



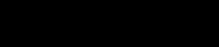
13 February 2026

Chief Executive Officer
City of Melville
10 Almondbury Road
Booragoon WA 6154

Dear Sir/Madam,

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**Application for Development Approval - Change of Use Application
Lot 234 (No.338) Marmion Street, Melville**

 acts on behalf of the owners of Lot 234 (No.338) Marmion Street, Melville (**Site**). We have been engaged to prepare and lodge a Development Application for a change of use from 'Residential Property' to a 'Medical Centre'.

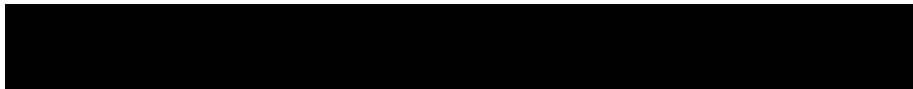
To assist with this application, please find enclosed the following supporting documents:

- A completed and signed application for Development Approval;
- A copy of the current Certificate of Title for the site;
- An authority letter signed by the client;
- A completed architectural drawing package.

A request to amend the City of Melville Local Planning Scheme No.6 to include an Additional Use – Medical Centre was submitted to the City of Melville in July 2024. The City of Melville initiated and granted final approval to the amendment. The Minister has recently approved the amendment.

Description of the Site

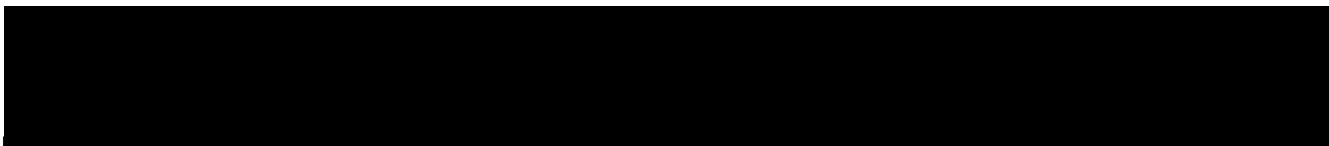
The site comprises a single land parcel legally described as:



Refer to Attachment 1 – Certificate of Title.

The site has a total area of approximately 908 m², with a frontage of 18.1m to Marmion Street. Access to the site is directly from Marmion Street. The property is located immediately adjacent to various commercial and medical services located along Marmion Street.

Immediately to the east of the site is the Melville Family Health Centre. The site is within walking distance of local schools, including Melville Primary School, and nearby community facilities. The site is accessible by public transport along Marmion Street.





The site is currently occupied by a single-storey residential dwelling, which will be retained as part of the proposed development. No substantial external works are proposed as part of this change of use application, other the construction of the car parking area at the rear of the site, along with an upgraded rear entrance to enable full access.

Proposed Development

This Application seeks Development Approval for a change of use of the existing residential property from Residential to Medical Centre. The proposal is to establish a small-scale medical centre specialising in Psychiatry, Psychology and Counselling services, primarily for children and adolescents. The standard operation of the practice will involve having 3 specialists on-site. On rare occasions there will be up to 4 practitioners on-site. This higher number is extremely rare. The practice will operate on an appointment system, with consultations lasting approximately 45 minutes, with 15 minutes allocated to file review and additional note writing. Accordingly, there will be nil to minimal client overlap.

The usual hours of operation are between 8am and 6pm. There will however be occasions when a client may need to attend the site slightly earlier or later than those times. The administration assistant will be on-site only when a maximum of 3 consultants are on-site, and will be on-site just prior to any consultants and/or clients.

The practice currently operates from a commercial premises and provides individual therapy sessions, small group programs, and parent workshops supporting children with conditions including but not limited to Anxiety, ADHD and Autism Spectrum Disorder. Relocating the practice to the subject site will enable services to be delivered within the local community, increasing accessibility for families in the area.

The proposal is expected to foster stronger connections with nearby schools, including Melville Primary School, and support early intervention and positive behavioural outcomes for local children. The practice intends to operate in collaboration with local allied health providers and nearby medical services, including the adjoining medical practice at [REDACTED]

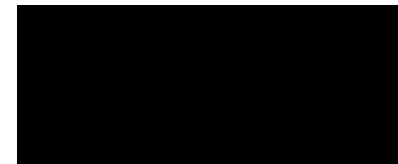
[REDACTED] The proposed use is therefore complementary to existing health services within the locality.

A key component of effective psychological intervention is the provision of a safe, welcoming and non-institutional environment where clients feel secure and supported. The adaption of the existing residential dwelling will provide a calmer setting to the children and adolescents, compared to a commercial environment.

It is envisioned that clients will be able to access and use the existing garden space, for their treatment programs. The garden will provide opportunities for supervised nature-based therapy, mindfulness activities, exercise therapy, and structured outdoor play. Children may participate in planting and maintaining vegetation, fostering responsibility, connection to nature, and positive behavioural development.

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It is proposed to install 9 vehicle parking bays and 1 motorcycle bays. Given the operational requirements of the practice, it is expected that a maximum of 8 bays might be needed at any time, being 1 for each practitioner and 1 for each client. As noted above the 15 minute interval between each session will ensure that at least half the bays are vacant.

