

Details of Representations

Application Summary

Application ID	26010577
Proposal	Variation to authorised development no. 24029287 for reconfiguration of residential apartments, removal of serviced apartments and associated internal changes to provide additional residential apartments, external changes to form and materials, addition of privacy screening details and removal of one terrace dwelling
Location	1 WALKERVILLE TCE GILBERTON SA 5081

Representations

Representor 1 - Janet Marten

Name	Janet Marten
Address	15 Margaret Street WALKERVILLE SA, 5081 Australia
Submission Date	03/05/2026 05:29 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

The Buckingham Arms is a beautiful old Hotel and a land mark of heritage coming into Walkerville. I drive past regularly with fond memories. It was the first Hotel to do a smorgasbord. Please don't change that corner to some new modern building instead of displaying Adelaide's history.

Attached Documents

Representations

Representor 2 - John Ellice-Flint

Name	John Ellice-Flint
Address	27 Robe Terrace MEDINDIE SA, 5081 Australia
Submission Date	04/05/2026 03:04 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

1. The development' height is definitely not in keeping with all adjoining neighborhoods and the buildings shadow is huge not only effecting adjacent housing but also the Wilderness School. Residents of this new development will look into Wilderness's play ground as well as peoples back yards . They will no Longer be able to swim in their pools in privacy ! This a a disgrace 2. Secondly it was only when the site crane was erected that the real effect on the Parklands could be seen ! This building will change the the scenery forever . I would strongly recommend that when the committee next approve a building which is not in line with adjacent building sites that he developer is instructed to erect a crane the height of the proposed building so that all residents can see the impact of the new prosed. developments . This approach is used in other States WHY not SA ? 3. The changes applied for will significantly increase the number of cars in the immediate area . The Buck Arms Six way intersection is already a mess and this will only compound the wait at these traffic lights

Attached Documents

Representations

Representor 3 - Viranchi Shah

Name	Viranchi Shah
Address	5 Hamilton St VALE PARK SA, 5081 Australia
Submission Date	05/05/2026 09:05 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	The fact that new design replaces serviced apartments with more residential permanent residents, it should continue. We prefer keeping the existing vibe of the street and the suburb keeping it for long term residents.

Attached Documents

Representations

Representor 4 - Denise Gamble

Name	Denise Gamble
Address	10 The Mews Walkerville 5081 WALKERVILLE SA SA, 5081 Australia
Submission Date	06/05/2026 01:45 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	<p>The recent amendments to the plan are unacceptable, in part because of the increased height but primarily because of the addition of 55 apartments in place of serviced apartments. There is not enough off-street parking to cover so many more apartment dwellers, many of whom will have more than one car. Where will the overflow parking go? Medindie and Gilberton. There was already a problem with Wilderness school parking. People dont want their residential streets, nor Walkerville Terrace cluttered up with additional cars.</p>

Attached Documents

Representations

Representor 5 - Emeshe Varga

Name	Emeshe Varga
Address	14 Church Terrace WALKERVILLE SA, 5081 Australia
Submission Date	06/05/2026 09:51 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

It is deeply concerning to me that following the granting of planning approval (after much community concern), the developer has proposed to significantly increase both the density and scale of this development by adding an additional 55 dwellings. This increase raises serious concerns about the impact on the surrounding community, local infrastructure, and the overall character of the area. Of particular concern is that, despite this considerable increase in dwelling numbers, the proposal includes only 8 additional off-street parking spaces, which appears entirely inadequate to meet demand. I object to this proposed variation to the approved development. I am concerned that, if approved, this amendment could set an undesirable precedent for future developments in our area, encouraging increased density without the corresponding investment in infrastructure, parking, and community amenities. Over time, this could place significant strain on local services and gradually erode the village character and sense of community that make this area so valued. I am generally supportive of change, growth, and the ongoing evolution of our community and city. However, I do not believe this proposal reflects the best interests of local residents or the long-term needs of the area. It would be deeply disappointing to see this variation approved, particularly as the process of increasing the scale of the development after initial approval creates a sense of reduced transparency and undermines community confidence in the planning process.

Attached Documents

Representations

Representor 6 - Penny Paton

Name	Penny Paton
Address	47 Gilbert St GILBERTON SA, 5081 Australia
Submission Date	07/05/2026 08:17 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I am strongly opposed to the variation to app id 26010577 which seeks to change the specification that were approved initially. In particular I am not in favour of increasing the density of the development by an extra 55 dwellings, especially as the number of off-street car parks is only increasing by 8. there is limited parking on Walkerville or Northcote Terrace and already there are problems with off-street parking in the narrow streets of Gilberton nearby, where for whatever reason, residents decide to park in the street rather than in driveways/garages/carports, many of which are available but not used. it is getting dangerous to drive these streets as cars park opposite each other making it difficult/impossible to get through with a car let alone a rubbish truck. moreover cars park opposite T intersections so drivers are forced onto the wrong side of the road to navigate these intersections. I also object to variations as consent once given should be the end of the opportunity to change the development (which strangely always seems to be an increase in density and /or reductions in off-street parking!).

Attached Documents

Representations

Representor 7 - Braden Payne

Name	Braden Payne
Address	14 church tce WALKERVILLE SA, 5081 Australia
Submission Date	07/05/2026 10:19 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

It is deeply concerning to me that following the granting of planning approval (after much community concern), the developer has proposed to significantly increase both the density and scale of this development by adding an additional 55 dwellings. This increase raises serious concerns about the impact on the surrounding community, local infrastructure, and the overall character of the area. Of particular concern is that, despite this considerable increase in dwelling numbers, the proposal includes only 8 additional off-street parking spaces, which appears entirely inadequate to meet demand. I object to this proposed variation to the approved development. I am concerned that, if approved, this amendment could set an undesirable precedent for future developments in our area, encouraging increased density without the corresponding investment in infrastructure, parking, and community amenities. Over time, this could place significant strain on local services and gradually erode the village character and sense of community that make this area so valued. I am generally supportive of thoughtful change, growth, and the ongoing evolution of our community and city. However, I do not believe this proposal reflects the best interests of local residents or the long-term needs of the area. It would be deeply disappointing to see this variation approved, particularly as the process of increasing the scale of the development after initial approval creates a sense of reduced transparency and undermines community confidence in the planning process.

Attached Documents

Representations

Representor 8 - Katie Dawkins

Name	Katie Dawkins
Address	8 GARNET ST, GILBERTON SA 5081 GILBERTON SA, 5081 Australia
Submission Date	07/05/2026 02:50 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I am a resident of Garnet Street and strongly oppose the proposed Buckingham Arms site variation (application ID 26010577). The development is already causing significant traffic and safety problems on Walkerville Terrace and Gilbert Street. Street parking on Walkerville Terrace is consistently at or beyond capacity with some heavy machinery parked on Gilbert street. In the past three months I have had several near misses when turning out of Gilbert Street, particularly around school drop-off (8:15–8:30 am). Parked cars and the dip in the road force drivers into the bike lane simply to see oncoming traffic, creating unacceptable risks for both motorists and cyclists. Construction has also severely reduced local amenity. Excavation works have generated ongoing dust, and the current building phase involves constant loud noise throughout the day. I work from home and this has made it very difficult to carry out my job in reasonable conditions. My family is deeply concerned about privacy and safety. I have three young children, and their backyard will be directly overlooked by many more apartments if this variation proceeds, eroding their privacy and sense of security. Given the existing congestion, safety risks and amenity impacts, any further increase in the number of dwellings without a genuinely proportional increase in on-site parking is unreasonable and unsustainable. I therefore urge that this variation be refused in order to protect the safety, amenity and liveability of the surrounding community.

Attached Documents

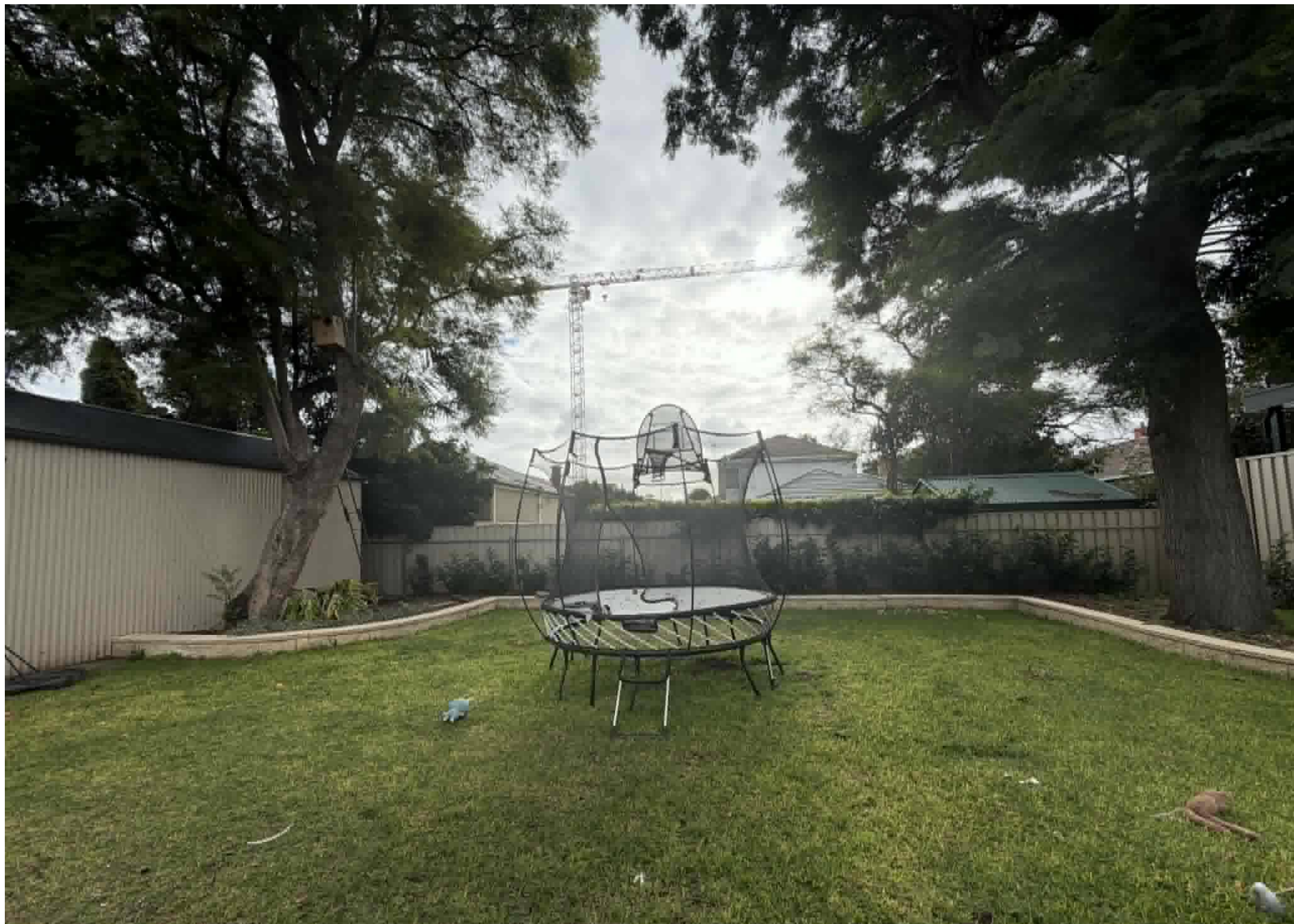
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83fdeb25-f3be-4cbd-af7e-ae43f7ebf497-1-1609601.jpg







Representations

Representor 9 - Peter Slattery

Name	Peter Slattery
Address	7 Arthur Street MEDINDIE SA, 5081 Australia
Submission Date	08/05/2026 04:14 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I do not support amendments to the application to increase the number of dwellings by 55. First of all to change the application in a substantial material manner after works have commenced betrays a predetermined strategy of incremental development which was not disclosed in earlier applications. To that extent the amendment application is an abuse of process. More substantively this attempt at developing high density housing with no appropriate street set backs, landscaping or off street parking is completely out of keeping with the surrounding housing and amenity of the suburb. This is clearly a development motivated by developer self-interest above all else. It does nothing for the surrounding suburbs or community. It is just another commercial eyesore out of place in its setting.

Attached Documents

Representations

Representor 10 - Ben Trussell

Name	Ben Trussell
Address	3 The Avenue MEDINDIE SA, 5081 Australia
Submission Date	08/05/2026 04:50 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

Letter sent to Chloe and Lucy at their email address Good afternoon Chloe and Lucy, Further to Johns email, Please find attached a view from the LeFevre Terrace area looking north-east across the Adelaide Hills Face Zone. Nothing more really needs to be said, however, What is occurring at this site is, in my view, far more than simply a planning failure — it is the destruction of a legacy that future generations will look back on with disappointment and disbelief. For nearly 200 hundred years, people with vision, care, integrity and long-term thinking helped create one of the world's great urban landscapes: a city uniquely framed by uninterrupted hills and open vistas. Watching this process unfold from the beginning has been deeply upsetting. Concerned residents have conducted themselves respectfully and reasonably throughout, yet despite widespread opposition, the development has continued to expand in scale and impact. The result is a project that is entirely out of character with the surrounding area. Its micro-location — positioned at one of Adelaide's busiest intersections — will create an extremely poor living environment for future residents through constant traffic noise, artificial light - My experience living in Port Melbourne and we can all see what a basket case that City has become. The uninterrupted character of the Hills Face Zone has now been permanently compromised. What is particularly difficult to understand is how the development continues to intensify: additional rooms, increased height, increased traffic impacts, and a growing visual presence that dominates the surrounding landscape. The overshadowing impact alone should concern everyone involved. Residents in Gilberton will lose afternoon sunlight, residents will lose the morning sunshine and light, while the broader environmental effects on birdlife and the natural character of the area appear to have been treated as secondary considerations. In all my years, I have never written to a politician or councillor regarding a development matter. However, what is happening here feels profoundly wrong. The process has left residents with little confidence that community concerns, planning integrity, or the long-term interests of Adelaide have been properly respected. Years from now, I believe this project will stand as an example of how short-term decisions can permanently damage the character and identity of a city. The responsibility for this now rests squarely with your government and on your watch Kind Regards Ben Trussell

Attached Documents

Citify-Hills-Face-Zone-1610020.pdf



Representations

Representor 11 - Evie Whittaker

Name	Evie Whittaker
Address	6 Garnet Street GILBERTON SA, 5081 Australia
Submission Date	08/05/2026 07:20 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	Inconsistent with community needs and wants. Lack of residential privacy Lack of safety to children at School whom walk to Sport lessons and practice day and afternoon Dust everywhere Traffic everywhere Noise in excess daily Height completely out of order we have no privacy of our backyard Complete overreach and overstep of developer and distasteful design with no imagination, thought or deep consult. Terrible.

Attached Documents

Representations

Representor 12 - Fiona Melrose

Name	Fiona Melrose
Address	2 Stour street GILBERTON SA, 5081 Australia
Submission Date	10/05/2026 10:37 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

Understand these additional submission has been made to increase the number of dwellings without adequate car parking this is not acceptable in an area where we are predominantly heritage overlay with low density accommodation. This will not only increase traffic but parking issues in an area which already has limited space. From our house even though we are 3 blocks away it already changes our skyline being able to see how high this development will be impacting the whole neighbourhood. To add additional accommodations will only impact more - this was already turned down by the council why do developers think they can continue to piece-meal changes so they can increase their application

Attached Documents

Representations

Representor 13 - Martin Cherry

Name	Martin Cherry
Address	2 Stour Street GILBERTON SA, 5081 Australia
Submission Date	10/05/2026 10:45 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	
<p>Our dwelling is three blocks away from the development in question. In its initial form I feel this development is already far too large. Which means that any additional dwelling count I strongly oppose. Walkerville is a predominantly one and two storey Heritage Overlay suburb so in my view this development is already far too large. The arrogance of the Developers too add fifty plus extra dwellings with only eight extra off street car parks is astounding. I reject this ambit claim to make an already offensive development worse.</p>	

Attached Documents

Representations

Representor 14 - Georgina Irish

Name	Georgina Irish
Address	30 tyne st GILBERTON SA, 5081 Australia
Submission Date	10/05/2026 10:51 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

I am concerned that the variation to the Buckingham arms plan has not allowed for the appropriate parking and traffic management for the area. The area is already a busy intersection with largely surrounding residential streets and without provisions for parking for residents it is likely to cause major issues with congestion and parking for current residents.

Attached Documents

Representations

Representor 15 - Sarah Hender

Name	Sarah Hender
Address	14 James Street gil, Gilberton ADELAIDE SA, 5081 Australia
Submission Date	10/05/2026 04:40 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I believe this variation is a manipulation of the planning approval process to maximise profits over any benefits to the surrounding area. Another 55 dwellings is way too many for the site which is squeezed between 2 arterial roads with extremely limited off street car parking We already have a problem with low-rental accommodation in this area with an increase in serious crime from residents living in low-rental units off James Street and in Benson court further down Walkerville Terrace. It is currently not being managed well so that other residents can feel safe in surrounding independent dwellings. There should be no more mass development in this area when and until this problem is adequately addressed.

Attached Documents

Representations

Representor 16 - Eugenia Pickard

Name	Eugenia Pickard
Address	28 Robe Terrace MEDINDIE SA, 5081 Australia
Submission Date	11/05/2026 08:46 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I strongly object to the proposed variations for the Buckingham Arms development and believe planning consent should be refused due to the significant negative impact it will have on the surrounding residential community, traffic conditions, safety, privacy, and overall character of the area. This is a well-established residential area that has traditionally maintained a quieter, safer, and more community-oriented environment. Residents chose to live in this location because of its amenity, accessibility, and relatively low levels of congestion and disturbance. The proposed variations threaten to fundamentally alter that balance. One of the major concerns is the substantial increase in traffic that will inevitably result from the proposal. The surrounding roads are already heavily used during peak periods, particularly around school drop-off and pick-up times, weekends, and evenings. Increasing the intensity of activity at the Buckingham Arms site will place additional strain on local streets that were never designed to accommodate significantly higher traffic volumes. This will create congestion, delays, difficulty accessing residential properties, and increased frustration for local residents. Parking overflow is another serious issue. It is highly likely that visitors will park throughout nearby residential streets, creating inconvenience and reducing available parking for residents and their guests. This has the potential to lead to unsafe parking practices, blocked driveways, reduced visibility for drivers, and increased risks for pedestrians and cyclists. Another major concern is the loss of privacy for surrounding residents. Depending on the height and layout of the proposed variations, there is concern that patrons or staff may be able to directly overlook neighbouring residential properties and see into private backyards and outdoor living spaces. Residents should be entitled to enjoy their homes, gardens, pools, and entertaining areas without feeling observed by large numbers of people from a nearby commercial venue. This represents a significant intrusion into residential privacy and would negatively impact the comfort and enjoyment of nearby homes. In addition, the proposed variations appear inconsistent with the existing character and expectations of the local area. Residents invested in this neighbourhood with the understanding that planning controls would protect residential amenity and maintain an appropriate balance between commercial activity and community wellbeing. Allowing further intensification sets a concerning precedent that prioritises commercial interests over the rights and quality of life of long-term residents. I respectfully submit that planning authorities should place significant weight on the concerns of nearby residents who will be directly affected on a daily basis. Development should enhance communities, not diminish residential amenity or compromise safety, privacy, and liveability. For these reasons, I believe the proposed variations should be refused.

Attached Documents

Representations

Representor 17 - Robert Geh

Name	Robert Geh
Address	36 Fuller Street WALKERVILLE SA, 5081 Australia
Submission Date	11/05/2026 08:58 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	The development was granted approval and now the developers are just pushing for more more more as they were always expected to do and this is something I deeply disagree with a total disregard for our community

Attached Documents

Representations

Representor 18 - Kelly James

Name	Kelly James
Address	Unit 2, 11-17 Walkerville Tce GILBERTON SA, 5081 Australia
Submission Date	11/05/2026 10:02 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Refer attachment	

Attached Documents

May-2026-Submission-SCAP-Buckingham-Arms-Development-Kelly-James-1610281.pdf

Submission – 1 Walkerville Tce - Buckingham Arms Development Pty Ltd

Application 26010577

Variation to authorised development no. 24029287 for reconfiguration of residential apartments, removal of serviced apartments and associated internal changes to provide additional residential apartments, external changes to form and material.

I write to again raise my strong objection and ongoing concerns regarding this development and the latest proposed variation application.

Over the past few years, I have repeatedly raised concerns regarding this development; however, these concerns appear to have been dismissed, with approval ultimately granted. It is deeply concerning that the original development proposal in March 2024 was refused for numerous planning reasons, yet we are now faced with another variation to an already approved development. Is this variation what Citify already proposed and was not approved!!!!

Original Concerns Feedback Submission – 1 Walkerville Tce, Gilberton - 24th of November 2021

From – Kelly James owner 2/11 Walkerville Tce, Gilberton

There is a very narrow walkway between my home and the hotel boundary, one metre. There would have to be for any new development only a 30-degree building envelope not a 45-degree which the applicant is seeking, with strict rules around the distance from residential areas. The current height of 3 levels should not be changed.

The urban corridor living code amendment that is being sought should not be approved, as to allow up to 6 levels and the ability up to 8 levels does not fit with the current residential town of Walkerville and will have a major impact on the Buckingham Close homes.

The proposed increase in density is, in my view, completely inappropriate for the area. Increasing the number of dwellings without providing adequate off-street car parking will only further impact surrounding residents and already congested local streets.

Points to highlight that oppose the variation to the development:

- Increase in intensity of residential dwellings (from 130 to 185) – was already high density in a medium density zone. Now proposed to be even more dense - 57 serviced apartments (hotel rooms) to be replaced by 55 residential apartments.
- Increase in traffic and parking congestion - vehicle movements in, out and along Walkerville Terrace. Residential apartment dwellers more likely to own cars and have visitors than hotel dwellers.
- Increased congestion at Buckingham Arms intersection, both during construction and following.
- Insufficient parking for residents - impact on local residents by apartment dwellers parking in local streets.
- How many more changes can we expect to have imposed on us?
- Was the original plan properly conceived?
- What will be the final apartment mix if this is approved?

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- Some community services originally proposed are being removed from the development. What community services and community benefit will there be in actual fact?
- There must be a proper local parking and vehicle movement study undertaken.
- It's our suburb not Citify's.
- Community confidence is being eroded.
- This is a low-density, low-rise suburb of primarily family homes with a unique character. Citify must add to this character, not detract from it.
- Citify must act as a good neighbour. It should have a Construction impacts management plan in place and should communicate this properly to residents to minimise impact.

In addition to the development concerns themselves, I have raised a number of issues throughout this year regarding the current situation on Walkerville Terrace, with little to no communication from either the Walkerville Council or the developer.

Specific concerns include:

- The relocation of the bus stop directly adjacent to the exit of Buckingham Close without any apparent consultation with residents. Anyone observing the area can clearly see the safety concerns created by buses stopping at the corner while residents attempt to exit onto Walkerville Terrace.
- Vehicles parking along Walkerville Terrace have made it increasingly difficult and dangerous for residents to safely exit Buckingham Close. This situation is an accident waiting to happen.
- Sunday construction works and the erection of a large-scale crane occurred without any communication or notification provided to nearby residents.

The ongoing lack of consultation, communication, and consideration for existing residents is extremely disappointing. Rather than reducing impacts on the surrounding community, this variation appears to further intensify them.

I ask that these concerns be properly considered as part of the assessment process for this variation application and noting I strongly disagree with any variation to the approved application

Kind regards,
Kelly James

2/11-17 Walkerville Tce, Gilberton

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Representations

Representor 19 - Elsa Hill

Name	Elsa Hill
Address	15 Herbert St MEDINDIE SA, 5081 Australia
Submission Date	11/05/2026 11:56 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

The initial over developed plans were rejected for valid reasons. The development was too big for the current infrastructure and area. The developers are very obviously dishonestly trying to get around this rejection by now lodging an amendment. The parking in that area is limited and the new modification has only 8 extra parks for 55 extra dwellings. Where do you propose the extra 47 residents park? The infrastructure of Walkerville is well and truly inadequate for such a large development. One Woolworths with a small carpark as it is. That's it. Nothing in Medindie or Gilberton. The original development was rejected with good reason and after much opposition from locals. We are happy to see the site developed and growth in the area is supported for the businesses of Walkerville but it must be in keeping with the available infrastructure.

Attached Documents

Representations

Representor 20 - Jodie Hill

Name	Jodie Hill
Address	1 Arthur Street MEDINDIE SA, 5081 Australia
Submission Date	11/05/2026 03:16 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

This project was already approved on the basis of a design that is deeply flawed. The variation does not address any of those issues; instead, it compounds them: the proposal further undermines the amenity, character and liveability of the area, and moves the project even further away from what was originally envisaged and reasonably expected by surrounding residents. The original approval already pushed the limits of what is appropriate for this site. To cram in even more dwellings, raise the height further and to not provide adequate parking prioritises the developer's commercial objectives over proper planning outcomes. I strongly oppose the variation and believe the application should be refused.

Attached Documents

Representations

Representor 21 - David Snoswell

Name	David Snoswell
Address	10/23 Park Terrace GILBERTON SA, 5081 Australia
Submission Date	11/05/2026 04:22 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

The proposed variation is an improvement on the previously approved scheme, providing more affordable homes to the local area. I understand that the variation introduces 34 affordable rental homes that will be funded through HAFF and managed by Junction Australia. This is a great outcome, bringing the total affordable homes to 48 if the other 14 affordable homes that Citify say they will deliver are actually delivered (is this guaranteed?) I do think the 10-storey height and density on this site is an "over-development", but that is not the subject of this variation, having previously been assessed.

Attached Documents

Representations

Representor 22 - Phillip Brunning

Name	Phillip Brunning
Address	PBA, Level 1/27 Halifax Street ADELAIDE SA, 5000 Australia
Submission Date	12/05/2026 08:49 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Please refer to attached letter of representation.	

Attached Documents

Gilberton-2755-003-Final-1610684.pdf

11 May 2026

Presiding Member
State Commission Assessment Panel
State Planning Commission
Via the Plan SA Portal



Town Planning
Development Advice
Strategic Management

Attention: Mr Ben Scholes, State Planning Commission

Dear Ms Rutschack & Members,

**APPLICATION ID:26010577 - VARIATION TO DEVELOPMENT AUTHORISATION
24019287 – BUCKINGHAM ARMS - REPRESENTATION IN OPPOSITION**

I refer to the abovementioned application that seeks a variation to the authorisation previously granted by the Commission on 22 January 2025 for the construction of a 10-level, mixed use building comprised of 116 apartments, 57 serviced apartments and 14 terrace apartments on land at 1 Walkerville Terrace, Gilberton

The variation now sought is for 172 apartments, 13 terrace apartments, no serviced apartments, an increase in shop (restaurant) floor area of 15m², together with an increase in building height, changes to external materials and finishes, and additional detail regarding privacy screening.

As provided for, I make the following representation on behalf of the Walkerville Residents Association (WRA) in opposition to the proposed variation. For reasons I discuss below, the proposed variation is an inappropriate increase in the intensity and form of a development that is already at significant variance with the Code.

You will recall the representation made on behalf of the WRA in October 2024 (a copy attached for your reference) that sets out in detail serious failings and concerns in relation to this development, which stands to have a profound impact on the character, amenity and safe function of this locality.

As you can appreciate, the WRA was very disappointed with the decision to grant consent to this development which far exceeds the scale, form and intensity of development that was initially contemplated by the Code Amendment, and subsequent policy provisions expressed by the Planning & Design Code.

Whereas the Code provides for *medium-density, medium-rise* development up to 6 levels, the approved development is for *high-density, high-rise* development of 10 levels in a manner that is not contextually responsive to its locality. The 'up-lift' afforded to this development far exceeds the 30% otherwise provided for.

The proposed variation with respect to the number of dwellings for permanent habitation and maximum building height, if not the diminishment in private open space and communal facilities, will exacerbate the scale and intensity of this development giving rise to additional externalities.

Phillip Brunning & Associates

ABN 40 118 903 021

Level 1, 27 Halifax Street
Adelaide SA 5000
Mobile 0407 019 748
phil@phillipbrunning.com
www.phillipbrunning.com

The rationale provided by the Applicant for these changes is around funding challenges and a desire to access the Housing Australia Future Fund (HAFF), evidence of which is not provided. In any event, project funding is not a valid planning consideration and ought not influence the Commission's decision

This application is one of numerous variations sought by the Applicant to the approved development. I suggest that this fragmented and incremental approach amounts to a misuse of statutory process and is most concerning to the local community who expect better of the Applicant, if not the planning authority.

The amendment register provided by the Applicant in relation to this application identifies at page 3 variations with respect to the site (removal and replacement of street trees), changes to the Local Heritage Place, and alterations to the extent and arrangement of the basement levels, that are not part of this application.

I understand that a variation to the basement has already been approved (14 April 2026), as has the rewording of Condition 6 with respect to replacement trees (19 February 2026). I also note that three Reserved Matters with respect to materials and finishes, acoustic assessment and privacy treatment remain outstanding.

