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For the attention of the State Commission Assessment Panel

Buckingham Arms Hotel 1-9 Walkerville Terrace, Gilberton – variation

The following advice is in relation to application 26010577 to vary the development previously granted Planning Consent (24029287). In my capacity as a referral body for advice, I would like to offer the following comments for your consideration.

The proposal was presented to the Design Review panel on two occasions (once for the current scheme, once for the previous scheme) and was referred to the Government Architect for advice. This variation proposal was not presented to the Design Review panel.

The proposed amendments for this variation to the main building include:

- main building ground floor reconfiguration:
 - o reduction of the lift lobby size, removal of the concierge desk and stair to the basement
 - o relocation of End of Trip facilities
 - o inclusion of circular columns within the restaurant/cafe tenancies
 - o removal of the kitchen areas from the plan
 - o removal of waste room details from the plan
- removal of hotel to be replaced by residential apartments:
 - o provision of 26 apartments in lieu of 24 hotel suites on level 1
 - o provision of 25 apartments in lieu of 33 hotel suites on level 2
- removal/reconfiguration/relocation of communal facilities on level 2:
 - o steam room and sauna (relocated to smaller freestanding pods)
 - o gym (relocated and reduced in size)
 - o private function space, wine room, golf simulator and cinema (removed)
 - o inclusion of a pergola and barbeque area
- apartment floor reconfiguration:
 - o level 3 – apartment numbers reduced from 24 to 23
 - o level 5 – apartment numbers increased from 21 to 22
 - o level 6 – apartment numbers increased from 21 to 22
 - o level 7 – apartment numbers increased from 11 to 13
 - o level 8 – apartment numbers increased from 11 to 13
- built form amendments:
 - o introduction of a curved glazed wall projection at the southwest corner
 - o removal of angled wall alignment at the northwest corner
 - o reduction of the Walkerville Terrace glazing line setback by 0.7 metres

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- reduction of the separation distance between the main building and townhouses at the western end by 2.325 metres (from approximately 15 metres to 12.55 metres)
- amendments to the number/location/orientation/profile of the perimeter feature columns
- amendments to the facade composition and materiality:
 - glazing panels within the recessed sections on the east and west elevations reduced in size and segmented
 - material to the plinth columns and archways amended from 'sandstone block cladding' to 'brick cream' (BRK01)
 - material to the plinth top amended from 'concrete warm beige to match sandstone' to 'micro-cement warm beige to match sandstone' (RF02)
 - material to the ground floor canopies amended from 'blackened steel finish' to 'metal sheet cladding bronze kinetic' (CL01)
 - material/finish to the mid-section columns, slab edges and soffits amended from 'coloured concrete maroon' to 'render finish maroon' (RF01).

The proposed amendments for this variation to the townhouses include:

- waste room relocated and increased in size
- lift lobby reconfigured and reduced in width
- window configuration of the shared corridor amended
- planters to the outside of the shared corridor relocated from the footpath edge to adjacent corridor windows
- central apartment (previously labelled 008) removed and replaced with pool plant room
- balcony areas increased to the edge of the party wall ends (apartments 004 to 013)
- expression amended to include angled soffit to north balconies.

The following referral advice is limited to the varied elements of the proposal.

Ground floor configuration

While I generally support the ground floor reconfiguration to address functionality and serviceability requirements, I am concerned by the considerable reduction in the spatial width of the lift lobby (distance between walls). I recognise the removal of the feature stair and concierge desk reflects the change of use from hotel suites to apartments. However, in my view, the reconfigured lift lobby offers reduced spatial quality as the front address for residents. I recommend review of the entry and lift lobby arrangement to maintain clear visual connection with the forecourt and provide a generous sense of arrival.

Change of use from hotel to residential apartments

In principle, I am not concerned by the change of use to replace hotel suites with residential apartments. However, I am concerned by the compromised amenity of the newly introduced apartments on levels 1 and 2, including the following aspects:

- undersized private open spaces (dimensions and/or areas) for level 1 apartments, with the exception of apartment 123
- undersized private open spaces (dimensions and/or areas) for apartments 208, 209, 210, 211, 212, 213, 214, 215 and 216
- compromised natural light and ventilation access to internalised living areas (level 1 apartments, with the exception of apartments 109, 110, 113, 122, 123 and 125)
- undersized living areas for level 1 apartments, with the exception of apartments 109, 110, 113, 122, 123 and 125.