The overall vision for the property is to create a therapeutic environment that integrates indoor and outdoor spaces to promote wellbeing. Views to vegetation and landscaped areas, rather than a busier commercial setting, will enhance the calming atmosphere and support improved mental health outcomes. The development utilises the existing built form of the residential dwelling.

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Town Planning Considerations

City of Melville Local Planning Scheme No.6

Zoning and Land Use Permissibility

Pursuant to the provision of the City of Melville Local Planning Scheme No.6 (LPS6), the site has recently approved an additional use for the site consistency of a medical centre.

Medical centre is defined in the LPS6 as a 'means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.'

Table 4 of the LPS6 details the additional uses. The table sets out that:

(a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and

(b) the conditions that apply to that additional use.

The proposed development is considered to be an appropriate land use as a result of the additional use which was recently approved by the Minister.

Local Planning Policy 1.6 – Car Parking and Access

The Local Planning Policy 1.6 (LPP 1.6) set out the criteria for parking and access for development in the City of Melville.

The objective of this policy includes the following:

- To facilitate the development of adequate, safe and convenient parking facilities that meets the needs of users.
- Promote environmentally sustainable development.
- Facilitate active, vibrant and successful places.
- Support local businesses and economically viable development.
- Enable healthy lifestyles and travel choices.
- To ensure that development proposals incorporate an appropriate level of parking.



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To ensure safe, convenient, and efficient access for pedestrians, cyclists and motorists.

- To promote alternative transport modes by incorporating flexibility to reduce parking requirements where alternative transport options exist.
- To promote 'shared' or publicly available parking in preference to exclusive, single user parking for non-residential developments.

The car plot ratios area outlined in table 1 of the LPP 1.6. Medical Centres have a car parking requirements of 3 bays per health consultant plus 0.5 bay per staff member. It is proposed to predominately have 2 – 3 consultants on-site, resulting in a normal demand (as per the policy) of 6 – 9 bays. The actual maximum demand will be in the order of 4 – 7 bays. On rear occasions there may be up to 4 consultants for short periods of time.

The proposed change of use to medical centre will be for a specialised centre for Psychiatry, Psychology and Counselling services, primarily for children and adolescents. The medical practice will operate strictly by appointment only, ensuring staggered arrivals and departures resulting in controlled and predictable parking demand. It is typical for clients to be dropped at the facility for their scheduled appointment, after which the accompany driver leaves the vicinity and returns once the appointment has finished for pick up.

Parking is provided for the existing residential dwelling at the rear of the property providing 9 bays. Due to the scale and nature of the use the medical centre will generate a relatively low volume of vehicle movements. Therefore, parking demand can be accommodated on-site. There is a bus stop located approximately 50m east of the subject site, providing access to public transport. The proposal provides safe and convenient access arrangements and an appropriate level of parking provision consistent for this type of development with the intent of LPP 1.6.

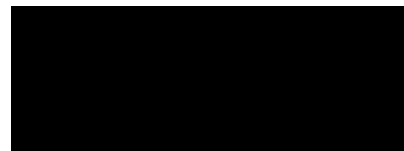
Local Planning Policy 1.10 – Amenity

The Local Planning Policy 1.10 (LPP 1.10) outlines the City's approach to assessing potential impacts on neighbouring properties, including noise, traffic, visual impact and general residential amenity.

The objective of this policy are the following:

- To ensure that when new development is proposed, due consideration is given to the preservation of reasonable amenity for occupiers of adjoining properties and the surrounding area;
- To provide guidance in the consideration of amenity impacts arising from proposals seeking a performance assessment under the R-Codes; and
- To provide assistance in the consideration of all planning applications against the amenity provisions contained within the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations).

The proposed development is consistent with the objectives of LPP 1.10. The medical centre will operate on an appointment-only basis, resulting in limited and staggered visitor movements that



are comparable with typical residential activity levels. The nature of the use is consultation-based and does not involve activities that generate significant noise or disturbance. No structural or external works are proposed, and the existing built form, scale and landscaping will be retained, thereby preserving the established streetscape character and residential amenity. Any outdoor therapeutic activities within the garden area will be supervised and managed to be mindful of surrounding uses. The proposal maintains the amenity expectations of the surrounding residential area.

Local Planning Policy 2.1 – Non-Residential Development

The Local Planning Policy 2.1 (LPP 2.1) guides the assessment of non-residential uses within residential areas, including matters such as streetscape integration, scale, design, landscaping, and compatibility with surrounding development.

The objective of the policy includes:

- To promote high quality architectural form to maintain and enhance the visual character of the City;
- To ensure new buildings are designed to be of human scale to facilitate effective movement and interaction between building and street;
- To ensure building frontages at the street level assist in the creation of safe built environments through use of internal and external lighting, encouraging visual interest and ensuring passive surveillance;
- To ensure that all buildings make a positive contribution to the streetscape, assisting in the maintenance and creation of safe, secure and attractive places.

