

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*