

Enquiries: Helen Dand 8203 7728
DA reference: 24029819



15 October 2024

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Dear Sir/Madam

Application: 24029819
Applicant: Square Mile Properties Pty Ltd
Addresses: 162 -166, 168 Gouger Street, Adelaide SA 5000
Description: Mixed-use building up to 16 levels, comprised of 107 dwellings with podium car parking and three ground level shops.

I write in reference to the abovementioned Development Application and the referral undertaken to Council pursuant to Regulation 23(2)(b) of the *Planning, Development & Infrastructure (General) Regulations 2017*.

In accordance with Regulation 23(3), Council can provide comments 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.

Matters relevant to this application are addressed below.

LOCAL HERITAGE

- The podium design, incorporating setbacks from Oakley Street adjacent the Local Heritage Place is considered an appropriate response. Similarly, the podium materials referencing the finer grain of Oakley Street is acknowledged.
- An additional setback at the northwest corner of Level 2 should be investigated to further reduce the differing height between the single storey Local Heritage Place and the proposed three storey high north wall of the podium.
- Figures 16 and 17 on page 20 of the Heritage Impact Assessment illustrate the height disparity at this junction. The further setback of the residential tower from the north and west boundaries is acknowledged and assists with height transition.

WASTE MANAGEMENT

- Council will provide waste collection service for general waste and recycling for the residential component only. It is noted a private waste contractor will be engaged for



the provision of a bulk bin food organics collection to support food waste diversion for residents in the building. Council provides an organics collection service, however only at a capacity of kerbside 240 litre organics bins.

- It is understood commercial premises will be discouraged from using the residential bins. It has been suggested that access to residential bins will be secure, with provision only to residents to avoid these bins being utilised for disposal of commercial waste. Any commercial waste identified in the residential waste and recycling bins may result in cessation of service.

TRAFFIC & ACCESS

- An assessment of the net traffic impact should be undertaken to the intersections of Oakley/Gouger Streets and Oakley/Grote Streets.
- The applicant's Traffic and Parking Assessment identifies 3.8 metre headroom clearance for the waste room, which is less than:
 - 4.5 metres specified for AS2980.2:2018
 - 4.0 metres (minimum) recommended by Clause 5.3.7 of the South Australian Better Practice Guide
 - 3.9 metres for a rear loading waste truck and 4.2 metres for a side loading waste truck specified by the Better Practice Guide for resource recovery in residential developments (NSW Environment Protection Authority).Further clarification is sought to demonstrate appropriate headroom for on-site waste collection.
- The proposal will not provide the number of bicycle parking spaces as prescribed by the Planning and Design Code.

INFRASTRUCTURE & ASSETS

- The existing footpath at the Gouger Street frontage grades to a central dish drain and stormwater pit in the footpath with the crossfall exceeding the maximum grade of 2.5% to be compliant with AS1428.1 in the area around the stormwater pit.
- The development should be designed to enable a compliant footpath to AS1428.1 through appropriately set boundary alignment levels to suit the existing central footpath drain or to suit the future raising of footpath levels to provide consistent crossfalls from back of footpath to kerb.
- The levels at the boundary should be shown on the Structural Systems prepared Civil and Stormwater Plans at each side of doorways, regular intervals etc.
- The redundant stormwater connections should be removed, and footpath/gutter reinstated including from the existing canopy over the footpath. These works are not identified on the Civil and Stormwater Plan.
- Council has identified opportunities for additional street trees within Oakley Street and Gouger Street as part of Council's Greener City Streets Program adjacent the frontage of the site. Council requests further discussions take place during design development to ensure any new services within adjacent Council land do not clash with future street tree locations.
- Council practice is for no-stopping parking controls on street adjacent to fire booster areas. The possibility of relocating boosters to the Storr Street frontage to maximise parking areas on Oakley Street should be considered.
- There is an existing stobie pole and streetlight adjacent the Gouger Street frontage. Council seeks clarification as to whether these will be required to be removed and electrical connections installed underground.

STORMWATER/FLOODING

- The stormwater report does not include assessment of overland flow depths in Gouger, Storr and Oakley Streets, to verify the suitability of the proposed floor levels. This should be undertaken to confirm the proposed floor levels address the Hazards (Flooding-Evidence required) Overlay PO1.1 (e.g. 300mm freeboard to 100-year level).
- Additional information is required for site stormwater discharge, including details of discharge rates at each proposed discharge point and assessment to confirm existing system has capacity to accommodate proposed discharge i.e. assessment of the existing pipe capacities and upstream flows from Storr and Oakley Streets.
- Site discharge rates should consider vertical catchments as per AS3500.3.
- The stormwater pit at the southwestern and southeastern corners of the site at ground floor level should have a pedestrian safe cover.

RECOMMENDED CONDITIONS

Boundary Levels – Match Existing

- The finished floor level at the boundary of the site at all pedestrian and vehicular access locations shall match the existing back of footpath levels at the boundary unless approved by Council. Details demonstrating compliance shall be provided to the Certifying Authority prior to the issue of Development Approval.

Awnings with Lighting

- The proposed awning shall comply with Council's Encroachment Policy and include pedestrian lighting (Category PP2-AS1158). The lighting shall not be obtrusive and shall be designed so that it does not shine into any adjoining residences and shall be operational during the hours of darkness at all times to the reasonable satisfaction of Council.

RECOMMENDED ADVISORY NOTES

Council Assets and Public Realm

- All proposed alterations to Council infrastructure and works within Council land and public roads is subject to future consent from the Council.

Redundant Assets

- Redundant vehicle crossovers and stormwater outlets and other assets related to the existing buildings shall be closed with kerb and gutters reinstated including the stormwater connection for the existing canopy over the footpath.

Please contact Helen Dand if you require any clarification.

Yours faithfully


Michael Sedgman
CHIEF EXECUTIVE OFFICER