



Part C – Specific Land Use Controls

Chapter C9: Health Consulting Rooms

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1 INTRODUCTION

1. This chapter of the DCP aims to provide Council's requirements for the establishment and operation of a health consulting room or enlarging or expanding an existing health consulting room by providing objectives and development controls to enhance the function and appearance of these premises.
2. This chapter of the DCP applies to certain lands within the City of Wollongong LGA, where health consulting rooms are permissible with consent under the relevant LEP applying to the site..

2 OBJECTIVES

1. The objectives of this chapter of the DCP are:
 - (a) To enable Health Consulting Rooms to be provided in accessible, convenient and appropriate locations;
 - (b) To ensure Health Consulting Rooms do not detrimentally affect surrounding residents in terms of increased parking and traffic generation;
 - (c) To ensure Health Consulting Rooms in residential areas, through their location and design, make a positive contribution to the residential streetscape;
 - (d) To ensure Health Consulting Rooms in non-residential areas are well designed and functional, and complement adjoining development;
 - (e) To ensure that buildings converted/erected for the purposes of a Health Consulting Room are used appropriately having specific regard to the Building Code of Australia, including fire safety standards, and access and facilities for disabled persons; and
 - (f) To provide a consistent and coherent policy for applicants, Council officers and the community for the assessment of applications for Health Consulting Rooms.

3 DEFINITIONS

"Health consulting rooms" are defined as a "medical centre that comprises one or more rooms within (or within the curtilage of) a dwelling-house used by not more than 3 health care professionals who practise in partnership (if there is more than one such professional) who provide professional health care services to members of the public.

4 DEVELOPMENT CONTROLS

1. A Development Application is required to be lodged and approved with Council to operate a Health Consulting Room. In addition, approval must be sought from Council if any internal or external renovations or extensions of an existing building are proposed. The following planning and design criteria are used to assess Development Applications for Health Consulting Rooms.

4.1 Maximum Number of Professional Service Providers / Health Care Practitioners

1. Health Consulting Rooms are intended to provide small scale consulting rooms or offices for health related professional services.

2. Health Consulting Rooms are to employ no more than three (3) professional service providers and a further three (3) support employees connected with the operation of the practice.

4.2 Locational Requirements

1. In assessing a Development Application for the establishment of Health Consulting Rooms, Council will consider the likelihood of the development creating a traffic hazard, given its proximity to a frequently used intersection, pedestrian crossing, traffic signals and the like;
2. Battle-axe lots or sites located at the head of cul-de-sacs should be avoided as they limit opportunity for the provision of parking and can cause problems due to concentration of activity. Corner sites are preferred, as they provide better access to the rear of the property for parking purposes;
3. Health Consulting Rooms will not be permitted upon sites fronting a classified road or a road which is subject to a clearway or other parking restrictions, where alternative access is not available from a secondary road; and
4. In order to avoid adverse cumulative impacts of non-residential development concentrated in a residential area, Council generally will not favourably consider an application for a Health Consulting Room adjoining, or in close proximity to, another Health Consulting Room or other non-residential uses in a residential zone.

Where a proposed health consulting room is located within 150 metres from another health consulting room or another non-residential use in a residential zone, the Statement of Environmental Effects (SEE) must demonstrate to the satisfaction of Council that the proposed development will not cause any adverse cumulative impacts upon the locality in terms of, but not limited to: vehicular traffic and parking; amenity, privacy, noise emissions and sign proliferation.

4.3 Car Parking

1. On site parking is to be provided at the rate of three (3) parking spaces per health care professional practising at any one time, plus one (1) car parking space for the receptionist/support staff member. If a dwelling is attached to the health consulting room, a separate car space must be provided for the residents of the dwelling;
2. In instances where one practitioner is operating on a part time basis, as a home business, the parking arrangements will be assessed on merit;
3. Stack parking is not permitted;
4. All designated parking spaces must be behind the building line;
5. Conversion of the front garden into a car park will not be permitted; and
6. All car parking and access arrangements are to be designed to maintain the amenity and character of the locality and shall be provided in accordance with the requirements of the Car Parking, Access, Servicing / Loading Facilities and Traffic Management chapter in Part E of the DCP.

4.4 General Requirements

1. Health Consulting Rooms must operate within the following hours:
 - (a) 8.00am to 7.00pm weekdays;

- (b) 8.00am to 12.00 noon Saturdays; and
 - (c) No work must be carried out on Sundays or Public Holidays;
2. Use of the consulting rooms outside the above hours will be permitted only in an emergency.
 3. Council may vary the hours of use as a condition of approval, should the circumstances of the particular case warrant it eg extension of hours may be appropriate and acceptable in non-residential zones.
 4. Health consulting rooms must be designed so as to minimise noise transmission between buildings and from the development to adjoining dwelling houses or other buildings.
 5. Any health consulting room in a residential locality should be designed to be compatible with the existing residential streetscape. Renovations and/or additions to any health consulting room premises which seek to remove the residential character of the dwelling house will not be supported.
 6. The scale and character of the development is to be compatible with surrounding residential development.

4.5 Signage

1. One sign is permitted on the property to indicate that the dwelling is a Health Consulting Room, and may include a name, telephone number and hours of operation;
2. The sign must not exceed 0.5m² in area and be in a style in keeping with the architectural features of the building and character of the locality and be of a non- illuminated sign; and
3. A standard doctors' "cube" may be erected in the front boundary setback of the property.

4.6 Building Code of Australia

1. Where there is a dwelling component occupied in conjunction with the health consulting rooms, it must be provided to an acceptable standard and be fully self contained. The residential dwelling component must have at least one bedroom with a kitchen, bathroom, living room, laundry, private courtyard and on-site provision of car parking for the residential component separate to the consulting rooms (reciprocal car parking arrangements may be considered).
2. If located in a two storey dwelling, the consulting rooms are to be located on the ground floor;
3. The design of the building is to provide suitable access for deliveries;
4. Fire safety provisions of the Building Code of Australia (BCA) are to be incorporated into any design for consulting rooms in either new or existing premises. The building is to be suitably designed to include fire resistance, access and egress, fire services and equipment, as specified in the BCA;
5. Sanitary facilities are to be installed in accordance with the provisions of the BCA;
6. Access to and from the development for people with disabilities must be provided in accordance with the BCA, AS 1428 and the Disability Discrimination Act 1992; and
7. Disposal of any contaminated waste generated by the Health Consulting Rooms is to be carried out by a licensed waste collector.