

Buckingham Arms Redevelopment

Representor Presentation

to the State Commission Assessment Panel meeting on 22 January 2025

By Pamela Wilkinson

As a local Gilberton resident, I support an appropriate development for the site, and which preserves our local heritage building the Buckingham Arms.

I oppose the 10 storey proposal which is over-development for the location and does not provide an orderly transition to the existing streetscape character of Walkerville Terrace and detracts from the amenity of the surrounding neighbourhood.

Amenity of a locality or building is defined in the *Planning, Development and Infrastructure Act 2016* as being any quality, condition or factor that makes, or contributes to making, the locality or building harmonious, pleasant or enjoyable.

As part of your deliberations, I encourage each of you to not just rely on the pictures and diagrams in the proposal but also to visit the site – not just drive past on Walkerville Terrace for a fleeting glance but take a walk along the footpath from the Buckingham Arms on Walkerville Terrace to the site. Picture for yourself the reality of 10 storeys towering over the Buckingham Arms building to your left and the next door neighbour to your right on the other side which is a complex of single and two storey units with lawns, gardens and trees.

Then look across to the opposite side of Walkerville Terrace from the site and see the character homes with their gardens and trees.

Parking and Traffic Congestion

I also encourage you to see beyond the immediate vicinity and consider the broader impact of 10 storeys and the proposed hundreds of residents, workers and visitors at the site.

Drive or walk around the nearby side streets off both sides of Walkerville Terrace to understand how the nearby streets are too narrow to be able to accommodate hundreds more cars, either driving through or parking. The Walkerville Council

already has signs in Gilberton side streets saying not to park opposite a parked car. An example is Tyne Street.

Drive or walk westwards along Walkerville Terrace from the intersection with Stephen Terrace and see for yourself the pleasant tree line extending along both sides of Walkerville Terrace. I refer you to the written representation of architect Phil Harris at Attachment 3 Representations and his photographs on p 251 (of 280) showing the impact of a 10 storey building towering over surrounding areas and includes a view from the corner of Stephen Terrace and Walkerville Terrace.

Rubbish – Bins in bin rooms

The 10 storey proposal includes rubbish bins stored in bin rooms and claims that access to a chute or a bin is from as little as a few metres to 50 metres from apartments. I ask that you consider carefully the impact of thousands and thousands of litres of waste every week which the proposal acknowledges will be generated by the hundreds of people who live, work and visit the site. To take away those thousands and thousands of litres of waste, the proposal concedes that 24 separate collections will be required each and every week (page 11 of Attachment 1G Waste Management) - **more than three collections every single day of the week**, not just weekdays.

The developer says that the waste will be collected by private contractors. But what they don't tell you is how much that costs. Based on those figures on page 11 of Attachment 1G (the accuracy of which I do not necessarily accept), the equivalent of 72 skip bins per week will have to be emptied. On my own current experience of apartment owners paying \$40 per skip bin, that amounts to \$2,880 per week and with GST will cost over \$3,000 per week. For 52 weeks that is over \$160,000 each year. That does not include skip bin cleaning at \$40 each and based on my experience, the filth on the general waste and food bins (about 20 skip bins) would have to be cleaned at least weekly as well as the bin rooms themselves. That's another \$40,000 per year. There will also need to be pest control in the bin rooms for rats and cockroaches and camera surveillance – yet more costs.

Who will pay? Apartment owners/residents will **each** have to pay hundreds of dollars a year just for waste management on top of strata fees and other living costs. This will not make so-called affordable housing affordable from a longer term perspective.

The proposal erroneously assumes that all the people will comply all of the time with all of the rules set out in the proposal about how and where the various types of waste must be deposited. It also erroneously assumes that the waste will be collected on time all of the time. My lived experience is that does not happen.

I have lived in both high rise (10 storeys and above) and low rise apartments. I currently live in Gilberton in a low rise three storey apartment complex with bins in bin rooms. In my experience, people will overfill a bin even when the bin next to it only a metre away is half empty. Even if only one garbage collection is missed, rubbish builds up, dumping outside bins increases, resulting in filth, odour and infestation with flies, especially in hot weather. In my written representation (pages 28 and 29 of Attachment 3 Representations), I included photographs of rubbish dumped next to a bin in a bin room. This happens frequently and is the reality. It happened again the day before yesterday and costs owners yet more to have the mess cleaned up. The problems are compounded in a 10 storey building.

Don't be seduced by favourable comparisons with the previous 10 storey proposal that was rejected. The current 10 storey proposal should be assessed on its own merits.

In conclusion, the 10 storey building does not provide an orderly transition to the existing streetscape character of Walkerville Terrace or the surrounding neighbourhood and detracts from the amenity of the locality. I also note with concern that the very element used to justify the excessive height and 10 storeys, namely the redevelopment of the local heritage building, will not be done until the final stage 4 of the development.

The wider community will have to live with the detrimental impacts on the locality's amenity, increased traffic, car parking and rubbish problems long after the developer has gone.

The developer already has another alternative to the 10 storey building – 29 x three storey townhouses for which Walkerville Council has granted planning consent.

Planning consent should not be granted for this 10 storey proposal as it is seriously at variance with the Planning and Design Code.