



OAKLANDS ESTATE RESIDENTS' ASSOCIATION INC.

CARING FOR THE COMMUNITY AND THE ENVIRONMENT

Established 1952

e-Mail: info@oaklandsestate.org.au Web: www.oaklandsestate.org.au
PO Box 259, Park Holme SA 5043



JUNE 2024

FROM THE PRESIDENT

Trees

I think it would be fair to say that I am an advocate for trees. I believe that they are an important part of the climate issue for a city. It is the reason I love this district. The trees here modify climate so that it is obvious when you drive into the Estate. I know that they are the reason so many people enjoy living here.

Tree canopy refers to trees 3m tall or greater. This is the threshold at which trees are considered to provide shading and cooling benefits to the surrounding area. Sadly, canopy cover for metropolitan Adelaide (as of data recorded 2022) is only 16.7% but this is an increase of 4% since 2018.

This has been recognised as insufficient by all levels of Government.

The City of Marion is working hard to plant trees throughout the district. Wherever there is a space, Council workers are putting in new trees and you do not have to go far to see new plantings. As part of their recording process the Council uses a computer program which identifies trees throughout the district. You can see this program at

www.marion.sa.gov.au/services-we-offer/environment/street-trees/marion-tree-infrastructure

There is still a lot of data needing inclusion but as time passes, we will be able to see and label each individual tree in the Estate.

The State Government has brought in new rules to manage tree removal across Adelaide. Offset fees for removal of a regulated tree increase from \$326 to \$1000 and from \$489 to \$1500 for a significant tree. Sadly, it is difficult to rationalise these amounts when a full valuation for a significant tree can be calculated as \$300 000, or more.

In the meantime, the demands for new housing means that there will be ongoing pressure on any desire to have increased canopy cover.

Garage Sale – Last Opportunity

Our bi-annual garage sales are planned to take place on **Saturday 31st August** from 8 am to 12 noon (unless you have sold out prior). If you are interested in participating please let us know [by the end of this month](#).

If there are insufficient participants we will not go ahead. We're sure many of you have lots of items for which you would like to find a new home.

All participants will be provided support to maximise sales. To register contact us today at info@oaklandsestate.org.au

Water Pressure Update

Following collection of data by residents, our results were presented to SA Water - their Field Technicians have been undertaking further testing on the Estate (pressure and flow rates). Once analysis is completed, we will be advised further and can then let you all know the outcome.

Hydrology Project Update

The hydrology project is about to commence. Following the request in our last newsletter we thank those residents who have volunteered their properties and to be involved. Once the project has evolved further additional updates will be provided.

Council Reporting Portal

Residents are encouraged by Marion Council to use the portal on their website for reporting issues. There has been concern for some time that this portal is not an efficient method, particularly regarding feedback on jobs logged. Council has acknowledged they can deliver better online services to residents and this will be a focus in coming months.

Character Zone Update

While there have not been any recent Community Alliance meetings the Residents' Association has received a recently completed report **Planning System Implementation Review** undertaken by the State Government. One area which related to this Estate was the potential elevation of a Character area, as our area is, and to merge it with Historic areas to strengthen demolition and ancillary benefits that an Historic Area currently has. Our submission did not support the elevation as our specific area is best left as it is. Both zones will remain, but for areas where Council can support the elevation of an area to a Character Zone the opportunity is now there to do this.

Marion Council also now can review and strengthen a Character Zone Statement to identify gaps including additional design elements. This may include tougher demolition controls so that existing trees and greenery can be incorporated into the design requirements of any new dwelling. The OERA will meet with Council representatives to discuss potential improvements to our areas zoning.

Improved tree retention also featured heavily in the Review as a desired outcome. Government has already moved on making it harder to remove trees by recently reducing the minimum size of a significant tree.

Footpath Survey

Committee Members are shortly to undertake a survey of all footpaths around the Estate as some tripping hazards have been identified. Once complete this report will go to Council for their action.

Stobie Pole Art

Students at Westminster School have volunteered to provide additions to our Stobie Pole artworks. Poles have been identified and we have approval from SA Power Networks to proceed. It is hoped to have the finished artworks on the poles in the next couple of months.

New Committee Members

We are aware that a couple of our long-standing Committee Members will be stepping down at the next AGM in October. If you are interested in finding out more about joining the Committee, or perhaps attending a meeting as an observer, please let Lyn know info@oaklandsestate.org.au

New Path to Wetlands

No doubt on your walks around the Estate you have all seen the new path from The Parade to The Parade West at the Coolah Terrace intersection – this is very much appreciated by residents – thank you Marion Council.



Annual Subscriptions

Committee Members are currently out and about collecting annual subscriptions (\$5) which fund our work in the community. If you are hard to catch at home you are welcome to direct credit our OERA account – BSB 325-185 Account No. 03168175. **Please ensure you include your name AND address in the details line.** Thank you for your support!

DATE FOR YOUR 2024 CALENDAR

Monday 28th October - Annual General Meeting

GRAFFITI REMOVAL

Don't forget if you see any graffiti around the Estate our Committee Member Murray Hutchinson is happy to arrange removal. Just send us details by e-Mail info@oaklandsestate.org.au

Fred Hill, President



WETLANDS UPDATE

Marion Water's recent \$5.6m extension project is nearing completion. The main component was a 13 km network extension to the South of our City. Additional pressure pumps have been installed in the pump shed, and a new booster pump station has been constructed at Council's depot on Marion Road

The last component was the new injection and extraction well at the back of the site. New power supply, pipes and communication conduit are now installed

The pump and Headworks go in soon along with a new enclosure; the area will then be planted and mulched. Council staff have apologised to residents for the recent temporary road closure. The intent was to keep the road open but it soon became unsafe for vehicles.

The new well increases the supply capacity by 20%. The site is future proofed and Council can add one more well further towards the railway line if, and when, more customers are attracted. The business is now self-funded including renewal of assets.



As residents of the Oaklands Estate we are truly fortunate to have this excellent amenity "on our doorstep". It is a massive job for Marion Council to maintain the Wetlands and their Water Resources Coordinator, Glynn Ricketts, is doing excellent work in this regard for which we are all most grateful.





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PLEASE SUPPORT THOSE WHO SUPPORT THE OAKLANDS ESTATE RESIDENTS' ASSOCIATION

This quarter, Team Paton has observed an impressive average of 28 buyers at each open inspection, indicating strong demand and heightened interest in available properties. In comparison to the same period last year, new listings have increased by 5.3%, likely fuelled by the attractive price growth that has encouraged more sellers to enter the market.

Capital City	Median Price	Median Price Growth	Percent change in 12 month listings
Canberra	\$1,058,272	3.6%	11.8%
Melbourne	\$1,039,719	2.6%	7.1%
Sydney	\$1,591,646	7.7%	6.5%
Adelaide	\$827,283	14.5%	5.3%
Hobart	\$725,300	1.3%	-2.1%
Brisbane	\$947,464	14.3%	-7.7%
Perth	\$819,063	24.8%	-15.0%
Darwin	\$596,307	5.0%	-22.8%

Median price growth and listings volume change

12 months - May 2024



If you are contemplating selling your property, now is an ideal time to capitalise on these favourable conditions. Please get in touch if you would like to arrange a free no obligation appraisal of your property.

Samuel Paton
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