



# DEVELOPMENT AND COMPLIANCE – HEALTH CARE PREMISES

## WHAT IS A HEALTH CARE PREMISES?

The Hills Local Environmental Plan 2019 (LEP 2019) defines a **Health Services Facility** as:

“ A building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- a) a medical centre,
- b) community health service facilities,
- c) health consulting rooms,
- d) patient transport facilities, including helipads and ambulance facilities,
- e) hospital”

Uses within this group term includes:

- Hospitals, which are defined as “A building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:
  - a) day surgery, day procedures or health consulting rooms,

- b) accommodation for nurses or other health care workers,
- c) accommodation for persons receiving health care or for their visitors,
- d) shops, kiosks, restaurants or cafes or take away food and drink premises,
- e) patient transport facilities, including helipads, ambulance facilities and car parking,
- f) educational purposes or any other health-related use,
- g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- h) chapels,
- i) hospices,
- j) mortuaries

- *Health care professional* means any person registered under an Act for the purpose of providing health care.
- *Medical Centres*, which are defined as “premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.”
- *Health Consulting Rooms*, which are defined as “premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time.”

Sections of the DCP are available via free download on Council's website under the Development section, or purchased at Council's Customer Service Centre. Development must be designed in accordance with the above sections and in particular consider the general impacts relating to the amenity of adjoining properties. The following key controls are to be satisfied:-

Sufficient Parking to be provided as follows:

- Hospitals, Nursing and Convalescent Homes (unless specified by Senior Living SEPP):
  - 1 space per 2 beds for visitors, plus;
  - 1 space per 1.5 employees, plus;
  - 1 space per 2.5 visiting medical officers;
- Medical Centres and Health Consulting Rooms
  - 3 space per consulting room, plus;
  - 1 space per support employee;
- No stacked parking

The key controls are a guideline and reference to relevant Sections of DCP 2012 must be made.

It is advised to discuss your proposal with your neighbours to consider any suggestions and thereby avoid delay in the process of the application at a later date.

#### **IS IT NECESSARY TO DISCUSS THE APPLICATION WITH A COUNCIL OFFICER?**

Yes. Applicants are recommended to consult with the Duty Town Planner who can assist with any enquiries prior to formally preparing the application and accompanying documentation. No booking is required.

#### **I AM READY TO LODGE A DEVELOPMENT APPLICATION?**

All applications for health care premises are to be submitted on the standard development application form, signed by ALL owners of the subject site. The development application is to be accompanied by a USB or disk of the following:-

- Statement of Environmental Effects (SEE) providing details on nature of business and compliance with health care premises definition;
- Site Plan showing proposed car parking and location of signage;
- Existing and proposed floor layout plans, elevation (if changes proposed);
- Concept landscape plan; and
- Signage details including dimensions, colour, wording and materials.

The Duty Town Planner will review all applications to ensure the submission requirements are satisfied. It is advised to lodge application before 4:00pm to ensure your application can be processed before end of day.

#### **FEES**

Submission of a development application must be accompanied by the development application fee. A Schedule of Fees and Charges can be obtained from Council's Customer Service Centre or from Council's website.

#### **FURTHER INFORMATION**

If you are unsure, please ask-Time spent early may avoid delays later.

**Customer Service Centre:**

3 Columbia Court, Norwest NSW 2153

**Phone:** 9843 0555

**Duty Town Planner:** 9843 0469

**Hours:** 8:30 am to 4:30 pm, Monday to Friday

**Website:** [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au)

#### **DISCLAIMER**

*This fact sheet provides a summary of the major issues concerning health care premises. Any person using this document must do so on the basis that not every scenario and issue can be addressed, and discussion with relevant staff at Council's Customer Service Centre should be undertaken. This document is subject to change without notice.*