



Reference: The Buckingham. 1 Walkerville Terrace, Gilberton SA 5081

Dear State Planning Commission – South Australia,

Thank you for taking the time to review this letter of support for the new development project located at 1 Walkerville Terrace, Gilberton. We are exceptionally pleased that we are able to partner with the team from Citify Group on our 3rd project that incorporates and includes homes and dwellings designed to be accessible and inclusive for individuals living with disabilities, extreme functional impairment and high-care support needs.

Just SDA Management Overview

For context Just SDA Management Pty Ltd are a Specialist Disability Accommodation (SDA) provider who manage and support the development accessible and inclusive homes and dwellings for individuals living with complex disabilities or high-care support needs. We work and operate within the National Disability Insurance Scheme (NDIS) and support individuals with the highest levels of complexity who require custom and new-built housing that includes accessibility, automation and other support functions to live largely independent lives.

Just SDA proudly support over 220 residents across South Australia, Queensland and New South Wales which provides us a unique level of insight and experience to support individuals living in these homes. We have been in consultation with the Citify Group to help bring this project to fruition and to ensure accessibility is at the forefront of design consideration.

NDIS Overview

The National Disability Insurance Scheme (NDIS) was launched in 2013 and has helped improve the quality of lives of people living with disabilities since then. The scheme now supports over 750,000 people nationally and has contributed significantly to improving the economy and national productivity as highlighted in the [Per Capita Report published in 2021](#). In 2016, the Specialist Disability Accommodation (SDA) legislation was passed which paved the way for accessible and inclusive design standards for individuals living with complex disabilities or high-care support needs as part of the NDIS. The SDA Sector is a niche within the broader NDIS and will represent and support approximately 4-6% of NDIS participants once the sector has been fully established (circa 2030-2032).

Outlined in the table below, you will note that individuals with access to Specialist Disability Accommodation (SDA) funding in their plan is around 3.2-3.3% of the NDIS population which in South Australia is around 2,000 individuals.

Geographic location	NDIS participants	SDA Participants	% of NDIS population
Nationally	751,446*	Circa 25,000*	3.33%
South Australia	Circa 60,000*	Circa 1,900*	3.16%

*These figures correct to September 2025. Source: <https://www.ndis.gov.au/publications/quarterly-reports>



The Opportunity

Too often developments across the state lack thought and consideration of the needs for all of the members of our society, especially those with accessibility and additional support needs. The focus on commercial return on investment often pushes individuals living with disabilities to the outer suburban locations with little connection to community, public transportation or other infrastructure.

Development of Specialist Disability Accommodation is still in the early market adoption phases in Adelaide and restricted to poorly located properties in outer lying suburbs and areas like Munno Para, Mount Barker and Morphett Vale. These outer lying suburbs too often have limited infrastructure for access to hospitals, acute medical support as well as footpaths, green spaces and low-cost community spaces. These remote 'island prisons' restrict residents from accessing or entering the local community and have contributed to negative mental health outcomes, increased drain on local and state health resources due to the remoteness of the locations and the lack of resources to provide these services.

There have been some improvements over time but little focus on developing properties in locations that are desirable, well established areas with footpaths, public transport networks and comprehensive health and support networks to support individuals living with complex medical and health conditions.

The Experience

This is where this project and Citify have been able to lead the way in Adelaide. Citify have been developing Specialist Disability Accommodation (SDA) projects for several years now and intimately understand the requirements to accessible locations close to hospitals, public transport corridors as well as the accessible features in the development itself. They truly are one of Adelaide's pioneers in the space and setting the best practice examples for the rest of the sector.

Best Practice Accessibility Design

The Buckingham is an opportunity to develop a national leading example of high-quality and best practice design to support individuals living with complex disabilities. With your support and approval of this project we will be able to set a new standard in accessible design, something we fully and wholeheartedly support as a Specialist Disability Accommodation provider.

It is rare to find such a unique and well located development opportunity such as the Buckingham. Long has this location been a place of community and coming together dating all the way back to Adelaide's settlement when the Simpson family established the Buckingham Arms Hotel. This proposed project will embrace the stories from the past and write a new chapter on accessible and inclusive that is welcome for the whole Adelaide community, not just able-bodied people.



Citify has moved accessibility to the forefront of design and included features including:

- Accessible swimming pool entry points which is truly rare in urban design
- Additional Swimming pool hoists to facilitate entry to pool areas as required
- Accessible spa, sauna and therapy spaces to offer rehabilitation services
- Wider and accessible footpaths throughout the complex
- Wider doorways and apartments to comply with SDA Standards
- Automation features both throughout the complex and in individual apartments
- Door and blind automation throughout apartments promoting independence
- Inclusion of ceiling hoist provisions to support individual with hoist requirements
- Additional provision for automation, accessible features including voice activation, hand rails, shower seats, temperature regulation
- Emergency back up power supply for individuals with complex disabilities that may require oxygen support, dialysis, temperature regulation, or other features requiring constant power supply
- Dedicated concierge and complex care facility to support individuals in the building
- Accessible dining, social and community spaces that are inclusive and welcoming

The inclusion of Specialist Disability Accommodation into this development will truly change the lives of up to 14 individuals living with complex disabilities and provide them with a unique opportunity to live in one of the most accessible and inclusive developments not just in Adelaide but across Australia.



Summary

We have full confidence with partnering with Citify on this project as they are very experienced, and have already completed multiple projects across central Adelaide for people living with extreme functional impairment or high-care disability support needs. Completed projects include Melbourne Street in North Adelaide, Unley Road in Hyde Park and now the proposed development at Walkerville Terrace in Gilberton. All of which we proudly manage and support. Citify have the knowledge, experience as well as the respect for the heritage and local characteristics of this unique site in Gilberton.

We would like this letter to proudly serve as a letter of support for this project and the approval and inclusion of Specialist Disability Accommodation (SDA) in the complex as it will truly change the lives of 14 individuals and families who will have the opportunity to live in an accessible dwelling with close proximity to health and community services, essential for any individuals with extreme functional impairment of complex and high-care support needs.

Should any additional information, consultation or support benefit this application then please feel free to contact me and I would be happy to assist and share my experiences and knowledge in this sector to help advance the lives of people living with disability.

Kindest regards

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