

Walkerville Residents' Association's (WRA)

Last stand looms for opponents of Walkerville tower blocks development

Community opposition to plans for three ten-story apartment blocks on the historic Buckingham Arms site, just north of the city, reaches a flash point this Wednesday.

The Walkerville Residents Association, strongly opposed to the development, will have their views heard during a day long State Commission Assessment Panel hearing, where a final decision will be made on whether the plans will be approved in their current form,

The WRA along with many other critics argue that putting three ABC-height towers on footpath frontage on one of Adelaide's most visible corner sites will destroy local heritage values and cause traffic chaos.

SCAP has received well over 300 written submissions with the vast majority strongly opposing the proposal.

- The Buckingham Arms Hotel, which first opened its doors in 1846, stands at the intersection of 5 major roads, and is the nexus of some of Adelaide's most elegant heritage streetscapes.
- The iconic site was originally zoned as Local Activity Centre allowing 2-3 Storeys. It was successfully rezoned in 2022 to Urban Corridor Living, suitable for 5-6 storeys.
- As a State Government designated 'Significant Development Site,' developers may seek uplift of up to 30%, i.e. 8 storeys.
- The current proposal ups that to 10 storeys, in 3 interlinked towers, approximately 190 dwellings plus commercial tenancies, arguing that the massive increase in scale is justified on heritage, affordable housing, environmental and design grounds.

The Walkerville Residents association says it is not opposed to residential expansion, but believes this proposal is completely out of scale and character for the area. They say its looming nature blocks the sky for surrounding suburbs and that the extreme density of the development will bring significant and unmanageable traffic consequences. They say even in construction it would require huge and ongoing obstruction to a major commuter corridor.

WRA members insist that community feedback should not be dismissed as individual concerns of 'not in my backyard'. "Such a proposal should not be waved through in anyone's backyard"

SCAP will meet to hear representations at a full day meeting.

When: 9.30am Wednesday 6 March

Where: Inparri Kuu Seminar Room, Level 9, 83 Pirie St, Adelaide

Media Welcome to attend

Enquiries: Walkerville Residents Association 0403 401 655

For a snapshot of the Buckingham Arms Proposal see

<https://www.walkerville.sa.gov.au/community/latest-news/buckingham-arms>

Further Information at Plan SA: Application ID 23015883

https://plan.sa.gov.au/development_application_register#view-23015883-DAP