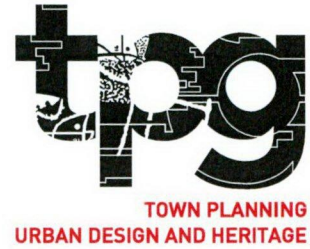


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Action Officer	
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PLAN SERV	
TECH SERV	
REPORT - ACTION - NOTE - PSM	



LOT 52 (1) GLEBE STREET, NORTH PERTH

CHANGE OF USE APPLICATION TO CONSULTING ROOM (MEDICAL)

716-030

July 2015

perth
sydney

Document Control

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			Name	Initials	Name	Initials
1	30.07.15	Draft	Jacob Dawkins		Murray Casselton	
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Introduction

TPG Town Planning, Urban Design and Heritage (TPG) on behalf of North Perth Dental is pleased to present the following report in support of the change of use application for Lot 52 (1) Glebe Street, North Perth (the subject site), from 'single house' to 'consulting room' (medical).

The subject site and proposed change of use are subject to the provisions and requirements of the City of Vincent's (the City's) Town Planning Scheme No. 1 (TPS1), Local Planning Policy 7.1.6 – Smith Lake Precinct (LPP7.1.6), Local Planning Policy 7.5.2 – Signs and Advertising (LPP7.5.2), Local Planning Policy 7.5.22 – Consulting Rooms (LPP7.5.22) and Local Planning Policy 7.7.1 – Parking and Access (LPP7.7.1).

The proposed change of use responds appropriately to site and locality constraints and local planning policy requirements, will not compromise the amenity of the immediate locality, and will make a positive contribution to the North Perth community.

North Perth Dental is an existing local business that has been operating in the North Perth area and meeting the dental health care needs of the local community for the past 35 years. Currently located at 366 Fitzgerald Street, North Perth Dental provides general preventative dental procedures as well as emergency and cosmetic dental procedures. North Perth Dental is looking to move from its current premises to the subject site due to the selling of their current premises. North Perth Dental wish to stay in the locality due to a large proportion of their clients being situated in North Perth. Typical of a small scale medical consulting room, the day to day operations of North Perth Dental are low impact and will have little discernable effect on the surrounding community and neighbours.

Subject Site

Location

The subject site is located within the suburb of North Perth within the Municipality of the City of Vincent. The site is located two kilometres north of the Perth CBD, 800 metres north west of Hyde Park and is located within the 'Smith Lake Precinct' pursuant to TPS1. The subject site is bound by Glebe Street to the east, Alma Road to the south, a locally listed heritage residential property to the north and a vacant lot to the west. The site is close to a number of commercial uses and within close proximity to other dental, medical, allied and ancillary health service professionals.

Refer Figure 1 - Location Plan

Site Description

The subject site is described as Lot 52 (1) Glebe Street, North Perth. It is a corner block and is 297m² in area with frontage onto both Glebe Street (primary street) and Alma Road (secondary street).

Refer Figure 2 - Site Plan

Surrounding Land Use and Development

The subject site is located within the Residential (R40) Zone of the 'Smiths Lakes Precinct' pursuant to TPS1. The surrounding area comprises of a mix of residential and low scale commercial uses, with a number of multi-storey commercial developments being found to the east of the subject site along Fitzgerald Street.

The lots adjacent the subject site to the west, south and north are all single residential houses with the house abutting the subject sites northern boundary being identified under the City's Municipal Heritage list. Adjacent to the subject site to the east is North Perth Plaza, a large commercially zoned shopping centre development.

The subject site is also within proximity of two other dental clinics (TN Dental and Alma Dental), three general medical practitioners (View Street Family Medical Practice, Fitzgerald Medical Practice and Raglan Clinic) as well as a number of allied and ancillary health services (APS Physio, Path West, Gentle Chiropractic, and Clinical Pathology).

