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Government of South Australia

Department for Housing  
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Planning & Building

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Ms Lucy Hood MP  
Member for Adelaide

By email: [Adelaide@parliament.sa.gov.au](mailto:Adelaide@parliament.sa.gov.au)

Dear Ms Hood

Thank you for your letter of 4 September 2025 regarding the development of the Buckingham Arms site located at 1 Walkerville Terrace, Gilberton.

Your letter raises particular concern with a proposed variation to the original development authorisation. Please be advised that on 5 December 2025 an application was lodged with the State Planning Commission (application ID 25022492), which seeks to vary DA 24029287. The variation application proposes the following:

- Increase the number of residential apartments by 55 and remove the 57 serviced apartments, resulting in a total of 185 apartments (compared to 187 serviced and residential apartments);
- Minor increase in building height by 470mm to top of the parapet;
- Lift overrun height increased by additional 1750mm above parapet;
- Inclusion of free standing patio structure on pool deck;
- Revised internal layouts to main building core and communal facilities;
- Minor external changes including to setbacks, entry layout and materials and finishes; and
- The inclusion of privacy screening details

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

The Council referral allows the Council to provide advice on several technical matters, one of which, is the potential impact of the development on the local road network pursuant to the Regulation 23 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

The CoH will also provide a technical assessment on the safe and efficient operation and management of State Maintained Roads and provide direction regarding the outcome of the development.

The referral to the GA provides expert design advice on matters such as how the development responds to its surrounding context, its contribution to the character of the locality and how the building performs for resident amenity, sustainability, durability and public benefit.

The advice received from the referral agencies, along with other relevant Planning and Design Code policies will consider the variation application's potential impacts to the road network, amenity of the locality and impacts to neighbouring properties.

No public notification will be undertaken for the proposed variation. This determination 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 are minor in nature and do not require re-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.

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. This application is currently under assessment by the SPC and has been referred to the Town of Walkerville, being the owner of the tree and the road reserve. As per Regulation 48 of the *PDI 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 do not hesitate to contact Mr Nathan Grantham, Acting Manager Commission Assessment via email at [Nathan.Grantham@sa.gov.au](mailto:Nathan.Grantham@sa.gov.au) or on 08 7133 2368.

Yours sincerely



**Andy Humphries**  
**Director Development**  
**PLANNING AND BUILDING**