

Linden Park
South Australia

19th February 2020

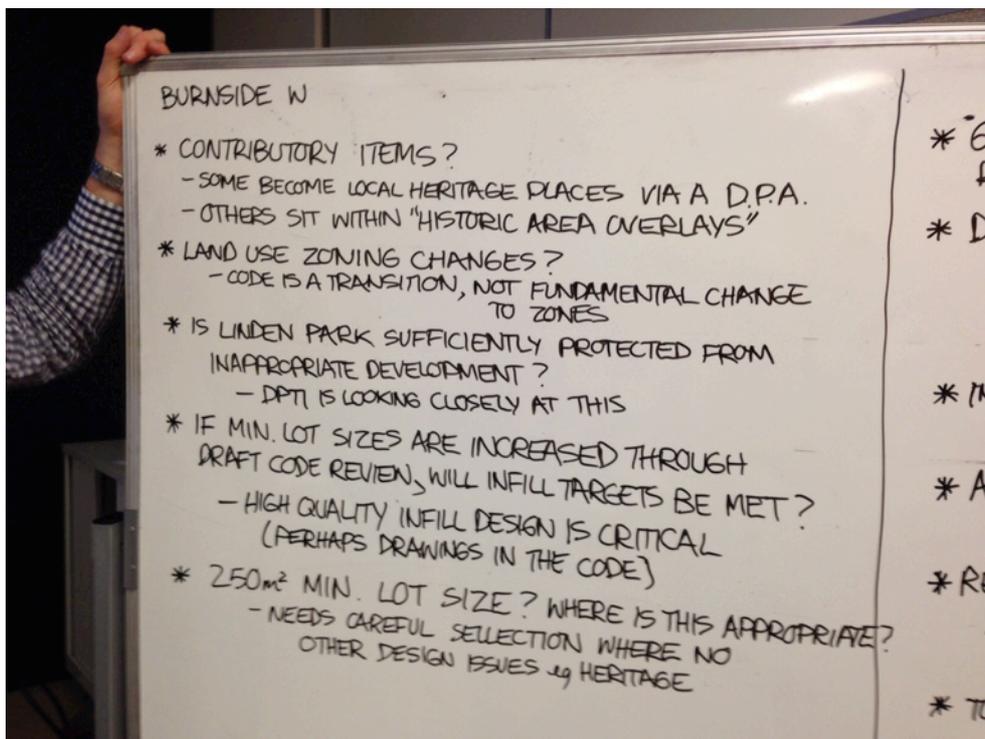
The Honorable Stephan Knoll,
Minister for Planning
Government of South Australian

Dear Minister,

RE: Is Linden Park sufficiently protected from inappropriate development (in the SA Government Draft Planning and Design Code)?

Residents raised this question recently at a community information session on the Draft Planning Code, conducted by the Department of Planning, Transport and Infrastructure (DPTI) at the Glenunga Hub.

The DPTI Officials replied, "*DPTI is looking closely at this*" – as shown in this photo of the Whiteboard taken after the DPTI information session (the third item in the list).



The DPTI Officials indicated that Linden Park's zoning may be an anomaly, because it was probably simply transferred across to the *General Neighborhood Zone*, based on its current 400 sqM minimum block size; and this zoning could warrant further scrutiny, in light of the zoning of neighboring suburbs, and particular issues for urban planning in Linden Park.

There are several grounds for reconsidering the zoning of Linden Park:

Firstly, the suburb is noted for its small winding streets, which are already blocked by street parking making it difficult to drive past the obstructions. Street congestion is likely to worsen if the Planning Code were to allow many more semidetached dwellings in the suburb.

After a period of urban infill, Linden Park has twice the percentage of semi-detached dwellings, compared to the state average, and hence more parked cars.

Secondly, the popular Linden Park primary school is under pressure for the enrollment of new students living in Linden Park. Parents attracted to the suburb by the international school may be disappointed if their children have travel elsewhere to attend school each day

Thirdly, adjoining suburbs like St Georges, which is undergoing similar redevelopment of its mid-century housing stock, is designated as a Suburban Neighborhood Zone.

Fourthly, Linden Park's tree canopy (24% in 2015) is lower than the target set by the 30-Year Plan for Greater Adelaide tree canopy (30%) for 'a green and liveable city'. A 200 sqM minimum block size for row houses would accelerate the rate of loss of trees and gardens with averse effects on the urban environment.

Fifthly, Burnside Council recognises the particular difficulties of urban planning in Linden Park, and supports reconsideration of its zoning.

Hence, as indicated by DPTI Officials at the recent information session—there are solid grounds for reconsidering the zoning Linden Park, and designating it as Suburban Neighborhood Zone like nearby St Georges in the final Planning Code.

Kind regards,

Dr Stephen Allison

Linden Park SA

Via email: [REDACTED]