Refer Figure 3 - Aerial Plan

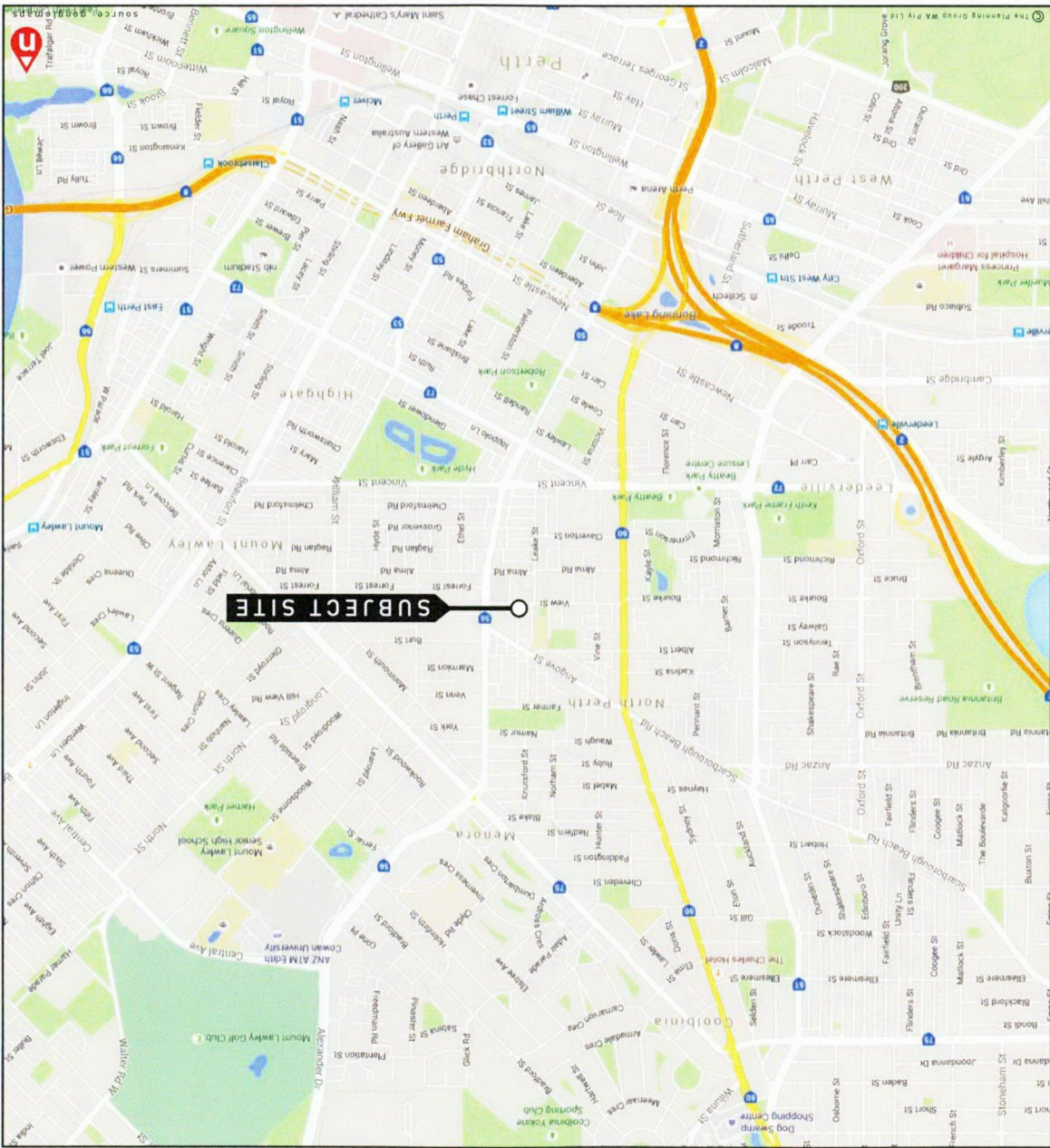
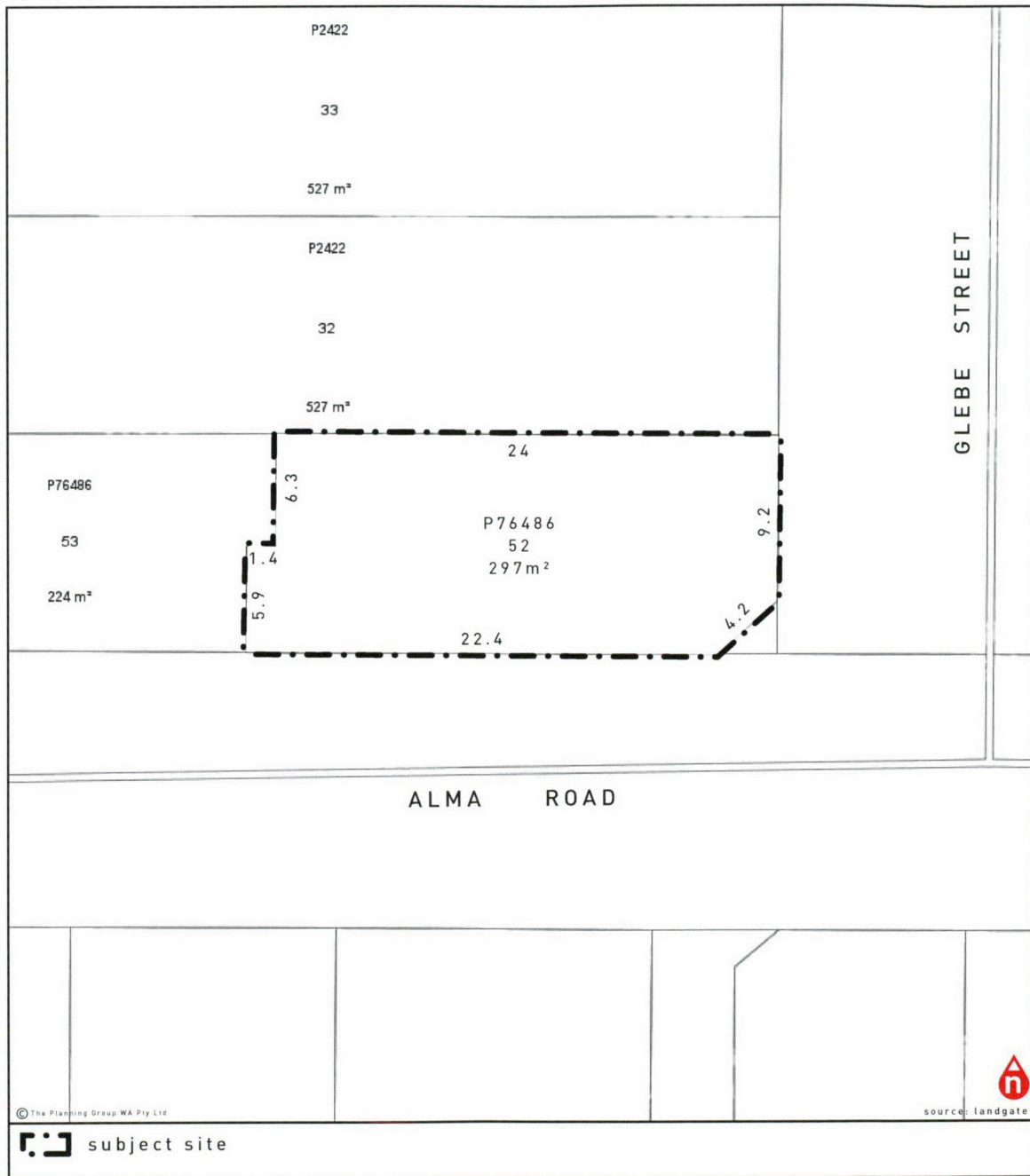