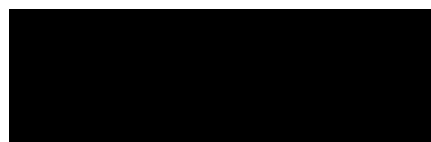
The existing dwelling will be retained in its current form, with no new structures or external alterations proposed, thereby maintaining the established residential scale, character and streetscape presentation. The nature of the medical centre use does not require servicing areas, loading bays or high levels of traffic generation. The proposal avoids introducing visually intrusive or operational elements typically associated with commercial development and ensures that the non-residential function remains discreet and compatible within the residential setting.

Signage

The proposal includes one sign as per the attached. The applicant is keen for the development to maintain a more residential appearance, as such the proposed extent of signage is limited. The sign will be 3.0m wide and 0.3m tall, totalling approximately 1m². While the sign is to be installed higher than 1.8m above ground level, the signage is integrated into the building, attached to the eaves, so will not undermine the appearance of the site. It is considered that the sign is consistent with the intent of the City's Signage Policy.


Conclusion

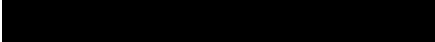
This application seeks Development Approval for the change of use of a 'Residential Property' to a 'Medical Centre', following the recent approval of an additional use for a Medical Centre at the site by the City of Melville. The proposal involves establishing a small-scale medical centre

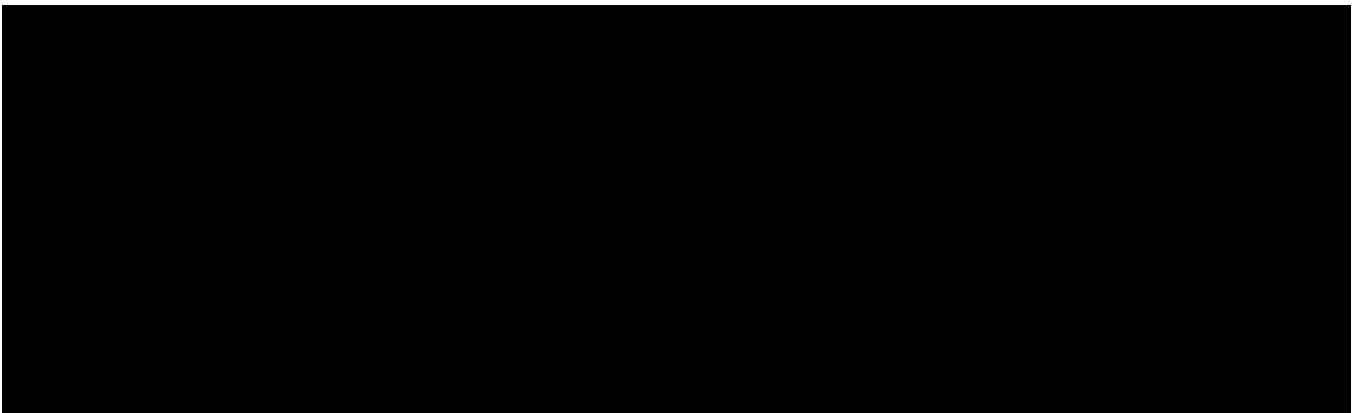




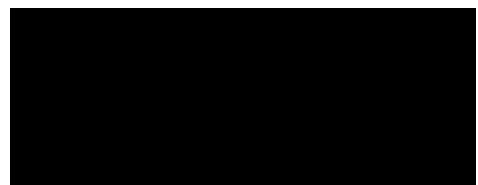
specialising in Psychiatry, Psychology, and Counselling services, primarily for children and adolescents. There are no internal or external works proposed as part of this application.

The proposed development is expected to strengthen connections with nearby schools, including Melville Primary School, that will support early intervention and positive behavioural outcomes for local children. The practice intends to operate in collaboration with local allied health providers and adjacent medical services, including the neighbouring 

 The facility will operate by appointment only, allowing parking demand to be managed effectively and consistently regulated. There is ample on-site parking to accommodate this type of development. It is therefore considered that the proposed change of use is appropriate and should be supported.



