

Comparison Table: Existing Policy and Draft Amended Local Planning Policy: Consulting Rooms and Medical Centres Policy – Schedule of Modifications

Theme	Existing Policy	Modifications in Draft Amended Policy
Scope of the policy to apply to consulting rooms and medical centres.	<i>Consulting rooms provisions only.</i>	Modify title as follows: Consulting rooms and <u>medical centre provisions.</u>
Signage	<i>None.</i>	Include new provision as follows: 2.2 Doors, windows and adjacent areas located along the primary street frontage shall maintain uninterrupted views to and from the primary street, and an active/interactive relationship with the primary street to the satisfaction of the City. Darkened, obscured, mirror or tinted glass or the like is prohibited.
Locational criteria.	<i>None.</i>	Include Objectives and new location Clause as follows: Objective: • limit the activities associated with consulting rooms or medical centres so that there is no undue impact on the surrounding area; and • ensure consulting rooms or medical centres maintain an active and engaging street frontage by means of clear sight lines and visual surveillance between the street and the business. 3. Location 3.1 The preferred location for consulting rooms and medical centres is in or adjoining commercial and local centre zones. Consideration shall be given to surrounding land uses and their compatibility with a consulting room or medical centre. Applicants are required to demonstrate that their proposal will not unduly impact or be impacted by surrounding areas. In considering applications for consulting rooms or medical centres within residential areas, the location, siting and design of the use shall be taken into consideration to ensure the development does not have an adverse impact on the residential character and amenity of surrounding areas and additional traffic and parking are minimised.

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Ground floor provisions.	None.	Include provisions as follows: 3.2 In relation to provision Clause 32 of the City's Local Planning Scheme No.2, where consulting rooms or medical centres are proposed on a ground floor, the City will assess the permissibility of the use against the objectives of this Policy and in reference to the following: a) Positive interaction with the streetscape, including visual and physical engagement between those in the street and those on the ground floors of buildings. b) An internal layout which locates reception areas or waiting rooms to adjoin the street. c) Signage and window treatments such as blinds and shutters are reduced as much as practical for the use.
Operating hours.	4.1 <i>The hours of operation for a Consulting Room shall be limited to the following:</i> • 8:00am – 9:00pm, Monday – Friday • 8:00am – 5:00pm, Saturday • 11:00am – 5:00pm, Sunday and Public Holidays • CLOSED Christmas Day, Good Friday and Anzac Day. 4.2 <i>The City may consider an increase in the above hours of operation for a Medical Consulting Room only, provided that the amenity of the surrounding areas is not unduly affect.</i> 4.3 <i>The hours of operation may be limited for Consulting Rooms in Residential zones.</i>	Clarify operating hours by modifying the following: 4.1 The hours of operation for consulting rooms or medical centres in a non-residential zone and where not directly abutting a residential zone shall be limited to the following: • 7:00am – 7:00pm, Monday – Friday • 7:00am – 7:00pm, Saturday • 11:00am – 5:00pm, Sunday and Public Holidays 4.2 The City may consider an increase in the above hours of operation for a consulting room or medical centre, provided that the amenity of the surrounding area is not unduly affected. 4.3 The hours of operation for a consulting room or medical centre in or directly abutting residential zones shall be limited to the following: • 7:00am – 5:00pm, Monday – Saturday • 11:00am – 5:00pm, Sunday and Public Holidays
Illegal land uses.	Objectives	Deletion of all previous reference to illegal land uses.

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	3. To ensure consulting rooms of a legitimate medical nature are not subject to controls to prevent the appearance of prostitution, brothel business, or an agency business associated with prostitution, escort agency business, and the like within the City of Vincent. 4. To ensure that consulting rooms of a sexual nature, for example prostitution, brothel business, agency business associated with prostitution, escort agency business, and the like are not issued with a planning approval under the auspices of consulting rooms as defined in the City of Vincent Town Planning Scheme. 1. Definitions Brothel – any place where a brothel business is carried on, whether or not any other business or activity is carried on at that place. Brothel Business – a business involving the provision of prostitution in the course of which acts of prostitution are performed at the place from which the business is carried on. Premises may constitute a brothel even though used by only one prostitute for the purposes of prostitution. Escort Agency – any building or part thereof used to arrange contacts between sex workers and clients with the intention of sexual activity taking place off site and where sex workers do not live on the property.	

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	Massage Premises – are premises that provide therapeutic massage services and do not allow sexual activity to take place, be arranged, or be a public venue for sexual encounters. Prostitution – when payment is consideration for sexual stimulation of a person (the "client") by means of physical contact between the client and another person (the "prostitute"), and it is irrelevant whether payment is in money or another form. 5.4.3 The subject property is not to be used for massage activity of a sexual nature, prostitution, as a brothel business, as an agency business associated with prostitution, as an escort agency business, or the like.	
General policy updates for consistency with the local planning framework	-	Modify by removing information that is repeated in other documents as follows: Removal of planning application process and written submission requirements. Various updates to legislation including residential design codes, local planning policy and the City's Local Planning Scheme.