

22.0727/03/2014
C177**MEDICAL CENTRE POLICY**

This policy applies to the establishment of medical centres within the municipality.

Policy Basis

Council regularly receives applications for the establishment of medical centres, chiropractors, naturopaths, osteopaths etc within 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 aims to provide guidance to applicants in the design and location of medical centres within the municipality and assist in the assessment of applications.

Objective

To achieve well designed, quality medical centres, which are suitably located and do not have a negative impact on residential amenity.

Policy

It is policy to:

- Encourage medical centres that serve the local population to locate within residential areas, and larger multi practice medical centres that serve a broader population catchment to locate within or near activity centres.
- Encourage the co-location and integration of medical centres with local activity centres and other non-residential land uses in residential areas. Medical centres are encouraged to locate adjacent to or in proximity to other community support facilities such as schools, pre schools, open space, child care centres, and recreational facilities.
- Encourage 24 hour medical centres to locate in activity centres and discourage them from locating within residential areas.
- Ensure the impacts to residential amenity arising from access to medical centres is minimised by encouraging medical centres to locate on main roads and collector roads. Establishment of medical centres within cul-de-sacs is discouraged.
- Encourage medical centres to locate in proximity to public transport routes.
- Ensure that the scale and appearance of the medical centre is consistent with the site characteristics and location and surrounding land uses. In residential areas, the scale, height and building form of medical centres should be sympathetic to the character of adjoining dwellings and the streetscape.
- Ensure access to and from the site is designed in such a way as to allow for the safe and efficient movement of vehicle and pedestrian traffic.
- Encourage car parking to be located in the front setback of the medical centre.
- Ensure proposals fulfil a demonstrated need.

Policy Reference

Medical Centre Policy