



The Corporation of the Town of Walkerville

ABN 49 190 949 882

66 Walkerville Terrace, Gilberton SA 5081

PO Box 55, Walkerville SA 5081

File Number: 40.59.1.1

Please Quote Ref: OLT202570142

Contact Officer: Assessment Manager, Michael Walmesley

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06 January 2025

TEGAN LEWIS  
STATE PLANNING COMMISSION  
83 PIRIE STREET  
ADELAIDE SA 5000

**Via PlanSA portal: 24029287: 1- 9 Walkerville Terrace Gilberton SA 5081**

Dear Ms Tegan Lewis,

**Re: Council Referral comments - 24029287: 1- 9 Walkerville Terrace Gilberton SA 5081**

<b>DEVELOPMENT APPLICATION NUMBER:</b>	24029287
<b>APPLICANT:</b>	Buckingham Arms Development PTY LTD
<b>LOCATION:</b>	1-9 Walkerville Terrace, Gilberton
<b>NATURE OF DEVELOPMENT:</b>	Construction of a 10-level, mixed use building (comprising commercial/retail tenancies, serviced apartments and dwellings), basement carparking, installation of rooftop solar panels, refurbishment of a Local Heritage Place and the removal of four (4) significant trees and four (4) regulated trees.
<b>RESPONSE TYPE:</b>	Regulation 23(2)(b)
<b>REFERRAL TYPE:</b>	Additional comments

Further to your email correspondence on Thursday, 17 December 2024, please find attached additional comments prepared by the Assets and Infrastructure department and Heritage Advisor for your information.

I invite you to contact me on (08) 8342 7123 should you have any questions.

Yours sincerely,

Michael Walmesley  
**Manager Planning & Community Safety**

## Appendix A - Assets and Infrastructure comments

**From:** [James Kelly](#)  
**To:** [Siobhan Kelly](#); [Heritage Services](#)  
**Cc:** [Michael Walmesley](#); [Alyssa Todd](#)  
**Subject:** RE: RESPONSE REQUIRED: Response to representations - 24029287 - 1 Walkerville Terrace, Gilberton - DUE COB, Monday, 23 December 2024  
**Date:** Thursday, 19 December 2024 12:02:03 PM  
**Attachments:** [image002.png](#)

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Thanks Siobhan.

Please find my key response points below:

- 1. On-Street Parking:** The applicant suggests that additional on-site parking compensates for the lack of on-street parking availability. However, this point has not been adequately addressed. Can they clarify where the on-street parking availability referenced in the CIRCA report has been observed?
- 2. EV Charging:** It's noted that electric vehicle (EV) charging is being considered.
- 3. Bicycle Parking:** This has been addressed.
- 4. Sight Lines for Pedestrians along Walkerville Terrace:** The applicant has stated that the development meets AS 2890.1 requirements.
- 5. Rat Running:** I agree that there is sufficient capacity on Gilbert and Edwin Terrace, as these are larger roads. However, Buckingham and James Streets may struggle to accommodate additional traffic, as would local streets connecting to Gilbert Street (e.g., Matilda Street).
- 6. Sheltered Right Turn from Walkerville Terrace:** This has not been addressed, although the applicant claims that it isn't necessary. They argue that the main signalised intersection will provide sufficient breaks in traffic for a right turn into the development.
- 7. Rainwater Tanks:** As per Section 2.7 of the stormwater report, the proposed 10kL tank storage for the entire site seems insufficient. This appears to be a missed opportunity for increased stormwater capture and reuse across the site (e.g., for toilets, laundry, etc.).

Regards,

James Kelly  
Group Manager Assets & Infrastructure

### **Town of Walkerville**

Assets & Infrastructure | 66 Walkerville Terrace, Gilberton SA 5081  
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**From:** Siobhan Kelly <SKelly@walkerville.sa.gov.au>  
**Sent:** Wednesday, December 18, 2024 1:13 PM  
**To:** James Kelly <jkelly@walkerville.sa.gov.au>; Heritage Services <Heritage@walkerville.sa.gov.au>  
**Cc:** Michael Walmesley <mwalmesley@walkerville.sa.gov.au>; Alyssa Todd <atodd@walkerville.sa.gov.au>  
**Subject:** RESPONSE REQUIRED: Response to representations - 24029287 - 1 Walkerville Terrace, Gilberton - DUE COB, Monday, 23 December 2024  
**Importance:** High

Hi James and Sam,

Further to my 'heads up email' please see attached UPRS 'response to representations' for the 10-storey proposal at 1 Walkerville Terrace, Gilberton.