I think it only proper that the Commission call upon the Applicant to be more forthcoming in this regard and present all changes sought for this development to provide for a coordinated and integrated assessment. This may only assist in reestablishing community confidence in the planning process.

1. Density

The Planning & Design Code provides for *medium density* in this location.

As outlined in my previous submission, the provision of 130 dwellings on a site of 6200m² (not including the 57 serviced apartments for temporary accommodation) is equivalent to 208 dwellings per hectare, substantively beyond the meaning of *medium density* and more akin to *high density* (in excess of 70 dwellings per hectare).

This density is 3 times that provided for by the Code, as clarified by the author of the Code Amendment which anticipated between 22 to 44 dwelling units on this land. The proposed conversion of serviced apartments to dwellings would increase density to approximately 290 dwellings per hectare, over 4 times that otherwise envisaged.

While I accept that serviced apartments generate a level of activity that needs to be accounted for, their occupancy is rarely beyond 70%, and typically by fewer people than in the case of a dwelling. Dwellings generate a greater level of intensity arising from not only residents, but also visitors, deliveries and the like.

Allowing for an equivalent or comparison density of say 40 dwellings (70% of 57 serviced apartments), the proposed conversion represents an increase in the level of intensity on this land by at least 17 dwellings or 13% from that which was previously approved by the Commission.

Even if the 20% uplift in density afforded by DPF 3.1 of the Affordable Housing Overlay was to be claimed, this would only increase the permissible number of dwelling units from 44 to 53, whereas 185 are now proposed. In saying this, I note that evidence of an affordable housing agreement has not been provided.

In the absence of any such agreement, the planning authority may not afford any weight to submissions made by the Applicant with respect to affordable, community and/or disability housing. At best, the Applicant has stated an intention rather than a demonstrated commitment in this regard.

If an application for HAFF funding is unsuccessful and/or agreements not reached with community and disability housing organisations, I expect that these additional apartments would be offered for sale on the open market with no price moderation, and certainly beyond that which may reasonably be described as 'affordable'.

As I recall, the Minister for Planning in approving the rezoning of this land in 2022 for a more intensive form of development, did so with a strong expectation that affordable housing would be provided for the benefit of the community. As it stands, there can be no confidence that such will be delivered by this project.

2. Height

The Planning & Design Code provides for *medium rise* buildings in this location.

Part 8 – Administrative Terms & Definitions clarifies that medium rise in relation to development is 3 to 6 building levels. PO 3.1 for the Urban Corridor (Living) Zone and the associated DPF references TNVs of 6 levels and 24.5m. This development was approved at 10 levels and 31.85m, not 31.944m as suggested by the Applicant.

The Code Amendment for this land foreshadowed a potential uplift of 2 building levels to 8 storeys and 32m subject to observing interface height considerations and providing that off-site impacts can be managed and broader community benefit is achieved through design quality, community services and affordable housing.

As it transpired, this over height development was approved based on the maximum 30% uplift afforded by DPF 5.1 in so far as the it involved the retention, conversation and reuse of the Local Heritage Place, notwithstanding that the additional height would not contribute positively to the character of the local area.

At the time, I and others made detailed submissions with respect to the rather ambitious assumption on the part of the Applicant that a floor-to-floor measurement of 3m was sufficient to provide suitable ceiling heights and structural zones. I suggested that a floor-to-floor measurement of 3.2m would be necessary.

The Applicant has now acknowledged that it necessary to increase the height of the building to provide for an achievable construction methodology, roof top services and the lift overrun. Whereas the Applicant states that the increase in the building height will be 546mm, I suggest it will be closer to 640mm.

I continue to have reservations that the floor-to-floor measurements shown on the amended proposal are less than which is otherwise required to achieve a viable construction methodology. If this were to be the case, it would be necessary to seek yet a further increase in building height.

On closer inspection of the revised schedule provided by the Applicant, it would appear that ceiling heights have been lowered on some floors and increased on others. For those levels that have been compressed, I can only expect that the amenity of these apartments will be proportionally diminished.

In addition to increasing the substantive height of the building, it is also proposed to increase the height of the parapet by 200mm, the lift overrun by 595mm and also the roof top services enclosure by 808mm. Once again, the likelihood of an increase in height to provide for these facilities was foreshadowed.

As an aside, I note that the revised set of drawings for this development does not include a roof plan. While the location of the lift overrun and services enclosure do not appear to have changed to any significant extent, it is considered appropriate to provide this drawing for completeness.

I would also question why these roof top features are not shown on the rendered images of the proposed building which I expect will be visible from various vantage points at ground level? As asserted previously, the bulk and scale of this building will have a profound visual impact on both the immediate and wider locality.

3. Parking

Whereas the URPS states that a total of 251 parking spaces will be provided, the CIRQA references 254 spaces, presumably based on the variation approved on 14 April 2026. With reference to the two drawings sheets appended to the CIRQA report, I count 251 spaces in line with the number quoted by URPS.

This begs the question is there another drawing set that we are not privy to? The proposal plans submitted for this variation do not include basement levels, so it is not possible to verify the correct number. In the absence of clarity in this regard, it necessary to proceed on the basis that 251 spaces are proposed.

CIRQA calculate the theoretical parking demand for this proposal as being 245 spaces which represents an increased requirement of 28 spaces from that initially approved by the Commission, noting that the 'surplus' of 29 spaces has been reduced to 9 spaces (or 6 if the total parking count is confirmed at 254 spaces).

Reliance on any 'surplus' is to my mind, problematic. Problematic in so far as it expressed in a cumulative sense for the development as a whole and does not take account of the practical necessity for appropriate allocation of parking spaces according to the demand arising from each dwelling.

In the absence of an allocation schedule being provided by the Applicant, I expect that there will be instances where certain dwellings are not provided with dedicated on-site car parking, such that there will be a propensity, or indeed a necessity for residents and visitors to use on-street parking in local streets.

The reliance on 'discounted' parking rates for dwellings in a Designated Area is also problematic in so far as in some instances they are not expressed as whole numbers, i.e. 0.75 spaces for a 1-bedroom dwelling and 1.25 spaces for a 3-bedroom dwelling. As matter of practical reality, how will this be reconciled?

My expectation is that many of the proposed 1-bedroom dwellings will not be allocated a dedicated parking space, whereas 2 & 3 bedroom dwellings will be assigned multiple spaces. This inequity in allocation stands to increase parking congestion in surrounding local streets – a most unsatisfactory outcome.

4. Traffic

While I am not expert in the field of traffic engineering, I expect that the increase in the number of dwellings (as opposed to serviced apartments) will result in an appreciable increase in traffic movements in to and out from this development in a location that is already experiencing significant traffic congestion.

The limited analysis provided by CIRQA with respect to traffic is thought to be inadequate and not sufficient basis for the proper consideration of this variation application. As I understand it, the shortcut method has been utilised rather than adopting a more robust benchmarked approach.

While the shortcut rate method reflects a degree of caution, as the rates are compiled across different geographical locations, it does not capture individual site characteristics and other sources of variations, with the sample of survey sites for each land use small, limiting the precision of trip generation estimates.

A benchmarked approach would involve comparing the proposed development with existing developments which have similar characteristics and transport context. The trip generation survey information from those selected 'benchmark' sites is then applied to the proposed development and the average is taken as the estimated rate.

I expect that the actual volume and frequency of vehicle movement to and from this site will be greater than that forecasted by CIRQA, and that the increase in intensity of use arising from this proposed variation will exacerbate an already poor traffic outcome, which at best was at the margins of acceptability.

As called for previously, a development of this magnitude and intensity warrants a local area traffic and parking study, that carefully reviews and assesses the likely impact on the local road network is used by residents, taking into account safety, convenience and amenity that are reasonable expectations in the circumstance.

5. Construction

While not conceding that this development should proceed in its amended form (if at all), should the Commission be inclined to grant these variations then we consider it appropriate that a Construction Management Plan be required of the Applicant and thereafter observed and enforced as necessary.

As I recall, such was not required of the Applicant on the previous occasion.

I think it only reasonable for the Applicant to agree to this requirement notwithstanding that Council as the local authority does have certain powers under other legislation to respond to pursue compliance with respect to noise, dust, debris, waste, traffic, parking and the like.

I am also mindful that construction has not yet been commenced in earnest, with work to date limited to the excavation and formation of the basement. As the programme intensifies, the management of parking associated with trades and contractors in local streets will require careful attention.

As I understand it, the Council has already taken the initiative of reviewing and amending on-street parking restrictions in the surrounding area so as to avoid congestion on these local residential streets. These parking restrictions may however prejudice local residents and their visitors

In conclusion, I reaffirm concern in relation to:

- the piecemeal approach to numerous variations;
- the increase in the intensity of this development;
- the absence of a demonstrated commitment to affordable housing;
- the increase in the height of this development;
- the under provision and lack of clarity with respect to car parking;
- the further increase in traffic movements and likely congestion; and
- the absence of a construction management plan.

As provided for, I seek the opportunity to appear before the Commission.

Yours faithfully

PHILLIP BRUNNING & ASSOCIATES PTY LTD

A handwritten signature in black ink, appearing to be 'P. Brunning', with a long vertical line extending downwards from the end of the signature.

PHILLIP BRUNNING RPIA

Registered Planner

Accredited Professional – Planning Levels 1, 2 & 3

Representations

Representor 23 - Philip Holt

Name	Philip Holt
Address	22 Walkerville Terrace GILBERTON SA, 5081 Australia
Submission Date	12/05/2026 09:37 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

Dear Sir/Madam, I strongly object to any amendments to the already approved Citify development in Gilberton. This development is already significantly out of character with the surrounding low-rise, low-density residential environment consisting primarily of quality family homes. The decision to rezone this area from medium-density to high-density has fundamentally changed the character of the suburb and, in my view, should never have been approved in the first place. Residents choose to live in suburbs such as Gilberton specifically to avoid high-rise style developments and the congestion, traffic, and loss of amenity that accompany them. Unfortunately, current residents are already experiencing these impacts during the construction phase. Parking congestion along Walkerville Terrace is already a serious issue. As a nearby resident, I am frequently unable to park near my own property due to construction activity and increased traffic. The proposal to increase occupancy by an additional 55 residents will only worsen an already unsustainable situation. Based on the development's own advertising material, many apartments appear to have only a single allocated car park. In reality, many households own more than one vehicle. This raises the obvious question of where additional vehicles will park. The burden will inevitably fall on surrounding residential streets, particularly Walkerville Terrace, further reducing parking availability for existing residents. Visitor parking is another major concern. Apartment residents will naturally receive visitors, yet there appears to be inadequate provision for guest parking. This will place even greater pressure on surrounding streets and existing residents. Traffic congestion at the nearby intersection is already well known to local residents. Increasing the scale and occupancy of this development will inevitably intensify traffic congestion, particularly during peak periods when residents are entering and exiting the complex. There appears to have been insufficient consideration of these impacts on the surrounding community. I am also concerned by the ongoing amendments being sought after the original approval was granted. Once a development has been approved, substantial changes should not continue to be made simply to improve the commercial outcome for the developer. My understanding is that certain community-related features originally proposed may now be reduced or removed. If this is the case, then the community benefits used to justify the project are being progressively diminished after approval has already been obtained. Residents of this area pay substantial rates and property prices to live in a suburb with a distinct character and amenity. The continued expansion of this project undermines the very environment existing residents invested in and expected to be protected. There is also broader concern that rezoning this area may set a precedent for further inappropriate high-density developments within Gilberton and surrounding suburbs. This risks permanently altering the character of the area without the support of the local community. Decisions of this magnitude should genuinely reflect the wishes and wellbeing of the residents who already live in the area, rather than prioritising the financial interests of developers. The people making these decisions are not the ones who must live with the long-term impacts on traffic, parking, congestion, and neighbourhood character. For all of these reasons, I strongly oppose any amendments that would further intensify this development and urge that the interests of existing residents and the character of the community be properly protected. Regards, Phil

Attached Documents

Representations

Representor 24 - Rick Albertini

Name	Rick Albertini
Address	15-19 HOLDEN STREET HINDMARSH SA, 5007 Australia
Submission Date	12/05/2026 09:56 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Refer to attached submission	

Attached Documents

Representation-RickAlbertini-14287128.pdf

Scholes, Benjamin (DHUD)

From: Rick Albertini <rda@brentnalls-sa.com.au>
Sent: Monday, 11 May 2026 3:00 PM
To: DHUD:SPC Reps
Cc: Lorraine Albertini; adelaide@parliament.sa.gov.au
Subject: Application ID: 26010577 - Public Consultation

You don't often get email from rda@brentnalls-sa.com.au. [Learn why this is important](#)

Subject: Formal Objection – Buckingham Arms Site Variation (Application ID: 26010577)

To whom it may concern,

Our family resides in Medindie SA and we write to you formally and strongly to oppose the proposed variation submitted by the Buckingham Arms developer (Citify) in relation to the approved development at 1 Walkerville Terrace, Gilberton.

This variation seeks to materially increase the intensity of the development by introducing an additional 55 dwellings, while only marginally adjusting key infrastructure elements such as car parking. In my view, this proposal represents a clear case of overdevelopment that is inconsistent with both the character of the local area and sound planning principles.

1. Unacceptable Increase in Density

The addition of 55 dwellings after planning approval has already been granted fundamentally alters the scale and impact of the development. This is not a minor amendment—it is a substantial intensification of the site that should warrant full reassessment rather than incremental approval via variation.

The community has already expressed strong concerns over overdevelopment, which were validated when the original application was refused in March 2024. The present proposal appears to reintroduce those very concerns, albeit in a modified form.

2. Severely Inadequate Car Parking Provision

The proposal to increase the number of dwellings by 55 while providing only an additional eight off-street car parks is wholly inadequate and demonstrates a disregard for the real-world impacts on surrounding streets.

This imbalance will inevitably lead to:

- Significant on-street parking congestion
- Increased traffic bottlenecks in already constrained local roads
- Heightened safety risks for residents, pedestrians, and local traffic flow

3. Significant Impact on Medindie Residents

Importantly, the impacts of this proposal will not be confined to the immediate site but will materially affect surrounding suburbs, including Medindie.

Residents of Medindie will inevitably experience:

- **Overflow parking** extending into Medindie streets, placing pressure on already limited kerbside availability
- **Increased traffic volumes** using Medindie as a spillover route, particularly during peak periods
- **Reduced amenity and liveability**, with greater congestion, noise, and safety risks
- **Diminished residential character**, as broader traffic and density pressures extend beyond the development footprint

Given Medindie's status as a prestigious, low-density residential area, this type of indirect impact is entirely inconsistent with the planning expectations and character protections that residents reasonably rely upon.

4. Cumulative Traffic and Infrastructure Impact

The increase in density will materially worsen traffic conditions in and around Walkerville Terrace and adjoining streets. Without a proportionate increase in infrastructure support, the proposal shifts the burden onto existing residents—not only in Gilberton and Walkerville, but also neighbouring areas such as Medindie.

5. Impact on Local Character and Amenity

The Walkerville, Gilberton and Medindie precinct is widely regarded as a prestigious and historically sensitive area. The continued intensification of this site undermines the established character, amenity, and long-term planning integrity of the locality.

6. Process and Planning Integrity Concerns

It is deeply concerning that, following initial refusal on legitimate planning grounds—including overdevelopment—the project has not only been approved but is now subject to further expansion through a variation process.

From a community perspective, this gives the appearance that developments can be progressively intensified post-approval, effectively bypassing the scrutiny applied at the original assessment stage. This undermines public confidence in the planning system and raises serious questions about the role and consistency of the State Commission Assessment Panel (SCAP).

Conclusion

For the reasons outlined above, I strongly urge that this variation be rejected.

At a minimum, the scale of the proposed increase warrants a comprehensive reassessment of the development rather than approval via variation. The current proposal fails to adequately address the significant adverse impacts it will have on traffic, parking, community amenity, and the broader residential environment—including the very real and foreseeable impacts on Medindie residents.

I respectfully request that my objection be formally recorded and given due consideration.

Yours sincerely,

Rick Albertini
Partner

Please note that we are now located at **15-19 Holden Street, Hindmarsh**



15-19 Holden Street,
Hindmarsh SA 5007

PO Box 338 Welland SA 5007

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Representations

Representor 25 - Mike Duigan

Name	Mike Duigan
Address	37 WALKERVILLE TERRACE GILBERTON SA, 5081 Australia
Submission Date	12/05/2026 10:00 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Refer to attached submission	

Attached Documents

Representation-MikeDuigan-14287208.pdf

Scholes, Benjamin (DHUD)

From: Mike Duigan <mikeduigan19@gmail.com>
Sent: Saturday, 9 May 2026 11:34 AM
To: DHUD:SPC Applications
Subject: RE: Application ID 26010577-Variation to Development Authorisation 24019287-BUCKINGHAM ARMS
Attachments: Mike Duigan SCAP Submission 8 May 2026 submitted .docx

You don't often get email from mikeduigan19@gmail.com. [Learn why this is important](#)

Please find attached a copy of my submission to the SCAP for consideration as an objection to the developer Citify's application for a variation to the authorisation 24019287-Buckingham Arms (ID 26010577)

Mike Duigan
0459506281

**Mike Duigan
37 Walkerville Terrace
Gilberton
SA 5081**

**To Presiding Member
State Commission Assessment Panel
State Planning Commission
GPO BOX 1815
Adelaide SA 5001**

Dear Presiding Officer and members of the State Commission Assessment Panel,

As a local resident of Walkerville Terrace for some 45 years , I write to you re the supplementary application :

**APPLICATION ID :26010577-VARIATION TO DEVELOPMENT AUTHORISATION 24019287-
BUCKINGHAM ARMS-**

Citify (Buckingham Arms Development Pty Ltd), the developer of the Buckingham Arms site in Gilberton is seeking a variation to its approved development for the site¹. This is the 3rd time we have appeared before you seeking a realistic proposal for the Buckingham Arms site.

The approved development was considered by the Panel in January 2025. This variation now seeks to abandon the approved plans for serviced hotel rooms on Levels 1 and 2, converting them for a short period to 'affordable housing' apartments after which they revert to on-market pricing.

In addition, ceiling heights in some apartments have been increased which results in the ten-story building further exceeding the maximum height permitted in the zone.

I am concerned about the creep in height that appears to be taking place particularly as the previous submissions to SCAP from architects and planners and indeed from the Government Architect indicated the floor to floor heights were not adequate to provide for services.

In respect of height, the Urban Corridor Living zone amendment for the site envisaged development of medium density of 4-6 storeys and 24.5m height.

The fundamental reasons Citify was granted a full 30% height increase which the developer stated could accommodate ten-stories are now being questioned. The community benefit appears to be being

¹ See

https://plan.sa.gov.au/have_your_say/notified_developments/current_notified_developments/submission?aid=13051

Variation to authorised development no. 24029287 for reconfiguration of residential apartments, removal of serviced apartments and associated internal changes to provide additional residential apartments, external changes to form and materials, addition of privacy screening details and removal of one terrace dwelling

eroded by these latest variations. The proposal now before you must now be seen as HIGH DENSITY, not medium density.

The Planning and Design Code lists community benefit in terms of the following:

PO 5.1 ...broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features.

While 'affordable housing' targets are being given lip service, and the heritage building is still being slated for retention and redevelopment, the community services appear to be limited to some cafes/restaurants. The approved plans originally had serviced apartments, a cinema, gym, swimming pool and other facilities such as a private function room.

The proposed plans now indicate apartments are all residential with space allocated only for a gym and swimming pool. However, it is unclear whether these services will be open to the community to use or will just be for residents. What are the community services being offered to the community beyond the cafes and restaurants?

The proposed change in usage from hotel rooms to residential apartments will also bring significant increase in intensity resulting in more vehicular traffic movements to an already congested intersection as the proposed new residents are more likely to be owner occupiers with motor vehicles rather than hotel guests who would be less likely to be car owners.

The original proposal refused by SCAP in March 2024 and the one subsequently agreed to by SCAP in January 2025 did not envisage this level of ownership characteristic despite local residents' extensive submissions on this point. The new apartment mix is based on yet another promise with no details of any contractual arrangements with Housing Australia Future Fund or a community housing provider.

The argument for these amendments being made in the new planning report is that the project is not feasible as originally approved and the variations proposed are aimed at improving its financial feasibility. It may be inferred that Citify has not done the basic homework required in developing their approved proposal.

The proposal must be thoroughly interrogated by the Panel on Citify's intentions inferred in the proposed amendments.

I encourage SCAP to send Citify back to the drawing board to make further changes to improve community benefit and comply with the maximum height. I would like to see the height reduced and scale reduced to medium density as was envisaged in the Urban Corridor (living) zone.

Of concern also to the community is that work has commenced on site through staged approvals with a recent update of the Plan SA Development Register indicating a change from 4 Stages to 6 Stages without any indication of what is approved in each Stage until that Stage commences.

The residents and owners of units of Buckingham Close, a single-story development adjacent the site on Walkerville Terrace are already experiencing significant impacts of vibrations and dust through on-site piling works and truck movements into and out of the site. I am concerned that the ongoing works during construction and the associated vehicle movements which have impacts that have already been reported will continue to be an issue for the next two years.

A SCAP decision must be cognisant of the impact that these processes have on the Council and residents particularly as these matters were first put before you in March 2024.

There needs to be an obligation placed on Citify to prepare and release a Construction Environmental Management Plan to assuage community fears. This needs to be supplemented by a Parking and Vehicular Management Plan given the impacts that nearby residents are having to contend with even at the moment. **This is particularly so given that the development sits in a low rise, low intensity suburban environment and the residents' views should be respected.**

The local community deserves better from both SCAP and the developer than what has been demonstrated so far through this process.

I seek the opportunity to appear before the Panel in support of my submission.

Yours sincerely

Mike Duigan

37 Walkerville Terrace, Gilberton

M: 0459506281

mikeduigan19@gmail.com

Representations

Representor 26 - Andrew Stoler

Name	Andrew Stoler
Address	53 NORTHCOTE TERRACE MEDINDIE SA, 5081 Australia
Submission Date	12/05/2026 10:08 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Refer to attached submission	

Attached Documents

Representation-AndrewStoler-14287399.pdf

Scholes, Benjamin (DHUD)

From: DHUD:SPC Applications
Sent: Monday, 11 May 2026 9:47 AM
To: Scholes, Benjamin (DHUD)
Subject: FW: Buckingham Development Variation Opposition
Attachments: 10 May 2026 Memo.docx

OFFICIAL

Good morning Ben

Please see attached letter regarding (I think) DA 26010577.

Kind regards

State Planning Commission – Applications

Planning and Land Use Services

Department for Housing and Urban Development

T 1800 752 664 • E spcapplications@sa.gov.au

Level 10, 83 Pirie Street, Adelaide SA 5000 • PO Box 1815, Adelaide SA 5001



The Department for Housing and Urban Development acknowledges First Nation people as the Traditional Owners of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.

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From: Andrew Stoler <andrewlstoler@gmail.com>

Sent: Sunday, 10 May 2026 4:31 PM

To: SA Planning Commission <sapanningcommission@sa.gov.au>; DHUD:SPC Applications <spcapplications@sa.gov.au>; Adelaide EO <adelaide@parliament.sa.gov.au>; contact@walkervilleresidents.org; Melissa Jones <mjones@walkerville.sa.gov.au>

Subject: Buckingham Development Variation Opposition

You don't often get email from andrewlstoler@gmail.com. [Learn why this is important](#)

Please see attached memorandum detailing our opposition to the latest variation to the Buckingham Development project.

Andrew Stoler & Christine Elstob

--

Andrew L. Stoler
53 Northcote Terrace

Medindie, SA 5081
Australia
Tel: +61 8 8344 3528
Mob: +61 412 586 063

10 May 2026

MEMORANDUM

TO: State Commission Assessment Panel (SCAP)

CC: Walkerville Residents Association
Walkerville Mayor Melissa Jones
Lucy Hood MP

FROM: Andrew Stoler & Christine Elstob

SUBJECT: Opposition to Latest Variation to Buckingham Development

Citify are back again for another bite at the apple. Since the start of this unwelcome project, the developers have revised and revised their plans in ways that are designed to make an already unsuitable blot on our landscape more and more unsuitable. We suspect it was always in the Citify gameplan to squeeze the highest density development into this site and to do so by gradually changing the proposal even once construction had begun. We join many others in our neighbourhood in urging SCAP to reject Citify's latest proposed variation to the Buckingham development.

The Reasons for Our Opposition:

We strongly oppose the proposed replacement of 57 serviced apartments with 55 residential apartments. Not only would this make an already crowded high density development more dense but it would also be certain to increase traffic and parking congestion in an area where traffic is already difficult to manage.

Evidently, certain community services originally proposed are now being removed from the development plan. Walkerville is a low-density, low-rise suburb of primarily family homes. This development will negatively impact the character of our community and it was expected that the impact would be mitigated by the services to be provided by the project. This seems now to not be the case.

Whatever SCAP's decision on the current variation request, it seems to us that Citify is likely to come back for another bite at the apple. Enough is enough.

Andrew Stoler & Christine Elstob
53 Northcote Terrace
Medindie

Representations

Representor 27 - James Forbes

Name	James Forbes
Address	35 HAWKERS ROAD MEDINDIE SA, 5081 Australia
Submission Date	12/05/2026 10:13 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Refer to attached submission	

Attached Documents

Representation-JamesForbes-14287526.pdf

Scholes, Benjamin (DHUD)

From: DHUD:SPC Applications
Sent: Monday, 11 May 2026 2:54 PM
To: Scholes, Benjamin (DHUD)
Subject: FW: REPRESENTATION ON APPLICATION 26010577 - 1 WALKERVILLE TCE GILBERTON SA 5081 Subject Land:
Attachments: Representation-on-Application-Version-4.pdf

OFFICIAL

Hello Ben

Please see attached representation.

Kind regards

State Planning Commission – Applications

Planning and Land Use Services

Department for Housing and Urban Development

T 1800 752 664 • E spcapplications@sa.gov.au

Level 10, 83 Pirie Street, Adelaide SA 5000 • PO Box 1815, Adelaide SA 5001



The Department for Housing and Urban Development acknowledges First Nation people as the Traditional Owners of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.

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From: James Forbes <jforbes@acifund.com.au>

Sent: Monday, 11 May 2026 1:54 PM

To: DHUD:SPC Applications <spcapplications@sa.gov.au>

Subject: REPRESENTATION ON APPLICATION 26010577 - 1 WALKERVILLE TCE GILBERTON SA 5081 Subject Land:

You don't often get email from jforbes@acifund.com.au. [Learn why this is important](#)

Hi,

Please find attached my REPRESENTATION ON APPLICATION 26010577.

Regards

James Forbes
Managing Partner

Tel: +61-1300 008 882 Mobile: +61-411 246 842

Level 13 Freshwater Place, 2 Southbank Blvd,
Southbank, VIC 3006, Australia



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REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Buckingham Arms Development Pty Ltd
Development Number:	26010577
Nature of Development:	reconfiguration of residential apartments, removal of serviced apartments and associated internal changes to provide additional residential apartments
Zone/Sub-zone/Overlay:	Click here to enter text. [zone/sub-zone/overlay of subject land]
Subject Land:	1 WALKERVILLE TCE GILBERTON SA 5081
Contact Officer:	State Planning Commission
Phone Number:	+611800752664
Close Date:	14 May 2026

My name*: James Forbes	My phone number: 0411 246 842
My postal address*: 35 Hawkers Road, MEDINDIE SA 5081	My email: jforbes@acifund.com.au

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development
	<input type="checkbox"/> I support the development with some concerns
	<input checked="" type="checkbox"/> I oppose the development

I understand the original development application for 1 WALKERVILLE TCE GILBERTON SA 5081 was refused by SCAP on grounds including overdevelopment, heritage and design issues.

The development design was modified taking into consideration the grounds the first design was rejected and subsequently approved.

It would then be a reasonable expectation that the project would continue and be based on the approved design. Any minor variations to the design would be considered as a variation and be reviewed accordingly.

It is my conclusion that the variation now submitted is far from a minor variation and would go to significantly increasing the density of the development with an increase in dwellings by 55. Despite the proposal of increased dwellings, only an additional 8 off-street car parks are proposed.

I consider that the increase in dwellings by 55 would constitute overdevelopment of the site. Further, by not providing off-street parking equal to any increase in dwellings would put unreasonable pressure on the roadways adjacent to the development including Walkerville Terrace, Northcote Terrace, Hawkers Road, Robe Terrace, etc.

