

12/12/2022

Dear Panel Members,

Thank you for the opportunity to address you on my concerns Re- Our new planning law designs.

I live in the Charles Sturt area and have noticed many large old trees being cut down over the years.

A Charles Sturt council report in 2017 found the suburb Seaton has lost the equivalent of **40 football park size ovals** worth of trees from 2008 – 2018 refer to attachment 1.

My top concerns are the loss of large old trees on council land and private land.

I've noticed in the Western suburbs it has become much hotter due to loss of these large trees. I found while I'm walking my dog in these areas, some streets there is no shade at all! It is not only hot for humans but animals as well. Referring to the statistics in the SA Gov State Planning Commission 'Having trees can reduce nearby surface temperature by 5-6 degrees.' That is a huge amount!

The **urban heat** has serious health consequences which will cost the government more in both the short term and long term. On January 24th, 2019, was **44** degrees in SA followed by Jan 25th **46.6** degrees in Adelaide breaking an all-time heat record. (Ref: Guardian 24th Jan 2019) Adelaide earned the title of 'The hottest city on the planet' on January 25th, 2019 (Ref: Advertiser January 2019) Old houses become unbearably hot during heat waves. In summer with no shade and a lack of large trees this can have serious health implications and effect the standard of living. If people in their houses were cooler because large trees were protected, then they will be able to contribute much more to the economy rather than ending up in hospital from heat related causes.

I've spoken to many other voting constituents from across Adelaide that have felt devastated seeing large trees they grew up with being cut down. I've heard countless stories for example one lady I just spoke to told me that her 16-year-old daughter was in tears over the loss an old red gum that she grew up with being cut down.

I don't believe planting trees is the only answer, some of these will never be large trees and others we won't see in our lifetime reach maturity.

A new approach to **arborists** would be hugely beneficial. Educating them on the economic and environmental benefits of old large trees or consulting arborists with an understanding of the economic benefits of large trees so that those factors can be considered when making tree related decisions would improve the outcomes for large trees and the community.

Having a variety of diverse arborist opinions included in council decisions regarding trees would also improve outcomes. I know that currently the Charles Sturt Council tend to only use 1 or 2 arborists for these important decisions.

The profile and **skyline** of Adelaide had drastically changed over the last decade. I believe this is devaluing our city due to our street scapes not being as attractive and the increase

in temperature. The skyline has significantly changed, and the canopy cover has become drastically lower. It is very apparent in numerous areas to name a few in particular I've noticed Grange Road Findon, Findon Road Findon, Tapleys hill road Seaton/Hendon and Semaphore Road Semaphore - please see attached photos

I implore anyone reading this next time you are driving to look over the roof tops in some parts of Adelaide you are lucky to see one or 2 large trees left standing over a few blocks or none at all. You may look around and due to the extra rain, some parts of Adelaide look quite green but that is misleading because once you look at the skyline it becomes glaringly obvious that we have lost an enormous amount of large trees.

In Adelaide we are in **Flood plains** and economically it makes sense to protect large trees, as they play a very important roll to reduce flooding as they absorb a lot of water.

I would like to see some meaningful progress on the protection of large trees from our government we are falling behind other parts of Australia who are much better at protecting trees.

Some things to consider are

- Health impacts by the heat (Extra costs to the government)
- Retaining canopy cover
- Height and age of trees recognised
- Shade of large trees recognised
- Valuations of large trees
- The rise of urban heat
- Every council having a proper large tree registrar with roper documentation of large trees on private and council land
 1. Height,
 2. Age
 3. Measurements of shade coverage
 4. Valuations
 5. Carbon intake per tree
 6. Measurements of canopy cover

I believe it will make Adelaide and South Australia more valuable and appealing. You would also be doing something significant towards climate change by helping with flooding, improving biodiversity, wildlife in suburbia, and making suburbs cooler.

Adelaide is becoming a laggard with our extremely weak tree laws. An education campaign of the importance of large trees to educate people on them would be an asset to all and a small price to pay for protecting our future.

