

Enquiries: Janaki Benson - 8203 7283
DA reference: 25008091



16 April 2025

State Commission Assessment Panel
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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

Scholes, Benjamin (DHUD)

From: Janaki Benson <J.Benson2@cityofadelaide.com.au>
Sent: Thursday, 29 May 2025 11:13 AM
To: Scholes, Benjamin (DHUD)
Cc: Steven Burke; Seb Grose
Subject: Send further commentary to SCAP - DA 25008091 - Lot 602 King William Road, Adelaide - Construction of 38-level mixed use building

You don't often get email from j.benson2@cityofadelaide.com.au. [Learn why this is important](#)

OFFICIAL

Dear Ben

Please see below City of Adelaide's comments pursuant to Regulation 23 in relation to the applicant's referral response sent to Council on 5 May 2025. These comments are in addition to our previous referral comments dated 16 April 2025 and those comments still stand where relevant.

City Layout & National Heritage:

- It is noted Walker Corporation and DASH Architects are currently conducting a new self-assessment in accordance with the EPBC Act and Significant Impact Guidelines.

Traffic & Access:

- Swept path diagrams provided show the B99 vehicle can access and egress the site.
- Bicycle parking will have a theoretical shortfall of 158 spaces. The number of bicycle spaces should support active transport/future increases in cycle trips in line with PO 9.1 *Transport, Access and Parking General Development Policies* of the Code.

Stormwater Management:

- The applicant should clarify whether catchment includes the height of the new building in the calculation previously conducted. The equivalent impervious area has increased due to the height of the proposed building catchment. The plumbing and drainage guideline 3500.3 AS/NZS indicated the height of the building catchment contributes significant runoff and as such be considered.
- It is noted the development requires existing stormwater infrastructure not managed by Council to be relocated to accommodate the proposed tower. While the solution (temporary or permanent) has not yet been resolved, it is understood further investigation into this matter will be undertaken at the detailed design stage and discussions held with relevant stakeholders such as Council to ensure stormwater will be appropriately managed.
- It is advisable to ensure no runoff enters the underground parking for an event higher than the 100-year ARI (i.e. 200-year ARI or 0.5 %AEP). The design of the car parking should include a drainage system to manage runoff within the car parking area.
- It should be demonstrated the removal of any external drainage system will not result in flooding to other properties.
- In addition to the 'Festival Square – Commercial Development Stormwater Management Plan' (2015) report, please provide the drainage model file for Council's review.
- Further consultation for final connection into Council's drainage system is required at the detail design stage which requires coordination with Council

Waste Management:

- While the applicant has noted the waste contractor will not be confirmed until the detailed design stage, swept path diagrams now provided show an 8.8m MRV can manoeuvre the site.

Please contact me if you require any clarification.

Kind Regards

Janaki Benson

Senior Planner

Regulatory Services

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