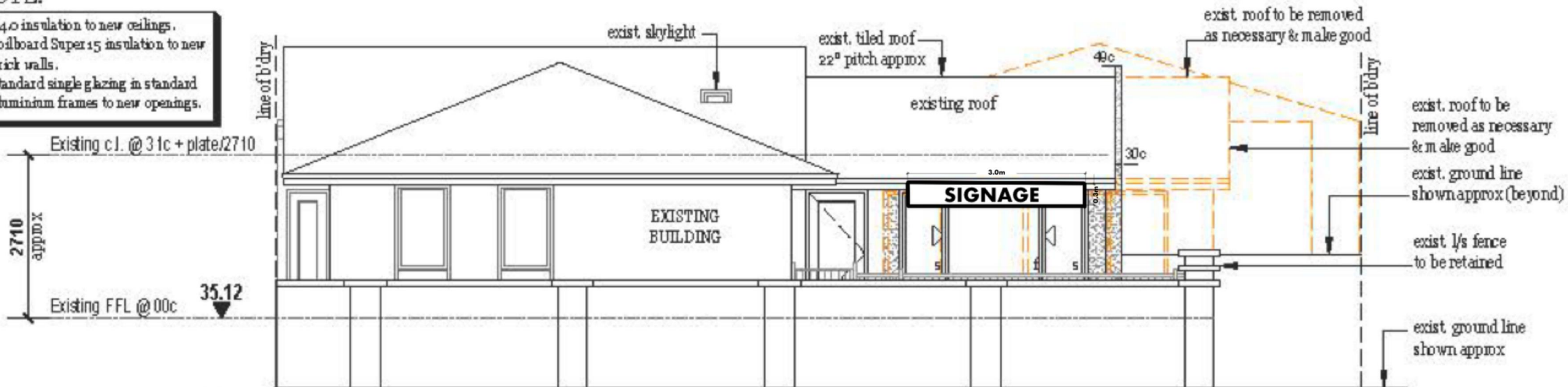
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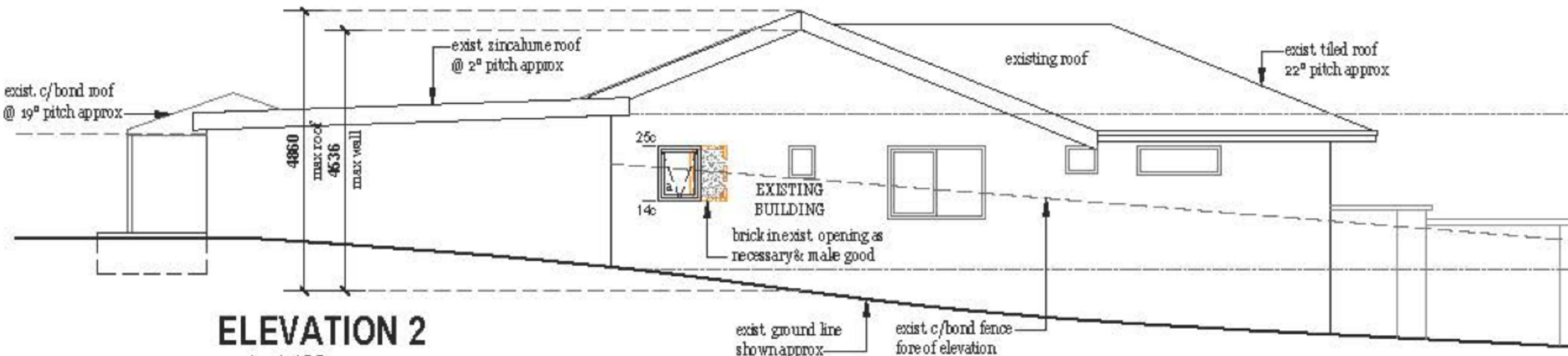
NOTE:

- R4.0 insulation to new ceilings.
- Fodboard Super 15 insulation to new brick walls.
- Standard single glazing in standard aluminium frames to new openings.



ELEVATION 1

scale 1:100



ELEVATION 2

scale 1:100

NOTE:

Termite treatment to NCC Vol 2 2019 amend. 1 requirements.

NOTE:

exist roof to be removed as necessary

49c

exist zincalume roof @ 2° pitch approx

exist c/bond roof @ 19° pitch approx

exist skylight

exist tiled roof 22° pitch approx

line of b'dry

Proposed Signage - NTS

NOTE:
All measurements are approximate only. It is the builders responsibility to confirm all drawings and all dimensions on site prior to the commencement of any works or ordering materials.