The response from URPS is supported by the following Attachments:

- Architectural Drawings prepared by SMFA (Attachment A) with changes from previous plans identified by red cloud.
- Response to traffic and car parking comments prepared by Cirqa (Attachment B)
- Stormwater Management Plan prepared by MATTER Consulting (Attachment C)
- Fire Damage Evaluation Letter prepared by SMFA (Attachment D)
- Structural Analysis prepared by MATTER Consulting (Attachment E) which is a visual assessment and preliminary structural analysis of the local heritage place post-fire event.

Could you please review and advise if you have any further comments/ concerns, beyond your concerns raised in October 2024 (attached).

In the event you have no outstanding concerns, please state so.

@ Michael – please note, I will not be seeking further comment from Symatree.

The files can be access via the following  [link](#), please provide a response no later than **COB, Monday, 23 December 2024**

Regards,

Siobhan Kelly  
Senior Planner / Monday, Wednesday and Friday

### **Town of Walkerville**

Planning & Community Safety | 66 Walkerville Terrace, Gilberton SA 5081  
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**From:** James Kelly <[jkelly@walkerville.sa.gov.au](mailto:jkelly@walkerville.sa.gov.au)>

**Sent:** Tuesday, December 17, 2024 4:54 PM

**To:** Siobhan Kelly <[SKelly@walkerville.sa.gov.au](mailto:SKelly@walkerville.sa.gov.au)>; Heritage Services <[Heritage@walkerville.sa.gov.au](mailto:Heritage@walkerville.sa.gov.au)>

**Cc:** Michael Walmesley <[mwalmesley@walkerville.sa.gov.au](mailto:mwalmesley@walkerville.sa.gov.au)>

**Subject:** RE: FYI - Buckingham Arms Application - Upcoming Response and Deadline

Thanks Siobhan.

Happy to have a look this week if the advice arrives.

I am on leave from 20/12 to 6/01. Alyssa is here in between those times if required as well.

Regards,

James Kelly  
Group Manager Assets & Infrastructure

### Town of Walkerville

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**From:** Siobhan Kelly <[SKelly@walkerville.sa.gov.au](mailto:SKelly@walkerville.sa.gov.au)>  
**Sent:** Monday, December 16, 2024 8:29 AM  
**To:** Heritage Services <[Heritage@walkerville.sa.gov.au](mailto:Heritage@walkerville.sa.gov.au)>  
**Cc:** Michael Walmesley <[mwalmesley@walkerville.sa.gov.au](mailto:mwalmesley@walkerville.sa.gov.au)>; James Kelly <[jkelly@walkerville.sa.gov.au](mailto:jkelly@walkerville.sa.gov.au)>  
**Subject:** FW: FYI - Buckingham Arms Application - Upcoming Response and Deadline

Hey all,

Just an FYI, we'll be receiving a 'response from the applicant' regarding our referral submission for the 10 storeys submitted on 4 October 24 (attached).

It appears we may need to give some level of return comment, so once I receive the advice, I'll distribute for comment and preferably seek a response from Heritage and Asset's no later than Monday 23 Dec.

Regards,

Siobhan Kelly  
Senior Planner / Monday, Wednesday and Friday

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**From:** Lewis, Tegan (DHUD) <[Tegan.Lewis@sa.gov.au](mailto:Tegan.Lewis@sa.gov.au)>  
**Sent:** Friday, December 13, 2024 2:42 PM  
**To:** Siobhan Kelly <[SKelly@walkerville.sa.gov.au](mailto:SKelly@walkerville.sa.gov.au)>; Shirai-Doull, Aya (DHUD) <[Aya.Shirai-Doull@sa.gov.au](mailto:Aya.Shirai-Doull@sa.gov.au)>; Loughron, Reece (DIT) <[Reece.Loughron@sa.gov.au](mailto:Reece.Loughron@sa.gov.au)>  
**Cc:** Chelsea Jurek <[cjurek@urps.com.au](mailto:cjurek@urps.com.au)>  
**Subject:** FYI - Buckingham Arms Application - Upcoming Response and Deadline

**Caution:** This is an external email. Please take care when clicking links or opening attachments.

OFFICIAL

Hi Siobhan and Aya and Reece,

I hope everyone is well.

A response to representations and agencies for the Buckingham Arms application is expected next Tuesday, December 17th. This response should include:

- Details about the recent fire and its impact on the heritage building.
- On-site detention, suggested improvement by Commissioner of Highways.
- A response to comments by Council and the Government Architect.

