

Memo

To: Ben Scholes – DHUD-PLUS
Janaki Benson – City of Adelaide

From: Ben Schnell – Ekistics

Date: 5 May 2025

Applicant: Walker Riverside (Retail) Pty Ltd

Application ID: 25008091

Proposed Development: Construction of a 38-level mixed use building comprising office, shop, civic space, office and hotel uses and an elevated public plaza, nomination of three (3) advertising signage zones with ancillary landscaping, solar photovoltaic panels and alterations to basement and public plaza

Subject Land: Festival Plaza

Subject: Applicant’s Response to Council Referral Response

Dear Ben & Janaki,

We have received and reviewed the City of Adelaide’s referral response (refer to **Appendix 1**) issued on 16 April 2025. We have prepared relevant responses and additional documentation (where required) to address queries and comments raised by Council.

The following documentation has been Appended to this memorandum:

- **Appendix 1:** Council Referral Response
- **Appendix 2:** Swept Path Plans (prepared by WGA)
- **Appendix 3:** Festival Square – Commercial Development Stormwater Management Plan 2015 (prepared by Mott MacDonald)

In collaboration with the applicant, WGA and Mott MacDonald we have prepared the following responses:

City Layout & National Heritage

We note that the original proposal (i.e. Festival Tower, retail pavilion building and basement works) self-assessment and referral determined that development did not constitute a ‘controlled action’.

For the current proposal, Walker and DASH Architects are currently conducting a new self-assessment in accordance with the EPBC Act and Significant Impact Guidelines. As part of this process, DASH is preparing a National Heritage Impact Assessment.

Walker has also been engaging with the Department to ensure they meet their requirements.

The preliminary review indicates that the current proposal has a similar impact to the original proposal.

We understand that the self-assessment process is separate to the determination of Application ID 25008091.

Traffic & Access

WGA has prepared swept path plans for MRV and B99 vehicles demonstrating all vehicles will continue to be able to enter and exit in a forward motion (refer to **Appendix 2**). The swept path plans should be reviewed concurrently with WGA's 'Loading and Car Park Assessment' (*Appendix 10* to the original Planning Statement) which includes swept path plans for SRV and MRV vehicles entering and exiting the loading bays. The turnaround movements of vehicles will occur within the loading bay and not Festival Drive, minimising disruption to traffic flow.

We note that the proposed works do not incorporate any changes within the basement that impact *'the path of travel from public roads to the parking spaces and loading areas'*.

An assessment of proposed bicycle parking has been included on page 69 of Ekistics' Planning Statement.

WGA has confirmed that the number of accessible parking spaces has been proposed in accordance with the National Construction Code requirements.

Public Realm

The elevated public plaza and King William Road forecourt designs include reflective Kaurna themed public artwork. Both the plaza and forecourt propose artworks will be feature pieces (and could be a sculpture or similar), however it will require further consultation with a suitable artist to design these pieces of work.

Walker notes Council's comments regarding potential for public art. As part of the detail design stages, Walker will explore further opportunities for incorporating public art in the design.

Stormwater Management

Mott MacDonald's 'Festival Square – Commercial Development Stormwater Management Plan' (2015) has been attached within **Appendix 3** to assist with Council's assessment.

On pages 11 & 12 of Mott MacDonald's Stormwater Management Plan (*Appendix 11* to the original Planning Statement) the following assessment was undertaken in relation to freeboard levels:

"The minor drainage system is comprised of the below ground pit and pipe network within the new local roads and is designed to control nuisance flooding and enable effective stormwater management for the site. Council's Development Controls requires that the minor system be designed for a minimum 20-year ARI with 150mm freeboard for areas other than local catchments within Park Lands.

...

The existing stormwater pipes within the plaza area (on basement levels) were designed and constructed to cater for storms up and including 100 year ARI storm events. Therefore the capacity and freeboard requirements for the pit and pipe network had previously been assessed on DRAINS and demonstrated compliance to the freeboard requirements in the minor storm and overland flow criteria for the major storm."

We understand that the 300mm freeboard level referenced by City of Adelaide is recommended by DPF 1.1 to all development within the 'Hazards (Flooding – Evidence Required) Overlay', and is not specific to the development site.

On this basis, Mott MacDonald has clarified that the proposed freeboard will be suitable for this site and will minimise flood risk, as the minor drainage system and existing stormwater pipes meet the required capacity and freeboard standards for both minor and major storm events (as previously assessed on DRAINS).

For this reason, the proposal satisfies PO 1.1 of the Overlay and will minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.

Mott MacDonald have confirmed that stormwater reuse/retention system has been dealt with at a precinct level and was delivered as part of the previous construction of Tower 1 and the basement/plaza. As the Tower 2 works do not result in an increase in the stormwater catchment, the Tower 2 works do not require their own specific reuse/retention measures.

Page 12 of Mott MacDonald's Stormwater Management Plan (*Appendix 11* to the original Planning Statement) confirms that:

"As per the Festival Square Stormwater Management Plan (Mott Macdonald, 2015), there is no requirement for stormwater detention for this development which includes Tower 2. The proposed Tower 2 buildings will have an equivalent impervious area to the existing site and therefore the amount of runoff generated will remain unchanged. As such the predevelopment and post development peak flows for the plaza area would be the same and hence stormwater detention is not required."

Mott MacDonald has prepared the following responses in relation to the City of Adelaide's request for a more detailed Civil Plan:

- *"This level of detail will be provided in subsequent design stages. The design intent of the stormwater system has been provided in 10888-SD-2021 which will form the basis for the next stages of design.*
- *The stormwater connection to the north of the Stage 1B-2 site is via the existing underslab Φ 450 HDPE pipe in B1 ceiling space. Connections of individual drainage points into this pipe will be detailed in later design stages.*
- *The stormwater connection to the north of the overall Festival Plaza Site, between the basement underslab drainage and ACC stormwater network, was constructed previously as part of the original carpark works."*

As part of the detail design stage of the project Walker will coordinate with Council for final design where connecting to City of Adelaide infrastructure.

Mott MacDonald has advised that stormwater calculations were previously provided as part of the 2015 Stormwater Management Plan and that the proposal does not result in any net changes to the catchment areas (size and permeability). The previous stormwater calculations would therefore remain accurate and valid for the proposed development.

Mott MacDonald noted that the existing stormwater pipes within the plaza area (on basement levels) were designed and constructed to cater for storms up to and including 100 year ARI storm events.

Waste Management

Walker will confirm the private waste contractor as part of the detail design stage of the project.

Walker anticipates that the existing private waste contractor for Festival Tower will also collect waste Tower 2.