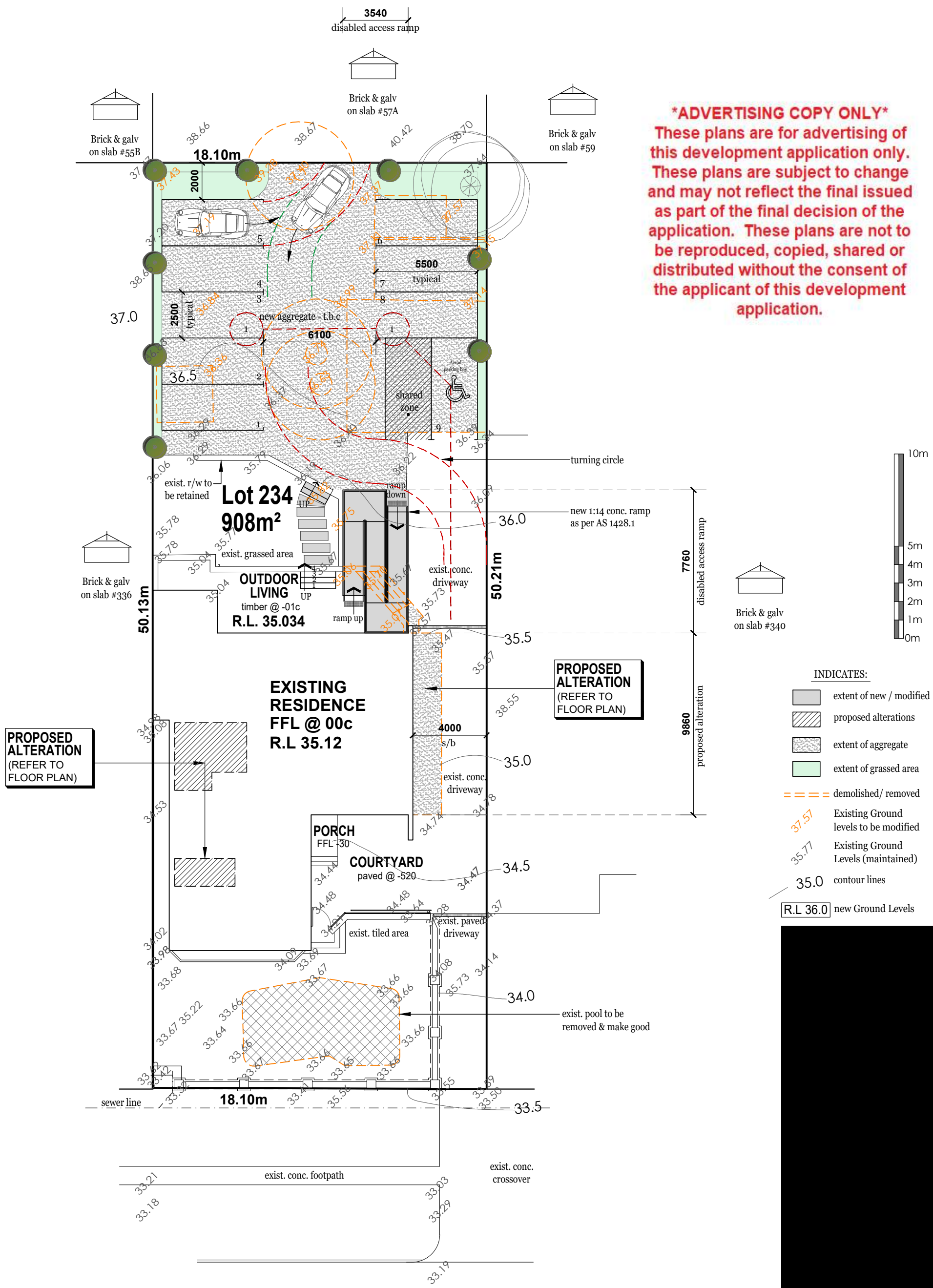
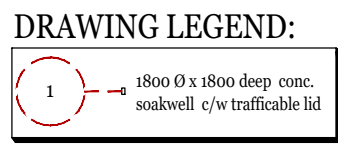
NOTE:
• Numbers and positions of downpipes are indicative only and are subject to variation by roof plumber on site. All downpipes shall be installed in accordance with the 2019 NCC Vol. II.
• Connect new downpipes to existing stormwater systems if possible or add new soakwells of suitable size if necessary.

FLOOR AREA CALCULATION:

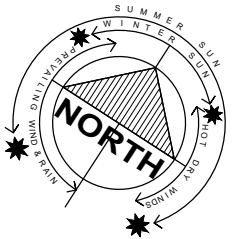
EXIST. AREA (RETAINED) :	199.43m ²
EXIST. PORCH :	3.2m ²
EXISTING OUTDOOR LIVING :	38.97m ²
TOTAL AREA :	241.6m ²

SITE COVERAGE:

LOT AREA:	908m ²
LOT ZONING:	R40
TOTAL FLOOR AREA :	199.43m ²
TOTAL SITE COVERAGE:	21.96%
TOTAL OPEN SPACE:	78.04%
REQUIRED OPEN SPACE:	45%



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SITE PLAN
scale 1:200

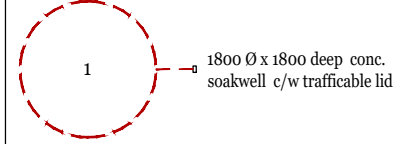
M A R M I O N S T R E E T

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NOTE:

