

Subject: Update on Buckingham Arms Development Proposal

Dear Walkerville Residents Association Members and Friends,

The developer Citify has now lodged an appeal to the Environment Resources and Development Court (ERD), against SCAP's refusal (6 March) of the Buckingham Arms development application.

Please see media article from Monday 3 June:

<https://www.indaily.com.au/news/adelaide/2024/06/03/second-crack-at-high-rise-apartments-for-buckingham-arms-hotel>

According to this article, Citify has engaged new architects to re-draw the plans, however reiterates that *The new proposal will still be 10-storeys tall but "scaled back in visual bulk and massing" [...]* "It's not scaled back in height, but it's scaled back in it doesn't go all the way to the boundaries" Further, that *"the majority of them [the reasons for rejection of the proposal] being design based,"* (Mr J. Wilkinson, Managing Director Citify)

What does this mean for the many community members who opposed overdevelopment of the site and the 10-storey/3 Tower high-density proposal?

SCAP received an almost unprecedented number of written submissions with the vast majority against including from individuals and from our representative bodies. Walkerville Council and our Member for the seat of Adelaide (Lucy Hood MP) both received strong feedback against the proposal. At Hearing on 6th March, a broad range of individuals and experts in architecture, planning, environment and traffic management delivered thorough and informed representations against the proposal.

SCAP refused the original Buckingham Arms development proposal citing a comprehensive range of objections (see attached SCAP minutes)

WRA and many from the local and broader community are calling for all substantive reasons for rejection of the proposal to be upheld.

Simply put, the 10-storey proposal constitutes excessive height, scale, mass and density for this site and setting. This overdevelopment drives unmanageable off-site impacts - traffic, overshadowing, overlooking, environmental impacts. There are direct negative impacts for abutting residences, for those across Walkerville and Northcote Tce, and also for residents and users of the surrounding terraces and side-roads.

A response that focusses only on design cannot address the central problems of the original proposal - a mid-rise, mid density, sustainable, locality and heritage responsive proposal is required.

Next Steps?

If additional parties are joined to the appeal, then a settlement could not be reached without the consent of each party. Due to potential costs and liabilities, this step should not be left to individuals.

WRA acknowledges the good work that Walkerville Council and many others have done to date, and hopes that Council will apply to the ERD Court to be joined to proceedings, in order to be able to consider the Appeal, to represent the community's concerns and to work for the best outcomes for the Buckingham Arms site.

Time is of the essence!

ASAP - Please contact Walkerville Council/our Mayor Melissa Jones via walkerville@walkerville.sa.gov.au and urge Council to lodge a joinder application on the Buckingham Arms development application appeal. You may also wish to cc your email to Member for Adelaide, Lucy Hood MP adelaide@parliament.sa.gov.au

Kind Regards,

Management Committee
Walkerville Residents Association