Deferral item

Walker Riverside Developments Pty Ltd

Variation to the approval for a 5 level basement car park, 27 level office tower and construction of a 2 and 3 level retail building, being for changes to the design and configuration of the car park

Adelaide Festival Plaza

020/A012/16 Variation 2

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OVERVIEW

Application No | 020/A012/16 Variation 2
Unique ID/KNET ID | 4362 - 2019/09491/01
Applicant | Walker Riverside Developments P/L
Proposal | Variation to DA 020/A012/16 for demolition works and the construction of a 5 level basement car park, 27 level office tower (including plant level and ground level retail) and construction of a 2 and 3 level retail building at the Adelaide Festival Plaza - VARIATION INCLUDES AMENDMENTS TO THE DESIGN AND CONFIGURATION OF THE CAR PARK
Subject Land | Adelaide Festival Plaza - Festival Drive, King William Road, Station Road
Zone/Policy Area | Riverbank Zone and the Entertainment Policy Area 28
Relevant Authority | State Commission Assessment Panel (SCAP)
Lodgement Date | 18 July 2019
Council | Adelaide City Council
Development Plan | Adelaide (City)
Type of Development | Merit
Public Notification | Category 1
Representations | N/A
Referral Agencies on original DA | Heritage South Australia Government Architect (informal)
Report Author | Gabrielle McMahon
RECOMMENDATION | Development Plan Consent be GRANTED

ASSESSMENT REPORT

1. BACKGROUND

On 12 September 2019 the State Commission Assessment Panel (SCAP) considered an application by Walker Riverside Developments to vary Development Approval DA 020/A012/16, which comprises the construction of a 5 level basement car park, 27 level office tower (including plant level and ground level retail) and a 2 and 3 level retail building upon the Adelaide Festival Plaza. The extent of the variation is limited to the 5 level subterranean car park.

The SCAP resolved:

1. To defer the consideration of this application to seek additional information in relation to the impact of the fire cabinets on the plaza, public realm and boulevard plantings in the following form:
   - Advice from ARM;
   - Expanded imagery either side of Festival Drive detailing the interface between the plaza and the King William Street streetscape.

2. This information be distributed to SCAP members via email as soon as it is available.

2. ADDITIONAL INFORMATION

The applicant's response to the matters raised in the deferral motion are provided in the ATTACHMENTS.
The information presented identifies two potential options for the fire booster cabinets at the King William Street (KWS) entry. ARM consider both options to be acceptable and have provided the following summary:

Option 1 shows the boosters integrated into the KWS retaining wall as presented by the Walker team, but refined so that the grass and tree planting zone folds down to connect into the rest of the tree planting strip. The walls would be clad in sandstone and the doors simple steel in a colour picked out of the darker tones of the stone. This is our preferred option. It maintains the integrity of the tree planter strip and provides a neat way of bringing the heritage balustrade detail to the street.

Option 2 shows the business as usual strategy, boosters in cupboards separated from the retaining walls and other structures. This option shows the cupboard enclosure in bronze. This option will require one of the carpark stairs to be reconfigured. We identified this as a requirement in our previous Walker document review and their current drawings show this stair clouded ‘under review’. Notwithstanding Walkers preference is likely to also be option 1 where the stair can stay as is.
3. REFERRAL BODY COMMENTS

Government Architect

The response to the deferral motion has been reviewed by the Government Architect who advises:

If the egress stair is required in the location as indicated in option 1, the new visualisations indicate the impact on the public realm and King William Road frontage is less than the indicative proposal previously presented by the applicant (received 2 September 2019).

The applicant has also provided cross sections to show that deep soil plantings can occur (see attachments).

4 CONCLUSION

The applicant has responded to the SCAP’s reasons for deferral, in as far as they have provided options for the location and potential design of the fire booster. It is acknowledged that this is essential infrastructure and required to be located in close proximity to the street frontage. Both of these options are considered to be acceptable to ARM (on behalf of DPTI (infrastructure)).

The SCAP are not required to choose an acceptable option as part of this current application, as this matter will be further considered in the assessment of the variation to the application by DPTI for public realm works on the Adelaide Festival Plaza (020/V091/15). The final details of the fire booster will be further explored as part of this DA process, including plans, sections, details of deep soil zones, CPTED implications, long
distance views etc, as well as potential alternative locations. While two options have been provided, there may be other solutions that are more suitable for the location of the fire booster and fire egress stair, which will be considered as part of the assessment process. However, in as far as the car park proposal is concerned, the information provided demonstrates there is likely to be an acceptable solution to the location of the fire booster, which maintains the deep soil zones to support mature trees and results in an acceptable public realm solution.

In due course, the SCAP will provide advice to the Minister for Planning on the proposal to vary the public realm works on the Plaza, who is the decision maker for that proposal, under Section 49 of the *Development Act, 1993*.