On the grounds of overdevelopment and lack of off-street parking Variation 26010577 should be REJECTED



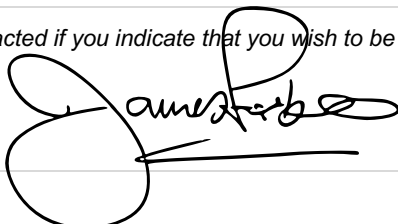
[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
 - [Click here to enter text.](#) *[list any accepted or deemed-to-satisfy elements of the development].*

I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature:  Date: 11 May 2026

Return Address: [Click here to enter text.](#) *[relevant authority postal address]* or

Email: [Click here to enter text.](#) *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 28 - John Stewart-Crompton

Name	John Stewart-Crompton
Address	28 Beatrice Street PROSPECT SA, 5082 Australia
Submission Date	12/05/2026 12:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

• Proposed height increase is not acceptable, the building is already completely out of scale with the existing domestic street scape. • The increase of dwellings by 55 in lieu of serviced apartments is unacceptable as it will impact on amenity and residential quality of life and put pressure on essential infrastructure. The noise levels will be higher and the increase will cause further disruption to the adjoining areas. • Proposed 8 additional carparks for increase of 55 dwellings is not adequate. • A sound problem is apparent with work now underway. When workers were erecting crane on site their conversation could be heard at 4 Park Terrace with a 7YO replying from the garden. Possible natural amphitheatre? • Electric car fire hazard should be reviewed in consultation with fire service. Luton carpark fire could not be put out.

Attached Documents

Representations

Representor 29 - Christine Marwe

Name	Christine Marwe
Address	3 Frederick Street GILBERTON SA, 5081 Australia
Submission Date	12/05/2026 04:59 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

Changing 55 serviced apartments to residential with only 8 additional car parks immediately impacts the number of on site car parks required. Serviced apartments only required 1 per apartment, permanent dwellings will create a need for at least 2 per apartment in most cases added to this is parking for visitors & given where the site is situated there is very little if any on street parking nearby. 55 more permanent residential apartments would increase the number of motor vehicles entering in & out, dramatically impacting traffic flow along Walkerville Tce. & Northcote Tce & exacerbate congestion at an already busy intersection. Reason for variation by Citify is supposedly to create supported/ affordable accommodation & thus be eligible for CHP government funding. As part of a resident's group with regard to the very serious issues around clients of the South Aust Housing Trust complexes of Bentzen Court, Mellor Court & Elliott Lodge we are rightly concerned about more public/supported accommodation in the area & the problems that it brings. Given that this complex was originally advertised as luxury living I fail to see how this variation would be feasible except to access government funding.

Attached Documents

Representations

Representor 30 - Cathryn Hamilton

Name	Cathryn Hamilton
Address	4 Gilbert Street GILBERTON SA, 5081 Australia
Submission Date	12/05/2026 06:00 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons See appended document	

Attached Documents

260512-Submission-from-Cathryn-Hamilton-1610973.pdf

To Members of the State Commission Assessment Panel

12 May 2026

Submission from Dr Cathryn Hamilton, *BAppSc, GradCertMgt, M Urb Reg Planning, PhD*

Local resident - 4 Gilbert Street, Gilberton SA 5081

Buckingham Arms Development

Application ID: 26010577

Comprising:

Variation to authorised development no. 24029287 for reconfiguration of residential apartments, removal of serviced apartments and associated internal changes to provide additional residential apartments, external changes to form and materials, addition of privacy screening details and removal of one terrace dwelling

Introductory Comments:

It is clear that since the approval by SCAP in January 2025 of the second 10 storey development, the proponent has continued to amend the design, including changes to the basement levels approved in April 2026, and now proposes changes that will alter how the development will operate in practice. The change of land use to remove serviced apartments and redesigning the development to increase residential apartments raises some serious concerns.

These concerns relate to increased intensity of residential dwellings on the site, the inadequacy of private and communal open space for residential dwellings, the impacts of increased traffic using local streets such as Buckingham Street, Gilbert Street and Matilda Street in Gilberton, the likelihood that insufficient car parking spaces will be provided for residents, an oversupply of NDIS apartments, and a seeming reliance on HAFF funding and NDIS recipients to enable the project to be viable. I also have serious concern about the staged approvals taking place for this project and whether there has been a reassessment of NatHERS ratings and sustainability objectives in what is now proposed.

My concerns are detailed below:

Intensity of residential dwellings

On an isolated site that comprises the totality of a zone that abuts low density development – Buckingham Close units are single story as are most dwellings in the neighbourhood - the proposal to increase the number of residential apartments from 130 to 185 is an increase in intensity of residential dwellings of 42.3%. The development approved by SCAP in January 2025, to which I objected at the time, was already a high-density development in a zone that envisaged medium-density development. As a local resident, I have now voiced my concerns three times about the density proposed on an individual site that is not part of a precinct. Peter Newman from Curtin University and Ray Wills from the University of Western Australia have published a paper looking at good density and bad density¹. They state the following:

First, good density is very clearly place-specific, but it is not mysterious. Where we combine higher-rise or mid-rise buildings with excellent public transport, walkable streets, trees, daylight, mixed uses and social infrastructure, communities tend to value the result. Where we drop a tower into a car-dominated void with minimal thought for the ground plane, or jam apartments along arterials that function as mini-freeways, we invite backlash and entrench myths that “high-rise never works”.

Second, the real choice is not between density and no density; it is between smart, transit-supported, precinct-scale density and chaotic, unplanned density plus ongoing sprawl.

¹ Newman, P and Wills, R 2026. Transforming transport need density and infrastructure, Part 2 Infrastructure. *The Fifth Estate*, 7 May 2026, viewed at [Transforming transport need density and infrastructure, Part 2 Infrastructure | Housing | The Fifth Estate](#)

The former can deliver much lower emissions, lower lifetime infrastructure costs and more affordable access to jobs and services. The latter gives us the worst of both worlds: congested suburbs and angry communities who quite rightly feel they are getting all of the impacts and few of the benefits.

The impacts of any increase in intensity of residential dwellings on this site could be described as chaotic unplanned density and should be thoroughly reassessed by SCAP. The impacts will be felt in the local area and the benefits will be few. It is no wonder that residents are concerned and some are angry.

Inadequate communal and private open space for residents

As was the case in the original proposal that was refused by SCAP in March 2024, the scale of the tower development component and the coverage of the site with underground car-parking, shows the lack of space for deep root plantings and hence the areas of open space suitable for trees and shade that residents can enjoy. With a 42% increase in residential dwellings now proposed, the space provided does not in my opinion appear to be high quality. While the plans provided show some communal open space on Level 2, this area does not appear to be provided with adequate shade or amenity. I also have concerns about the area of private open space provided on balconies. While serviced apartments originally proposed may not have needed private open space via a balcony, a residential apartment should be given an area that can actually be used. Is 4 square metres of balcony adequate and usable? The report by Paul Davy, dSquared for the previous design included the statement of commitment:

All apartments include a balcony at least 2.6m deep to allow outdoor access under poor weather conditions.

Has this commitment been met?

A reduction in community services

In addition to the lack of communal and private open space for residents, some of the services being afforded residents and occupants of the apartments in the SCAP approved development are now proposed to be removed in this version. I personally know people who have signed up for an apartment, and it has become clear that the developer has been conducting pre-sales on the proposed apartment layout not on the layout approved by SCAP in January 2025. Hence, it could be inferred that these community services were sweeteners to gain an increase in height but were then removed. Does SCAP have any authority to respond to developers gaining benefit from including community services and then removing them through variations such as those being proposed?

Traffic impacts

As I have voiced in my previous submissions, the off-site traffic impacts will be greater than predicted in the traffic and parking document. The construction phase has already had local traffic impacts and as the project progresses, will require traffic and lane restrictions. It is expected that these impacts will be experienced for at least two years. During this time more traffic will seek to avoid Walkerville Terrace and will likely use other streets such as Tyne Street, Gilbert Street and Matilda Street to access Park Terrace/Mann Road. This rat running matter has not been adequately dealt with in the traffic report. These streets are narrow and their capacity to handle the designated traffic volumes is not comparable to wider streets such as Edwin Terrace in upper Gilberton. A site visit would lead to a better understanding of the limitations of these streets to handle increased traffic through rat running. Once such habits are established, they are likely to continue, particularly during peak congestion on Walkerville Terrace in the mornings.

As one of the local residents likely to be affected by increased rat running of through traffic seeking to avoid Walkerville Terrace and the major intersection, I am concerned that we will have our amenity impacted by this development and safety could be compromised. In this respect, the Levels to City bikeway uses Gilbert Street, so an increase in rat running, with commuters often in a hurry, may increase the risk of conflicts between bikes and cars.

Inadequate car-parking spaces on site

The traffic and parking report does not adequately address the likely demand for car parking on site and the flow on impacts on the local streets. The metric in theory provides the number of car parking spaces required. If the rounding up of any fraction is applied such as a 1 bedroom apartment having one park allocated rather than

a fraction (0.75), then the car parking surplus which is minimal is soon exhausted. This is particularly so as only 251 car park spaces are numbered on the plans in the traffic and parking document with the metrics requiring 245 car parks using fractions.

Pre-sales advertising appears to be allocating car park spaces with 1 space per 2 br apartment. A couple I know have signed up for a 3 bedroom apartment with 2 car park spaces. Is it first come first served or will car park spaces be auctioned rather than allocated? I predict that there is insufficient on-site parking to cater for expected demand now that the serviced apartments are proposed to be converted to residential apartments.

To illustrate a scenario, if the affordable housing (mainly 1 br) is for key workers then it should be expected that each key worker may require transport to their place of work and likely would have their own vehicle. It cannot be assumed that all people living in affordable housing options will be public transport users. Shift workers may not have sufficient public transport options to be able to forego owning a car. More study of the housing mix and resident mix anticipated should be undertaken to ascertain actual car park demand.

Electric vehicle charging on site

Another matter that seems to be ignored in the amended plans proposed is the location of EV charging points.

The dSquared report states:

EV charging stations will be provided for at least 5% of the total non-residential carparking spaces in the development. Electrical infrastructure will be designed to be ready for the installation of additional EV charging stations in future to all car park spaces, on a resident opt-in basis.

A demand management and control system will be provided as part of the initial development, allowing the EV charging demand to be managed from the outset.

Is this commitment being delivered in the revised carpark? Are each of the parking bays able to be allocated a charging point? That is not clear. With most vehicles sold likely to be electric after 2030, the apartments should be considering this aspect of design and ensuring that provision is made for charging of electric vehicles.

Reliance on HAFF Funding for affordable Housing and Evidence of formal agreement and commitment to provide Affordable Housing

As a board member of a community housing provider (CHP), I am familiar with the Federal Government's HAFF scheme. From my knowledge, the most recent information provided to CHPs by SAHT is that Housing Australia has a preference for funding social housing rather than affordable housing. Is the partnership with a CHP that relies on HAFF funding actually going to deliver affordable housing? Is there a formal agreement in place to deliver affordable housing? The **Conditions imposed by Minister responsible for the administration of the South Australian Housing Trust Act 1995 under Section 122 of the Act** includes:

Condition 12

The applicant must provide a minimum of 15% as 'affordable housing' of all dwellings in accordance with the criteria determined by the Government Gazette 2 May 2024 under regulation 4 of the South Australian Housing Trust Regulations 2010 (or any updates) and Affordable Housing Plan dated 25 September 2024. The applicant has committed to entering into an Affordable Housing Land Management Agreement that will be registered on the Title of the land within 10 working days of purchase and settlement on the land from the current landowner.

Has this condition been met?

Re-Assessment of NatHERS rating for sustainability

The original apartment design had the following commitment (from Paul Davy, Dsquared):

The apartments will be designed to achieve a 7.7 Star NatHERS rating average, demonstrating a 20% improvement over the NCC/BCA average requirement of 6 Star average.

60% of the apartments will be designed to achieve an 8 Star NatHERS rating.

Have the redesigned plans been reassessed and does this commitment still stand?

Design of NDIS apartments

The standard from NDIS for Supported Disability Accommodation (SDA) dwellings clearly shows the need to provide shower spaces that occupy a corner open on two sides and not have three sides. The 1 br apartments proposed on Levels 7 and 8 allocated as NDIS do not comply with these SDA standards for design. In addition, it is my understanding that NDIS recipients are not taking up existing apartments designed to SDA standard in Adelaide. There are apartments built to SDA standard in Kent Town that have not been able to be let for more than 12 months due to the lack of demand. While I understand that SCAP are not able to make decisions based on such matters, the inclusion of NDIS apartments as a community benefit may not have been adequately researched and regardless of a letter of support from Just SDA, there is no guarantee that an investor will have a return through NDIS funding.

Staged approvals

Finally, I am concerned that this development is being changed incrementally, and that at each stage of approvals, more changes are being made and proposed. This incremental creep erodes the trust that residents have that the planning system can protect the public interest. So far there have been 4 stages approved with the planning portal showing another 2 stages, one of which (Stage 5) has received building consent although who knows which set of plans has actually been approved? More information needs to be provided now about changes proposed and or approved in each of these stages. As a person who has a degree in urban planning and has lectured in urban planning at undergraduate and masters levels, it was clear to me that this development was either ill-conceived from the start or was never intentionally going to deliver what was originally approved. It is no wonder the local community are outraged by changes the developer has been making and have lost faith in the current planning system to protect the public interest.

Recommendation:

I would urge SCAP to refuse the increase in intensity of residential apartments in this location and take the opportunity to demand a reassessment of the community benefit actually proposed to be delivered in the development and the commitments made in the sustainability report.

I intend to appear personally to speak to my submission.

Representations

Representor 31 - Georgina Clarke

Name	Georgina Clarke
Address	39 Margaret Street WALKERVILLE SA, 5081 Australia
Submission Date	12/05/2026 06:54 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I strongly object to this application and urge that planning consent be denied. The proposal to add a further 55 dwellings while only increasing off-street parking by 8 spaces is entirely unreasonable and demonstrates a clear disconnect between the scale of the development and the supporting infrastructure required to accommodate it. The existing approved development already places significant pressure on local infrastructure, traffic movement, parking availability, and residential amenity. Increasing the number of dwellings by such a substantial amount will inevitably worsen these impacts. Walkerville Terrace, Park Road, Melbourne Street, and surrounding arterial and local roads already experience congestion and traffic pressure. The additional vehicle movements generated by another 55 dwellings will further burden intersections, increase traffic delays, reduce road safety, and negatively affect the amenity of surrounding residents. The proposed parking provision is clearly inadequate. It is unrealistic to expect only 8 additional off street parking spaces to service 55 extra dwellings. This shortfall will inevitably result in overflow parking throughout surrounding residential streets, placing further strain on local residents and public parking availability. There also appears to be insufficient supporting infrastructure to justify this increase in density, including road capacity, parking, traffic management, and broader community infrastructure. The proposal represents overdevelopment of the site and is inconsistent with orderly and sustainable planning principles. Approval of the original development should not create an automatic entitlement for the developer to continually intensify the site beyond what was initially assessed and considered acceptable. For these reasons, I request that the proposed amendment be refused.

Attached Documents

Representations

Representor 32 - Llewellyn Jones

Name	Llewellyn Jones
Address	1 Cluny Avenue WALKERVILLE SA, 5081 Australia
Submission Date	13/05/2026 06:45 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I believe planning consent should be refused as: - the location of such a large development will make an already difficult to navigate intersection even more difficult - there aren't enough parking spaces allocated. If there have been representations from the developer that not all tenants will have a car they are not grounded in reality. People may not use a car every day given the proximity to the city and public transport available, but they will still have a car and that will mean they need even more parking time when they are not using their car(s) - the approach to this development appears to have been a trojan horse, Get the development approved under the guise of a smaller development and then make amendments. The approval should be considered as if it was a fresh development.

Attached Documents

Representations

Representor 33 - Christine Zablocki

Name	Christine Zablocki
Address	4 Park Tce GILBERTON SA, 5081 Australia
Submission Date	13/05/2026 01:55 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I believe planning consent should be refused for the below reasons. 1) The increase in building height is not acceptable. The building is already too high in context to surrounding domestic scale, heritage and street scape 2) The removal of serviced apartments and additional 55 dwellings is not acceptable with only the increase of 8 off street carparks. Walkerville terrace street parking is at capacity just with the building site workers cars. It's dangerous trying to get out of the side streets onto Walkerville terrace due to loss of view from parked cars. 3) The additional dwellings will affect amenity and residential quality of life due to the change putting pressure on essential infrastructure and increasing disruption to adjoining neighbours due to higher noise level, privacy and traffic flow trying to enter and leave the site. On an already dangerous street corner. 4) Noise and privacy when the crane was being erected there was a sound problem. The workers constructing the crane could be clearly heard talking when up in the air from 4 park Tce, Gilberton. My 6 year was speaking and waving to them from our backyard.

Attached Documents

Representations

Representor 34 - Emily McVeigh

Name	Emily McVeigh
Address	10 Matilda Street GILBERTON SA, 5081 Australia
Submission Date	13/05/2026 09:15 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

I support the development as I think it will support small businesses in Walkerville and North Adelaide. However, as a resident I am concerned about on street parking so do not support any additional residences to what is already approved. I also believe the services apartments would be better than more residential rooms to support local tourism and limit on street parking (e.g. less likely to have someone with two cars occupying the apartment). We can see the crane directly from our house so it's important to ensure views from upper stories do not look into neighbours yards to ensure privacy.

Attached Documents

Representations

Representor 35 - The Corpotaion of Town of Walkerville

Name	The Corpotaion of Town of Walkerville
Address	66 Walkerville Terrace GILBERTON SA, 5081 Australia
Submission Date	14/05/2026 09:18 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons refer to attachment	

Attached Documents

Council-Response.26010577-1611430.pdf



MAYOR OF THE TOWN OF WALKERVILLE

File number: OLT202679856
Please quote ref: 40.66.5.1
Contact officer: Governance Officer (EA), Emma Spencer

14 May 2026

State Commission Assessment Panel
83 Pirie Street
Adelaide SA 5000

Via: PLAN SA Online Portal

Dear Presiding Member

**Re: Application 2610577 – Public Notification Representation
Variation to Authorised Development No. 24029287 - Reconfiguration of residential apartments,
removal of serviced apartments and associated internal changes to provide additional
residential apartments, external changes to form and materials, addition of privacy screening
details, and removal of one terrace dwelling at 1 WALKERVILLE TCE GILBERTON SA 5081**

The Corporation of the Town of Walkerville (**the Council**) wishes to reaffirm its previous opposition to the original application, Development Application No. 24029287. Notwithstanding the determination of the State Commission Assessment Panel in relation to that application, Council remains of the view that the development:

- Exceeds the envisaged building height for the zone, as the proposed development is considered high-rise rather than medium-rise;
- Proposes high-density housing where the zone envisages medium-density housing;
- Proposes an extent of non-residential floor space that exceeds what can reasonably be expected as small to medium-scale within the zone;
- Proposes a significant retail component that has the potential to diminish the role of the Walkerville Suburban Activity Centre;
- Fails to provide sufficient broader community benefit to warrant the application of the benefits sought by the Significant Development Site assessment provisions; and
- Proposes a building height, scale and mass that is inconsistent with adjoining residential development in the Adjacent Neighbourhood Zone to the south of Walkerville Terrace, and does not provide for an orderly transition of built form between zones.

Notwithstanding the above, Council recognises that the current application represents a variation to the previous authorisation. Accordingly, section 128 of the *Planning, Development and Infrastructure Act*

The Corporation of the Town of Walkerville

PO Box 55 Walkerville SA 5081 Telephone (08) 8342 7100 Email walkerville@walkerville.sa.gov.au

ABN 49 190 949 882

2016 limits any assessment to the extent of the proposed variation, and does not extend to consideration of other elements or aspects of the approved development or authorisation.

Council has identified that the proposed amendments are not sufficiently in accordance with the relevant provision of the Planning and Design Code, and accordingly lodges this representation under section 107 (3)(b) of the *Planning, Development and Infrastructure Act 2016*.

In accordance with Regulation 50 subclause (5) of the Planning Development and Infrastructure (General) Regulations, Council advises that it seeks the opportunity for its representative to appear personally before the State Commission Assessment Panel and be heard in support of this representation.

The Council, in forming its view, has reviewed the proposed variation and considered the development and variation together in the context of the site and against the relevant provisions of the Planning and Design Code (**the Code**), concluding that the proposed variations:

1. undermine the original approval; and
2. introduce design elements that are inconsistent with the Code.

Council below identifies specific elements that it does not support.

The Council wishes to highlight to the SCAP its concerns in respect to the failure of the applicant to enter into an appropriate agreement to secure affordable housing on the subject land, in accordance with a condition of the original approval. This failure undermines the underlying justification for the building's original height, bulk and scale on a Significant Development Site, in accordance with Performance Outcome (PO) 5.1.

This matter is exacerbated by the proposed variation, which further increases the number of dwellings on the site, without an Affordable Housing Land Management Agreement yet having been entered into by the developer.

PO 5.1 provides the opportunity for increased development yield provided that: **broader community benefit is achieved** in terms of **design quality**, community services, **affordable housing provision**, retirement facility and supported accommodation provision, or sustainability features."

The applicant relied on the delivery of affordable housing as part of their justification for meeting the test of achieving broader community benefit.

Condition 6 of the original Consent required:

"Condition 6

*The applicant must provide a minimum of 15% as 'affordable housing' of all dwellings in accordance with the criteria determined by the Government Gazette 2 May 2024 under regulation 4 of the South Australian Housing Trust Regulations 2010 (or any updates) and Affordable Housing Plan dated 25 September 2024. **The applicant has committed to entering into an Affordable Housing Land Management Agreement that will be registered on the Title of the land within 10 working days of purchase and settlement on the land from the current landowner.**"*

A review of the relevant Certificates of Title (attached) identifies that "Citify Pty Ltd", being the original applicant, registered a caveat over the property on 2/5/2023, and that the nominated entity for the applicant "Buckingham Arms Development Pty Ltd" was registered as the owner via transfer on 11/03/2025.

The Corporation of the Town of Walkerville

PO Box 55 Walkerville SA 5081 Telephone (08) 8342 7100 Email walkerville@walkerville.sa.gov.au

ABN 49 190 949 882

There is no evidence of an Affordable Housing Land Management Agreement being registered on any of the titles relating to the subject land.

While the application continues to assert that the proposed development will deliver 32 apartments (dwellings) as affordable housing and that this will be secured through the sale of the properties to a Community Housing Provider (CHP) under the Housing Australia Futures Fund (HAFF), the applicant has not entered into a legally binding commitment to deliver this important community benefit. This benefit was relied upon for their original approval or any subsequent request for variation.

Notwithstanding, the applicant's failure to enter into the agreement in accordance with Condition 6 of the original authorisation, the amendments proposed as part of the current application seek to further increase the density of the development by increasing the total number of dwellings on the land from 130 to 185, a significant increase in 'dwelling' yield and even higher density without providing any additional broader community benefit.

In addition to the above matters, the design of the one bedroom/studio apartments on Level 1 orientates the bedroom to the outer edge of the floor plan adjacent to the windows, which provide the only source of natural light. The design also incorporates a retractable door/screen separating the living area, meals and kitchen area, restricting these spaces from receiving adequate natural light and outlook.

This layout and design is not considered to provide a reasonable level of occupant amenity, lacks functionality, and does not provide for the efficient use of the dwellings by occupants.

This design approach fails to meet PO 27.2, which seeks that, where possible, dwellings are designed to provide outlook from main living areas to private open space. The separation of the living room from the balcony by the intervening bedroom and sliding door/wall does not provide for a reasonable outlook from the living room and is a poor design outcome that does not meet expected occupant amenity or meet a reasonable level of "Design quality" expected to justify an increase in dwelling yield in accordance with PO 5.1.

Council therefore submits that the variation application is not sufficiently in accordance with the Code to warrant approval and accordingly should be refused by the State Commission Assessment Panel for the following reasons:

- The proposed amendments further increase dwelling density on the subject land, contrary to Desired Outcome DO1 for the Urban Corridor (Living) Zone, in that the development proposes high-density housing (significantly exceeding 70 dwellings per hectare) in a high-rise building (exceeding seven building levels);
- The applicant has failed to enter into an agreement to provide for and deliver "Affordable Housing" as part of the application and accordingly has not demonstrated "broader community benefit" in order to justify an increased yield in accordance with PO 5.1; and
- The design of the proposed one-bedroom/studio dwellings on Level 1 does not demonstrate "high quality design" or "design quality". Accordingly, it does not satisfy Design in Urban Areas PO 27.2 or Zone PO 5.1.

Yours sincerely,



Melissa Jones

Mayor of Walkerville

The Corporation of the Town of Walkerville

PO Box 55 Walkerville SA 5081 Telephone (08) 8342 7100 Email walkerville@walkerville.sa.gov.au

ABN 49 190 949 882

Certificate of Title

Title Reference: CT 5611/691
Status: CURRENT
Parent Title(s): CT 3030/182
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 06/01/1999
Edition: 6

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
23/04/2026	28/04/2026	14771289	MORTGAGE	REGISTERED	ALCEON FINANCE NO.2 PTY. LTD. (ACN: 681 156 258)
11/02/2026	16/02/2026	14721155	MORTGAGE	REGISTERED	ALCEON FINANCE NO.1 PTY. LTD. (ACN: 681 156 203)
11/02/2026	16/02/2026	14721154	DISCHARGE OF MORTGAGE	REGISTERED	14476208
05/03/2025	11/03/2025	14476208	MORTGAGE	REGISTERED	ARK CAPITAL FUNDS LTD. (ACN: 604 775 573)
05/03/2025	11/03/2025	14476204	TRANSFER	REGISTERED	BUCKINGHAM ARMS DEVELOPMENT PTY. LTD. (ACN: 670 421 306)
05/03/2025	11/03/2025	14476202	WITHDRAWAL OF CAVEAT	REGISTERED	14284828
29/05/2024	04/06/2024	14284828	CAVEAT	REGISTERED	CITIFY PTY. LTD. (ACN: 615 991 716)
29/05/2024	04/06/2024	14284822	WITHDRAWAL OF CAVEAT	REGISTERED	14026662
05/12/2023	08/12/2023	14175835	DISCHARGE OF MORTGAGE	REGISTERED	13366503
02/05/2023	05/05/2023	14026662	CAVEAT	REGISTERED	CITIFY PTY. LTD. (ACN: 615 991 716)
07/09/2020	10/09/2020	13366503	MORTGAGE (CHANGE OF PROPRIETOR NAME)	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141), New Proprietor Name: PIERCE MATTHEWS PTY. LTD. (ACN: 007 535 748)
07/09/2020	10/09/2020	13366492	DISCHARGE OF MORTGAGE	REGISTERED	7773916
16/08/1994	29/08/1994	7773916	MORTGAGE	REGISTERED	

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6290 Folio 992

Parent Title(s) CT 5952/326, CT 6290/990, CT 6290/991
Creating Dealing(s) VE 14111493
Title Issued 03/10/2023 **Edition** 5 **Edition Issued** 16/02/2026

Estate Type

FEE SIMPLE

Registered Proprietor

BUCKINGHAM ARMS DEVELOPMENT PTY. LTD. (ACN: 670 421 306)
OF 28 DEQUETTEVILLE TERRACE KENT TOWN SA 5067

Description of Land

ALLOTMENT COMPRISING PIECES 58 AND 59 FILED PLAN 137109
IN THE AREA NAMED GILBERTON
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14721155	MORTGAGE TO ALCEON FINANCE NO.1 PTY. LTD. (ACN: 681 156 203)
14771289	MORTGAGE TO ALCEON FINANCE NO.2 PTY. LTD. (ACN: 681 156 258)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

APPROVED FX258444

Administrative Interests NIL

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5611 Folio 691

Parent Title(s) CT 3030/182
Creating Dealing(s) CONVERTED TITLE
Title Issued 06/01/1999 Edition 6 Edition Issued 16/02/2026

Estate Type

FEE SIMPLE

Registered Proprietor

BUCKINGHAM ARMS DEVELOPMENT PTY. LTD. (ACN: 670 421 306)
OF 28 DEQUETTEVILLE TERRACE KENT TOWN SA 5067

Description of Land

ALLOTMENTS 1 AND 2 DEPOSITED PLAN 1458
IN THE AREA NAMED GILBERTON
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14721155	MORTGAGE TO ALCEON FINANCE NO.1 PTY. LTD. (ACN: 681 156 203)
14771289	MORTGAGE TO ALCEON FINANCE NO.2 PTY. LTD. (ACN: 681 156 258)

Notations

Dealings Affecting Title NIL

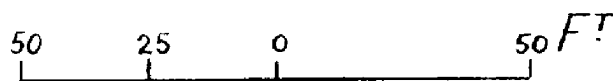
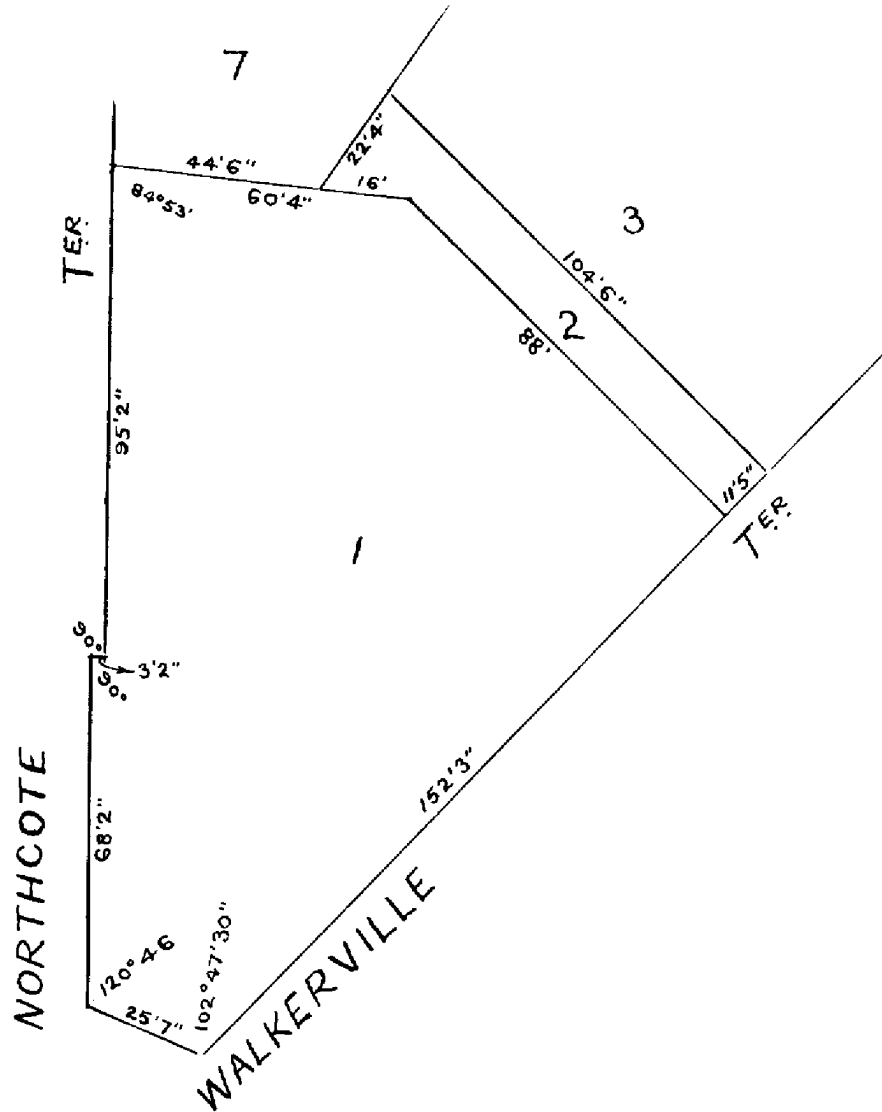
Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

APPROVED FX258444

Administrative Interests NIL



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

Representations

Representor 36 - Vanessa Perry

Name	Vanessa Perry
Address	9 Garnet Street GILBERTON SA, 5081 Australia
Submission Date	14/05/2026 11:32 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons See attached	

Attached Documents

Representation-variation-application-1611485.pdf

14 May 2026

Presiding Member
State Commission Assessment Panel
83 Pirie Street
ADELAIDE SA 5000

Dear Presiding Member

**Representation: Variation to Application No. 24029287
1 Walkerville Terrace, Gilberton**

I am a resident of Gilberton. I have reviewed the URPS Planning Statement dated 2 April 2026 for the “Variation to Application ID 24029287 – Buckingham Arms” and the plans and technical material it references.

