

From: [Peter Allen](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Submission on Planning and Design Code - Phase 3
Date: Sunday, 16 February 2020 11:57:29 AM

State Planning Commission

To Whom it May Concern

SUBMISSION ON PLANNING & DESIGN CODE - PHASE 3 – re Linden Park

In response to the draft Planning and Design Code – Phase 3, which is currently out for public consultation, I wish to register my strong objections to the number of issues given below.

General Neighbourhood Zone and Housing Diversity Zone:

The draft Code places Linden Park 5065 in the General Neighbourhood Zone and the Housing Diversity Zone. The codes in these new zones are at odds with current Burnside Council's zone policy and would **allow for a greater intensity of development and housing diversity than exists now.**

I appreciate the need for suburban infill in Adelaide but also believe that it should not be mandated at the cost of the culture and character of Linden Park and like suburbs.

Linden Park is already accommodating infill at a level that is now stretching public utilities and the urban environment, an environment that attracted us to purchase a home here some twenty years ago — I was born and raised in the Burnside Council area in the 1940's.

I believe that the following issues are potentially major problems that have not be adequately addressed with the proposals in the SA Draft Planning code.

The current Burnside Council zones focus on preserving character as well as accommodating change and infill, but not at an unrealistic cost.

I request that you move Linden Park to the Suburban Neighbourhood Zone to provide socially and environmentally consistent planning conditions for Burnside Council.

Tree canopy and climate change

The 30-Year Plan calls for an increase in tree canopy cover, however, the draft Code works directly against this by facilitating larger developments and the easier removal of trees on both private and public land. This will result in a significant reduction in canopy cover, wildlife (especially birds) habitat loss and climate resilience, due to increased infill development opportunities, reduction in minimum site areas, increased site coverage, reduced setbacks and increased number of street crossovers.

Linden Park embodies the green image of Burnside Council — an image that once lost can never be replaced for future generations. **We will be sacrificing a desirable “green suburb” for a “concrete jungle” – not a great legacy for future generations!**

Non-Residential land use

Currently, Burnside Council's residential areas, shops, offices and educational establishments are non-complying. In the new Code, existing residential areas will allow these non-residential uses which will adversely impact traffic, parking, noise, neighbour's amenity and the character of Linden Park. This is unacceptable. All uses which are currently non-complying in Burnside Council's residential areas (eg. office and shop) should be "restricted development" and the hierarchy of commercial centres should be maintained.

Siting and Setbacks

Under the Code, building setbacks from side and rear boundaries will noticeably decrease, particularly at upper levels. This is unacceptable and will severely impact amenity and privacy. Existing siting, setback and floor area criteria should be maintained throughout all our residential areas in Burnside Council, including Linden Park.

Density and Allotment Sizes

I understand that the draft Code contains a number of errors and omissions. It is important that current minimum allotment sizes, heights and frontage widths match existing policies. Again, such proposed changes seriously threaten the culture and environment of Linden Park further. Linden Park already has one of the highest density of residents per hectare in Burnside Council.

Public Notification

The Code should reflect our council's current Development Plan policy with respect to the notification of neighbours and the public. The Code should include notification for all development that increases development intensity, including additional dwellings on the site, two storey development, earthworks where new dwelling is located 600mm above ground level, and change of use from residential to non-residential.

Impact on Infrastructure and Essential Services

The potential rate and intensity of new developments in Linden Park which will be facilitated through the proposed codes for a General Neighbourhood Zone will certainly increase the level of stress on existing local infrastructure, especially;

- **Schools — primary and secondary schools are already over-subscribed with local children having to travel out of the area for their education.**
- **Roads — increased traffic congestion, parking (smaller allotment sizes will result in increased on-street parking by residents)**
- **Stormwater systems**

I respectfully ask, "What is being done to ameliorate these potential issues if Linden Park is saddled with codes under a General Neighbourhood Zone?"

I trust that the concerns detailed above will be given your full consideration.

Peter G Allen AM

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