10 February 2025

Mollie O'Connor
Senior Planning Officer
Planning and Land Use Services
Department for Housing and Urban Development
Level 10, 83 Pirie Street
Adelaide SA 5000

Our Ref: 53469LET03

Dear Mollie

Response to RFI #2 - Application ID 24029819 at 162 - 168 Gouger Street, Adelaide

MasterPlan act for the applicant, Square Mile Properties Pty Ltd, in respect of Development Application ID 24029819 for the construction of a mixed-use building up to 16 levels in height, comprised of 107 dwellings with podium car parking and three ground-level shops at 162 – 168 Gouger Street, Adelaide.

We respond herein to the matters raised in your Request for Information ('RFI') dated 15 January 2025. Accompanying this correspondence are the following documents:

- Tree Assessment Report, prepared by Neoxena Research.
- Updated East and North Elevations (Drawing TP201), prepared by Bibbo Architects.
- Updated Street Tree Plan, prepared by MasterPlan.

Regulated Trees

Please refer to the accompanying Tree Assessment Report by Neoxena Research ('Neoxena').

The assessment confirms that the two trees located on the Gouger Street frontage are Chinese Nettle Trees and are excluded from the definition of regulated tree as per Regulation 3F(4)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017* ('PDI Regulations').

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The two trees located on Oakley Street (including the species north of the site) are Honey Locust trees, an exotic species. Both of these species meet the definition of Regulated Tree under the PDI Regulations.

Neoxena's advice indicates the only tree that would be affected by the proposed works would be "tree 3", the Honey Locust tree on the Oakley Street site frontage. As previously demonstrated, there will be some minor pruning required of the canopy which encroaches into the subject land. Neoxena has determined that the extent of pruning required will be no greater than 12.0 per cent of the canopy, less than the 15.0 per cent previously estimated. This does not qualify as tree damaging activity.

Neoxena's advice also indicates that the development is unlikely to impact upon the structural root health of the subject trees as per the structural root and tree protection zones determined in the accompanying Tree Assessment Report.

As such, no tree damaging activity is proposed.

Waste Room Clearance

Further advice has been sought from Colby Phillips Advisory, who have provided three examples of the most common waste trucks utilised by private collection services operating in metropolitan Adelaide, comprising:

- Cleanaway future standard with 3.7-metre height (refer **Figure 1**).
- JJ Richards & Sons standard with 3.4-metre height (refer **Figure 2**).
- Remondis future standard with 3.04-metre height (refer **Figure 3**).

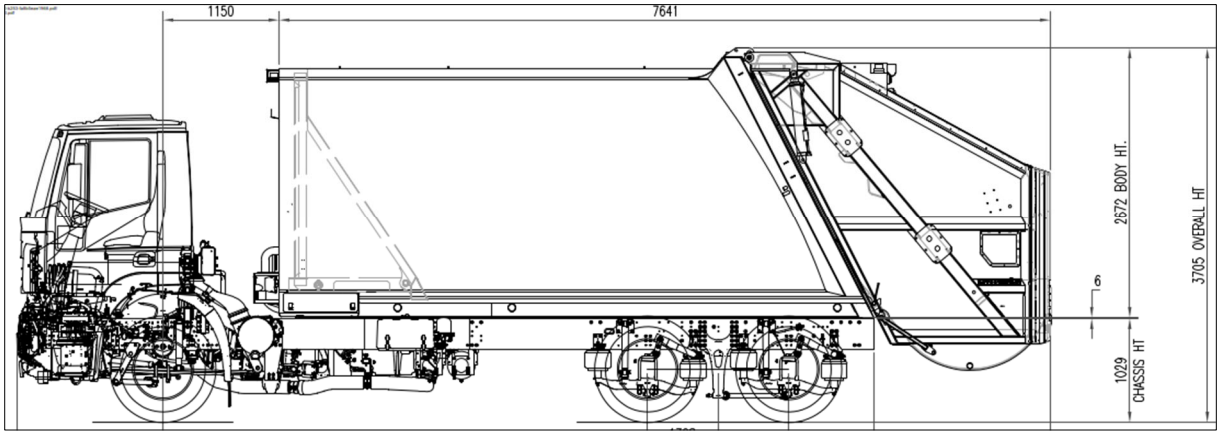

Figure 1: Cleanaway Waste Truck Diagram.

