



OAKLANDS ESTATE RESIDENTS' ASSOCIATION INC.

CARING FOR THE COMMUNITY AND THE ENVIRONMENT

Established 1952

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PO Box 259, Park Holme SA 5043



DECEMBER 2020

Happy Christmas

On behalf of the Committee I wish everyone in the Estate a Happy and healthy Christmas. After the restrictions this year we should be able to enjoy reunions with friends and family so make the most of this opportunity. Just remember to maintain careful distancing.

Committee 2020-2021

At our October AGM the following office bearers were re-elected:

President:	Fred Hill
Vice-President:	Robert Riggs
Treasurer:	Mike Windows
Secretary:	Lyn Roberts

Committee Members:

Alicia Neverauskas, Lesley Applebee, Luisa Ventorini, Paul Atkins and Murray Hutchinson.

Committee Members are happy to discuss any local issues so please get in touch. If you do not know anyone personally our e-Mail is info@oaklandsestate.org.au

Our thanks go to Mayor Kris Hanna and our Ward Councillors Bruce Hull and Nathan Prior for attending and providing us with updates on various Council initiatives.

Covid protocols were observed and it was heartening to see so many residents in attendance.

New Website

The OERA Website is currently being renewed and will be completed before Christmas. Sincere thanks to our Treasurer Mike Windows for all of his hard work to modernise our site to be easier to read and more informative.

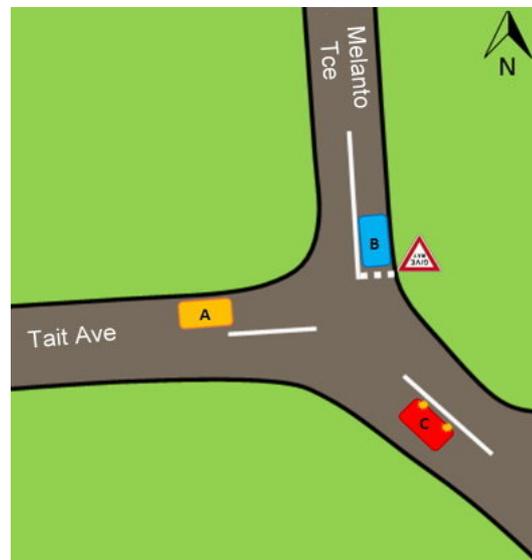
Footpaths

Considerable work has been undertaken by Council to replace uneven footpaths around the Estate over recent weeks. This has been greatly appreciated by all residents.

the front of the house of just over 21 sq.m.

Give Way

It is timely to remind all drivers of the Give Way sign at the end of Melanto Terrace where it meets Tait Avenue. For your perusal is the information provided by the RAA for users of this intersection.



At this intersection Car B must wait for Car A and C if turning Right and for Car A if turning left. This includes children on bicycles.

Planning SA

Since DPTI was placed into the portfolio of The Hon Vicki Chapman there seems to have been a number of changes being introduced to the planning process. DPTI recently printed a document "Raising the Bar on Residential Infill in the Planning and Design Code."

There are three components of the Planning and Design Code that I believe are of interest to residents of Oaklands Estate and I base all my calculations on a 702 sq m block (39mX18m) being divided into two.

The first is the impact of the new Code on trees, landscaping and urban canopy.

There is a move to mandate a slightly larger space in the front of homes with at least one tree and soft landscaping. Using the figures supplied I calculate a soft space maximum at

(16mX1.3m.) Not a lot of space for a tree but a definite improvement on what is being built at the moment. However, once the property is sold there appears to be no way that the tree and soft landscape can be enforced and it can be removed. In addition there is an option to pay for a tree to be planted *somewhere else* (wherever that may be).

The new planning system is essentially a tick box arrangement (deemed to satisfy) and if you meet all the criteria there is an easy path to approval. While Government received very strong feedback on its recent consultation regarding the removal of trees and all vegetation on a subdivided site there appears to be nothing in the new code that prevents that from happening unless a tree is deemed Significant. This is disappointing but there is a move to protect both Significant and Regulated trees in the code.

The new code does require a minimum of one tree to be planted for every new dwelling. The developers did not like that so there is now a delete option of a tree on the payment of \$300 into a tree fund. This small amount is no deterrent and our tree canopy will not benefit.

Please write to our local Member Cory Wingard if you are not happy with this failure to provide a tree canopy in the local area.

The second issue is Stormwater Management. I will use similar size houses on all blocks in this argument. Other figures are approximate.

At the moment, a house will annually deliver 140,500 litres of water to the street and tank storage. About 210,500 litres are left to soak into ground and aquifer.

In the new development about 281,000 litres go to the street and storage while only 70,000 litres are allowed to soak into the ground. This means there is a huge loss of water for all the new trees to survive on naturally and extra water will be needed.

The Government 30 Year Plan aims to increase urban green cover by 20%. Based on the calculations above, how successful do you think this will be?

The third point of interest and possibly the most important one for us is that this area will for the most part remain as is. It will be called an "Established Neighbourhood Zone" with a

character area overlay that mirrors our current planning requirements. For most of our residents this will be good news.

If you would like to read the Draft Codes amendments please go to plan.sa.gov.au and look up the [Phase Three \(Urban Areas\) Planning and Design Code Amendment - Summary of Post Consultation Amendments](#).

