

From: [Andrew and Margie Bills](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Draft Planning Code - Proposed change to zoning of Linden Park
Date: Monday, 17 February 2020 12:13:18 PM

The need for an overall policy covering development and planning guidelines for the entire state is not in question and the benefits can be clearly seen. However the proposed rezoning of Linden Park to a General Neighbourhood Zone is a very poor decision and deserves opposition on a number of fronts.

What is the justification for changing our zoning when our 3 immediately adjacent suburbs (Hazelwood Park to the east, Tasmore to the north and St Georges to the south) are not changing? What have we done wrong to deserve this treatment? We sit slap bang in the middle of these other suburbs yet get singled out for special treatment. Together these suburbs represent a very nice section of the highly prized eastern part of Adelaide - prized for their amenity, green space, flora and fauna, generous parks and gardens.

The Fact Sheet lists many issues that communities have raised concerning infill impacts. These are genuine concerns but it is difficult to see how reducing the minimum block size is going to allay any of those fears. When blocks are cleared, all the existing trees go too, so it is hard to imagine that by simply planting a replacement tree we will "protect the garden character of our suburbs" on smaller allotments.

Street car parking is an issue in Linden Park now as many of the roads are quite narrow. We are doing our bit for suburban infill as older homes are knocked down and replaced with newer ones, commonly duplexes. Large trucks and heavy machinery are constantly in the streets, making access difficult. Compounding this issue is the current redevelopment of Burnside Village which is expected to take several years, where the loss of substantial car parking sees visitors park in our streets nearby.

Linden Park is one suburb which satisfies residency entry access to Linden Park Primary School and Glenunga High School. These 2 schools are amongst the most sought after in the state, and both have waiting lists for students. Their reputation extends beyond state and country borders, with Chinese families, who are very active in the real estate market, particularly keen to seek admission. Reducing the minimum block size to allow more dwellings to be built will increase the number of residents, and by extension, the number of students on the waiting list. With little room for expansion at either school, what is the point of encouraging more people into the area because of the quality of the schools if they can't get in? It flies in the face of logic and dare I say, shows little forward thinking or planning.

Maybe Linden Park was chosen for rezoning because it's a less well known suburb and opposition might have been viewed as minimal, but let me tell you that there are a lot of very unhappy people here who, along with the Burnside Council, want to see this proposal scrapped. It will negatively change forever the character and ambience of the suburb,

resulting in more human and street congestion, an increase in pollution, a reduction in green space and the loss of the cooling effect of trees.

We strongly submit that the proposed decision to rezone Linden Park as a General Neighbourhood Zone be scrapped forthwith.

Andrew & Margie Bills