

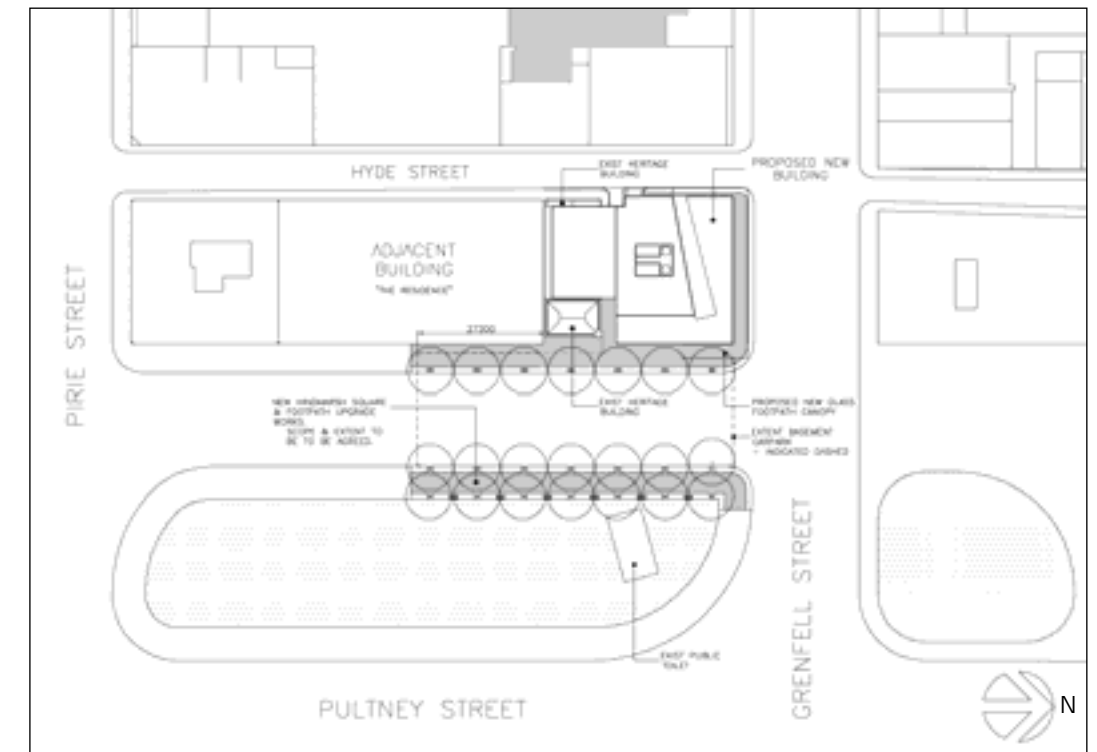
# How do I have my say?

For opportunities to comment on the Hindmarsh Square Apartment Complex proposal during the assessment process, it is advised that you monitor both the local newspaper and *The Advertiser*.

The release of documents and requests for public submissions are usually advertised in the Saturday edition of *The Advertiser*. Issues Papers, Guidelines and Assessment Reports will also be available at [www.planning.sa.gov.au](http://www.planning.sa.gov.au)



# Proposal for Hindmarsh Square site declared a Major Development



The Minister for Urban Development and Planning, Jay Weatherill, recently gazetted a new major development declaration.

The Hindmarsh Square apartment complex proposal—which involves the development of a residential apartment building with retailing, offices and basement car parking on the well known Hindmarsh Square RAA site—was declared a Major Development in March 2003. The development application was subsequently lodged on 26 May 2003 by Grenfell East Pty Ltd.

The aim of this Major Development declaration is to ensure thorough assessment of the possible impacts of the apartment development on the surrounding environment.

## Why a fact sheet?

This fact sheet provides interested people with information about the issues relevant to the Hindmarsh Square Apartment Complex proposal. It outlines the Major Development declaration process, the assessment process that will be undertaken and how to obtain further information or have your say about the proposed development.

## Further information

Further information on the Hindmarsh Square Apartment Complex 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/index.html](http://www.planning.sa.gov.au/md_panel/index.html)

**The Major Projects website**  
[www.planning.sa.gov.au/major\\_project\\_assessment/index.html](http://www.planning.sa.gov.au/major_project_assessment/index.html)

Planning SA FIS 22117



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of South Australia

## What is the Hindmarsh Square Apartment Complex proposal?

The intention of the proposal is to construct a 20-storey apartment building on the RAA site in Hindmarsh Square. The complex will include ground floor and some first floor retail and office space, as well as an underground car park that would extend under a portion of the Hindmarsh Square roadway.

The proposed development would incorporate—and be partially built over—the State Heritage listed former YWCA building, which would be retained and refurbished. The finished complex would contain around 126 one, two and three bedroom apartments as well as retail and office space and 172 basement car parking spaces.

## An environmentally sustainable proposal...

A key element in the design and construction of the proposed Hindmarsh Square Apartment Complex is the use of environmentally sustainable principles and practices, including:

- energy efficient design and on-site energy production, possibly using solar panels
- the use of recycled and 'environmentally friendly' building materials where possible
- capture and storage of rainwater and grey water for reuse within the building and on the adjacent Square.

The proposal has the potential to set new benchmarks and standards for environmentally sustainable high-rise development in Adelaide and across Australia.

## Why was the proposal declared a Major Development?

The Minister directed that the Hindmarsh Square Apartment Complex proposal would be assessed as a Major Development in March 2003. This declaration of Major Development status means that the Environmental Impact Assessment (EIA) Unit of Planning SA, on behalf of the Minister and in accordance with the *Development Act*, will comprehensively assess the proposal and its impact on the existing environment.

The Minister declared the proposal as a Major Development after considering issues such as the scale of the proposed building, its highly visible location on a key site, the appropriateness of private car parking extending under a public road and the degree to which the development will achieve desirable environmental sustainability objectives. The Minister used the following two key criteria to determine the appropriateness of making such a declaration:

1. Is the development of major **environmental**, **social** or **economic** importance?
2. Is a Major Development declaration **appropriate** or **necessary** for the proper assessment of the development?

The Hindmarsh Square Apartment Complex proposal was also considered in the context of the State's Planning Strategy, the *Adelaide (City) Development Plan* and the Green City and Capital City programs.

Declaring that the proposal be assessed as a Major Development will ensure a high level of community consultation. While the initial declaration process does not involve formal public consultation, it does ensure that extensive public consultation takes place in the subsequent assessment of that development (see *What is the Major Development assessment process?* for more details).

## What is the Major Development assessment process?

The Major Development assessment 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 will first consider the application and identify the key social, environmental and economic issues relevant to the assessment of the development. The issues identified by the Panel will then be incorporated into an **Issues Paper**, which will be released for public comment on **9 July 2003** 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 as well as those from the Adelaide City 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:

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

### Providing an EIS, PER or DR

The proponent of the Hindmarsh Square Apartment Complex 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 publicly released.

### Assessing the proposal

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

Finally, the Governor will make a decision on the proposal, which will be published in the *Government Gazette*.