

Lewis, Tegan (DHUD)

From: Janaki Benson <J.Benson@cityofadelaide.com.au>
Sent: Wednesday, 13 August 2025 3:28 PM
To: Lewis, Tegan (DHUD); Phil Chrysostomou
Cc: Seb Grose
Subject: Schedule 6 Council Comments (Re-Referral) - DA 24042402 - 8 Hocking Place, Adelaide - 14 level residential flat building containing 36 dwellings, all of which are to be offered as affordable housing (social housing)

Hi Tegan

Thanks for your follow up email.

Please see below City of Adelaide comments pursuant to Regulation 23 in relation to Council's further referral response provided to SCAP 23 July 2025. These comments are in addition to our previous referral comments dated 2 April and 23 July 2025 and those comments still stand where relevant.

Council's stormwater engineer has confirmed:

- If the water is not being pumped to the street, this is acceptable. The plans indicate the pit within the property boundary can function as an energy dissipator to control the velocity before discharging into public land.
- The requirement aligns with our standard in Section 8 of Council's [INFRASTRUCTURE Design GUIDELINES](#). However, it does not align with the Hazards (*Flooding - Evidence Required*) Overlay outlined as follows:

A freeboard of 300mm is required by the Overlay above either:

- the floor level on top of the kerb to meet the PO/DPF 1.1, or
- the top 1% AEP flood level, which under Hazards (Flooding - Evidence Required) Overlay to meet the PO 1.1.

whichever is higher.

- In this case, Council has access to State Government (Department of Environment and Water) modelling data for the CBD (HARC flood mapping) albeit this does not spatially apply on SAPPA. This allows Council to further assess sites, particularly in known flood areas or to double check data and provide this information externally for applicants to consider. For 8 Hocking Place, our review of the HARC flood mapping indicates the 1% AEP surface flow is contained within the new kerb height of approximately 42.48 m (140 mm kerb). Therefore, setting the FFL at 300 mm above ToK will meet requirements DO1 and PO1.1.

I hope this clarifies.

Please do not hesitate to contact me for further information or clarification.

Kind Regards,

Janaki Benson
Senior Planner
Regulatory Services
T 8203 7283



25 Pirie Street
Adelaide SA 5000

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From: Lewis, Tegan (DHUD) <tegan.lewis@sa.gov.au>

Sent: Tuesday, 12 August 2025 12:33 PM

To: Phil Chrysostomou <P.Chrysostomou@cityofadelaide.com.au>; Janaki Benson <J.Benson@cityofadelaide.com.au>

Subject: RE: Schedule 6 Council Comments (Re-Referral) - DA 24042402 - 8 Hocking Place, Adelaide - 14 level residential flat building containing 36 dwellings, all of which are to be offered as affordable housing (social housing)

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Thank you!

From: Phil Chrysostomou <P.Chrysostomou@cityofadelaide.com.au>

Sent: Tuesday, 12 August 2025 12:06 PM

To: Lewis, Tegan (DHUD) <tegan.lewis@sa.gov.au>; Janaki Benson <J.Benson@cityofadelaide.com.au>

Subject: RE: Schedule 6 Council Comments (Re-Referral) - DA 24042402 - 8 Hocking Place, Adelaide - 14 level residential flat building containing 36 dwellings, all of which are to be offered as affordable housing (social housing)

Hi Tegan,

I have passed this onto Council's Development Engineer for response.

Will be in touch soon.

Kind regards,

Phil Chrysostomou

Acting Team Leader – Development Assessment, Regulatory Services

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Kaurna Country

Colonel Light Centre

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[cityofadelaide.com.au](https://www.cityofadelaide.com.au)

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From: Lewis, Tegan (DHUD) <tegan.lewis@sa.gov.au>
Sent: Monday, 11 August 2025 7:56 PM
To: Janaki Benson <J.Benson@cityofadelaide.com.au>
Cc: Phil Chrysostomou <P.Chrysostomou@cityofadelaide.com.au>
Subject: RE: Schedule 6 Council Comments (Re-Referral) - DA 24042402 - 8 Hocking Place, Adelaide - 14 level residential flat building containing 36 dwellings, all of which are to be offered as affordable housing (social housing)

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Hi Janaki,

I hope you are well. Thank you for organising Council comments.

I have two questions regarding the feedback on the stormwater management plan (attached):

1. Could you please confirm if the comments reflect the amended stormwater plan (revised 16/05/2025)? I've noticed the revised plan no longer indicates a pump to the street.
2. The only flooding overlay that applies to this site is the Hazards (Flooding – Evidence Requirements) Overlay, which generally requires an FFL 300mm above ToK at the primary street. Could you clarify why information about the 1% AEP is being requested, as this overlay doesn't typically require it?

I want to confirm the Council's position on these points before this application is presented to the SCAP.

Thank you for your help.

Tegan Lewis (She/Her)
Team Leader Development Assessment
Commission Assessment
Planning and Land Use Services
Department for Housing and Urban Development

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Level 10, 83 Pirie Street, Adelaide SA 5000



The Department for Housing and Urban Development acknowledges First Nation people as the Traditional Owners of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.

From: Janaki Benson <J.Benson@cityofadelaide.com.au>

Sent: Wednesday, 23 July 2025 11:27 AM

To: Lewis, Tegan (DHUD) <tegan.lewis@sa.gov.au>

Cc: Phil Chrysostomou <P.Chrysostomou@cityofadelaide.com.au>; Seb Grose <S.Grose@cityofadelaide.com.au>

Subject: Schedule 6 Council Comments (Re-Referral) - DA 24042402 - 8 Hocking Place, Adelaide - 14 level residential flat building containing 36 dwellings, all of which are to be offered as affordable housing (social housing)

Dear Tegan

Council Comments (Re-referral) DA 24042402 - 8 Hocking Place, Adelaide- 14 level residential flat building containing 36 dwellings, all of which are to be offered as affordable housing (social housing)

Please see below City of Adelaide comments pursuant to Regulation 23 in relation to the applicant's referral response provided to Council on 10 July 2025. These comments are in addition to our previous referral comments dated 2 April 2025 and those comments still stand where relevant.

Traffic & Access:

- There remains a 39-space shortfall in bike parking. The provision for 6 on-site spaces is not considered sufficient for occupants and the use of Council land to off-set parking shortfall is not permitted.

Stormwater Management:

- The following matters remain unresolved, and a Reserved Matter is recommended –
 - The applicant shall provide information to SCAP, for Council's review and endorsement, that –
 - identifies the 1% AEP flood level adjacent the site, to demonstrate the finished floor level will mitigate the entry of potential floodwaters.
 - shows the stormwater management system will not rely on pump out for site drainage but rather the method of stormwater disposal is free draining.

Public Realm & Infrastructure:

- Items shown on the plans within the footpath/public realm are indicative/not yet endorsed and should be removed from the plans as these works are subject to separate Council approval. For instance, kerb heights must comply with Council Standard Drawing 101, requiring a uniform height of 140mm along the road.

Please contact me if you require any clarification.

Kind Regards

Janaki Benson
Senior Planner

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