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15 December 2025

Mr Mike Duigan
Chairperson
Walkerville Residents Association

By email: contact@walkervilleresidents.org

Dear Mr Duigan

Thank you for your correspondence received on 27 November 2025 to the Hon Nick Champion MP, Minister for Planning, regarding the proposed variation to the development application related to the Buckingham Arms Development at 1 Walkerville Terrace, Gilberton.

Development application ID 25022492 was lodged on 5 December 2025 and seeks to vary DA 24029287. The application proposes to revise apartment numbers, make minor changes to the internal layout and external appearance, minor increase to building height to the top of the parapet by 470mm, and inclusion of privacy screening details.

The *Planning, Development and Infrastructure Act 2016* permits an applicant to vary a previously approved development. The State Commission Assessment Panel (SCAP) is the relevant authority for the development authorisation due to the application being a variation to an application previously considered by SCAP.

No Public Notification will be undertaken for the proposed development. This decision has been made pursuant to Table 5 – Procedural Matters – Public Notification, within the Planning and Design Code, whereby a relevant authority may determine that a variation to aspects of the original development that triggered public notification is minor in nature and does not require notification. As the design intent of the built form and building footprint has not been significantly altered, it has been determined that public notification is not required.

Referrals on the application to the Government Architect, the Commissioner of Highways and the Town of Walkerville consistent with the original application have been distributed upon lodgement.

The referral to the Town of Walkerville pursuant to the Regulation 23 of the *Planning, Development and Infrastructure (General) Regulations 2017* enables the Council to provide comments on the following matters:

- essential infrastructure;
- traffic;
- waste management;

- stormwater;
- public open space;
- other public assets and infrastructure.

These matters along with other relevant Planning and Design Code policies will consider the application's potential impacts to the local road network, amenity of the locality and impacts to neighbouring properties.

It is also noted that a second variation application has been lodged (ID no. 25035311) which seeks the removal of one additional regulated council street tree and is currently under assessment by the State Planning Commission (The Commission).

Application 25035311 has been referred to the Town of Walkerville pursuant to Regulation 23 and, as owner of the land in which the tree is situated on. As per Regulation 48 of *the PDI Act Regulations*, the relevant authority must give due consideration in its assessment of the application to any submission made by the owner of the land.

I trust this information is of assistance, for any further queries, please contact Joanne Reid, Senior Planning Officer on (08) 7133 329 or Joanne.Reid@sa.gov.au.

Yours sincerely



Andy Humphries
Director – Development
Department for Housing and Urban Development