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While I recognise that undersupply of private open spaces may be compensated somewhat by the provision of communal open space, I note that communal open space has not increased in area to offset the inclusion of additional residential apartments with undersized or no private open spaces.

I am also concerned by the amenity and privacy issues at the interfaces between the communal open space (level 2 terrace) and residential apartments. In my view, the proposed strategy to protect privacy through the use of high level and/or obscured windows compromises residential amenity in terms of limiting access to quality natural light and outlook. I strongly recommend review of the apartment configurations on levels 1 and 2 to ensure good residential amenity.

I defer to the relevant authority in relation to the potential impact on car parking requirements as the result of the change of use from hotel to residential apartments.

Communal facilities

I note the amendments to the shared facilities, including the reduction in sizes of the gym, sauna and steam room and the removal of the private function space, wine room, golf simulator and cinema. I do not object to the proposed amendments as I presume these facilities were previously proposed to primarily service the hotel patrons.

Apartment reconfiguration

Please refer to the above section in relation to the level 1 and 2 apartment configurations.

I support the confirmation to retain affordable housing and supported accommodation (NDIS) apartments. I acknowledge and support the increase in the number of affordable housing and supported accommodation apartments to maintain the ratios, relative to the increased overall number of dwellings.

I do not support the amendments to locate bedrooms to the prominent corners in lieu of living spaces. This occurs within apartments 223 and 224 on level 2, 321 and 322 on level 3, 419 and 420 on level 4, 520 and 521 on level 5 and 620 and 621 on level 6. In my view, these amendments result in reduced residential amenity.

Built form

Generally, the amendments to the built form do not raise concerns. In my view the visual impacts are limited as the majority of the amendments are proposed to the glazed sections.

While I do not welcome the reduction in built form separation between the main building and townhouses, I acknowledge this is limited to an undercroft section, and as such the impacts are somewhat limited.

Architectural expression and materiality

I have no objection to the amendments to the glazing panel arrangement within the vertical recesses of the main building, as in my view, the amendments have limited impact on the overall architectural expression.

In terms of the changes to the materiality and finishes, I do not object to the use of bricks and the canopy colour change. However, I do not support the amendment to the material and finish of the mid-section columns, slab edges and soffits. In my opinion, applied finishes are not appropriate for developments of the proposed scale and prominence, as an applied finish will require future maintenance. This will be particularly problematic in

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this instance, as the areas with the proposed material/finish changes are likely to be only accessible from individual apartment balconies. I strongly recommend the use of a high-quality material with an integrated finish as originally envisaged and approved, or exploration of alternative methods for achieving colour consistency with an integrated finish.

The amendments to the townhouse expression do not raise any concerns, as they are consistent with the original design intent for a residential expression.

Landscaping

I anticipate the provision of updated landscaping design and additional information in due course, as indicated by the project team. This should include updated information regarding the ground floor public realm and the connection between the forecourt, central court and the residential lobby.

Reserved Matter 5 (privacy screen)

I understand that the original intent for this Reserved Matter was to restrict downward views to the adjacent residential properties, including Unit 7, 17 Walkerville Terrace, and 16 Northcote Terrace, as stated in the original SCAP assessment report. I recommend provision of further information, including section drawing(s) that include the relevant adjoining residential properties, to demonstrate successful mitigation of downward overlooking.

Advice Summary

Overall, I am supportive of majority of the proposed amendments. However, I am concerned by the compromised amenity of the apartments on levels 1 and 2.

To support delivery of the project ambition and to ensure the most successful design outcome is achieved, the State Commission Assessment Panel may like to consider conditions or reserve matters to protect the following elements of the proposal:

- review of apartment layouts on levels 1 and 2 to:
 - o provide sufficient private open spaces with functional dimensions
 - o provide sufficiently sized living areas with functional dimensions and access to high-quality natural light and ventilation
 - o resolve interface issues with the communal open space by protecting privacy without compromising residential amenity
- provision of high-quality materiality with an integral finish to the mid-section columns, slab-edges and soffits
- mitigation of downward overlooking to the adjacent residential properties.

Yours sincerely



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