

30 June 2025

Ben Scholes

State Planning Commission
Via: PlanSA Portal

Our Ref: 53935LET02

Dear Ben

**Response to Request for Information - Development Application 25010111,
100 Rundle Mall, Adelaide**

On behalf of Precision Group ('our client' or 'the applicant'), we refer to your request for further information dated 13 May 2025 in respect of the above-mentioned development application.

The request for further information raised three matters, as follows:

- Estimate number of vehicle movements.
- Stormwater management.
- Provision of BCA requirements in Buildings Over 25 metres.

This matter responds to each of the matters raised in turn.

1. *Estimate the number of vehicle movements (including waste collection, deliveries and other service vehicle trips) per day into and out of the basement loading dock existing on the subject land, to inform an accurate view of predicted traffic generation associated with the development. This estimate should include:*
 - *a comparison of estimated daily future vehicle movements against daily vehicle movements servicing the existing development; and*
 - *predicted movements during peak morning and evening periods per day.*

To determine the typical traffic movements for the subject site, Empirical Traffic Advisory (ETA) conducted a review of the existing lane operations by analysing CCTV footage captured over a 24-hour period on 20 May 2025. A copy of the correspondence from ETA is enclosed for reference.



ETA's assessment concludes that the proposed use could result in approximately 18 additional vehicle trips to/from the site each day, due to the anticipated increase in commercial activity. Assuming that 10% of these additional trips occur during the AM and PM peak hours, this would translate to an increase of just 2 trips to/from the site during each peak. This level of increase is considered minor and given that access is limited to left-in and left-out movements, the additional traffic is not expected to have a material impact on the safety or operation of the existing laneway.

2. *Provision of any relevant details concerning management of stormwater drainage intended to service the facility, including means of preventing potential for flooding of basement levels (existing or otherwise) and finished floor levels proposed for sections of new development, to inform an accurate view of predicted performance against the Planning and Design Code's Hazards (Flooding – Evidence Required) Overlay.*

A Stormwater Management Plan has been prepared by Innovis. A copy of the Stormwater Management Plan is **enclosed** for your reference.

As detailed in the Stormwater Management Plan, the retained portion of the existing building is not expected to undergo significant modifications and will continue to discharge stormwater via nine (9) existing discharge points to Rundle Mall, Charles Street and Fisher Place. The current basement entrance will also remain unchanged, maintaining its existing freeboard conditions and cross-over arrangements.

The new development will reuse two existing legal points of discharge (LPDs). One is located at the Grated Inlet Pit in the site's northwest corner, and the other at the Grated Inlet Pit in the northeast corner. Both LPDs will ultimately connect to the Council's stormwater drainage system along North Terrace.

To comply with Council requirements for stormwater discharge and detention, an underground detention tank is proposed to capture runoff generated from the building's roof and side walls. The outflow from this tank will be pumped to Council's drainage system along North Terrace. The stormwater system has been modelled using DRAINS software for both 5% AEP minor design events and the 1% AEP major design events. Results from the DRAINS modelling confirm that the proposed detention tank effectively limits post-development flows during a 1% AEP event to the equivalent of pre-development flows for a 5% AEP event.

The finished floor level of the ground floor will be set at a minimum of 300mm above the top of kerb to ensure compliance with freeboard requirements. Based on the existing back of footpath levels, it is not anticipated that there will be any discernible level change between the footpath and the finished ground floor level at the boundary of the property.

No changes are proposed to the existing basement access ramp, and it is not considered to pose a risk during a 1% AEP design event.



3. *Provision of Attachment A – BCA requirements in Buildings Over 25m referenced (but not included) in the National Construction Code Review prepared by BuildSurf (Appendix J).*

The requested document, Attachment A – BCA requirements in Buildings Over 25 metres, is enclosed with this correspondence. Please note that Attachment A is a Building Code of Australia (BCA2022) Information Sheet only and provides a summary of the BCA Clauses that affect these types of buildings. Not all clauses listed in the information sheet will therefore be relevant to the development application currently under assessment.

Revised Architectural Drawings

A set of revised architectural drawings, prepared by PACT architects, is **enclosed** for your reference. The revisions address key matters raised by Council's referral response, with a particular focus on public realm considerations and infrastructure requirements. For ease of review, all changes have been *clouded* on the drawings.

Table 1: Drawing Schedule

No.	Sheet Title	Status	Date
A-01-01	Site Plan	Planning Approval - Issue 02	24.06.2025
A-02-00	Basement Plan	Planning Approval	28.03.2025
A-02-01	Ground – Lower Plan	Planning Approval	28.03.2025
A-02-02	Ground Plan	Planning Approval – Issue 02	24.06.2025
A-02-03	Level 01 Plan	Planning Approval	28.03.2025
A-02-04	Level 02 Plan	Planning Approval	28.03.2025
A-02-05	Level 03 Plan	Planning Approval	28.03.2025
A-02-06	Level 04 Plan	Planning Approval	28.03.2025
A-02-07	Level 05 Plan	Planning Approval	28.03.2025
A-02-08	Level 06 Plan	Planning Approval	28.03.2025
A-02-09	Level 07-17 Plan	Planning Approval	28.03.2025
A-02-10	Level 18-30 Plan	Planning Approval	28.03.2025
A-02-11	Roof Plan	Planning Approval	28.03.2025
A-02-12	Basement & Lower Ground – Existing & Demo	Planning Approval	28.03.2025



No.	Sheet Title	Status	Date
A-02-13	Ground & Level 01 – Existing & Demo	Planning Approval	28.03.2025
A-02-14	Level 02-03 – Existing & Demo	Planning Approval	28.03.2025
A-04-01	Elevations – North & South	Planning Approval – Issue 02	24.06.2025
A-04-02	Elevations - East	Planning Approval – Issue 02	24.06.2025
A-04-03	Elevations - West	Planning Approval	28.03.2025
A-05-01	Section 01	Planning Approval	28.03.2025
A-05-02	Section 02	Planning Approval	28.03.2025
A-11-01	Sun Shading Study	Planning Approval	28.03.2025

A response to the City of Adelaide will be provided under separate cover.

Closure

We trust that this information clarifies the matters raised in your request for further information.

Should you require any additional information, or clarification, please do not hesitate to contact the writer.

Yours sincerely

Kirsten Falt
MasterPlan SA Pty Ltd