

5. MEDICAL ZONE

5.1. Statement of intent

- Medical uses such as consulting rooms and hospitals will be contained within this area. Residential uses are also appropriate either in combined or purely residential developments.
- Buildings should generally be of a small to medium scale reflecting the character of adjacent residential development although development on the St John of God Hospital site may be of a larger scale consistent with existing buildings on-site. All buildings will be set in landscaped gardens.
- Careful control will be exercised over the nature and scale of the uses within this area, and their design and layout, to minimise the impact on any adjacent residential uses or land. Additionally, adequate car parking will be provided to ensure that commercial vehicles do not encroach into residential streets.

5.2. Development standards

1. Development shall be in accordance with any relevant provisions of the Town Planning Scheme and any local planning policies. In the case of residential development, this shall also be in accordance with the Residential Design Codes.

2. In addition, the following standards apply:

(i) Plot ratio

Buildings shall have a maximum plot ratio of 1:1, except where a mixed use development comprising commercial and residential uses is proposed. In this instance, the maximum plot ratio may be increased to 1.5:1 provided that not more than 25% of the additional floorspace that has been allowed will be used for non-residential purposes.

(ii) Building height

The Responsible Authority shall determine the maximum height of a building. In determining building height the Responsible Authority shall take into consideration such matters as the scale and building height of nearby development, the proximity of declared heritage places or areas, streetscape and street width.

(iii) Residential density

Residential density shall comply with the Residential Design Codes site area requirements for R60.

(iv) Setbacks

In determining setbacks from lot boundaries and between buildings the Responsible Authority shall have regard to the scale and height of adjoining development, streetscape, street width and the use area classification of adjoining land.

(v) Vehicular access

Vehicular access to Cambridge Street and Salvado Road is to be limited. Access shall be obtained via existing crossovers or rights of way, and/or side streets.