

COUNCIL ASSESSMENT PANEL MEETING

14 October 2020

AGENDA – 9.2

Applicant: Adelaide Hills Council	Landowner: Adelaide Hills Council
Agent: N/A	Originating Officer: Marie Molinaro
Development Application:	18/802/473
Application Description: Change of use of buildings numbered 12A-12B, 20A-20F & 21, & associated building alterations (internal fit-out) & car-parking: <ul style="list-style-type: none">• Building 12A-12B - change of use from offices to offices & light industry (artist studios) with associated ancillary retail sales• Building 20A-20F - change of use from offices & museum to light industry (artist studios), art gallery (x 2) with associated ancillary retail sales & special events (maximum 20 per year for 150 persons), & hall and associated special events (maximum 12 per year for 30 persons)• Building 21 - change of use from group of shops (markets) to light industry (artist studio), art gallery with associated special events (maximum 8 per year for 200 persons), museum & associated ancillary retail sales	
Subject Land: Lot:203 CP:41623 CT:6223/762	General Location: 12A-12B/1 Lobethal Road, 20A-20F/1 Lobethal Road and 21/1 Lobethal Road Lobethal Attachment – Locality Plan
Development Plan Consolidated : 24 October 2017 Maps AdHi/12 & 55	Zone/Policy Area: Light Industry Zone - Light Industry (Woollen Mills) Policy Area
Form of Development: Merit	Site Area: Approx. 8669m ²
Public Notice Category: Category 3 Notice published in The Advertiser on 31 July 2020	Representations Received: One late representation Representations to be Heard: N/A

1. EXECUTIVE SUMMARY

The purpose of this application is to change the use of three buildings in the former Woollen Mills complex at Lobethal for use as artist studios, art display and workshop/performance areas with associated retail sales and special events. The use of the buildings will form the Fabrik arts hub, which is operated by Council.

The use of the buildings partly for artist studios is a form of industry, as defined in the Development Regulations (2008). For the purposes of this application, the industry has been considered as a form of light industry.

The subject land is located within the Light Industry (Woollen Mills) Policy Area of the Light Industry Zone, and is a State Heritage Place. The proposal is a merit, Category 3 form of development. One late supporting representation was received.

As per the CAP delegations, the CAP is the relevant authority as the application was called in by the Assessment Manager.

The main issues relating to the proposal are heritage impacts and impacts on the amenity of the locality relative to noise, hours of operation and traffic/parking.

In consideration of all the information presented, and following an assessment against the relevant zone and Council Wide provisions within the Development Plan, staff are recommending that the proposal be **GRANTED** Development Plan Consent, subject to conditions.

2. DESCRIPTION OF THE PROPOSAL

The proposal is for the following:

- Building 12A-12B– change of use from offices to offices and light industry (artist studios) and associated ancillary retail sales:
 - Two office spaces in the building will be converted to artist studios. The remainder of the office spaces will be used by Fabrik administration staff, with a small area set-aside for retail sales of artist products
 - Open 8:30am-9:30pm seven days per week
- Building 20A-20F – change of use from offices and museum to light industry (artist studios), art galleries and hall:
 - Building 20 is a two storey building, the lower floor is to contain art studio/workshop space, art gallery spaces, amenities and area for retail sales of artist products
 - The upper floor is to contain workshop/hall space, art gallery area and office space
 - A lift is to be installed between the two floors for universal access, with other alterations for Building Code requirements also proposed
 - 20 special events associated with the art galleries are proposed per year, for a maximum of 150 persons per event
 - 12 special events associated with the hall are proposed per year, for a maximum of 30 persons per event
 - Special events are proposed to occur between 8:30am-10:30pm Monday-Thursday & Sunday and 8:30am-11:00pm Friday and Saturday
 - The building will be open from 8:30am-9:30pm seven days per week
- Building 21 – change of use from group of shops (market) to light industry (artist studio), art gallery and museum:
 - Building 21 is open plan with internal partitions to be installed to create six artist studio areas, art gallery/exhibition space and area for retail sales of artist products
 - 8 special events associated with the art gallery are proposed per year, for a maximum of 200 persons per event
 - Special events are proposed to occur between 8:30am--10:30pm Monday-Thursday & Sunday and 8:30am-11:00pm Friday and Saturday
 - Toilets will also be installed to meeting Building Code requirements
 - The museum use, being the 'Old Heritage Experience' is proposed to function as part of the overall space in the building

- The art studios across all the buildings will be available for small scale light industrial uses such as painting, craft, sculpting and jewellery making activities.

The proposed plans are included as **Attachment – Proposal Plans** with other information included as **Attachment – Applicant’s Professional Reports**.

3. BACKGROUND AND HISTORY

Building 12

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
12 September 2018	17/4/473	Community title land division (6 allotments into 4), including reserve allotments and common property

Internal correspondence accepts office as the existing use.

Building 20

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
28 October 2019	19/568/473	Alterations to Building 20 – internal – removal of office fit-out & replacement kitchen, removal of wall mounted computer server equipment and repair of opening & repair ceiling gaps – external – installation of 3x air-conditioning units, 2x motion sensors & 1x flood light
05 August 2019	19/567/473	Installation of 1x wall mounted air-conditioning unit to Building 20 (air-conditioning unit 4 only)
1 July 2019	19/509/473	Painting of interior walls of Building 20 – part of lower ground floor only
12 September 2018	17/4/473	Community title land division (6 allotments into 4), including reserve allotments and common property
02 March 2017	17/89/473	Repairs & maintenance works to State Heritage Listed Buildings
19 August 2008	08/559/473	Internal alterations to existing building to provide new toilet facilities Notes in the file show the building use as costume museum.

Internal correspondence shows this building was also used offices.

Building 21

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
12 September 2018	17/4/473	Community title land division (6 allotments into 4), including reserve allotments and common property
02 March 2017	17/89/473	Repairs & maintenance works to State Heritage Listed Buildings
11 November 2003	03/1040/473	Change of use from museum to market

4. REFERRAL RESPONSES

- **State Heritage**

State Heritage has no objection to the proposal, but have recommended a condition. *See recommended condition 6.*

The above response is included as **Attachment – Referral Response.**

5. CONSULTATION

The application was categorised as a Category 3 form of development in accordance with Section 38(2)(c) of the Development Act 1993 requiring formal public notification and a public notice. One late supporting representation was received from a nearby business owner.

Fabrik, and/or Council Property section staff may be in attendance to respond to any questions regarding the proposal.

6. PLANNING & TECHNICAL CONSIDERATIONS

This application has been evaluated in accordance with the following matters:

i. The Site's Physical Characteristics

The subject buildings are located in the former Lobethal Woollen Mills complex on the northern side of Lobethal Road. The complex contains multiple buildings and a variety of industrial and commercial uses. There are parking areas to the north and south-west of the site, providing approximately 132 shared parking spaces. A further 28 parking spaces are available on-street directly adjacent to the site.

The largest parking area on-site is to the north of the site. It is approximately 115m away from the proposed Fabrik buildings. The entrance to this car-park is from Main Street, which is opposite a cluster of dwellings on the eastern side of Main Street. The car-park is also in view of a cluster of residential properties along Mill Road to the west.

The complex is a State Heritage Place.

ii. The Surrounding Area

The locality contains a mix of commercial and residential land uses. Building 21 is the closest building to residential property, with a separation distance of approximately 70m to 3 Lobethal Road to the west.

Development Plan Policy considerations

a) *Policy Area/Zone Provisions*

The subject land lies within the Light Industry (Woollen Mills) Policy Area of the Light Industry Zone and these provisions seek:

- *Provision of the operation of the Onkaparinga Woollen Mills for light industrial business development.*
- *Provision for the operation of the Onkaparinga Woollen Mills sites as a community hub.*
- *Development that contributes to the desired character of the Policy Area.*

The following are considered to be the relevant Policy Area provisions:

Objectives: 1, 2 & 3

PDCs: 1 & 2

Objective 2 and PDC 2 seek for development to contribute to the desired character of the Policy Area.

The following is considered to be relevant from the Desired Character Statement:

The former Onkaparinga Woollen Mills are a distinctive and well known part of the Lobethal Township. This site will continue to be a hub for community activities such as events, shows, workshops, displays and multi-use spaces (e.g. museum, arts exhibitions).

The former Onkaparinga Woollen Mills will be developed to accommodate a range of light industrial activities along with suitable provision for ancillary or related retail, wholesale and community orientated activities, such as restaurants, eateries, cellar doors and art spaces.

The heritage character and buildings of the Woollen Mills Complex are an integral part of the economic and heritage conservation roles of the complex.

The proposed uses will accommodate activities aligned with the Desired Character Statement, and the proposal is therefore considered consistent with the Objectives of the Policy Area.

A discussion on heritage impacts follows later in the report.

Light Industry Zone

- *A Zone accommodating a range of light industrial, storage and warehouse land uses.*
- *Development that contributes to the desired character of the Policy Area.*

The following are considered to be the relevant Zone provisions:

Objectives: 1 & 2

PDCs: 1 & 3

Objective 2 and PDC 3 seek for development to contribute to the desired character of the Policy Area.

The following is considered to be relevant from the Desired Character Statement:

The Zone will be an intensively developed, high quality, landscaped industrial area. The Zone will accommodate a wide range of low-impact industrial activities including manufacturing, warehousing, transport and distribution. High impact industrial uses will not be located within the Zone.

