

Consulting Rooms Local Planning Policy

Responsible Directorate: Planning and Community Development

1. Objectives:

The objectives of this policy are:

- To provide development standards for consulting rooms that assist in facilitating appropriate development in close proximity to local users of the facility.
- To ensure the location, design and siting of consulting rooms does not have a negative impact on residential amenity by way of inappropriate built form, parking or traffic.
- To prevent the conglomeration of consulting rooms in residential areas.

2. Authority:

This policy has been prepared in accordance with Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area.

3. Application:

This policy applies to all consulting rooms in the 'Residential' and 'Special Residential' zones and the 'Urban Development' zone where the applicable structure plan applies the 'Residential' zone.

4. Definitions:

“consulting rooms” as defined by Local Planning Scheme No. 3 means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;

“health practitioner” as defined by Local Planning Scheme No. 3 means a medical doctor, dentist, physiotherapist, radiologist, podiatrist, chiropractor, acupuncturist, naturopath or any other health care staff generating their own independent patient load.

5. Statement:

The location of consulting rooms within a residential area provides the opportunity for services to be located close and accessible to the users of those facilities.

In considering applications for consulting rooms within residential areas, the location, siting and design of the consulting room will be taken into consideration to ensure the development does not have an adverse impact on the residential character and amenity of surrounding areas.

6. Details:

In assessing an application for development approval for consulting rooms, the following will be considered.

6.1. Location:

- a. In order to avoid the adverse cumulative impacts of non-residential development in a residential area, a consulting room that would contribute to the concentration of these uses along a street or located in close proximity to another consulting room will generally not be supported.
- b. Battle-axe lots or sites located at the head of cul-de-sacs should be avoided as they limit the opportunity for the provision of car parking and can cause traffic issues due to the concentration of activity.

6.2. Building Setbacks:

- a. Building setbacks are to be in accordance with the setback requirements of the *Residential Design Codes (R-Codes)* and the City's *Residential Development Local Planning Policy* or any relevant structure plan.

6.3. Building Height:

- a. The maximum building height as measured from the natural ground level is to be in accordance with the following table:

Maximum Building Height		
Top of external wall	Top of external wall (concealed roof)	Top of pitched roof
6 metres	7 metres	9 metres

6.4. Building Design:

- a. Development is to be in accordance with the following requirements:

Design Element	Development Standard
(a) Appearance	<ol style="list-style-type: none">(i) Although the use is a non-residential land use, the building must be of residential appearance, in keeping with the surrounding environment, and not detract from the amenity of adjoining properties.(ii) The building and any additions must be:<ul style="list-style-type: none">• consistent in style with any existing development on site; and/or• maintains and enhances the character of the local area; and

	<ul style="list-style-type: none"> • is compatible with the existing and/or desired streetscape character <p>This can be by way of:</p> <ul style="list-style-type: none"> • scale • material and colours • roof design • detailing • window size
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6.5. Parking and Access:

6.5.1. Car Parking Standard

a. Car parking bays are to be provided in accordance with the following table:

Use Class	Number of on-site parking bays
Consulting Rooms	5 bays per practitioner

6.5.2. Car Parking Location and Design

a. Car park access and design is to be in accordance with the following requirements:

Design Element	Development Requirement
(a) Car park location	(i) All car parking is to be provided on-site; verge parking is not permitted. (ii) Car parks should, where practicable, be located at the rear of the building and the location clearly sign-posted. Car parking in front of the consulting rooms should be minimised in order to maintain a residential streetscape.
(b) Car park design	(i) Car parks shall be designed in accordance with Australian Standards AS 2890.1 and/or AS 2890.2 as amended from time to time. (ii) Tandem car parking will be considered for employee parking only and must be clearly designated as such.
(c) Vehicle access	(i) Vehicles are required to enter and exit the site in forward gear. (ii) A maximum of two 3 metre wide crossovers or one 6 metre wide crossover is permitted.
(d) Pedestrian access	(i) Pedestrian access, in the form of a footpath must be provided from the car park and the street to the building entrance.

6.5.3. Bicycle Parking Standards

a. Bicycle parking is to be provided in accordance with the following table and relevant Australian standards.

Use Class	Employee / Visitor Bicycle Parking
Consulting Rooms	2 spaces

6.6. Landscaping:

a. Landscaping is to be in accordance with the following requirements:

Design Element	Development Requirement
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(a) % landscaping	(i) A minimum of 8% of the area of a lot shall be landscaped. (ii) The landscaped area shall include a minimum strip of 1.5 metres wide adjacent to all street boundaries.
(b) Size	(i) The landscaped area shall have a minimum width of 1.0 metre and distributed in areas of not less than 4.0 square metres.
(c) Shade trees	(i) Shade trees shall be provided and maintained in uncovered car parks at the rate of one tree for every four car parking bays.
(d) Verge	(i) The verge areas of all consulting rooms are required to be suitably landscaped, reticulated and maintained to discourage patrons from parking on the verge. The verge is not permitted to be paved or sealed as this would encourage its use for parking.

