



**CITY OF
ADELAIDE**

Kaurna Country
25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T +61 (08) 8203 7203
F +61 (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Enquiries: Steven Burke - 8203 7020
DA reference: 24042402

2 April 2025

State Commission Assessment Panel
GPO Box 1815
Adelaide SA 5001

Dear Sir/Madam

Application: 24042402
Applicant: Superfund Obenox Pty Ltd
Addresses: 8 Hocking Place, Adelaide SA 5000
Description: 14 level residential flat building containing 36 dwellings, all of which are to be offered as affordable housing (social housing).

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.

LOCAL HERITAGE

- The proposal is a reasonable design response to the adjacent Local Heritage listed Place.

TRAFFIC & ACCESS

- The proposal for all pedestrian access to the residential component to be via a narrow (~1m) footpath along Hocking Place is inadequate and does not meet requirements of AS1428.1. It may result in pedestrians walking on roadway and impact vehicle movements.
- A shortfall of 39 bicycle spaces is proposed which is inadequate. Furthermore, provision of bicycle parking within Whitmore Square to offset bicycle parking requirements within a site is not appropriate.

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.



- Further information is required regarding site loading facilities. A development of this scale requires onsite loading facilities per established industry guideline RTA's "Guide to Traffic Generating Developments" (the RTA Guide). It is unclear how this development can be appropriately serviced.
- At the southeastern corner of the site, the proposal to construct within the existing corner cutoff area is not supported as this existing corner cutoff should be retained. A corner cutoff is required at ground level on the southeastern and southwestern corners of the site to ensure vehicles can safely turn in to and out of public road junctions. The corner cutoffs shall be designed to provide sightlines to other vehicles and/or pedestrians on the roadway (noting the absence of a footpath) and at the southeastern corner, manoeuvring space for vehicles at the corner.
- At the southwestern corner, the proposed setback is not sufficient (at approximately 850mm) to provide a universally accessible path of travel to the entry in accordance with requirements of AS1428.1. Additional setback is required.
- A pedestrian access path is required along the full Hocking Place frontage to provide access along the full frontage of the site to the bicycle and bin store. Access directly from the roadway is not supported.
- It appears levels within the site match the adjacent roadway levels without protection of the building and columns. Noting the width of Hocking Place is approximately 4.2 metres, it is likely vehicles may attempt to pass each other and utilise the land within the site. The site internal areas and columns should be physically protected e.g. with a kerb and appropriately setback from face of kerb.

PUBLIC REALM & INFRASTRUCTURE

- The gas enclosure should not encroach over a public roadway per Council's Encroachment Policy.
- The proposed works should be consistent with the future installation of a continuous footpath across the Whitmore Square entry to Hocking Place. The drainage outlet from the site should be relocated and floor levels suitably raised to allow for this future work.

STORMWATER MANAGEMENT

- A minimum freeboard of 300mm is required for the ground floor. Levels on the south side are not 300mm above the kerb as required.
- Pump out from the site drainage system is not supported as the system needs to be free draining.
- Consider increased catchment area due to height increase.
- The catch pit size on the western side should be increased to 600x450mm.
- The checker plate thickness is too thin, please refer to Council Design Guideline – Drainage Standard CoA 350 <https://d31atr86jnqrq2.cloudfront.net/docs/coa-construction-standard-drainage-350.pdf>
- TK is not clearly shown on the plan adjacent to the building.
- The grated sump does not comply with Council standards and should be relocated within Hocking Place East.
- InSite water tool report refers to infiltration. Please clarify where this is and how it is appropriate noting the highly developed area and potential impact to adjacent infrastructure from continuously wet areas.
- InSite water tools rainwater tank reliability is 50% or greater. This has not been achieved. A larger rainwater tank is required to meet this target.



- The site includes an underground rainwater tank which is adjacent to the roadway. Please confirm the tank is structurally designed for all roadway loadings.

WASTE MANAGEMENT

- The proposed waste management is sufficient to allow for a three-bin waste system to maximise waste diversion.

Please contact Steven Burke if you require any clarification.

Yours faithfully



Michael Sedgman
Chief Executive Officer

