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

Dear Minister,

RE: Rezoning Linden Park as a Suburban Neighborhood Zone in the final SA Government Planning Code

Linden Park is zoned as a General Neighborhood in the Draft Planning Code. If implemented, this zoning would drastically change Linden Park for the worse, because the suburb was not originally designed and is unsuited to medium density housing on small 200 sqM blocks.

From a discussion with DPTI Staff, it is apparent that Linden Park's zoning is an anomaly: the suburb was transferred automatically, based on its current 400 sqM minimum block size.

With its current 400 sqM minimum block size, Linden Park already has twice the percentage of semi-detached dwellings, compared to the state average. Due to a tremendous rate of urban infill, the amenity of the suburb is deteriorating with the rapid loss of trees and gardens, more crowded streets, and urban heat islands with higher summer temperatures especially at night.

Linden Park has narrow winding streets, which are obstructed with street parking due to urban infill. New row housing development will only increase street parking, causing problems with neighborhood congestion, impaired traffic flow, and dangerous inhibition of emergency vehicle access.

Back in 2015, Linden Park’s tree canopy (24%) was lower than the target (30%) set in the 30-Year Plan for Greater Adelaide for a green and liveable city. Tree loss has continued unabated in Linden Park over the last 5 years, and a further halving of the minimum block size (to 200 sqM) for row houses would greatly accelerate the loss of trees and gardens with adverse effects on the urban environment.

Adjoining suburbs like St Georges are designated as Suburban Neighborhood Zones, so there are solid precedents for rezoning Linden Park as Suburban Neighborhood Zone in the final SA Government Planning Code.

Kind regards,

Judith Wishart

Keeping Linden Park Green  
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