



A Guide to Medical and Veterinary Centres In Monash

Adopted:- 19 November 2004
(Amended 2 January 2007)

MEDICAL and VETERINARY CENTRES

THE PURPOSE OF THIS GUIDE

This guide has been prepared to assist applicants in the selection of a site for a medical centre or veterinary clinic, and in the design of the building and site layout (including car parking and landscaping).

This guide implements the provisions of the Monash Planning Scheme, and in particular the Monash Municipal Strategic Statement.

This Guide, however, is primarily aimed at providing guidance for development of medical or veterinary centres in Residential Zones. You should contact the Planning Section of the City of Monash to determine all the requirements of the Monash Planning Scheme.

REQUIREMENTS OF THE MONASH PLANNING SCHEME

Definitions:-

Medical centre:- Land used to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to outpatients only.

This includes “consulting rooms”

Veterinary centre:- Land used to:

- a) diagnose animal diseases or disorders;
- b) surgically or medically treat animals; or
- c) prevent animal diseases or disorders.

It may include keeping the animals on the premises for treatment.

When is Planning Permit approval required?

Residential Zones:- A Planning Permit is required in all cases.

Business Zones:- Planning Permit approval may be required dependant upon the location of the premises and the ability to provide adequate on-site car parking for practitioners, staff and clients.

Industrial Zones:- A Planning Permit is required in all cases.

Other Zones:- Planning Permit approval may be required.

You should contact the Planning Section of the City of Monash to determine if a Permit is required at the earliest opportunity.

MEDICAL CENTRES and VETERINARY CLINICS in RESIDENTIAL ZONES

Objectives

- To ensure that the medical centre or veterinary clinic development is appropriate having regard to the residential environment of the surrounds
(Clause 22.09-2 of the Monash Planning Scheme)
- To ensure that the amenity of neighbourhoods is not adversely affected by a business conducted in a residential area. *(Clause 21.05-3)*
- To ensure that all built form in residential areas is respectful of residential character. *(Clauses 22.09-2)*
- To ensure that adequate and well-located vehicle parking is provided for all new developments. *(Clause 21.08-3 & 22.09-2)*

Site Selection

The selection of a site for a medical or veterinary centre in a residential zone is critical. The use of a site must not adversely impact on the amenity of residents or the existing residential character of the area. Council will not support applications on inappropriate sites.

As a guide:-

Appropriate locations:-

- A site for a medical or veterinary centre in a residential zone should be located in areas adjacent to existing activity centres and on higher order and busier streets and roads, particularly on corner sites.
- These uses can locate on the boundary between a residential zone and another zone to create a buffer and improve the interface between residential and commercial or industrial land uses.

Inappropriate locations

- Medical or veterinary centres should avoid locating in lower order residential streets and cul-de-sacs.
- These uses should avoid locating in heritage precincts.
- Concentration of non-residential uses in any particular area should be avoided where the cumulative impact on residential amenity is unacceptable.
- Main road locations in isolation not associated with an existing activity area or as a buffer from non-residential zones.

Design Guidelines

The design of a medical centre or a veterinary clinic in a residential zone should:

- Apply creative design solutions that enhance the quality of all residential areas particularly in relation to streetscape issues, scale of buildings, provision of open space and setbacks to ensure adequate landscaping. *(Clause 22.09-4)*
- Retain existing residential building wherever feasible. *(Clause 22.09-4)*
- Maintain a consistency of street setbacks and building height with existing residential neighbourhood and residential scale. Prevailing street setbacks must be maintained. *(Clause 22.09-4)*
- Take into account the existing and preferred character statements for the Neighbourhood Character Type as detailed in the Monash Planning Scheme. *(Clause 22.01)*
- Maintain and enhance the established canopy treed environment throughout the municipality. *(Clause 22.09-4)*
- Utilise unobtrusive identification signs respectful of neighbourhood character. *(Clauses 22.08, 52.05)*

Car Parking Requirements

Adequate on-site car parking needs to be provided to satisfy the demand requirements for practitioners, staff and customers and to minimise the impact of the use on the surrounding neighbourhood.

Reliance on on-street parking for customers is not supported as it detracts from the visual amenity of the streetscape and creates a potential traffic hazard for residents.

Parking should be safe, easily accessible and designed to minimise its visual and amenity on the enjoyment of adjacent residential properties.

Car Spaces required:-

<i>1 practitioner</i>	<i>5 spaces</i>
<i>2 practitioners</i>	<i>10 spaces</i>
<i>3 practitioners</i>	<i>13 spaces</i>
<i>4 practitioners</i>	<i>16 spaces</i>

Council may approve a reduction in the car parking provision if the reduction can be justified having regard to the specific circumstances of the location and use, provision of existing public car parks, and the availability of public transport. *(Clause 52.06)*

Locational criteria

- Car park areas should be located at the rear of the building. This minimises the visual intrusion on parking into the streetscape. Generally, Council will not support provision of car spaces within the front setback of a premise.
- Landscape buffers need to be provided to the surrounds of a car park to minimise its impact on surrounding properties. These buffer areas should be wide enough to allow for screen planting.
- Driveways that access main roads may require a passing area at the street frontage.
- Car space layout and dimensions must comply with the requirements of Clause 52.06 of the Monash Planning Scheme.

Car Park and Accessways design criteria

The basic car park design requirements are:-

- Car park areas should be designed to ensure vehicles can exit a development in a forwards direction.
- Tandem car park spaces are not appropriate.
- Driveways should be at least 3 metres wide.
- Driveways should have an internal radius of at least 4 metres at changes of direction.
- Driveways should provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the driveway connects to a road in a Road Zone.
- Car park areas, including car space size and accessway widths, must comply with the standards of Clause 52.06 of the Monash Planning Scheme and where applicable *AS/NZS2890.1.2004 – Parking Facilities Part 1: Off Street Car Parking*.

Landscaping Requirements

Landscaping of a medical centre or a veterinary clinic in a residential zone should be considered at the design stage. Landscaping should reflect the residential character of the neighbourhood and in particular the landscaped buffer areas adjacent to the car park should provide for screen planting to minimise its visual impact on neighbours.

Landscape design should be consistent with garden character of the neighbourhood and retain existing canopy trees

More detailed guidelines are contained in *A Guide to Landscaping in Monash, 2004*.

Signage

Council recognises that a Medical or Veterinary Centre needs to identify its presence by promoting itself by the use of advertising signage.

However, identification signage should be unobtrusive and respectful of the neighbourhood character. *(Clause 22.08)*

Applications for Permit should include detail of proposed identification signage.

An applicant should discuss the details of all signage with the Planning Section of the City of Monash prior to lodgement of the application for approval.

UNANSWERED QUESTIONS?

Who should I ask?

If you have any questions regarding this Guide, the Monash Planning Scheme or about development of Medical or Veterinary Centres in Monash, you should contact Council's Town Planning Section.

Phone: **9518 3555**

or

Call into the Town Planning Section during normal office hours at

293 Springvale Road, Glen Waverley