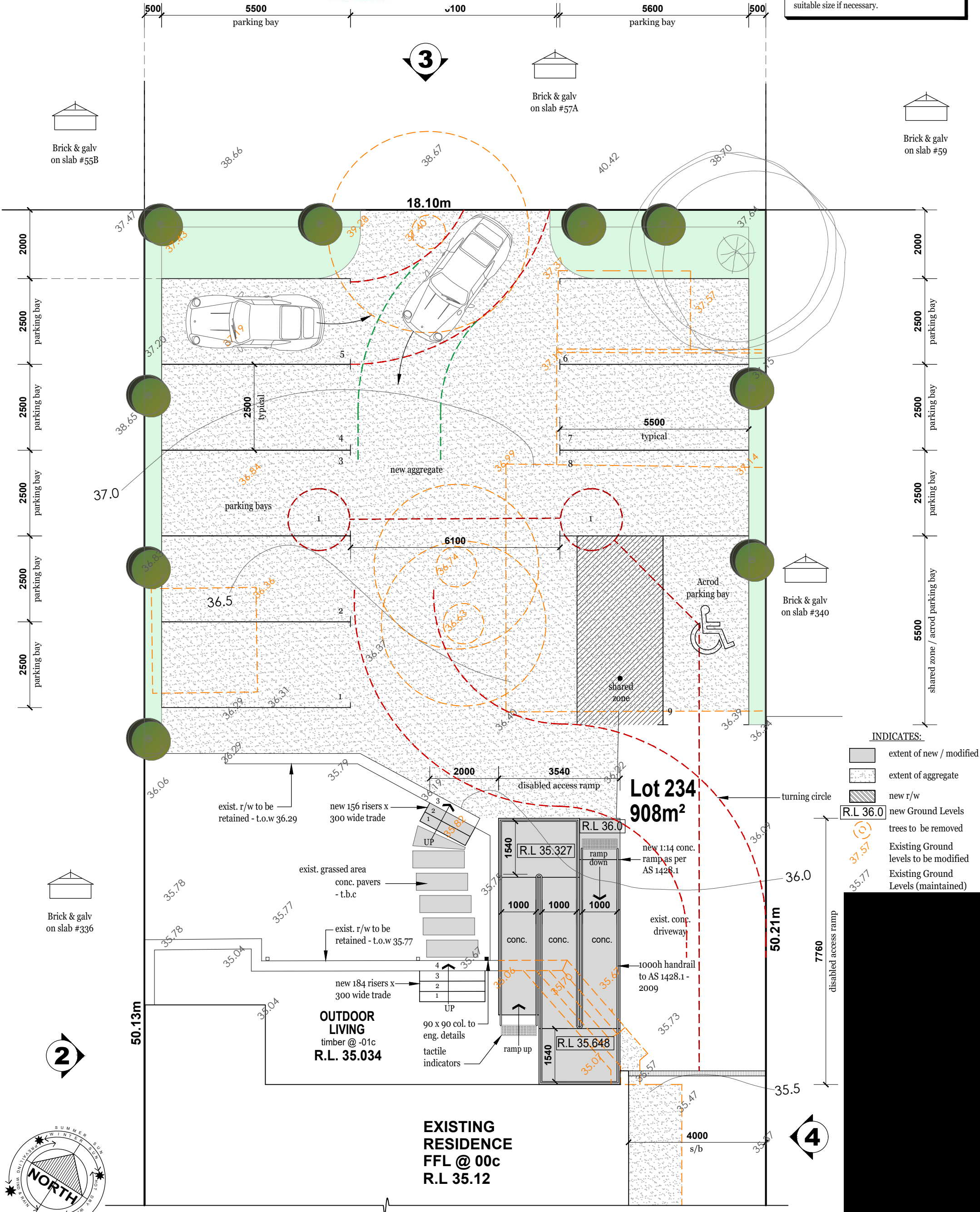
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DRAWING LEGEND:



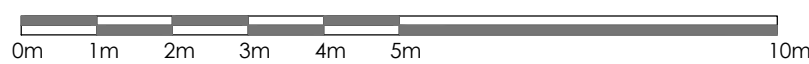
NOTE:

- Numbers and positions of downpipes are indicative only and are subject to variation by roof plumber on site. All downpipes shall be installed in accordance with the 2019 NCC Vol. II.
- Connect new downpipes to existing stormwater systems if possible or add new soakwells of suitable size if necessary.



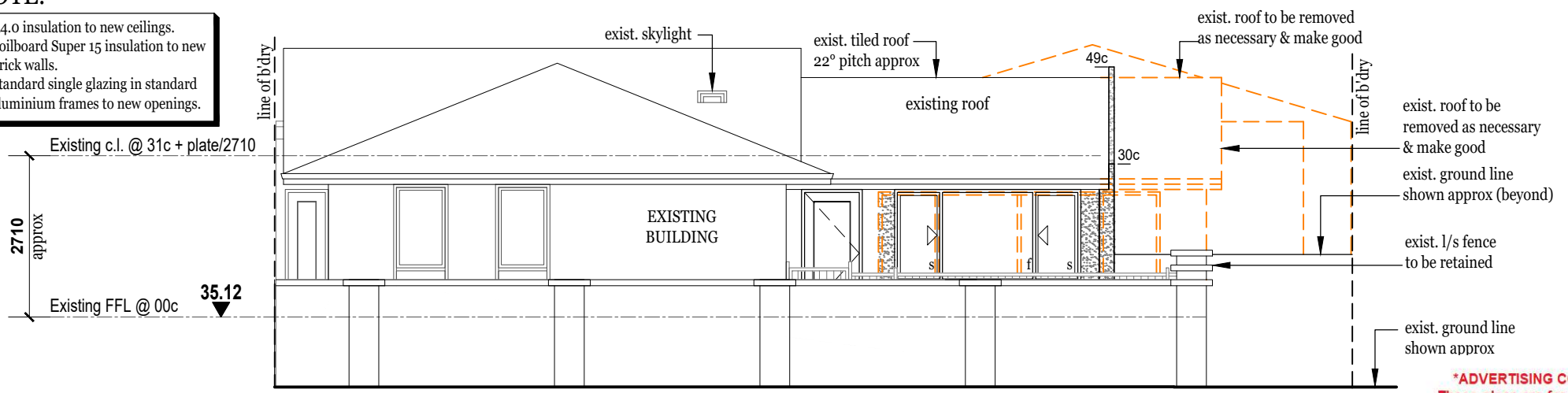
- INDICATES:**
- extent of new / modified
 - extent of aggregate
 - new r/w
 - R.L 36.0 new Ground Levels
 - trees to be removed
 - Existing Ground levels to be modified
 - Existing Ground Levels (maintained)