In the lead up to the state election Labor made a strong commitment to the South Australian voters to adopt 'Australian Best Practice Tree laws.' As quoted in the 'In Daily' August 29th 2022. In the recent federal election people came out in droves to vote for clear action on climate change. It is no longer the stereotypes of 'tree loving hippies and greenies' wanting action on climate change, Its everyday Australians. This is something the community and voters want and will see as a huge positive, constructive step forward to protecting our environment.

Looking forward to seeing some action in this important area

Kind Regards

Amanda Phillips

Photo 1: Corner of Green Ave & Russ Ave



Photo 2: Tapleys Hill Road & Dumfries Seaton



Photo 3 & 4: Corner of Semaphore Road & Carlisle Street



Photo 5: Port road & Tapleys Hill road Royal Park



Suburb divides and conquers

SEATON

Kurtis Eichler

THE popularity of high-density living and Seaton's closeness to the beach have seen it become the most subdivided suburb in the west, new figures show.

The suburb had 93 subdivisions in the last two years – the second-highest in Adelaide behind Campbelltown's 123 and the highest across the western suburbs.

But horticulturalist Michael Keelan says the popularity of subdivisions has come at a cost for Seaton, saying the loss of trees to new buildings was "really out of hand" and "disturbing".

Mr Keelan said tree coverage across the state was dropping on the back of increased subdivisions.

A Charles Sturt Council report last year found the district had lost the equivalent of 40 Football Park-sized ovals worth of trees since 2008 due to urban infill.

"You look at all of the sub-

urbs that have trees – everyone wants to live there," Mr Keelan said.

"You get people buying into these areas and chopping down trees and a lot of places have guidelines where if you cut down one tree you have to plant five more.

"But you're chopping down a 100-year-old tree in a lot of instances."

It's such an affordable and desirable place for first-home buyers.

Paul Sykes

Charles Sturt councillor Paul Sykes, who represents the Findon Ward, said Seaton was "well placed" between the city and the sea.

Cr Sykes said the suburb's larger blocks appealed to people wanting to buy homes at affordable prices who could then subdivide the block and make money out of it.

"You had so many 900sq m blocks and so it made it simple

to subdivide, so much so that when I lived there you weren't able to access ADSL internet because the copper had been split so many times," Cr Sykes said.

"It's such an affordable and desirable place for first-home buyers and then as people want to downsize they are subdividing."

Real Estate Institute of South Australia CEO Greg Troughton said "positive development processes" had encouraged high density in the suburb.

"There are even some vacant blocks that have been vacant for a long time that I now see subdivided and buildings being built on it," Mr Troughton said.

Ray White Port Adelaide principal Nick Psarros said most of the homes in Seaton were ripe for subdivision because they were "not character homes" on large blocks.

"Seaton is a massive suburb and it is also close to the city and a lot of the builders and developers have jumped on Seaton," Mr Psarros said.



SA Designer Homes builder Peter Karagiannis PICTURE: KURTIS EICHLER

Trend rings true for builder Pete

DEVELOPMENT

Kurtis Eichler

kurtis.eichler@news.com.au

BUILDER Peter Karagiannis' phone runs hot with calls from people wanting to subdivide their land.

"As a small builder, I get a lot of inquiries about subdivisions," the Seaton builder says.

"You drive around and you can see there is a lot of it going on in Seaton."

It comes as no surprise to the 38-year-old that Seaton is the hottest suburb in the west for subdivisions and the second-most popular in the state to knock down and rebuild.

Mr Karagiannis, who owns SA Designer Homes, is working on several subdivisions in Seaton. He says the suburb is teeming with development, as is neighbouring Findon.

"Demolition and subdivision of the family home on a large block of land can help you to create multiple allotments," he says.

"One for your family to occupy and the others for rental investments or for sale.

"There is also the benefit in that people can stay living in the area they have been living in forever."