



Proposal for an Irish Pub at Glenelg

How do I have my say?

For opportunities to comment on the Irish Pub proposal during the assessment process, it is advised that you monitor both *The Advertiser* and local newspapers.

The release of documents and invitations to make public submissions are usually advertised in the Saturday edition of *The Advertiser*. Issues Papers, Guidelines and Assessment Reports are also available at www.planning.sa.gov.au



The original proposal...

In 1998, the Development Assessment Commission (DAC) granted Provisional Development Plan Consent for a proposed Irish Pub to be located in Moseley Square, Glenelg. This original consent has lapsed and the site is now located within an area since declared as a Major Development. This means that any further proposals for the site come under the scope of the Major Development declaration and are subject to the Major Development assessment process.

Why a fact sheet?

This fact sheet provides interested people with information about the proposal for an Irish theme pub, to be located within the Holdfast Shores declared area at Moseley Square, Glenelg. It also outlines the Major Developments assessment process and how to obtain further information or have your say about the proposed development.

Further information on the proposal's background can be obtained by contacting the Environmental Impact Assessment Unit of Planning SA (see *Further information* at the end of this fact sheet). More detailed information on the proposal and issues can also be found in subsequent publications prepared as part of the assessment process (see the *What is the Assessment process?* section of this fact sheet for details).

Further information

Further information on the Irish Pub proposal and the Major Development Assessment Process is available from:

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The Major Developments Panel Website
www.planning.sa.gov.au/md_panel

The Major Projects Website
www.planning.sa.gov.au/major_project_assessment

Planning SA FIS 22084



Government
of South Australia

Background on the Irish Pub proposal

In June 1998, DAC granted Provisional Development Plan Consent for the Irish Pub (Development Application Number 110/0096/98), which was to be located in Moseley Square, Glenelg. The Supreme Court overturned this approval on technical grounds in September 1999. DAC then rectified the procedural errors and reissued the consent in December that year, however the building was not constructed and the approval has now lapsed.

In July 1999 the Holdfast Shores Stage 2 project was declared a Major Development. The proposed Irish Pub site is adjacent to this Holdfast Shores development and was therefore included in the area declared as a Major Development, however the then current Irish Pub *application* was excluded from this declaration. This major development declaration was then slightly varied in May 2002 to allow for the development of a hotel and an overhanging balcony on a site adjacent to Moseley Square.

Is the proposed Irish Pub part of the Holdfast Shores development?

Although the Irish Pub site is within the Holdfast Shores Stage 2 declared area, it is *not* part of the Holdfast Shores development and the Holdfast Shores Consortium is *not* the proponent for the Irish Pub proposal.

Stage 2 of the Holdfast Shores development was declared a Major Development and was subject to a Development Report (DR) in accordance with the major development assessment processes set out in the *Development Act*. The Irish Pub site was identified in this DR, however no details were included as the Irish Pub proposal is not part of the Holdfast Shores project.

As the original consent for the Irish pub has now lapsed, and the proposed site is located within an area declared as a Major Development, any further proposals for the site come under the scope of the Major Development declaration and are subject to the Major Development assessment processes

What is now proposed for the Irish Pub?

The latest proposal for the Irish Pub is the same as that previously approved by DAC in 1998. The pub is to be erected on a small, L-shaped allotment at 11 Moseley Square, Glenelg (also known as the 'Huggy Bear' site) with primary frontage to Moseley Square and secondary frontage to Hope Street (to the north).

The hotel will have an Irish theme and décor, with an emphasis on intimate lounge areas, Irish food and beverages and an absence of loud entertainment and gaming facilities. The two-storey building has been designed to complement the historic character of Moseley Square with masonry parapets and a balcony extending over the footpath. Internally, the building will provide ground floor pedestrian access between Moseley Square and Hope Street and will be extensively fitted out to reinforce the Irish theme with ornate timber cabinets, raised seating platforms, timber beams, timber and tiled floors and metal screens and rails of Celtic design.

What is the assessment process for the latest Irish Pub proposal?

The latest proposal for the Irish Pub will be assessed under the Major Developments assessment process. This process will involve a number of key stages and avenues for public input into the proposal, as follows:

Identifying issues

The independent Major Developments Panel has considered the application and identified the key social, environmental and economic issues relevant to the assessment of the development. The issues identified by the Panel have been incorporated into an *Issues Paper*, which was released on 5 March 2003 for public comment for 20 business days with notification in both a local newspaper and *The Advertiser*.

Determining the level of assessment

The Panel will then consider both public and agency comments (including those received from the council) and will prepare *Guidelines* that will be publicly released. The Panel will also determine which level of assessment is most appropriate for this type of development. The three levels are:

- **Environmental Impact Statement (EIS)**
This is the most comprehensive and stringent level of assessment.
- **Public Environmental Report (PER)**
This is an intermediate level of assessment where the issues are relatively well known or there is existing information available.
- **Development Report (DR)**
This is the least complex level of assessment that relies principally on existing information.

Providing an EIS, PER or DR

The proponent of the Irish Pub will then be asked to comply with the Guidelines and prepare an EIS, PER or DR as appropriate.

In the case of an EIS or PER level of assessment, a public meeting will need to be held in an area close to the proposal and the report must be released for public comment for at least 30 business days. For a DR level of assessment, a meeting is not a statutory requirement and the report will only need to be released for 15 business days. The proponent will then be required to respond to any public or agency comments on the proposal (this *must* occur for either an EIS or PER and may occur for a DR level of assessment). This response will then be released for public information.

Assessing the proposal

The Minister will then assess the proposal and document the assessment in an *Assessment Report*. This Assessment Report will be released for public information.

Finally, the Governor will make a decision on the proposal, which will be published in the *Government Gazette*. The *Development Act* provides that there is no right of appeal against the decision of the Governor in respect to developments declared to be Major Developments.