Figure 1 - Location Plan

Figure 2 – Site Plan



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source: landgate


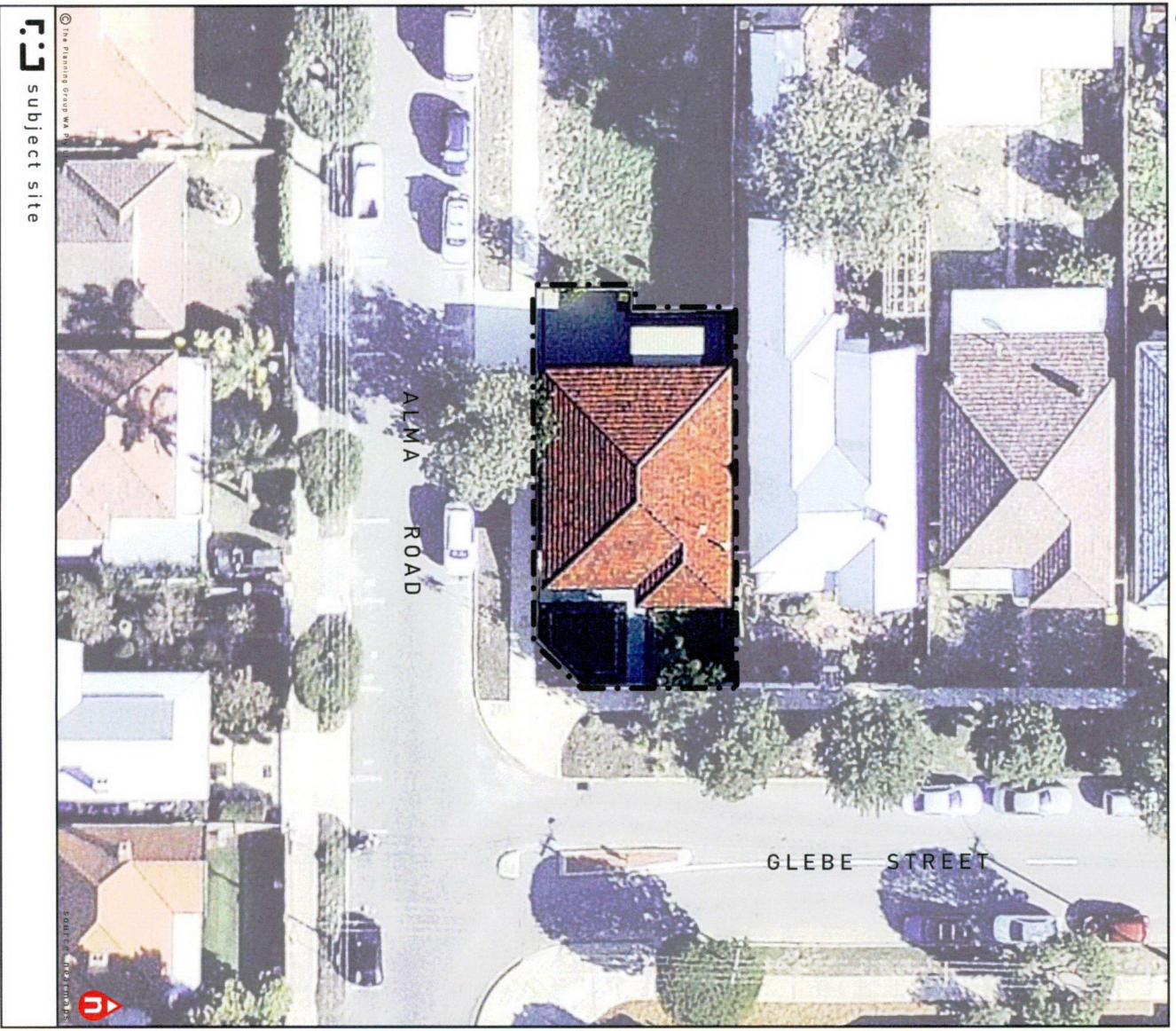

 subject site

Figure 3 - Aerial Plan



 subject site

Planning Context

State Planning Context

Metropolitan Region Scheme

Pursuant to the Metropolitan Region Scheme (MRS) the subject site is zoned 'Urban'. Areas zoned Urban provide for a range of activities, including residential, commercial, retail, medical and recreational uses.

Refer to Figure 4 – MRS Extract

Local Planning Context

City of Vincent Town Planning Scheme No.1

Pursuant to the City's TPS11 the site is zoned 'Residential R40' and is located within the City's 'Smiths Lake Precinct'. Within TPS1 'consulting rooms' (medical) are defined as *"any building or part thereof used in the practice of a profession by a legally qualified medical practitioner or dentist, or by a physiotherapist, a masseur, a chiropractor, a chiropodist or a person ordinarily associated with a medical practitioner in the investigation or treatment of physical or mental injuries or ailments but does not include a hospital"*.

In terms of use permissibility, a 'consulting room' is an 'SA' use within a 'Residential' Zone under TPS1. This means that the use is not permitted unless the Council has exercised its discretion and has granted planning approval after giving special notice (public advertising) in accordance with Clause 37 of TPS1.

Clause 37 outlines the advertising procedure for applications with a designated 'SA' use permissibility. Clause 37 states:

1. *Where an application involves an unlisted use or a use, which is designated with, the symbol 'SA' in the cross-reference to that zone, the Council is to direct the applicant to advertise the application in any manner that it considers appropriate.*

2. *Written submissions in respect of an application advertised in accordance with this clause are to be lodged with the Council within the period and in the form (if any) prescribed in the relevant advertisement or notice.*
3. *The Council may decline to consider a submission that has not been lodged on time or fails to comply with any other requirements apply to it.*

Refer to Figure 5 – TPS1 Extract

It is understood that special notice will be given in accordance with these requirements.

