

Enquiries: Helen Dand - 8203 7728
DA reference: 25010111



13 May 2025

State Commission Assessment Panel
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Dear Sir/Madam

Application: 25010111
Applicant: Precision Group
Addresses: 100 Rundle Mall, Adelaide SA 5000
Description: Partial demolition of an existing four level retail building and construction of a multi-level mixed-use building.

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.

PUBLIC REALM & INFRASTRUCTURE

- It is noted that plans do not reflect the recent upgrade to Charles Street. The upgrade should be shown to demonstrate adequate integration of the design with the Charles Street public realm and infrastructure.
- Elements shown on the 'Ground Floor Architectural Plan' appear to encroach on the Charles Street footpath, such as landscaping, outdoor dining and bike parking (when occupied by a bicycle). A clear footpath within this high pedestrian movement area shall be maintained and plans amended accordingly.
- Floor levels, including the transition to adjacent Council land and western laneway levels should be provided. All levels, including proposed floor levels, should be shown in AHD including transitions between internal and external levels.
- A site survey of the surrounding public realm is required.

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.



- All redundant infrastructure on Council land shall be removed (e.g. driveway crossovers, stormwater outlets etc.)
- All service infrastructure related to the development must be located within the site and not encroach into Council land (e.g. earthing electrodes, down pipes, etc.)

TRAFFIC & ACCESS

- The existing laneway appears to be gated and controlled by a traffic light system. Further information is required on the function of the laneway, both from a safety aspect as well as addressing any potential impact for road users on North Terrace (e.g. queuing etc.) and compliance with relevant standards and guidelines including AS/NZS2890.1:2004 and AS2890.2:2018.
- Information is required detailing existing loading dock arrangements, including number and types of vehicles and access paths, proposed changes/increase in loading within the site and how changes will be accommodated.
- Existing vehicular access to the western laneway should be detailed on the plans to demonstrate access arrangements are suitable.
- Information is required demonstrating bicycle parking complies with AS2890.3 - Dimensions of bike parking, the proposed parking system and pathways to the facilities should be detailed.

STORMWATER MANAGEMENT

A Stormwater Drainage Concept Plan and report prepared by a qualified engineer addressing requirements of Planning and Design Code, including Hazard (Flooding Evidence Required) Overlay, SA WSUD Policy and Council is required. Please refer to Council's Infrastructure Design Guidelines, City Works Guide #2 which is available on the Council website.

WASTE MANAGEMENT

The Waste Management Plan is supported.

Please contact Helen Dand if you require any clarification.

Yours faithfully



Michael Sedgman
Chief Executive Officer



Helen Dand

From: Helen Dand
Sent: Tuesday, 19 August 2025 2:58 PM
To: Scholes, Benjamin (DHUD)
Subject: RE: Applicant Response to Council Comment - 100 Rundle Mall, Adelaide (DA 25010111)

Hi Ben

Thank you for the opportunity to provide further comments in relation to the above-mentioned development. Having read the applicant's response to Council's referral comments we provide the following below. Please note Council's previous comments provided on 1 July 2025 remain valid where relevant.

Traffic and access

- The correspondence provided from Empirical Traffic Advisory is acknowledged.
- The plans appear to identify the western laneway as a shared use area. If the laneway is to be a designated shared zone, a Traffic Impact Statement will be required and subject to further review. Further information is required to address potential conflicts between pedestrians, cyclists and service vehicles using this laneway.
- Further information is required regarding how the laneway will function both for safety and addressing potential impact to road users on North Terrace (e.g. queuing etc) and compliance with relevant standards and guidelines including AS/NZS2890.1:2004 and AS2890.2:2018. This should include further details for the traffic light signal operations and queuing when entering/exiting.
- A 24-hour assessment of existing operations to determine typical traffic movements for the site is insufficient. The assessment should be a weeklong observation, and include details of vehicle size, type, and number utilising the loading dock as well as swept paths.
- There is an existing "Click & Collect" 10-minute parking bay located in the western laneway. If this is to be maintained, details on future use and operation of the space considering pedestrians, cyclists and service vehicles movements should be provided.
- Given the use of the western laneway is intensifying and changing, lighting details should be provided.

Stormwater Management

- Provision of the stormwater management plan undertaken by Innovis is acknowledged.
- Further comment in relation to this plan as follows:
 - The drainage plan (see Figures 2 and 3) appears distorted and does not indicate the location of the detention tank and pump. Please provide clear plans with all relevant details shown.
 - Provide further information and justification regarding the calculation of the post and predevelopment areas, particularly clarifying how the post development area was determined.
 - Retention is required.
 - Provide DRAINS file for Council review.

Please contact me if you have any further queries or concerns. I'll upload a copy of this email in the DAP as our response.

Kind regards

Helen Dand

Senior Planner – Development Assessment, Regulatory Services
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Kaurna Country

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From: Scholes, Benjamin (DHUD) <Benjamin.Scholes@sa.gov.au>

Sent: Thursday, 7 August 2025 1:48 PM

To: Helen Dand <H.Dand@cityofadelaide.com.au>

Subject: Applicant Response to Council Comment - 100 Rundle Mall, Adelaide (DA 25010111)

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OFFICIAL

Good afternoon Helen,

As discussed, please find the attached copy of the applicant's response document addressing the City of Adelaide's comments, constituting the second referral issued for the following reason:

To allow the City of Adelaide (Council) to consider the applicant's response to the Council's original comments on the application, specifically regarding implications for public realm and infrastructure and management of traffic and stormwater.

I'd appreciate any views the Council can offer given the issues raised previously.

Regards,

Ben Scholes

Senior Planning Officer
Planning and Land Use Services
Department for Housing and Urban Development

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Government of South Australia

Department for Housing
and Urban Development

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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