

**From:** [Tom Frederick Pearce](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Linden Park Proposed Rezoning  
**Date:** Monday, 3 February 2020 1:57:21 PM

---

As a resident and ratepayer in Linden Park I wish to object strongly to the proposal that the suburb become a General Neighbourhood Zone.

Linden Park contains many narrow streets where parking places are being reduced by urban infill, resident and visitor cars are being parked in the streets and increased housing density will add to the driveway numbers , bring more parked cars, restrict available passing space and truck access for deliveries

Reduced plot size and setbacks proposed will preclude the planting of trees on private land meaning reduction in green cover and increased urban heat build-up in the area and increased use of air conditioning to add to both heat and noise pollution.

Linden Park should remain a Suburban Neighbourhood Zone with a housing supply suitable for family living to utilise the good schools within and adjacent to the suburb.

We have already lost too many trees from the neighbourhood . Promoting or encouraging further loss is Environmental Vandalism and poor Urban Planning for a liveable city into the future.

Please abandon the rezoning of Linden Park to General Neighbourhood. It is a retrograde step for all who live in the area.

Yours Faithfully, Tom Pearce  
[REDACTED]  
Linden Park . 5065 [REDACTED]

**From:** [Tom Frederick Pearce](#)  
**To:** [DPTI:Planning Engagement](#)  
**Subject:** Problems with proposed Linden Park Zoning  
**Date:** Thursday, 13 February 2020 11:12:20 AM

---

As a resident of Linden Park I object to the proposal to zone the suburb a General Neighbourhood Zone. It should be a Suburban Neighbourhood Zone for the following reasons:

1. Reduced plot areas, reduced setbacks and increased built-over areas on each plot means less tree cover on private land and makes a mockery of the stated aim of having 30% canopy in the future. It will transform the area into a heat sink in summer.
2. The reduced plot size and setbacks mean that more resident vehicles will be parked in the street because there is no room in front yards to park and built-in garages are used for storage, play areas or extra living space.
3. The interior roads of the suburb, with the exception of Hay Rd., Sturdee St. and Austral Ave. are all narrow streets where parked vehicles are already a problem at times for garbage trucks, fire engines, ambulances and delivery and service vehicles. This will be much worse with increased street parking so that it becomes a safety hazard.
4. The perimeter streets of the area are Greenhill Rd, Portrush Rd. and Devereux Rd. At peak traffic times all three of these roads back up with traffic jams and the houses fronting onto them have problems entering the traffic stream.
5. Residents with school-age children are already being denied enrolment at their zoned local schools which are at or above capacity. Linden Park, Rose Park and Burnside Primary and Glenunga International School have all capped enrolments.  
If increased density means more “affordable” housing, it can be assumed that private schooling is not an option for residents. Where will a new school be built?

Linden Park should be Suburban Neighborhood to allow the flexibility needed to retain its liveability.

Tom Pearce  
[REDACTED]  
Linden Park 5065 [REDACTED]