

I am writing to you to object to the proposed legislation which would introduce a new General Neighbourhood zone for the area of Linden Park and replace the Residential Zone which currently applies.

The current laws which pay respect to streets which complementary streetscape and setbacks of buildings all contribute to a harmonious neighbourhood with most home owners investing in and maintaining gardens.

Many houses built in Linden Park over the last 20 years have been architecturally designed and have enhanced the street value. In a small number of instances more recently where two story residences have been built on small blocks, they have overcrowded the neighbouring properties and have not architecturally complimented the other residences in the street.

A decision to divide blocks to provide a smaller title size will not suit many of the people who seek to live in Linden Park and will lead to a diminishing of the general quality and values of propertied in the area of Linden Park.

There will be an increase in cars parked in street for extended times, a reduction of green space in Linden Park, an increase in the waiting lists for children wanting to attend Burnside primary school, Linden Park primary school and Rose Park primary school.

Linden Park residential zone contains a range of different width streets, historic buildings and complimentary designed residences.

Under the draft Code, we are likely to see increased subdivisions, tree removals, traffic, parking congestion and larger buildings.

The Planning and Design Code may affect many things including changes to which types of development will trigger notification to neighbours, local residents and other community members and when they have legal appeal rights.

It may also have sweeping impacts on the look and feel of our suburbs. Residents value most about Burnside its greenery and trees and that it's a nice, quiet and safe city with parks, gardens and upmarket homes. This is part of what can be defined as 'Burnside's character' – the built heritage, residential character, thousands of street and private trees, lower density housing and less than two storey premises in almost all commercial areas. This 'character' has seen Burnside become one of the most sought after places to buy property, and consequently current property values reflect this.

Linden Park area is a location with a very high demand from people wishing to live there. These desire the present ambience and streetscape of the area. They want to live in homes with the current facilities and space.

These are some of the concerns with the proposed new legislation -

- **DENSITY** In some suburbs such as Linden Park, allows increased housing density and the intensity of development. The minimum residential allotment size will be reduced in some areas which may allow more subdivisions.
- **BOUNDARY SETBACKS** Allows the upper level of two storey buildings to be closer to side and rear boundaries than is currently allowed in our residential areas. This may impact amenity and privacy.
- **PRIVACY** The privacy screening height regulations will be reduced in most areas, increasing the potential for over-looking.
- **CAR PARKING** Many residents now own two cars and a reduction in the minimum block size will almost certainly cause some increase in cars being left over- night parked at the curb.

Even under the current legislation there have been several new residential buildings constructed which have failed to be appropriately designed to complement other houses nearby. It is very disappointing to see the lack of building design approval for a new residence to enable it to complement those of the neighbours in the street.

Current residences in Linden Park

Many houses in Linden Park were built in the period of 1950 -70. Some rebuilding has occurred in the last 30 years. There are very few houses which were built in an older time.

While some larger blocks of land, particularly located on corners have been divided into small Torrens Title blocks and for smaller residences, generally most of the new buildings has been designed to suit the streetscape and footpath setback. These current subdivision have enabled each street to continue with its character and have added to the value of all the properties in the street.

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