

CONSULTING ROOMS IN RESIDENTIAL AREAS POLICY



Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	Planning Manager
Affected Business Unit/s	Planning Services

PURPOSE:

This policy aims to ensure the appropriate location of Consulting Rooms in Residential areas. The purpose and intent is to retain wherever practicable the residential character and ensure only bona fide developments are established in accordance with the principals of orderly and proper planning.

POLICY STATEMENT:

1. All applications shall be accompanied by the following:
 - a. Details regarding the number of similar services within a 1km radius;
 - b. Information in support of the need for the service in the area; and
 - c. The expected patient base and catchment area.
2. The Consulting Rooms must be occupied by the applicant/owner of the proposed development.
3. The public advertising procedure for Consulting Rooms may require:
 - a. The placement of signs on the subject site detailing the proposal;
 - b. Placement of an advertisement in local newspaper(s);
 - c. Notification of affected landowners, advising of the proposal and inviting written comments;
 - d. The advertising period to be not less than twenty-one (21) days; and
 - e. All costs associated with the public consultation procedure shall be borne by the applicant.
4. Consulting Rooms shall be located to achieve the following criteria:
 - a. The development will not adversely affect the environmental and amenity standards of the occupants of surrounding dwellings;
 - b. The development may provide a suitable buffer to protect residential amenity;
 - c. The development does not detract from the residential character of the streetscape;
 - d. The site is easily accessible by residents of the surrounding neighbourhood; and
 - e. The site is in close proximity to other trip-generating land uses such as schools, shops and recreation facilities or close to public transport.
5. Consulting Rooms shall not be sited so as to form a linear expansion along Primary Regional or Other Regional Roads.
6. The design of a Consulting Room building, and any associated signage, shall have a residential appearance and character.
7. Where a residential building is to be used for Consulting Rooms, any internal alterations shall not preclude the conversion of the building to allow residential

occupancy at some future date.

8. The conversion of older housing stock for Consulting Rooms shall be encouraged whereby the residential building will be upgraded and refurbished to a high standard.

DEFINITIONS:

Nil

RELATED LEGISLATION:

Clause 2.6 of Town Planning Scheme No 24
Clause 3.1 of Town Planning Scheme No 23

RELATED DOCUMENTATION:

Nil

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	23 April 1996
Reviewed / Modified	Date	22 September 1998
Reviewed / Modified	Date	25 January 2005
Reviewed / Modified	Date	1 March 2016