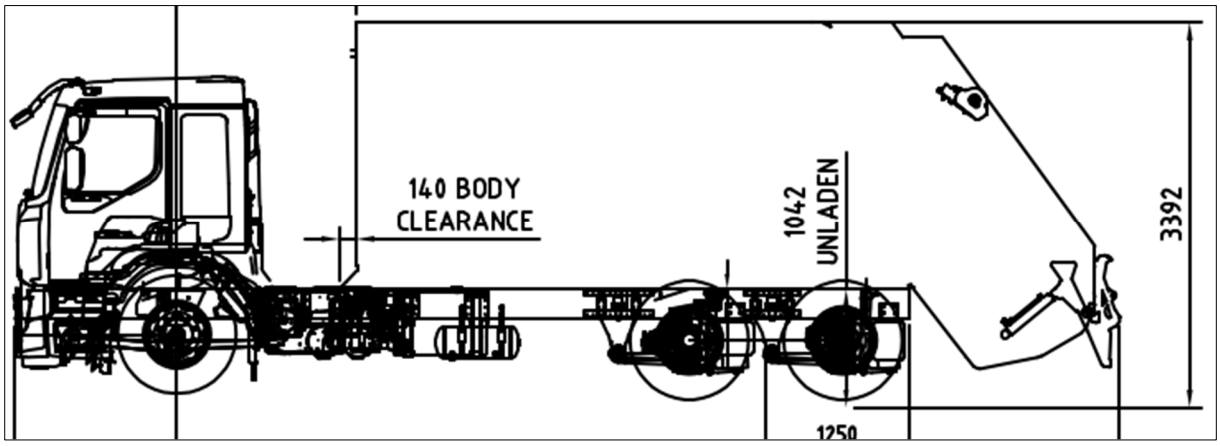

Figure 2: JJ Richards & Sons Waste Truck Diagram.

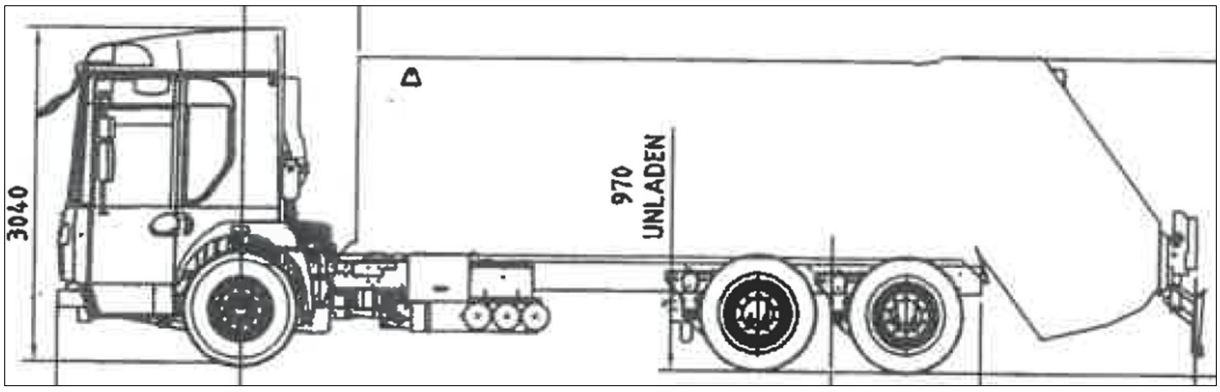

Figure 3: Remondis Waste Truck Diagram.

Whilst we consider that the clearance previously proposed accommodates all three of the dimensioned waste truck examples which are typical used to service these developments, in order to resolve the issue and conclude this request the waste room clearance has been increased to 4.0 metres. The roller door clearance height has been increased to match. This change is demonstrated in the accompanying Updated East and North Elevations (Drawing TP201), prepared by Bibbo Architects.

The waste loading dock has a total clearance of 4.6 metres to the underside of the slab. This height can therefore accommodate services to the underside of the slab whilst still achieving the 4.0-metre internal clearance requested in the RFI. This 4.0-metre clearance will accommodate 100 per cent of all rear-lift trucks operating in Adelaide.

Material Durability and Maintenance

Our client has reviewed the options associated with the finish of the external concrete walls and remains of the view that the proposed painted finish represents a high-quality finish that will provide an aesthetically consistent outcome across the development that is also durable and long-lasting.

External concrete will be finished in mineral silicate paint, a breathable finish that chemically bonds with the silica in the substrate and allows for any moisture in the substrate to escape, while preventing the ingress of any moisture back into the substrate. This prevents the deterioration of the substrate over time due to concrete spalling (concrete cancer) caused by moisture ingress.

This mineral paint represents a high-quality finish which is appropriate for use on concrete construction, reducing the need for maintenance given the longevity of the product.

Conclusion

We trust that the further information provided herein, and the accompanying documentation resolves the requests raised in the RFI dated 15 January 2025.

We request that this matter is presented at the next available State Commission Assessment Panel ('SCAP') meeting for a decision. We understand that SCAP is scheduled to meet on the second and fourth Wednesday in March 2025. We are available to attend both meetings and look forward to your confirmation whether that is achievable.

Yours sincerely

Nick Wilson
MasterPlan SA Pty Ltd

STORR STREET

9.75 | 14.32 | 174 42'30" | 30.73

7.01

10.49

265 07'

8.63

84 36'40"

26.04

GOUGER STREET

8.7m

2.8m

6.5m

C = 1.59m

8.6m

3.8m

3.5m

1.7m

C = 0.67m

3.6m

TREES TO BE RETAINED

22 OAKLEY ST

AREA OF CANOPY
TO BE TRIMMED
(≈12%)

PROPOSED BUILDING
ENVELOPE LEVEL 1 & 2

9.75 | 14.32 | 354 48'30" | 30.50

3.1m

4.9m

4.0m

C = 1.2m

4.1m

TREE TO BE RETAINED

4.1m

4.5m

3.7m

C = 1.0m

5.15m

TREE TO BE RETAINED

OAKLEY STREET

STREET TREE PLAN

162 - 168 GOUGER STREET
ADELAIDE

BASE PLAN : BIBBO ARCHITECTS

1:200 @ A3

0 | 4

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