FLOOR PLAN (REAR)
scale 1:100



NOTE:

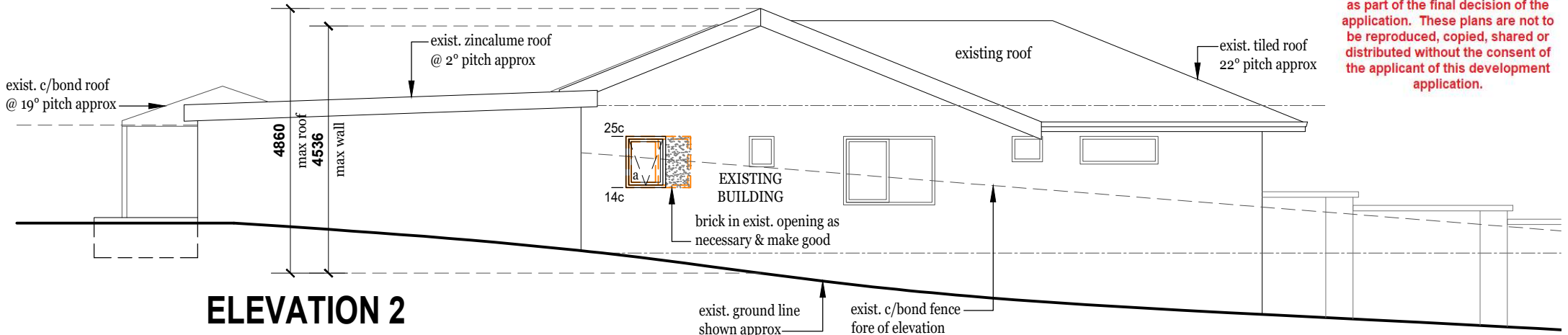
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ELEVATION 1

scale 1:100

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ELEVATION 2

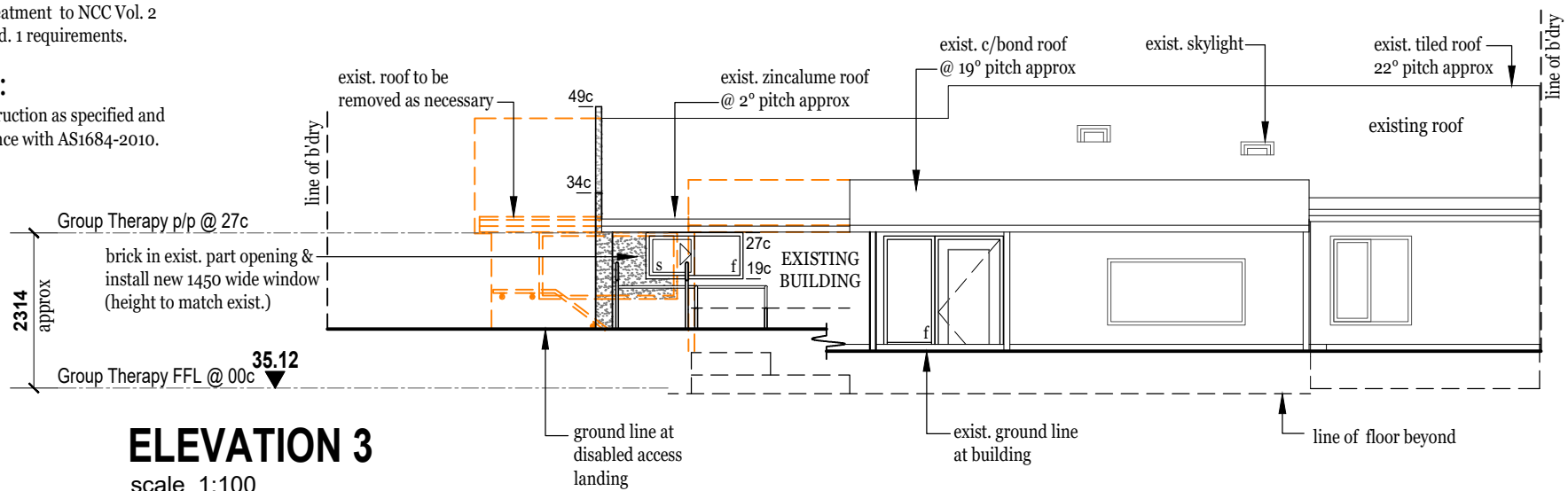
scale 1:100

NOTE:

Termite treatment to NCC Vol. 2 2019 amend. 1 requirements.