City of Vincent Local Planning Policy 7.1.6 – Smith Lake Precinct

Local Planning Policy 7.1.6 – Smith Lake Precinct (LPP7.1.6) provides further guidance for development within the prescribed precinct, including outlining the type and extent of developments permitted. The zoning within LPP7.1.6 has been informed by TPS1. Pursuant to LPP 7.1.6, no further development requirements or conditions have been placed on the residential zoned areas of the 'Smith Lake Precinct', than what is already required by the Residential Design Codes (R-Codes).

Refer to Figure 6 – Smith Lake Precinct Extract

City of Vincent Local Planning Policy 7.5.2 – Signs and Advertising

Local Planning Policy 7.5.2 – Signs and Advertising (LPP7.5.2) was prepared by the City in order to control the style, size and location of advertising signage within the City. The policy's objectives are to:

- Ensure that the display of advertisements on properties does not adversely impact upon the amenity of the surrounding areas; and
- Provide appropriate exposure of activities and services.

Figure 4 – MRS Extract

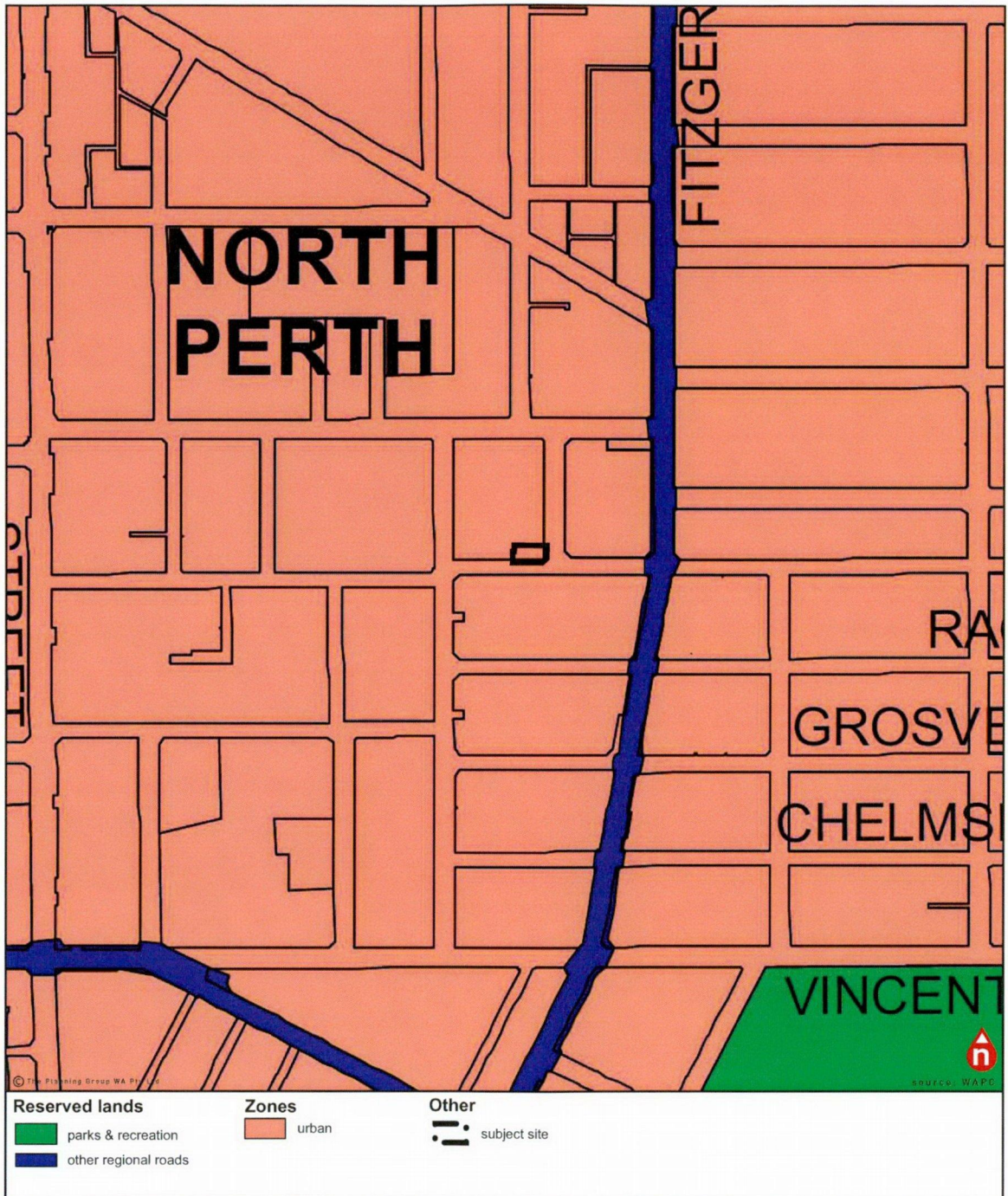


Figure 5 – TPS1 Extract

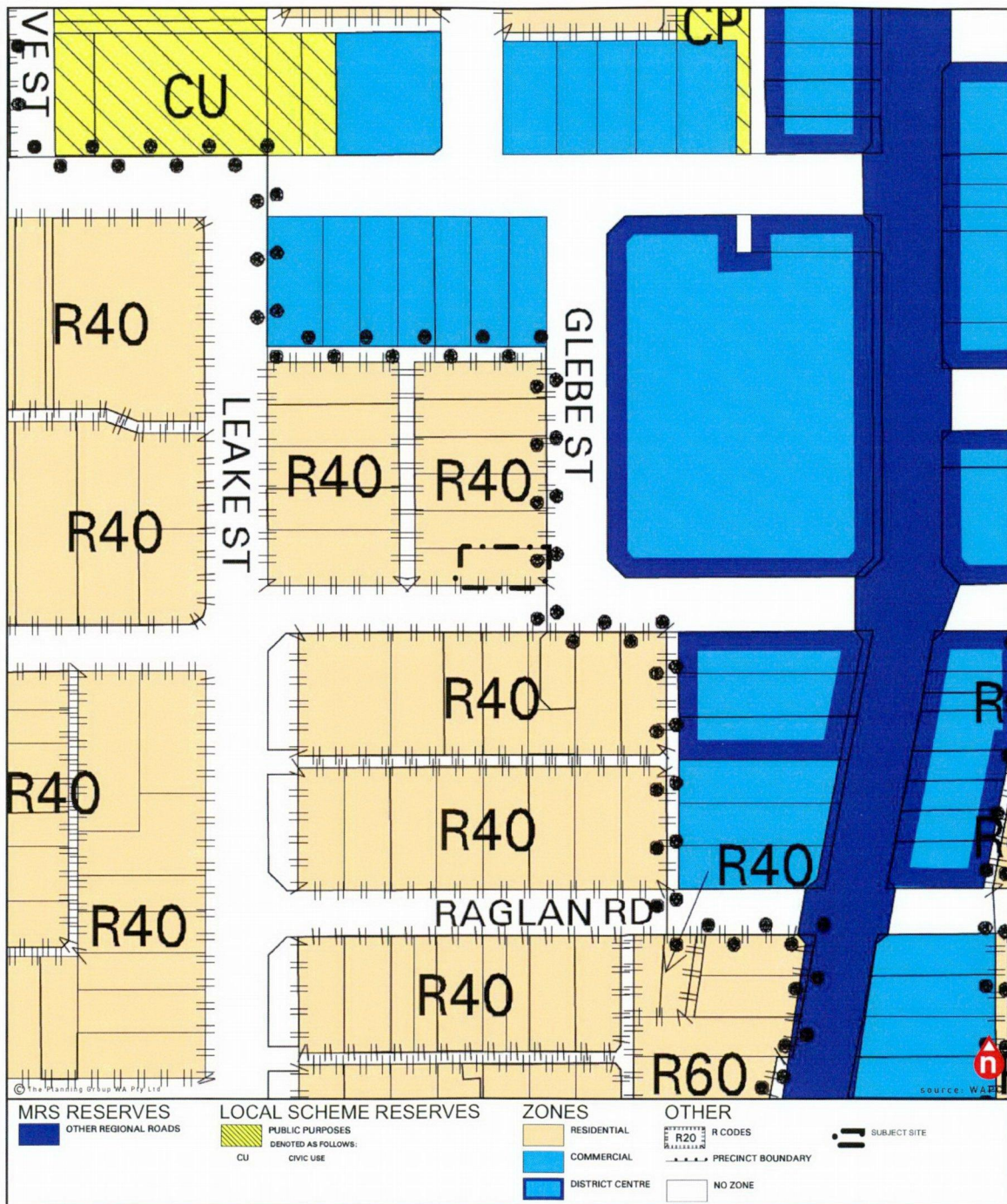
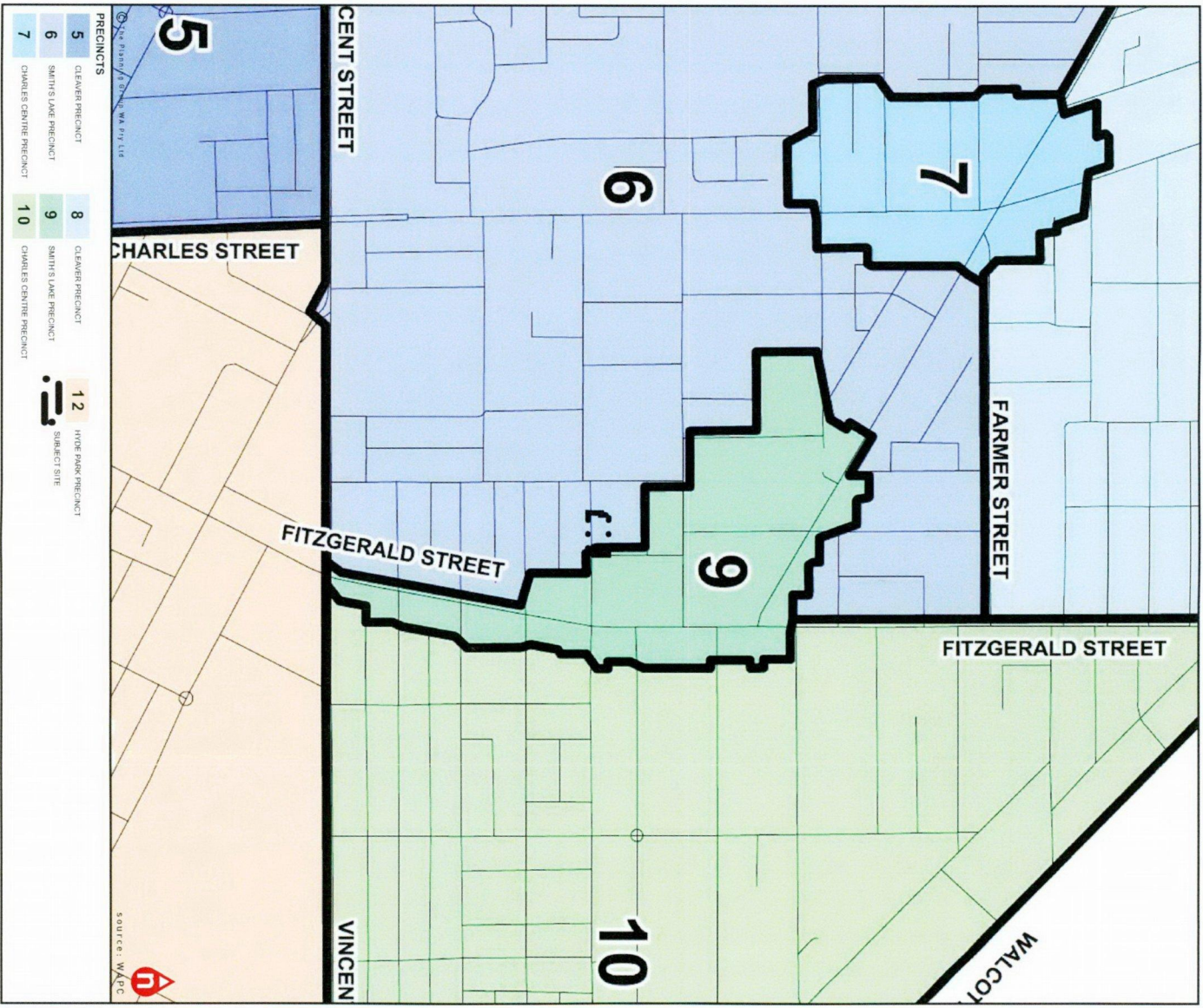


