

## 22.12 MEDICAL CENTRES IN RESIDENTIAL AREAS

16/08/2018  
C75

This policy applies to permit applications for medical centres in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Low Density Residential Zone, Mixed Use Zone and Township Zone.

### 22.12-1 Policy Basis

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There is a trend for medical centres, chiropractors, naturopaths, osteopaths, dentists, and other consulting medical or allied professionals to locate in residential areas. While many of these serve the local residential population there has been a tendency for the establishment of larger multi-purpose centres which serve a broader population catchment.

This policy provides guidance for design and location of medical centres and the assessment of applications.

### 22.12-2 Objective

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- To achieve well designed, quality medical centres, which are suitably located and do not have a negative impact on residential amenity.
- To ensure medical centres in established and constrained residential areas have satisfactory access and egress, car parking and landscaping.
- To minimize adverse impacts associated with retrofitting dwellings for use as medical centres.

### 22.12-3 Policy

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#### Exercising discretion

It is policy to:

- Avoid extended hour medical centres in residential areas.
- Support large multi-practice medical centres that serve a broad population catchment or extended hour medical centres located within or near the Wangaratta Central Activities Area.
- Support co-location and integration of medical centres with local activity centres and other non-residential land uses in residential areas.
- Locate medical centres adjacent to or in proximity to other community support facilities such as schools, pre-schools, open space, child care centres, and recreational facilities.
- Support medical centres on 'arterial', 'link' or 'collector' roads, as identified in Council's *Road Hierarchy Plan 2004*.
- Avoid establishment of medical centres with access from 'cul-de-sac' roads.
- Locate medical centres in proximity to public transport routes.
- Support street appearance/s of medical centres consistent with the character of the area
- Support a residential scale, height and building form that is sympathetic to the character of adjoining dwellings and the streetscape.
- Design access to and from the site to facilitate the safe and efficient movement of vehicle and pedestrian traffic.
- Provide adequate car parking for staff and patients on-site to eliminate any demand for off-site and on-street car parking.
- Provide at least one off-street space designated for people with disabilities.

- Provide landscaping to protect the amenity of adjoining and nearby residential dwellings, including the screening of any car parking areas adjacent to site boundaries.
- Locate car parking in the main street setback of the medical centre.
- Require signage to be low-scale and sympathetic to the surrounding area.
- Require a street number to be clearly displayed.
- Limit the hours of operation in residential areas to commonly accepted business hours.
- Ensure new medical centres adjacent to existing residential development to respond positively to the height, mass and landscaping of existing development.
- Require signage at the street frontage of the building to direct clients to the off-street car parking.

**Decision guidelines**

- The location of the medical centre in relation to existing health facilities in the area and the local road hierarchy.
- The location of the medical centre in the local road hierarchy.