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1.0 Introduction

Dynamic Planning and Developments Pty Ltd act on behalf of the registered proprietor of Lot 504 (No. 34) Seacrest Drive, Sorrento (herein referred to as the 'subject site') in support of an application to amend a prior application (DA14/0665). The amendment seeks to increase the number of allowed consultants from one (1) to two (2).

For submission purposes, we provide the following information as part of this submission:

- A copy of the applicable Certificate of Title pertaining to the subject site (**Attachment 1**);
- A copy of the determination letter dated 1 August 2014 (**Attachment 2**);
- Development Plans (**Attachment 3**);

The sections below will explain the details of the proposal further and demonstrate the subject application warrants approval.

2.0 Site Details

2.1 Legal Description

The subject site is legally described as:

Lot	Plan	Volume	Folio	Street Address
504	14388	1656	423	34 Seacrest Drive, Sorrento

The area of the subject site is 708m².

A copy of the Certificates of Title pertinent to the subject site are contained in **Attachment 1**.

2.2 Locational and Land Use Context

2.2.1 Regional and Local Context

The subject site is located within the municipal locality of the City of Joondalup and is located in the suburb of Sorrento. The subject site is located on Seacrest Drive and immediately adjacent to two separate medical centre/consulting room developments.

At present the subject site operates as a consulting rooms with one (1) approved consultant. The existing building is a converted residential property that obtains access directly from Seacrest Drive.

Figures 1 and 2 depict the subject site in its regional and local context, respectively.