Figure 6 – Smith Lake Precinct Extract



Pursuant to LPP 7.5.2 a maximum of two signs per tenancy (not including home occupation) are permitted for commercial uses located within the 'Residential' Zone. All advertising signs must also comply with the following design standards:

- Not pose a threat to public safety or health;
- Not extend beyond any boundary of a lot except with the approval of the City;
- If they advertise services or products other than those available on the lot, require the submission of a sign strategy acceptable to the City for the whole site;
- If illuminated:
 - Not cause a nuisance, by way of light spillage, to abutting sites;
 - Not comprise flashing, intermittent or running lights, or images that change more than once every five minute period;
 - Not interfere with or be likely to be confused with, traffic control signals; and
 - Have a minimum clearance of 2.75 metres from finished ground level to the lowest part of the sign;
- The total signage area is not to exceed 10 per cent of the total area of the building wall which that signage is located on;
- No signage is permitted on fences, walls or the like structures, which do not form an integral part of the building (this does not include awnings). Signage may only be permitted on fences if:
 - A tenancy is located on a district distributor; or
 - A tenancy is heritage listed and the installation of a sign on a building may result in physical damage to any significant fabric.
- Not protrude over Council Property, including footpaths (unless allowed under a veranda or attached to a fascia) or neighbours property.
- North Perth Dental proposes to erect a "Monolith" sign measuring 1.2 metres in length by 60 centimetres in height. The sign will be located within the boundary of the lot, facing Glebe Street. The sign will be affixed to two metal poles. The signage proposed, including height requirements will be in keeping with the provisions of LPP 7.5.2.

City of Vincent Local Planning Policy 7.5.22 – Consulting Rooms

Local Planning Policy 7.5.22 – Consulting Rooms (LPP7.5.22) was prepared to control the location and type of consulting rooms within the City, to ensure the amenity and character of surrounding areas is not compromised. LPP7.5.22 categorises consulting rooms into three categories:

- Medical Consulting Rooms;
- Alternative Medical Consulting Rooms; and
- Non-Medical Consulting Rooms.

LPP7.5.22 outlines particular requirements for consulting rooms, including:

- Hours of operation;
- Vehicular parking;
- Signage; and
- Requirements for planning approval.

The proposed dental clinic adheres to the particular requirements for consulting rooms as set out in LPP7.5.22. No variations are sought to these requirements.

North Perth Dental is proposing to continue operating for the same hours as at their current premises. This is Monday to Friday from 8am to 6pm with Saturday opening hours being from 8am to 3pm. These opening hours are consistent with the requirements of LPP7.5.22.

North Perth Dental will operate under the current number of staff, with one practising dentist, one dental assistant and one administration staff member.

City of Stirling Local Planning Policy 7.7.1 – Parking and Access

Local Planning Policy 7.7.1 – Parking and Access (LPP7.7.1) was prepared by the City to control the location and amount of parking required for residential and non-residential land uses. The policy has the following seven objectives:

- To define parking requirements that will meet the needs of the users of developments without resulting in the oversupply of parking;
- To ensure safe, convenient, and efficient access for pedestrians, cyclists and motorists;
- To promote a high standard of design for parking areas;
- To ensure that parking and access facilities do not prejudice the environmental and amenity objectives of the City's Town Planning Scheme;
- To promote alternate transport modes by including requirements to provide bicycle parking and reducing parking requirements where alternatives exist;
- To enable the payment of cash-in-lieu for parking shortfalls and to provide a set of guidelines to enable the calculation of cash-in-lieu to be determined in a consistent and transparent manner; and

- To ensure long term viability of parking proposals by defining the circumstances in which Parking Management Plans are required and providing guidelines for their content.

Pursuant to LPP7.7.22, consulting rooms (medical) requires three bays per consulting room or three bays per consultant, whichever is less (as set out in Table 1 below). In this respect it is noted that the dental practice will remain the same size as the current operation at 366 Fitzgerald Street and will therefore require three car bays in order to meet policy requirements. The subject site currently has the capacity to accommodate the required three parking bays, with the site also having ready access to additional on-street parking within the immediate street block.

Table 1 – Vehicle Parking Requirements

Required Parking	Number of Consultants/ Consulting Rooms	Number of Car Bays
Consulting Room Medical: 3 parking bays per consultant; or 3 parking bays per consulting room. (which ever is less)	Consultants 1 Consultant Consulting Rooms 2 Consulting Rooms	3 bays required

The City also offers a reduction in parking requirements if the applicant can demonstrate the proposed development reflects particular site and design factors that will result in reduced on-site parking demand. These site and design factors relate to the following:

- Close proximity of public transport and/or public car parking facilities;
- Within nominated zones pursuant to TPS1;
- The development proposes a mix of residential and commercial use;
- The development includes end-of-trip facilities, exceeding the minimum requirements of LPP7.7.1;
- Inclusion of 'active use areas'; or
- The site is unable to provide the required parking due to the presence of an existing building and/or significant tree protected under the City's TPS1.

