

PERTH
SYDNEY

Our Ref: 716-030

28 August 2015

Chief Executive
City of Vincent
244 Vincent Street
LEEDERVILLE WA 6007

Attention: Adam Dyson – Statutory Planner
Email Address: adam.dyson@vincent.wa.gov.au

Dear Adam

LOT 52 (1) GLEBE STREET, NORTH PERTH – RESPONSE TO PUBLIC COMMENTS

TPG Town Planning, Urban Design and Heritage (TPG) on behalf of North Perth Dental has prepared this letter in response to submission comments received as a result of the advertising of the proposed medical consulting room (North Perth Dental) located at Lot 52 (1) Glebe Street, North Perth (the subject site). TPG has considered all relevant and legitimate planning concerns and the other matters raised in the submissions, with responses as set out below.

1. Request that the area remain residential and not commercial

As was detailed in the comprehensive report prepared by TPG to support the proposal, the change of use application for the subject site will not alter the zoning of the site. The site will remain zoned 'Residential', however, the land use will change to a low impact non-residential use, which pursuant to the City of Vincent's (the City) Town Planning Scheme No. 1 (TPS1) is permitted at the discretion of Council subject to a period of public advertising. As was also detailed in the report, the streetscape of Glebe Street is dominated by the North Perth Plaza Shopping Centre located on the eastern frontage of Glebe Street, as well as the Church located at the northern end of Glebe Street. These intrusive non-residential elements result in Glebe Street having an atypical residential streetscape and in this context the change of use will have negligible impact on streetscape amenity. Importantly, the proposed use is a low intensity commercial use and proposes the retention of the existing house on the site. This means that the physical appearance of one side of the streetscape as a residential street will be maintained and that neighbour amenity will not be adversely affected by larger more intrusive structures.

2. Lot 52 (1) Glebe Street has always been a residential property

The historical use of the property for residential purposes is not in of itself a relevant planning consideration for the proposal. However, as the abovementioned response states, the subject site will still be zoned 'Residential', but with a non-residential land use occurring on it.

In this instance the site is well suited to low impact commercial uses by virtue of its proximity to other commercial activities that already impact on the residential amenity of the locality. In addition, in highly accessible inner city densely populated areas there has been an increasing trend for small low impact businesses, in particular medical consulting services to locate in residential areas, especially in locations close to and affected by commercial areas. This allows medical services to be provided economically in proximity of an established local customer base and is formally recognised by the City's TPS1, that does not exclude such uses from being approved in the residential zone. The provision of these types of localised medical services is becoming increasingly important as the established inner city population ages and is replaced by families seeking to reside in higher amenity locations.

PERTH OFFICE

Level 7, 182 St Georges Tce
Perth Western Australia 6000

PO Box 7375 Cloisters Square
Perth Western Australia 6850

Telephone +61 8 9289 8300
Facsimile +61 8 9321 4786
www.tpgwa.com.au

The Planning Group WA Pty Ltd
ABN 36 097 273 222

CITY OF VINCENT	
File Ref	Folio
Action Order	
RECEIVED	02 SEP 2015
CEO	
COMM SERV	
COMM SERV	
PLAN SERV	
TECH SERV	
PERM	NOTE PSM



LOT 52 (1) GLEBE STREET, NORTH PERTH – RESPONSE TO PUBLIC COMMENTS3. The City of Vincent does not support ad hoc or indiscriminate uses of residential properties for commercial uses

The proposed change of use is not seen as being an indiscriminate or ad hoc use with such proposals able to be considered on their planning merits in accordance with the requirements of TPS1. Importantly, the proposed use is also compliant with the development standards and requirements as set out in the City's TPS1 and applicable planning policies.

In this instance, the subject site is located on a street that borders a large-scale commercial development with a number of other non-residential uses in close proximity. On this basis the proposal is neither ad hoc nor indiscriminate and in fact is clearly thought out, well designed and comprises a complementary use to the established development context within the immediate locality.

4. If approved the change of use would create a precedent

If the change of use application were approved, it would have no specific planning or legal weight in relation to the approval of future change of use applications for Glebe Street or any other surrounding streets. All applications would still be required to be compliant with the planning requirements set by the City outlined in the City's TPS1 and local planning policies. Each application would also be required to be considered on its individual merits having regard to the specific nature of the proposal and the context within which it is proposed.

5. Number of staff and number of chairs in waiting room.

The development plans submitted with the initial application clearly state the use of each room within the practice and the number of staff that will be present. In this respect, whilst the development has two rooms, it was explicitly stated in the initial application and the supporting report prepared by TPG that the room titled 'Auxiliary' will be used for the preparation of the patient, which will be undertaken by the dental nurse, while the room titled 'Surgery' will be the dental surgery in which all dental work will occur by the single practicing dentist. This is not an uncommon practice in modern medical consulting rooms of this type. The proposed dental practice will also continue the same operations, with the same capacity of the current North Perth Dental practice at 366 Fitzgerald Street, North Perth. This clarifies the nature and intensity of the proposed use with certainty.

In relation to the query on the number of chairs that will be in the waiting room, this has no relevance to the change of use application and on this basis is not a relevant planning consideration. There is no prescribed limit to the number of chairs in a waiting room that a development may have, nor is the number of chairs a direct reflection of patient numbers.