The proposed industry activities (artist studios) are considered to be low-impact. The artist activities are small scale and do not involve the use of machinery generating undue noise, vibration or the creation of odours or fumes.

b) Council Wide provisions

The Council Wide provisions of relevance to this proposal seek (in summary):

- *The continued use, or adaptive reuse of State and local heritage places that supports the conservation of their cultural, architectural, archaeological, scientific or other special significance.*
- *Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining Zones.*
- *Compatibility between industrial uses within Industrial Zones.*
- *Development located and designed to minimise adverse impact and conflict between land uses.*
- *Orderly and economic development that creates a safe, convenient and pleasant environment in which to live.*
- *Development that does not prejudice the achievements of the Development Plan, or jeopardise the continuance of adjoining authorised land uses.*
- *Development that provides safe and efficient movement for all transport modes and provides off street parking.*

The following are considered to be the relevant Council Wide provisions:

Heritage Places

Objectives: 1, 2 & 4

PDCs: 2 & 3

The application required a Schedule 8 referral to State Heritage. State Heritage advice is that the proposal is acceptable. In their opinion the “*change of use works will only have a minor internal impact on the heritage fabric of the complex of buildings and will ensure ongoing use and maintenance of these currently underutilised structures.*”

However, State Heritage have recommended a condition that further building alteration detail to buildings 20 & 21 is provided to Council and State Heritage satisfaction. *See recommended condition 6.*

As State Heritage are supportive of the proposal, it is considered to be sufficiently consistent with the Heritage Places Objectives and PDCs. Therefore, the proposal is also considered to be consistent with that part of the Policy Area desired character statement that recognises the heritage character and buildings of the former Woollen Mills Complex.

Industrial Development

Objectives: 4 & 5

PDC: 6

Objectives 4 & 5 and PDC 6 seek for industrial development to occur with minimal impact on adjoining uses, or the health and amenity of occupiers of land in adjoining zones.

The proposed light industry activities are considered to be low-impact and small in scale so as not to impact on adjoining uses in the Lobethal Woollen Mills complex or residential uses adjacent to the site.

The proposal is considered to be sufficiently consistent with the Industrial Development Objectives and PDCs.

Interface Between Land Uses

Objectives: 1, 2 & 3

PDCs: 1, 6, 8 & 10

PDC 1 seeks for development to not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following (in particular):

- a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
- b) noise
- c) vibration
- d) light spill
- e) hours of operation
- f) traffic impacts

As discussed, the proposed light industry uses (artist studios) are small in scale and are not expected to cause nuisance relative of odour, fumes, vibration or noise.

The general proposed hours of operation are across seven days per week, but are expected to have minimal impact on nearby residential properties noting the Fabrik buildings are centrally located within the former Lobethal Woollen Mills complex. The Fabrik hub buildings are approximately 70m from the nearest dwelling and separated by a public roadway.

Hours of operation for special events are more extensive, but are comparable to the approved hours of the Bierhaus micro-brewery and restaurant in the former Woollen Mills complex.

By way of comparison The Bierhaus is approved to operate within the following hours:

Thursday-Saturday: 10:00am - 1:00pm

Sundays & public holidays: 10:00am - 6:00pm

And at other times for private functions – seven days a week including public holidays: 10:00am - 11:00pm.

With regard to noise, some acoustic noise (entertainment) is proposed but limited to background and low level noise. Recommended *condition 4* imposes noise control limitations.

A discussion on traffic impacts follows later in the report.

Orderly and Sustainable Development

Objectives: 1, 3 & 4

PDCs: 1

The proposal is considered to be an orderly form of development. The proposal is in keeping with the desired character and uses for the Light Industry (Woollen Mills) Policy Area, and does not offend the Light Industry Zone provisions.

Transportation & Access

Objectives: 2

PDCs: 33, 34, 35, 36 & 38

A traffic report by Phil Weaver & Associates has been provided in support of the application. The report concludes that parking demand as a result of the change of use is not anticipated to increase above capacity during typical business hours.

For special events, the finding of the traffic report is that existing on-site parking provision should be sufficient, provided that events do not occur simultaneously or accommodate more than 200 people. The on-site parking areas are shared by businesses across the complex, with no vehicle parking space allocations to particular operators.

The report does recommend that the location of on-site parking areas could be improved by changed parking area directional signage, or the inclusion of parking area plans with the provision of event information. Council Property staff are generally satisfied though with the current parking directional signage, but are agreeable to a condition for altered parking directional signage if it is considered necessary. Parking information will be provided on the Fabrik website for the general public.

Trip movements associated with special events are anticipated to remain within the capacity of adjoining roads, but again provided that multiple events do not occur simultaneously or accommodate more than 200 people. Recommended condition three requires special events to not be held simultaneously, and for capacity to be capped at maximum of 200 persons.

For special events occurring outside regular business hours it is only anticipated that the Lobethal Bierhaus restaurant on the north-eastern side of the Woollen Mills complex would be generating notable parking demand during anticipated event periods. There may also be some overlap in parking with people attending events and dining at the restaurant. Occasionally other businesses may operate afternoon or evening shifts, but this is on an ad-hoc basis when they have large orders to complete.

The main car-parking area on the northern side of the complex is sealed, line-marked and provided with lighting.

The report recommends installation of compliant accessible parking adjacent to buildings 20 and 21. Council Property staff advise that accessible parking will be upgraded, but with potential to include these spaces in one of the shared car-parking areas. Recommended condition five seeks the provision of an accessible car-parking plan prior to Development Approval, so as Council staff can seek building rules advice as to the location and number of accessible parking spaces required by the proposed uses.

The report further recommends restrictions are imposed at a site access point opposite Woodside Road; and for large commercial vehicles greater than 6.4m in length manoeuvring within the site. Only small vans are expected for deliveries, so it not considered necessary to condition internal movements. Such a condition would also affect other businesses in the former Woollen Mills Complex.

It is not considered necessary to restrict site access, the main shared car-parking area on the northern side of the complex has a separate entry and exit point from Main Street. It is not anticipated that event attendees will drive through the site to use the access opposite Woodside Road.

Subject to conditions, the proposal is considered to be sufficiently consistent with the Transportation & Access Provisions.

Other Matters

The reports by URPS and Phil Weaver & Associates accompanying the proposal plans also make reference to events within the Mill Square Area. The Mill Square Area is a grassed area next to the Fabrik hub. It is common property of the Woollen Mills Complex and has traditionally been used as recreation and open space for the former Woollen Mills and it is considered it has existing use rights for events and thus events within the Mill Square Area do not form part of this proposal.

A separate development application was submitted and has been approved for signage advertising Fabrik.

7. SUMMARY & CONCLUSION

The proposal is for a change of use of three buildings at the former Lobethal Woollen Mills State Heritage complex. The change of use is to facilitate the Fabrik arts hub operated by Council. The proposed uses are in keeping with the desired development outcome for the Lobethal Woollen Mills Policy Area. The heritage impact is acceptable and subject to conditions, amenity impacts relative to noise, hours of operation and traffic/parking are also considered acceptable.

The proposal is sufficiently consistent with the relevant provisions of the Development Plan, and it is considered the proposal is not seriously at variance with the Development Plan. In the view of staff, the proposal has sufficient merit to warrant consent. Staff therefore recommend that Development Plan Consent be **GRANTED**, subject to conditions.

8. RECOMMENDATION

That the Council Assessment Panel considers that the proposal is not seriously at variance with the relevant provisions of the Adelaide Hills Council Development Plan, and GRANTS Development Plan Consent to Development Application 18/802/473 by Adelaide Hills Council for Change of use of buildings numbered 12A-12B, 20A-20F & 21, with associated building alterations (internal fit-out) & car-parking:

- Building 12A-12B- change of use from offices to offices & light industry (artist studios) with associated ancillary retail sales
- Building 20A-20F- change of use from offices & museum to light industry (artist studios), art gallery (x 2) with associated ancillary retail sales & special events (maximum 20 per year for 150 persons), & hall and associated special events (maximum 12 per year for 30 persons)
- Building 21- change of use from group of shops (markets) to light industry (artist studio), art gallery with associated special events (maximum 8 per year for 250 persons), museum & associated ancillary retail sales

at 1 Lobethal Road, Lobethal subject to the following conditions:

(1) Development In Accordance With The Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Site plan, received by Council 24 September 2018
- Amended proposed use floor plan (Rev. K) by Nielsen Architects, received by Council 23 September 2020

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

(2) Hours of Operation

The opening hours of Buildings 12, 20 & 21 shall be from 8:30am to 9:30pm Monday - Sunday, with the exception of special events in Buildings 20 & 21. Special events shall only occur within the following times:

Monday - Thursday, Sunday & public holidays: 8:30am - 10:30pm
Friday & Saturday: 8:30am - 11:00pm

REASON: To ensure the development operates in accordance with the approval.

(3) Special Events

The number of special events in a calendar year shall not exceed the following:

Building 20 – 32

Building 21 – 8

Special events shall not be held simultaneously in both buildings, and shall not exceed a maximum capacity of 200 persons.

REASON: To ensure the proposed development minimises amenity impacts on the locality, and that off-street parking is adequate.

(4) Entertainment Noise Levels

The noise from the entertainment shall not exceed 55dB(A) between 10:00am and 10:00pm and 48dB(A) from 10:00pm and 12:00am (midnight) within nearby dwellings.

REASON: To maintain the amenity of the locality and to ensure compliance with Environmental Protection (Noise) Policy 2007.