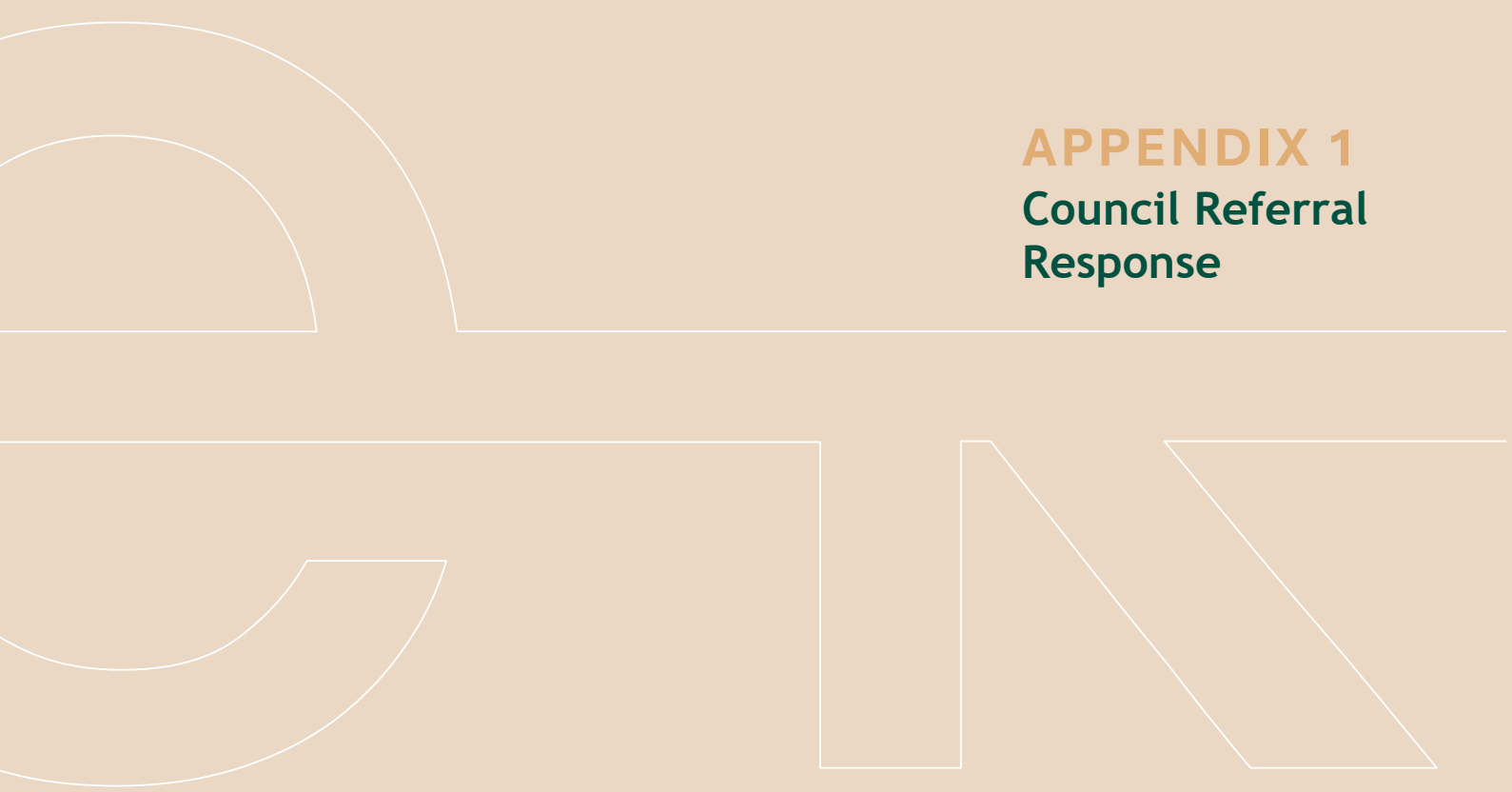
Ben and Janaki, should you have any further queries please do not hesitate to contact the undersigned on 0480 202 909.

Kind Regards,



Ben Schnell

Planning Consultant

The page features large, white, minimalist line art on a light beige background. On the left, there are two concentric semi-circles. Below them is a shape resembling a stylized 'U' or a wide, shallow bowl. To the right of this is a tall, narrow rectangle. Further right is a large, stylized 'N' shape formed by two parallel diagonal lines connected by horizontal segments at the top and bottom. A horizontal line extends from the right edge of the 'U' shape across the top of the 'N' shape.

APPENDIX 1

Council Referral Response

Enquiries: Janaki Benson - 8203 7283
DA reference: 25008091



16 April 2025

State Commission Assessment Panel
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ABN 20 903 762 572

Dear Sir/Madam

Application: 25008091
Applicant: Walker Riverside (Retail) Pty Ltd
Addresses: Lot 602, King William Road, Adelaide SA 5000
Description: Construction of a 38-level mixed use building comprising office, shop, civic space and hotel uses and an elevated public plaza, nomination of three advertising signage zones with ancillary landscaping, solar photovoltaic panels and alterations to basement and public plaza.

I write in reference to the abovementioned Development Application and the referral undertaken to Council's Chief Executive Officer pursuant to Regulation 23(2)(b) of the *Planning, Development & Infrastructure (General) Regulations 2017*.

In accordance with Regulation 23(3), comments can be provided with respect to the following matters:

- Essential infrastructure
- Traffic
- Waste management
- Stormwater
- Public open space
- Other public assets and infrastructure
- The impact on any local heritage place.

Accordingly, the purpose of this referral is to provide comment regarding technical matters outlined above only and not to confirm support or otherwise for the application. Matters relevant to this application are addressed below.

CITY LAYOUT & NATIONAL HERITAGE

- The applicant is reminded of national heritage requirements associated with the *Environment Protection and Biodiversity Conservation Act 1999*.

TRAFFIC & ACCESS

- Swept paths diagrams showing path of travel from public roads to parking spaces and loading areas should be provided.
- An assessment of proposed bicycle parking against the requirements of 'Table 3 – Off-Street Bicycle Parking Requirements' of the Code should be undertaken.
- The 14 accessible spaces proposed within a 1,354 space carpark should be increased.

The City of Adelaide acknowledges the Kaurna people as the Traditional Owners of the Country where the city of Adelaide is situated, and pays its respect to Elders past, present and emerging.



PUBLIC REALM

- Council acknowledges there is an agreement in place with Walker Corporation regarding reinstatement of street trees recently removed along the King William Road frontage.
- The applicant is strongly encouraged to consider incorporating commissioned public art where possible in areas surrounding the tower to humanise the built environment and positively influence the way people see and connect with place. Council is available to provide advice in relation to this city-shaping opportunity.