I acknowledge that planning consent was granted by SCAP on 22 January 2025 for a 10-level mixed-use development comprising commercial/retail tenancies, serviced apartments, dwellings, basement car parking, rooftop solar, refurbishment of the local heritage place and removal of four significant and four regulated trees. This representation is confined to the changes now sought.

In my opinion, the variation is not minor. It materially increases residential intensity, perceptibly increases building height, modifies the external expression at podium level, and reduces the range of key communal facilities, while leaving unresolved the significant concerns previously raised in relation to built form, heritage impacts and traffic.

For the reasons below, I oppose the variation application and consider it should be refused.

1. Nature of the variation

The Applicant’s Planning Statement describes the key changes as follows:

- removal of the tourist accommodation (57 serviced apartments) and conversion of these floors to standard apartments;
- increase in apartments from 116 to 172, and reduction in terrace apartments from 14 to 13, resulting in a total of 185 dwellings (13 terraces and 172 apartments);
- reconfiguration of internal layouts throughout, including the main building core, apartment numbers and sizes;
- removal of a number of communal facilities (cinema, golf simulator, sauna, steam room, private function room and wine room), with the gym relocated and some new works on the pool deck;
- changes to external wall alignments on levels 4–7 and alterations to door, window and balcony alignments;
- replacement of sandstone plinth columns at ground level with brick to match ground floor apartments;
- increases in floor-to-floor heights and corresponding increases to overall building height, including:
 - parapet level increasing from RL 67.850 to RL 68.050;
 - building height to the top of the parapet increasing by 0.546 m (1.7%);

- height to the top of rooftop services increasing by 0.808 m (2.4%).

In my view, these changes collectively intensify the approved development and alter the balance of considerations that underpinned the initial consent. They warrant a careful, full-merits reassessment rather than being characterised as minor refinements.

A careful consideration of the applicable planning policies should result in the Panel refusing this variation application.

2. Building height, massing and transition

The subject land is in the Urban Corridor (Living) Zone, where building height is intended to be consistent with the Maximum Building Height (Levels) and (Metres) Technical and Numeric Variation layers, and to positively respond to the local context, including adjacent streets and neighbourhood-type zones.

My earlier representation demonstrated that a 10-storey form on this site already significantly exceeds the envisaged 6-storey benchmark and fails to provide an orderly transition to the Established Neighbourhood Zone directly opposite Walkerville Terrace, where a 2-storey, 9 m height limit applies and a Historic Area Overlay seeks predominantly single-storey built form. Those concerns remain unresolved notwithstanding the granting of consent.

Against that context, the variation:

- Increases the building height measured to the top of the parapet by 0.546 m (from 31.944 m to 32.49 m, a 1.7% increase).
- Increases the height to the tallest part of the building (top of rooftop services) by 0.808 m (from 33.743 m to 34.551 m, a 2.4% increase).

The Applicant suggests these increases are “minor and inconsequential” in the context of the overall development. I do not agree. Where a building already pushes well beyond the zone’s intended scale and where Performance Outcomes such as PO 3.1 and PO 4.1/4.2 require mitigation of building mass and an orderly transition to the much lower-scale residential fabric opposite, additional height at the skyline is important.

In long-range views, particularly from the five-way Park Terrace / Robe Terrace / Northcote Terrace / Walkerville Terrace intersection, an extra half-metre to the parapet and over 0.8 m to rooftop services will accentuate the dominance of the towers over the Buckingham Arms Hotel and adjacent streetscapes.

Furthermore, the schedule of amended floor levels shows increased floor-to-floor heights through the building, reinforcing its verticality: for example, Level 10 shifts from RL 67.200 to RL 67.775, and the parapet from RL 67.850 to RL 68.050. This is not a neutral change; it further entrenches a built form that is already out of scale with the surrounding established neighbourhood and heritage context.

3. Increased residential intensity, traffic and parking

The variation fundamentally changes the land-use mix. The Applicant’s Statement confirms:

- 57 serviced apartments (tourist accommodation) are removed;
- 56 additional apartments are created (net increase from 116 to 172 apartments), with terrace apartments reducing from 14 to 13;

- total yield becomes 185 dwellings (13 terraces and 172 apartments);
- at Level 1, 24 serviced apartments are replaced by 26 apartments (20 studios and 6 one-bedroom), while Level 2's 33 serviced apartments are replaced by 25 apartments;
- additional apartments are also introduced on upper levels (for example, from 21 to 22 apartments on Levels 5 and 6, and from 11 to 13 apartments on Levels 7 and 8).

The Code prescribes significantly different car parking rates for tourist accommodation (1 space per 4 bedrooms, equivalent to 0.25 spaces per room) compared with apartments (ranging from 0.25 to 1.25 spaces per dwelling depending on dwelling type). The variation replaces a relatively low-parking-demand use with a substantially higher-demand one while leaving the basement supply unchanged at 120 spaces on Level 1 and 131 spaces on Level 2 (total 251 spaces).

The Applicant relies on an updated Traffic and Parking report to assert that the development continues to provide a "surplus" of on-site parking relative to Code rates.

However, the Code rates are minima, not optima, and in my view, do not fully account for visitor parking, service vehicles, deliveries or the higher level of support worker movements likely to be associated with specialised and NDIS dwellings. In my view, the shift from serviced apartments to permanent small dwellings is likely to increase day-to-day trip generation and peak-hour movements, because permanent residents typically generate more regular commuter, school and shopping trips than short-stay visitors.

My earlier representation documented serious concerns about the capacity and safety of the surrounding road network, including:

- the proximity of the main access on Walkerville Terrace to the complex five-way intersection, with a real risk of queuing through the intersection when vehicles cannot enter the site promptly;
- the limited spare capacity in the sheltered right-turn lanes from Mann Road / Northcote Terrace into Walkerville Terrace, and the likelihood that additional site traffic would cause queues back into Mann Road;
- the risk of increased rat-running on local streets, notably Gilbert Street, which is also a designated bicycle access route, as drivers seek alternative ways to travel south to the City during peak periods.

By increasing the number of permanent dwellings while retaining the same site access arrangement and on-site parking quantum, the variation can only exacerbate those network stresses. The Traffic Generating Development Overlay seeks development that maintains the safe and efficient operation of major urban transport routes and minimises impacts on the State-maintained road network.

In my opinion, the variation does not demonstrate compliance with those objectives.

4. Internal amenity, communal facilities and qualitative design outcomes

The Applicant's Statement notes that apartments have been redesigned to meet the minimum habitable room dimensions in DPF 31.5, and that the development provides over 900 m² of communal open space at Level 1, more than four times the minimum 250 m² rate derived from Design in Urban Areas Table 2.

However, several important qualitative changes occur:

- a range of important communal facilities originally proposed at Level 2 – cinema, golf simulator, sauna, steam room, private function room and wine room – are removed; and
- the private function room is repurposed as a gym, and a freestanding patio structure is added on the pool deck.

The number of permanent dwellings increases substantially (+56 apartments) with no corresponding increase in the communal open space area; the same 900 m² must now serve more permanent residents.

PO 27.1 and PO 31.5 emphasise usable, suitable private or communal open space and functional living spaces with reasonable occupant amenity, not simply numeric compliance with minimum areas or room sizes. When a development seeks substantial uplift in height and yield, higher-than-minimum standards of communal amenity are typically expected to justify impacts. These standards would be substantially weakened if the proposed variation is approved.

The earlier assessment of the base proposal relied, in substantial part, on claims of high-quality connected open space and universally accessible pedestrian linkages in support of a height uplift under PO 5.1 / DTS/DPF 5.1. The removal of key communal facilities and the compression of residents into the same quantum of communal open space clearly weaken the public benefit and design quality case that was used to support that uplift.

In my view, the variation shifts the project from an amenity-rich mixed-use complex towards a densely populated, more conventional apartment building with minimal qualitative improvement to internal or communal amenity. This is clearly contrary to the intent of the relevant Code provisions.

In my view, a development of the height proposed could no longer be supported by the planning policy if the variation is approved.

5. Heritage interface and public realm design

The subject site directly adjoins the Buckingham Arms Hotel, a local heritage place that acts as an important entry statement at the gateway to the Town of Walkerville. The Heritage Adjacency Overlay and Local Heritage Place Overlay together seek development that maintains, rather than dominates, the heritage values and setting of such places.

The variation introduces several changes of relevance:

- replacement of sandstone block plinth columns at ground level with brickwork matching the ground floor apartments;
- alterations to external wall alignments on Levels 4–7 and to door, window and balcony locations throughout, necessary to accommodate the new apartment layouts; and
- an increase in overall building height, as discussed above.

While the Applicant maintains that external materials remain “high quality” and that changes have limited impact on the building’s appearance, it is clear the changes represent a substantial reduction in overall amenity and a cheapening of the key aesthetic of the development.

In particular, I am concerned that the sandstone plinth treatment assisted in visually differentiating the podium from the residential tower above and provided a richer, more finely

grained base that better related to the historic fabric of the Hotel and surrounding streets. Its replacement with brick matching the apartments risks visually unifying podium and tower and further diminishing the prominence of the Buckingham Arms in key views, contrary to PO 1.1 and PO 1.2 of the Local Heritage Place Overlay.

Further, the revised balcony patterns increase the perceived bulk and visual complexity of the tower backdrop, exacerbating the “visually cluttered backdrop” effect previously identified in relation to the Hotel. Key design flair and internal dwelling setback that served as justification for the initial approval is to be cast-aside in favour of a clearly inferior architectural solution.

No updated independent heritage advice is provided to demonstrate that, taken together, the increased height, revised façades and material changes maintain the heritage and cultural values of the Hotel and avoid dominating its setting, as required by the Overlay policies.

6. Affordable housing and supported accommodation

The variation is framed as enabling delivery of:

- 14 supported accommodation (NDIS) dwellings (7.5% of total yield);
- 32 affordable housing dwellings (approximately 17% of total yield);
- a total of 25% “alternative housing options” when affordable and supported dwellings are combined.

The Applicant’s Statement notes that this exceeds the 15% ambition of the Affordable Housing Overlay and that Condition 7 of DA 24029287 already requires at least 15% affordable housing secured via an Affordable Housing Land Management Agreement.

I support the provision of appropriate affordable and supported housing in this locality. However, several points are important from a planning perspective.

The 15% affordable housing obligation is already embedded in the existing consent and is to be secured by LMA. Exceeding that benchmark by a modest margin does not, in itself, justify additional height, bulk or intensity that aggravate conflicts with zone, heritage and traffic policies.

The variation statement explicitly ties design changes and removal of tourist accommodation to funding mechanics and lender requirements rather than to clearly articulated improvements in urban design or public realm outcomes. Financing considerations are understandable, but they are not matters that the Planning and Design Code asks the Panel to privilege over the core built-form, heritage and movement objectives.

Residents of affordable and supported dwellings are entitled to good amenity, outlook, access and public realm quality. Increasing yield without commensurate enhancements to communal and public open space – and in fact, a reduction in the previously approved public amenities – risks delivering poorer living conditions for those very groups the Affordable Housing Overlay is intended to support.

In short, while the social objectives are commendable, they should not be used to justify a variation that otherwise moves the development further out of alignment with key planning policy settings.

Conclusion

In my opinion, the variation sought to Application 24029287:

- intensifies an already very large and tall development on a sensitive site at the gateway to Walkerville;
- further departs from the scale and transition outcomes envisaged by the Urban Corridor (Living) Zone and adjacent Established Neighbourhood Zone, particularly in light of the Historic Area and heritage overlays;
- increases residential intensity and likely trip generation without any meaningful change to access arrangements or parking supply, in a context where traffic and parking impacts on the State-maintained road network and local streets were already of concern;
- reduces the quality and diversity of communal facilities while increasing resident numbers, thereby unacceptably weakening the design quality and community benefit case previously advanced to support height uplift;
- alters podium materiality and tower configuration in ways that further diminish the primacy and visibility of the Buckingham Arms Hotel as a local heritage place and township gateway and provide for a real reduction in the amenity offered by the development.

It appears that the Applicant is seeking to move its development further and further away from the objectives sought to be achieved by the Code by jettisoning key elements which it said justified approval in the first place. The changes represent a veritable 'death by a thousand cuts' as against the clear planning objectives applicable to the site.

For these reasons, I consider the variation to be contrary to key provisions of the Planning and Design Code and to represent a further overdevelopment of the site. The variation application should be refused.

I would welcome the opportunity to address the State Commission Assessment Panel at the hearing, or to have a representative appear on my behalf.

Yours sincerely

Vanessa Perry

Representations

Representor 37 - Heidi Kneebone

Name	Heidi Kneebone
Address	PO Box 27 WALKERVILLE SA, 5081 Australia
Submission Date	14/05/2026 02:36 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	
See Attachment Opposed to increase in permanent residences/further increase in density, opposed to 'bracket creep' to claim over maximum height	

Attached Documents

SCAP-submission-May-2026-1611543.pdf

Presiding Member
State Commission Assessment Panel
State Planning Commission
Via the Plan SA Portal

Attention: Mr Ben Scholes, State Planning Commission

Dear Ms Rutschack & Members,

**APPLICATION ID:26010577 - VARIATION TO DEVELOPMENT AUTHORISATION
24019287 – BUCKINGHAM ARMS - REPRESENTATION IN OPPOSITION**

I refer to the abovementioned application that seeks a variation to the authorisation previously granted by the Commission on 22 January 2025 for the construction of a 10-level, mixed-use building comprised of 116 apartments, 57 serviced apartments and 14 terrace apartments on land at 1 Walkerville Terrace, Gilberton.

The variation now sought is for 172 apartments, 13 terrace apartments, no serviced apartments – **we view this variation as a further inappropriate increase in the intensity and form of a development that was already at significant variance with the Code and contend that the traffic, parking and offsite impact assumptions of the current approval cannot be applied to this application.**

We support the representation made by WRA/Mr Phil Brunning which again points to the **core issue of overdevelopment of the site and the impacts of excessive density** on traffic movements and congestion, parking, waste management, environmental impacts (including noise and inadequate internal/community green space) and local amenity. These problems will be worsened by the proposed variation to increase the number of permanent residential apartments in place of serviced apartments.

We consider that the original grounds for refusal of the first iteration of this high-rise high-density proposal (see SCAP Minutes 6 March 2024) remain valid and were not resolved by the proposal approved (SCAP 23 January 2025); they have not been and cannot be 'designed away'. Amongst a comprehensive set of problems SCAP (2024) pointed to PO 5.1

The proposal does not meet Performance Outcome 5.1 as the increased dwelling yield from the proposal does not satisfactorily manage off-site impacts through design quality and is considered an over-development of the site.

We argue that the original SCAP decision against the proposal (6/3/2024) is again relevant, since in terms of density and numbers of residential apartments, the current variation sought is very similar to the first SCAP-rejected iteration of this development.

In the current iteration of the project, the inclusion of 57 short-term apartments formed the new basis of calculations, and both reduced the 15% calculation of affordable housing required to claim maximum uplift AND also minimised on-site parking requirements and expected traffic volumes. It appears that, having secured an approval, the applicant is now seeking to again change the goalposts... without acknowledging the increased impacts. The original optimistic traffic and parking assumptions do not reflect the future traffic, parking and amenity impacts of this variation and the even higher-density proposal.

The Code Amendment /Rezoning (May 2022) desired outcomes (DO1 & 2) referred to: Medium density – up to 70 dwellings/hectare. The current approval is based on counting only the 130 permanent residences/.6 hectare site giving a density is approaching 210/hectare (already 3x). Now the applicant is seeking an effective density of approximately 290 dwellings per hectare, over 4 times that otherwise envisaged – and this at a congested 5-arm intersection and a site with severely restricted access and egress points and minimal on-site space for manoeuvring waste and service vehicles.

Clearly serviced apartments do not attract the same level of consistent occupancy nor the same number of associated residents' cars and service vehicles, and this volume increase would especially impact the main access point and proposed freight right-turn entrance on Walkerville Tce. The obvious access problems of this site make achievement of PO 5.1 and 5.2 unconvincing and unrealistic at this scale and intensity of use.

Clearly the further increase in permanent residences will drive a suite of offsite impacts including traffic volumes and access issues, congestion and noise. **The change in use from short-term apartments to permanent residential apartments should not be accepted.**

On height variation, the application appears to employ similar methodology; assumptions regarding achievability of minimum floor to floor/ ceiling heights, accommodation of plant, lift overrun etc were queried at the time of last consultation/approval. These assumptions have now apparently proved incorrect, requiring the current variation. That is further 'bracket creep' on a development that was already at full stretch in terms of height bonuses, and now needs yet more to achieve the stated yield. Furthermore, we understand that rooftop plant is in addition to the maximum building height claimed, further exacerbating the visual impact on this prominent site surrounded by low-rise EN heritage areas. **Any further height should not be awarded.**

Conclusion

A mid-rise mid density outcome was almost universally desired by the community and its representative bodies – and this was clearly, thoroughly and repeatedly articulated at each consultation over more than 3 years. Both development consultation rounds gave overwhelming opposition specifically to the proposal's overscale height, mass and intensity/density. Even at the last consultation (85 responses covering some 280 pages) 73 gave straight opposition, 7 "support with concerns" of which on closer reading 6 were against this proposal's height and intensity - only 5 gave brief statements of outright support based not on the general need for development and affordable housing. This point was never in question.

The community has conscientiously (and at significant time and financial cost) engaged with all processes in the hope of achieving best outcomes for development of this site.

We ask that the Code provisions aimed at ensuring appropriate contextual and environmentally sustainable development and protecting against off-site impacts be revisited and upheld – we support the WRA position that project funding and yield is not a valid planning consideration and ought not influence the Commission's decision.

The current variations sought to substantially increase land use intensity and dwelling density and to further increase height should be refused.

H. and A. Kneebone
Residents
Gilberton

Representations

Representor 38 - Phil Harris

Name	Phil Harris
Address	33 Gilbert Street GILBERTON SA, 5081 Australia
Submission Date	14/05/2026 04:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	
Refer attached representation inc accompanying diagrams.	

Attached Documents

representation-from-Phil-Harris,-Troppo-Architects-1611604.pdf

accompanying-diagrams-1611605.pdf

Representation from:
Phil Harris, TROPPO ARCHITECTS and
Resident, 33 Gilbert Street, Gilberton
phil.harris@troppo.com.au
0408 030669

14.5.26

Re: APPLICATION ID:26010577 - VARIATION TO DEVELOPMENT AUTHORISATION
24019287 – BUCKINGHAM ARMS - REPRESENTATION IN OPPOSITION

I write to 3 (as it turns out) interrelated topics...

1. TAKE A FLOOR OUT

As we have always professionally advised through our representations on the 2 previous applications for this elephantine development: **floor-to-floor heights** and **roof/ parapet/ lift/ rooftop plant height allocations** have always been **inadequate**.

6 storeys development was anticipated in the site's rezoning. Rather arbitrary mechanisms suggested potential for the *right sort of development* for uplift to 8 – but distortions of logic – and *falsehoods* around these height topics – have seen approval at 10 storeys within the determined capped overall height. WELL IT DOESN'T WORK.

And now the Proponent agrees, and seeks to stretch the height.

If the Government Architect did their job properly, they would interrogate this information and, in their view, the distorted logic could be upheld, ADVISE THAT 8 STOREYS IS ENOUGH, or, at the minimum, that surely ONLY 9 STOREYS CAN FIT WITHIN THE PROPOSED OVERALL HEIGHT.

If the SCAP did its job properly, it too would interrogate and use its alleged wisdom in coming to the same conclusion.

And this is important because...

This measure, height, is the measure that, for The Elephant:

- Defines its immediate visual impact on the neighbourhood and for the passerby
- Obscures City/ Hills views for Upper Gilberton and Medindie localities
- Overshadows

The bonus of reducing storeys, of course, is that there will be less apartments, and, ergo:

- Reduced traffic impacts (traffic being a topic of concern argued widely by local residents)
- Less demand on the meagre public/ community spaces within the development (such that the limited offer might better serve occupants)
- Less rubbish collection cycles (another traffic stress, and of concern in regards wider residential amenity)

BUT, WAIT, IN ANY CASE THE VARIATION DRAWINGS MAKE NO SENSE...

Refer attached snapshots from the SMFA supplied drawings, and note:

- i. Building heights are only shown on elevations – there are no sections provided! So...
- ii. We don't know what floor-to-ceiling heights are actually envisaged; but
- iii. We can still dispute the workability of the floor-to-floor heights proposed, noting...
- iv. Weirdly there is no constancy of floor-to-floor height:
 - Level 1: 3.4m
 - Levels 2, 4-6: 3.0m
 - Levels 3, 7: 3.1m
 - Level 6: 3.3m
 - Level 9: 3.2m
- v. The differences will *not* allow for even risers in fire (or other) stairs – an NCC fail...
- vi. Our earlier application advice was 185mm risers x 18 = 3.330m; or squeezing structure and ducting > x17 = 3.145m; or for 180mm risers x 18 = 3.240m?
- vii. Whatever the adopted answer, overall height will increase, perhaps at the *minimum* by 9 levels (levels 2-9 inc) x 3.145 = 28.305m – 27.8m as tallied = **0.505m higher** +...
- viii. Surely there will be more for the Penthouse level > add 2x 185mm = **0.370m more + noting...**
- ix. That top level has to accommodate roofing fall – the labelled 275mm for that *isn't even enough for the roof construction!!!...*
- x. The allocation for that 275mm height nomination, including for 'all things roof', rather, would reasonably be:
 - a. **300mm** roof/ ceiling construction +
 - b. At 1 degree 2-way falls > **160mm min** falls on both tower wings. If falls are 1-way, the fall would be double that.
 - c. Solar panel/ other roof plant frames, allow **150mm** >
 - d. 610mm (**0.61m**) **min parapet required** (cf 275mm indicated)
- xi. Then there's the ground floor, where 4.2m floor to floor height was previously proposed (in line with the NCC and P&D Code). This is now shown as an *inadequate* 3.4m.

The shortfall here is therefore **0.8m**.
- xii. In total, the **overall height is understated by** vii + viii + x + xi = **1.285m** >
- xiii. An overall building height of **33.565m**. But, wait there's more...
- xiv. The ground floor podium is necessarily raised, as this is a site with considerable fall: there is a **700mm fall** in the footpath down Northcote Terrace and **500mm** down Walkerville Terrace to the Buck corner, and none of this nominated in the drawings. With a notional 50mm fall for accessible freeboard, we estimate that in the zone of new development (north and east of The Buck) that another **550mm** of effective height (real construction *and* real visual impact) is added to the overall building height.
- xv. This give a true overall building height as viewed from the primary southern perspective to be: **34.115m**, which is **2.245m above** that stated overall height in the Variation drawing set. That's almost a whole storey of understatement!

- xvi. And then to the *rooftop plant area*, (presumably for air con, hot water). This is nominated 2.345m. By our reckoning this will require 200mm floor construction, 2.2m *minimum* ceiling height + 200mm roof construction (inc for fall) = 2.6m. Would suggest it will land at 2.7m above a truly defined parapet > **355mm shortfall in height**.
- xvii. Finally, the *lift over-run* seems to be totally ignored: height for that would ordinarily amount to 4.5m above the ceiling below (0.61m by the above) > **Nett 3.9m above** a true parapet height, or **1.3m above** the shown rooftop plant 'colour block' (where's the architectural detail?). This is effectively (and slightly more than) a **full additional storey!**...
- xviii. And, we note that the lift area is not small and is *very forward*, immediately behind the heritage item, The Old Buck.

For the Panel's reference: floor-floor height comparisons:

Near exemplars, approximate (slightly exceed) this floor-to-floor height for apartment floors, viz:

- *Hackney Hotel, Hackney Town apartment tower: 3.4m*
- *East Park, 1 King William Street, Kent Tower apartment tower: 3.4m*
- +
- *8 Hocking Place Social/ Affordable Housing (approved): 3.2m*

INDEED, TAKE A STOREY OUT.

RELOCATE THE LIFTS.

2. PROVIDE DECENT AFFORDABLE HOUSING

Any housing form penthouse to affordable housing needs to deliver amenity! In this amended proposal single bedroom dwellings fail that test.

**Here for 1 bed 'Affordable Housing' units provision is only:
35 – 54m² with 5 – 8m² balconies generally (predominantly 38m² + 5m²)**

And within those meagre provision, there are internal planning failings, to boot. But first, to m² data...

- In the approved 8 Hocking Place Whitmore Square Affordable Housing, to be managed through a social housing provider, the provision for 1 bed units was 62 – 64m² with 12m² balconies.
- From the Queensland Government's Social Housing Design Guideline Toolkit TECHNICAL SUMMARY SHEETS' March 2024 we have these minima:

Apartment FECA targets by bedroom number and accessibility level

Bedrooms	Target floor areas (and desirable range) by accessibility level (excludes garage and carport)		
	General & Silver	Gold	Platinum
STUDIO	33m ² (30m ² -36m ²)	36m ² (33m ² -39m ²)	48m ² (45m ² -51m ²)
1	49m ² (45m ² -53m ²)	51m ² (47m ² -55m ²)	63m ² (59m ² -67m ²)
1.5	57m ² (52m ² -62m ²)	59m ² (54m ² -64m ²)	66m ² (61m ² -71m ²)
2	60m ² (55m ² -65m ²)	65m ² (60m ² -70m ²)	77m ² (72m ² -82m ²)
2 (duplexes)	74 m ² (70 m ² -75m ²)	80 m ² (77 m ² -87m ²)	94 m ² (89 m ² -99m ²)
3	95m ² (90m ² -100m ²)	100m ² (95m ² -105m ²)	117m ² (112m ² -122m ²)

The following resource illustrates one method of achieving the above target FECAs for social housing apartment projects:
Technical Summary Sheets: Indicative apartment floor plans for social housing projects.

For the lowest standard for 1-bed dwelling: a range of 45 – 53m²!