(5) Prior to Development Approval – Car-parking Spaces For Persons With A Disability

Prior to Development Approval being granted a detailed layout plan for accessible car-parking provision shall be provided to Council satisfaction. These parking spaces shall be completed within three (3) months of Development Approval, and thereafter maintained in good condition at all times.

REASON: To provide adequate, safe and efficient off-street parking for users of the development.

(6) Prior to Building Rules Consent – Construction Details For Building Work For Buildings 20 & 21

Prior to Building Rules Consent being granted the following construction details shall be provided to the satisfaction of Council and the Department for Environment and Water (State Heritage Unit)

Building 20:

- Construction details associated with the lift installation
- Detailing associated with external opening to rear wall
- Proposed staircase and balustrade changes and room partition changes.

Building 21:

- Documentation of proposed amenities – in plan and elevation, including details of proposed treatment of original walls, appearance of partition walls facing into the open space, height of amenities rooms and floor drainage.

NOTES

(1) Development Plan Consent Expiry

This Development Plan Consent (DPC) is valid for a period of twelve (12) months commencing from the date of the decision (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent must be applied for prior to the expiry of the DPC, or a fresh development application will be required. The twelve (12) month time period may be further extended by Council agreement following written request and payment of the relevant fee.

(2) State Heritage Unit

Any changes to the proposal as assessed by the State Heritage Unit may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example:

- (a) An application to vary the Development Plan Consent, or
- (b) Building Rules documentation that differs from the planning documentation.

(3) Requirements Under the Heritage Places Act

Please note the following requirements under the Heritage Places Act 1993:

- (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
- (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

(4) Requirements Under the Aboriginal Heritage Act

Please note the following requirements of the Aboriginal Heritage Act 1988:

- (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.

9. ATTACHMENTS

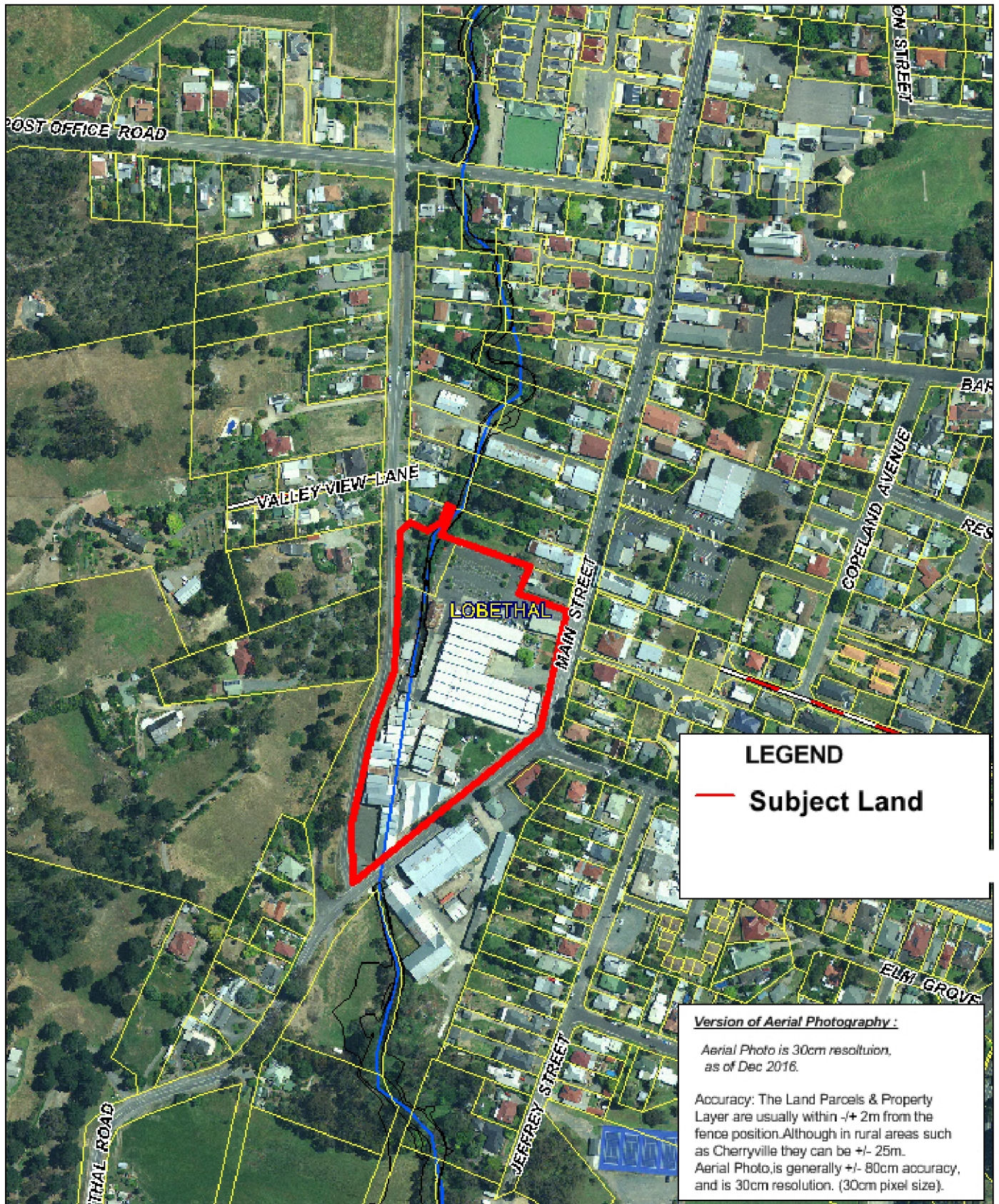
Locality Plan
Proposal Plans
Referral Response

Respectfully submitted

Concurrence

Marie Molinaro
Statutory Planner

Deryn Atkinson
Assessment Manager



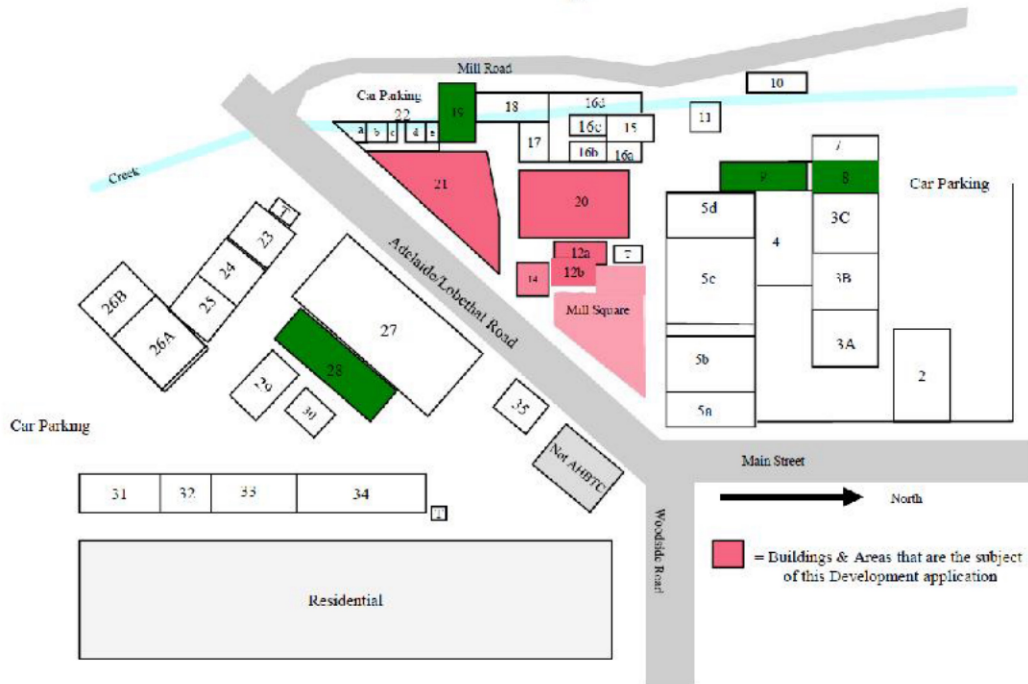
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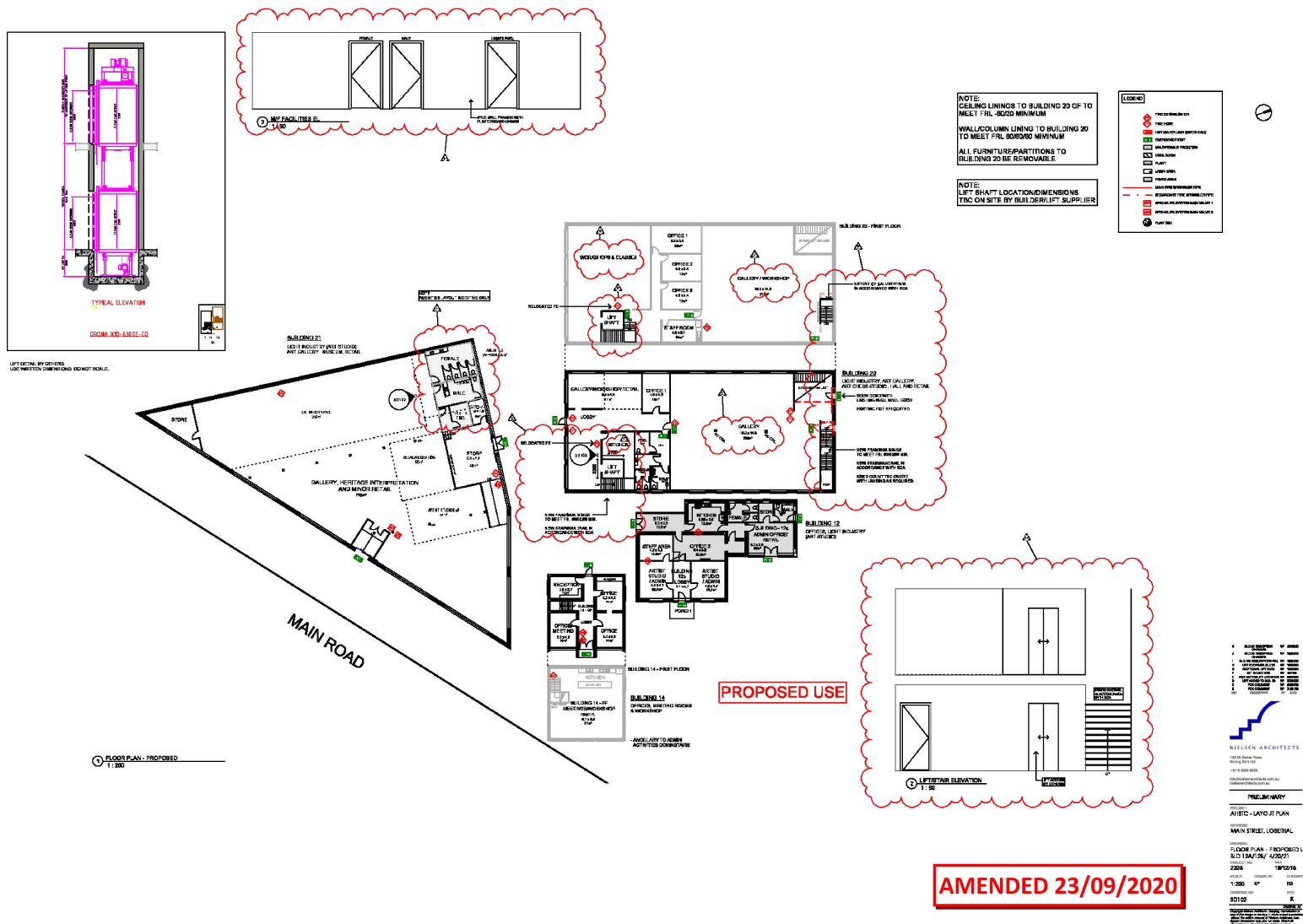