The particulars of the performance criteria and where the subject site conforms to these criterion are outlined in Table 2.

Table 2 – Reduction in Parking Criteria

Reduction %	Site/Design Factors	Conforms
20% or 15%	The proposed development is within 400m of a rail station Or The proposed is within 800m of a rail station	X X
20%	The proposed development is within 400m of a bus stop	Conforms
20% or 15% or 10%	The proposed development is within 200m of an existing off street public car park with in excess of 50 car bays. Or The proposed development is within 400m of an existing off street public car park with in excess of 75 car bays. Or The development is located within 400m of an existing off street public car park with in excess of 25 car bays.	Conforms X Conforms
10%	The development is located in a Town Centre	X
10%	The development proposes a mix of residential and commercial uses, provided at least 50% of the total plot ratio is residential.	X
10%	The development provides on-site End of Trip Facilities exceeding the minimum requirements of this policy	X
20%	The development proposes a small scale (less than 80 square metres of NLA) 'active use' and is located on the ground floor of the building in a Town Centre	X
20%	The site is unable to provide the required parking due to the presence of an existing building and/or significant tree protected under the City's TPS1.	X
TOTAL		40%

The proposed development meets a number of these site and design factors and is entitled to a reduction in the number of bays required. The particulars of these reductions are outlined in Table 3 below.

Table 3 – Car Parking Reductions Applicable to Proposed Development

Accumulated Reduction	Number of Car Bays with Reduction
20% for being located within 400 metres of a bus stop	$(60/100) \times 3 = 1.8$ (2) 2 bays required
20% for being located within 200 metres of an existing off street public car park	

Taking into consideration the parking reduction criteria used by the City the proposed consulting room (medical) land use with one consultant within the building on the subject site would only require two parking bays to meet City requirements.

In terms of meeting the limited parking demand generated by the proposed consulting room it should also be noted that there are large amounts of designated on-street car parking around the subject site. This includes Glebe Street without time limits or fees, Alma Road with 2-hour time limits and no fees, View Street with 15 minute to 1-hour fee payable and Fitzgerald Street having 15 minute to half an hour fee payable.

Given the low-key nature and the limited traffic generation and parking demand associated with the use, it is expected that the consulting room will have little discernible impact on the significant public parking resources in the locality. This is particularly the case as there is the ready capacity to provide the required number of parking bays pursuant to LPP7.7.1 on the site, with one additional bay to further reduce the demand for off-site bays.

It is also relevant to note that the nature of a dental practice will result in consistent client turnover, with typical appointments being between 30 minutes to an hour, meaning that where required, clients will not be using on-street parking for large time periods.

The area is also well serviced by public transport with Fitzgerald Street accommodating a number of high frequency bus routes (routes 888, 885 and 19). These services link the area to the surrounding City of Vincent community as well as a number of other destinations including the Perth CBD, Edith Cowan University (Mount

Lawley) and Morley Galleria. The services also share a number of stops with the wider bus network, many of which act as feeder services to the Perth Rail Network. The close proximity of the subject site to the bus network and frequency of services past the subject site provide excellent access alternatives to the private vehicle and will encourage customers to use public transport to access the facility.

Streetscape Assessment

A streetscape assessment has also been carried out by TPG to ascertain the degree of impact that the proposal would have on the surrounding locality. As well as understanding the established streetscape character this process was also used to identify similar and/or complementary uses to that of the proposed use for the subject site, to identify any issues within the proximity of the subject site and to understand the subject sites relationship with surrounding area.

The key outcomes of the assessment are as follows:

