



Government of South Australia

Department for Infrastructure and Transport

In reply please quote #2026/02172, ID: 3671
 Enquiries to Reece Loughron – dit.landusecoordination@sa.gov.au

13 May 2026

Mr Ben Scholes
 State Planning Commission
 GPO Box 1815
 ADELAIDE SA 5001
Benjamin.Scholes@sa.gov.au

**TRANSPORT
 STRATEGY AND
 PLANNING DIVISION**

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ABN 92 366 288 135

**Build. Move.
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Dear Mr Scholes,

SCHEDULE 9 - REFERRAL RESPONSE

Development No.	26010577
Applicant	Buckingham Arms Development Pty Ltd
Location	9 Walkerville Terrace and Northcote Street, Gilberton
Proposal	Variation to 24029287 - Reconfiguration of residential apartments, removal of serviced apartments and associated internal changes, external changes to form and materials and privacy screening details added for residential flat building. Removal of one terrace dwelling.

The above application has been referred to the Commissioner of Highways (CoH) in accordance with Section 122 of the *Planning, Development and Infrastructure Act 2016*, as the prescribed body listed in Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

CONSIDERATION

The subject site abuts Northcote Terrace and Walkerville Terrace. Northcote Terrace is an arterial road under the care, control and management of the CoH. The adjacent section of Northcote Terrace is identified as a Major Traffic Route, a Priority Public Transport Corridor and a Major Cycling Route under the Department for Infrastructure and Transport’s (DIT) ‘A Functional Hierarchy for South Australia’s Land Transport Network’ and is a gazetted route for PBS Level 1A vehicles (up to 20.0 metres in length). At this location Northcote Terrace carries approximately 28,000 vehicles per day (2.5% commercial vehicles) and has a speed limit of 60km/h. Walkerville Terrace is under the care and control of the Corporation of the Town of Walkerville and has a posted speed of 60km/h.

DIT has previously provided comments to related DA 24029287. The subject variation has been supported by an updated CIRQA Traffic and Parking Assessment and associated SMFA Plan Set (dated 3 March 2026). From a traffic and transport perspective the main change to the variation is the removal of the serviced apartments and provision of permanent dwellings that will also have a component of community housing (supported accommodation and affordable housing) under the Housing Australia Future Fund (HAFF).

As per the previous assessment, the access arrangements to Northcote Terrace and Walkerville Terrace are being maintained. DIT considers that the updated Traffic and Parking Report undertaken by CIRQA (refer Project # 22486/TAW, dated 11 December 2025) has undertaken a comprehensive review of the revised traffic impacts, traffic generation and vehicle distribution to the abutting roads. DIT is satisfied that the proposed left in and left out access to Northcote Terrace and left in, right in and left out movements to

Walkerville Terrace access point will adequately cater for the subject development. The new access on Northcote Terrace is likely to impact on a side entry pit, communications pit and road sign and the infrastructure will need to be relocated to the satisfaction of DIT.

As per previous, the Walkerville Terrace access will require a bus stop and shelter to be relocated. This is supported subject to the bus stop, shelter and associated infrastructure being relocated to the satisfaction of DIT/PTSA and Council with all costs borne by the applicant.

With regards to traffic generation, the CIRQA report has assessed that there will be a minor change to the peak movements associated with the additional dwellings however DIT is satisfied that the previously agreed access arrangements will continue to function adequately.

In terms of parking, the report identifies that the proposal will now provide an additional 8 spaces (total of 254) and this will continue to satisfy the requirements under the Planning Code. It is noted that a revised total of 192 bicycle spaces will also be provided throughout the site which is also supported.

In terms of commercial vehicles, there appears to be no change to the previous refuse management which will occur on-site with dedicated loading bay and accessed via the internal common driveway. The development must ensure that sufficient head heights (3.8 metres) is provided to ensure clear access for commercial vehicles.

Stormwater

DIT has reviewed the updated stormwater management plan for related DA 24029287 and should there be no alterations to the outcomes of this report, no further comments are required by DIT.

Road Widening

The subject site is affected by a requirement shown on the Future Road Widening Overlay, however DIT has determined that no land is currently required from the subject site. Further information for the applicant is provided as a note.

ADVICE

The Department for Infrastructure and Transport supports the development and directs the following conditions be applied:

1. The Northcote Terrace access and the Walkerville Terrace access points shall be located in accordance with the SMFA, Job No. 24045, Ground Floor Plan, Drawing No. B2.22, Drawing Issue: Planning Amendment, Revision 09 dated 3 February 2026 with traffic movements undertaken as shown in CIRQA, Traffic and Parking Report, Project #22486/TAW, dated 11 December 2025. The Northcote Terrace access point shall operate on a left turn in and left turn out basis only and the Walkerville Terrace access shall cater for left turn in, left turn out and right turn in movements only. The access points shall be suitably signed (externally and internally), and be line marked to reinforce the desired traffic flow to/from the abutting roads.
2. The Walkerville Terrace bus stop shall be relocated (including bus pad, shelter, tactiles and stop, etc) to the satisfaction of Department for Infrastructure and Transport and Council with all costs being borne by the applicant.
3. All road works deemed required to facilitate safe access to the development (including relocation of road signs, bus stops, side entry pits and other road infrastructure, etc) shall be designed and constructed to the satisfaction of the Department for Infrastructure and Transport, with all costs (including design, construction, project management and any changes to road drainage, lighting, vegetation removal, etc. required) being borne by the applicant. All works shall be completed prior to operation of the development.