Site Plan – AHBTC
(not to scale)

**Adelaide Hills Business and Tourism Centre
Arts & Heritage Hub**



Building areas not to scale



Ref: 20ADL-0332



22 July 2020

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Dear Marie

Lobethal Woollen Mills – Change of Land Use – DA 18/802/473

URPS has recently been engaged by the Adelaide Hills Council to assist with the above application for a change of use for buildings 12a-12b, 14, 20a-20f & 21 at the Lobethal Woollen Mills.

We appreciate that some time has elapsed since the Council's letter, however we are pleased to provide the following responses to enable the assessment of this application to be completed.

Site Context

The Lobethal Woollen Mills are a State Heritage Place and represent a very important part of the Adelaide Hills and more specifically the township of Lobethal. The statement of significance for this complex notes the Lobethal Woollen Mill is one of South Australia's most significant industrial complexes, and the large numbers of surviving buildings represent 100 years of industrial, commercial and social development at the site. The place is an outstanding and rare example of an industrial group with the majority of the original buildings surviving, and has significant associations with the Onkaparinga Woollen Company, an enterprise that gained an international reputation and made South Australia a leader in woollen exports.

The Development Plan acknowledges the Mills area will be developed to accommodate a range of light industrial activities along with suitable provision for ancillary or related retail, wholesale and community oriented activities, such as restaurants, eateries, cellar doors and art spaces. Community activities in the zone will be focussed on the existing grassed Square. This is an important and notable distinction from other parts of the Light Industry Zone and indeed industry type zones elsewhere in Metropolitan Adelaide.

It is within this context that this application has been made.

AMENDED 23/07/2020

Response to Request for Information

A copy of current full Certificate of Title or payment of \$39.00.

A copy of the Certificate of Title and payment of the nominated fee has been provided separately to the Adelaide Hills Council.

An amended Site Plan

Amended plans are provided with this response.

Building 12a-12b change of use from offices to offices & light industry (artist studios)

Dimensioned floor plans of the existing and proposed internal building layout, including floor area calculations for each use are provided with this response. It is proposed to use the existing spaces within the building for artists studios.

Details of how the artist studios will be used are provided as follows:

- Hours of operation are 8.30am – 9.30pm, Monday to Sunday.
- The maximum number of artists occupying the building at any one time is 8 persons.
- Due to the size of the spaces the activities will be limited to small scale: eg. painting, drawing, jewellery, papermaking, writing, craft. Art practices requiring significant tools and equipment (such as ceramics, glass blowing and sculpture) will not be undertaken in these spaces.
- Details of deliveries – e.g. artist supplies etc frequency and vehicle size. These deliveries are expected to be minimal. Delivery via trucks will be minimal and infrequent at most. Supplies will generally be brought in by the artists themselves via private vehicles.
- Details of waste disposal – e.g. location and details of waste storage and pick-up including artist supplies and materials. Use of hard waste and recycling bins collected through Council's usual rubbish collection service. Bins are stored behind Building 14. The nature of activities to be undertaken will not result in waste of a type or scale greater than would typically be accommodated via a normal domestic waste collection service.
- Detail regarding how the office areas x 2 will be occupied – e.g. by Council staff, or artists etc. Office areas will be used by Council staff undertaking administration for activities on the site, or by artists undertaking small scale activities as listed above.
- Details of any associated retail (sales) activities. Exhibited artwork may be offered for sale.

Building 14

We note the uses as described on the ground floor digital suites plan are considered to be offices.

The MP3 meeting/rehearsal room will be used in association with the existing activities on the site and associated office uses on the ground floor. Accordingly, we note that running of meetings and workshops would be considered an ancillary office activity.

Room MP2 is an existing space with no disability access. It is proposed to make this existing space available for meeting space, workshops and/or rehearsals in conjunction with the range of office, community, art and other activities occurring within the complex.

On this basis, the change of use component for building 14 can be removed from the proposal.

Building 20A-20F change of use

Dimensioned floor plan of existing and proposed internal building layout, including floor area calculations for each use are provided with this response.

We note that studio structures in the floorplan do not exist and their construction does not form part of this application. Artist studios in Building 20 referred to in this application refers to use of existing spaces by artists.

In addition to the arts and administration uses within this building, it is intended that small scale community uses will also be undertaken within Building 20 to include karate/yoga classes and gymnastics/gymnasium type classes.

Details of how the artist studios will be used are provided as follows:

- Hours of operation are proposed to be 8.30am – 9.30pm, Monday to Sunday.
- The maximum number of artists occupying the building at any one time is 6. The size of the spaces the activities will be limited to small scale: eg. painting, drawing, jewellery, papermaking, writing, craft. Art practices requiring significant tools and equipment (such as ceramics, glass blowing and sculpture) will not be undertaken in these spaces.
- Details of deliveries – These deliveries are expected to be minimal. Delivery via trucks will be minimal and infrequent at most. Supplies will generally be brought in by the artists themselves via private vehicles.
- Details of waste disposal – Use of hard waste and recycling bins collected through Council's usual rubbish collection service. Bins are stored behind Building 14. The nature of activities to be undertaken will not result in waste of a type or scale greater than would typically be accommodated via a normal domestic waste collection service.

Details of how the art galleries will function is provided as follows:

- Hours of operation are 10am – 4pm.
- Maximum number of art gallery functions/events per year. 20
- Hours of operation of art gallery functions/events. Variable, but will occur between the hours of 8.30am – 12am, Monday to Sunday.
- Capacity (attendee nos.) of art gallery functions/events. 150
- Details of liquor licence required for art gallery functions (if applicable). A short term licence will be obtained for art gallery functions on an as needs basis where alcohol is served. A Class 1 licence allows for events that can only go for one day, can only trade until midnight, can't have more than 200 people at the event at any one time and can't have prescribed entertainment.
- Details of entertainment associated with art gallery functions is expected to be limited to acoustic, with some amplified, as background music.
- Details of any associated retail (sales) activities. Exhibited artwork may be offered for sale.
- Details of toilet facilities available for functions/events. 3 women's, 2 men's, 1 accessible.

The 'Indigenous Interpretive and Administration Space' was intended as a space for the creation and display of indigenous art and will serve as a home for the Peramangk group . Any administration undertaken in this

space was entirely incidental to the art space and community activities and is not an office as defined in the Development Regulations, 2008. On this basis this element of the proposal will not trigger the proposal to be non-complying. Notwithstanding this, the element is unlikely to occur in the short term and accordingly it is now proposed to remove this element from the application.

The MP4 space was identified in the final draft Adelaide Hills Arts and Heritage Hub – Lobethal Business Development Framework. The space has not yet been created and it no longer forms part of this application. The space will instead be used as an additional artists studio.

