

Local Planning Policy 20 – Consulting Rooms in Residential Areas (LPP20)	
Management Procedure	Relevant Delegation

Purpose

1. Background:

This policy has been prepared to ensure Consulting Rooms in Residential Areas maintain high quality residential amenity and provide an opportunity for small scale Consulting Rooms to be established to service local communities.

The Local Planning Scheme No.3 (LPS3) was amended to enable development applications for ‘Consulting Rooms’ to be considered in areas zoned Residential and designated Residential under a Structure Plan.

2. Application of the Policy:

All development applications seeking approval for the land use of ‘Consulting Rooms’ within areas zoned Residential or designated Residential under a structure plan must give due regard to this policy.

3. Statutory Authority / Legal Status:

This Policy has been prepared under and in accordance with Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (the Regulations) and Part 7 of the Residential Design Codes of Western Australia (R-Codes).

a) Relationship to Local Planning Scheme No.3:

The planning policy has been prepared, advertised and adopted pursuant to Part 2 of LPS3. The policy augments and is to be read in conjunction with the provisions of LPS3 relating to development.

If there is a conflict between this Local Planning Policy and LPS3, the Scheme prevails.

b) Relationship to other State Planning/ Development Control Policies:

This policy has due regard to and should be read in conjunction with State Planning Policies. Of particular relevance to this policy are:

- i. State Planning Policy 1 – State Planning Framework
- ii. State Planning Policy 7.3 – Residential Design Codes

- iii. State Planning Policy 3.7 Planning in Bushfire Prone Areas
- iv. State Planning Policy - Liveable Neighbourhoods

This policy must be read in conjunction with City of Kalamunda Local Planning Policies. Local Planning Policies relevant to this policy are:

- a) Local Planning Policy - 15 - Outbuildings and Sea Containers
- b) Local Planning Policy 11 - Public Notification of Planning Proposals
- c) Local Planning Policy 13 - Street Fence, Wall and Gate Policy
- d) Local Planning Policy 8 - Retention and Upgrade of Grouped Dwellings
- e) Local Planning Policy 9 - Dual Density Design Guidelines
- f) Local Planning Policy 2 – Advertising Signage

4. Policy Objectives:

The objectives of this policy are to:

- a) Ensure Consulting Rooms maintain the amenity and character of the Residential areas in which they are proposed; and
- b) To streamline the assessment process for Consulting Room proposals.

5. Definition of Consulting Rooms:

The use classification of ‘Consulting Rooms’ is defined in Schedule 1 of LPS 3 as follows:

“Consulting rooms means premises used by no more than two health consultants for the investigation or treatment of human injuries or ailments and for general care.”

Policy Statement:

In considering applications for consulting rooms within residential areas, the location, siting and design of the consulting room shall be assessed. Efforts should be made to ensure the development does not have an adverse impact on the residential character and amenity of surrounding areas. Additional traffic and parking should be minimised in the residential area.

Development Applications must demonstrate acceptable impact with regard to:

- a) Traffic impacts;
- b) Noise attenuation;
- c) Visual privacy;
- d) Overshadowing; and
- e) Established streetscape and urban design

1. Details:

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

2. Location:

- a) In order to avoid the adverse cumulative impacts of non-residential development in a residential area, the following will not be supported:

- i. a consulting room that would contribute to the concentration of non-residential uses along a street; or
 - ii. abutting an existing or located in close proximity to another consulting room.
- 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.

3. **Built Form:**

- a) Any associated signage shall have a residential appearance, character and size that does not detract from the residential character of the area in accordance with Local Planning Policy 2 – Advertising Signage.
- b) Building design shall be consistent with the prevailing streetscape;
- c) Bulk and scale shall be suitable in the context of the development; and
- d) Setbacks are to be consistent with the zone provisions and prevailing streetscape.

4. **Landscaping:**

- a) A landscaping plan is to be submitted for consideration prior to determination;
- b) Where parking is proposed within the front setback areas, a minimum two (2) metre wide landscaping strip is to be provided between the lot boundary to any road frontage and the proposed car parking;
- c) One (1) shade tree with a minimum pot size of 90L is required for every two (2) car parking bays, including accessible bays;
- d) Adjoining verge areas are required to be landscaped, reticulated and maintained to the satisfaction of the City;
- e) Verge areas are not permitted to be paved, constructed, or sealed, with the exception of crossovers and footpaths.

5. **Hours of Operation:**

The days and hours of operation for a consulting room shall not exceed the following:

- a) 8.00am to 7.00pm, Monday to Friday;
- b) 9.00am to 5.00pm, Saturday; and
- c) Closed on Sundays or Public Holidays.

6. **Car Parking :**

- a) The number of car bays to be provided is to be in accordance with the scheme;
- b) All visitor and staff parking associated with the proposed development shall be contained wholly within the property boundaries.
- c) The number of ACROD bays provided is to be in accordance with the Building Codes of Australia;
- d) All car parking is to be provided on-site in accordance with AS2890.1; no verge parking is permitted;
- e) Car parking in front of consulting rooms should be minimised to maintain a residential streetscape. Car parking should, where practicable, be located at the rear of the building and the location clearly sign-posted;

- f) Tandem car parking will be considered for employee parking only and must be clearly designated as such; and
- g) Car parking areas are to be trafficable, drained and line marked to the satisfaction of the City of Kalamunda.

7. Public Consultation:

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 of letters to adjoining and nearby landowners, for a period of 14 days in accordance with Local Planning Policy 11- Public Notification of Planning Proposals.

Legislation	Local Government Act 1995 Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015
Related Policies	Local Planning Policy 15 - Outbuildings and Sea Containers Local Planning Policy 11 - Public Notification of Planning Proposals Local Planning Policy 13 Street Fence, Wall and Gate Policy Local Planning Policy 8 - Retention and Upgrade of Grouped Dwellings Local Planning Policy 9 Dual Density Design Guidelines Local Planning Policy 2 – Advertising Signage
Adopted	24 September 2019 OCM219/2019
Reviewed	
Next Review Date	