



TOWN OF COTTESLOE

TOWN OF COTTESLOE

LOCAL PLANNING SCHEME NO. 3

AMENDMENT NO. 7

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

TOWN OF COTTESLOE

LOCAL PLANNING SCHEME NO. 3

AMENDMENT NO. 7

RESOLVED that the Council, in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by:

- a) Amending Schedule 2 – Additional Uses of the Town of Cottesloe Local Planning Scheme No. 3 as follows:

No.	Description of land	Additional use	Conditions
A10	Lot 50 (RN 36) Eric Street, Cottesloe.	Medical Centre.	Use and/or development of the site for Additional Uses shall be subject to planning approval.

- b) Modifying the Scheme Maps accordingly to reflect the Additional Use No. A10 over Lot 50 Eric Street, Cottesloe as provided for on the attached Scheme Amendment Map.

The Amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) for the following reasons:

1. Pursuant to Regulation 34(a) of the Regulations, the amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone or reserve;
2. Pursuant to Regulation 34(e) of the Regulations, it is considered that the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
3. Pursuant to Regulation 34(f) of the Regulations, it is considered that the amendment does not result in any significant environmental, social, economic or governance impact on land in the scheme area.

Dated this day of 20

CHIEF EXECUTIVE OFFICER

DATE

**REPORT ON SCHEME AMENDMENT NO. 7
LOCAL PLANNING SCHEME NO. 3
TOWN OF COTTESLOE**

1.0 EXECUTIVE SUMMARY

The Eric Street Shopping Centre provides an important local activity focus and comprises a range of activities for the local community comprising;

- IGA Supermarket;
- Allied Health Services comprising physio, massage and chiropractic;
- Pharmacy 777;
- Retail shop outlets;
- Cimbolino Café;
- Gymnasium; and,
- Offices,

The Centre was subject to an award winning refurbishment in 2012 and forms an integral and well-presented part of the local Cottesloe area.

In early 2018, Council issued approval to use a portion of the Centre for Consulting Room purposes which is operated by M.Clinica. M.Clinica will commence its medical consulting services with the two consultants, but subject to this Amendment, wishes to operate with up to four practitioners to accommodate a growing demand for specialist GP services comprising;

- GP/Specialist Dermatologist/skin/cosmetic procedures;
- GP/Specialist minor surgeon;
- GP/Specialist family planning/contraception anti-natal care;
- GP/Specialist family practitioner/older adult.

The current zoning of the land as a "Local Centre" allows both "Consulting Rooms" and "Hospital" uses, but does not presently allow for a "Medical Centre".

This Amendment seeks to rectify this anomaly by amending the Scheme to allow the use class of "Medical Centre" as an Additional use under the Town of Cottesloe's Local Planning Scheme No. 3 (LPS3).

2.0 NATURE OF BUSINESS

The following outlines the rationale behind the Development Proposal that underpins the purpose of this Amendment.

M.Clinica seeks to undertake medical consulting out of the premises for up to four practitioners, focusing on key areas of medicine. Floor plans of the Eric Street Shopping Centre depicting the proposed Medical Centre in tenancy floor are included as **Annexure 1**. The local area would benefit from this specialist medical service as it will be aimed at addressing the identified health needs of the local residents. M.Clinica's model of healthcare is aligned with high quality patient care that is reflective of the GP specialists that will be on site. This involves patient attendance by appointment only and by private billing with no bulk billing arrangements proposed.

The nature of the typical length of appointments, and the types of services offered, will be longer in duration than typically experienced in a bulk billing general practice. This will result in lower patient number demand and consequently minimal disruption to the locality and to the Centre.

3.0 STAFFING

M.Clinica proposes to employ GP specialists comprising of the following;

- GP/Specialist Dermatologist/skin/cosmetic procedures;
- GP/Specialist minor surgeon;
- GP/Specialist family planning/contraception anti-natal care;
- GP/Specialist family practitioner/older adult.