- The **SA Housing Trust** guidelines for Affordable Housing states:

“1.1 HOUSE DESIGN GUIDE INTERNAL LAYOUT General internal layouts must meet the needs of the occupants and provide adequate levels of amenity. Living and sleeping areas should be separated to provide privacy and heating/cooling efficiencies.”

And provides these area guidelines:

House Accommodation Summary Table for Rental Use

House Type (by Accommodation)	Living Areas Limited to	Building Type
Single bedsit apartment without laundry (single person only)	minimum 38m ²	Suitable for apartment and mews use only
Single bedsit apartment or mews units (single person only with laundry included)	42m ² to 55m ²	
1 bedroom apartment or mews unit (single/couple only with laundry included in bathroom)	55m ² to 65m ²	Suitable for apartment, mews or special group sites
2 bedroom apartment or mews unit (single/couple only with laundry included in bathroom)	65m ² to 75m ²	
2 bedroom dwelling non family (couple only with optional separate laundry)	65m ² to 80m ²	Suitable for group or shared sites only
2 bedroom dwelling small family (couple with 1 child only)	75m ² to 90m ²	Family housing suitable for street fronted sites, attached, semi-detached and detached configurations. Suitable for multi level development.
3 bedroom dwelling (family with up to 4 children)	110m ² to 125m ²	
4 bedroom dwelling (family with up to 6 children)	145m ² to 160m ²	
5 bedroom dwelling (family with up to 8 children)	170m ² to 190m ²	
6 bedroom dwelling (family with up to 10 children)	180m ² to 210m ²	

Extent of Useable Private Open Space

Dwelling Type	Minimum Total Area	Minimum Useable Rectangle	Reduce Area in Higher Density Areas
1 bedroom	20m ² area	3m x 5m = 15m ²	15m ² area
2 bedroom	40m ² area	3m x 5m = 15m ²	30m ² area
3 bedroom	60m ² area	4m x 6m = 24m ²	45m ² area
4 bedroom	80m ² area	4m x 6m = 24m ²	60m ² area
5 bedroom	100m ² area	4m x 6m = 24m ²	75m ² area

So, SA says 42m² for a single occupancy and 55m² minimum for a couple; with 15m² of outdoor space in a high density setting.

And it says 900mm should be the minimum clear dimension adjacent a bed.
<https://housing.sa.gov.au/public-housing/housing-design-guidelines>

1m wide balconies? Come on!

And then there's the topic of mental wellbeing for all, let alone people under living stress:

"Human happiness increases with the height of ceilings. This law is that a person should have as much space above their shoulder as the distance from their shoulders to the floor. A six foot person needs a twelve foot ceiling. He argues that the reduction in ceiling height results in a proportionate reduction in happiness, using the example of cramped inner city flats where architects place a higher value on reducing room sizes to maximise the number of units that can be fitted on the block. The result is like living in an underground carpark. Claustrophobic and depressing."

From Bob Ellis, 'Laws of Life and Football', 2014

As is set out above, in the ambition to keep beneath some overall height constraint, the proposal squeezes each floor to minimum ceiling heights – but that don't even work within the nominated overall height. What does that mean > less than even Bob's worst-case scenario?

Commentary on internal planning of Affordable Housing in supplied plans

Refer attached markups (note, the pixelation of some plans is a product of the SMFA supplied .pdfs); and:

- The plans show a double bed; and it assumed a box within the kitchen areas includes a washing machine.
- In some instances, movement flows from entry around living/ dining furniture diminishes livability.
- There is no space for a hallstand/ similar in the entry
- Is there a broom cupboard?
- There is no storage for belongings beyond a robe.
- Bed side clearances inadequate – and especially so before robes
- Where do I study and leave out my project stuff?
- In a majority of unit plans, including the smallest, there is only borrowed light (and air?) to living/ dining/ kitchen areas – and no outlook! (aaargh!)
- Balconies: 1m is not wide enough to sit in a chair, let alone include a table.
- The treasured bike will use up most of the balcony...
- If not, clothes drying will.
- What's the go for the cat/ dog litter tray (little friends are important)?

- Claustrophobia within tiny apartments is compounded by double-loaded narrow corridors without daylight/ ventilation/ outlook (and this is a failing across all floors, all apartment types); and
- Because they're so long, there's the joy of fire doors along the way (hospital-like); and
- These narrow common movement spaces – where neighbours meet neighbours – and the dog gets taken out for a walk – are not only sheer gloom, but arguably *unsafe*!

And are those in a need of Affordable housing not in need of 2-bed apartments, too?

It seems abysmal that there is no mix in this regard.

And, nor, do any apartments appear even with a young child's sleeping alcove (let alone something better). Are not struggling/ single parents a key component of those in deep need of Affordable Housing?

Summary review of Affordable Housing units

Our summary review of the scoping and design for (single bedroom) Affordable Housing apartments is:

TAKE SOME OUT ON EACH LEVEL SO BASE STANDARDS CAN BE MET & THWY MIGHT BE BETTER PLANNED.

REMOVE A PORTION OF APRTMENTS ON THE 'INSIDE' TO ENABLE THE CORRIDOR, IN REGARDS TO OUTLOOK AND DAYLIGHT, TO VISUALLY AND ACTUALLY 'BREATHE'!

INCLUDE SOME TO 2-BED APARTMENTS.

The Buck site is touted as special – but we're not even getting decent.

And, again: less apartments, less public facilities stress, less vehicle movements, less rubbish collection cycles.

3. SETBACKS

The height by which the building must grow is even exacerbated further by the need to push setbacks *forward* to both Northcote and Walkerville Terraces – no doubt to accommodate new Affordable Housing apartment configurations (though they still remain undersized!). By this setback creep, the development's elephantine qualities compound!

And it's not only the overall floor footprint that pushes forward, but the apartment wall-lines push into the balcony depths > way less western and eastern sunshading, way less outdoor amenity (and even usability).

Drawings highlighting these impacts are attached.

TAKE OUT SOME APARTMENTS FROM EACH LEVEL, REPLAN THEM BETTER – AND KEEP TO APPROVED (OR INCREASED):

- **SETBACKS**
- **BALCONY DEPTHS**

IN CLOSING

We seek the Panel's **refusal** of these Variations; and that that refusal notes that any future re-application should:

- Remove a level to deliver achievable floor-to-ceiling heights that sit within the approved overall height.
- Include rooftop plant and lift over-run detail, and clearly identify those overall heights within the development's proposed height for decent appraisal.
- Include podium/ footpath detail, and include associated podium heights within the development's proposed height.
- Include acceptable Affordable Housing design standards, especially in regard to mix, and apartment and private outdoor space size.
- Retain (or increase) approved setbacks.
- Overall reduce apartment numbers.
- Relocate the lift so its equivalent additional floor level does not sit forward on the site (and immediately behind the Old Buck)!

31850: 21.10.24 APPROVED HEIGHT

31870: PROPOSED NEW HEIGHT

4200 3000 3000 3000 3000 3000 3000 3000 3000 3000 650

275

10 ROOF
+67,775

9 LEVEL 9
+64,575

8 LEVEL 8
+61,575

7 LEVEL 7
+58,475

6 LEVEL 6
+55,175

5 LEVEL 5
+52,175

4 LEVEL 4
+49,175

3 LEVEL 3
+46,075

2 LEVEL 2
+43,075

1 LEVEL 1
+39,675

0 GROUND FLOOR

3200 3000 3100 3300 3000 3000 3100 3000 3400 3495

impossible

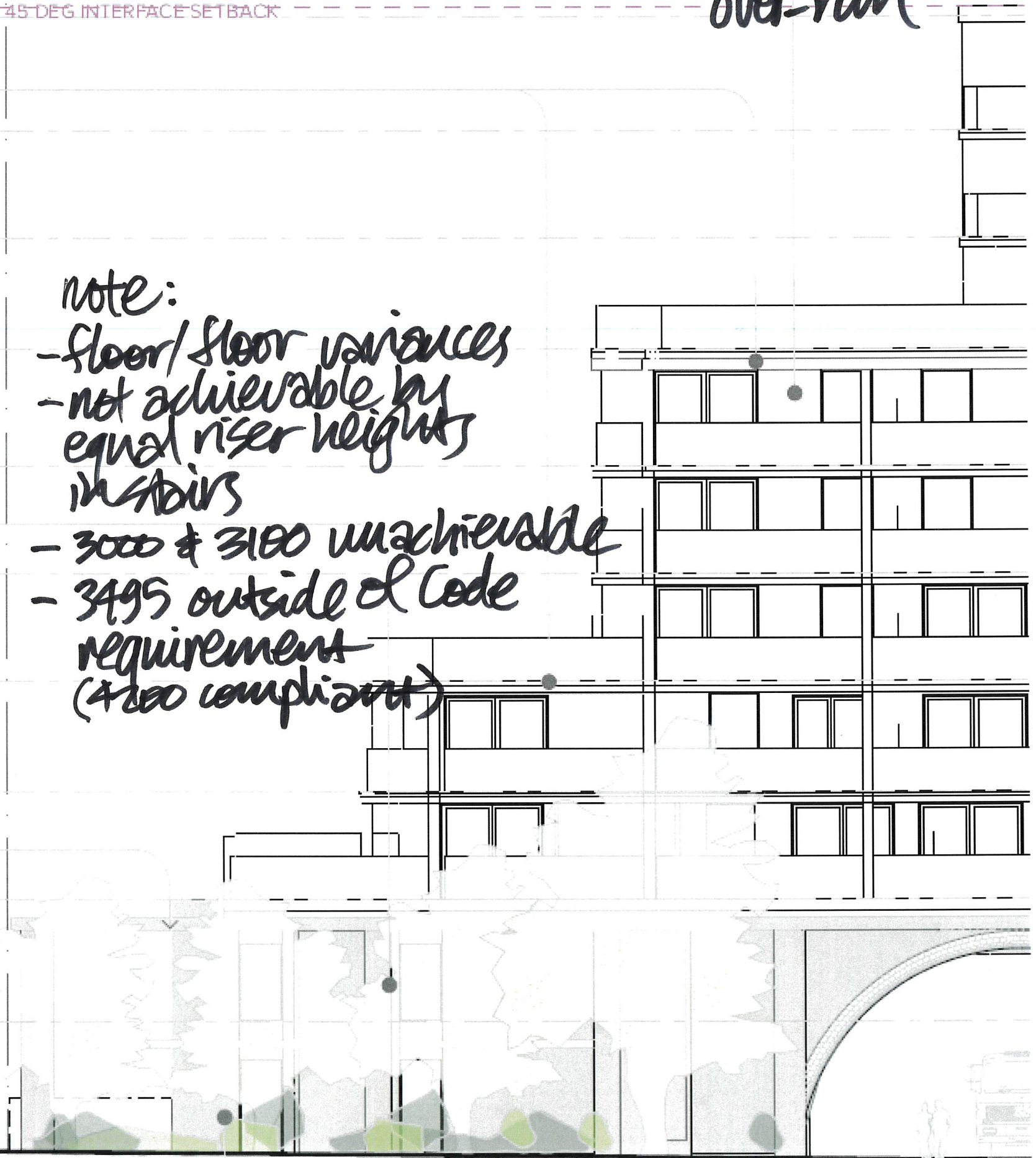
SITE BOUNDARY

45 DEG INTERFACE SETBACK

+ plant
+ lift
over-run

note:
- floor/floor variances
- not achievable by
equal riser heights
in stairs
- 3000 & 3100 unachievable
- 3495 outside of Code
requirement
(4000 compliant)

!!!



LEVEL 2

- APARTMENT
- APARTMENT (NDIS)
- APARTMENT (AFFORDABLE HOUSING)

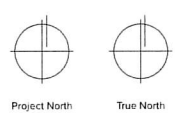
gleam!
unsafe?

gleam!
unsafe?

CORRIDORS
REPEATS
THROUGH
ALL
LEVELS
except 50%
Level 1.

LEVEL 2

S M F A



Where's the living spot/
TV focus?

no dining
table

700 only -
and there's
a robe to access!

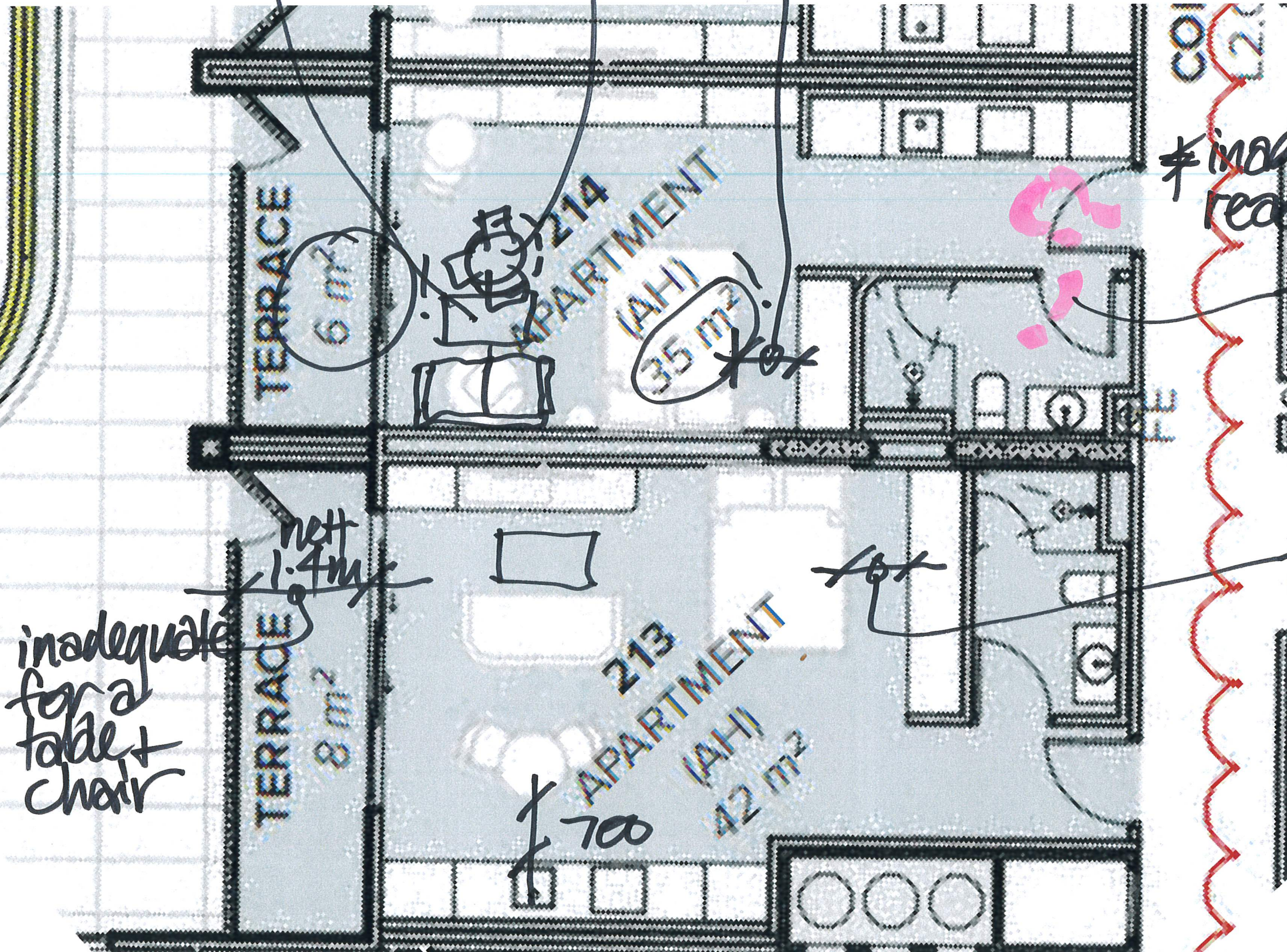
* inadequate for
reach to door handle

bit of a tangle of
doors - if you're
in a hurry!

700 only -
and there's
a robe to access

* no hallstand etc:
where to put hat/
coat/boots?

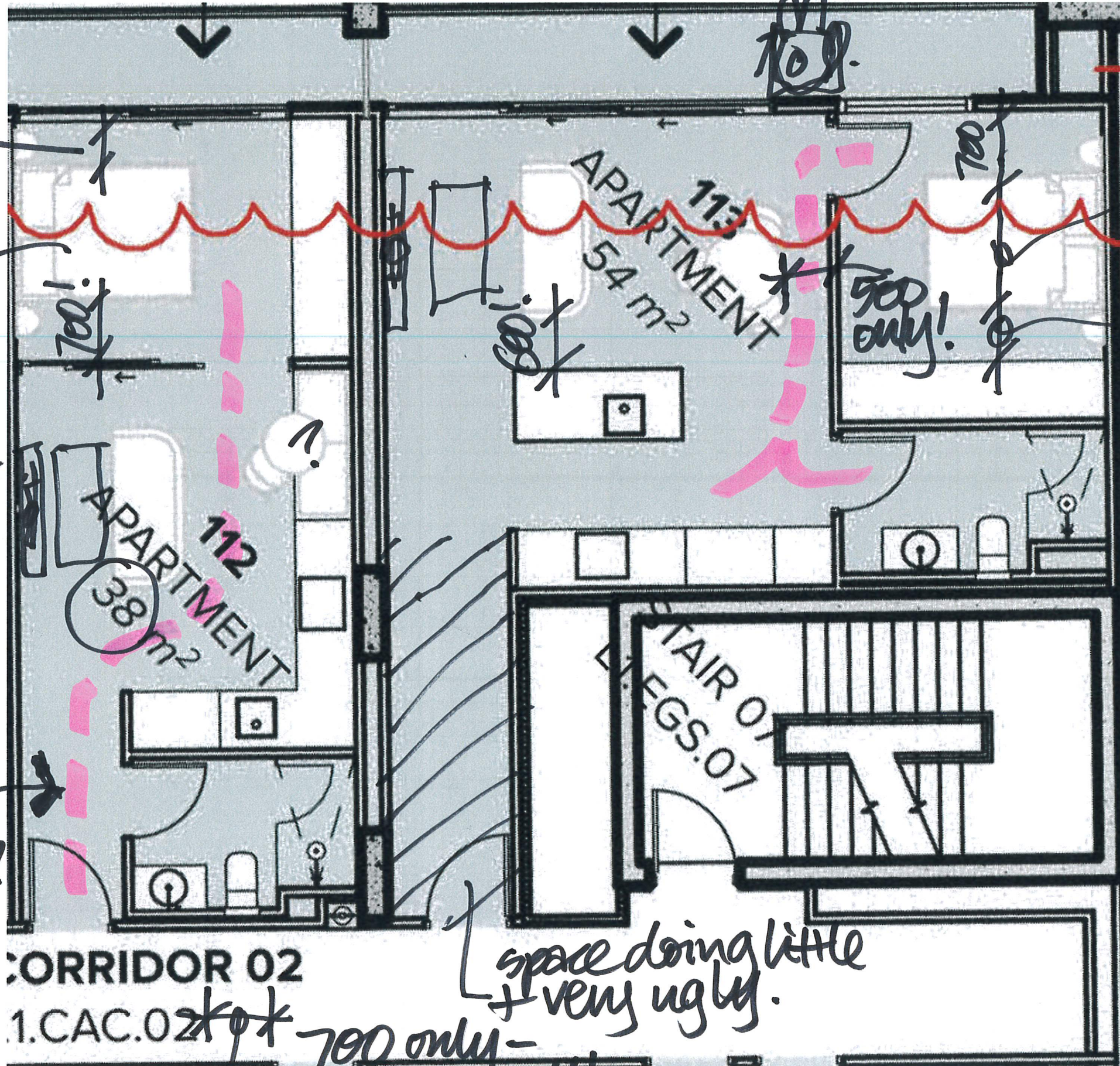
inadequate
for a
table +
chair



...and double, not queen

coffee table + tv ledge?

where to put hot/crocks/boots?



1m nett:
a person
doesn't fit.
double only,
not Queen

600 only -
and there's a
robe to access!

space doing little
+ very ugly.

700 only -
for very small bums

coffee table +
tv ledge?

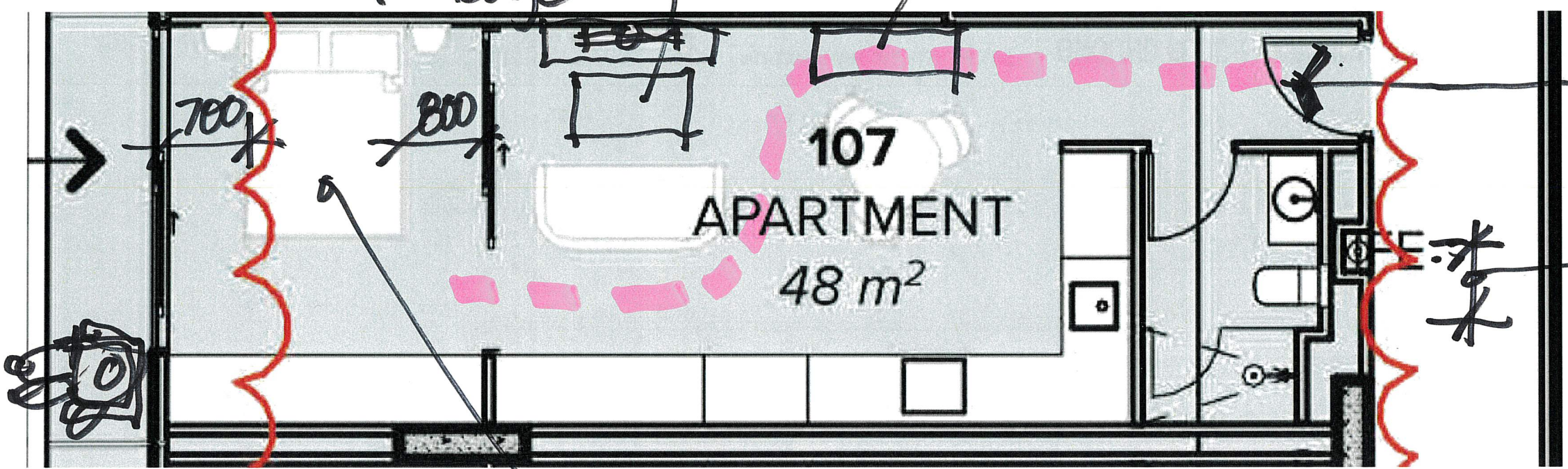
sideboard?

where to put a
hat/coat/boots?

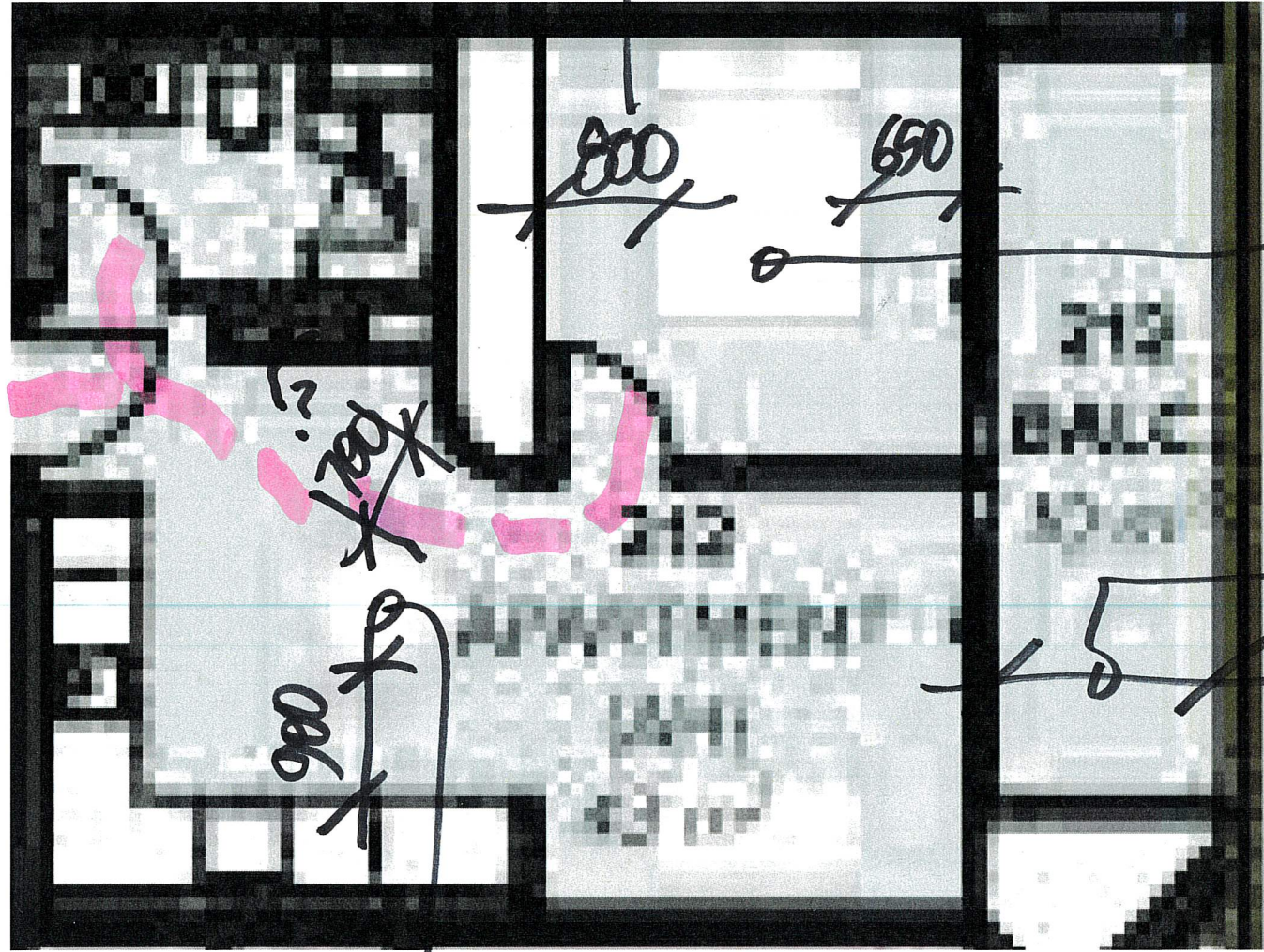
700mm only:
skinny blms
only accepted

double only
(not Queen)

**
1m
nett : a person
doesn't fit.



inadequate
to access vobe



double bed only,
not a Queen

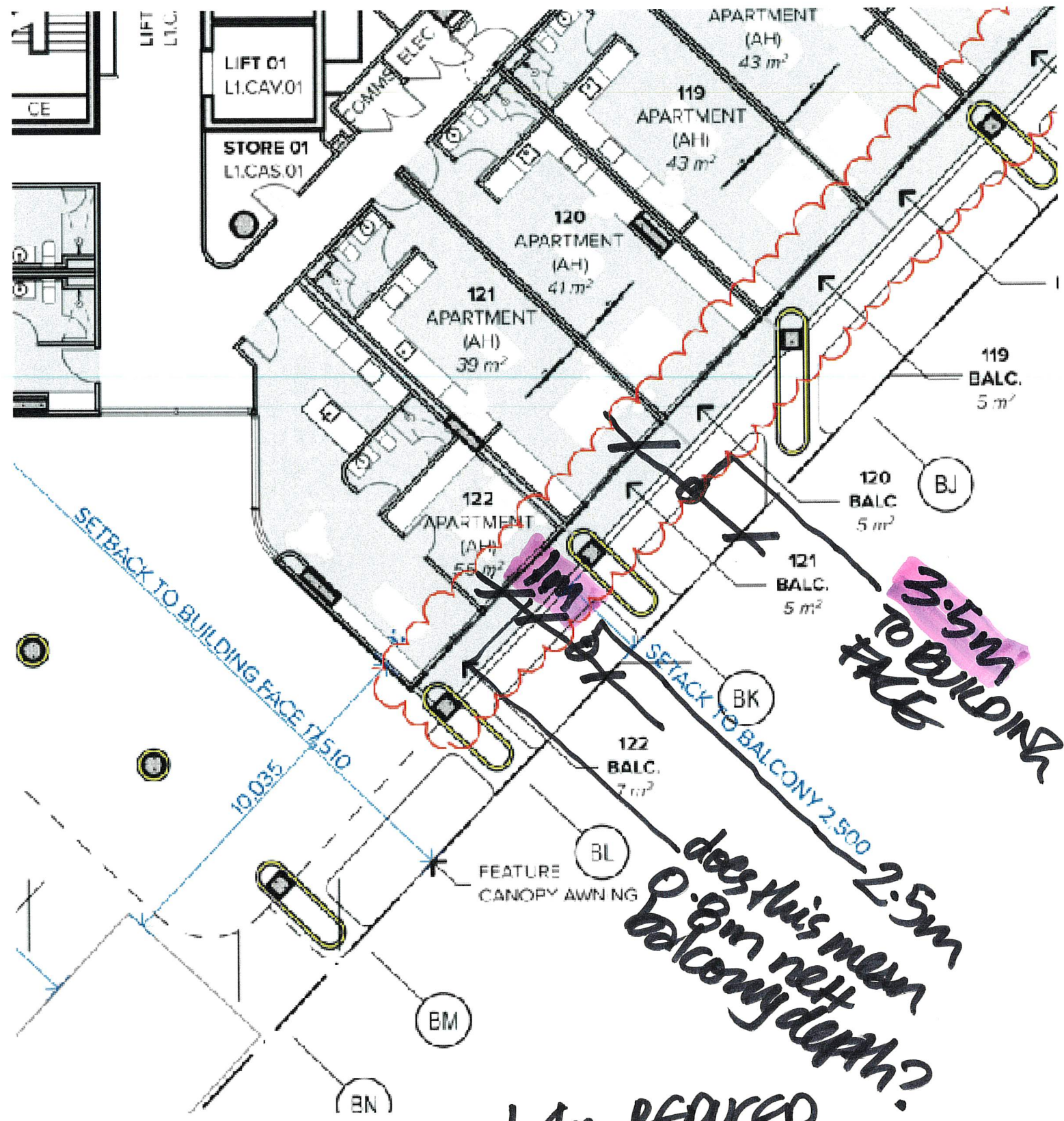
1.4m nett:
inadequate for a
table + chair

v. small
table!

