



19 February 2021

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Dear Nenad,

Child Care Centre – 123 Kensington Road, Norwood

URPS has been engaged Parolin Project Strategy, the applicant for this application, to provide planning advice, liaise with the relevant authority and prepare this supporting planning statement. It is proposed to convert an existing dwelling and office into a childcare facility. The building is a Local Heritage Place.

In addition to this statement, the following is attached:

- Certificate of Title.
- Plans prepared by Parolin Project Strategy.
- Traffic and Parking Report by CIRQA.
- Environmental Noise Assessment prepared by Sonus.

Subject Land

The subject land comprises 123 Kensington Road, Norwood (CT 5281/296).

The land is situated on the corner of Kensington Road and George Street.

The allotment has an approximate area of 2,973 square metres, a frontage to Kensington Road of 60.96 metres and to George Street of 48.77 metres.

The allotment is generally flat and contains a Local Heritage Place, a two-storey federation dwelling, currently used as an office and dwelling.

Locality

The locality is comprised of a range of residential and health care land uses and is characterised by a range of dwellings and garages fronting George Street and the Burnside Hospital and Attunga Medical Centre on the opposite corner to the subject land.

Proposed Development

The Applicant seeks consent to convert the Local Heritage Place to a childcare facility. The proposal includes some minor internal alterations to the existing building but will use the car parking areas associated with the existing non-residential use of the building and will use existing landscaped outdoor areas for outdoor play areas.

The operator is an established childcare provider with a proven history of introducing similar facilities into large heritage places where the heritage values of the building are preserved and enhanced.

The childcare facility is proposed to operate Monday to Friday between 7:30am and 5:30pm and is intended to accommodate a maximum of 90 children.

The 90 placements are to be allocated as follows:

| Cohort | Enrolments |
|----------------------|------------|
| 6m – 2 years | 16 places |
| 2-3 years | 34 places |
| 3 years – school age | 40 places |

The proposed layout of rooms, uses and play spaces are shown on the plans provided with the application.

Procedural Matters

Zone

The subject land is situated within the Residential Character (Norwood) Zone as shown in Map NPSP/10 in the Norwood Payneham and St Peters (City) Development Plan (consolidated 21 March 2019).

Assessment Pathway

Educational establishment means a secondary school, college, university or technical institute, and includes an associated pre-school, primary school or institution for the care and maintenance of children. The proposal is not an educational establishment.

The *Development Regulations, 2008* define pre-school to mean a place primarily for the care or instruction of children of less than primary school age not resident on the site, and includes a nursery, kindergarten or child-care centre. The proposed development is considered to be a pre-school.

A childcare centre (pre-school) within the Zone is neither "complying" nor "non-complying". The proposed use will therefore be assessed on its "merits".

Public Notification Category

A childcare centre is not listed as Category 1 or 2 in either the Zone or Schedule 9 of the *Development Regulations, 2008* and therefore defaults to Category 3 for public notification purposes.

Development Assessment

The following matters are most relevant to the application:

- Zoning and Land Use.
- Heritage.
- Transportation and Access.
- Interface between Land Uses.

I address the proposal's performance against the above matters, with reference to the most pertinent Development Plan provisions, as follows.

Zoning and Land Use

The Residential Character (Norwood) Zone, whilst primarily a residential zone, nevertheless contemplates a range a non-residential activities.

Desired Character Statement and Principle of Development Control 2 from the Residential Character (Norwood) Zone, state respectively:

“Non-residential development will be limited in size and nature and will generally only occur in locations along arterial road frontages, or where there is a recent history of lawful non-residential use, or where the building was originally constructed for non-residential use (such as original corner shops).”

2 Non-residential development such as shops, offices and consulting rooms should be of a nature and scale that:

(a) serves the local community;

(b) is consistent with the desired character of the locality; and

(c) does not detrimentally impact on the amenity of nearby residents.’

City Wide Objective 26 and 27 and City Wide Principle of Development Control 80(parts ‘b’ and ‘h’) and 82(a) state respectively:

O26 *Development located and designed to minimise adverse impact and conflict between land uses.*

O27 *Protect community health and amenity from the adverse impacts of development and support the continued operation of all desired land uses.”*

P80 *Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:*

(b) noise;

(h) traffic impacts.’; and

P82 *Non-residential development in residential zones should:*

(a) not detrimentally impact on the amenity of nearby residents;’

Against these provisions, we observe the following:

- *The development is non-residential and is located on a site with an arterial road frontage and one that has a recent and longstanding lawful non-residential use. Unlike a number of recent proposals within the City of Norwood Payneham and St Peters, this site is exactly the kind of site identified as being suitable for a non-residential use.*

