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Linden Park 5065

AUSTRALIA

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**Department for Planning Transport and Infrastructure
South Australia**

Subject: Draft Planning and Design Code for South Australia

I have recently learned that from 1 July 2020, the State Planning Commission intends to reduce the minimum block size in Linden Park to a grossly inadequate 200 m². This is the result of the State Planning Commission deciding that Linden Park should be a General Neighbourhood Zone instead of its traditional Suburban Neighbourhood Zone. All surrounding areas are Suburban Neighbourhood Zones.

I was born in Burnside and grew up as a child to adult living in Burnside. My Grandparents lived in St Georges next to Linden Park and we frequented Tusmore shops on Greenhill Road and the Linden Park area during the late 1960's through to the 1990's.

I now live in Linden Park and moved back here and to Burnside a few years ago because I wanted to live in the area due to its historical and current character.

Linden Park 6065 is a true example of the Burnside Council area character and I remember it specifically having the same attributes (block size, streetscape, house design, community character) as the adjacent St Georges from when I was a child. Currently the Linden park area maintains the same attributes as just mentioned as well as the adjacent St Georges, Hazelwood Park, Tusmore, Beaumont, Burnside and Toorak Gardens. There are no distinguishing differences hence any change to the zoning is at odds with all of the surrounding suburbs.

It should be noted that due to State Government indiscretions and overruling local councils, there have been a number of inappropriate developments which for the developers have thankfully presented difficulty marketing. These developments have damaged the streetscape, displaced recreational spaces, increased storm water runoff, increased summertime radiant heat, and will in the future be looked upon as undesirable poor quality multi-story square block overdeveloped eyesores.

Overdevelopment brings the following issues which are never solved or cared for by decision makers do not understand the attributes, facts and nuances of their decisions and do not have to live with the end results.

- Lack of soil soak ability to absorb water and stabilise soil structures.
- Lack of water soak to replenish sub-surface water tables.
- Increased earth movements and building damage. In turn increase costs and issues for existing properties.
- Increase heat from thermal radiation. In turn increased power consumption for cooling and increased environmental damage from emissions of power generation.
- Water and sewerage systems not designed to cope with increased capacity. Cost of remediation born by residents (increased costs).

- Electrical grid reticulation not designed to cope with increased demands. Significant issues of power outages, lost productivity, business failures, elderly at risk as result. Cost of upgrades and remediation born by residents.
- Transport issues. Roads local and arterial already overcrowded. Greenhill Road in peak hours is at standstill from Anzac Highway all the way to Glynburn Road.
- Buses already overcrowded with people standing the length of buses.
- Overdevelopment reduces values of existing properties. Serve adverse effect to existing residents.
- Reduced and lack of privacy for residents. See the poor conditions around Mawson Lakes as an example.
- Increased difficulty of access to area, homes of residents due to overcrowding. In turn increased stress and vulnerability for existing middle to older aged residents who have lived in their house for most of their lives.
- Increased crime in overpopulated areas.

I ask you to reject any proposals to change the zoning of suburb Linden Park 5065. I also ask you to reject any proposal to reduce sub-division block size from existing sizes.

Thank you.

Yours sincerely,

Andrew McNeil