

**From:** [John Porton](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** JOHN PORTON: SUBMISSION ON PLANNING & DESIGN CODE - PHASE 3 (City of Burnside)  
**Date:** Monday, 24 February 2020 10:12:39 PM

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To whom it may concern

**RE: SUBMISSION ON PLANNING & DESIGN CODE - PHASE 3 (City of Burnside)**

As a resident in the affected area, I wish to raise my objections to the proposed planning change (Planning and Design Code – Phase 3) that will affect my suburb of Linden Park.

The current proposal to change the zoning policy of my suburb from a Suburban Neighbourhood Zone to a General Neighbourhood Zone.

The change to a General Neighbourhood Zone policy in Linden Park is at odds with current zone policy and allows for a far greater intensity of development than existing. The current zone focuses on preserving character rather than accommodating change and infill and does not envisage a greater range and intensity of development. I request that you move Linden Park to the Suburban Neighbourhood Zone policy.

Moving Linden Park to a Linden Park General Neighbourhood Zone policy will have the following negative impacts on my suburb:

- Increased concentration of building that will result in the following:
  - Increased traffic in an area already with traffic congestion problems (especially in the morning and afternoon rush hours).
  - More on street parking that will further congest the narrow roads in this suburb. Currently when cars are parked on my neighbourhood streets it is difficult to weave your way through the parked cars and it is getting increasingly difficult for 2 cars to drive on the same road in opposite directions without one of the cars having to stop.
  - Building setbacks from side and rear boundaries will noticeably decrease which will severely impact amenity and privacy.
  - Increased concentration of dwellings equals more residents equals more bins. This will be unsightly. As mentioned above, with increased on street parking the collection of bins by the large collection trucks becomes problematic.
  - Currently, the local schools are at capacity. There are parents in my suburb that are unable to send their children to the local state schools (Linden Park Primary School and Glenunga International High School).

In addition to the above, the current 30-Year Plan calls for an increase in tree canopy cover, however, the proposed Planning and Design Code works directly against this. The proposed code will facilitate larger developments and the easier removal of trees on both private and public land. This will result in a significant reduction in canopy cover, habitat loss and climate resilience, due the increased infill development opportunities, reduction in minimum site areas, site coverage, setbacks and increased number of street crossovers.

The Code should reflect the City of Burnside's current Development Plan policy with respect to the notification of neighbours and the public. The removal of development notifications to neighbours and the public is totally unacceptable.

Can you please address the above concerns in a written response?

Further to that, can you specifically answer the following questions in your written response:

- How did you arrive at this decision to change the policy in my suburb (Linden Park) when other neighbouring suburbs are not affected?
- Do you reside in Linden Park? If yes, do you support these changes in Linden Park and on what grounds do you support them? If you do not reside in Linden Park, how can you in all conscience support a change like this that will negatively impact a large number residents (when you will not be personally impacted by the change yourself)?

My residential property is my family's largest single investment. These proposed changes to the policy will negatively impact in the value of this investment.

To propose these changes without a proper consultation of impacted residents is very arrogant and extremely disappointing.

I wish for my suburb's planning policy to remain as Suburban Neighbourhood Zone (in lieu of the proposed change to a General Neighbourhood Zone).

Unless the above issues are addressed and the proposed Code is amended to reflect these concerns, there will be an unacceptable loss of local character and amenity in my neighbourhood.

I trust that the concerns detailed above will be given your full consideration.

Yours sincerely

John Porton

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