

## Helen Dand

---

**To:** OConnor, Mollie (DTI)  
**Cc:** Seb Grose; Janaki Benson  
**Subject:** SCAP Re-Referral - DA 24029819 - 162-166 Gouger St, Adelaide  
**Attachments:** CoA - Flood Mapping Plan.pdf

Hi Mollie

Thank you for the opportunity to respond to the re-referral of the application relating to the development at 162-166 Gouger Street Adelaide (ID 24029819). We note the applicant has uploaded an email summary in the Plan SA portal which responds to some of the original comments Council provided on 15 October 2024.

The comments below are in addition to the previous City of Adelaide referral response dated 15 October 2024 which still stand where relevant.

Below are our further comments with each number corresponding to the dot points referred to in the applicant's response:

### **Infrastructure and Assets**

1. Statement is a request by Council to provide compliant footpath as per AS 1428.1 (DDA)
2. Applicant should refer to Council's response to point 1 i.e. Council requesting level at boundary provide compliant footpath as per AS 1428.1
3. Council comment relates to providing levels each side of the doorways noting width of doorways will require different levels each side to match existing and maintain longitudinal falls
4. Noted
5. Council seeks confirmation from architect/developer
6. Council seeks confirmation from architect/developer/services engineer
7. Council seeks confirmation from developer/services engineer

### **Stormwater/Flooding**

1. Proponent is responsible for addressing hazards/flooding evidence required overlay. Council provided catchment plan (attached) and stormwater information to assist. However, Council is not responsible for undertaking the assessment. The State Government flood mapping is attached which may assist.  
Please refer to the attached flood plan for Council most recent available flood information in 1%AEP storm event – existing scenario. A few of the peak flow depth and peak ponding depth are acquired and design shall provide min 300mm freeboard to this flood flow depth in different locations.
2. Noted, calculation indicated the peak flow in 1% AEP storm event will exceed the existing Ø225mm outlet pipe hydraulic capacity for both Storr Street and Oakley Street. Should be upgraded outlet pipe size to minimum Ø375mm pipe as it does not have capacity to accommodate the discharge.
3. Noted
4. Noted

If you have any queries or concerns, please contact me.