6.7. Hours of Operation:

- a. The days and hours of operation are to be in accordance with the following:

Days	Operating hours
Monday to Friday	8.00 am to 6.00 pm
Saturday	9.00 am to 5.00 pm
Sunday	Not permitted

6.8. Public consultation:

- a. Applications for new consulting rooms, or applications where the existing consulting room use is proposed to be intensified, will be advertised for public comment for a period of 14 days by way of letters to adjoining and nearby landowners.

Creation Date: <mmmm yyyy (adopted by Council)>

Amendments: <report ref. (if amendments have been made — not just review)>

Related Documentation: • <title of document, if applicable>

Consulting Rooms Policy

Council Policy

Responsible Directorate: Planning and Community Development

Objective: To provide guidelines for the establishment of consulting rooms in residential areas.

1. Authority:

This Policy has been prepared in accordance with Clause 8.11 of the *City of Joondalup District Planning Scheme No. 2*, which allows Council to prepare local planning policies relating to planning or development within the Scheme area.

2. Application:

This Policy applies to consulting rooms located in the Residential and Special Residential Zones, and the Urban Development Zone where the applicable Structure Plan applies the Residential Zone provisions.

3. Definitions:

“**consulting rooms**” means a building, used by no more than one health consultant, for the investigation or treatment of human injuries or ailments and for general patient care, as defined within the *City of Joondalup District Planning Scheme No. 2*.

“**health consultant**” means a general practitioner, specialist practitioner, dentist, radiologist, physiotherapist and any other health practitioner and professional, such as those defined by the Australian Bureau of Statistics Standard Classification of Occupations (as amended) under Sub-Major Group 23 — Health Professionals, generating their own patient load.

4. Statement:

The City of Joondalup aims to achieve greater employment self-sufficiency by supporting diverse employment opportunities within the City. One of these opportunities is to encourage the establishment of consulting rooms in appropriate locations and with appropriate controls.

In considering applications for consulting rooms within residential areas, the location, siting and design of the consulting room shall be taken into consideration to ensure the development does not have an adverse impact on the residential character and amenity of surrounding areas and additional traffic and parking are minimised.

5. Details:

In assessing any Development Application for consulting rooms the following will be considered.

5.1. Location:

- a. In order to avoid the adverse cumulative impacts of non-residential development in a residential area, a consulting room that would contribute to the concentration of these uses along a street or located in close proximity to another consulting room will generally not be supported.
- b. Battle-axe lots or sites located at the head of cul-de-sacs should be avoided as they limit the opportunity for the provision of car parking and can cause traffic problems due to the concentration of activity.

5.2. Car Parking:

- a. The number of car bays to be provided is to be in accordance with the *City of Joondalup District Planning Scheme No. 2*.
- b. All car parking is to be provided on-site; no verge parking will be permitted.
- c. The amount of car parking in front of the consulting rooms should be minimised in order to maintain a residential streetscape. Car parking should, where practicable, be located at the rear of the building and the location clearly sign-posted.
- d. Tandem car parking will be considered for employee parking only and must be clearly designated as such.

5.3. Building Design and Setbacks:

- a. Although the use is a non-residential land use, the building must be of residential appearance, in keeping with the surrounding environment, and not detract from the amenity of adjoining properties.
- b. Building setbacks are to be in accordance with the setback requirements of the *City of Joondalup District Planning Scheme No. 2* for non-residential buildings, or any relevant Structure Plan. However, a variation to the setback requirements may be considered in order to more appropriately reflect the existing building setbacks in the immediate vicinity.

5.4. Landscaping:

- a. Landscaping for consulting rooms is required to be provided in accordance with the *City of Joondalup District Planning Scheme No. 2*.
- b. The verge areas of all consulting rooms are required to be suitably landscaped, reticulated and maintained to discourage patrons from parking on the verge. The verge is not permitted to be paved or sealed as this would encourage its use for parking.

5.5. Hours of Operation:

- a. The days and hours of operation for a consulting room shall not exceed the following:
- 8.00 am to 6.00 pm, Monday to Friday
 - 9.00 am to 5.00 pm, Saturday

5.6. Public Consultation:

- a. As a minimum, all applications for the development of new consulting rooms or a change of land use to consulting rooms will be advertised for comment, by way letters to adjoining and nearby landowners, for a period of 21 days.

Creation Date: <mmmm yyyy (adopted by Council)>

Amendments:

Related Documentation:

- *City of Joondalup District Planning Scheme No. 2*
- *Residential Design Codes of Western Australia*