STORMWATER MANAGEMENT

- A freeboard (of 150mm above the TOK) is proposed. PO/DPF 1.1 of the *Hazards (Flooding -Evidence Required) Overlay* prescribes a 300mm freeboard above the TOK unless it is demonstrated a lower level minimises the entry of potential floodwaters.
- Stormwater reuse/retention systems should be incorporated in accordance with Planning and Design Code policies to demonstrate water treatment targets are met.
- Onsite detention in accordance with AS/NZS 3500.3:2015 – Plumbing and drainage – Part 3: Stormwater Drainage is required.
- There is reference to report '*Festival Square Stormwater Management Plan (Mott Macdonald, 2015)*'. Please provide this to Council for review.
- A detailed survey and civil plan showing kerb and water table levels, finished floor levels and stormwater connection details to the existing drainage system should be provided. The stormwater connection to the existing system north of the site has not been detailed.
- The applicant should provide stormwater calculations for the flow rate which will be discharged to Council's drainage system and the corresponding Annual Exceedance Probability.

WASTE MANAGEMENT

- Waste collection will be undertaken by a private waste contractor that is yet to confirm collection can occur from the serving location indicated under 4.2 *Collection vehicle* of the Rawtec Waste Management Report.

Please contact Janaki Benson if you require any clarification.

