

**From:** [Sarah Swincer](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Cc:** [REDACTED]  
**Subject:** Keep Linden Park Green  
**Date:** Thursday, 27 February 2020 7:26:20 PM

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TO WHOM IT MAY CONCERN

RE: LINDEN PARK ZONE CHANGE

As a member of the General public residing in Linden Park and a Registered Architect in South Australia I am requesting the proposed zone change to be reconsidered for the following reasons;

1. Minimum lot sizes will allow further congestion to streets that already have car parking issues - refer 'Torrens Street' before and after hours where there are more dwellings per area and this issue is evident. The flow on effect of this is an increase in crime, car accidents, less visually appealing and ultimately devaluing the area.
2. Minimum lot sizes will further impact school zones that are already at capacity and likely affect residents that are in the zone currently
3. Minimum lot sizes and boundary setbacks will reduce garden sizes, something that Linden Park has a reputation for and makes it a desirable place to live. Also in this time, climate change should be taken much more seriously, reducing landscaping will mean hotter summers.

The eastern suburbs, inclusive of Linden Park has a prestigious reputation that will be severely impacted if the proposed 'General Neighbourhood Zone' is implemented.

We along with our fellow neighbours have worked extremely hard to own property in this area and as a result of the changes we believe the suburb will lose its charm and reputation.

In Linden Park we do not want reduced allotment sizes, reduced boundary setbacks, reduced frontage and reduced landscaping. We want the suburb that has been developed over decades and is continually improving - the proposed changes will not be an improvement but a huge mistake.

Although I can see why consolidating the development plan has many positives, particularly from an industry perspective I fear that the finer details of neighbourhoods, the things council know in depth that have evolved and developed over the years will be lost. I am not against consolidation but it needs to be **VERY** well considered, and if that means it takes double the amount of time or more to make sure it's right, then that's what needs to be done, particularly with further consideration to Linden Park and surrounds.

Burnside council for the most part does a fantastic job at maintaining its zone and reviewing proposed development, for many years larger blocks and minimum standards have been maintained this will all be lost if the changes you are proposing are implemented. Decades of establishing a beautiful suburb will be destroyed.

**THIS CANNOT BE UNDONE** so please reconsider what you are proposing.

Furthermore, your online survey is not user friendly, as someone who regularly deals with

the development plan I found it difficult to navigate and provide feedback, let alone a member of the General public, ESL or older demographic, meaning they are less likely to provide feedback on such important issues affecting them. Such major, potentially damaging change should be more openly consulted with residents and even voted on.

Kind Regards,

Sarah Swincer



Linden Park

Sent from my Samsung Galaxy smartphone.