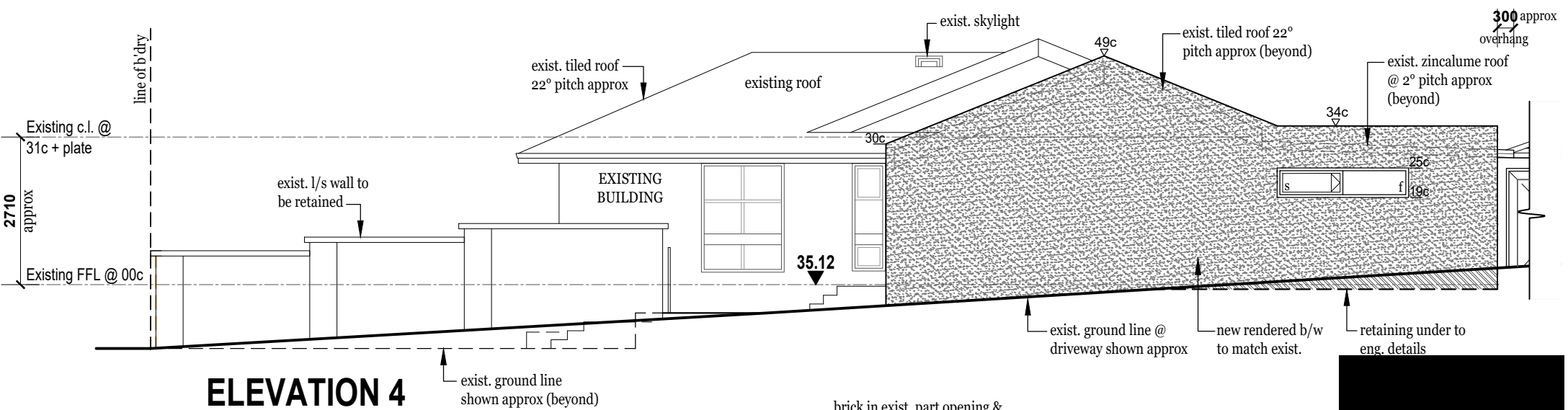
NOTE:

Roof construction as specified and in accordance with AS1684-2010.



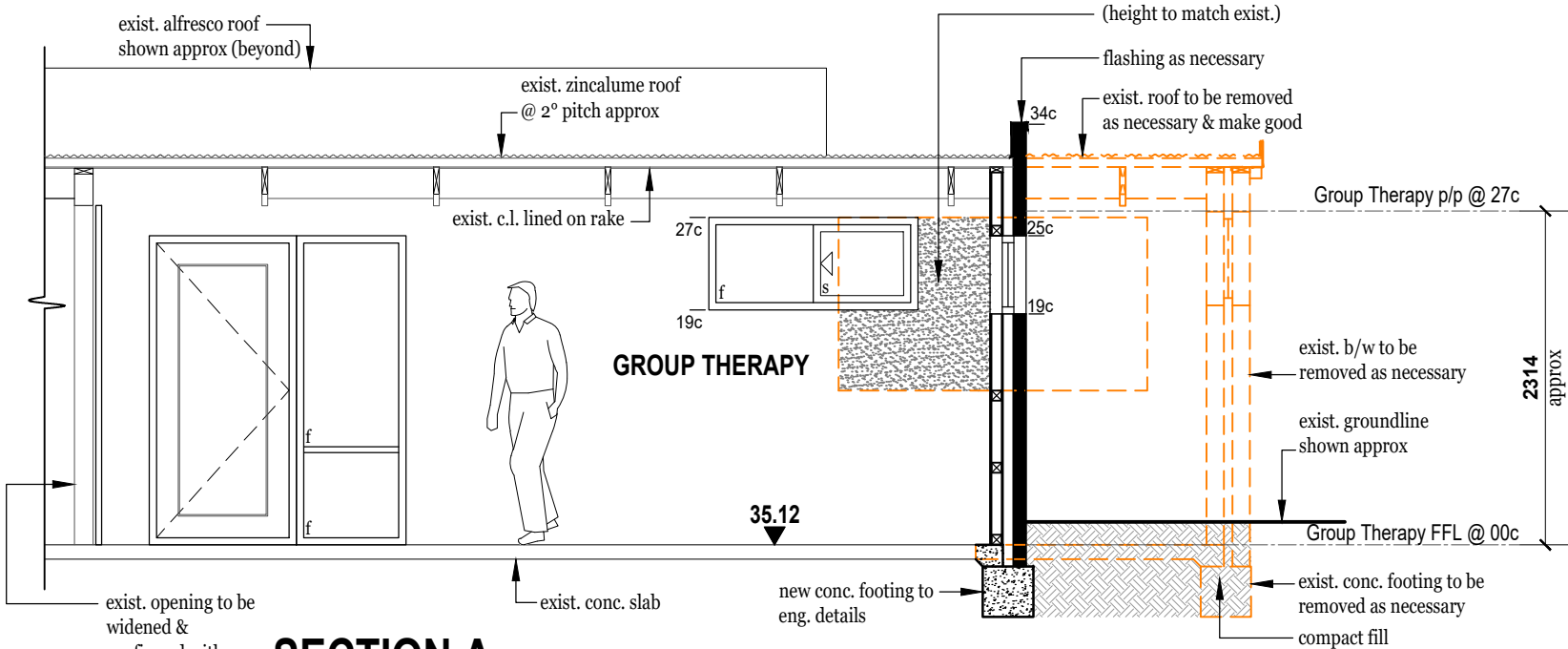
ELEVATION 3

scale 1:100



ELEVATION 4

scale 1:100



SECTION A

scale 1:50