Yours faithfully

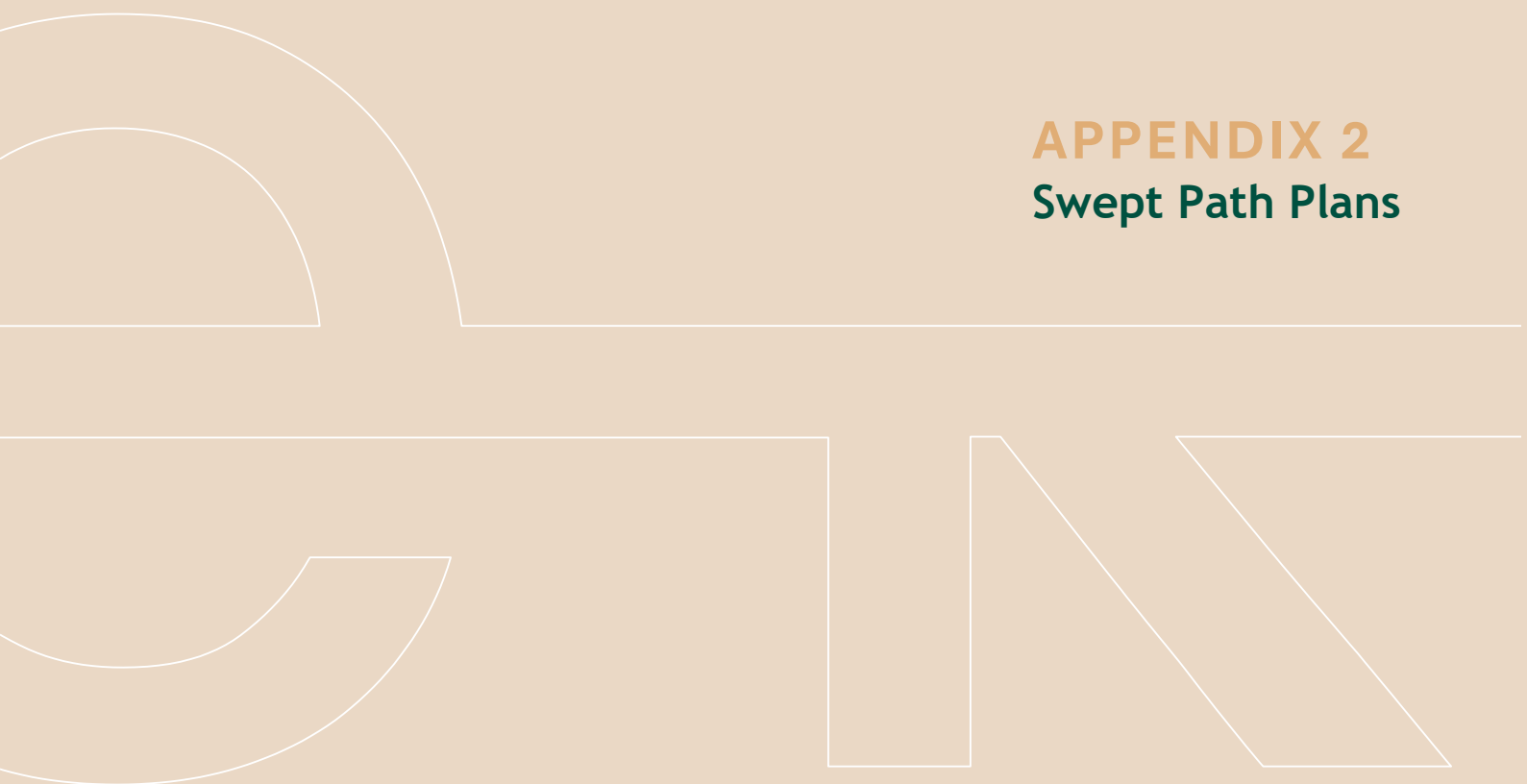


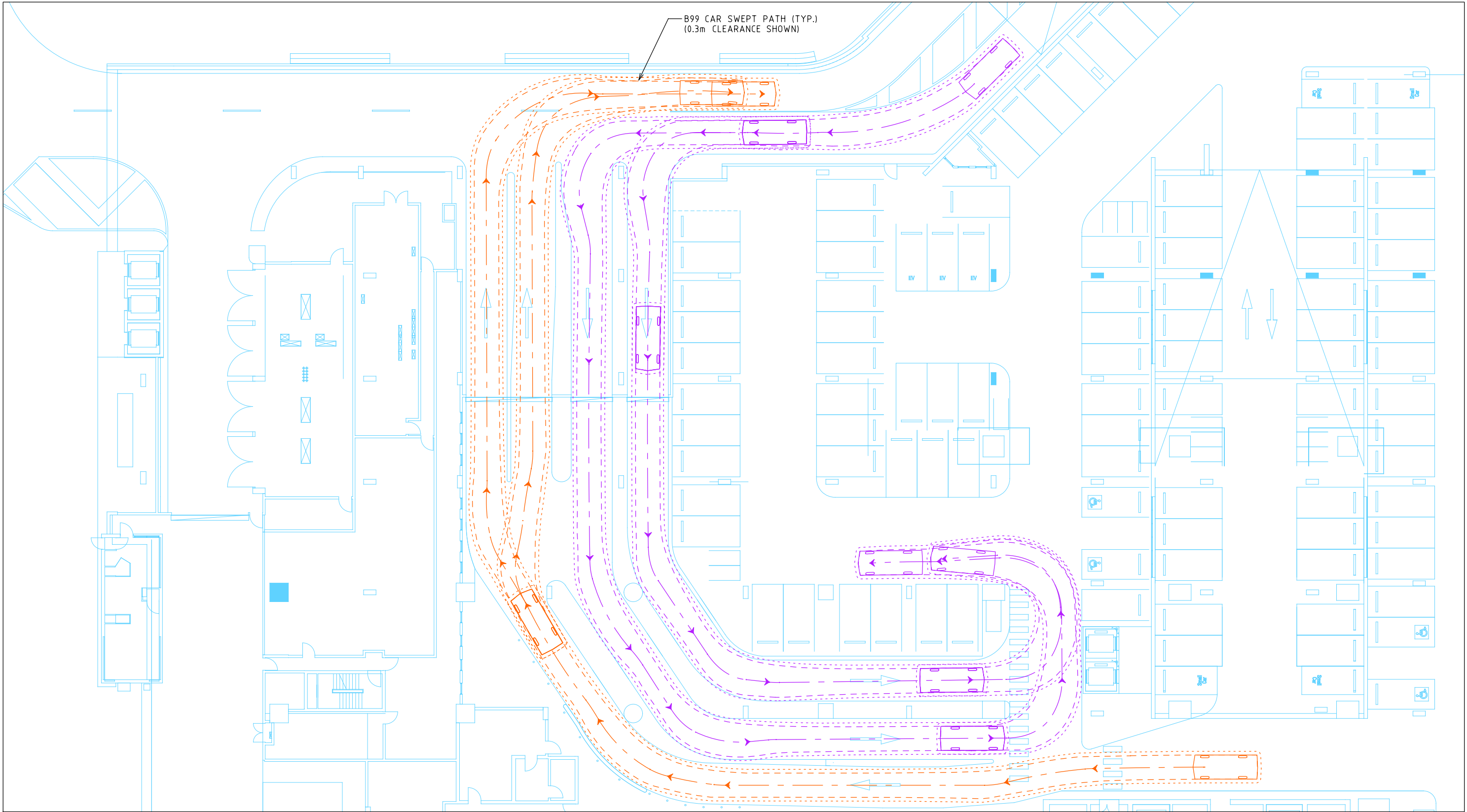
Michael Sedgman
Chief Executive Officer



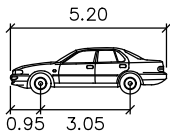
APPENDIX 2

Swept Path Plans





DESIGN VEHICLE



B99	meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

DISCLAIMER:

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A	02.05.2025	ISSUED FOR INFORMATION	A.L	A.L	W.O

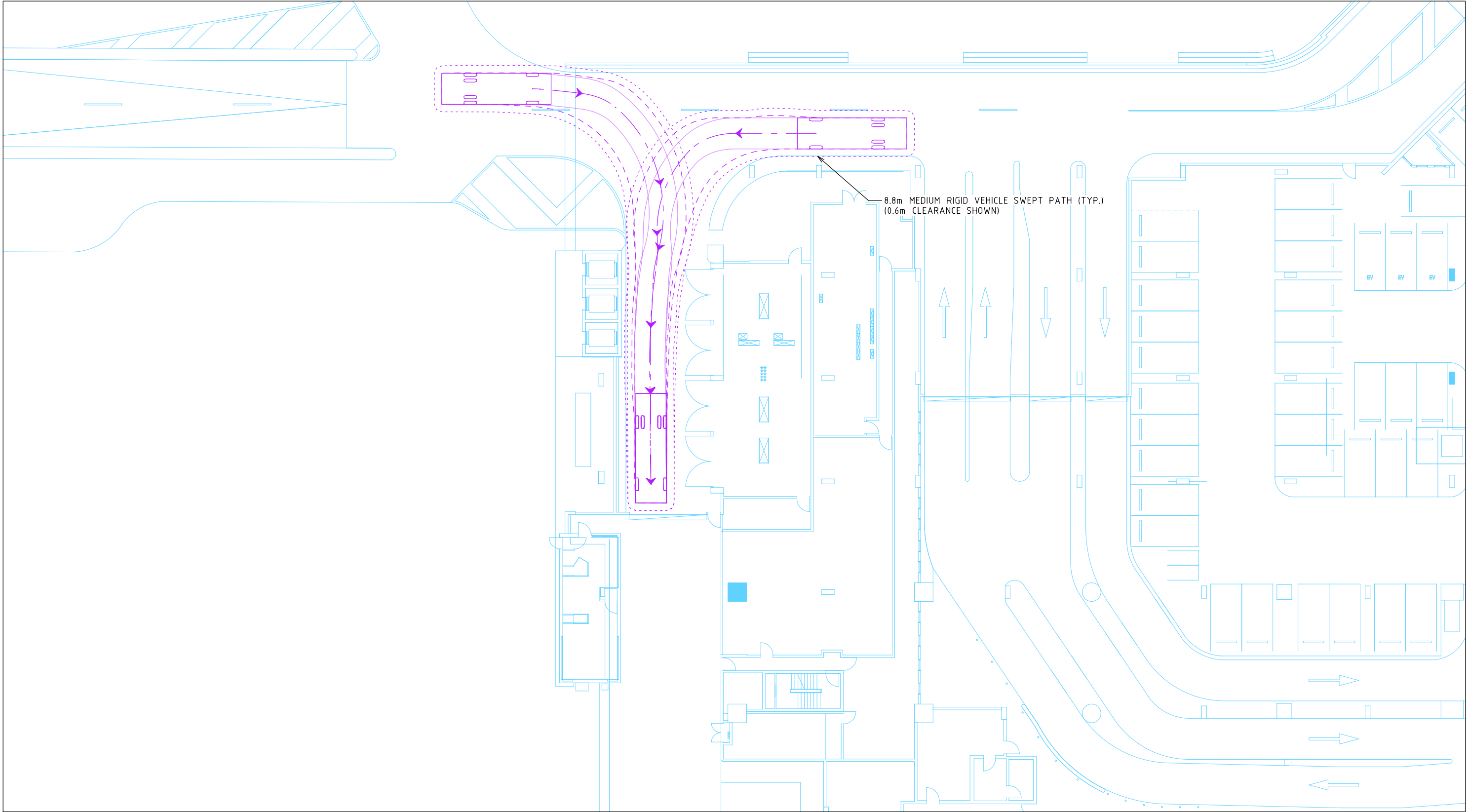


ADELAIDE FESTIVAL PLAZA
TOWER 2 - BASEMENT LEVEL - B2
SWEEP PATH ANALYSIS
B99 CAR SWEEP PATHS

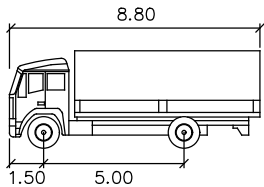
DOCUMENT NUMBER

Job Number Sheet No. Rev.