In addition, the clinic will include a practice Nurse, Senior Administration Officer and Receptionist.

4.0 HOURS OF OPERATION AND STAFF LOADING

Table 1 depicts the proposed hours of operation.

Table 1 – Hours of Operation

<i><u>Days</u></i>	<i><u>Hours of Operation</u></i>
Monday	8.00am – 6.00pm
Tuesday	8.00am – 6.00pm
Wednesday	8.00am – 6.00pm
Thursday	8.00am – 6.00pm
Friday	8.00am – 6.00pm
Saturday	9.00am – 1.00pm
Sunday	9.00am – 1.00pm
Public Holidays	Closed

The staff loading arrangements are arranged such that there will be no more than three GP/Specialists working within the Clinic during the initial stages subject to demand with scaling up to four practitioners at any one time as the practice progresses.

5.0 PARKING

The medical Centre replaces a "Shop" use. The technical parking requirements for the different land uses under LPS3 are listed in the table below.

Land Use	LPS3 Parking Requirement	Requirement for Tenancy 4
Shop	1 space to every 20 square metre of gross floor area	8.5 (9) spaces
Medical - Consulting Rooms	1 spaces to every 25 square metres of	7 spaces
Medical - Medical Centre	4 spaces to each practitioner	12 initially and scaling up to 16 as the practice progresses

In practice, however, parking requirements for the Eric Street shopping Centre have proved to be less than would have been indicated by the sum of the requirements for each shopping centre tenancy for the following reasons:

- The shopping centre allows for multiple activities within a single trip, with patrons having the benefit of accessing other facilities as well as the GP clinic, including the pharmacy, physiotherapy and IGA. Additionally, the coffee shop will provide a complementary function within the centre and only provide for a limited number of separate trips;
- There are a number of on-street parking bays which are used by patrons of Eric Street Shopping Centre.
- In line with the objectives of the Local Centre zone, the Eric Street Shopping Centre provides small-scale shops, facilities and services for the community within the surrounding residential locality. For this reason, a proportion of its customers will walk to the shopping centre.

In addition a number of sources regarding traffic generation rates for medical centres, including the *Trip Generating Manual, 7th Edition* Institute of Transportation Engineers (2003) have found that parking generation rates are significantly lower than the rates quoted in LPS3. This indicates that the demand for parking should be lower at 4 bays per 100m² which is consistent with the LPS3 parking requirements for Consulting Rooms. Given that Tenancy 4 has an area of 168.9m², the parking required would be 7 bays, or two bays less than for the previous Shop use. It is also notable that the M Clinica GP Practice will offer specialist services which will typically warrant longer appointment times, which will also serve to reduce patient parking requirements.

The above assessment of parking needs is corroborated by evidence of parking patterns within the Eric Street Shopping centre car park. Clause 5.8.5 of LPS3 provides Council with discretion to vary parking requirements in the local Centre zone having regard to the likely patterns of usage:

5.8.5 Except in the Town Centre, Foreshore Centre, Restricted Foreshore Centre, Hotel or Development zones, in assessing the number of parking spaces required for a development containing more than one use, the local government may have regard to the likely patterns of usage, in particular the likely maximum use of the development at any time, and may reduce the number of parking bays required.

At present the Eric Street Shopping Centre consistently has surplus parking bays despite the fact that the M.Clinica GP Consulting rooms are now operating with two medical practitioners. For the reasons explained above and the evidence provided by existing patterns of usage, it can be considered that the parking requirements for the proposed medical centre should be a lesser number than that required by the scheme in Table 3.

6.0 Community and Stakeholder Engagement

As part of developing the proposal, M.Clinica engaged with local businesses located within the Centre. That engagement has received support in particular with the Pharmacy and Allied Health Professionals. The benefit of providing these facilities within a Local Activity Centre is to provide an opportunity where trips are shared and where support between existing Allied Health providers can occur.