Feral Cats

Issues regarding feral cats inhabiting the Wetlands and nearby homes have been raised with the Department for Environment. This followed the Legislative Review Committee of Parliament disallowing the draft by-law passed by Marion Council to address this issue. The Department has referred us back to Council and further follow up will be done.

Cleanaway

Marion Council signed a contract earlier in the year for Cleanaway to replace Solo as the company emptying our red, green and yellow bins. There have been ongoing issues with some bins not collected on a regular basis. This has been raised with Council and all efforts are being made to ensure a smooth collection process in future.

Minchinbury Terrace Railway Verge

A number of residents (and Committee Members) have noted the unkempt appearance of this corridor and an approach has been made to Council seeking assistance for clean-up works to remove weeds etc.

Dates for your Diaries

We hope you will be able to join us at 9 a.m. on **Sunday 7th March 2021**



for our annual involvement with Clean Up Australia Day. Meet at the Marion Road end of Minchinbury Terrace.



Our annual residents' barbecue will be held on

Sunday 11th April 2021 from 12 noon. Make a note on your new calendar now.

Annual General Meeting is being held on **Monday 25th October 2021** at 7.30 p.m.

Don't forget to LIKE our Facebook page



Fred Hill President

Heritage Signage

In our last newsletter it was advised that an approach had been made to Council for a plaque to provide history of the Kurna people in the district. Council has responded that there is already a wide range of cultural heritage references in the reserve relating to the Kurna people. These are as follows:

- Kurna history of the site described in English / Kurna on a timber post (about 2.5m high) opposite the brick wall with the Oaklands Estate Sign
- Kurna words burnt into wood (pyrography) at a number of locations across the site
- Kurna shield carvings into significant cultural trees including traditional and coloured.
- Kurna timber canoe carved in nature play area depicting the site's history of a winter camp and relationship to the Sturt River

It is understood Council staff will be undertaking "Kurna cultural mapping" across the entire Council area and Interpretive signage could be an outcome of that work.

Bring Back the Butterflies

We have previously mentioned the work being done by Marion Council on the Oaklands Estate Reserve with specific plantings to encourage butterflies. In order to have butterflies breeding in your garden you need food or host plants for the caterpillars. Caterpillars on citrus tree leaves don't eat much so don't worry if you see some. There are lots of white cabbage butterflies in our area due to the prolific number of vegetable gardens in our yards.



An advantage to having butterflies in your garden is they act as pollinators. They have an acute sense of smell and can find a host plant from kilometres away. There are 100 butterfly attracting species of plants native to South Australia and in our next newsletter we will provide some pointers on the best ones for our area. Unfortunately space does not permit us to provide more this time.



Recently a large number of well-established Themeda triandra (kangaroo grass) plants were lost at the Oaklands Wetland and Reserve. These plants have been grown/donated by volunteers and planted, with Council permission, onto the Reserve over the past three years. It is not believed the losses are the work of vandals. They are not usually disciplined enough to contain their plant destruction to a single species and they certainly don't neatly pile up plants into a pile for removal!

It is thought more likely some residents or visitors to the reserve who believe they are 'giving a hand' by unknowingly pulling out what they think are weeds.

Locally-endemic native grasses tend to grow and flower in the hotter weather, so we notice they tend to 'go missing' when they are tall, healthy and in flower. This means they are lost when needed most – i.e. they are about to set seed.

Native grasses are host plants for butterflies and they provide food and shelter for insects, skinks, small birds and reptiles. Their fibrous roots also make them excellent for retaining soil moisture in places like the side of the hill where Council has in the past struggled to get other turf grasses to take. This year Friends of Sturt River Landcare invested a lot in native grasses and put up some simple, temporary corflute signage to try to raise awareness of what they look like and to invite any would-be weeders to come join us rather than 'fly solo'. It is hoped by putting up signs it will be possible to redirect any would-be weeders onto kikuyu, marshmallow or sow thistle - which they've left entirely untouched.



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RESIDENTS!!!

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"QUALITY SERVICES GUARANTEED"

Lic No. PGE205039
oaklandsplumbing@gmail.com

Lic No. PGE238555
oaklandselectricalservices@gmail.com

had an urgent need of a plumber (as I had put a stake in our mains waters pipe) and my wife reminded me that one of our sponsors is a plumber. I therefore rang Lachlan of Oaklands Plumbing & Gas and he came within 20 minutes. He was efficient, courteous, and reasonably priced. Thanks Lachlan, Thanks Oaklands Estate Residents Association. Murray H.

PLEASE SUPPORT THOSE WHO SUPPORT THE OAKLANDS ESTATE RESIDENTS' ASSOCIATION



We're currently in a booming market, similar to the conditions we experienced before the 2007 Global Financial Crises. Buyers are out and about and are competing for properties due to a lack of stock on the market. If you have been considering selling in the next two years, it might be time to move that date forward and prepare to sell now.

Sales prices are at a record high! With as much as 14% growth compared to this time last year in certain suburbs, now is the time to get an updated appraisal on your home. Through a no obligation appraisal meeting I can assist you in understanding the value of your property in the current market. I can also help with smart renovation ideas, predictions of the market's health moving in to 2021, rental yields and buyer trends.

What are you waiting for? Call me to start planning your sale and maximise the opportunity that this market is offering to you as a seller!

Kind regards,

Samuel Paton
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