



OAKLANDS ESTATE RESIDENTS' ASSOCIATION INC.

CARING FOR THE COMMUNITY AND THE ENVIRONMENT

Established 1952

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Sustainable Housing

Earlier this year Vice-President Robert Riggs and I attended a meeting where energy experts explained the need for sustainable housing. They explained the concept of PassivHaus, a building standard that was developed in Germany some 40 years ago.

The standard employs very prescriptive modelling for the construction of houses that will achieve an incredibly high performing house (thermally comfortable) that has a very low mechanical heating and cooling demand.

Broadly speaking, the standard looks at 5 key design areas:

- Insulation – Highly and properly insulated.... 5% gaps can give 50% drop in effectiveness of the insulation.
- Air tightness – Elimination of draughts and holes in the building envelope to achieve a greatly reduced heat loss. Australian homes are extremely 'leaky'.
- Eliminating or treating Thermal Bridges – to ensure that there's no "bypass paths" through your household insulation e.g. aluminium window frames.
- Certification for windows / glazing.
- Managing ventilation and indoor air quality – filtered fresh air into your house using a heat transfer system to reduce heat loss.

They also explained the need for an increased energy star rating. "Going from a star rating of 6 out of 10 to 7 out of 10 might not seem much, but the difference in thermal comfort and overall household energy bills is significant. We've got older homes that are thermally uncomfortable and what I call 'energy hogs'. And we're continuing to bulk-build new homes that are also often thermally uncomfortable and also end up being energy hogs."

Since the new information has been released regarding an increase in the energy efficiency standards for new homes to be phased in from October 2023 until October 2024, homes will need to achieve a 7-star energy efficiency rating, up from 6 stars, seeking to lower greenhouse gas

emissions and provide year-round comfort in the home

As well as this the Minister for Industry and Science released a statement about the CSIRO and CoreLogic Australia collaborating on an AI program that collated information about energy efficiency of existing homes in Australia.



Raising awareness of home energy efficiency will encourage homeowners to make their homes more sustainable which will lower power bills.

In the meantime, a joint report by the Property Council of Australia and the Green Building Council of Australia recommends the phased removal of all gas heating and appliances in favour of electrification.

So, what does all this mean for us? I believe that we are at the front of a concerted effort to change our building standards and this will change all our structures. New homes will be easier because they will meet the standards as they go up. Older houses like our own will be looking at alterations that will gradually move towards the new standards and doing the smart things to retrofit existing homes.

And, in the words of one of the earlier mentioned experts, " the answer to dealing with the existing housing stock by the way is not jumping on the 'Knock Down Rebuild' bandwagon."

Annual Barbecue

Our annual barbecue for residents in April was well attended and the weather was perfect.

Residents appreciated the opportunity to meet and chat with our Federal MP for Boothby, Louise Miller-Frost, our State MP Sarah Andrews, Mayor Kris Hanna and Ward Councillors Nathan Prior and Matt Taylor. Our Association is very grateful for their support.

Noise Levels

Many residents are commenting on the excessive noise emanating from events held on the Oaklands Estate Reserve. It has been ascertained that Special Event Permits are only required for certain events within the Reserve, such as amplified sound (live music or PA System) being used on a Sunday, Public Holiday or after 7 pm/before 7 am on any day of the week.



If a Noise Exemption is issued by Council details of the permit can be located on the Council website <https://www.marion.sa.gov.au/services-we-offer/public-health-and-safety/local-nuisance>

If there is excessive noise after 7 pm and no permit is listed a report to SA Police on 131 444 can be made.

Fallen Leaves

Those of you who walk regularly around the Estate will have noted massive numbers of fallen leaves – well it has been Autumn! Whilst they are colourful and the trees provide wonderful shade in Summer they are proving challenging as they pile up in the gutters – of particular note is the corner of Melanto and Coolah through to The Parade.



The Council's street sweeper simply cannot keep up with the volume of leaves and I commend residents who are out clearing the leaves from their gutters. In some instances, however their green bins simply cannot cope with the volume. Unfortunately, Council is not able to provide an additional green bin for collection of leaves however it has been confirmed that it is permissible to put leaf litter in the red bin.

Annual Subscriptions

Committee Members are continuing to collect 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!

Security

Just recently I talked with a resident about theft and intruders in our district. It appears that there have been copper thefts from local worksites once again. At another site an intruder was filmed on security cam while wandering through the house grounds.

It would be a great help to our community if we

kept a close eye on all properties. If you see someone on the property or a strange vehicle is present, just take a quick phone photo. This picture could help police but can be quickly removed if it is not needed.