The Allied Health providers at the Centre will benefit from the complementary activities associated with the proposed medical centre and add service value to the Cottesloe suburb to address the health needs of local residents.

7.0 Planning Justification

The proposal to include a Medical Centre within the Eric Street Shopping Centre provides an opportunity for the provision of local medical services to the community within an Activity Centre environment. The co-location of activities will have positive benefits, including sharing of trips and complementarity between Allied Health providers leading to sustainable planning outcomes. It encourages the continued activation of the centre in a manner and location that minimises disruption to the local community.

It is noted that the objectives of the Local zone are to;

4.2.5 The objectives of the Local Centre zone are to —

- a) *provide the opportunity for small-scale shops, facilities and services for the community within the surrounding residential locality;*
- b) *encourage development which is compatible with the scale and amenity of the surrounding residential locality;*
- c) *ensure that adequate provision is made for access and parking facilities without causing undue amenity effects on the surrounding residential locality;*
- d) *allow for a mix of residential and non-residential uses provided the ground floor of existing buildings or proposed development is excluded from residential use; and*
- e) *give consideration to the maintenance and enhancement of important views to and from public places as a contributor to the character and amenity of the locality and the district overall.*

The limited area of Tenancy 4 at 169 square meters serves to provide limits to the future size of the Medical Centre, which will only realistically be able to accommodate four medical practitioners at a maximum. At this size, the proposed medical centre will be consistent with the Scheme's objective to provide small scale services and facilities and to encourage developments which are compatible with the scale and amenity of the surrounding locality. In this way, the proposed Additional use is appropriate and aligns with the intended character of a Local Centre zone. Further, the proposal to incorporate the Scheme Amendment by way of an Additional Use zone ensures that the proposal for a Medical Centre applies to the Eric Street Centre only with no impact or prejudicial effect on any other "Local Centres" under LPS3.

Further, the permissibility of a medical centre within a Local Centre zone is consistent with the use permissibility in other local governments in the western suburbs. A review of ten Local Governments found that Medical Centres (or an equivalent facility from which three or more practitioners operate) are either permitted or discretionary uses in Local Centre zones within the Town of Claremont, City of Fremantle, City of Stirling, City of Subiaco and City of Vincent. Additionally, Medical Centres (or an equivalent facility from which three or more practitioners operate) are either permitted uses or discretionary use in the zones which could be considered equivalent to the Local Centre zone for the remaining Local Governments reviewed, including City of Canning, Town of East Fremantle, Town of Mosman Park, City of Nedlands and City of South Perth. In that respect the review affirmed that a Medical Centre is both a capable and appropriate use in a Local Centre zone.

In regard to parking, as explained in Section 6, it can be considered that the present parking provision is adequate to accommodate parking demand such that no undue or adverse effects will be caused by the proposed medical centre. The specialist nature of the services offered will provide a service to the local community with minimal disruption to the neighbourhood noting the likely appointment duration and proposed nature of the clinical services offered.

The proposed Medical Centre is considered to provide a positive effect on the amenity of the area.

PLANNING AND DEVELOPMENT ACT 2005

TOWN OF COTTESLOE

LOCAL PLANNING SCHEME NO. 3

AMENDMENT NO. 7

The Town of Cottesloe under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above local planning scheme by:

- a) Amending Schedule 2 – Additional Uses of the Town of Cottesloe Local Planning Scheme No. 3 as follows:

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3. Pursuant to Regulation 34(f) of the Regulations, it is considered that the amendment does not result in any significant environmental, social, economic or governance impact on land in the scheme area.

ADOPTION

Adopted by resolution of the Council of the Town of Cottesloe at the Meeting of the Council
held on theday of 20.....