Details of the hall (dance & music performance space) will function are provided as follows:

- Hours of use. Variable but between 8.30am – 9.30pm, Monday to Sunday.
- Opening hours for public performance events. 8.30am – 12.00am.
- Maximum number of public performance events per year. 12.
- Capacity (attendee nos.) of public performance events per year. 30 per performance.
- Details of liquor licence required for public performance events (if applicable). A short term licence will be obtained for art gallery functions on an as needs basis where alcohol is served. A Class 1 licence allows for events that can only go for one day, can only trade until midnight, can't have more than 200 people at the event at any one time and can't have prescribed entertainment.
- Details of music e.g. amplified or acoustic music etc. Acoustic or amplified, but at low noise level.
- Details of the other 'events' to be held in this space are likely to include workshops and/or public presentations in an ancillary capacity to the activities occurring within the complex.
- Details of toilet facilities available for performances and events. 3 women's, 2 men's, 1 accessible.

Building 21 change of use

Dimensioned floor plan of existing and proposed internal building layout, including floor area calculations for each use are provided with this response.

Dimensioned elevations/details of internal buildings works are also provided.

This space is part of Fabrik, which is an initiative of the Adelaide Hills Council. In 2015 a local art collective called Hills Art formed to develop arts and cultural activity at the Mill and to demonstrate to Council and the wider community the potential the site held as a cultural centre. The success of these community members, along with extensive community consultation, led to the decision of the Adelaide Hills Council in 2018 to develop an arts and heritage hub, aimed at building community connections, encouraging community creativity, attracting visitors to Lobethal and supporting arts business enterprises.

Building 21 will not contain a textile studio, rather it includes a gallery and heritage interpretation centre, ancillary to the light industrial and arts enterprises occurring within the complex.

Details for the operation of Building 21 are as follows:

- Hours of operation. 10am – 4pm.
- Maximum number of art gallery functions per year. 8.
- Hours of operation of art gallery functions. Variable, but will occur between the hours of 8.30am – 12am, Monday to Sunday.

- Capacity (attendee nos.) of art gallery functions. 250.
- Details of liquor licence required for art gallery functions (if applicable).). A limited liquor licence will be obtained for art gallery functions where alcohol is served.
- Details of entertainment associated with art gallery functions e.g. amplified or acoustic music etc. (if applicable). Acoustic, with some amplified, as background music.
- Details of any associated retail (sales) activities. Exhibited artwork may be offered for sale.
- Building 21 includes a delineated space to accommodate associated artist studio activities for up to 6 artists when the space is not required for functions, exhibitions or the like.
- Building 21 also includes a small ancillary retail space (under 250 square metres) that may include small café selling coffee & snacks to users of the gallery. Also to be used as area for the sale of any displayed art works on behalf of the artist.

The 'Old Mill Heritage Experience' & 'Heritage Store Room' will function as part of the overall space within Building 21. This element will operate as a museum, with surplus exhibit material stored in the 'Heritage Store Room'. It includes the following operational characteristics:

- Hours of operation. 10am – 4pm.
- Staff numbers. 2.
- Anticipated daily maximum visitor attendance nos. 50.
- Details of deliveries – frequency and vehicle size. Deliveries to this space will be infrequent and minimal noting the range of uses within the building and its relationship to other activities within the Woollen Mills complex.
- Details of waste disposal – e.g. location and details of waste storage and pick-up. Minimal. Use of hard waste and recycling bins collected through Council's usual rubbish collection service. Bins are stored behind Building 14.
- Details of where large passenger vehicles typically associated with museum uses will drop-off and collect visitors, including parking location/area. Lobethal Rd car parking spaces as per existing conditions. Currently on-street parking is formalised within the road reserve and subject to a 2 hour parking restriction.

Mill Square Area

The nature and frequency of events and functions within the 'Mill Square Area' include the operation of markets, live music, children's activities, workshops, displays of artwork for up to six occasions per year. We note this area is a formalised grassed area with direct visibility from Lobethal Road and is serviced by existing public toilets and picnic benches.

No changes to the existing space are proposed, nor is any signage or other permanent structures proposed. Any structures associated with the intended events will be temporary for the event only and may include marquees, staging and lighting that would be removed at the conclusion of the event.

Traffic Impact Assessment

Provided with this response is a Traffic and Parking report prepared by Phil Weaver and Associates. In summary, the report concludes that parking demand on the subject site is not anticipated to increase above capacity during typical business hours. Parking demand during evening and weekend events is also anticipated to be accommodated by the existing on-site parking provision, provided that multiple events do not occur simultaneously and that these events do not accommodate more than 200 people on the subject site.

Minor alterations to parking signage and installation of compliant accessible parking provisions have been proposed.

Typical trip generation rates are anticipated to slightly increase as a result of the proposed change of use. Parking demand during evening and weekend events is also anticipated to increase, and will remain within the capacity of the adjoining roadways provided that multiple events do not occur simultaneously and that these events do not accommodate more than 200 people on the subject site.

Restrictions are proposed at the site access point opposite Woodside Road, as well as restrictions for commercial vehicles within the rear laneways.

A concept traffic management plan has also been prepared for a public event occurring at Mill Square.

Details of the staging/timing of the proposal.

This application is for activities occurring on the site with the buildings in their existing state and is intended to be completed in one stage.

Gillet Grieve Andersen has been engaged to develop a plan for short term improvements of the facilities, to be undertaken in 2020. This implementation of this plan will require an additional development application.

Confirmation of the cost of the development.

It is anticipated that the building work will cost more than \$2,500.

Building works to enable this change of use will be undertaken and will include the addition of a people and goods lift in building 20, upgrade and alterations to both stairwells in building 20 and the addition of DDA compliant toilet facilities in building 21. Location and elevation drawings of these proposed works are included in the proposed site plan attached. BCA requires fire separation for building 20, either in the form of fire-resistant cladding (indicated in the drawings) or sprinkler system, this will be determined at Building Rules Consent.

The Adelaide Hills Council will confirm the cost of the development separately to this correspondence.

We trust that this response will enable the assessment of this application to progress, including the Category 3 public notification. Should you have any queries regarding this application or the responses in this correspondence, please do not hesitate to contact me on (08) 8333 7999 or via email at david@urps.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Bills', with a stylized flourish at the end.

David Bills
Associate Director

Enc

ADELAIDE HILLS BUSINESS & TOURISM CENTRE

LOBETHAL

08/03/19

Draft Traffic and Parking Report

Change of Use

Ref: 19-012

Phil Weaver

(08) 8271 5999

mail@philweaver.com.au

204 Young Street

Unley SA 5061

**ADELAIDE HILLS COUNCIL
RECEIVED 12 03 19**

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1. INTRODUCTION

The following report relates to a review of the current and future traffic and parking arrangements associated with the Adelaide Hills Business & Tourism Centre, Lobethal. In particular, this report relates to the traffic and parking aspects associated with the proposal by the Adelaide Hills Council to complete a land division and change of use at the subject site.

This report also includes a concept traffic management plan for future events held in Mill Square.

2. SUBJECT SITE AND ADJOINING LOCALITY

2.1 The Subject Site

The subject site is located on the north-western side of Lobethal Road and is bordered by Main Street to the east, Mill Road to the West and adjoining properties to the north. The subject land and adjoining locality are identified in *Figure 1* below.