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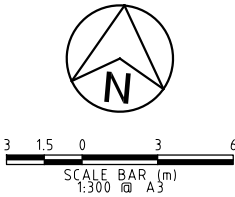
DESIGN VEHICLE



MRV

Width : 2.50 meters
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 34.0

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REV.	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	02.05.2025	ISSUED FOR INFORMATION	A.L	A.L	W.O
B	05.05.2025	SWEPT PATH UPDATE	A.L	A.L	W.O



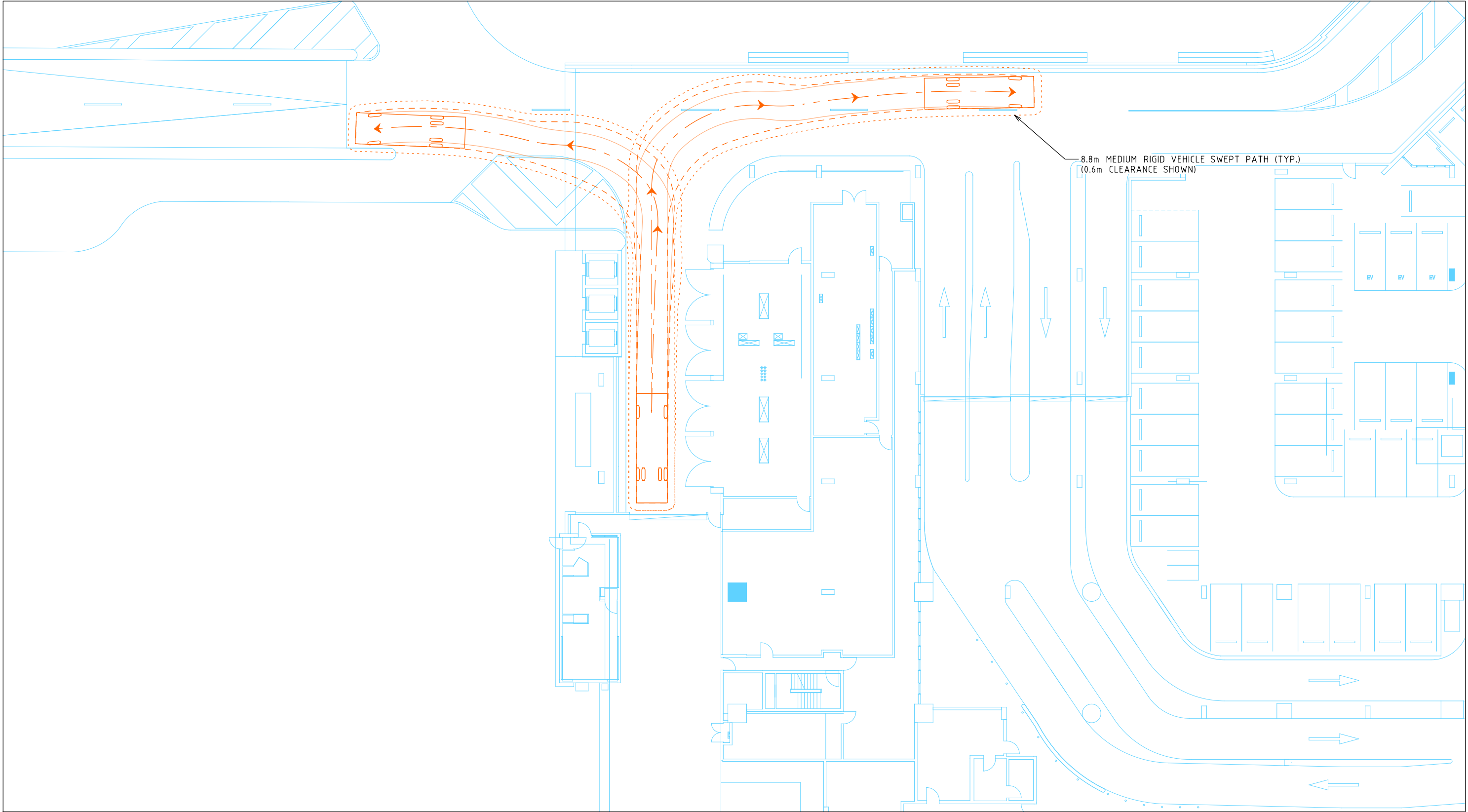
ADELAIDE FESTIVAL PLAZA
TOWER 2 - BASEMENT LEVEL - B2
SWEPT PATH ANALYSIS
8.8m MRV SWEPT PATHS

DOCUMENT NUMBER
Job Number Sheet No. Rev.

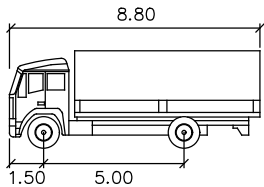
Design Drawn
A.L A.L

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DESIGN VEHICLE



MRV

Width	: 2.50	meters
Track	: 2.50	
Lock to Lock Time	: 6.0	
Steering Angle	: 34.0	

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INFORMATION ISSUE
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REV.	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	02.05.2025	ISSUED FOR INFORMATION	A.L	A.L	W.O
B	05.05.2025	SWEPT PATH UPDATE	A.L	A.L	W.O

WGA

ADELAIDE FESTIVAL PLAZA
TOWER 2 - BASEMENT LEVEL - B2
SWEPT PATH ANALYSIS
8.8m MRV SWEPT PATHS

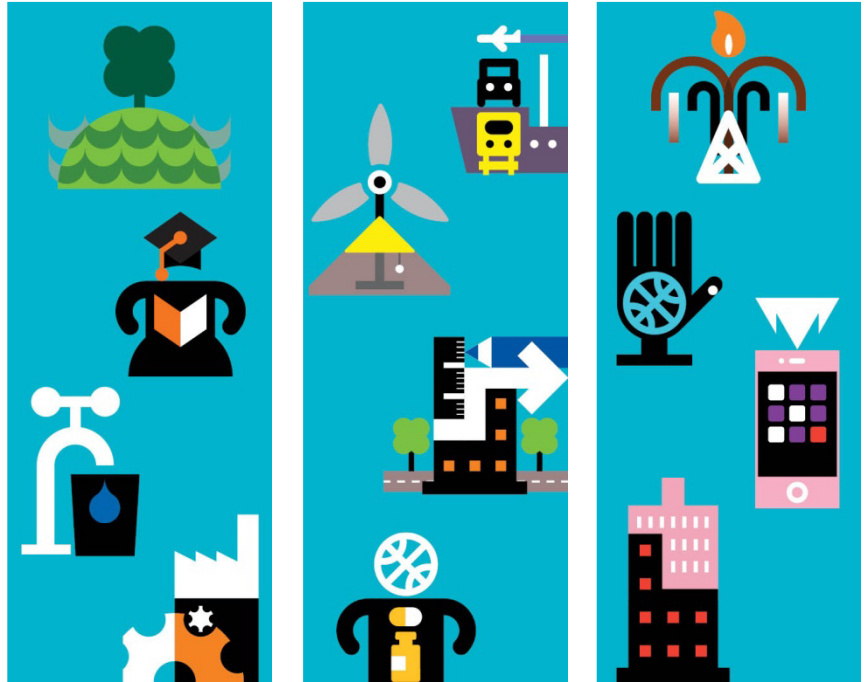
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APPENDIX 3