MAYOR

DATE

CHIEF EXECUTIVE OFFICER

DATE

FINAL APPROVAL

Adopted for the final approval by resolution of the Town of Cottesloe at the
Meeting of the Council held on theday of 20..... and the Common
Seal of the Town of Cottesloe was affixed by the authority of the Council in the presence of:

.....
CHIEF EXECUTIVE OFFICER

.....
MAYOR

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

.....
**DELEGATED UNDER S.16 OF
PLANNING & DEVELOPMENT ACT 2005**

Date

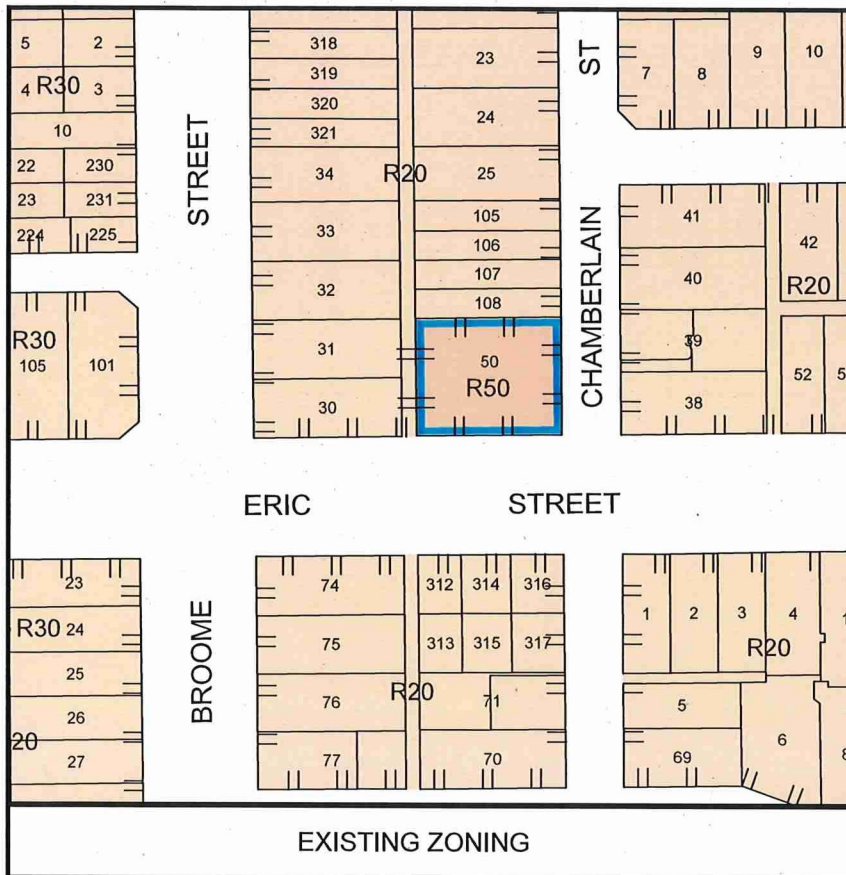
FINAL APPROVAL GRANTED

.....
MINISTER FOR PLANNING

Date

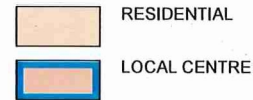
TOWN OF COTTESLOE TOWN PLANNING SCHEME No. 3

