# 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.

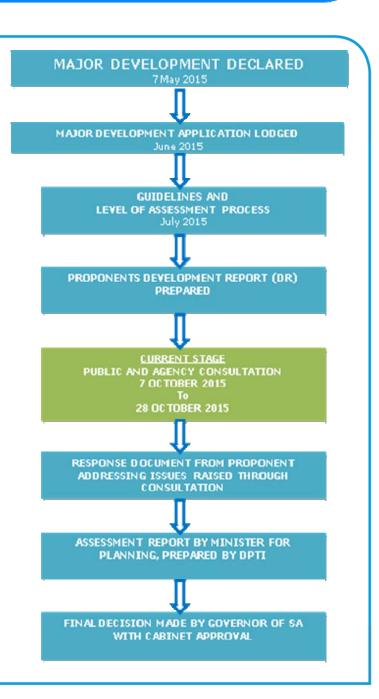
- 73 one bedroom hotel suites, 73 two bedroom hotel suites
- · A 737m2 conference facility with meeting rooms
- 60 apartments
- 200m2 for an associated cafe or bar
- 767m2 for retail tenancies
- 204 car parks
- An outdoor recreation deck including a swimming pool, sun deck, outdoor lounge and associated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



Further information

Call – 1800 PLANNING – press option 1

Visit – sa.gov.au/planning/majordevelopments

Email – majordevadmin@sa.gov.au



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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 City of Holdfast Bay
Ground Floor, 101 Grenfell Street ADELAIDE SA 5000 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 or via email to: majordevadmin@sa.gov.au

**Development & Grants** 

Department of Planning, Transport and Infrastructure (DPTI)

GPO Box 1815

ADELAIDE SA 5000

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.