(this pixelation is as it cuts
from the supplied.pdf)

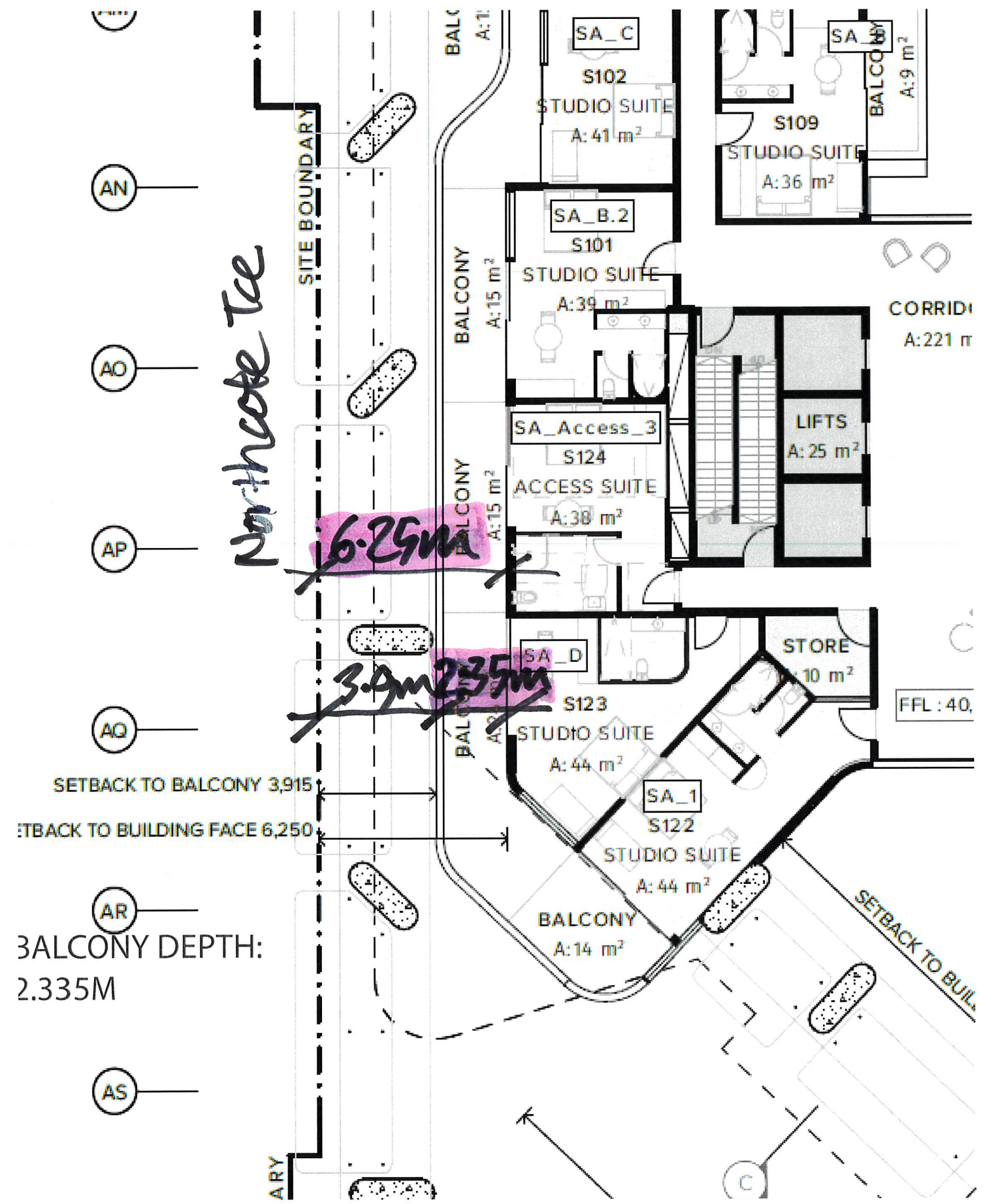


LEVEL 1 APPROVED PLAN

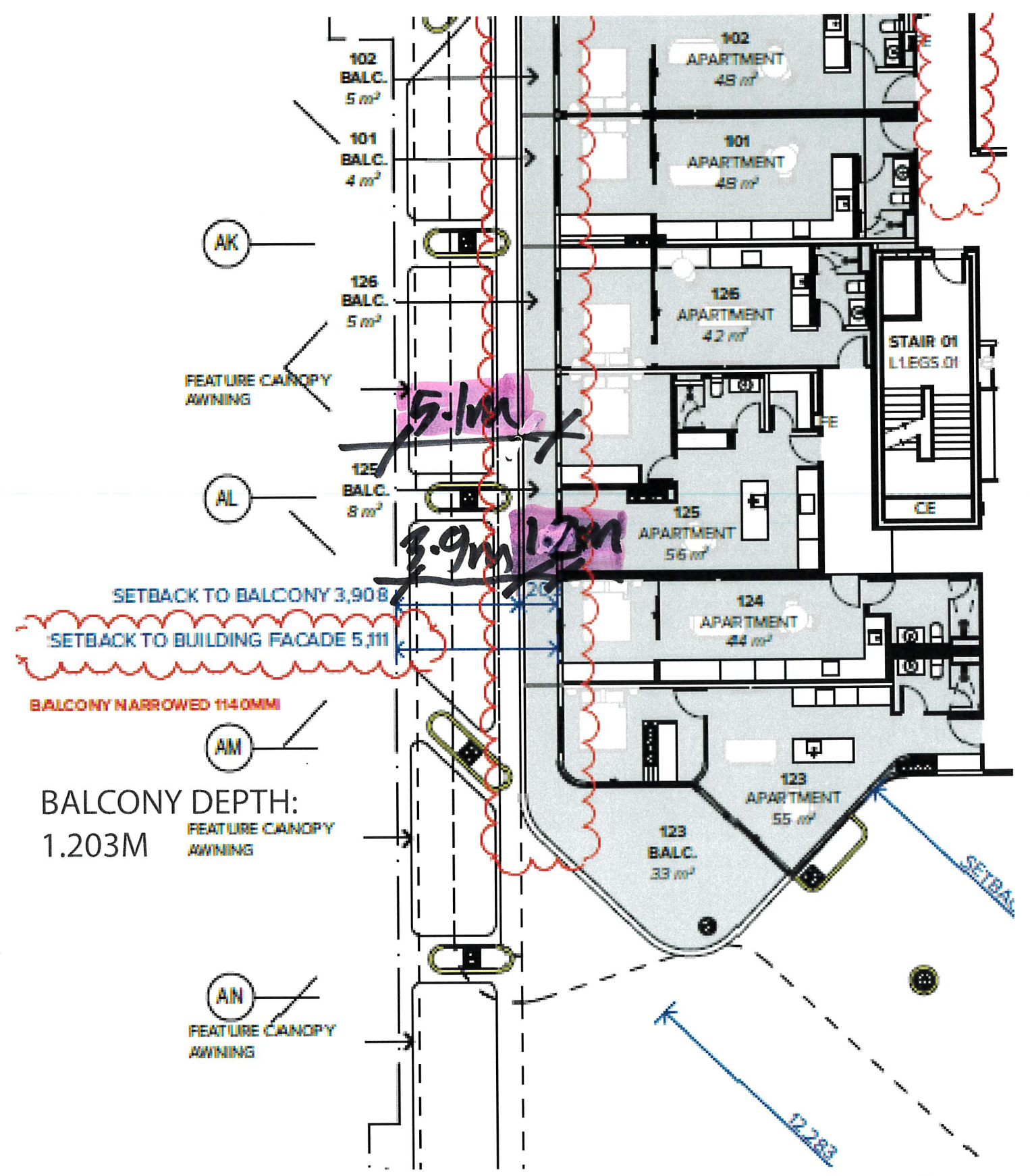


PROPOSED VARIATION

- 1.4m REDUCED BUILDING FACE SETBACK
- SIGNIFICANTLY NARROWED BALCONY



LEVEL 1 APPROVED PLAN



PROPOSED VARIATIONS

- 1.15m REDUCED BUILDING FACE SETBACK
- NARROWED BALCONY

Representations

Representor 39 - Anj Foley

Name	Anj Foley
Address	4 Frederick St GILBERTON SA, 5081 Australia
Submission Date	14/05/2026 06:24 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I do not support the development, as it has been presented thus far. The specific reasons why I believe that planning consent should be refused are: 1. The planned construction is far too high for the suburban context to the point where it will completely dominate the landscape and dwarf the historic frontage of the Buckingham Arms Hotel. It is totally out of keeping with the rest of the suburb. Even a maximum of 5 storeys would be imposing, let alone the proposed number. This will not be pleasant for neighbouring properties whose owners never expected a 'tower' to be built next door. 2. Traffic congestion exiting and entering the building will be a serious issue, given the site's location next to a major intersection. Not only will residents' cars have difficulty entering and exiting the carpark, but the congestion will slow already heavy traffic along Northcote Tce during peak hours and increase the risk of accidents. Studies indeed indicate a correlation between traffic congestion and risky driving behaviour (e.g. Li G, Lai W, Sui X, Li X, Qu X, Zhang T, Li Y. Influence of traffic congestion on driver behavior in post-congestion driving. *Accid Anal Prev.* 2020 Jun;141:105508. doi: 10.1016/j.aap.2020.105508. Epub 2020 Apr 22. PMID: 32334153.). 3. Will extra bus services be provided for the many extra resident? Already, during peak hours, some buses display that they are 'full' and unable to pick up passengers on Northcote Tce. Given the sheer number of extra residents, how can this work? 4. There is no street parking on Northcote Tce and little on Walkerville Tce. For a number of residents (some of whom will rely on visiting carers), this will be problematic.

Attached Documents

Representations

Representor 40 - Sophia Czechowicz

Name	Sophia Czechowicz
Address	36 Ashleigh Ave FELIXSTOW SA, 5070 Australia
Submission Date	14/05/2026 11:27 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I am the owner of the properties directly opposite the development site at 8 Walkerville Terrace, Gilberton. I am directly affected by this proposal. I object to the proposed variation to authorised development 24029287 because it is not a minor or technical change. The variation materially changes the approved development by reconfiguring residential apartments, removing serviced apartments, adding further residential apartments, altering the external form, materials, adding privacy screening details, and removing one terrace dwelling. These changes alter the use, intensity, built form and amenity impacts of the approved development. The removal of serviced apartments and replacement with additional residential apartments changes the operational nature of the development. Permanent residential occupation has different impacts from serviced accommodation, including increased likelihood of longterm car ownership, visitor parking demand, deliveries, waste generation, balcony use, light spill and ongoing residential noise. These matters require fresh assessment and should not be treated as incidental. The variation increases the intensity of an already substantial development in a sensitive location directly opposite established residential properties. It will adversely affect residential amenity at 8 Walkerville Terrace through increased visual bulk, overlooking, loss of privacy, light spill, traffic activity, noise and general loss of residential amenity. I am particularly concerned that the proposed privacy screening and external changes have not been adequately assessed from the perspective of the directly opposite properties. Any assessment should include sightlines, window and balcony locations, screening effectiveness, lighting and visual impacts as viewed from 8 Walkerville Terrace. The proposal also requires a fresh and independent traffic and parking assessment. The change in dwelling mix and increased permanent residential component may alter resident and visitor parking demand, delivery activity, waste collection requirements, rideshare or drop off movements and vehicle access impacts. The existing local road environment is already constrained, and increased activity on Walkerville Terrace and surrounding streets will further affect safety and amenity. The removal of one terrace dwelling and external design changes may worsen the development's presentation to the street and reduce the finer grain transition to nearby residential properties. The site is visually prominent and sensitive, and changes to massing, materials, scale and street presentation require proper reassessment. I do not accept that this variation should proceed without proper consideration of the cumulative impacts on neighbouring owners and occupiers. The proposal materially changes the planning balance of the approved development and should be assessed accordingly. For these reasons, I request that planning consent be refused. If the relevant authority is not minded to refuse the application, it should be deferred pending updated traffic, parking, privacy, overlooking, visual impact, lighting, waste, servicing and construction management assessments, with specific consideration of impacts on 8 Walkerville Terrace.

Attached Documents

Czechowicz_24029287-1611633.pdf

Application-ID_26010577_Authorised-Development-No_24029287_Submitter_Sophia-Czechowicz-1611634.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Citify / Buckingham Arms Development
Development Number:	24029287
Nature of Development:	26010577 variation to authorised development no. 24029287
Zone/Sub-zone/Overlay:	Urban Corridor (Living) Zone/ Buckingham Arms Hotel is a Local Heritage Listed Place
Subject Land:	1 Walkerville Tce Gilberton SA 5081
Contact Officer:	Joanne Reid, Senior Planning Officer
Phone Number:	(08) 7133 3299 for Joanne Reid, or 08 7133 2804 for Planning & Building
Close Date:	14 May 2026

My name*: Sophia Czechowicz	My phone number: 0432053848
My postal address*: 36 Ashleigh Ave Felixstow 5070	My email: sophiaczechowicz@hotmail.com

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development
	<input type="checkbox"/> I support the development with some concerns
	<input checked="" type="checkbox"/> I oppose the development

The specific reasons I believe that consent should be granted/refused are:

I am the owner of the properties directly opposite the development site at 8 Walkerville Terrace, Gilberton. I am directly affected by this proposal.

I object to the proposed variation to authorised development 24029287 because it is not a minor or technical change. The variation materially changes the approved development by reconfiguring residential apartments, removing serviced apartments, adding further residential apartments, altering the external form/materials, adding privacy screening details, and removing one terrace dwelling. These changes alter the use, intensity, built form and amenity impacts of the approved development.

The removal of serviced apartments and replacement with additional residential apartments changes the operational nature of the development. Permanent residential occupation has different impacts from serviced accommodation, including increased likelihood of long-term car ownership, visitor parking demand, deliveries, waste generation, balcony use, light spill and ongoing residential noise. These matters require fresh assessment and should not be treated as incidental.

The variation increases the intensity of an already substantial development in a sensitive location directly opposite established residential properties. It will adversely affect residential amenity at 8 and 10 Walkerville Terrace through increased visual bulk, overlooking, loss of privacy, light spill, traffic activity, noise and general loss of residential amenity.

I am particularly concerned that the proposed privacy screening and external changes have not been adequately assessed from the perspective of the directly opposite properties. Any assessment should include sightlines, window and balcony locations, screening effectiveness, lighting and visual impacts as viewed from 8 and 10 Walkerville Terrace.



The proposal also requires a fresh and independent traffic and parking assessment. The change in dwelling mix and increased permanent residential component may alter resident and visitor parking demand, delivery activity, waste collection requirements, ride-share/drop-off movements and vehicle access impacts. The existing local road environment is already constrained, and increased activity on Walkerville Terrace and surrounding streets will further affect safety and amenity.

The removal of one terrace dwelling and external design changes may worsen the development's presentation to the street and reduce the finer-grain transition to nearby residential properties. The site is visually prominent and sensitive, and changes to massing, materials, scale and street presentation require proper reassessment.

I do not accept that this variation should proceed without proper consideration of the cumulative impacts on neighbouring owners and occupiers. The proposal materially changes the planning balance of the approved development and should be assessed accordingly.

For these reasons, I request that planning consent be refused. If the relevant authority is not minded to refuse the application, it should be deferred pending updated traffic, parking, privacy, overlooking, visual impact, lighting, waste, servicing and construction-management assessments, with specific consideration of impacts on 8 and 10 Walkerville Terrace.

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

No accepted or deemed-to-satisfy elements identified. My representation relates only to the performance-assessed aspects of the proposed variation and its impacts on traffic, parking, privacy, overlooking, built form and residential amenity

I: wish to be heard in support of my submission*
 do not wish to be heard in support of my submission

By: appearing personally
 being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature:



Date: 14/05/2026

Return Address: 36 Ashleigh Ave Felixstow 5070

Email: sophiaczechowicz@hotmail.com

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Submission to PlanSA / State Commission Assessment Panel

Application ID: 26010577

Authorised Development No.: 24029287

Site: 1 Walkerville Terrace, Gilberton SA 5081

Submitter: Sophia Czechowicz

Interest: Owner of the properties directly opposite the development site at 8 Walkerville Terrace, Gilberton SA 5081

To PlanSA / State Commission Assessment Panel,

I write as the owner of the properties directly opposite the development site at **8 Walkerville Terrace, Gilberton**, to formally oppose the proposed variation to authorised development **24029287** for **1 Walkerville Terrace, Gilberton**, Application ID **26010577**.

My objection is not to appropriate development of the site in principle. My concern is that the current variation materially changes the approved development in a way that increases residential intensity, alters the built-form and interface impacts, and worsens impacts on nearby residential properties, particularly those directly opposite the site on Walkerville Terrace.

I request that the relevant authority refuse the variation in its current form. Alternatively, the application should be deferred and not determined until further public notification, updated technical assessments and direct consideration of impacts on immediately affected properties have occurred.

1. The variation is not minor in nature

The proposed variation is described as including:

- reconfiguration of residential apartments;
- removal of serviced apartments;
- associated internal changes to provide additional residential apartments;
- external changes to form and materials;
- addition of privacy screening details; and
- removal of one terrace dwelling.

These changes are not merely administrative or cosmetic. They alter the use profile, occupancy pattern, built-form presentation, residential density and amenity impacts of the approved development.

The removal of the serviced-apartment component and substitution with additional residential apartments is particularly material. Permanent residential occupation has different implications from serviced accommodation, including car ownership, visitor patterns, waste generation, balcony use, overlooking, noise, light spill, deliveries, ride-share activity and long-term demand on local streets. These are matters that should be assessed as substantive planning impacts, not treated as a minor variation.

Section 128 of the *Planning, Development and Infrastructure Act 2016* provides for variation of an authorisation, but the variation must be assessed to the extent of the proposed change. Regulation 65 of the *Planning, Development and Infrastructure (General) Regulations 2017* only permits a minor-variation pathway where the relevant authority is satisfied that the variation is minor in nature. On any reasonable view, this proposal is not minor.

2. The proposal increases intensity beyond what was already a contentious approval

The original development was already controversial because of its height, density, traffic implications and relationship with the heritage and residential character of Gilberton and Walkerville Terrace.

The Town of Walkerville previously raised concerns about height, traffic impacts and density. Community concerns have also historically focused on overdevelopment of the site, setbacks, traffic, heritage and local amenity.

The present variation compounds those concerns. A development of this scale, directly opposite established residential properties, requires careful scrutiny. The planning system should not allow material intensification through a variation process without proper, transparent assessment of the cumulative impacts.

3. Residential amenity impacts on 8 and 10 Walkerville Terrace

My properties at **8 and 10 Walkerville Terrace** are directly opposite the development site and will experience the impacts of the changed proposal more directly than most other properties.

The proposed external changes, increased residential apartment yield and privacy-screening changes raise serious concerns about:

- overlooking and loss of privacy;
- increased visual bulk and dominance when viewed from directly opposite the site;
- light spill from additional dwellings, balconies and common areas;
- increased noise from balconies, rooftop/common areas, vehicles, waste collection, deliveries and general residential activity;
- loss of residential amenity arising from a more intensive permanent-residential use;
- the cumulative impact of the development's height, massing, materials and building presentation to Walkerville Terrace.

The applicant should be required to provide a specific interface assessment showing sightlines, balcony positions, window locations, screening, lighting and privacy impacts as viewed from 8 and 10 Walkerville Terrace. Generic privacy screening details are not sufficient.

4. Traffic, parking and local street impacts require fresh assessment

The proposed change from serviced apartments to additional residential apartments requires a revised and independent traffic and parking assessment.

Permanent residential apartments are likely to generate different car ownership, visitor parking, delivery, waste, ride-share and day-to-day access demands compared with serviced apartments. It is not adequate to rely on traffic or parking assumptions prepared for a materially different land-use mix.

Walkerville Terrace, Northcote Terrace and the surrounding local streets already operate under pressure. The relevant authority should require updated evidence addressing:

- resident and visitor car parking demand;
- service vehicle, waste collection and delivery access;
- ride-share, taxi and short-stay drop-off activity;
- peak-hour ingress and egress;
- pedestrian and cyclist safety;
- impacts on directly opposite and nearby residential properties;
- construction-stage traffic, worker parking and heavy vehicle movements.

Any assertion that car parking remains “largely unchanged” should not be accepted at face value. The question is not only the number of car parks, but whether the parking, access and traffic assumptions remain valid after the land-use mix is changed.

5. Removal of serviced apartments changes the planning balance

The approved mixed-use character appears to have included a serviced-apartment component. Removing that component and replacing it with additional residential apartments shifts the planning balance of the development.

That change may affect:

- the intended mixed-use nature of the site;
- local economic activity;
- activation of the gateway location;
- demand for resident car parking;
- long-term occupancy intensity;
- waste and servicing patterns;
- residential interface impacts.

This should not be treated as a mere internal rearrangement. It is a substantive change to the way the development will operate.

6. Built form, materials and removal of one terrace dwelling

The proposed external changes to form and materials, together with the removal of one terrace dwelling, require detailed reassessment.

The site is a sensitive gateway location and contains the Local Heritage-listed Buckingham Arms Hotel. The surrounding area includes established residential properties and a distinctive local character. Any alteration to the approved built form must be assessed for its impact on:

- streetscape presentation;
- visual bulk;
- transition to nearby lower-scale residential properties;
- heritage setting;
- design quality;
- human-scale presentation to Walkerville Terrace;
- the public realm and pedestrian experience.

The removal of a terrace dwelling may reduce the development's finer-grain built-form transition and further concentrate development bulk. That should be properly assessed, not accepted as a secondary design adjustment.

7. Further public notification and transparency are required

Given the nature and extent of the proposed variation, directly affected owners and occupiers should have a fair opportunity to review and comment on the complete plans and technical material.

If PlanSA or the relevant authority takes the position that this application is not formally subject to public notification, I request that this submission still be accepted and placed before the decision-maker as a submission from an immediately affected property owner.

The properties at **8 and 10 Walkerville Terrace** are directly opposite the site. It would be procedurally unfair and poor planning practice to determine a material variation affecting density, use mix, built form, privacy and traffic impacts without properly considering the views of directly impacted owners.

8. Requested outcome

I respectfully request that the relevant authority:

1. **Refuse Application ID 26010577** in its current form.
2. Alternatively, **defer determination** until the applicant provides updated and independently reviewable material addressing:
 - traffic and parking impacts arising from the revised dwelling mix;
 - waste collection and service vehicle movements;
 - visitor parking and ride-share/drop-off demand;
 - privacy, overlooking and sightline impacts on 8 and 10 Walkerville Terrace;

- updated shadow, light spill and visual impact analysis;
 - updated design and heritage assessment;
 - stormwater and infrastructure capacity impacts;
 - construction traffic, vibration, dust, noise and worker-parking management.
3. Require that any further assessment expressly consider the impacts on properties directly opposite the site, including **8 and 10 Walkerville Terrace**.
4. If the variation is approved despite these objections, impose strict conditions requiring:
- no net worsening of traffic or parking impacts;
 - enforceable resident, visitor, service and construction parking arrangements;
 - detailed construction management controls;
 - pre-construction and post-construction dilapidation reports for nearby affected properties where appropriate;
 - strict controls on construction noise, dust, vibration and heavy vehicle movements;
 - effective permanent privacy screening, lighting controls and balcony-use mitigation;
 - waste collection and loading arrangements that do not adversely affect Walkerville Terrace or nearby residential amenity.

9. Conclusion

This variation materially changes the approved development. It increases the residential intensity of an already contentious development, alters the operational profile of the site and raises direct amenity, traffic, privacy and built-form impacts for immediately affected properties, including my properties at **8 and 10 Walkerville Terrace**.

For these reasons, I request that the variation be refused. If the relevant authority is not minded to refuse it outright, the application should be deferred pending further notification, updated technical assessment and proper consideration of the impacts on directly affected neighbouring owners.

Yours faithfully,

Sophia Czechowicz

Owner, 8 Walkerville Terrace
Gilberton SA 5081

Representations

Representor 41 - Tim Hanna

Name	Tim Hanna
Address	5 Buckingham Street GILBERTON SA, 5081 Australia
Submission Date	14/05/2026 11:27 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

The proposed amendments relating to changes to the mix/type of apartments in the complex do nothing to ameliorate likely traffic issues or the overbearing nature of the complex in a mainly residential single/dual storey locality. The associated traffic report fails to address in any manner the traffic flows which will arise as a result of this complex and, indeed, seemingly paints 257 peak hour traffic movements as inconsequential. Quite apart from this very significant addition to already congested roads which intersect at 1 Walkerville Tce, the huge impact this will have on the neighbourhood roads has been completely ignored. There is no recognition or discussion about where and how traffic will flow as it exits the complex. Especially at peak times this is a major problem. Any traffic seeking to head north can only do so by moving south along Northcote Tce onto Walkerville Tce and then via Gilberton side streets such as Buckingham St or James St in order to somehow get back onto Northcote Tce. Traffic is not able to cross over and head north from the Northcote Tce entry/exit as would present a major safety issue if allowed to do so. The lesser described roads in Gilberton and Walkerville are not built for major flows of traffic and are already difficult to navigate safely. Buses, caravans and heavy vehicles are currently restricted in streets like Buckingham St for this reason. Parking is also limited. During peak hours the streets are heavily used by school children attending Wilderness, Walkerville Primary and St Andrew's schools. Not only is this large additional traffic, whether at peak time or otherwise, unsafe but it will significantly destroy the amenity of the streets which have long made them attractive to the area's residents. Secondly, the building design is grotesque and does nothing to add to the amenity of the neighbourhood. Indeed it is proposed that the height of the complex be raised further with no particular justification. The dominance of the complex amongst a locality known for its tree-lined streets is a cynical slap in the face to planning authorities and the residents of Walkerville given the Council's well expressed view of six storeys maximum height for buildings in the town.

Attached Documents

Representations

Representor 42 - Andrew and Christine Stoler and Elstob

Name	Andrew and Christine Stoler and Elstob
Address	53 NORTHCOTE TERRACE MEDINDIE SA, 5081 Australia
Submission Date	15/05/2026 12:17 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Refer to attachment	

Attached Documents

Representation-AndrewStoler-14331569.pdf

Scholes, Benjamin (DHUD)

From: DHUD:SPC Applications
Sent: Monday, 11 May 2026 9:47 AM
To: Scholes, Benjamin (DHUD)
Subject: FW: Buckingham Development Variation Opposition
Attachments: 10 May 2026 Memo.docx

OFFICIAL

Good morning Ben

Please see attached letter regarding (I think) DA 26010577.

Kind regards

State Planning Commission – Applications

Planning and Land Use Services

Department for Housing and Urban Development

T 1800 752 664 • E spcapplications@sa.gov.au

Level 10, 83 Pirie Street, Adelaide SA 5000 • PO Box 1815, Adelaide SA 5001



The Department for Housing and Urban Development acknowledges First Nation people as the Traditional Owners of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.

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From: Andrew Stoler <andrewlstoler@gmail.com>

Sent: Sunday, 10 May 2026 4:31 PM

To: SA Planning Commission <sapanningcommission@sa.gov.au>; DHUD:SPC Applications <spcapplications@sa.gov.au>; Adelaide EO <adelaide@parliament.sa.gov.au>; contact@walkervilleresidents.org; Melissa Jones <mjones@walkerville.sa.gov.au>

Subject: Buckingham Development Variation Opposition

You don't often get email from andrewlstoler@gmail.com. [Learn why this is important](#)

Please see attached memorandum detailing our opposition to the latest variation to the Buckingham Development project.