Festival Square - Commercial Development Stormwater Management Plan (2015)



Festival Square - Commercial Development

Stormwater Management Plan

December 2015

Walker Corporation



Issue and revision record

338869-C-R001-Stormwater Management Plan

Revision	Date	Originator	Checker	Approver	Description
A	09/12/2015	JM	CED	CEH	Draft for comment

Information class: Standard

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1 Introduction

1.1 Description of Project

The redevelopment of the Festival Plaza precinct sited on the corner of North Terrace and King William Road involves multiple stakeholders including the South Australian Government, Adelaide Festival Centre, Sky City and the Walker Corporation.

Walker Corporation are proposing to develop a section of the precinct with a new 26 storey commercial office tower, retail building and a 5 level underground car park.

1.2 Scope

The scope of this report is on the stormwater management for the office tower and the retail buildings proposed by Walker Corporation.

Stormwater landing on the plaza directly or via overflow is outside Walker scope and the scope of this report. Such stormwater is included in the Government scope work with a design team lead by ARM Architecture.

1.3 Stormwater Policy and Guidelines

The stormwater drainage for the proposed development will be designed to comply with the following guidelines:

- AS/NZS 3500.3:2015 – Plumbing and drainage – Part 3: Stormwater drainage
- Adelaide City Council – City Works Guidelines
- Australian Rainfall and Runoff 2001
- Water Sensitive Urban Design Technical Manual – Greater Adelaide Region, December 2010

2 Stormwater Drainage

2.1 Development Catchment

2.1.1 Existing

The existing Festival Plaza site is shown in the Figure 1 below. The area outlined in orange indicates the extent of the lease boundary of the Walker Corporation, with proposed office tower and retail building shaded in pink, outlining the scope for this report.

Illustrated in blue below is the approximate location of the existing Adelaide City Council infrastructure along King William Road, with the existing State Government infrastructure around the Festival Plaza area shown in green.



Figure 1 - Existing Site Plan

2.1.2 Proposed

The proposed development catchment area for the Walker development is shaded in pink in Figure 2 below. The roofs of the proposed tower and retail building are Walker Corporation's responsibility to manage the stormwater run-off, with the surrounding plaza to be the responsibility of Government (designed by their consultant team lead by ARM). The office tower and retail building will have an equivalent impervious area to the existing site and therefore the amount of runoff generated will remain unchanged, hence the post-development and pre-development stormwater peak flows will be equal.

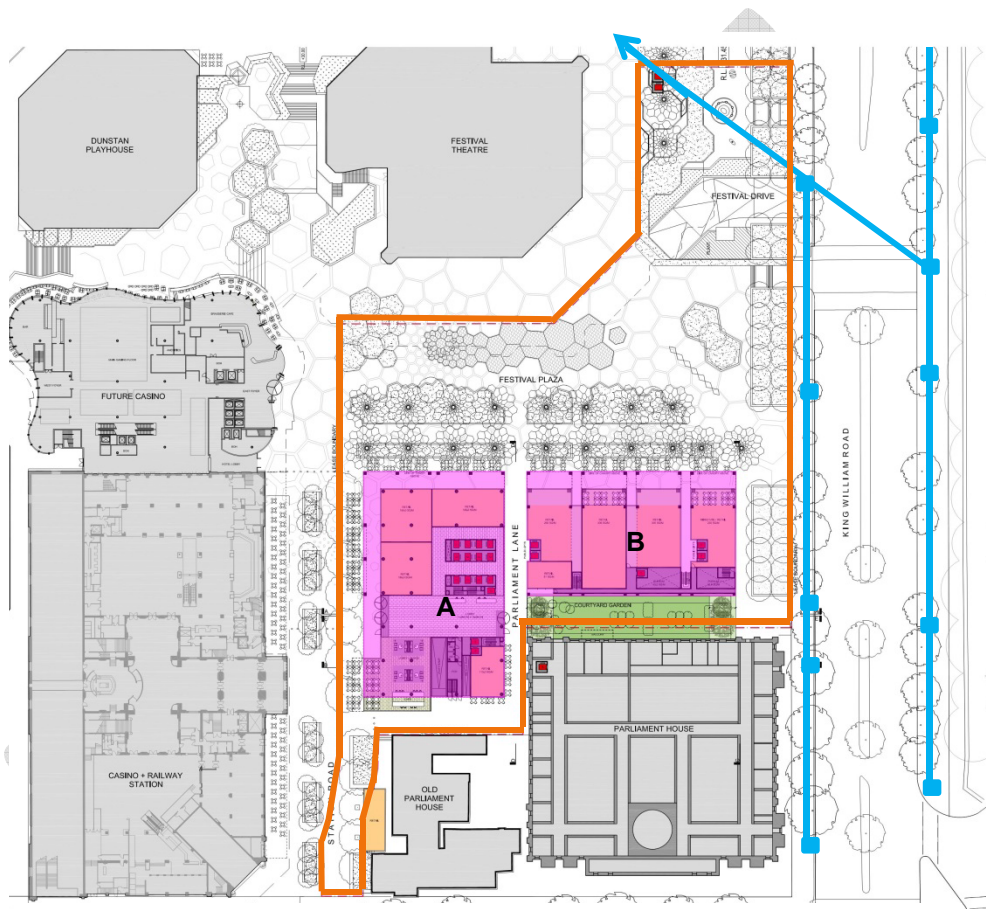


Figure 2 - Proposed Development Stormwater Catchment

2.2 Stormwater Hydrology

The stormwater drainage for the proposed development will be designed in accordance with AS/NZS 3500.3:2015. The site peak flows have been calculated based on a 20 year average recurrence interval (ARI) and a 100 year ARI event, as per the Adelaide City Council's requirements, specified in their City Works Guidelines.

