

From: [Barrie Turner](#)
To: [DPTI:Planning Reform Submissions](#)
Cc: [DPTI:Minister Knoll](#); [Bragg EO](#); dunstan@parliament.sa.gov.au
Subject: Submission on Planning and design Code - phase 3 (City of Burnside)
Date: Wednesday, 19 February 2020 10:49:46 AM

Dear Sir

I am a resident of Linden Park

I wish to register my strong objection to a number of the proposals contained in the draft Planning and Design Code - Phase 3, which is currently out for public consultation.

If implemented, it would make a huge difference to the character of the whole area.

Currently, an 800 square metre allotment can be subdivided into 2 x 400 square metre blocks and 2 detached homes can then be built.

(As is the case right now on the corner of Austral Tce and Park Cres)

Under this proposal, that 800 square metre allotment could be subdivided into 4 x 200 square metre blocks and 4 properties (presumably attached 2 story town houses) could be built.

This is because The State Planning Commission has determined that Linden Park will be rezoned from Suburban Neighbourhood Zone to General Neighbourhood Zone.

Also, the footprint on the Allotment can be larger and the actual building itself can be closer to the side and rear fences by a factor of 50%.

There has been no explanation or justification of why this is happening. Why is it that the neighbouring suburbs of Hazelwood Park, Tusmore and St Georges will remain as Suburban Neighbourhood Zones and therefore retain their much larger allotment sizes.

The Impact will be a much greater and closer concentration of housing, more street congestion and parking, a reduction in green space and an increase in pollution.

The proposal also denies the fundamental right of a neighbour to be informed of the commencement of a multi dwelling development, let alone make any objections to the plans which may infringe on their privacy.

I live in Torrens St Linden Park, which for an hour in the morning is used by many vehicles as a convenient and quick way to get from Greenhill Rd through to Portrush Rd and therefore bypassing the major busy intersection on the corner. The same applies in the late afternoon, in reverse.

My medium size vehicle (including the rear view mirrors) is 2.3m wide. Torrens St (excluding the gutters) is 6.8m wide. Therefore with 2 vehicles parked opposite each other, that leaves a gap of 2.2m which is no room for any vehicle, let alone Emergency Services, to safely pass between.

Presumably more school children would come into Linden Park, however I have personally been informed that Linden Park Primary School and Glenunga high are at full maximum capacity and not accepting any new enrolments.

The 30 Year Plan calls for an increase in tree canopy, however the proposal for Linden Park works directly against this by allowing my developments on smaller allotments and easier removal of trees on both private and public land. This is hard to understand as obviously any reduction in canopy cover will bring about habitat loss, a reduction in climate resilience and a detracting of existing streetscape.

The sensible result would be to have Linden Park zoned as Suburban Neighbourhood, the same as all of the surrounding suburbs

Kind Regards

Barrie Turner

 St Linden Park