

Major Development Application 6-10 Adelphi Terrace, Glenelg

The Applicant

The applicant is *Wunda Projects Australia Pty Ltd* and is represented by Holmes Partners/Helen Dyer and associates.

The Proposal

The applicant proposes to redevelop the existing Comfort Haven Inn Marina site with a new two twelve (12) storey, four and a half star hotel. Conference facilities, retail and residential apartments are proposed to complement the hotel.

- 73 one bedroom hotel suites, 73 two bedroom hotel suites
- A 737m² conference facility with meeting rooms
- 60 apartments
- 200m² for an associated cafe or bar
- 767m² for retail tenancies
- 204 car parks
- An outdoor recreation deck including a swimming pool, sun deck, outdoor lounge and associated bar facilities
- Associated loading and unloading facilities for logistical aspects of hotel operations

Key Project Information

- Total project value approximately \$110 million, a \$70 million construction cost
- Up to 518 jobs over 2.5 years of construction (approximately 207 jobs per year)
- 65 full time equivalent jobs through the Comfort Inn

Key Assessment Issues

- Economic impact
- Strategic precinct evaluation
- Interface with the neighbourhood (overlooking, overshadowing and visual impact)
- Contribution to tourism
- Design quality
- Public realm interface
- Job creation and ongoing employment opportunities

MAJOR DEVELOPMENT DECLARED

7 May 2015

MAJOR DEVELOPMENT APPLICATION LODGED

June 2015

GUIDELINES AND
LEVEL OF ASSESSMENT PROCESS

July 2015

PROPOSERS DEVELOPMENT REPORT (DR)
PREPARED

CURRENT STAGE
PUBLIC AND AGENCY CONSULTATION
7 OCTOBER 2015
To
28 OCTOBER 2015

RESPONSE DOCUMENT FROM PROPOSER
ADDRESSING ISSUES RAISED THROUGH
CONSULTATION

ASSESSMENT REPORT BY MINISTER FOR
PLANNING, PREPARED BY DPTI

FINAL DECISION MADE BY GOVERNOR OF SA
WITH CABINET APPROVAL

Further information

Call – 1800 PLANNING – press option 1

Visit – sa.gov.au/planning/majordevelopments

Email – majordevadmin@sa.gov.au



Government of South Australia

Department of Planning,
Transport and Infrastructure

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The Development Report addresses the environmental, social and economic issues and is available for review and comment from **Wednesday 7 October to Wednesday 28 October 2015**.

Obtaining the DR

The DR document can be **downloaded for free** from the SA Government website at:

www.sa.gov.au/planning/majordevelopments or is available for viewing at the following locations:

Department of Planning, Transport and Infrastructure
Ground Floor, 101 Grenfell Street ADELAIDE SA 5000

City of Holdfast Bay
24 Jetty Rd, Brighton

Hard copies of the PER may be purchased at a cost of \$20 per copy (GST inclusive) from the above addresses, or by mail order for an extra \$6 (includes GST and postage) from the Department of Planning, Transport and Infrastructure (telephone (08) 7109 7018). A **USB** version is available free of charge.

Submissions

Written submissions on the DR are invited until 5pm, **Wednesday 28 October 2015** and should be addressed to:

Minister for Planning

C/- Robert Kleeman, Unit Manager, Crown, Major

Development & Grants

Department of Planning, Transport and Infrastructure (DPTI)

GPO Box 1815

ADELAIDE SA 5000

or via email to: majordevadmin@sa.gov.au

Submissions may be made available for public inspection and would be included in the proponent's Response Document (that will be released for public information at a later date). Please indicate in writing if you object to your submission being made available in this way.

It is noted that the Government has initiated a Development Plan Amendment in the local area. Further engagement with the local community will occur on the details of future zoning and planning policy.

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