The estimated site peak flows for the catchment with area approximately = 4112m² are:

Office Tower - 2280m² (Catchment A)

- 55L/s for a 20 year ARI,
- 87L/s for a 100 year ARI.

Retail Buildings – 1832m² (Catchment B)

- 43L/s for a 20 year ARI,
- 69L/s for a 100 year ARI.

The proposed solution for the stormwater drainage of the planned development is:

For storm events up to a 1 in 20 year ARI event, the stormwater collected from the roofs of the office tower and retail building will discharge through a pipe network (underslung from Walker plaza slab) directly into the existing Council drainage network on King William Street. This is illustrated indicatively in yellow in Figure 3, with the exact location of the discharge point to be determined during the detailed design phase.

For storm events greater than a 1 in 20 year ARI event, the excess flow not captured through the gutters and downpipes will become overflows and fall onto the plaza level. Once at the plaza level, the runoff is then considered to be the responsibility of the Government (ARM lead design team) and will be dealt with in accordance with their stormwater management plan.

2.3 Stormwater Detention

As the post development and predevelopment stormwater peaks are equal, there is no requirement for stormwater detention for this development. However, rainwater tanks may be incorporated into the development in some form to enable reuse of stormwater and will exhibit detention characteristics beneficial to the community and council.

2.4 Stormwater Quality

The stormwater collected from this development is from building roofs and therefore is considered to be clean water. This means that there are no water quality targets that are required to be met before discharging into the Council's stormwater network.

2.5 Underground Car Park

The proposed development includes a 5 level underground car park. Ramps will be designed in such a way to prevent entry of external 100yr surface water from entering into the undercroft car park.

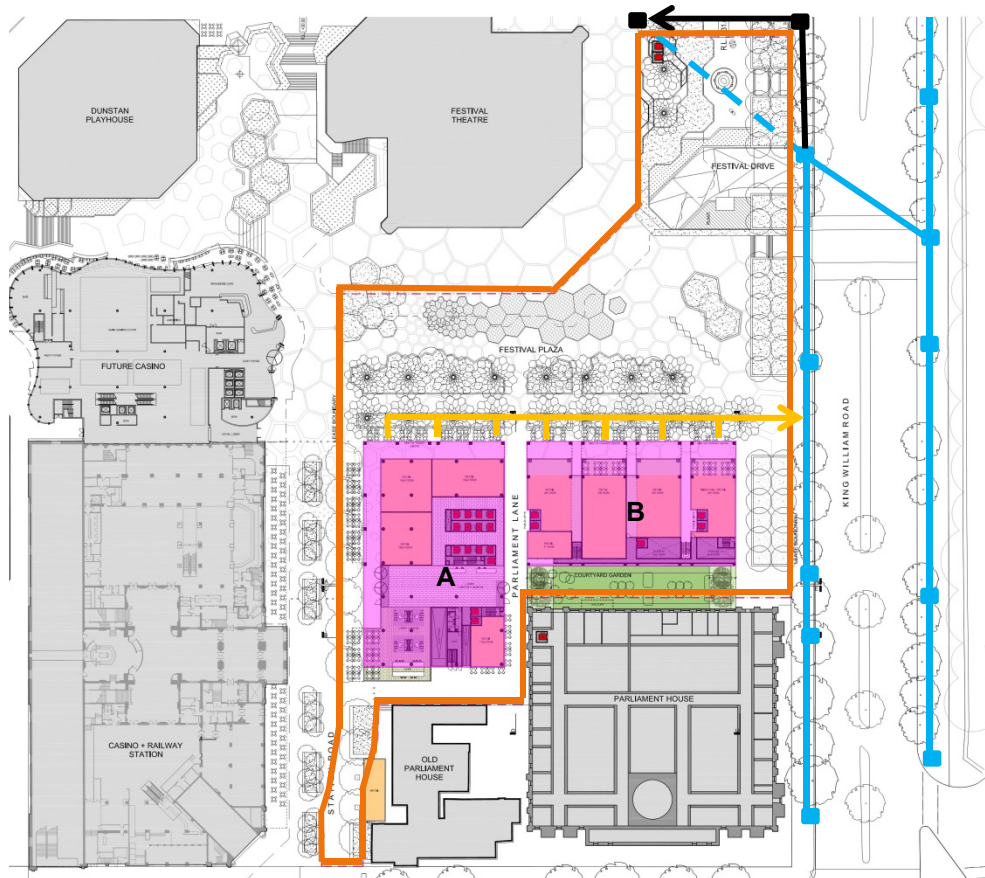


Figure 3 - Proposed Stormwater Drainage System

2.6 Relocation of Existing Council Infrastructure

Another component of the Walker development is the 5 level underground carpark. The carpark's extent is outlined in orange in Figure 3 above. Currently there is an existing stormwater pipe that runs diagonally through the northern end of the proposed car park site from King William Street. Therefore for this development, this pipe will be required to be relocated to deviate around the car park. At this stage the proposed relocation (shown in black in Figure 3) is indicative only and further investigation into this matter will have to be undertaken.

2.7 Removal of Existing State Drainage Infrastructure

The construction of the proposed 5 level basement car park will encroach on the existing other users drainage infrastructure. This is illustrated indicatively in Figure 4 below, with the extent of the carpark demolition shown in orange, and existing stormwater infrastructure in green.

Two broad area of existing drainage which need to be maintained exist, namely

- Plaza and ground level areas that surround the theatres and
- Parliament and Old Parliament house

Therefore measures will be required to maintain a connection to the areas not being demolished during the works. The solution could be a temporary system to be replaced with permanent solution during construction, or a permanent route could be found initially. Further investigation into this matter will be undertaken during the detail design phases of the various projects in the precinct and solutions developed to suit technical, commercial and ownership issues.