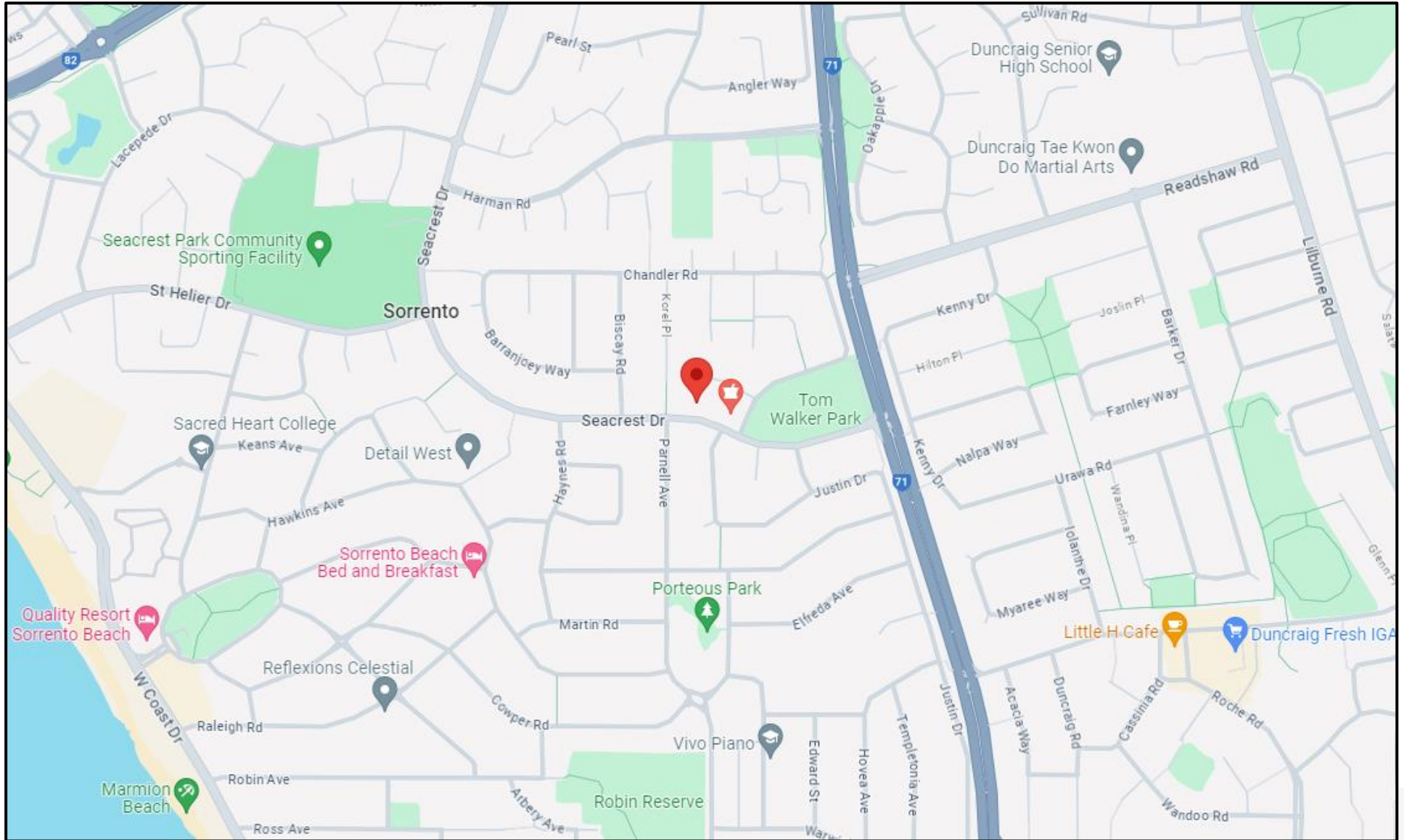


Figure 1 – Regional Context



Figure 2 – Local Context

3.0 Background

The subject site presently has approval for an operates as a 'Consulting Rooms' land use. A copy of an approval obtained by DPD in 2014 is included in Attachment 2 of this submission.

The prior approval, among other things sought to limit the number of health practitioners able to operate from the subject site, presumably as a result of the available car parking at the time. As time has progressed demand for additional consultants at the site has been realised and as such this application seeks to remove the limitation on the number of health practitioners and have this controlled through the definition of 'Consulting Rooms'.

4.0 Proposal Details

As previously mentioned this proposal is for an amendment to an existing development approval (DA14/0665) and simply seeks to remove Condition 1 of the approval which limits the number of health practitioners able to operate at the subject site to one (1).

By removing Condition 1, up to two (2) practitioners will be able to operate at the subject site in accordance with the approved 'Consulting Rooms' land use definition:

'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.'

At present the actual nature of 'Consulting Rooms' is unknown as a tenant is being sought for the premises.

Acknowledging that an additional health practitioner at the subject site will result in additional parking demand, we have proposed to undertake works at the front of the site to increase the available parking to eight (8) bays. The extent of these works has been illustrated in the development plans included in Attachment 3.

5.0 Planning Considerations

5.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS).

The proposed amendment to allow an additional health practitioner at the subject site is consistent with the 'Urban' MRS zoning and warrants approval.

5.2 City of Joondalup – Local Planning Scheme No. 3

Zoning and Land Use Permissibility

Under the City of Joondalup Local Planning Scheme No. 3 (LPS3) the subject site is zoned 'Residential'. The objectives of the zone are noted below:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

The proposed development simply seeks to amend a prior approval and as such there will be no change in the approved land use at the subject site. In this regard, the proposed development is deemed to be consistent with the 'Residential' zone objectives.

5.3 Development Requirements

The primary development requirement applicable to the proposed application is car parking. The applicable car parking requirement for a 'Consulting Rooms' land use is 5 bays per practitioner.

As we are proposing two (2) practitioners a total of ten (10) car bays are required. The proposed application will provide a total of eight (8) bays at the subject site. Whilst this represents a minor parking shortfall based on the statutory requirement, there will be sufficient parking at the site as the 'real' demand will be as follows:

- 3 staff bays (2 health practitioners plus 1 receptionist).
- 4 visitor bays (2 patients being seen by the practitioners and 2 waiting).
- Total required parking – 7 bays.

Based on the above, the provision of car parking is entirely appropriate for approval.

6.0 Conclusion

In light of the above, the proposed development application to amend the existing planning approval (DA/14/0665) is considered appropriate for approval for the following reasons:

- The proposed development remains consistent with the provisions of the Metropolitan Region Scheme;
- The proposed development remains consistent in land use with the surrounding locality;
- The proposed development remains consistent with the objectives for the 'Residential' zone, as per the provisions of the City's LPS No. 3; and
- The proposed development will provide an appropriate level of car parking that is representative of the demand that will result from the development.

As the proposal is consistent with the planning principles applicable at the State and Local level, the proposed amendment to increase the number of practitioners at the site to two (2) is appropriate for approval.