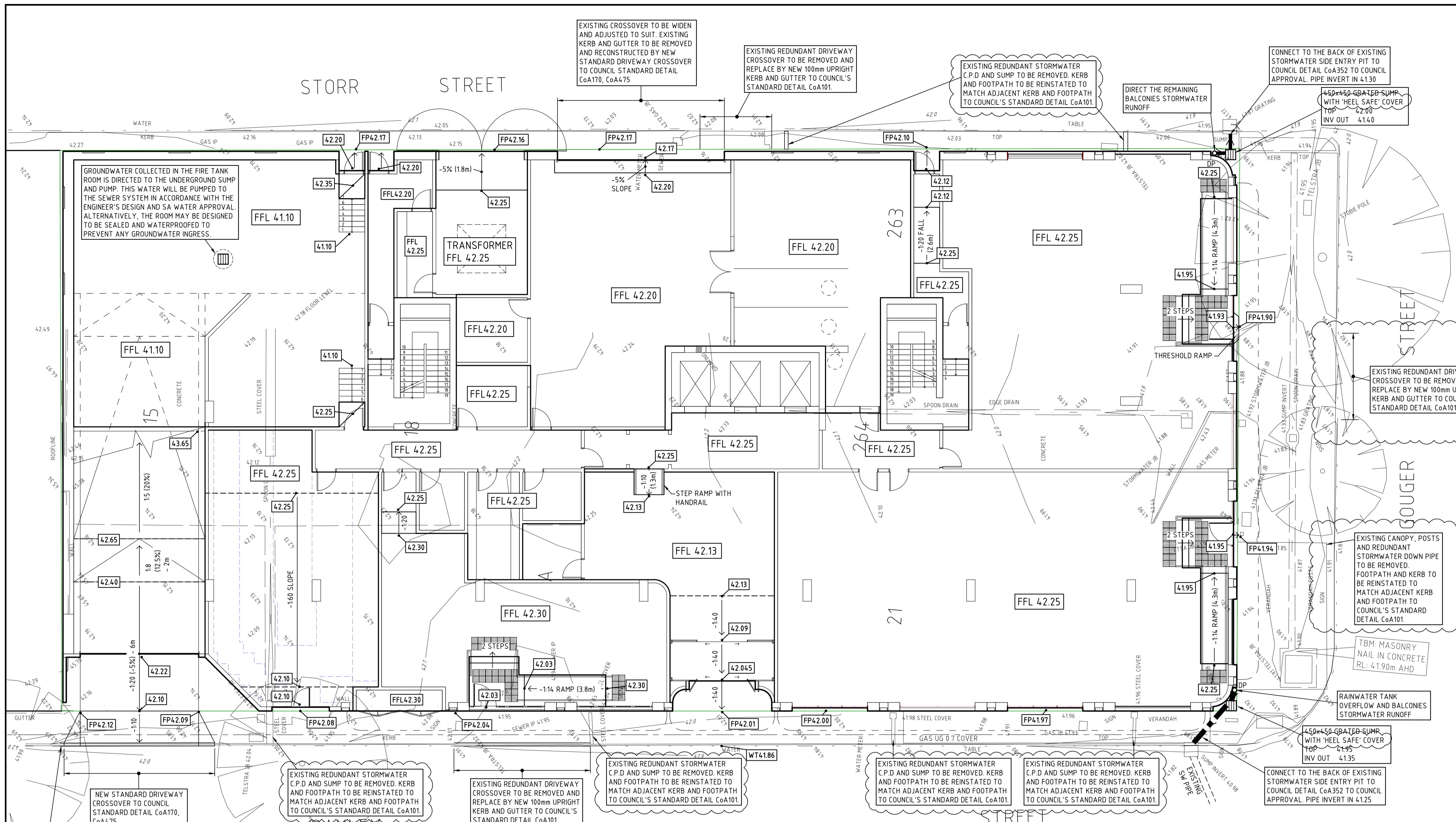
Kind regards

### **Helen Dand**

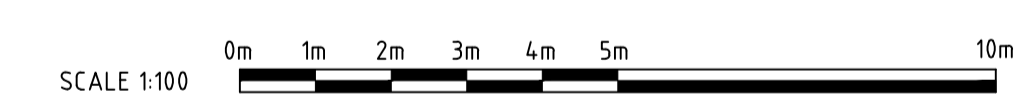
Senior Planner – Development Assessment, Regulatory Services  
T 8203 7728 E [h.dand@cityofadelaide.com.au](mailto:h.dand@cityofadelaide.com.au)

### **Kaurna Country**

Colonel Light Centre  
4<sup>th</sup> Floor, 25 Pirie Street, Adelaide, South Australia, 5000



**GROUND FLOOR SITE PLAN**  
SCALE 1:100



**NOTES**

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ASSOCIATED DRAWINGS/SPECIFICATIONS AND ANY DISCREPANCIES TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION.
- ALL WORK EXTERNAL TO SITE BOUNDARY TO BE CARRIED OUT TO COUNCIL REQUIREMENTS.
- USE FLEXIBLE CONNECTION FOR STORMWATER PIPES.
- THIS IS NOT A CADASTRAL PLAN AND SHOULD NOT BE USED IN DETERMINING PRECISE DIMENSIONS WITH RESPECT TO BOUNDARIES.
- ALL U.P.V.C. PIPES LESS THAN 200mm BELOW THE SURFACE ON THE DRIVEWAY TO BE ENCASED IN 100mm CONCRETE.
- PIPES LESS THAN 300mm IN DEPTH (FROM TOP OF PIPE) MUST HAVE CONCRETE COVER.
- BUILDERS/ CONTRACTORS TO CHECK FOR ANY UNDERGROUND SERVICES PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO ENSURE THAT FINISHED LEVELS AS PROPOSED BY ENGINEER BE ADEQUATE AS TO GET DESIRED FALL TO SEWERAGE INVERT. OWNER/BUILDER/PLUMBING CONSULTANT/PLUMBER MUST CHECK EXISTING SEWERAGE CONNECTION POINT INVERT TO ENSURE THAT PROPOSED FINISHED LEVELS ARE ADEQUATE PRIOR TO COMMENCEMENT OF ANY WORK.