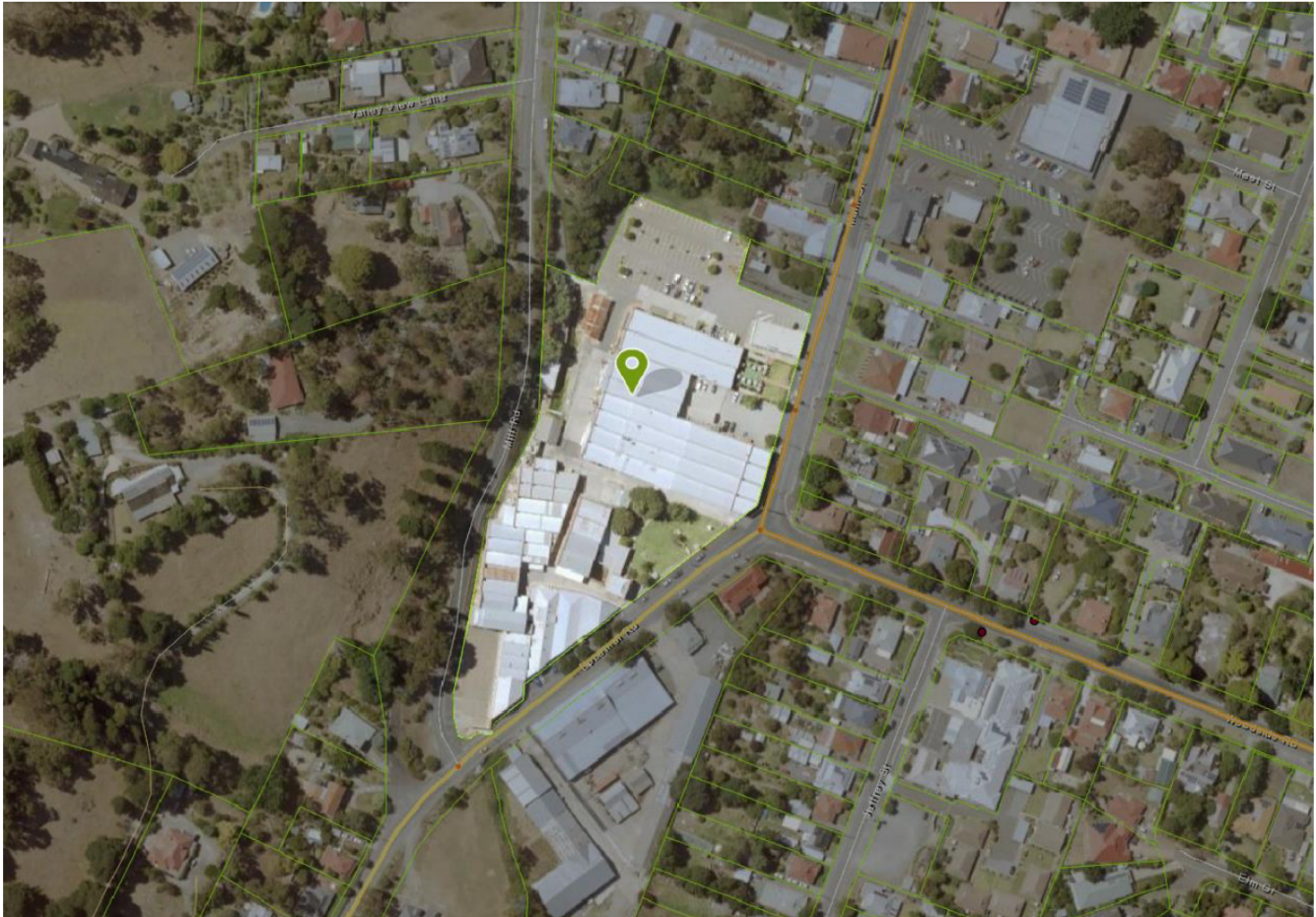


Figure 1: 1 Main Street, Lobethal, and adjoining locality

The subject site is located within a Light Industry Zone, as identified on Zone Map AdHi/12 within the Adelaide Hills Council Development Plan as consolidated 24th October 2017.

The subject site historically operated as the Onkaparinga Woollen Mill from 1972 to 1993. Currently, the site accommodates a variety of community and commercial land uses, including the subject Adelaide Hills Business & Tourism Centre.

2.2 External Road Network

Lobethal Road, Main Street and Woodside Road create a three-way intersection (T-junction) directly adjacent to the subject site, with Give Way control provided on the eastern (Woodside Road) approach.

In the five-year period from 2013 to 2017 (inclusive) there was only one recorded crash at this intersection which related to a right-angle collision occurring at night and causing property damage only. One road crash also occurred midblock adjacent to the subject site, on Lobethal Road, which related to a collision with a parked vehicle and also resulted in property damage only.

These three sub-arterial roads are all two-way, two lane roadways under the care and control of the Department of Planning, Transport and Infrastructure (DPTI), with 50km/h speed limits applying directly adjacent to the subject site.

The Annual Average Daily Traffic (AADT) volumes on the subject sections of these roadways have been obtained from DPTI and are summarised in *Table 1* below:

Table 1: Traffic volumes on adjoining DPTI roadways

Road	Vehicles per day	Commercial vehicle percentage
Lobethal Road	1,800	10.3%
Main Street	4,800	7.0%
Woodside Road	5,100	8.2%

Parallel on-street parking is unrestricted on both sides of Main Street adjacent to the site. Woodside Road also provides generally unrestricted parallel on-street parking, with the exception of approximately 4 spaces on the northern side of this roadway closest to the intersection with Lobethal Road and Main Street. These four spaces are restricted to 1-hour periods between 9:00am and 6:00pm Monday to Friday and 9:00am and 12:00pm Saturdays.

Lobethal Road provides nine parallel parking spaces and thirteen 90-degree spaces directly adjacent to the subject site. Two of the 90-degree spaces are signposted as accessible spaces, although these spaces would not comply with the current off-street car parking standard for people with disabilities. Parking is prohibited on the south-eastern side of Lobethal Road, opposite the subject site.

Mill Street, bordering the site to the west, is a two-way, two lane road under the care and control of Adelaide Hills Council. This local roadway has a kerb to kerb width of approximately 6.0m and a speed limit of 50km/h. A solid centre line is provided along the length of this roadway directly adjacent to the subject site, prohibiting on-street parking. This roadway intersects with Lobethal Road to the immediate south of the subject site. In the aforementioned five-year crash history period, there was one crash recorded at this intersection which related to a vehicle hitting a fixed object.

The road crash history in the locality of the subject site is very low.

2.3 Internal Road Network

There are six vehicular access points associated with the subject site, described from south to north:

1. A two-way access point is provided from Mill Street, approximately 20m north of the intersection with Lobethal Road. This driveway provides access to a car parking area with 28 spaces but does not provide through access to the remainder of the site;
2. An approximately 5.0m access point on Lobethal Road between buildings 14 and 21, providing access to two parking spaces between building 14 and building 20 and the internal laneway network;
3. A single width access point to the immediate north of the Mill Street Reserve, opposite the intersection of Woodside Road with Lobethal Road and Main Street. This driveway point also provides access to the internal laneways;
4. A two-way driveway on Main Street providing access only to the partially unmade car parking area surrounded by the largest warehouse building on the subject site. This car park has a capacity to accommodate approximately 25 vehicles;
5. A narrow lane on Main Street to the immediate south of Building 2; and
6. The primary access point associated with the subject site, located adjacent to the northern boundary of the site with a width of approximately 11m. The car park in the northern portion of the land has a capacity of 104 parks. This area is also utilised by commercial vehicles to access loading areas associated with various sites on the subject land. Smaller vehicles can access the internal laneways and travel between access points 2, 3 and 6.

The internal laneways generally do not permit simultaneously two-way movements to occur.

However, there are only approximately 6 parking spaces in the southern portion of the site accessed (in various places) via these roadways which are generally reserved for adjoining businesses, Council vehicles and one accessible space (which would also not comply with the current off-street car parking standard for people with disabilities). It is understood that these internal laneways are primarily utilised by forklifts associated with the adjoining commercial businesses and as pedestrian routes.

3. PROPOSED CHANGE OF USE

The proposed change of use is identified on a series of plans prepared by Nielsen Architects dated 21/01/2019, including:

- Floor Plan – Existing Use BLD 12A/12B/14/20/21 (Dwg No. SD101 Rev B); and
- Floor Plan – Proposed Use BLD 12A/12B/14/20/21 (Dwg No. SD102 Rev B).

The proposed changes of use are summarised in *Table 2* below:

Table 2: Proposed change of use summary

Building	Current Use	Proposed Use	Area	Comparison
12	Office	Art studio / Admin	61.4m ²	<i>Similar</i>
14 (Ground Floor)	Office	Office / Meeting	14m ²	<i>Similar</i>
14 (First Floor)	Office	Meetings / Workshop	81m ²	<i>Similar</i>
20 (Ground Floor)	Office	Gallery / Workshop	41m ²	<i>Similar</i>
	Office	Art Studio	31m ²	<i>Similar</i>
	Reception Area	Art Studio	10m ²	<i>Similar</i>
	Display / Museum	Gallery	266m ²	<i>Similar</i>
20 (First Floor)	Office	Workshop / Dance & Music Performance	140m ²	<i>Different</i>
21	Market	Gallery & Heritage Interpretation	750m ²	<i>Somewhat similar</i>

The proposed changes will generally result in a similar land use to that currently provided.

Adelaide Hills Council staff have provided comment regarding historic and proposed use of the areas in which notable differences are anticipated:

Historic Market Typical Usage

- Operated on Saturdays and Sundays with approximately 300 to 500 people visiting the site over a weekend including up to 30 to 50 people on-site at any given time (including operators).

Proposed Site Usage

- Performances will occur approximately 3 to 4 times per year. These will occur during evening periods and will accommodate up to 200 attendees;
- Workshops will be held most weekends and some weekdays, during the day, with approximately 12 to 20 attendees;
- Exhibitions will be intermittent throughout the year, with greater frequencies during holiday periods and events such as the Fringe Festival. Up to 200 attendees are

anticipated for exhibition openings with approximately 50 visitors throughout a typical day; and

- Outdoor music and visual art events will be held in Mill Square at the subject site, directly adjacent to buildings 12 and 14. These events would occur approximately 2 to 4 times a year and would be held on weekends during the day and / or evenings.

The various buildings and public areas will be available for use by staff, community groups and members of the public from 8:30am to 9:30pm Monday to Friday. These buildings will not be used every day during these times but there are specific groups that will hold workshops and classes within the above opening hours.

For special and organised events, the buildings and Mill Square may sometimes be used until 12:00am (midnight). These events may include Lights of Lobethal, SALA exhibitions, other Arts & Heritage Exhibitions and community group events.

4. PARKING ASSESSMENT

4.1 Existing Parking Assessment

There are currently approximately 162 car parking spaces on the subject site, 132 of which are available in common areas. There is also capacity to accommodate approximately 28 cars on-street directly adjacent to the subject site.

Existing tenancy details and subsequent floor area utilisation of the overall site were not made available to this firm.

However, a site visit from 10:30am to 11:30am on a typical weekday morning period (Tuesday 19th February 2019) identified that less than half of the on-site car parking areas were occupied.

It was noted during the site visit that the on-street car parking spaces on Lobethal Road were at or near capacity for the majority of the visit.

Although existing parking capacity appears sufficient during business hour periods, it is unknown how car parking demand was previously satisfied during market days.

4.2 Future Typical Parking Assessment

The majority of land use to be replaced currently consists of office space. As such, it is anticipated that there will be a decrease in all-day (staff) parking on the subject site as these areas will be replaced by workshops, galleries, art studios and performance areas. Detailed schedules are not yet available for these proposed land uses. In any event, it is anticipated that parking demand associated with these land uses will consist of generally shorter-term parking, with a higher proportion of visitors to the subject site than for the previous office uses.