- The development is limited to compatible hours on Monday-Friday, with no late evening or weekend use that may impact on residential properties. The development will retain the appearance of land and buildings in its current form and will provide an adaptive re-use to a large Local Heritage Place with only very minor intervention required to accommodate the proposed use.
- The proposed use does not generate excessive noise, or other off-site emissions that may adversely impact adjoining properties.
- The child care facility will directly service the local community.
- The retention of the dwelling and gardens in their current form, combined with the utilisation of the existing and long established parking areas and access points will result in a development that is both consistent with the desired character of the locality; and does not detrimentally impact on the amenity of nearby residents.

Provided with the application are a Traffic and Parking Analysis prepared by Cirqa and an acoustic assessment prepared by Sonus. Both reports deal with the particulars in relation to suitability of the site and measures to ensure any off site impacts are appropriately managed and will not result in a detrimental impact on the amenity of nearby residents.

In a matter presented to the Norwood Payneham and St Peters CAP in September 2017 the Council's assessment staff noted a number of recent approvals for child care centres as shown in Figure 1 below:

| Development Application Number | Location | Zone | Hours of Operation | Maximum Number of Children |
|--------------------------------|---------------------------------|---|--------------------------------------|----------------------------|
| 155/941/14 | 59 Kensington Road, Norwood | Mixed Use 'B' | Monday – Friday: 7:30am – 6:00pm | 55 |
| 155/1030/14 | 395-399 Payneham Road, Marden | Residential 2A | Monday – Friday: 6:30am – 6:30pm | 110 |
| 155/511/15 | 255 Magill Road, Maylands | Local Commercial | Monday to Friday: 6:30am – 6:30pm | 152 |
| 155/481/16 | 230-234 Payneham Road, Payneham | Residential Zone and Residential Historic (Conservation) Zone | Monday to Friday: 6:30am – 6:30pm | 63 |

Figure 1: Comparison of size of approved childcare centres from CAP Agenda item

From the Table in Figure 1, the proposed centre of 90 spaces is well below the size of a number of recently approved centres. Furthermore, we note that the size of both the allotment and building on the site will result in a proposal that limited in size and nature commensurate with the site conditions.

Accordingly, it is considered that the fundamental use of the land as a childcare facility is considered to be an appropriate land use within this part of Residential Character (Norwood) Zone.

Heritage

The proposal involves minor internal alterations and refurbishments to the existing Local Heritage Place. No external works are proposed, and the overall appearance of the land and buildings will be retained.

On this basis we consider that that the proposed impacts to the Local Heritage Place desirable as the heritage values of the Place are not impacted and the proposed use will provide for an adaptive re-use that will ensure the Place in retained in good condition. The applicant has a number of similar centres within Local Heritage Places which have resulted in restoration and improvements to these Places and delivered an improved heritage outcome.

No removal of existing landscaping in front of the Local Heritage Place is proposed. Furthermore, the proposed car parking area is maintained in the location of the existing approved parking area. Well-landscaped front yard garden areas are a characteristic of large old dwellings of this scale and will be maintained and preserved as part of the proposed development.

The development is considered to result in a positive outcome for the Local Heritage Place.

Transportation and Access

A traffic and parking report has been prepared by Cirqa in relation to the approved development.

It demonstrates that the provision of parking is consistent with the rate of 1 space per 4 children and that the access and traffic impacts from the proposed development are acceptable for this site.

Interface between Land Uses

An independent acoustic report is provided with the application that demonstrates the impacts from noise are appropriately managed.

Summary and Conclusion

The proposed land use will serve the local community and is a kind of non-residential development that meets the requirements for such development in that it is located on a site with frontage to an arterial road and on a site with a lawful existing non-residential land use.


The proposal has been carefully designed to limit any works to minor internal alterations that preserve the Local Heritage Place. The retention and preservation of the building will result in a development of a scale that is cohesive to its surroundings and that provides safe and convenient access for all transportation modes.

In summary, I note that the proposal will achieve the important provisions of the Development Plan in that it:

- Provides 90 childcare spaces within an accessible location to local residents. Quality, easily accessible childcare facilities are in high demand throughout South Australia particularly in this area where there are a number of young families.
- Enhances the appearance of the subject land with a purpose-built development that is sympathetic to the established character of the locality.
- Does not give rise to unacceptable interface impacts by way of visual intrusion, overshadowing etc.
- Provides on-site car parking that satisfies the Development Plan and has been designed in accordance with Australian Standards (with support provided by CIRQA).