Figure 4 - Existing Plaza Drainage Infrastructure

Appendix A – Drainage Calculations

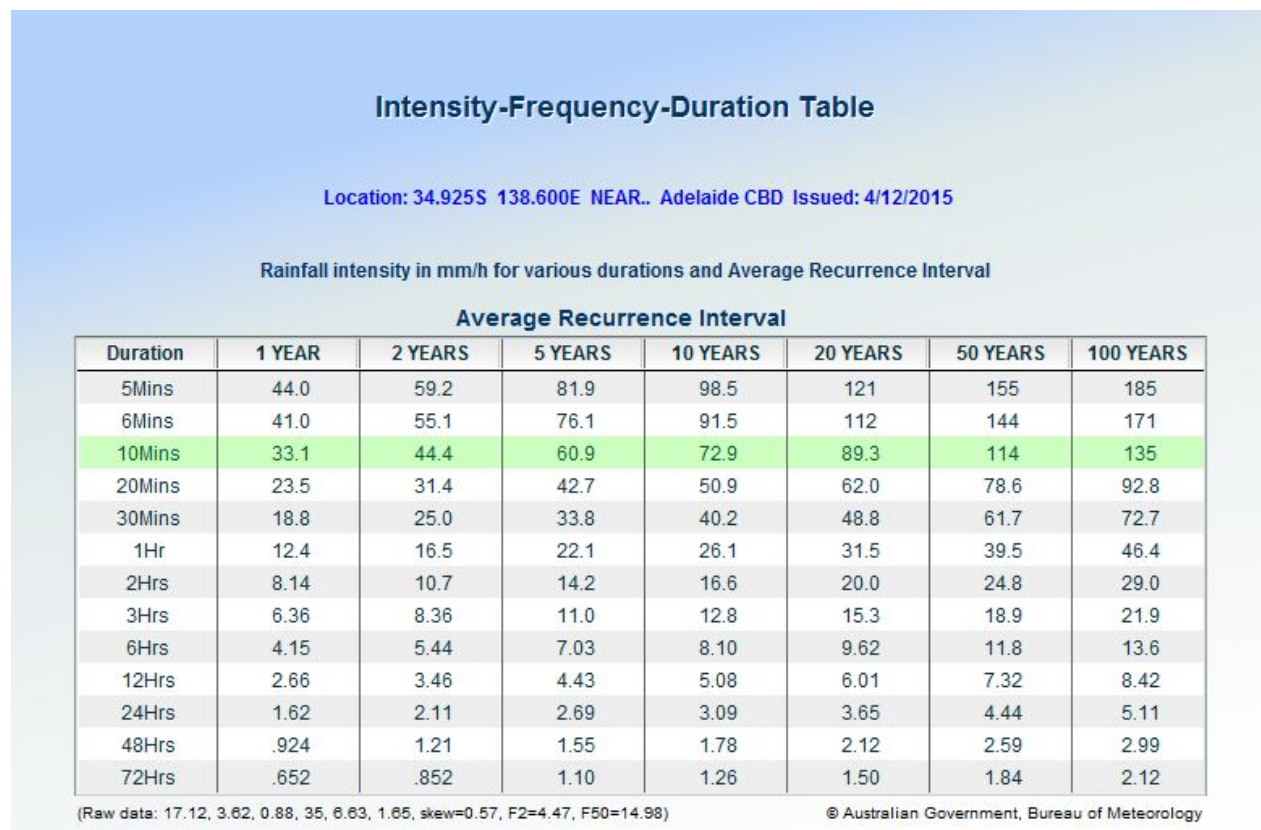


Figure 5 - Intensity Frequency Table



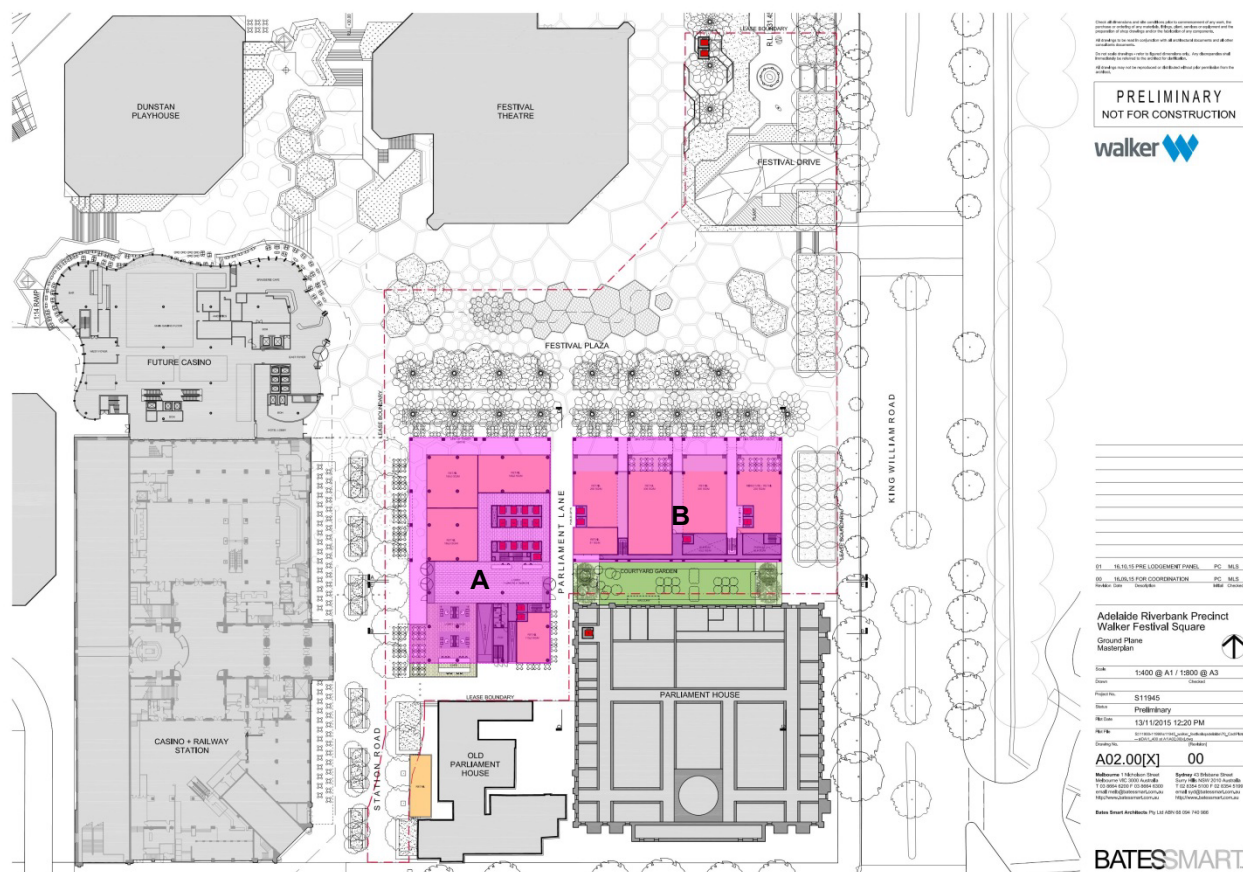


Figure 6 - Catchment Areas – Shown in Pink

Table 1: Calculated Peak Flows

Catchment	C ₁₀	C ₅	C ₁₀₀	t _c (mins)	I ₅ (mm/hr)	I ₁₀₀ (mm/hr)	A (ha)	Q ₅ (L/s)	Q ₁₀₀ (L/s)
A - Tower	0.9	0.95	1	10	89.3	135	0.23	55	87
B - Retail	0.9	0.95	1	10	89.3	135	0.183	43	69