Andrew Stoler & Christine Elstob

--

Andrew L. Stoler
53 Northcote Terrace

Medindie, SA 5081
Australia
Tel: +61 8 8344 3528
Mob: +61 412 586 063

10 May 2026

MEMORANDUM

TO: State Commission Assessment Panel (SCAP)

CC: Walkerville Residents Association
Walkerville Mayor Melissa Jones
Lucy Hood MP

FROM: Andrew Stoler & Christine Elstob

SUBJECT: Opposition to Latest Variation to Buckingham Development

Citify are back again for another bite at the apple. Since the start of this unwelcome project, the developers have revised and revised their plans in ways that are designed to make an already unsuitable blot on our landscape more and more unsuitable. We suspect it was always in the Citify gameplan to squeeze the highest density development into this site and to do so by gradually changing the proposal even once construction had begun. We join many others in our neighbourhood in urging SCAP to reject Citify's latest proposed variation to the Buckingham development.

The Reasons for Our Opposition:

We strongly oppose the proposed replacement of 57 serviced apartments with 55 residential apartments. Not only would this make an already crowded high density development more dense but it would also be certain to increase traffic and parking congestion in an area where traffic is already difficult to manage.

Evidently, certain community services originally proposed are now being removed from the development plan. Walkerville is a low-density, low-rise suburb of primarily family homes. This development will negatively impact the character of our community and it was expected that the impact would be mitigated by the services to be provided by the project. This seems now to not be the case.

Whatever SCAP's decision on the current variation request, it seems to us that Citify is likely to come back for another bite at the apple. Enough is enough.

Andrew Stoler & Christine Elstob
53 Northcote Terrace
Medindie

Representations

Representor 43 - Dianne Ness

Name	Dianne Ness
Address	3 MATILDA STREET GILBERTON SA, 5081 Australia
Submission Date	15/05/2026 12:20 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Refer to attachment	

Attached Documents

Representation-DianneNess-14331634.pdf

Scholes, Benjamin (DHUD)

From: Amelia Trabilsie <amtrab@bigpond.com>
Sent: Thursday, 14 May 2026 10:19 PM
To: DHUD:SPC Applications
Subject: Application ID 26010577

You don't often get email from amtrab@bigpond.com. [Learn why this is important](#)

Hello

I am submitting this response to public consultation for Application ID 26010577 on behalf of my Mother, Dianne Ness who lives at 3 Matilda Street, Gilberton.

Online submissions were not available at the time so I hope you will accept this submission.

To Whom it May Concern

Having been notified by Lucy Hood and Mayor of Walkerville Council, I am responding regarding the proposed Buckingham Arms development and variations to plans.

I do find the variation by the developer to increase the density of it's development deeply concerning, in particular the attempt to increase the number of dwellings on site by 55, yet only increase the number of off street car parks by 8.

A major concern as a resident is the extra traffic using that intersection. And then the extra traffic avoiding using that intersection by diverting.

This already happens at speed down Matilda Street to avoid both Stephen Terrace traffic lights and Walkerville Terrace traffic lights.

Matilda Street is the only street that is beneficial for drivers to achieve this sadly.

The 40 kph limit makes no difference and is not policed in our streets.

I cannot imagine how much worse this will be with this development, let alone increasing it by 55 more residences.

It is already a nightmare.

Concerned Resident,

Dianne Ness

Amelia Trabilsie | Mobile: 0417 829 911



Virus-free. www.avast.com

Representations

Representor 44 - Rebecca Treleaven

Name	Rebecca Treleaven
Address	UNIT 1 2 PARK TERRACE GILBERTON SA, 5081 Australia
Submission Date	15/05/2026 12:24 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Refer to attachment	

Attached Documents

Representation-DrRebeccaTreleaven-14331722.pdf

Scholes, Benjamin (DHUD)

From: Rebecca Treleaven <rebeccatreleaven@hotmail.co.uk>
Sent: Thursday, 14 May 2026 6:42 PM
To: DHUD:SPC Applications; DHUD:SPC Reps
Subject: Buckingham Arms Development
Attachments: Buckingham Variation - Representation-on-Application-Version-4 (2).pdf

Some people who received this message don't often get email from rebeccatreleaven@hotmail.co.uk. [Learn why this is important](#)

Dear State Commission Assessment Panel,

Please find attached my concerns regarding the proposed variation to the Buckingham Arms Development.

Kind regards

Dr Rebecca Treleaven
Unit 1, 2 Park Terrace, Gilberton 5081

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Buckingham Arms Development Pty Ltd
Development Number:	26010577
Nature of Development:	Variation to approved development
Zone/Sub-zone/Overlay:	Click here to enter text. [zone/sub-zone/overlay of subject land]
Subject Land:	1 WALKERVILLE TCE GILBERTON SA 5081 [lot number, plan number, certificate of title number, volume & folio]
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Close Date:	14/5/26

My name*: Rebecca Treleaven	My phone number: 0493475756
My postal address*: unit 1, 2 Park Terrace, Gilberton, 5081	My email: rebeccatreleaven@hotmail.co.uk

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns

I oppose the development

The specific reasons I believe that consent should be granted/refused are:

My name is Rebecca and I live on Park terrace, next to the pump station, which is directly opposite the Buckingham arms.

I am very concerned about the proposed site variation. I already feel that there is a lack of public amenities to support the number of people that this enormous building will move into the area. The building is situated on the intersection of a really busy road. There is no quick and safe way to cross these multiple roads to get to north Adelaide and Adelaide town centre. Having multiple people in cars trying to leave that site will be precarious in traffic. Adding more dwellings is disingenuous to the original plans and will force more people to park on the roads around the building including on Park Terrace. The sheer size of the building will dwarf our little house and block the sun for a significant part of the day.



[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
 - [Click here to enter text.](#) *[list any accepted or deemed-to-satisfy elements of the development].*

I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: Rebecca Treleaven

Date: 14/5/2026

Return Address: [Click here to enter text.](#) *[relevant authority postal address]* or

Email: [Click here to enter text.](#) *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 45 - Joanne Brauwers

Name	Joanne Brauwers
Address	UNIT 12 29 FULLER STREET WALKERVILLE SA, 5081 Australia
Submission Date	15/05/2026 12:28 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Refer to attachment	

Attached Documents

Representation-JoanneBrauwers-14331755.pdf

Scholes, Benjamin (DHUD)

From: Jo Brauwers <joannebrauwers@hotmail.com>
Sent: Thursday, 14 May 2026 10:55 PM
To: DHUD:SPC Applications; DHUD:SPC Reps
Subject: BUCKINGHAM ARMS SITE VARIATION ID: 26010577
Attachments: Buckingham Arms Variation ID 26010577.pdf

Some people who received this message don't often get email from joannebrauwers@hotmail.com. [Learn why this is important](#)

Hello

Please find attached my submission which I have done whilst the PlanSA website was undergoing unplanned maintenance on the evening of 14th May 2026.

I have done my best to complete the document and hope my submission will be accepted.

Whilst my submission is based on factual considerations, I wish to make the following general comment to SCAP.

The most recent glossy media release still included the hotel component but by December 2025, the developer had already determined the approved plan would be varied with an increase in building height, changes to the exterior form and off street parking.

It seems the developer is blatantly exploiting the planning variation clause permissible by SCAP by conversion of the proposed hotel component to residential apartments and ultimately construct what was always intended, hence realising the desired maximum monetary gain.

SCAP must be aware this is an underhand approach, undermining the original decision.

To safeguard the authority of SCAP so that original approval decisions are not made a mockery of, please ensure it does not become a commonplace practice amongst developers to "use" the planning variation as their trump card.

Kind regards

Joanne Brauwers
Unit 12/29 Fuller Street
Walkerville SA 5081

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Citify[applicant name]
Development Number:	26010577 [development application number]
Nature of Development:	Buckingham Arms [development description of performance assessed elements or aspects of outline consent application]
Zone/Sub-zone/Overlay:	[zone/sub-zone/overlay of subject land]
Subject Land:	Walkerville [street number, street name, suburb, postcode] [lot number, plan number, certificate of title number, volume & folio]
Contact Officer:	[relevant authority name]
Phone Number:	[authority phone]
Close Date:	14/05/2026 [closing date for submissions]

My name*: Joanne Brauwers	My phone number: 0418864112
My postal address*: Unit 12/29 Fuller Street Walkerville SA 5081	My email: joannebrauwers@hotmail.com

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development
	<input type="checkbox"/> I support the development with some concerns
	<input checked="" type="checkbox"/> I oppose the development

The specific reasons I believe that consent should be refused are:

Whilst it has been deemed the variation has provided adequate car parking spaces as per report "Traffic and Parking Review Cirqa" and there will be no reliance upon on street parking, the theoretical parking requirement calculations have failed to recognise the Citify are advertising

APARTMENTS:

36 x 1 bedroom with 1 car park space = 36
67 x 2 bedroom with 1 car park space = 67
26 x 3 bedroom with 2 car park spaces = 52
6 x 4 bedroom with 2 car park spaces = 12
Sub Total: **167** car parks

Whilst I have been unable to ascertain the car park provisions for the following, it would be expected that the NDIS and Studio accommodation will have 1 car park allocation per residence

14 x NDIS and 23 X STUDIO with 1 car park space = 37
Sub Total: **37** car parks

Given the Terrace apartments are now 3 bedroom residences, the assumption is they will be marketed with 2 car park spaces, as per the advertised 3 bedroom apartments with 2 car park spaces.

12 x 3 bedroom Terrace residences with 2 car park spaces = 24
Sub Total : **24** car park spaces



Government of South Australia

Department for Housing
and Urban Development

TOTAL RESIDENT CAR PARK SPACES = 228

The theoretical parking requirements then states that a further 97 car park spaces is required for Visitor car parking (42.75) and Retail, F&B (44.25)

TOTAL VISITOR / RETAIL CAR PARK SPACES = 97

The Traffic and Parking review states under the amended proposal 245 car park spaces (rounded up) is required and the development proposes 254 and hence a surplus of 9 car park spaces.

I ask SCAP to confirm the number of residential car park spaces the developer is advertising and marketing to the buyers of all the apartments and terrace residences.

THIS IS THE MINIMUM RESIDENTIAL CAR PARK SPACES THAT MUST BE PROVIDED, not the theoretical residence car park spaces of 163.8 only.

Furthermore, as there will be restaurants, the retail car park spaces must always be available for that purpose along with visitor car parking.

In reality a minimum total of **325 allocated car park spaces** may be required and should be available at all times.

Please check this aspect as the Developer may not be honouring the total number of residential car parks being advertised to potential residents of the apartments and terraces. Furthermore, will the residents be allocated their own specific car parks or will it be first in first served of the 163.8 car parks for potentially 228 vehicles???

To state there will be minimal impact during peak am & pm times from the vehicles attempting to enter and exit either via Walkerville Terrace or Northcote Terrace again is not the reality. It will be interesting to note if there is an increase in vehicle collisions that correlate with this development as it is located on a particularly busy corner and on a major route in and out of the CBD.

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
 - [Click here to enter text.](#) *[list any accepted or deemed-to-satisfy elements of the development]*.

I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person:

*You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission

Signature: *Joanne Brauwers*

Date: 14th May 2026

Return Address: [Click here to enter text.](#) [*relevant authority postal address*] or

Email: [Click here to enter text.](#) [*relevant authority email address*] or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 46 - Karen and Roger Stables

Name	Karen and Roger Stables
Address	5 PARK TERRACE GILBERTON SA, 5081 Australia
Submission Date	15/05/2026 12:32 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Refer to attachment	

Attached Documents

Representation-KAndRStables-14331826.pdf

Scholes, Benjamin (DHUD)

From: Roger Stables <kandrstable@bigpond.com>
Sent: Wednesday, 13 May 2026 9:59 AM
To: DHUD:SPC Reps
Subject: Application ID:26010577- Buckingham Arms Site Variation

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from kandrstable@bigpond.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To The Secretary
State Planning Commission

I am writing to you regarding the proposed variation to the approved redevelopment of the Buckingham Arms site at 1 Walkerville Tce, Gilberton.

In this variation the Developer is intending to increase the density of its development. They want to add 55 more dwellings, yet only increase the off-street parking by eight parks. This is deeply concerning as it will have a materially adverse impact on access and on street parking availability for ourselves and visitors outside our house. We have a single garage and single lane driveway off Park Terrace. Parking congestion in our street would be a serious problem for us.

As residents living at the northern end of Park Tce, Gilberton (we live at 5 Park Terrace, Gilberton 5081) we are very concerned about the increase in dwellings without matching car parking. Our end of Park Tce and other nearby streets will become their car park. Any argument that residents in this development will not have vehicles is non-sensical out here in the suburbs and in reality only self serving for the financial benefit of the developers.

Additionally, the South Australian Government is in the process of mandating a minimum number of off-street parks tied to bedroom count. While this is not yet law it should be front of mind when assessing at the material disparity in this requirement in the Buckingham Arms developers requested Site Variation.

We therefore strongly object to the proposed variation to increase the number of dwellings without a directly corresponding increase in off-street car parking.

Thank you for considering our objection.

Best regards

Karen & Roger Stables
5 Park Terrace, Gilberton 5081
PH: 0418 464 565

Representations

Representor 47 - Lucy Hood MP

Name	Lucy Hood MP
Address	84 PROSPECT ROAD PROSPECT SA, 5082 Australia
Submission Date	15/05/2026 12:37 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Refer to attachment	

Attached Documents

Representation-LucyHoodMp-14331890.pdf

DHUD:SPC Applications

From: Adelaide EO <Adelaide@parliament.sa.gov.au>
Sent: Thursday, 14 May 2026 3:13 PM
To: DHUD:SPC Applications; DHUD:SPC Reps
Subject: LH SCAP Submission - Application ID 26010577
Attachments: LH - Buckingham Arms Variation Submission.pdf; Buckingham Arms Variation - Representation-on-Application.docx

OFFICIAL

Good afternoon,

Please see the attached submission on behalf of Lucy Hood MP, Member for Adelaide.

Kind regards,

Office of Lucy Hood MP

Member for Adelaide

T 8269 1838

84 Prospect Road, Prospect SA 5082

Parliament House, North Terrace, Adelaide SA 5000



DELIVERING FOR OUR
NEIGHBOURhood

  @LucyHoodAdelaide
 @LucyHood
 8269 1838
 adelaid@parliament.sa.gov.au



Lucy Hood MP
Member for Adelaide

sa.alp.org.au | [Stay in the loop with Lucy on Facebook!](#)

I acknowledge that this land is the traditional land of the Kaurna people and respect their spiritual relationship with their country. I also acknowledge the Kaurna people as the custodians of the Adelaide region and that their cultural heritage and cultural beliefs are still as important to the living Kaurna people today.

The information in this e-mail may be confidential and/or legally privileged. If you are not the intended recipient, access to it is unauthorised and any disclosure, copying, distribution or action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

The information in this e-mail may be confidential and/or legally privileged. If you are not the intended recipient, access to it is unauthorised and any disclosure, copying, distribution or action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

OFFICIAL

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Buckingham Arms Development Pty Ltd
Development Number:	26010577
Nature of Development:	Variation to approved development
Zone/Sub-zone/Overlay:	Click here to enter text. [zone/sub-zone/overlay of subject land]
Subject Land:	1 WALKERVILLE TCE GILBERTON SA 5081 [lot number, plan number, certificate of title number, volume & folio]
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Close Date:	14/5/26

My name*: Lucy Hood MP	My phone number: 82691838
My postal address*: 84 Prospect Road, Prospect	My email: adelaide@parliament.sa.gov.au

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns

I oppose the development

The specific reasons I believe that consent should be granted/refused are:

Please see attached letter.

[attach additional pages as needed]



Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
 - [Click here to enter text.](#) *[list any accepted or deemed-to-satisfy elements of the development].*

I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: 

Date: 14/5/26

Return Address: [Click here to enter text.](#) *[relevant authority postal address]* or

Email: [Click here to enter text.](#) *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

To the State Commission Assessment Panel,

I write on behalf of residents from Gilberton, Walkerville and Medindie, as their Local Member of Parliament, regarding the planning variation (Application ID 26010577) submitted for the authorised development on the former Buckingham Arms Hotel site.

This variation seeks to amend the authorised development at 1 Walkerville Terrace, Gilberton to include an additional 55 dwellings, remove serviced apartments and increase the building height by 0.2 metres while also making changes to the external form and off-street car parking.

Through a Code Amendment process, first initiated under the former Marshall Liberal Government in 2021, the site was re-zoned to six storeys. For more than two years, the community stood together over concerns regarding the overdevelopment of the site, with the State Commission Assessment Panel (SCAP) refusing the first development application in March 2024. It was refused on numerous grounds, including overdevelopment, and heritage and design issues. The design was subsequently modified, and the development application approved in early 2025.

Residents have shared feedback with me such as: *“It is deeply concerning that the original development proposal in March 2024 was refused for numerous planning reasons, yet we are now faced with another variation to an already approved development.”*

“I am also concerned by the ongoing amendments being sought after the original approval was granted. Once a development has been approved, substantial changes should not continue to be made simply to improve the commercial outcome for the developer.”

Residents argue the issues previously raised, in particular density, traffic and the impact on the heritage and character of the area still exist despite the development being approved. As such, majority of the local residents who have contacted me to provide feedback **strongly oppose** the variation application.

As feedback from a local resident stated: *“The variation does not address any of those issues, instead, it compounds them: the proposal further undermines the amenity, character and liveability of the area, and moves the project even further away from what was originally envisaged and reasonably expected by surrounding residents.”*

I understand many locals view this variation by the developer to increase the density of its development, after planning approval has been granted, as deeply concerning. In particular, the attempt to increase the number of dwellings on the site by 55, yet only increase the number of off-street car parks by eight.



The following issues represent the views of the local community who have contacted me to provide feedback.

Traffic and Congestion

There has already been significant angst and concern among local residents, since development begun at this site, in relation to traffic impacts and congestion which has now been exacerbated by the submitted variation.

By removing 57 serviced apartments and including 55 additional dwellings, there will be an increase of approximately 51 bedrooms for future residents, yet there is only an increase of eight off-street car parking spaces to cater for them.

The five-arm intersection is already congested during peak times and residents have previously raised serious concerns about the major impact this development will have at this intersection. Adding additional vehicle movements to this will lead to banking up of traffic on both Northcote Terrace and Walkerville Terrace.

“Traffic congestion at the nearby intersection is already well known to local residents. Increasing the scale and occupancy of this development will inevitably intensify traffic congestion, particularly during peak periods when residents are entering and exiting the complex. There appears to have been insufficient consideration of these impacts on the surrounding community.”

There are already on-street parking controls in place on the roads surrounding the development to alleviate pressure for local residents. Creating additional demand without adequate increases to off-street car parking spaces for new residents and visitors is unsustainable and will further reduce parking availability for existing residents.

“Already at our end of Park Tce there is a 3hr street parking limit to ease the pressure on street parking for residents. We believe 55 extra dwellings with only 8 extra off-street car parks will lead to unreasonable congestion in Park Tce, certainly the Buckingham Arms end, where we live.”

Feedback I have received from locals also include fears the increase in congestion at the intersection will lead to a rise in “rat running” in local streets.

Height, Heritage and Character

Residents previously raised concerns about the excessive scale of the development and the negative impact it would have on the suburbs of Medindie, Gilberton and Walkerville which are renowned for their heritage and character.



As such, many locals were disappointed when planning authority was granted for a 10-storey development in an area zoned for a maximum of six storeys, and felt the developer was not considering the wishes of the community.

“This development is already significantly out of character with the surrounding low-rise, low-density residential environment consisting primarily of quality family homes. The decision to rezone this area from medium-density to high-density has fundamentally changed the character of the suburb and, in my view, should never have been approved in the first place.”

“Residents of this area pay substantial rates and property prices to live in a suburb with a distinct character and amenity. The continued expansion of this project undermines the very environment existing residents invested in and expected to be protected. There is also broader concern that rezoning this area may set a precedent for further inappropriate high-density developments within Gilberton and surrounding suburbs. This risks permanently altering the character of the area without the support of the local community.”

Further attempts by the developer to increase the height and density of the development, after being granted approval, are seen as unacceptable by surrounding residents. Unfortunately, many in the community were expecting the developer to use the variation process as a loophole to increase the size of the development.

“We suspect it was always in the Citify gameplan to squeeze the highest density development into this site and to do so by gradually changing the proposal even once construction had begun. We join many others in our neighbourhood in urging SCAP to reject Citify's latest proposed variation to the Buckingham development.”

“Whatever SCAP's decision on the current variation request, it seems to us that Citify is likely to come back for another bite at the apple. Enough is enough.”

Construction

Since the commencement of works on the site, residents have also raised significant concerns about the impact construction is having on them. Many locals have reported inadequate dust management, increased congestion and frequent disturbances resulting in reduced amenity of their homes.

“Over the last three months, the excavation process has created extremely dusty conditions. We have now moved into the constant banging and clanging of the building phase. I work from home and have already started wearing noise-cancelling headphones during the day just to concentrate.”





These issues, compounded with the developers attempt to increase density on the site without considering the surrounding community's interest, demonstrates a further loss of goodwill and heightened apprehension that the development will result in a positive impact on the neighbourhood.

“The development is already causing overcrowding in the surrounding area, particularly along Walkerville Terrace and down Gilbert Street. Street parking along Walkerville Terrace is currently extremely crowded due to site workers parking there, and traffic conditions have become increasingly difficult and unsafe.”

Many residents maintain this development will already have a detrimental impact on the local community and further increases to density should not be approved.

“The ongoing lack of consultation, communication, and consideration for existing residents is extremely disappointing. Rather than reducing impacts on the surrounding community, this variation appears to further intensify them.”

“Decisions of this magnitude should genuinely reflect the wishes and wellbeing of the residents who already live in the area, rather than prioritising the financial interests of developers. The people making these decisions are not the ones who must live with the long-term impacts on traffic, parking, congestion, and neighbourhood character.”

“The original approval already pushed the limits of what is appropriate for this site. To cram in even more dwellings, raise the height further and to not provide adequate parking prioritises the developer's commercial objectives over proper planning outcomes.”

Thank you for considering the concerns of my local community.

If you wish to discuss this matter further, I can be contacted on 8269 1838 or via adelaide@parliament.sa.gov.au.

Yours sincerely,

A handwritten signature in blue ink that reads 'Lucy Hood'.

Lucy Hood MP
Member for Adelaide
12 May 2026



Representations

Representor 48 - Maria Czechowicz

Name	Maria Czechowicz
Address	10 WALKERVILLE TERRACE GILBERTON SA, 5081 Australia
Submission Date	15/05/2026 12:42 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Refer to attachment	

Attached Documents

Representation-MariaCzechowicz-14332011.pdf

Scholes, Benjamin (DHUD)

From: Maryla <marylacz@gmail.com>
Sent: Thursday, 14 May 2026 9:09 PM
To: DHUD:SPC Applications
Subject: Application ID 26010577 | Representation opposing variation to authorised development 24029287 | 1 Walkerville Tce Gilberton
Attachments: 20260514213957663.pdf

[You don't often get email from marylacz@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Commissioner

Find my submission attached.

Regards
Maria Czechowicz

Sent from my iPhone

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Citify / Buckingham Arms Development
Development Number:	24029287
Nature of Development:	26010577 variation to authorised development no. 24029287
Zone/Sub-zone/Overlay:	Urban Corridor (Living) Zone/ Buckingham Arms Hotel is a Local Heritage Listed Place
Subject Land:	1 Walkerville Tce Gilberton SA 5081
Contact Officer:	Joanne Reid, Senior Planning Officer
Phone Number:	(08) 7133 3299 for Joanne Reid, or 08 7133 2804 for Planning & Building
Close Date:	14 May 2026

My name*: Maria Czechowicz	My phone number: 0477885021
My postal address*: 10 Walkerville Tce Gilberton	My email: marylacz@gmail.com

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development
	<input type="checkbox"/> I support the development with some concerns
	<input checked="" type="checkbox"/> I oppose the development

My name is **Maria Czechowicz**. I am 82 years old and I live at **10 Walkerville Terrace, Gilberton**, directly opposite the proposed development site at **1 Walkerville Terrace**.

I oppose the proposed variation to the approved development because I believe it will have a serious and ongoing impact on my health, my home, my garden, my solar panels and my quality of life.

I am elderly and my health is not what it used to be. I have a respiratory condition and I am concerned that the dust, noise, vibration, vehicle movements and general disruption associated with this development have already affected my breathing, stress levels and general wellbeing. I find it difficult to cope with prolonged disturbance, especially when it is directly opposite my home. I am worried that a larger and more intense residential development will only make this worse.

My home is my safe place. At my age, I spend a lot of time at home and in my garden. I rely on peace, sunlight, fresh air and a stable routine. The proposed variation appears to increase the number of residential apartments and the permanent residential use of the site. This means more people, more cars, more visitors, more deliveries, more rubbish collection, more noise, more light spill and more general activity directly across from where I live.

I am also very concerned about privacy and overlooking. I do not want to feel watched in my own home or garden. The proposed building is large and close enough to affect the way I live day to day. Privacy screening should not be treated as a minor issue. It should be properly assessed from my property at 10 Walkerville Terrace, including windows, balconies, sightlines and lighting.

I am especially concerned about the future impact on sunlight to my home, garden and solar panels. I rely on sunlight for my garden and for the normal enjoyment of my property. My garden is important to my health and wellbeing. It gives me fresh air, routine, purpose and comfort. Any reduction in sunlight may affect my plants, outdoor areas and the liveability of my home.



I also have solar panels and I am concerned that overshadowing from a large building opposite my home may reduce their performance. This would be unfair and would create an ongoing financial impact for me. At my age, I am on a limited income and cannot simply absorb extra costs if my solar generation is reduced.

I am also worried about traffic and parking. Walkerville Terrace is already busy and difficult at times. More permanent residents may mean more cars, visitors, deliveries, taxis, rideshare vehicles and service vehicles. This creates more risk and stress for older residents like me, especially when crossing the road, accessing my property or dealing with increased congestion.

The proposed variation should not be treated as a small change. Removing serviced apartments and adding more residential apartments changes the nature and intensity of the development. It will affect the people who live directly opposite, including me.

I respectfully ask that planning consent be refused. If it is not refused, I ask that the application be deferred until there is a proper assessment of the impacts on my home and health, including dust, noise, vibration, traffic, parking, overlooking, privacy, light spill, overshadowing, solar panel performance and loss of sunlight to my garden.

I also ask that the decision-maker consider the impact on elderly residents who are more vulnerable to dust, noise, stress, respiratory symptoms and loss of quiet enjoyment of their home.

This development may be just a planning matter to some people, but for me it is directly across the road from where I live every day. I ask that my health, age, home, garden and wellbeing be properly considered before any further approval is granted.

Note: In order for this submission to be valid, it must:

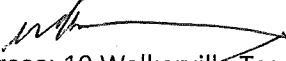
- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

No accepted or deemed-to-satisfy elements have been identified in the public notice/material available to me. My representation comments only on the performance-assessed aspects of the proposed variation, including the increased residential intensity, removal of serviced apartments, additional residential apartments, external changes, privacy screening, removal of one terrace dwelling, and the resulting impacts on health, respiratory wellbeing, dust, noise, vibration, traffic, parking, overlooking, privacy, light spill, overshadowing, solar panel performance, garden sunlight and residential amenity at 10 Walkerville Terrace.

I: wish to be heard in support of my submission*
 do not wish to be heard in support of my submission

By: appearing personally
 being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: 
Return Address: 10 Walkerville Tce Gilberton

Date: 14/05/2026

Email: marylacz@gmail.com

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 49 - Mark and Amanda Cescato

Name	Mark and Amanda Cescato
Address	46 WALKERVILLE TERRACE GILBERTON SA, 5081 Australia
Submission Date	15/05/2026 12:45 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Refer to attachment	

Attached Documents

Representation-MarkCesato-14332101.pdf

Scholes, Benjamin (DHUD)

From: DHUD:SPC Reps
Sent: Thursday, 14 May 2026 9:41 AM
To: Scholes, Benjamin (DHUD)
Subject: FW: Buckingham Arms development: representation Submission.
Attachments: Representation-on-Application-Version-4 CESCATO Submission RE Application 26010577.docx

OFFICIAL

Hello Ben

Please see attached submission

Kind regards

State Planning Commission - Representations Planning and Land Use Services Department for Housing and Urban Development T 1800 752 664 • E spcapplications@sa.gov.au Level 10, 83 Pirie Street, Adelaide SA 5000 • PO Box 1815, Adelaide SA 5001

The Department for Housing and Urban Development acknowledges First Nation people as the Traditional Owners of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.

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-----Original Message-----

From: Mark Cescato <m.mcescato@bigpond.com>
Sent: Wednesday, 13 May 2026 6:05 PM
To: DHUD:SPC Reps <spcreps@sa.gov.au>
Subject: Buckingham Arms development: representation Submission.

[You don't often get email from m.mcescato@bigpond.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please find attached the submission regarding the Buckingham Arms Development.