6. Traffic and parking concerns

The proposed consulting room is wholly compliant with the parking requirements pursuant to the City's *Local Planning Policy 7.5.22 – Consulting Rooms* and *Local Planning Policy 7.7.1 – Parking and Access* and has an additional parking bay over and above the minimum parking requirement. Pursuant to the allowances in these two planning policies, North Perth Dental would technically be able to reduce the parking requirement for the proposed use due to the close proximity of the subject site to public transport and a number of public car parks. Such a reduction has not, however, been sought in this instance. The provision of one extra on-site parking bay will above the City's requirements will serve to reduce the pressure on other publicly available car parking in the locality, including on-street parking.

In terms of broader traffic impacts, Glebe Street, Alma Road and Leake Street are all considered local access roads pursuant to Main Roads Western Australia (MRWA) Road Network Hierarchy. A local access road's maximum vehicle capacity is considered to be 3,000 vehicles per day. Liaison with the City's Technical Services area has confirmed that Glebe Street, Alma Road and Leake Street are all operating at approximately 30% of their maximum capacity. The modest size and low impact nature of the proposed land use will generate little additional traffic on the local road network and given that the majority of clients would

LOT 52 (1) GLEBE STREET, NORTH PERTH – RESPONSE TO PUBLIC COMMENTS

access the dental practice outside of peak hours in any case, the impact on local traffic volumes will be imperceptible.

On the basis of the above, it is obvious that the concerns raised in relation to traffic and parking are not able to be justified or substantiated when considered on an objective and reasonable basis based on the facts available.

Whilst there may be a perception from some residents in the area that there is an issue with their ability to access street parking in the locality at certain times, this is not related to the change of use proposal and probably relates more to the areas inner city location and how the street parking resource is managed. As it currently stands, street parking outside residential properties is not strictly designated for that particular resident unless specified as such. Residents or any other member of the public can therefore legally use street parking on Glebe Street. Should residents consider that additional restrictions should be applied to the use of street parking in the locality, this is an issue that should be taken up separately with the City. Any proposition to restrict the usage of street parking should be carefully assessed as residents do not have proprietorial rights over a public parking resource and it may not be considered equitable, appropriate or even necessary to restrict public access.

7. Signage

The preliminary signage proposed by North Perth Dental has been designed to ensure compliance with *Local Planning Policy 7.5.2 – Signs and Advertising* and *Local Planning Policy 7.5.22 – Consulting Rooms*, both of which control the type, location and number of signs permitted for consulting rooms (medical). Once North Perth Dental decides upon a final design for the signage it will be subject to the requirements outlined in the aforementioned policies and will require approval by the City. The opinion of surrounding residents on the specifics of a signs aesthetics is subjective and not a relevant planning consideration to the determination of the application.

8. Impact on quality of life

The change of use is proposed for a site that is appropriately situated amongst residential and a range of commercial uses. The subject site is located adjacent to a large-scale commercial development that dominates the Glebe Street streetscape. Having regard to this context, the addition of a modest dental practice in an existing house on the street will have no material impact on the amenity of the area currently being enjoyed by residents. In reality, the impact on quality of life associated with the operation of a small dental practice during normal business hours on surrounding residents and the streetscape will, based on any objective assessment, be negligible.

In relation to potential impacts on dwellings of significance, as outlined in the report prepared by TPG, an investigation of the State heritage and City's municipal heritage lists has identified that the house at 3 Glebe Street is listed on the municipal heritage list but not the State heritage list. In this respect it is noted that the City's *Local Planning Policy 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties* only relates to the construction of new developments adjacent to heritage listed sites, with the requirements of the policy only relating to the physical characteristics of the development and not the associated use. In this case, the existing house is proposed to be retained resulting in no adverse impacts on the local cultural heritage values of the house located at 3 Glebe Street.

In relation to surrounding resident's financial inputs into their own dwellings, this is not a relevant planning consideration to the determination of this proposal. In any event purported adverse impacts on property value by landowners are often highly subjective, emotional and not able to be substantiated in any empirical sense without appropriate independent expert advice.

9. Alternative locations

The proposed alternative locations are not relevant to the determination of this application, which is required to be determined on its individual merits. They also represent the subjective personal opinions of surrounding residents and should not be given any regard on this basis.

Chief Executive Officer
City of Vincent

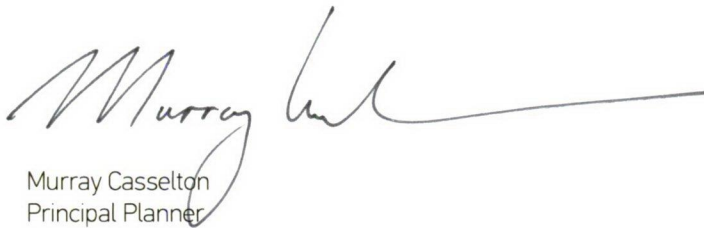
LOT 52 (1) GLEBE STREET, NORTH PERTH – RESPONSE TO PUBLIC COMMENTS

Based on any objective and informed planning assessment, the proposed change of use application submitted by North Perth Dental and the accompanying report prepared by TPG demonstrates that the application complies with all applicable development standards and requirements as set out in the City's TPS1 and relevant local planning policies. The development will in fact make a positive contribution to the North Perth economy and meet the medical needs of the surrounding community in an appropriate location. The concerns raised within the community submissions have all been considered and addressed as set out above and also within the initial application materials and the associated planning assessment and report prepared by TPG.

On the basis of the above it is requested that Council approve the application, however, should you have any additional queries or require clarification on any of the matters raised, please do not hesitate to contact the undersigned or Jacob Dawkins of our office on telephone (08) 9289 8300.

Yours sincerely

TPG TOWN PLANNING, URBAN DESIGN AND HERITAGE



Murray Casselton
Principal Planner