For all of the reasons contained within this report, I am of the view the proposed development warrants Development Plan Consent.

Yours sincerely,



David Bills
Associate Director



| ISSUE | DATE | ISSUE NO. | BY |
|-------|------|-----------|----|
|-------|------|-----------|----|

| A | | | Development Approval |
|----------|------|---------------|----------------------|
| REVISION | DATE | REVISION NOTE | |
| NOTES | | | or |
| Name | | | |

PROPOSED CHILDCARE CENTRE

ADDRESS
123 KENSINGTON ROAD
NORWOOD SA 5067

CLIENT

PAROLIN PROJECT STRATEGY

DRAWING

Plan-Site

| | | | |
|---------------------|-----------|---------------|---------------------|
| PROJECT # | 2021/01 | DWG STATUS | DA |
| DWG DATE | 21/1/21 | CAD FILE NAME | 12skinning road wxx |
| PLOT DATE | | DWG # | REVISION |
| ORIGINAL SHEET SIZE | 835 / 568 | | |
| SCALE @A1 | 1:200 | | |
| SWAN XX | CHRD XX | | |

A100 A

OF 2

FIRST FL.

MASTERS STUDIO APT
7.40 x 7.50

BALCONY

BIR
3.64 x 5.50

EASTERN WING PORCH
3.50 x 6.64

CONFERENCE ROOM
6.47 x 5.20

VERANDAH
2.50 x 2.70

PROJECTION ROOM
6.57 x 5.20

KITCHEN
6.57 x 5.20

WOMEN

MEN

ANTE ROOM
4.50 x 4.80

GAS FIREPLACE

GAS FIREPLACE

DW

STAIRS

[illegible]

GROUND FL.

PRIVATE ENTERTAINMENT PATIO

PORCH

PANTRY 4.50 x 2.00

KITCHEN

DECK 5.0

3.67 x 3.50

6.00 x 3.10

SUITE 3 4.90 x 3.67

BATH

W.C.

SUITE 2 3.67 x 3.02

BATH

VERANDAH

GAS FIREPLACE

RECEPTION AREA 4.32 x 12.34

ANTE ROOM

VERANDAH

GAS FIREPLACE

CABINET ROOM 5.80 x 7.30

2

Existing Ground Floor and Upper Floor

Scale: 1:100

Floor plan for the Coach House. The layout includes a main living area (4.28 x 3.15), a kitchen (3.00 x 4.25), a bathroom (4.28 x 3.12), a porch, a WC, and a garage (4.28 x 3.15). The plan also shows a central hallway and a front entrance.

LOWER GROUND FL.

STORAGE

GYMNASIUM/PHOTO STUDIO
7.08 x 7.04

SKY

AC

MESSAGE ROOM
1.94 x 2.85

WEIGHTS ROOM
2.18 x 1.59

[illegible]

LOWER GROUND FL

ENTRANCE

STORAGE

3,307 sq ft

1,120 sq ft

STAIRS

| A | | | 18/2/21 | Development Approval |
|----------|------|---------------|---------|----------------------|
| REVISION | DATE | REVISION NOTE | BY | |
| NOTES | | | | |
| Notes | | | | |

| | | | |
|---------------------|----------|---------------|------------------------|
| PROJECT # | 2021/101 | DWG STATUS | D/ |
| DWG DATE | 21/1/21 | DWG FILE NAME | 121Kerlingham road.sxd |
| PLOT DATE | | DWG # | PROJ/01/01 |
| ORIGINAL SHEET SIZE | ISO A1 | | |
| SCALE 1 | 1:100 | | |
| DRAWN | CMBD | | |

A110 A

OF 2

17 March 2021

Tala Aslat
Planning Assistant
City of Norwood Payneham and St Peters
175 The Parade
NORWOOD SA 5067

townhall@npsp.sa.gov.au

Dear Tala

Change of Use to Childcare Facility – 155/133/2021

We refer to your recent letter requesting the following:

- Acoustic Treatments
- Traffic and Parking Analysis
- Drawing showing how the proposed development relates to buildings on other sites

Provided with this response are reports from Sonus and Cirqa addressing the acoustic and traffic matters respectively.

There are no building works proposed as part of this proposal. The childcare facility will occupy the existing buildings and car parking areas. Figure 1 on the following page shows an overlay of the proposed plan demonstrating the relationship between the building and the adjoining dwellings.

Should you have any queries regarding this application, please do not hesitate to contact me.

Yours sincerely



David Bills
Associate Director



Figure 1: Relationship between the existing site and adjoining properties