Additional Seat

OERA recently liaised with Council staff asking for an additional seat be placed on the hill when walking from the Wetlands to the Oaklands Estate Reserve.

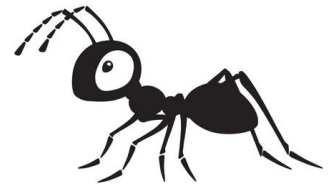
This new seat has now been put in place and our thanks go to Council.



When last walking in this direction I observed a couple sitting in the sun enjoying the view of the Wetlands and I am sure many others will take the opportunity to stop for a quick rest there too.

Ant Nests

Another issue brought to our attention is the proliferation of ants and their nests. A resident recently found ants coming from the Council verge into his property in large numbers.



Following contact with Council staff action was taken by them to spray the ant nests for which he was very grateful. If you experience a similar situation, we encourage you to contact Council.

Street Trees

Our district has retained its Character designation because of its tree cover.

I have noticed that there are some houses that do not have a street tree on their footpath. For this reason I have talked to Peter Heaysman, the Council Co-ordinator for street trees and I have provided a list of addresses of houses that might fit a tree in.

I am aware that there are people who may not want one so when Peter makes contact, all you need to do is decline. This programme will not occur until next year's planting season.

In the meantime, I am pleased to note the two new Eucy Dwarf trees planted on Coolah Terrace. They are ideal for planting under power lines and will provide food for native birds when they grow.

Fred Hill, President

NEWS FROM SARAH

I am proud to be your Member of Parliament having lived locally for most of my life. I went to Paringa Park primary School, Brighton Primary School and Westminster School. I then studied for an Honours degree at Flinders University. I love running and volunteering at the Oaklands Estate Reserve ParkRun, walking my dog Freya along the Sturt River, spending time in local businesses and arts organisations and playing soccer for Westminster Old Scholars.



It has been fantastic to meet many members of the Oaklands Estate community while door knocking and hosting community meetings in our area. It is important to me to hear your thoughts and ideas which is why, I have wasted no time engaging with the community regularly through events, community meetings and forums and my regular doorknocking. I have undertaken a Transport survey and consultations and petitions regarding planning, proposed paid parking at Westfield Marion and the closure of the Oaklands Park post office.

It has been a pleasure to welcome new citizens and residents who have reached a milestone birthday to Parliament House. I am always keen to hear the ideas and suggestions of our community members about how we can improve our state. I speak regularly in State Parliament regarding legislation and issues that are important to our community.

I am passionate about education, the arts, equality, and the environment. I know that many residents are concerned about the increasing infill development in our area and the loss of our beautiful trees. I am pleased to inform you that both issues are currently being considered as part of the Planning Review that the Government is undertaking. The Government is also making changes to the Environmental Protection Act so the EPA must have regard to and seek to further the objects of climate change adaptation and climate change mitigation when considering development applications that are referred to it under the Planning, Development and Infrastructure Act 2016.

Locally, I am delivering upgrades to parks, local road safety improvements, an extension of hours at the Marion Service SA centre which is now open on Saturdays and extra beds at the Flinders Medical Centre and Repatriation General Hospital.

I am proud to be part of a Government that is delivering more ambulance officers and a significant investment in health and education, a state voice to Parliament for Aboriginal people, greater equality, investment in our surf lifesaving clubs and many reforms that will make South Australia and Gibson, a better, safer, and more environmentally friendly place to live.

You can visit my office any weekday, I am located above the Service SA at Marion, at level 2, 1 Milham Street, Oaklands Park, you are also welcome to give my office a call on 8377 3500 or email gibson@parliament.sa.gov.au. Alternatively catch me at the Oaklands Estate Reserve ParkRun.

Sarah Andrews MP, Member for Gibson

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



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End of Financial Year Property Update

As we draw near the end of the 2022/2023 financial year we are finding there is limited stock on the market. This, combined with high demand for property, is driving property prices up.

There is no shortage of buyers in the market. This quarter, Team Paton has met an average of 25 buyers at each open inspection.

Overall, we are sitting at approximately 17 percent fewer new listings on the market compared to this time last year. Buyers are expressing their frustration at the lack of properties available - this creates a fantastic opportunity to create competition, to drive property prices up, for anyone thinking of coming to the market.

If you are considering selling, this market is presenting you with a rare opportunity! Through a no-obligation meeting, I can assist you in understanding the value of your property in the current market.

Kind regards,

Samuel Paton
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