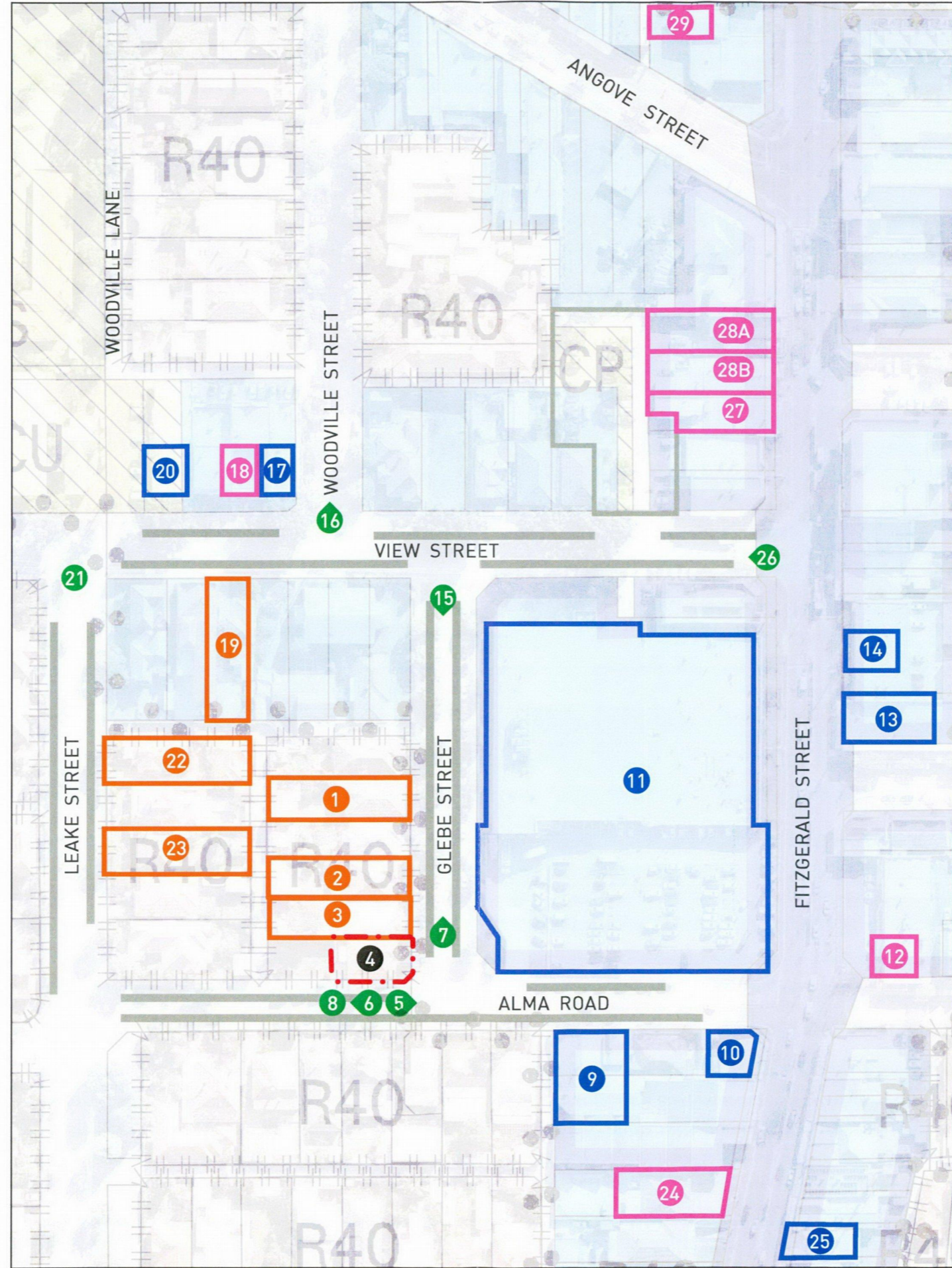
- Glebe Street is comprised of a variety of housing from different eras including 'Queen Anne' heritage listed housing and examples from the 1950s and 1970s;
- The street block bound by Glebe Street to the east, View Street to the north, Leake Street to the west and Alma Road to the south has a coding of Residential R40. The streetscape assessment noted that very few houses within the block currently reflect this coding potential;
- View Street, between Glebe Street and Leake Street is zoned 'Commercial' with a number of low scale commercial uses beginning to operate on the sites. This has further altered the Glebe Street streetscape from a predominantly residential street and resulted in the street having a less definable more mixed use character.
- There is significant evidence of low key compatible commercial uses encroaching into the residential zoned areas within the precinct taking advantage of the relatively high population density of North Perth and the high level of accessibility to the area by public transport;
- Medical and ancillary facilities are scattered throughout the immediate locality using a variety of buildings and meeting the existing and emerging medical requirements of the local community;
- Office uses are also well represented in the locality. Fitzgerald Street is dominated by low to medium scale offices with a number of consulting rooms and low scale offices also located along View Street, between Leake Street and Fitzgerald Street.

- The corner of Glebe Street and Alma Road is dominated by the North Perth Plaza Shopping Centre and associated car parking directly opposite the subject site resulting in compromised residential amenity along the length of Glebe Street;
- In this case the proposed development will have little impact on the surrounding streetscape as it involves the retention of the existing residential building on the subject site.

Refer to Figure 7 – Street Scope Assessment



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STREETSCAPE ASSESSMENT PLAN

1 Glebe Street, North Perth

Date: 28 Jul 2015
 Scale: 1:1500 @ A3
 Drawn: GW
 Project Manager: MC
 Checked: JD
 Dwg No. 716-030 PL streetscape.ai



source: nearmaps

LEGEND

METROPOLITAN REGION SCHEME RESERVES

Other Regional Roads

LOCAL SCHEME RESERVES

Public Purposes denoted as follows:
 CP Car Park
 CU Civic Use
 PS Primary School

ZONES

Residential
 Commercial
 District Centre

OTHER

R20 R-Codes
 Precinct Boundary
 Medical & Ancillary Facilities
 Commercial Development
 Residential Development
 Streetscape
 Parking
 Subject Site

NOTES

- 1 1970's single storey house
- 2 1950's single storey house
- 3 Federation Queen Anne house
- 4 Subject Site
1 Glebe Street, North Perth
- 5 Alma Street looking east
- 6 Glebe Street looking west
- 7 Glebe Street looking north
- 8 Subject Site provided parking
- 9 Shop - North Perth Growers Market
- 10 Shop - Ying & Yang Designs
- 11 North Perth Plaza & Car Park
- 12 Alma Dental (Consulting Room)
- 13 Chemist Warehouse
- 14 Multi-Storey Office
- 15 Glebe Street looking south
- 16 Woodville Street looking north
- 17 Office
- 18 View St. Family Medical Practice (Consulting Room)
- 19 1950's single storey house
- 20 Multi-Cultural Centre
- 21 Leake St. Streetscape & On-Street Parking
- 22 Single storey grouped dwellings
- 23 1970's single storey house
- 24 Western Diagnostics (Consulting Room)
- 25 Wizard Warehouse Pharmacy
- 26 View Street looking west
- 27 Fitzgerald Medical Centre (Consulting Room)
- 28A Gentle Chiropractor (Consulting Room)
- 28B ABS Physiotherapist (Consulting Room)
- 29 TN Dental (Consulting Room)



TOWN PLANNING
 URBAN DESIGN AND HERITAGE

Conclusion

TPG on behalf of North Perth Dental, have prepared this report in support of the proposed change of use of the subject site from 'single house' to 'consulting room' (medical).

In this instance it has been determined that the proposed change of use is appropriate as the consulting room will occupy an existing residential building, maintaining the existing streetscape and will meet parking requirements on-site. The low key nature of the proposed use, limited client visitation and regular day time operating hours will ensure that no negative impacts will be felt by other landowners and occupiers in the locality. The proposal also responds appropriately to the general and site-specific design elements sought by the local planning framework and will make a positive contribution to the economy of the North Perth area as well as continuing to meet the needs of the local community.

On the basis of the information provided within this report and the plans previously received by the City in relation to this change of use, the City's approval of the proposal is respectfully requested.