Kind Regards

Mark and Amanda Cescato.
46 Walkerville Terrace
Gilberton
SA 5081

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Mark and Amanda Cescato <i>[applicant name]</i>
Development Number:	24029287 : Application Number 26010577
Nature of Development:	Variation to authorised development number 24029287 Reconfiguration of residential apartments, removal of serviced apartments and associated internal changes to provide additional residential apartments, external changes to form and materials , addition of privacy screening details and removal of one terrace dwelling
Zone/Sub-zone/Overlay:	Residential <i>[zone/sub-zone/overlay of subject land]</i>
Subject Land:	1 Walkerville Terrace Gilberton 5081 <i>[street number, street name, suburb, postcode]</i> <i>[lot number, plan number, certificate of title number, volume & folio]</i>
Contact Officer:	PLAN SA : State Planning Commission. <i>[relevant authority name]</i>
Phone Number:	611800752664 <i>[authority phone]</i>
Close Date:	14 May 2026 <i>[closing date for submissions]</i>

My name*: Mark Cescato	My phone number: 0428457459
My postal address*: 46 Walkerville Tce, Gilberton 5081	My email: m.mcescato@bigpond.com

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development
	<input type="checkbox"/> I support the development with some concerns
	<input checked="" type="checkbox"/> I oppose the development



Government of South Australia

Department for Housing
and Urban Development

The specific reasons I believe that consent should be granted/refused are:

We write to formally oppose the proposed variation to the approved Buckingham Arms redevelopment at Walkerville Tce/Northcote Tce, Gilberton, including the increase in residential apartments, removal of serviced apartments, internal reconfigurations and associated amendments. Our opposition is not to the development itself. We support thoughtful urban renewal, adaptive re-use of heritage places and well designed medium and higher density housing in appropriate locations. However, this proposal has progressively evolved into an intense and over developed outcome that raises serious concerns regarding planning integrity, consistency with the Planning Design Code, density expectations, heritage outcomes, traffic impacts, residential amenity and broader confidence in the South Australian planning system. The Buckingham Arms occupies a prominent gateway location adjoining established residential areas, parks and a valued local heritage place. This project should have represented a landmark, state of the art development demonstrating architectural excellence, sustainability and genuine legacy value for SA. Instead the proposal increasingly appears to be driven by maximising yield through incremental variation processes.

The original proposal was rejected by SCAP in March 2024 on grounds including over development, heritage impacts and failure to demonstrate high quality design outcomes. SACP found the proposal failed to satisfy multiple performance outcomes relating to built form, scale, massing and impact on the heritage listed Buckingham Arms Hotel.

Despite these earlier findings, subsequent applications and now the latest variation continue to intensify the site. Public reporting confirms the approved scheme already contained 130 residential apartments and 56-57 serviced apartments within a 10 story form. The latest variation seeks to remove serviced apartments and substantially increase permanent residential apartment numbers resulting in approx 185 apartments overall.

This raises legitimate concerns that the original density and land-use mix may have been presented in a manner that reduced perceived planning impacts at assessment stage, only for the development to later transition toward a more intensive residential outcome through variations. Such an approach undermines public confidence in the intent and integrity of the Planning and Design Code and variation assessment pathways.

We believe the Planning and Design Code exists to ensure development is 'consistent and clear', and to provide equitable planning outcomes for the community. Yet this proposal increasingly demonstrates how significant intensification can occur incrementally after approval, despite substantial community concern and earlier findings of over development.

Questions also remain regarding:

- *whether the cumulative apartment yield is genuinely consistent with intended policy outcomes for the site;*
- *whether internal amenity, building separation, communal open space, traffic generation and servicing outcomes remain consistent with the spirit and intent of the code;*
- *whether the increase in residential density creates additional social and environmental impacts that were not originally assessed - (eg: at least 300 plus cars traversing the intersection - to date no traffic impact assessment has been undertaken);*
- *whether continual amendments erode transparency and meaningful public participation.*

This development will have long term consequences for Gilberton, Walkerville, Medindie and the broader Northern Adelaide gateway. The impacts; environmental, visual, social, cultural and political will remain for generations. Developments of this scale should aspire to become exemplary South Australian projects admired for their design quality and contribution to urban life, not developments remembered as case studies in planning overreach.

I respectfully submit that approval of this variation would further entrench an already excessive outcome and reinforce perception that we are a state where planning policy can be progressively stretched beyond its original intent and that impacts are inconsequential.

South Australia deserves development that balances growth with design excellence, cultural and heritage sensitivity, sustainability and community confidence. This proposal has never achieved that balance and in this recent proposed variation it does even less so.

Yours Faithfully

*Mark and Amanda Cescato
46 Walkerville Tce
Gilberton
SA 5081.*

m.mcescato@bigpond.com

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
 - [Click here to enter text.](#) *[list any accepted or deemed-to-satisfy elements of the development].*

I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: *Mark Cescato & ACescato*

Date: 13/5/2026

Return Address: [Click here to enter text.](#) *[relevant authority postal address]* or

Email: spcapplcations@sa.gov.au

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 50 - Mary Hackett-Jones

Name	Mary Hackett-Jones
Address	8 BUCKINGHAM STREET GILBERTON SA, 5081 Australia
Submission Date	15/05/2026 12:50 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Refer to attachment	

Attached Documents

Representation-MaryHackett-jones-14332188.pdf

Scholes, Benjamin (DHUD)

From: Mary Hackett-Jones <maryhackettjones@gmail.com>
Sent: Thursday, 14 May 2026 8:48 PM
To: DHUD:SPC Applications
Subject: Have your say: 1 Walkerville Terrace Gilberton
Attachments: Representation-on-Application-1 Walkerville Tce Gilberton .docx

You don't often get email from maryhackettjones@gmail.com. [Learn why this is important](#)

Dear sir, madam,

Please find attached my representation in relation to the proposed amendments to the development at 1 Walkerville Terrace Gilberton.

Yours sincerely,
Mary Hackett-Jones.

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Buckingham Arms Development Pty Ltd
Development Number:	26010577 <i>[development application number]</i>
Nature of Development:	Variation to authorised development no. 24029287 for reconfiguration of residential apartments, removal of serviced apartments and associated internal changes to provide additional residential apartments, external changes to form and materials, addition of privacy screening details and removal of one terrace dwelling .
Zone/Sub-zone/Overlay:	Heritage Overlay
Subject Land:	1 Walkerville Terrace, Gilberton SA 5081
Contact Officer:	Assessment Panel/Assessment Manager at State Planning Commission
Phone Number:	Click here to enter text. <i>[authority phone]</i>
Close Date:	14 May 2026

My name*: Mary Hackett-Jones	My phone number: 0451 622 373
My postal address: 8 Buckingham Street Gilberton	My email: maryhackettjones@gmail.com

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development
	<input type="checkbox"/> I support the development with some concerns
	<input checked="" type="checkbox"/> I oppose the development



Government of South Australia

Department for Housing
and Urban Development

The specific reasons I believe that consent should be granted/refused are:

While I recognise the development of this site is to go ahead, the process of gaining approval and the developer attempting to change the configuration of the site - after it was rejected once by SCAP already - smacks of a less than transparent process.

1. Appearance/style: the proposal reflects towers which have been designed with zero regard for the character of the neighbourhood, larger area or indeed the immediate vicinity. Gilberton is proud of its "village" character and traditional residences, and this style clashes with the existing neighbourhood. The suburbs of Medindie, Gilberton and Walkerville are known for their character and heritage. This site has Heritage Adjacency Overlay and is positioned at the entry to these historic suburbs. Therefore, if taller buildings are to be constructed, there is a need for them to comprise an aesthetic aspect. I would be interested in your reflection on how this bulky monolith fits with the Plan SA Principles on Development Control within a Heritage Conservation Area, which reflect that under the "Gilberton North Policy Area: Buildings should be designed to reduce visual bulk and provide visual interest".

2. Size: the enormous size and proportions of this development clash with the residential surrounds in which it is to be built. It will dominate the skyline and is very intrusive and ugly. It has no regard for the style of the area, and the size means that it will impact the privacy of local residents as well as bring issues of shading and noise pollution.

3. Appearance and setback: The development has little setback on either Northcote or Walkerville Terraces. The enormity of the development will change the landscape of the streets and turn them into unwelcoming and shadowy environments. In turn, this may lead to issues of safety and security, especially considering that concentrations of high-rise buildings are associated with higher levels of crime.

4. Traffic: it is unclear how traffic will be managed. This is concerning as the development is located on a five-way intersection used by many in the commute in and out of the city. Accessing the site will be problematic, and will add to an already congested intersection. Furthermore, it will add to traffic along other, alternative roads, such as Gilbert, Buckingham and James Streets. These are narrow, residential streets and it is unsafe to have a large volume of traffic speeding down them as people try to avoid the intersection or find quicker ways to move around. Added to this the parking issues, where parking on both sides of these streets is already discouraged.

5. Effect on Walkerville precinct and impact on the existing neighbourhood: the addition of an increased number of dwellings to this suburb will change its landscape forever, in terms of aesthetics but also socially and environmentally. There does not appear to be any information on the impact this will have on the local community. Has there been an assessment on the number of children you expect to increase in the neighbourhood, and do local schools have the capacity to absorb a suddenly larger population? What will be the impact on other services?

6. Environmental concerns and greenery: This development has been designed with seemingly no regard for greening. We live in an era of climate change and yet in a development of this size, absolutely no regard is paid to mitigating risks created by high density housing. Added to the aesthetic issues of setback, a belt of green should be introduced in any development of this size.

7. Open Space: In short, a less densely constructed site would alleviate this problem to a large degree.

8. Personal Reflection: I want my children to benefit from quiet streets, the ability to walk to school safely, the possibility of finding a park for your car, and a backyard which they can enjoy without being

overlooked by neighbours. I do hope that in developing this site, you will preserve the peaceful and green character of our neighbourhood.

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
 - [Click here to enter text.](#) *[list any accepted or deemed-to-satisfy elements of the development].*

I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: *M Hackett-Jones*

Date: 14 May 2026

Return Address: [Click here to enter text.](#) *[relevant authority postal address]* or

Email: maryhackettjones@gmail.com or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 51 - Mike Duigan

Name	Mike Duigan
Address	37 WALKERVILLE TERRACE GILBERTON SA, 5081 Australia
Submission Date	15/05/2026 12:53 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Refer to attachment	

Attached Documents

Representation-MikeDuigan-14332251.pdf

Scholes, Benjamin (DHUD)

From: Mike Duigan <mikeduigan19@gmail.com>
Sent: Saturday, 9 May 2026 11:34 AM
To: DHUD:SPC Applications
Subject: RE: Application ID 26010577-Variation to Development Authorisation 24019287-BUCKINGHAM ARMS
Attachments: Mike Duigan SCAP Submission 8 May 2026 submitted .docx

You don't often get email from mikeduigan19@gmail.com. [Learn why this is important](#)

Please find attached a copy of my submission to the SCAP for consideration as an objection to the developer Citify's application for a variation to the authorisation 24019287-Buckingham Arms (ID 26010577)

Mike Duigan
0459506281

**Mike Duigan
37 Walkerville Terrace
Gilberton
SA 5081**

**To Presiding Member
State Commission Assessment Panel
State Planning Commission
GPO BOX 1815
Adelaide SA 5001**

Dear Presiding Officer and members of the State Commission Assessment Panel,

As a local resident of Walkerville Terrace for some 45 years , I write to you re the supplementary application :

**APPLICATION ID :26010577-VARIATION TO DEVELOPMENT AUTHORISATION 24019287-
BUCKINGHAM ARMS-**

Citify (Buckingham Arms Development Pty Ltd), the developer of the Buckingham Arms site in Gilberton is seeking a variation to its approved development for the site¹. This is the 3rd time we have appeared before you seeking a realistic proposal for the Buckingham Arms site.

The approved development was considered by the Panel in January 2025. This variation now seeks to abandon the approved plans for serviced hotel rooms on Levels 1 and 2, converting them for a short period to 'affordable housing' apartments after which they revert to on-market pricing.

In addition, ceiling heights in some apartments have been increased which results in the ten-story building further exceeding the maximum height permitted in the zone.

I am concerned about the creep in height that appears to be taking place particularly as the previous submissions to SCAP from architects and planners and indeed from the Government Architect indicated the floor to floor heights were not adequate to provide for services.

In respect of height, the Urban Corridor Living zone amendment for the site envisaged development of medium density of 4-6 storeys and 24.5m height.

The fundamental reasons Citify was granted a full 30% height increase which the developer stated could accommodate ten-stories are now being questioned. The community benefit appears to be being

¹ See

https://plan.sa.gov.au/have_your_say/notified_developments/current_notified_developments/submission?aid=13051

Variation to authorised development no. 24029287 for reconfiguration of residential apartments, removal of serviced apartments and associated internal changes to provide additional residential apartments, external changes to form and materials, addition of privacy screening details and removal of one terrace dwelling

eroded by these latest variations. The proposal now before you must now be seen as HIGH DENSITY, not medium density.

The Planning and Design Code lists community benefit in terms of the following:

PO 5.1 ...broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features.

While 'affordable housing' targets are being given lip service, and the heritage building is still being slated for retention and redevelopment, the community services appear to be limited to some cafes/restaurants. The approved plans originally had serviced apartments, a cinema, gym, swimming pool and other facilities such as a private function room.

The proposed plans now indicate apartments are all residential with space allocated only for a gym and swimming pool. However, it is unclear whether these services will be open to the community to use or will just be for residents. What are the community services being offered to the community beyond the cafes and restaurants?

The proposed change in usage from hotel rooms to residential apartments will also bring significant increase in intensity resulting in more vehicular traffic movements to an already congested intersection as the proposed new residents are more likely to be owner occupiers with motor vehicles rather than hotel guests who would be less likely to be car owners.

The original proposal refused by SCAP in March 2024 and the one subsequently agreed to by SCAP in January 2025 did not envisage this level of ownership characteristic despite local residents' extensive submissions on this point. The new apartment mix is based on yet another promise with no details of any contractual arrangements with Housing Australia Future Fund or a community housing provider.

The argument for these amendments being made in the new planning report is that the project is not feasible as originally approved and the variations proposed are aimed at improving its financial feasibility. It may be inferred that Citify has not done the basic homework required in developing their approved proposal.

The proposal must be thoroughly interrogated by the Panel on Citify's intentions inferred in the proposed amendments.

I encourage SCAP to send Citify back to the drawing board to make further changes to improve community benefit and comply with the maximum height. I would like to see the height reduced and scale reduced to medium density as was envisaged in the Urban Corridor (living) zone.

Of concern also to the community is that work has commenced on site through staged approvals with a recent update of the Plan SA Development Register indicating a change from 4 Stages to 6 Stages without any indication of what is approved in each Stage until that Stage commences.

The residents and owners of units of Buckingham Close, a single-story development adjacent the site on Walkerville Terrace are already experiencing significant impacts of vibrations and dust through on-site piling works and truck movements into and out of the site. I am concerned that the ongoing works during construction and the associated vehicle movements which have impacts that have already been reported will continue to be an issue for the next two years.

A SCAP decision must be cognisant of the impact that these processes have on the Council and residents particularly as these matters were first put before you in March 2024.

There needs to be an obligation placed on Citify to prepare and release a Construction Environmental Management Plan to assuage community fears. This needs to be supplemented by a Parking and Vehicular Management Plan given the impacts that nearby residents are having to contend with even at the moment. **This is particularly so given that the development sits in a low rise, low intensity suburban environment and the residents' views should be respected.**

The local community deserves better from both SCAP and the developer than what has been demonstrated so far through this process.

I seek the opportunity to appear before the Panel in support of my submission.

Yours sincerely

Mike Duigan

37 Walkerville Terrace, Gilberton

M: 0459506281

mikeduigan19@gmail.com

Representations

Representor 52 - Rick Albertini

Name	Rick Albertini
Address	15-19 HOLDEN STREET HINDMARSH SA, 5007 Australia
Submission Date	15/05/2026 01:00 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Refer to attachment	

Attached Documents

Representations

Representor 53 - Sophia Czechowicz

Name	Sophia Czechowicz
Address	8 WALKERVILLE TERRACE GILBERTON SA, 5081 Australia
Submission Date	15/05/2026 01:06 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Refer to attachment	

Attached Documents

Representation-SophiaCzechowicz-14332452.pdf

Scholes, Benjamin (DHUD)

From: Sophia Checkers <sophiaczechowicz@hotmail.com>
Sent: Thursday, 14 May 2026 7:30 PM
To: DHUD:SPC Reps
Cc: DHUD:SPC Applications
Subject: Application ID 26010577 | Representation opposing variation to authorised development 24029287 | 1 Walkerville Tce Gilberton
Attachments: Czechowicz_24029287.pdf; Application ID_26010577_Authorised Development No_24029287_Submitter_Sophia Czechowicz.pdf

Some people who received this message don't often get email from sophiaczechowicz@hotmail.com. [Learn why this is important](#)

Dear State Commission Assessment Panel / Relevant Authority,

I have submitted my representation through the PlanSA portal in relation to Application ID 26010577, being the proposed variation to authorised development no. 24029287 for 1 Walkerville Terrace, Gilberton.

For completeness, I also provide a copy of my representation and supporting documents by email before the close of the public notification period.

I am the owner of the property directly opposite the development site at 8 Walkerville Terrace, Gilberton. I oppose the proposed variation and request that my representation be treated as a valid representation against the granting of planning consent.

Attached are:

1. Completed Representation on Application form
2. Written submission setting out my reasons for opposing the variation

I also confirm that I wish to be heard in support of my representation and intend to appear personally.

Please confirm receipt of this email and attached documents.

regards

Sophia Czechowicz

Ph 0432053848

Submission to PlanSA / State Commission Assessment Panel

Application ID: 26010577

Authorised Development No.: 24029287

Site: 1 Walkerville Terrace, Gilberton SA 5081

Submitter: Sophia Czechowicz

Interest: Owner of the properties directly opposite the development site at 8 Walkerville Terrace, Gilberton SA 5081

To PlanSA / State Commission Assessment Panel,

I write as the owner of the properties directly opposite the development site at **8 Walkerville Terrace, Gilberton**, to formally oppose the proposed variation to authorised development **24029287** for **1 Walkerville Terrace, Gilberton**, Application ID **26010577**.

My objection is not to appropriate development of the site in principle. My concern is that the current variation materially changes the approved development in a way that increases residential intensity, alters the built-form and interface impacts, and worsens impacts on nearby residential properties, particularly those directly opposite the site on Walkerville Terrace.

I request that the relevant authority refuse the variation in its current form. Alternatively, the application should be deferred and not determined until further public notification, updated technical assessments and direct consideration of impacts on immediately affected properties have occurred.

1. The variation is not minor in nature

The proposed variation is described as including:

- reconfiguration of residential apartments;
- removal of serviced apartments;
- associated internal changes to provide additional residential apartments;
- external changes to form and materials;
- addition of privacy screening details; and
- removal of one terrace dwelling.

These changes are not merely administrative or cosmetic. They alter the use profile, occupancy pattern, built-form presentation, residential density and amenity impacts of the approved development.

The removal of the serviced-apartment component and substitution with additional residential apartments is particularly material. Permanent residential occupation has different implications from serviced accommodation, including car ownership, visitor patterns, waste generation, balcony use, overlooking, noise, light spill, deliveries, ride-share activity and long-term demand on local streets. These are matters that should be assessed as substantive planning impacts, not treated as a minor variation.

Section 128 of the *Planning, Development and Infrastructure Act 2016* provides for variation of an authorisation, but the variation must be assessed to the extent of the proposed change. Regulation 65 of the *Planning, Development and Infrastructure (General) Regulations 2017* only permits a minor-variation pathway where the relevant authority is satisfied that the variation is minor in nature. On any reasonable view, this proposal is not minor.

2. The proposal increases intensity beyond what was already a contentious approval

The original development was already controversial because of its height, density, traffic implications and relationship with the heritage and residential character of Gilberton and Walkerville Terrace.

The Town of Walkerville previously raised concerns about height, traffic impacts and density. Community concerns have also historically focused on overdevelopment of the site, setbacks, traffic, heritage and local amenity.

The present variation compounds those concerns. A development of this scale, directly opposite established residential properties, requires careful scrutiny. The planning system should not allow material intensification through a variation process without proper, transparent assessment of the cumulative impacts.

3. Residential amenity impacts on 8 and 10 Walkerville Terrace

My properties at **8 and 10 Walkerville Terrace** are directly opposite the development site and will experience the impacts of the changed proposal more directly than most other properties.

The proposed external changes, increased residential apartment yield and privacy-screening changes raise serious concerns about:

- overlooking and loss of privacy;
- increased visual bulk and dominance when viewed from directly opposite the site;
- light spill from additional dwellings, balconies and common areas;
- increased noise from balconies, rooftop/common areas, vehicles, waste collection, deliveries and general residential activity;
- loss of residential amenity arising from a more intensive permanent-residential use;
- the cumulative impact of the development's height, massing, materials and building presentation to Walkerville Terrace.

The applicant should be required to provide a specific interface assessment showing sightlines, balcony positions, window locations, screening, lighting and privacy impacts as viewed from 8 and 10 Walkerville Terrace. Generic privacy screening details are not sufficient.

4. Traffic, parking and local street impacts require fresh assessment

The proposed change from serviced apartments to additional residential apartments requires a revised and independent traffic and parking assessment.

Permanent residential apartments are likely to generate different car ownership, visitor parking, delivery, waste, ride-share and day-to-day access demands compared with serviced apartments. It is not adequate to rely on traffic or parking assumptions prepared for a materially different land-use mix.

Walkerville Terrace, Northcote Terrace and the surrounding local streets already operate under pressure. The relevant authority should require updated evidence addressing:

- resident and visitor car parking demand;
- service vehicle, waste collection and delivery access;
- ride-share, taxi and short-stay drop-off activity;
- peak-hour ingress and egress;
- pedestrian and cyclist safety;
- impacts on directly opposite and nearby residential properties;
- construction-stage traffic, worker parking and heavy vehicle movements.

Any assertion that car parking remains “largely unchanged” should not be accepted at face value. The question is not only the number of car parks, but whether the parking, access and traffic assumptions remain valid after the land-use mix is changed.

5. Removal of serviced apartments changes the planning balance

The approved mixed-use character appears to have included a serviced-apartment component. Removing that component and replacing it with additional residential apartments shifts the planning balance of the development.

That change may affect:

- the intended mixed-use nature of the site;
- local economic activity;
- activation of the gateway location;
- demand for resident car parking;
- long-term occupancy intensity;
- waste and servicing patterns;
- residential interface impacts.

This should not be treated as a mere internal rearrangement. It is a substantive change to the way the development will operate.

6. Built form, materials and removal of one terrace dwelling

The proposed external changes to form and materials, together with the removal of one terrace dwelling, require detailed reassessment.

The site is a sensitive gateway location and contains the Local Heritage-listed Buckingham Arms Hotel. The surrounding area includes established residential properties and a distinctive local character. Any alteration to the approved built form must be assessed for its impact on:

- streetscape presentation;
- visual bulk;
- transition to nearby lower-scale residential properties;
- heritage setting;
- design quality;
- human-scale presentation to Walkerville Terrace;
- the public realm and pedestrian experience.

The removal of a terrace dwelling may reduce the development's finer-grain built-form transition and further concentrate development bulk. That should be properly assessed, not accepted as a secondary design adjustment.

7. Further public notification and transparency are required

Given the nature and extent of the proposed variation, directly affected owners and occupiers should have a fair opportunity to review and comment on the complete plans and technical material.

If PlanSA or the relevant authority takes the position that this application is not formally subject to public notification, I request that this submission still be accepted and placed before the decision-maker as a submission from an immediately affected property owner.

The properties at **8 and 10 Walkerville Terrace** are directly opposite the site. It would be procedurally unfair and poor planning practice to determine a material variation affecting density, use mix, built form, privacy and traffic impacts without properly considering the views of directly impacted owners.

8. Requested outcome

I respectfully request that the relevant authority:

1. **Refuse Application ID 26010577** in its current form.
2. Alternatively, **defer determination** until the applicant provides updated and independently reviewable material addressing:
 - traffic and parking impacts arising from the revised dwelling mix;
 - waste collection and service vehicle movements;
 - visitor parking and ride-share/drop-off demand;
 - privacy, overlooking and sightline impacts on 8 and 10 Walkerville Terrace;

- updated shadow, light spill and visual impact analysis;
 - updated design and heritage assessment;
 - stormwater and infrastructure capacity impacts;
 - construction traffic, vibration, dust, noise and worker-parking management.
3. Require that any further assessment expressly consider the impacts on properties directly opposite the site, including **8 and 10 Walkerville Terrace**.
4. If the variation is approved despite these objections, impose strict conditions requiring:
- no net worsening of traffic or parking impacts;
 - enforceable resident, visitor, service and construction parking arrangements;
 - detailed construction management controls;
 - pre-construction and post-construction dilapidation reports for nearby affected properties where appropriate;
 - strict controls on construction noise, dust, vibration and heavy vehicle movements;
 - effective permanent privacy screening, lighting controls and balcony-use mitigation;
 - waste collection and loading arrangements that do not adversely affect Walkerville Terrace or nearby residential amenity.

9. Conclusion

This variation materially changes the approved development. It increases the residential intensity of an already contentious development, alters the operational profile of the site and raises direct amenity, traffic, privacy and built-form impacts for immediately affected properties, including my properties at **8 and 10 Walkerville Terrace**.

For these reasons, I request that the variation be refused. If the relevant authority is not minded to refuse it outright, the application should be deferred pending further notification, updated technical assessment and proper consideration of the impacts on directly affected neighbouring owners.

Yours faithfully,

Sophia Czechowicz

Owner, 8 Walkerville Terrace
Gilberton SA 5081

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Citify / Buckingham Arms Development
Development Number:	24029287
Nature of Development:	26010577 variation to authorised development no. 24029287
Zone/Sub-zone/Overlay:	Urban Corridor (Living) Zone/ Buckingham Arms Hotel is a Local Heritage Listed Place
Subject Land:	1 Walkerville Tce Gilberton SA 5081
Contact Officer:	Joanne Reid, Senior Planning Officer
Phone Number:	(08) 7133 3299 for Joanne Reid, or 08 7133 2804 for Planning & Building
Close Date:	14 May 2026

My name*: Sophia Czechowicz	My phone number: 0432053848
My postal address*: 36 Ashleigh Ave Felixstow 5070	My email: sophiaczechowicz@hotmail.com

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development
	<input type="checkbox"/> I support the development with some concerns
	<input checked="" type="checkbox"/> I oppose the development

The specific reasons I believe that consent should be granted/refused are:

I am the owner of the properties directly opposite the development site at 8 Walkerville Terrace, Gilberton. I am directly affected by this proposal.

I object to the proposed variation to authorised development 24029287 because it is not a minor or technical change. The variation materially changes the approved development by reconfiguring residential apartments, removing serviced apartments, adding further residential apartments, altering the external form/materials, adding privacy screening details, and removing one terrace dwelling. These changes alter the use, intensity, built form and amenity impacts of the approved development.

The removal of serviced apartments and replacement with additional residential apartments changes the operational nature of the development. Permanent residential occupation has different impacts from serviced accommodation, including increased likelihood of long-term car ownership, visitor parking demand, deliveries, waste generation, balcony use, light spill and ongoing residential noise. These matters require fresh assessment and should not be treated as incidental.

The variation increases the intensity of an already substantial development in a sensitive location directly opposite established residential properties. It will adversely affect residential amenity at 8 and 10 Walkerville Terrace through increased visual bulk, overlooking, loss of privacy, light spill, traffic activity, noise and general loss of residential amenity.

I am particularly concerned that the proposed privacy screening and external changes have not been adequately assessed from the perspective of the directly opposite properties. Any assessment should include sightlines, window and balcony locations, screening effectiveness, lighting and visual impacts as viewed from 8 and 10 Walkerville Terrace.



The proposal also requires a fresh and independent traffic and parking assessment. The change in dwelling mix and increased permanent residential component may alter resident and visitor parking demand, delivery activity, waste collection requirements, ride-share/drop-off movements and vehicle access impacts. The existing local road environment is already constrained, and increased activity on Walkerville Terrace and surrounding streets will further affect safety and amenity.

The removal of one terrace dwelling and external design changes may worsen the development's presentation to the street and reduce the finer-grain transition to nearby residential properties. The site is visually prominent and sensitive, and changes to massing, materials, scale and street presentation require proper reassessment.

I do not accept that this variation should proceed without proper consideration of the cumulative impacts on neighbouring owners and occupiers. The proposal materially changes the planning balance of the approved development and should be assessed accordingly.

For these reasons, I request that planning consent be refused. If the relevant authority is not minded to refuse the application, it should be deferred pending updated traffic, parking, privacy, overlooking, visual impact, lighting, waste, servicing and construction-management assessments, with specific consideration of impacts on 8 and 10 Walkerville Terrace.

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

No accepted or deemed-to-satisfy elements identified. My representation relates only to the performance-assessed aspects of the proposed variation and its impacts on traffic, parking, privacy, overlooking, built form and residential amenity

I: wish to be heard in support of my submission*
 do not wish to be heard in support of my submission

By: appearing personally
 being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature:



Date: 14/05/2026

Return Address: 36 Ashleigh Ave Felixstow 5070

Email: sophiaczechowicz@hotmail.com

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments