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**Cc:** [onair@fiveaa.com.au](mailto:onair@fiveaa.com.au)  
**Subject:** Linden Park Rezoning from Suburban Neighborhood to General Neighborhood  
**Date:** Wednesday, 12 February 2020 10:51:48 AM

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Dear Vicki Chapman, DPTI Planning Department, The Amazing Leon Byner, and City of Burnside

I am writing this email as a seriously concerned resident of Linden Park and a resident within the electorate of Bragg and City of Burnside.

Firstly, I would like to voice my utter disgust at the possible re-zoning of our beautiful suburb Linden Park, to allow 200m<sup>2</sup> minimum lots to be approved per sub-division requests. This is a 50% reduction in area as per the current zoning requirements. From my understanding no rationale has been provided behind this proposal by the state government. This should simply not be allowed/approved!

I have lived in Linden Park for approximately six (6) years, and in that time the amount of development that has occurred has been huge. My street in particular has a large number of subdivided properties. These lots are typically 350m<sup>2</sup> each and a result of subdivision of a 696m<sup>2</sup> block with a typical 18m-20m frontage.

What this has already done is the following:

- Increased street parking activity and made manoeuvring between cars parked on either side of the narrow street dangerous. Two particular properties have driveways which cannot be used by cars as they are too steep! Result = 2 x cars per residence parked on the street, therefore 4 x cars parked on the street within a 20m length 24/7! Just imagine if the zoning changes and you now have three families living on the same property? Now 6 x cars on a 20m stretch of road.
- My children currently go to Linden Park Primary School, of which in the past and currently experiences extreme catchment enrolment pressure. I am sure DoE would very much object to adding to this pressure, as they are bursting at the seams. Imagine the pressure of a tripling of young families within the area will have on the school. This would also apply to the catchment high school, Glenunga International High School. I bet you our very wise government haven't even considered this in their decision making?

What I think the reason behind the decision is:

- Lets face it, I believe this is simply a decision based on additional revenue raising, as our government no longer has any assets to sell off. How can the government explain the following?
  - 1 x council rates bill for a 696m<sup>2</sup> lot and now 3 x council rate bills under the new proposed zoning. Triple council rates = Revenue Raising
  - 1 x ESL levy bill and now 3 x ESL levies = Revenue Raising
  - 1 x land tax bill (if not a primary residence) and now 3 x land tax bills under the new proposed zoning. Most of these house will be rentals for people wanting to get into the school zone – its reality.... = revenue raising
  - 1 x SA Water supply cost for sewer and 1 x supply cost for water supply and now 3 x SA Water supplies = Government revenue raising
  - Increased SA Water revenue for new water and sewer connections to services subdivisions = Government revenue raising
  - Increased stamp duty revenue on the sale of the 3 x properties = Government revenue raising
  - Increased developer GST revenue (margin scheme) on the profits made = Government revenue raising

- Increased open space levies to be paid by developers – Government revenue raising
- The decision will increase the value of properties in the area, as developers will be paying more for the properties as more can be made. This will increase all of the above for the general residents residing in the area = revenue raising

Other consideration that need to be made:

- Pressure on the existing already aged infrastructure. Linden Park has had a huge number of power outages since I have lived there.
- Pressure on the existing aged sewer network. Already huge issues with the existing sewer systems backing up along Devereux Road (result in flooding the back of my property with waste)
- Pressure on the existing suburbs facilities and services. It is already extremely difficult to get an appointment to see a doctor. Sometimes 1-2 weeks to wait to get an appointment
- Why not permit subdivisions in other adjacent areas/suburbs and not entirely concentrate on Linden Park – release the pressure!
- Perhaps limiting the number of approvals to a % of all overall development applications. Placing a control on the numbers to be rolled out

There is so much I can write on this matter, that this email will turn into a story book!

Leon, can you provide the residents of Linden Park with a voice on this matter? At least a small announcement, because you are about the only influential person the government remotely listens to.

I know the number of emails received by all addressed is significant; however, I would really appreciate a reply of some kind, to shown that perhaps maybe someone cares out there!

I will be attending tonight's meeting a Beaumont Bowling Club to voice my concerns.

**Daniel Kazaniecki**

Associate

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