**LEGEND**

- STORMWATER ALIGNMENT Ø150 UPVC PIPE. MIN. SLOPE 1:100 TYPICAL UNO.
- STORMWATER ALIGNMENT Ø225 UPVC PIPE. MIN. SLOPE 1:200 TYPICAL UNO.
- EXISTING COUNCIL STORMWATER PIPE. TO BE VERIFIED ON SITE.
- EXISTING SW PIPE
- EXISTING LEVEL
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DESIGN GROUND LEVEL / PAVING LEVEL
- DESIGN FOOTPATH LEVEL
- DESIGN FINISH FLOOR LEVEL
- DESIGN CONTOUR/HIGH POINT/GRADE CHANGE
- GRATED PIT
- TACTILE
- DOWNPIPE

**COPYRIGHT** ©  
THESE DRAWINGS ARE COPYRIGHT AND REMAIN THE EXCLUSIVE PROPERTY OF STRUCTURAL SYSTEMS PTY LTD. ALL PARTS RESERVED. REPRODUCTION OF THE WHOLE OR PART OF THESE DRAWINGS WITHOUT WRITTEN PERMISSION IS PROHIBITED.

**NOTES**

- ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND GENERAL CONDITIONS OF THE CONTRACT, THE ASSOCIATED ARCHITECTURAL DRAWINGS, THE ENGINEER'S SOIL AND FOOTING CONSTRUCTION REPORT AND ANY OTHER DRAWINGS RELATING TO THIS PROJECT. ALL DIMENSIONS, LEVELS AND SETTING OUT SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND CHECKED ON SITE PRIOR TO COMMENCING FABRICATION AND/OR CONSTRUCTION.
- THE ENGINEER'S DRAWINGS MUST NOT BE SCALED.
- ALL DIMENSIONS IN mm UNLESS OTHERWISE SPECIFIED.
- ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.
- IT IS THE RESPONSIBILITY OF THE INDIVIDUAL TO ENSURE THAT THEY ARE USING THE CURRENT VERSION OF THIS DRAWING. STRUCTURAL SYSTEMS PTY LTD ACCEPTS NO LIABILITY FOR ISSUES ARISING FROM THE USE OF SUPERSEDED DRAWINGS.

**FOR PLANNING APPROVAL**

PA.1	LEVELS & NOTES ADDED, REVISED	04/11/24	NN
PA.0	ISSUED FOR PLANNING APPROVAL ARCH DRAWING RECEIVED: 04/09/2024 LEVEL RECEIVED: 10/07/2024	10/09/24	NN

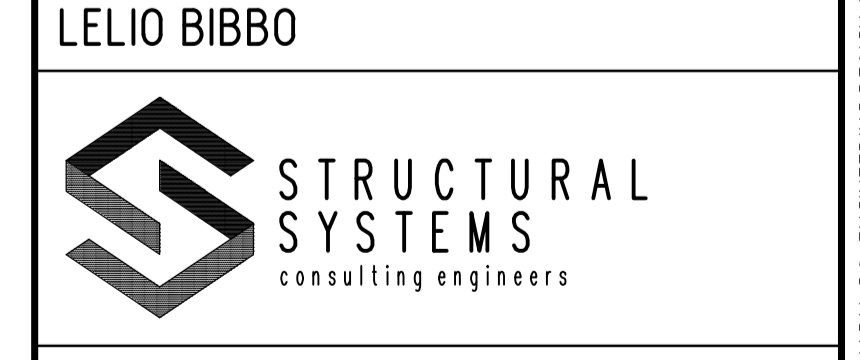
ISSUE NO.	DESCRIPTIONS	DATE	BY
-----------	--------------	------	----

PROJECT  
16 STOREY APARTMENT + CARPARK

ADDRESS  
162 GOUGER ST, ADELAIDE

DRAWING TITLE  
GROUND FLOOR SITE PLAN

CLIENT  
LELIO BIBBO



108 Wright Street, Adelaide SA 5000 Tel: (08) 8231 6000 Fax: (08) 8231 3444 Email: civil@structuralsystems.com.au ABN 21 366 115 939	
DRAWN NN	DESIGNED NN
CHECKED	DATE REVISED 04/11/2024
SCALE 1:100 UNO PAPER SIZE A1	DATE ISSUED 10/09/2024
ALL DIMENSIONS IN mm - DO NOT SCALE	PLOT SCALE 1:100
JOB No. DT 240706	DRAWING No. SW02
	STAGE PA
	ISSUE 1

STAGE ABBREVIATION: P=PRELIMINARY, DS=ENGINEERING DESIGN STAGE, PA=FOR PLANNING APPROVAL, T=TENDER, BA=BUILDING APPROVAL, C=FOR CONSTRUCTION