The material provided by the applicant is considered to generally satisfy the reasons for deferral to demonstrate a viable solution is achievable. On this basis the proposal to vary the design and configuration of the 5 level subterranean car park for the approved 5 level basement car park, 27 level office tower and 2 and 3 level retail building at the Adelaide Festival Plaza is considered to be worthy of Development Plan consent. Given the final configuration of the fire escape stairwell within the carpark is dependent on the resolution of the fire booster and is identified as ‘under review’, it is recommended that this detail be reserved to allow for this to be determined at a later date and for flexibility in the treatment of this corner of the car park.

### 8 RECOMMENDATION

It is recommended that the State Commission Assessment Panel:

1) **RESOLVE** that the proposed development is NOT seriously at variance with the policies in the Development Plan.

2) **RESOLVE** that the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide (City) Development Plan consolidated 7 June 2018.

3) **RESOLVE** to grant Development Plan Consent to the proposal by Walker Riverside Developments P/L, seeking a variation to DA 020/A012/16 (V2) and comprising amendments to the design and configuration of the under-ground car park, subject to the following conditions of consent.

### PLANNING CONDITIONS

1. The development herein granted Development Plan Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

   *Reason for condition: To ensure the development is undertaken in accordance with endorsed plans and application details.*

2. Prior to Development Approval for works associated with the fire egress stairwell exiting into Festival Drive near King William Street, the final details of this stairwell and egress shall be provided to the satisfaction of the State Commission Assessment Panel, acknowledging this may result in amendments to the car park configuration.

   *Reason for condition: To ensure the location of the fire egress stair well is consistent with the final details for the location of the fire booster, which is to be considered as part of another development application.*

3. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards AS/NZS
2890.1:2004 and AS/NZS 2890.6:2009 to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation and use of the development.

*Reason for condition: To ensure safe operation of the development.*

4. Clear sight lines for users of the car park entry shall be provided to ensure pedestrian safety along the Gawler Place footpath and shall be provided at all times in accordance with Australian Standard AS/NZS 2890.1:2004 Off-street Car Parking.

*Reason for condition: To ensure safe operation of the development and environment.*

5. All bicycle parking spaces shall be designed and constructed in accordance with Australian Standard AS/NZS 2890.1:2015.

*Reason for condition: To ensure the appropriate access arrangements to bicycle parking and storage spaces.*

**ADVISORY NOTES**

a. The applicant is reminded that all conditions and requirements imposed through DA 020/A012/16 remain current and valid, except where varied by this consent.

b. This Development Plan Consent will expire after twelve months from the date of this Notification, unless Building Rules Consent been granted within that period or this Consent has been extended by the State Planning Commission.

c. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within one year of the final Development Approval issued by Council and substantially completed within three years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.

d. Development Approval will not be granted until Building Rules Consent and an Encroachment Consent have been obtained. A separate application must be submitted to the Council for each of these consents. No building work or change of classification is permitted until the Development Approval has been obtained.

e. An Encroachment Permit will be separately issued by Council for the proposed encroachment into the public realm when Development Approval is granted. In particular, your attention is drawn to the following:

   - An annual fee may be charged in line with the Encroachment Policy.
   - Permit renewals are issued on an annual basis for those encroachments that attract a fee.
   - Unauthorised encroachments will be required to be removed.

f. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours’ notice is required before commencement of any activity. The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council’s website at [www.cityofadelaide.com.au](http://www.cityofadelaide.com.au). When applying for a City Works Permit you will be required to supply the following information with the completed application form:

   - A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
   - Description of equipment to be used;
• A copy of your Public Liability Certificate (minimum cover of $20 million required);
• Copies of consultation with any affected stakeholders including businesses or residents.

g. Any work relating to crossing places will be undertaken by council and the cost of the work will be charged to the applicant. A separate application for the crossing places is required and the applicant can obtain a form from Customer Service at 25 Pirie Street, Adelaide or by telephone on 8203 7236. A quotation for the work will be provided by council prior to the work being undertaken.

h. Signage does not form part of this development application. No advertising display or signage shall be erected or displayed on the subject land without any required Development Approval being obtained first.

i. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

j. The applicant, or any person with the benefit of this consent, must ensure that any consent/permit from other authorities or third parties that may be required to undertake the development, have been granted by that authority prior to the commencement of the development.

k. The applicant is reminded of their obligations under the Local Nuisance and Litter Control Act 2016 and the Environment Protection Act 1993, with regard to the appropriate management of environmental impacts and matters of local nuisance. For further information about appropriate management of construction sites, please contact the City of Adelaide on 8203 7203.

Gabrielle McMahon
A/TEAM LEADER - INNER METROPOLITAN DEVELOPMENT ASSESSMENT
DEVELOPMENT DIVISION
DEPARTMENT OF PLANNING, TRANSPORT and INFRASTRUCTURE
KING WILLIAM ST FIRE BOOSTERS - OPTION 2 - CUPBOARD