *Reduce car parking on the Park Lands by 5% in the period to 2025;*

APPA does not accept that any, or sufficient need has been demonstrated. For example, some parking restrictions in South Terrace and Greenhill Rd. favour commuter parking instead of suiting park users. The Adelaide Park Lands Management Strategy is a statutory document under the Adelaide Park Lands Act 2005, and therefore it would be inconsistent with the Act to depart from Strategy 2.8 as has been envisaged.

The recent reduction in available car parking spaces on the adjoining Josie Agius Park / Wikaparntu Wirra (Park 22) does not justify the proposed obtrusive and inappropriate 150 space car park on Park 21W.

3. Lease and licence negotiations

The expectation in the Park 21W consultation pack is that

“Typically, the responsibility for funding the construction and ongoing maintenance of a sports pavilion in the Park Lands lies with the lessee, which in this case is the Adelaide Lutheran Sports and Recreation Association”

Nevertheless the consultation pack advises that:

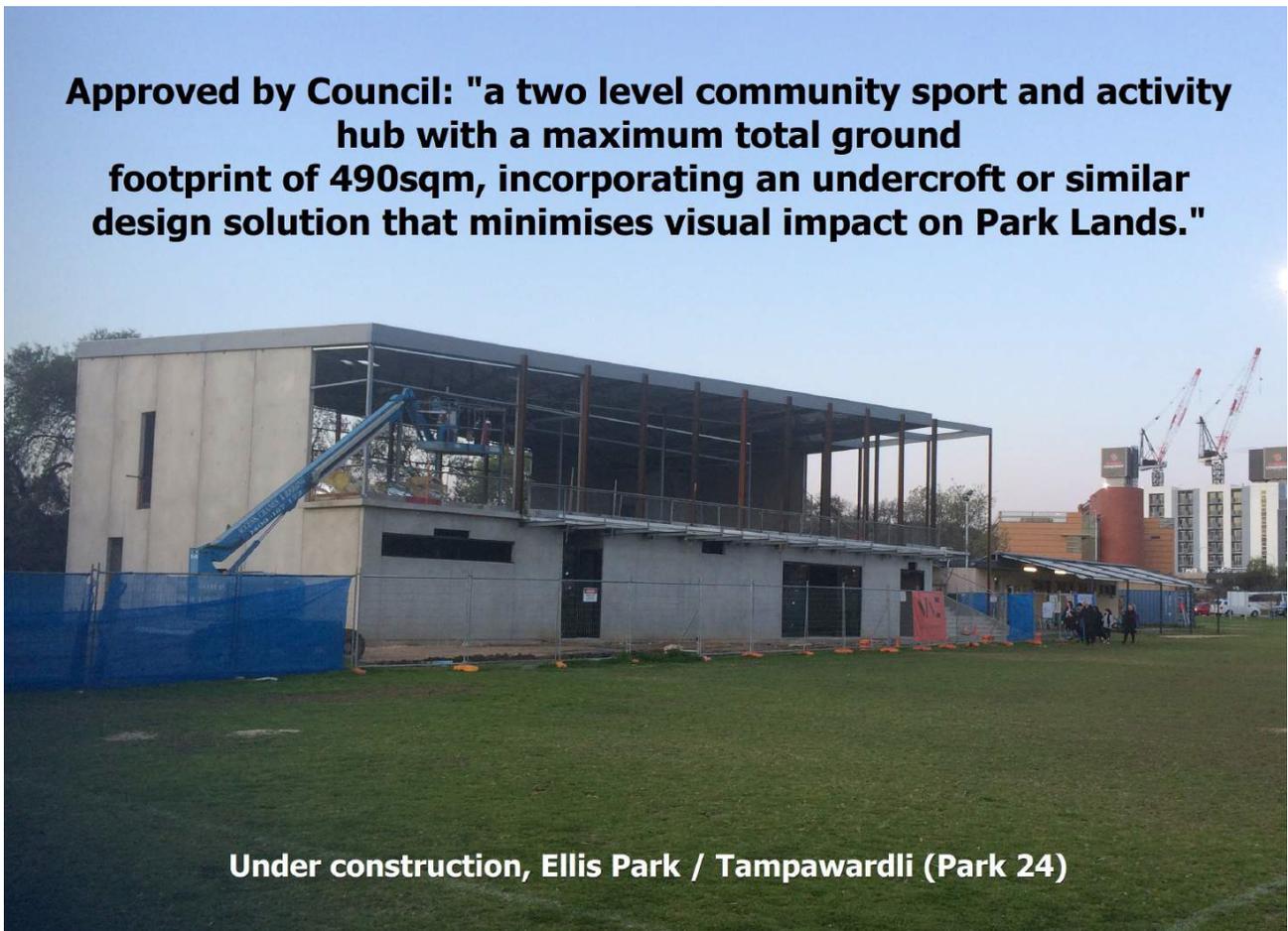
“No budget has been allocated to implement the draft Concept Plan.”

APPA submits that **if** the proposed building is to be funded by the ACC, then the length of any lease term offered to the Lutheran Sports and Recreation Association should be no more than five (5) years.

However, if the proposed building is to be funded by the Adelaide Lutheran Sports and Recreation Association as the preferred lessee, then the term offered should be no more than 21 years.

Further, that for the licencing of the sport fields (in distinction to leasing of the proposed building) the Adelaide Lutheran Sports and Recreation Association be required to show encouragement of wider community sports users including signage to make it clear to the public that the land is still available for public use when not required by the licensee.

Approved by Council: "a two level community sport and activity hub with a maximum total ground footprint of 490sqm, incorporating an undercroft or similar design solution that minimises visual impact on Park Lands."



Under construction, Ellis Park / Tampawardli (Park 24)