However, parking demand associated with the subject buildings is anticipated to increase during evenings and weekends as a result of the galleries, workshops and performance areas replacing offices. While definitive future car parking demand is not yet able to be calculated, it is anticipated that the proposed land uses will result in increased 'shared use' of the existing car parks with parking demands associated with the proposed land uses and some of the surrounding land uses peaking at different times.

4.3 Future Event Parking Assessment

During gallery openings, performances and outdoor music and visual art events in Mill Square, it was identified that there will be approximately 200 attendees on the subject site. It is considered that the provision of approximately 190 car parks on or directly adjacent to the subject site would be ample to accommodate these events and also parking demand associated with the Lobethal Bierhaus, which would be the only other land use generating notable parking demand remaining operational during anticipated event periods (Friday evenings, Saturdays or Sundays).

It is recommended that these three events do not occur simultaneously, as each event has been identified as accommodating up to 200 attendees each. Parking demand associated with multiple simultaneous events would potentially result in amenity impacts on the surrounding locality as additional on-street parking may be required. Given the infrequency of each event, it is considered reasonable to schedule these events so that they do not conflict.

4.4 Parking Area Directions

Direction of users to the northern car parking area has been raised as a concern by Council. Parking 'guide signs' are currently located at the intersection of Woodside Road with Main Street and at the entry point to the northern car park, as circled in *Figures 2 and 3* below.



Figure 2: Parking signs opposite intersection of Woodside Road with Main Street and Lobethal Road



Figure 3: Two-sided parking guide sign at northern car park entrance

Additional (larger) signage could be located at the entrance to the northern car park to identify that this area provides free community parking, as this area may be confused with a private car park associated with the adjoining businesses (i.e. Lobethal Bierhaus).

This parking area should also be highlighted on maps and information guides associated with proposed events at the subject site, to help direct visitors to this area.

4.5 Accessible Parking

Accessible parking on the subject site does not meet the current Australian Standards for off-street parking for people with disabilities. This parking is identified by signage only, including two spaces within a 2P on-street parking area on Lobethal Road (*Figure 4*) and a single space on-site between Buildings 14 and 20 (*Figure 5*).



Figure 4: Accessible on-street parking on Lobethal Road



Figure 5: Accessible parking space on-site

These spaces should be 5.4m in length and 2.4m in width with adjacent shared areas of the same dimensions.

In addition, it is recommended that there should be at least one accessible space in the northern car park to provide close and convenient access to buildings in this portion of the site.

5. TRAFFIC AND ACCESS ASSESSMENT

5.1 Trip Generation Rates

Existing tenancy and associated floor areas have not been provided by the applicant for the buildings not undergoing a change of use. However, trip generation rates associated with these land uses are not anticipated to change.

The '**Guide to Traffic Generating Developments**' report produced by the (former) Roads and Traffic Authority of NSW does identify trip generation rates for offices:

Table 3: RTA Office trip generation rates

Form of Development	Daily vehicle trips	Evening weekday peak hour vehicle trips
Office	10 per 100m ²	2 per 100m ²

On the above basis, the subject site will generate approximately 38 fewer daily vehicle trips and 8 fewer weekday peak hour trips associated with the office components.

Trip generation rates associated with the proposed land uses (workshops, art studios and galleries) do not have typical industry standard trip generation rates.

When the galleries are operational, there is anticipated to be approximately 50 people visiting the site throughout a day. This is similar to the previous relevant land uses of Market and Display Gallery. Additionally, the art studios may generate traffic in a similar manner to an office. However, the workshops were identified as accommodating between 12 and 20 people on-site at any one time. Presumably there will be more than one workshop occurring in one day, although no schedule is currently available. These activities will occur on both weekdays and weekends.

It is therefore considered that traffic generated by typical operation of the subject site will only slightly increase as a result of the workshop components. Even assuming multiple workshops throughout a day, it is considered that this typical increase in daily traffic generation would likely remain within the capacity of the adjoining road network.

Trip generation during events would be atypical. However, there are number of existing event types which will occur occasionally throughout the year, including Outdoor Music and Visual Art Events, Music and Dance Performances and Gallery Openings. All of these events are anticipated to accommodate 200 people on-site.

Assuming an average of two people per vehicle attending these events, there would be 200 vehicle movements associated with each event, including 100 entry and 100 exit movements. These movements have a high potential to be condensed over small periods (impact loading) due to scheduled event start and finish times. As with the parking assessment, it is considered important that these events do not overlap, to avoid exacerbating traffic demands in the locality.

5.2 Accessibility

Turning path assessment using AutoTrack turning path software has identified that the subject site can accommodate rigid body vehicles up to and including a 12.5m long Heavy Rigid Vehicle. These vehicles can enter and exit the site to and from the northern-most access point on Main Street. These commercial vehicles can load and unload in the existing loading areas within the common car park and driveways to the immediate north and west of the largest warehouse building (associated primarily with the Lobethal Bierhaus).

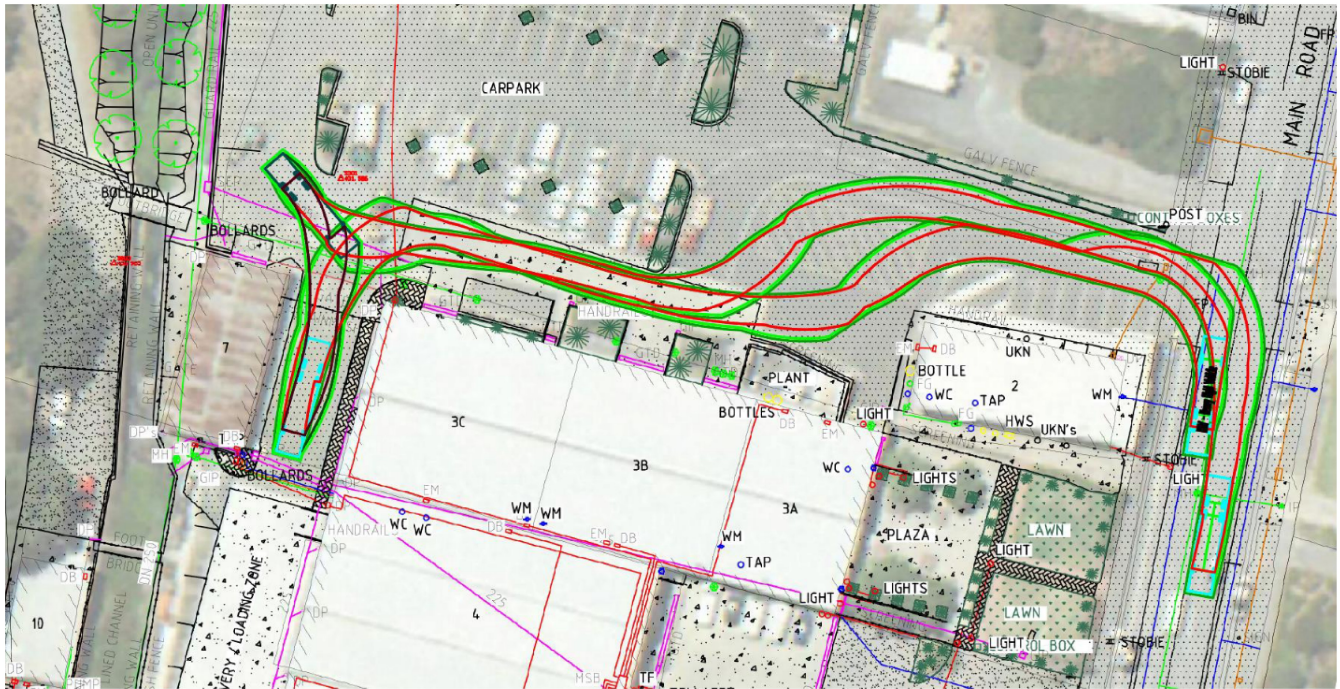


Figure 6: HRV entering the northern access point, completing a three-point turn within the western loading area and exiting the site via the northern access point

Additional turning paths have identified that the internal laneway network (adjacent access points 2 and 3) is not appropriate for vehicles any larger than a 6.4m long Small Rigid Vehicle (SRV). Commercial vehicles of greater length should access the site to and from the northern access point on Main Street.