Note: Prior to undertaking any construction works, the applicant shall contact Mr Narendra Patel, Senior Network Integrity Engineer, Network Management Services on telephone (08) 7133 3208, mobile 0400 436 745 or via email: narendra.patel@sa.gov.au to obtain approval and discuss any technical issues regarding the required road works. The applicant may be required to enter into a Developer Agreement with DIT to undertake and complete this work.

4. The largest vehicles permitted on-site shall be restricted to a 10-metre service vehicle.
5. All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009 and all commercial vehicle facilities shall be designed in accordance with AS 2890.2:2018.
6. Any infrastructure within the road reserve (e.g. road signs, side entry pits, etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.
7. All redundant crossovers to Northcote Terrace and Walkerville Terrace shall be reinstated with council standard kerb and gutter prior to the development becoming operational. All costs shall be borne by the applicant.
8. A final stormwater management plan shall be developed in conjunction with DIT (and Council) and be in accordance with DIT Master Specification RD-DK-D1 Road Drainage Design and other relevant guidelines. All drainage infrastructure is to be to the satisfaction of Council and DIT.
9. All stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of Northcote Terrace and Walkerville Terrace. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

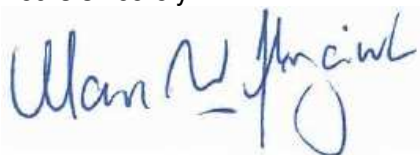
The following notes provide important information for the benefit of the applicant and are required to be included in any approval:

- The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a 4.5m strip of land from the Northcote Terrace frontage for future upgrading of the Northcote Terrace / Robe Terrace / Park Road / Walkerville Terrace intersection. The consent of the Commissioner of Highways under the *Metropolitan Adelaide Road Widening Plan Act 1972* is required to all building works on or within 6.0m of the possible requirement.

As the proposed development is located within the above areas, the attached consent form should be completed by the applicant and returned to DIT (via email dit.landusecoordination@sa.gov.au), together with a copy of the Decision Notification Form and the approved site plan/s.

- Should traffic flows on Northcote Terrace and Walkerville Terrace be impacted during the construction/demolition works, the applicant shall notify DIT's Traffic Management Centre (TMC) – Roadworks on 1800 434 058 or email dit.roadworks@sa.gov.au to gain approval for any road works, or the implementation of a traffic management plan during the construction phase.

Yours sincerely



**MANAGER, TRANSPORT ASSESSMENT
for COMMISSIONER OF HIGHWAYS**

METROPOLITAN ADELAIDE ROAD WIDENING PLAN ACT, 1972



Government of South Australia
Department for Infrastructure
and Transport

**APPLICATION FOR CONSENT OF THE COMMISSIONER OF HIGHWAYS
FOR BUILDING WORK**

Owner's Name: _____

Applicant's Name: _____
(If not owner)

Relationship to Owner (Lessee, Prospective Purchaser, Etc.): _____

Postal Address: _____

Email: _____ Postcode _____

Location of Proposed Building Works (Full Details Required):

L.T.O. Plan No.: _____ Allotment No.: _____ Section: _____

Hundred: _____ House No.: _____

Street Name: _____ Suburb: _____

Certificate of Title: _____

Volume _____ Folio _____

Nature of Proposed Building Work: _____

Proposed Location of Building Work on Land:

Distance from existing front road boundary to nearest point of building

Distance from existing side boundary (if on corner) to nearest point of building

Total estimated cost of proposed building work \$ _____

Estimated cost of proposed building work on land to which the Act applies \$ _____

Signature(s): _____ **Date** _____
(Applicant) (Owner or Authorised Agent)

Notes:

1. *A copy of the approved site plan describing fully the nature and extent of the proposal must be forwarded with this application form together with a copy of the notification of the relevant authority's decision to approve the development under the Planning, Development and Infrastructure Act 2016.*
2. *The Metropolitan Adelaide Road Widening Act requires that the consent of the Commissioner of Highways must be obtained for any building work on land to which the Act applies.*
3. *The Metropolitan Adelaide Road Widening Act applies to all land shown on the Metropolitan Adelaide Road Widening Plan as possibly required for road widening and all land within six metres of the boundary of that land.*

PLEASE RETURN TO: COMMISSIONER OF HIGHWAYS
DEPARTMENT FOR INFRASTRUCTURE AND TRANSPORT
GPO BOX 1533
ADELAIDE SA 5001

Or via email: dit.landusecoordination@sa.gov.au

For further information regarding the *Metropolitan Adelaide Road Widening Plan Act*, please contact DIT on (08) 7133 1665.