

## 8 HEALTH CONSULTING ROOMS

This section of the DCP only provides Council's specific requirements for Health Consulting Rooms. Other requirements are contained in the relevant general development part (Parts 2 to 7) and/or Area Plans (Parts 10 to 12) of this DCP. Where a conflict exists between this section and the general development part of LM DCP 2014, this section prevails.

### 8.1 CONTEXT AND SETTING

#### *Objectives*

- a. To ensure that Health Consulting Rooms are located in accessible, convenient, and appropriate areas.
- b. To ensure that Health Consulting rooms make a positive contribution to the residential streetscape through their location and design.

#### *Controls*

1. Health Consulting Rooms should be located within easy access of their client base, public transport routes, and existing commercial centres.
2. Health Consulting Rooms should be located on Sub-Arterial or Collector Roads. Proposals on the local road network will be considered on merits.
3. Health Consulting Rooms should not be located on battle-axe allotments, or at the head of cul-de-sacs.

### 8.2 GENERAL REQUIREMENTS

#### *Objectives*

- a. To ensure that Health Consulting Rooms provide small-scale consulting rooms or offices for health related services.
- b. To ensure the operation of Health Consulting Rooms do not have a detrimental impact on adjacent properties.
- c. To ensure that sufficient and secure storage space is provided for storage of waste in segregated waste types.
- d. To ensure that clinical, pharmaceutical, sharps, chemical and (if any) cytotoxic and radioactive waste generated by Health Consulting Rooms are disposed of in an appropriate manner.

#### *Controls*

1. Health Consulting Rooms must not employ more than three full time (or part time equivalent) professional services providers and a further three full time (or part time equivalent) support employees connected with the operation of the service.
2. Hours of operation of Health Consulting Rooms should be limited to between 8am and 6pm, seven days a week, except in the case of an emergency.
3. Noise generated by Health Consulting rooms must not exceed 5dB (A) above the ambient background noise level at the nearest boundary of the lot.
4. Waste management for Health Consulting Rooms must comply with "Guidance to Meet Operational Controls - All Zones" in the Lake Macquarie Waste Management Guidelines, with the following modifications:
  - i. Waste storage area(s)
    - a) Waste storage room(s) must have sufficient space for secure storage of separated segregated waste types including clinical waste, chemical waste, radioactive waste, cytotoxic wastes, recyclables, organic (compostable garden and food) waste, and general waste, in accordance with NSW Department of Health Waste Management Guidelines for Health Care Facilities. This also includes space for trolley storage if required for managing wastes.

- b) Waste storage room(s) must be able to be kept secure to prevent access by people other than staff, especially not by children.
- ii. Waste collection
  - a) Collection and disposal of any clinical, pharmaceutical, sharps, chemical and (if any) cytotoxic and radioactive waste generated by a Health Consulting Room must be undertaken by a waste collector licensed by the Environmental Protection Authority for this activity.

### 8.3 VEHICULAR ACCESS AND PARKING

#### *Objectives*

- a. To ensure that car parking for Health Consulting Rooms is appropriately located and designed.
- b. To encourage the use of non-vehicular or public transport within town centres.

#### *Controls*

1. Where a Health Consulting Room is within land zoned B1 – Neighbourhood Centre, B2 – Local Centre, B3 – Commercial Core, or B4 – Mixed Use, Council may consider reducing the required number of car park spaces by a maximum of three where it can be demonstrated that there is sufficient alternative transport facilities or transport infrastructure within the locality.
2. If an occupied dwelling is attached to the Health Consulting Room, one separate car parking space must be provided for the residents of the dwelling.
3. At least one disability car parking space should be provided.

### 8.4 SIGNAGE

#### *Objectives*

- a. To ensure signage for Health Consulting Rooms is appropriately located and sized.

#### *Controls*

1. One sign is permitted on the property to indicate that the dwelling is a Health Consulting Room.
2. The sign must not exceed 0.5m<sup>2</sup> in area.
3. The sign should be consistent with the architectural features and character of the building.
4. The sign must not be illuminated.