

**From:** [Philip Reuter](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Submission  
**Date:** Monday, 24 February 2020 2:52:43 PM  
**Attachments:** [52 - 64 The Parade.doc](#)

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Dear Sir / Madam,

We attach a letter re the Planning Reforms which we have just sent to our local member, Steven Marshall. The letter outlines the very negative impact that the proposed planning reforms could conceivably have on our property. A proposal to develop the site at 52 - 60 The Parade, NORWOOD was submitted in 2017 and was, thankfully, rejected because of the '*challenges relating to the size, location and interfaces of the sites*'. We also express reservations about the proposed redevelopment of the Coles site and the Peregrine Corporation Headquarters, both on the Parade at Norwood.

Thank you for the opportunity to provide feedback.

Yours faithfully,

Philip Reuter and Patricia Fraser

Philip Reuter & Patsy Fraser

  
Norwood SA 5067

25 February 2020

The Honourable Steven Marshall MP

Member for Dunstan

Unit 2-4, 90 - 94 The Parade

Norwood SA 5067

Dear Mr Marshall,

We write to you with particular reference to the site at 52 - 60 The Parade Norwood. We understand from the Norwood, Payneham and St Peters (NPSP) Council staff that the redevelopment of that site may once again be under consideration. We have been told that under the Government's new Planning and Design Code a complex of up to six storeys high could possibly be built on the site. In 2017 a development proposal for this site was rejected because of *'challenges relating to the size, location and interfaces of the sites'*(1). Those challenges remain.

We live at 9 Edsall Street, immediately behind 52-60 The Parade, Norwood. Edsall Street is entirely residential with no houses or apartments over two storeys high. We accept that the Parade site is ripe for redevelopment. However, it is the scale of the possible redevelopment that concerns us most. Any redevelopment should certainly not be higher than the Northline Building at 62 The Parade, and should be sited well back from our rear boundaries. Otherwise, our houses would be dwarfed and would be subject to unacceptable levels of overlooking and overshadowing. Parking is already chaotic in our street and nearby streets. A major development on that site would exacerbate the parking problem. Developers always claim that sufficient parking is provided on site. In our experience, that is never the case.

However, the problem is not just the impact of multi storey developments on those directly affected by them, such as ourselves. Norwood is one of the oldest and best preserved suburbs in Adelaide. It has a unique character. When assessing Development Applications

the NPSP Council and the State Government must consider the impact these developments may have on the **character** of our suburb.

Also of concern to us is the proposed redevelopment of the Coles site on the Parade. It is clear that that area needs to be upgraded and it is pleasing that, under the present proposal, the cork tree and the river red gum will be spared. But a nine storey apartment block and a multi level car park will detract enormously from the character of the local area. A redevelopment on that scale is entirely inappropriate for this location.

Then there is the proposed Peregrine Corporation complex at the intersection of The Parade and Portrush Road. In another location the proposed building could be impressive. However, located opposite three 19th century buildings of architectural and historical significance at that intersection, the Peregrine proposal is completely out of character. And as for a helipad, that is really over the top!

Norwood is one of relatively few suburbs in Adelaide which still retains areas of significant heritage character. That does not mean that there can't be new developments in Norwood. However, it is essential that Norwood's residential character areas, and the quality of life they offer, are protected and enhanced.

Yours sincerely,

Philip Reuter and Patricia Fraser

(1) *Urbanalyst*, 8.1.2018