Once I receive this information, I'll forward it by email for review and comment. Please aim to provide your comments by **January 7th at the very latest**, as the application is scheduled for the SCAP meeting on January 22nd.

I've Cc'd Chelsea in this email, as the proponent teams' timely input is crucial to ensuring the assessment meets this tight timeframe.

If you have any questions or concerns, please don't hesitate to reach out.

Speak soon,

**Tegan Lewis** (She/Her)

Senior Planning Officer

Planning and Land Use Services

Department for Housing and Urban Development

T 7133 1616

E [Tegan.lewis@sa.gov.au](mailto:Tegan.lewis@sa.gov.au)

Level 10, 83 Pirie Street, Adelaide SA 5000



The Department for Housing and Urban Development acknowledges First Nation people as the Traditional Owners of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.

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## Appendix B - Heritage Advisor comments

<b>Heritage Referral</b>
<b>Address:</b> 1-9 Walkerville Terrace, Gilberton
<b>Application ID:</b> 24029287

<b>Local Heritage Place Overlay</b>	
<b>Assessment Provisions (AP) Performance Outcome</b>	
DO1 Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.	
<b>Comments:</b>	
<b>Built Form</b>	
PO 1.1 The form of new buildings and structures maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.3 Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is consistent with boundary setbacks and setting.	DTS/DPF 1.4 None are applicable.



<p>PO 1.5</p> <p>Materials and colours are either consistent with or complement the heritage values of the Local Heritage Place.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>PO 1.6</p> <p>New buildings and structures are not placed or erected between the primary or secondary street boundaries and the façade of a Local Heritage Place.</p>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>Development of a Local Heritage Place retains features contributing to its heritage value.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>
<p><b>Comments:</b></p>	
<p><b>Alternations and Additions</b></p>	
<p>PO 2.1</p> <p>Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Local Heritage Place or its setting.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Adaptive reuse and revitalisation of Local Heritage Places to support their retention in a manner that respects and references the original use of the Local Heritage Place.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p><b>Comments:</b></p>	
<p><b>Ancillary Development</b></p>	
<p>PO 3.1</p>	<p>DTS/DPF 3.1</p>

<p>Ancillary development, including carports, outbuildings and garages, complements the heritage values of the Local Heritage Place.</p>	<p>None are applicable.</p>
<p>PO 3.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line and does not dominate the Local Heritage Place or its setting.</p>	<p>DTS/DPF 3.2 None are applicable.</p>
<p>PO 3.3 Advertising and advertising hoardings are designed to complement the Local Heritage Place, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or its setting.</p>	<p>DTS/DPF 3.3 None are applicable.</p>
<p>PO 3.4 Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the Local Heritage Place.</p>	<p>DTS/DPF 3.4 None are applicable.</p>
<p><b>Comments:</b></p>	
<p><b>Conservation Works</b></p>	
<p>PO 7.1 Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods.</p>	<p>DTS/DPF 7.1 None are applicable.</p>
<p><b>Comments:</b></p>	

**Overall Comments and Recommendations:**

It is proposed to demolish the additions to the rear of the existing Buckingham Arms Hotel and to refurbish the interior and conserve the exterior of the building.

The existing Hotel will be returned to a more original form by the proposed conservation works, which will enhance the heritage and cultural values of the place.

It is proposed to construct a 10-storey development to the rear of the local heritage place, with the development offset from the rear walls of the Hotel and with the top three levels set back from the main façade line.

The proposed development has been designed in a responsive and contextual manner that responds appropriately to the massing, scale, form and detailing of the existing Hotel. The proposed colours across the development will complement those proposed on the Hotel.

We have had a number of discussions with the architectural team during the redesign of the building and believe that the heritage concerns raised with the original (refused) design have been successfully addressed.

My only question is that I cannot see what material is proposed for the existing Hotel roof – it appears to show a new galvanised iron roof, but I cannot see any legend notes that confirm that to be the case.

Subject to confirmation of that issue, I have no concerns with the proposed development and support approval from a heritage perspective.

Please advise if you require additional comments or clarification of any of the above.

Sam Hosking

3 October, 2024

**Updated Comments 19 December, 2024**

Updated drawings have been reviewed and confirm that the existing roof sheeting will be replaced with a new corrugated galvanised iron roof.

The fire damage assessment is also noted.

I have no further concerns and support approval from a heritage perspective.

Sam Hosking

19 December, 2024