Planning and Development Act 2005

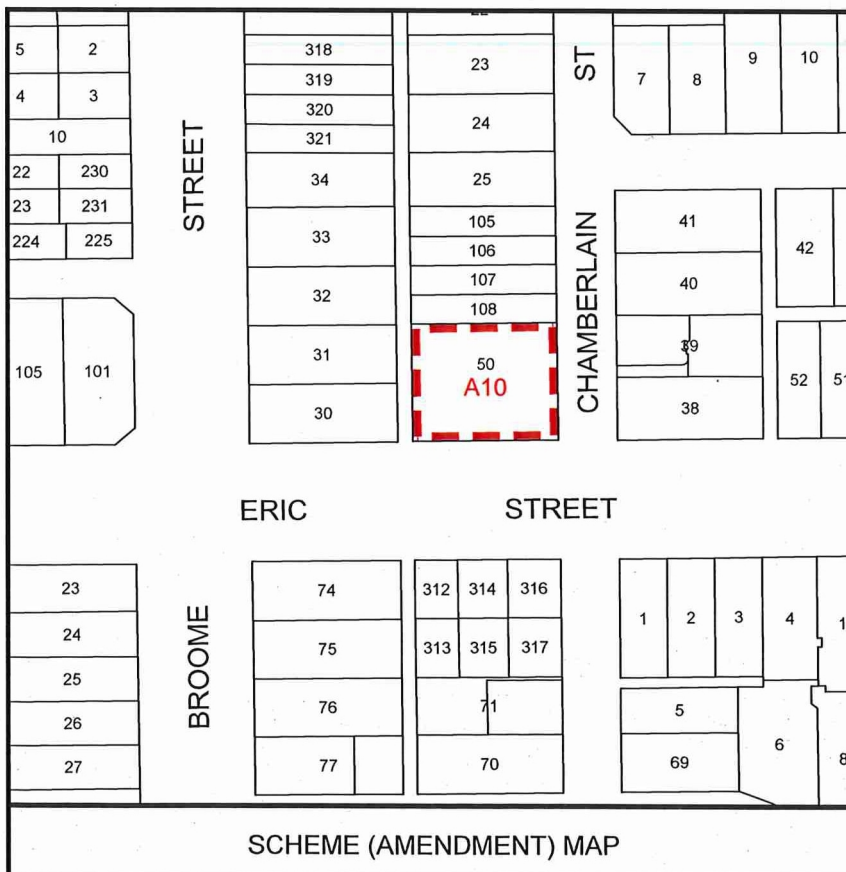


LEGEND

LOCAL SCHEME ZONES



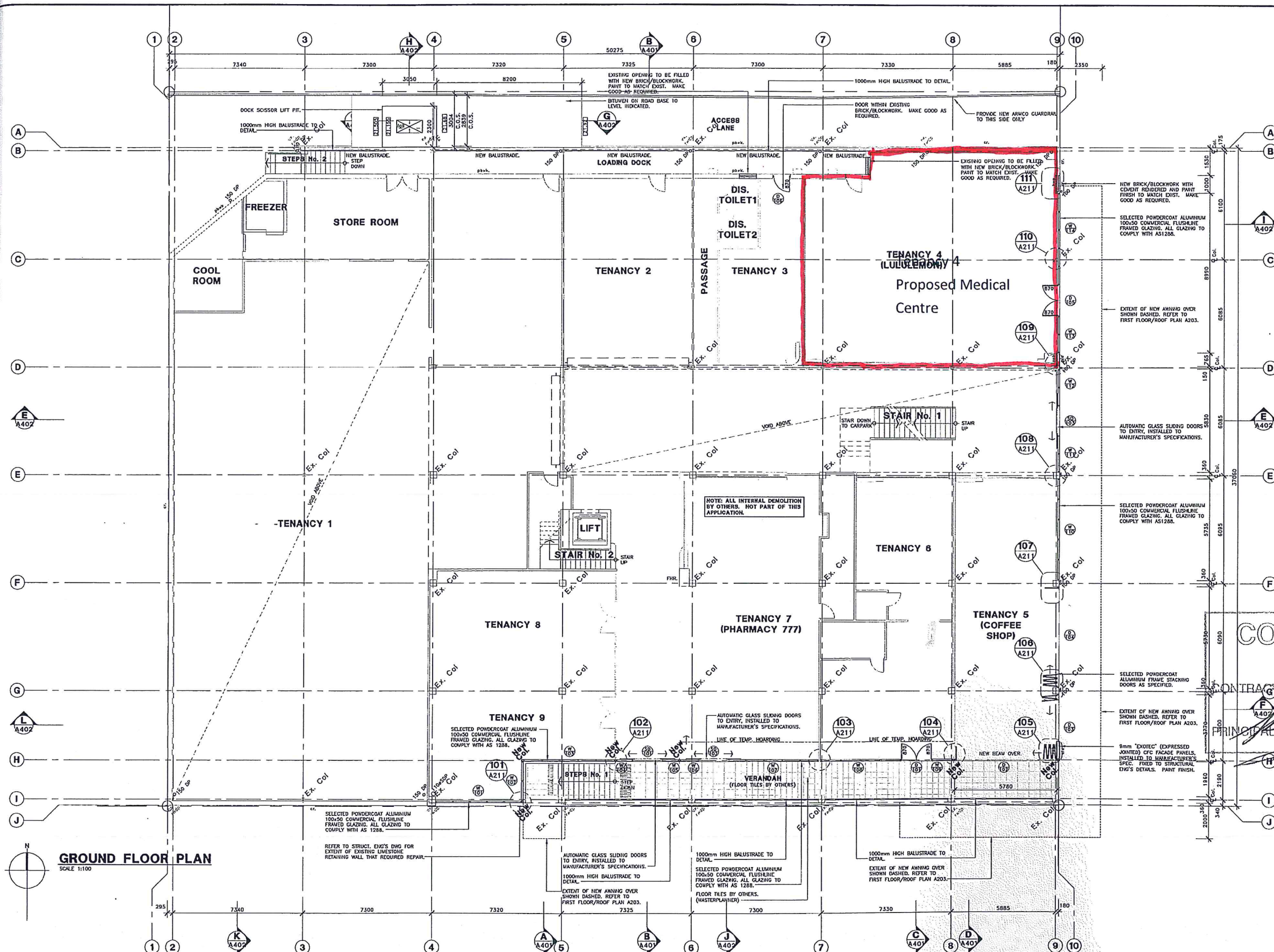
OTHER CATEGORIES



SCALE: 1:2500
DATE: 29.06.2018

Amendment No.

Attachment 1
Tenancy 4 (Proposed Medical Centre) Floor
Plans



NOTE.
EXISTING STRUCTURE AND SERVICES ARE INDICATIVE, CONTRACTOR IS TO CONFIRM EXACT LOCATION AND DETAILS OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORK ON SITE, AND LAISE WITH RELEVANT ENGINEERING CONSULTANT.

NOTE.
CONTRACTOR IS TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

NOTE.
CONTRACTOR SHALL ENSURE ALL EXISTING SERVICES REMAIN OPERATIONAL AND ARE PROPERLY PROTECTED DURING DEMOLITION AND CONSTRUCTION PERIOD.

- LEGEND**
- EXTENT OF NEW TILED FLOOR FINISH, BY OTHERS (MASTERPLANNER)
 - SELECTED BITUMEN.
 - PAINTED BRICKWORK TO ALL VISIBLE SURFACES.
 - CEMENT RENDER. PAINT FINISH
 - PAINT FINISH TO PLASTERBOARD TO U/S OF CEILING. PLASTERBOARD TO CONTINUE PAST CEILING 100mm.

CONTRACT

CONTRACTOR:

PRINCIPAL:

REV	DATE	REMARKS
A	2011.03.18	ISSUED FOR CONSTRUCTION
C1	2011.03.09	ISSUED FOR BUILDING LICENSE

ISSUED FOR CONSTRUCTION

GROUND FLOOR PLAN

PROPOSED SHOPPING CENTRE REFURBISHMENT
LOT 50, (HN 36) ERIC STREET, COTTESLOE
For: HARMAN NOMINEES Pty Ltd.

19 Coleraine St, Subiaco
Western Australia 6008
t 08 9381 8511
f 08 9386 1339
e msa@meyershircore.com.au
w www.meyershircore.com.au

meyer shircore
and associates



DATE NOV. 2010
scale @ A1
1:100
drawn GEE
checked MJ

PROJECT No
7139

DWG No A202 REV No A