



In reply please quote #2024/00431, ID: 2432  
 Enquiries to Reece Loughron – dit.landusecoordination@sa.gov.au

21 October 2024

Ms Tegan Lewis  
 State Planning Commission  
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Dear Ms Lewis,

**SCHEDULE 9 - REFERRAL RESPONSE**

<b>Development No.</b>	24029287
<b>Applicant</b>	Buckingham Arms Development Pty Ltd
<b>Location</b>	9 Walkerville Terrace and Northcote Street, Gilberton
<b>Proposal</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.

The above application has been referred to the Commissioner of Highways (CoH) in accordance with Section 122 of the *Planning, Development and Infrastructure Act 2016*, as the prescribed body listed in Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

**CONSIDERATION**

The subject site abuts Northcote Terrace and Walkerville Terrace. Northcote Terrace is an arterial road under the care, control and management of the CoH. The adjacent section of Northcote Terrace is identified as a Major Traffic Route, a Priority Public Transport Corridor and a Major Cycling Route under the Department for Infrastructure and Transport’s (DIT) ‘A Functional Hierarchy for South Australia’s Land Transport Network’ and is a gazetted route for PBS Level 1A vehicles (up to 20.0 metres in length). At this location Northcote Terrace carries approximately 27,500 vehicles per day (2.5% commercial vehicles) and has a speed limit of 60km/h. Walkerville Terrace is under the care and control of the Corporation of the Town of Walkerville and has a posted speed of 60km/h.

The subject site is currently developed as a hotel with drive through bottle shop and car parking with access to both Northcote Terrace and Walkerville Terrace. The subject redevelopment of the site for a mixed-use development retains the existing heritage listed building on the corner of Northcote Terrace and Walkerville Terrace and provides a single two-way access to both abutting roads. DIT notes that the previous development over this site was refused and the subject application is a new application with revised residential and serviced apartment yield, retail/food floor areas, car parking etc. The access arrangements have essentially been retained with the new application.

DIT considers that the Traffic and Parking Report undertaken by CIRQA (refer Project # 22486, Version 2.4 dated 24 September 2024) has undertaken a comprehensive review of the revised traffic impacts, traffic generation and vehicle distribution to the abutting roads. DIT is satisfied that the proposed left in and left

out access to Northcote Terrace and left in, right in and left out movements to Walkerville Terrace access points adequately cater for the development. It is noted that the new access on Northcote Terrace is likely to impact on a side entry pit, communications pit and road sign. This infrastructure will need to be relocated to the satisfaction of DIT.

The Walkerville Terrace access will require a bus stop and shelter to be relocated. This is supported subject to the bus stop, shelter and associated infrastructure being relocated to the satisfaction of DIT and Council with all costs borne by the applicant.

With regards to traffic generation, the CIRQA report has assessed the likely peak movements associated with the dwellings, serviced apartments and retail/food beverage tenancies and demonstrated that the site will function adequately with the proposed access layout.

In terms of parking, the report identifies that the proposal will provide 246 spaces which will satisfy the requirement of 217 spaces under the Planning Code. It is noted that a 190 bicycle spaces will also be provided throughout the site which is supported.

### **Delivery Vehicles**

The report confirms that all service vehicle movements will occur on-site with dedicated loading bays and accessed via the internal common driveway. The report confirms that a minimum head height of 3.8 metres is provided to ensure clear access for commercial vehicles which is supported.

### **Stormwater**

DIT has reviewed the proposed stormwater management plan undertaken by PT Design (ref Project No. 23394, Revision -00-, dated 24/5/2023, uploaded 6 September 2024). The report indicates that the flow generated by the post development major storm event must not exceed that generated by the pre-development minor storm event.

PT Design have calculated an existing conditions 10% AEP flow rate and a 10% AEP post development flow rate, when they should have calculated the 1% AEP post development flow rate. As a result of this, they are not proposing any detention storage. DIT considers that development should be providing a significant detention volume to restrict the 1% AEP post development flow rate to the 10% AEP existing conditions flow rate. The proposed arrangement of no detention is not supported by DIT.

