



11th February 2021

City of Melville
Planning and Development Services
Locked Bag 1
Booragoon, WA, 6954

Attention: Planning Dept.

APPLICATION FOR CONSULTING ROOMS LOT 1 (301) CANNING HIGHWAY, PALMYRA

Please find attached application form, title details and plan for application for Lot 1, 301 Canning Highway, Palmyra to conduct consulting rooms from the property.

The owner is keen to create a small business comprising Professional Consulting Rooms for a single medical professional on the above property. It is proposed that the business will have a residential feel which caters mainly for the residents in the immediate locality.

This application will involve the restoration of the dwelling and construction of car parking to the rear of the building. Some minor non structural internal work will need to be undertaken which will need building and health compliance.

A similar application was approved by the City on the 6th of January 2009. This approval was not proceeded with.

SITE DESCRIPTION: Lot 1 is 570 sqm in area at the corner of Canning Highway and Hannibal Street and contains a single dwelling.

The building is constructed of weather board and iron with a small verandah. The building is setback 4m from the north side boundary and 15m from the rear and is a total of 90 sqm in area.

The dwelling and the site have the following attributes:

- A suitable internal layout with large rooms for consultations, reception/entry area and examinations
- Adequate structural condition for restoration and compliance with health and building requirements
- A large rear yard with access to a side street that can be used for parking

The building offers suitable exposure to the Highway and a bus stop is some 30 m east of the site on the Highway.

The site is well set back from the intersection of Carrington Street and being a corner site all access can be taken from Hannibal Street.

Footpaths are established on both road frontages around the site.

PROPOSAL DETAILS: The prospective lessee wishes to occupy the subject building to undertake professional consulting room for a medical professional and two staff members.

The dwelling will be restored to maintain a low key residential appearance and landscaping will be installed along boundaries and existing trees preserved where possible.

The development plan depicts seven parking bays including a disabled parking bay adjacent to the entry in accordance with Council requirements.

The parking area will be paved and drained with all drainage accommodated on site.

There will be three staff on the site at any one time and the business will have the following operating hours:

- Week days from 9.00 am to 5.30 pm
- Saturday 9.00 am to 12.00 midday

The building will be fitted out with non structural partitions and furnishings. There will be a need for an upgraded plumbing and drainage system.

The fit out will need Health and Building section assessment and compliance.

ASSESSMENT CRITERIA:

Zoning: The site is within the Residential Zone with a split density code of R30/40. The zone allows consideration of consulting rooms.

Reservations: The site is subject of a regional road reservation under Local Planning Scheme 6 and the Metropolitan Region Scheme which will see the need for referral to the DPLH for assessment.

Parking: Parking requirements under Scheme 6 is for 3 bays per health consultant, plus 0.5 bay per staff member (including health consultants) which totals 5 bays for this proposal. The owner has chosen to provide further parking.

Design: The building is setback 4 m from side and 15m from rear boundaries and is not proposed to be extended. In order to maintain a residential appearance the dwelling will be restored and the parking area will be brick paved and landscaped.

Signage will need to be applied for and comply with scheme requirements.

SUMMARY: This proposal represents a low key business with normal hours of operation.

The proposal would appear to fit well to the site providing for:

- a restored character home that will improve the streetscape to both streets
- access from Hannibal Street with a good level area for car parking provision
- suitable setbacks to streets and boundaries with adequate areas for landscaping
- a good sized building with business exposure and close to a bus stop
- a local community service and a low key quiet activity