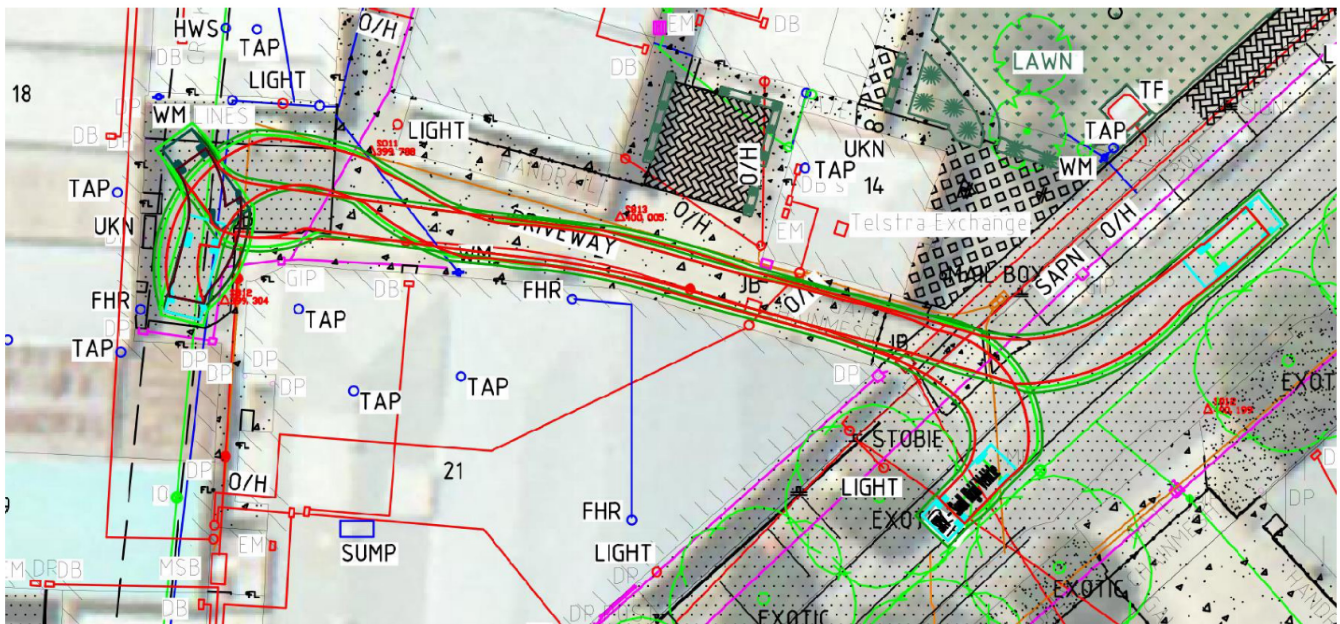


Figure 7: SRV entry, turnaround and exit from access point 2

The existing location of access point 3 effectively creates a four-way intersection at the intersection of Woodside Road with Main Street and Lobethal Road. Due to the adjacent warehouse building to the immediate north of this access point, both pedestrian and vehicular sight lines to the north are compromised for exiting vehicles. As such, it is recommended that this access point is restricted to entry movements only at all times.

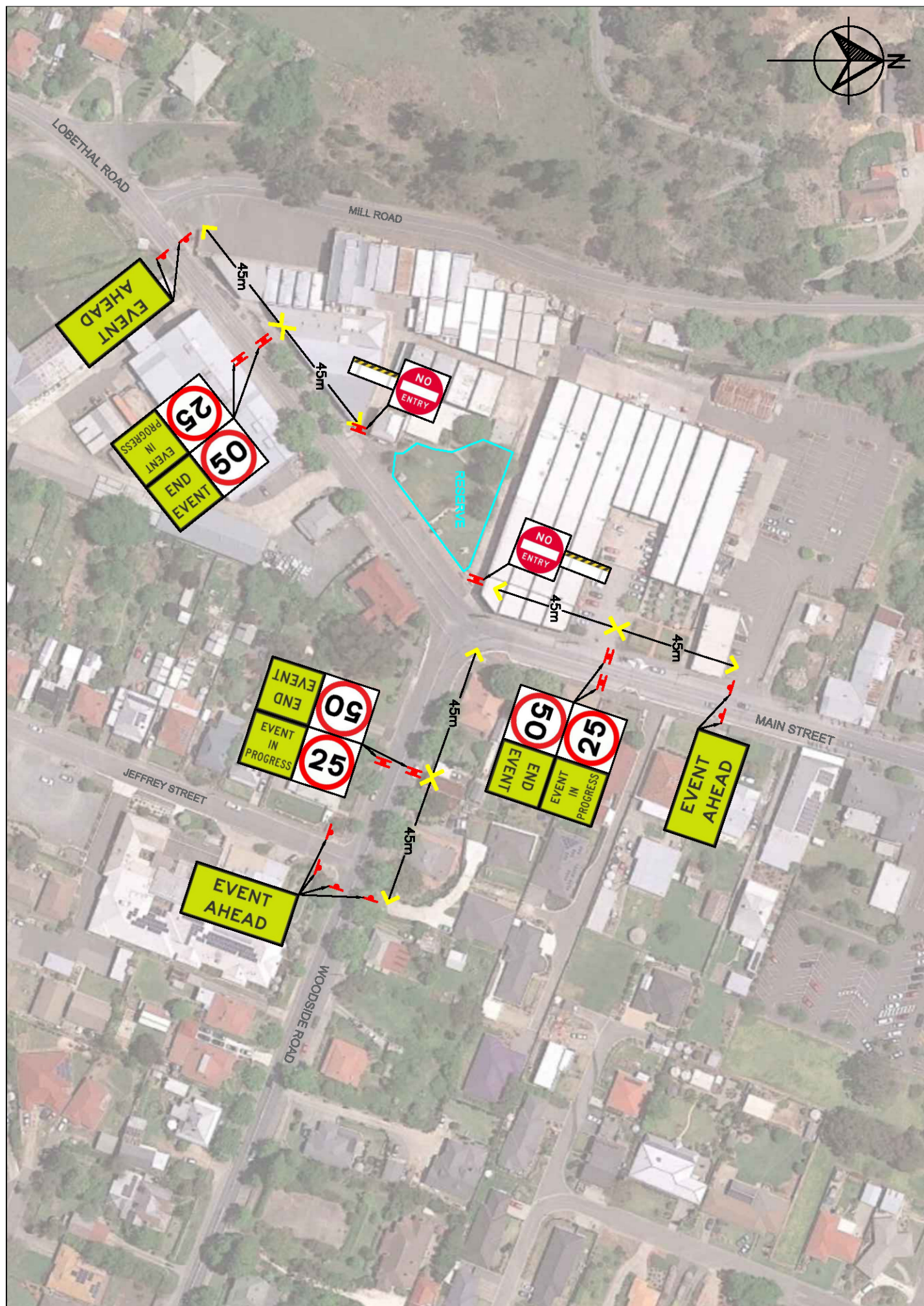
6. TRAFFIC MANAGEMENT PLAN

The applicant was not aware of any traffic management plans completed in the last 5 years in relation to public events in Lobethal.

A traffic management plan was therefore requested for public events on the subject site, which was further clarified as *“Outdoor music and visual art events in Mill Square” ... “Up to 200 people”*.

A concept traffic management plan has been prepared for a public event occurring in (and only in) Mill Square. This plan is a concept only and should be reviewed and potentially amended by Council traffic engineering staff prior to implementation when specific event details are available.

This concept traffic management plan is identified on the following page.





Heritage South Australia

Environment, Heritage and
Sustainability Division

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Adelaide SA 5000

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Ref: SH/26414D
Date: 21 August 2020

Chief Executive Officer
Adelaide Hills Council
PO Box 44
Woodside 5244
Attention: Marie Molinaro

Dear Ms Molinaro

DESCRIPTION: PROPOSED CHANGE OF USE FOR BUILDING NOS. 12A, 12B, 14, 20, 21 AND MILL - 90 & 222 LOBETHAL ROAD, LOBETHAL

Application number: 473/802/20
Referral received: 27/07/2020
State heritage place: Lobethal Woollen Mill (see also 16192, 16193, 16194, 16195, 16196),
Adelaide-Lobethal Road LOBETHAL

The above application has been referred to the Minister for Environment and Water in accordance with Section 37 of the *Development Act 1993* as development that directly affects a State heritage place or, in the opinion of the relevant authority, materially affects the context within which a State heritage place is situated.

Subject to the recommendation set out below, the proposed development is considered to be acceptable in relation to the above State heritage place for the following reason/s.

- Proposed change of use works will only have a minor internal impact on the heritage fabric of the complex of buildings and will ensure ongoing use and maintenance of these currently underutilised structures.

Recommendation

A. The following condition/s should be incorporated into any consent or approval.

Condition 1: Building 20 - construction details associated with the lift installation, detailing associated with external opening works to rear wall; proposed staircase and balustrade changes and room partition changes to be provided prior to commencement of construction, to the satisfaction of Council in consultation with the Department for Environment and Water.

Reason for condition: Insufficient documentation. Further, unclear if lift proposed will extend beyond roof of existing building.

Condition 2: Building 21 – documentation of proposed amenities – in plan and elevation, including details of proposed treatment of original walls, appearance of partition walls facing into ‘market’ space; height of amenities rooms; and floor drainage; to be provided prior to commencement of construction, to the satisfaction of Council in consultation with the Department for Environment and Water.

Reason for condition: Insufficient documentation provided.

General notes

1. Should Council not adopt the above recommendation in full, it will be necessary to obtain the concurrence of the State Commission Assessment Panel before a decision is conveyed to the applicant.
2. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and Water, or an additional referral to the Minister for Environment and Water. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
3. To ensure a satisfactory heritage outcome, the relevant planning authority is requested to consult the Department for Environment and Water in finalising any conditions or reserved matters above.
4. In accordance with Regulation 43 of the *Development Regulations 2008*, please send the Department for Environment and Water a copy of the Decision Notification.
5. The relevant planning authority is requested to inform the applicant of the following requirements of the *Heritage Places Act 1993*.
 - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department for Environment and Water.
6. The relevant planning authority is requested to inform the applicant of the following requirements of the *Aboriginal Heritage Act 1988*.
 - (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Any enquiries in relation to this application should be directed to Michael Queale on telephone (08) 8207 7711 or e-mail michael.queale@sa.gov.au.

Yours sincerely



Michael Queale
Principal Heritage Conservation Architect
 Department for Environment and Water
as delegate of the
MINISTER FOR ENVIRONMENT AND WATER