

File Number: 40.59.3.1

Please Quote Ref: DA: 260010577

Contact Officer: Fiona Barr

4 May 2026

The Secretary
State Commission Assessment Panel
GPO Box 1815
Adelaide SA 5001

Via: upload to PlanSA Portal

Dear Sir/Madam,

RE: SCAP REFERRAL – Regulation 23 (2) (b) – Council Comments
DA: 26010577 (Variation – DA 26010577) – 1 Walkerville Terrace, Gilberton SA 5081

Thank you for referral of the above-mentioned application. Council appreciates the opportunity to provide comments by 4 May 2026 to assist the planning assessment process by the State Commission Assessment Panel (SCAP).

The nature of development encompasses:

“Variation to authorized 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.”

Council provides comments on designated Council matters in accordance with Regulation 23(3), as well as observations on key local planning matters requiring further analysis and assessment, to assist SCAP in understanding the implications for the orderly and proper planning of the area and the local public realm.

Regulation 23 (2) (b) affords an opportunity for a report on behalf of the Council by the Chief Executive Officer in accord with sub regulation (3), within 15 business days after the request is received.

Regulation 23 (3) provides that the following matters are specified for the purposes of a report under sub regulation (2)(b):

(a) the impact of the proposed development on the following at the local level:

- (i) essential infrastructure;*
- (ii) traffic;*
- (iii) waste management;*
- (iv) stormwater;*
- (v) public open space;*

- (vi) other public assets and infrastructure;*
- (b) the impact of the proposed development on any local heritage place;*
- (c) any other matter determined by the Commission and specified by the Commission for the purposes of sub-regulation (2)(b).*

Discussion

The full assessment of the development is the role of the Planning & Land Use Services (PLUS) officers, and the ultimate planning approval judgement of the role of the SCAP.

It is appreciated that Council's role is limited to comments on designated matters and observations in relation to planning assessment matters, with implications from a local perspective that highlight key issues that require further analysis and assessment by PLUS officers and SCAP.

Planning Policy Observations

Generally, the proposal reflects the broad intent of the Urban Corridor (Living) Zone for the location and the original approved development. However, there are several noted implications warranting comment.

In brief, the following planning observations are made in relation to the proposed development variations:

- The changes from tourist accommodation to residential apartments will likely change the nature of parking at the site. Residential parking tends to be low turnover and higher volume than accommodation, which is of a shorter stay with a higher turnover. Council has concerns this will have a flow on impact to available parking spaces on the site as more spaces will be taken up by residents.
- The additional supported accommodation apartments will also impact parking rates as National Disability Insurance Scheme (NDIS) services require parking for contractors and staff.
- The increased number of dwellings and the intensity of development, and corresponding car parking requirements. In particular, proper availability for on-site residential visitors, compromises convenient and efficient on-site arrangements and avoidance of undue implications relating to on-site parking management and potential increased demand on local on-street parking which is already at a premium.
- On-street parking is currently in high demand and constrained.
- The lack of on street parking on Walkerville Terrace and Northcote Terrace will likely push the commercial parking (café/restaurant) onto the site, putting pressure on parking demand/turnover.

There is current competing demand for parking along nearby adjacent streets, such as Gilbert and Buckingham streets. The on-site parking design needs confirmation of:

- Business hours being limited, e.g. 7.00am to 5.00pm, to ensure that they are complementary to residential visitor peaks so visitor spaces can be shared.
- The availability of the commercial and shared residential visitor spaces should be identified, and their use encouraged by appropriate signs at the entry points to the building.
- The bicycle parking provision exceeds the Planning and Design Code requirements, but no confirmation is provided regarding the type of bicycle parking, e.g. a bicycle space where the bicycle frame and both wheels can be locked to a bicycle parking device. (Note: not appropriate for long-term parking/more than two hours).

Waste Management and Servicing

The waste management arrangements are noted as being approved as part of the original application, but the following comments are provided regarding the variation and increased number of dwellings:

- The nature of NDIS services and whether there is likely to have any medical waste and how this would be managed within the facility.
- The restaurant and cafes waste generation rates have been discounted, but no further detail of the operation, justification for level of discount, nor the specific limitation of ongoing use via condition has been confirmed as part of the documentation.
- A condition of approval should require that all waste collection activities occur outside of commuter peak periods to ensure that it does not impact users of the development or traffic along Walkerville Terrace, e.g. between 10.00am to 3.00pm Monday to Saturday inclusive.

Conclusion

Large development proposals are of great interest to residents and businesses, particularly those near the site. The Council is not the assessing planning authority, and only a referral agency able to make comments on direct impacts on local public infrastructure, but the local implications are of interest to the ongoing long-term success of the development and locality. The nature of the large-scale mixed use and primarily residential development broadly accords with the Urban Corridor (Living) Zone desired outcomes.

However, within this advice there are highlighted areas of concern with planning design, comprehensive and clear operating arrangements, and protection and management of council infrastructure, including:

- The overall number of parking spaces may reflect total requirements, but the distribution and allocation of spaces does not address the parking requirements of respective users, in particular residential visitors.
- Condition to limit business hours and ensure it is complementary with residential visitor peaks.
- The availability of the commercial and shared residential visitor spaces should be identified, and their use encouraged by appropriate signs at the entry points to the building.
- Condition of approval limiting waste collection activities between 10.00am to 3.00pm, Monday to Saturday.
- Council's Parking Permit Policy also does not allow residents of high-density developments the opportunity to obtain permits to park on local streets due to high on street parking demand.

The above concerns should be addressed as part of the expected comprehensive assessment, and/or conditions by SCAP.

If there are any queries or need for further review, explanation, or information please contact Fiona Barr, Acting Assessment Manager at fbarr@walkerville.sa.gov.au or 8342 7100 or by email.

Yours sincerely



Muhammad Jawad
Acting Chief Executive Officer