The preference would be to discharge directly to existing side entry pits in lieu of 20 L/s discharges to the kerb. Considering this, a final stormwater plan should be developed in conjunction with DIT and Council.

### **Road Widening**

The subject site is affected by a requirement shown on the Future Road Widening Overlay, however DIT has determined that no land is currently required from the subject site. Further information for the applicant is provided as a note.

### **ADVICE**

The Department for Infrastructure and Transport supports the development and directs the following conditions be applied:

1. The Northcote Terrace access and the Walkerville Terrace access points shall be located in accordance with the SMFA Citify, Walkerville Terrace Development, Ground Floor Plan, Drawing No. B2.22, Drawing Issue: Planning, Revision 8 dated 5 September 2024 with traffic movements undertaken as shown in CIRQA, Traffic and Parking Report, Project # 22486, Version 2.4 dated 24 September 2024. The Northcote Terrace access shall operate on a left turn in and left turn out basis only and the Walkerville Terrace access shall cater for left turn in, left turn out and right turn in

movements only. The access points shall be suitably signed, and line marked to reinforce the desired traffic flow.

2. The Walkerville Terrace bus stop shall be relocated (including bus pad, shelter, tactiles and stop, etc) to the satisfaction of DIT and Council with all costs being borne by the applicant.
3. All road works deemed required to facilitate safe access to the development (including relocation of road signs, bus stops, side entry pits and other road infrastructure) shall be designed and constructed to the satisfaction of the Department for Infrastructure and Transport, with all costs (including design, construction, project management and any changes to road drainage, lighting, vegetation removal, etc. required) being borne by the applicant. All works shall be completed prior to operation of the development.

Note: Prior to undertaking any construction works, the applicant shall contact Mr Narendra Patel, Senior Network Integrity Engineer, Network Management Services on telephone (08) 8226 8244, mobile 0400 436 745 or via email: [narendra.patel@sa.gov.au](mailto:narendra.patel@sa.gov.au) to obtain approval and discuss any technical issues regarding the required road works. The applicant may be required to enter into a Developer Agreement with DIT to undertake and complete this work.

4. The largest vehicles permitted on-site shall be restricted to a 10-metre service vehicle.
5. All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009 and all commercial vehicle facilities shall be designed in accordance with AS 2890.2:2018.
6. Any infrastructure within the road reserve (e.g. road signs, side entry pits, etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.
7. All redundant crossovers to Northcote Terrace and Walkerville Terrace shall be reinstated with council standard kerb and gutter prior to the development becoming operational. All costs shall be borne by the applicant.
8. A final stormwater management plan shall be developed in conjunction with DIT (and Council) and be in accordance with DIT Master Specification RD-DK-D1 Road Drainage Design and other relevant guidelines. All drainage infrastructure is to be to the satisfaction of Council and DIT.
9. All stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of Northcote Terrace and Walkerville Terrace. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

The following notes provide important information for the benefit of the applicant and are required to be included in any approval:

- The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a 4.5m strip of land from the Northcote Terrace frontage for future upgrading of the Northcote Terrace / Robe Terrace / Park Road / Walkerville Terrace intersection. The consent of the Commissioner of Highways under the *Metropolitan Adelaide Road Widening Plan Act 1972* is required to all building works on or within 6.0m of the possible requirement.

As the proposed development is located within the above areas, the attached consent form should be completed by the applicant and returned to DIT (via email [dit.landusecoordination@sa.gov.au](mailto:dit.landusecoordination@sa.gov.au)), together with a copy of the Decision Notification Form and the approved site plan/s.

- Should traffic flows on Northcote Terrace and Walkerville Terrace be impacted during the construction/demolition works, the applicant shall notify DIT's Traffic Management Centre (TMC) –

Roadworks on 1800 434 058 or email [dit.roadworks@sa.gov.au](mailto:dit.roadworks@sa.gov.au) to gain approval for any road works, or the implementation of a traffic management plan during the construction phase.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Alan W. Principal". The signature is written in a cursive style with a large initial 'A' and a distinct 'W'.

**MANAGER, TRANSPORT ASSESSMENT  
for COMMISSIONER OF HIGHWAYS**