



**Lucy Hood MP**  
MEMBER FOR ADELAIDE



## **COMMUNITY UPDATE** **BUCKINGHAM ARMS SITE**

Dear Walkerville, Gilberton and Medindie residents,

I hope this letter finds you well.

I've had the pleasure of seeing many of you recently - at my Parliament House Tours, at community forums or simply out and about in our community. One of the topics locals and I always discuss is: what is the latest with the Buckingham Arms? So, I thought I'd take this opportunity to update you all on the current situation.

Firstly, thank you to the Walkerville Residents Association (WRA) for its active role in this issue and its communication to its members. If you would like to join the WRA or receive more information, please email [contact@walkervilleresidents.org](mailto:contact@walkervilleresidents.org).

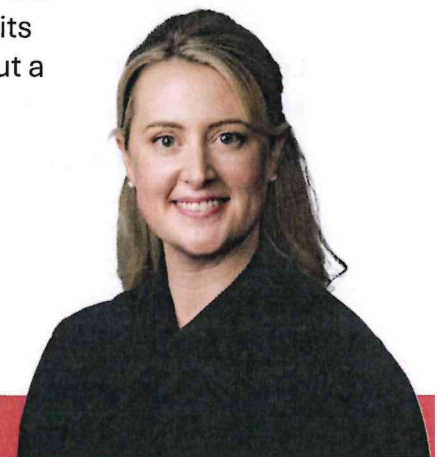
### **Background**

For those that are new to the area, or might not be aware of the issue, here is a brief background: Through a Code Amendment process, first initiated under the former Marshall Liberal Government in 2021, the Buckingham Arms site at 1 Walkerville Terrace Gilberton, was re-zoned to a maximum height of six storeys. In late 2023 a developer called Citify released a proposed plan for three, 10-storey towers for the site. It included 182 apartments (193 homes in total) and 319 car parks. The community understandably raised concerns about the overdevelopment of the site, including its scale and the impacts it would have on traffic and the amenity of our heritage and character suburbs. Many of us made submissions and presented to the State Commission Assessment Panel (SCAP) in opposition of the proposed design, which was rejected by the SCAP in March this year.

As it currently stands, there are three different proposals at play.

#### **1. The developer is appealing the SCAP's original decision to reject the three, 10-storey towers development**

As mentioned, in March this year the original proposal was rejected by the SCAP on a number of grounds, including overdevelopment of the site, its impact on the local heritage of our area, and design issues, to name but a few. The developer, Citify, has taken the SCAP to the Environmental Resources Development (ERD) Court to appeal this decision.



8269 1838 | [adelaide@parliament.sa.gov.au](mailto:adelaide@parliament.sa.gov.au)  
84 Prospect Road, Prospect SA 5082

As a result of the appeal, the Town of Walkerville applied to join this appeal in what is known as a “joinder”. If its joinder application is successful, this would give council a “seat at the table” and allow it to be party to discussions and potential negotiations. I thank the Town of Walkerville for taking this action. We are yet to learn if council has been successful in its joinder application, so watch this space.

**2. The developer has submitted a townhouses design with the Council Assessment Panel (CAP).**

On July 17<sup>th</sup>, the developer submitted a proposal for 29 x three-storey, three-bedroom townhouses with two off-street car parks each. Because this proposed development is under four storeys, it is currently being assessed by the Town of Walkerville’s Council Assessment Panel (CAP) instead of the State Commission Assessment Panel (SCAP). It does not include any affordable housing. Given the site is zoned to accommodate six storeys, it raises questions why the developer would choose to submit this proposal. It is important to note that even if this proposal is approved by the Town of Walkerville’s CAP, it doesn’t necessarily mean the developer will proceed with this design. You can look up this application on the PlanSA website by searching for Application ID: 24017574.

**3. The developer has submitted a different 10-storey design. It will open for public consultation from 3<sup>rd</sup> October 2024.**

On September 19<sup>th</sup>, the developer lodged another development application for a different 10-storey development which features 129 apartments - 15 per cent of which are affordable. Similar to the original 10-storey proposal, it includes mixed-use buildings (commercial/retail tenancies, serviced apartments and dwellings), a two-level basement carpark, the refurbishment of the former Buckingham Arms as a restaurant, the installation of roof top solar panels and the removal of four regulated trees and four significant trees. **I encourage you to view the plans on October 3<sup>rd</sup> and have your say.** You can look up this application on the PlanSA website by searching for Application ID: 24029287. Please contact my office if we can assist with your submission.

I hope this update is useful. As always, I will endeavour to keep across this issue and update you if any of these three proposals progress.

If you have any questions regarding this matter, do not hesitate to contact my office on 8269 1838 or [adelaide@parliament.sa.gov.au](mailto:adelaide@parliament.sa.gov.au). Alternatively, if you have another community matter you would like to raise, I would love to hear from you.

Kindest regards,



**Lucy Hood MP**

**Member for Adelaide**

30 September 2024