

From: [REDACTED]
To: [DPTI:Planning Reform Submissions](#)
Subject: Submission response to Draft Planning & Design Code
Date: Sunday, 23 February 2020 9:02:15 PM

To whom it may concern,

I submit the following in response to the draft Planning and Design Code changes for the area of Linden Park, Burnside Council.

In regards to the minimum housing block size in Linden Park potentially changing to 200 square metres as a minimum housing block size the suburb should remain as Suburban Neighbourhood Zones in line with Tusmore, St Georges and Hazelwood Park aligned geographically with Linden Park. Our streets are predominantly narrow and within our current street of Warrego Crescent the dividing of existing house blocks of approximately 800 square metres in two, never one four allotments has provided increased on street traffic parking and car damage. At the very least dwellings should be setback enough to provide for at least two cars in a driveway side by side, as was the requirement four years ago when our home was built. A single car entry from the street opening up into two bays would reduce the impact of on street parking. A development directly across from us meant a single dwelling became two, with two single driveways and parking onsite. Parking requirements onsite have now increased to four vehicles for the same block. Increasing the block to 4 units means 8 cars where once there was two.

The increased developments in our street have also substantially decreased the green tree allocations significantly. In one street there has been 4 redevelopments in the last 5 years and two more planned. Of the 4 redevelopments large trees were removed with Council approval on 3 of the properties. Koalas resided in the trees and have not been sighted in the last 12 months however previously was a yearly occurrence.

Regards,

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