

Use & development of land for a medical centre (Midwifery clinic)

Town Planning Report

15 Palmerston Street, Sale

Issued
21/04/2026

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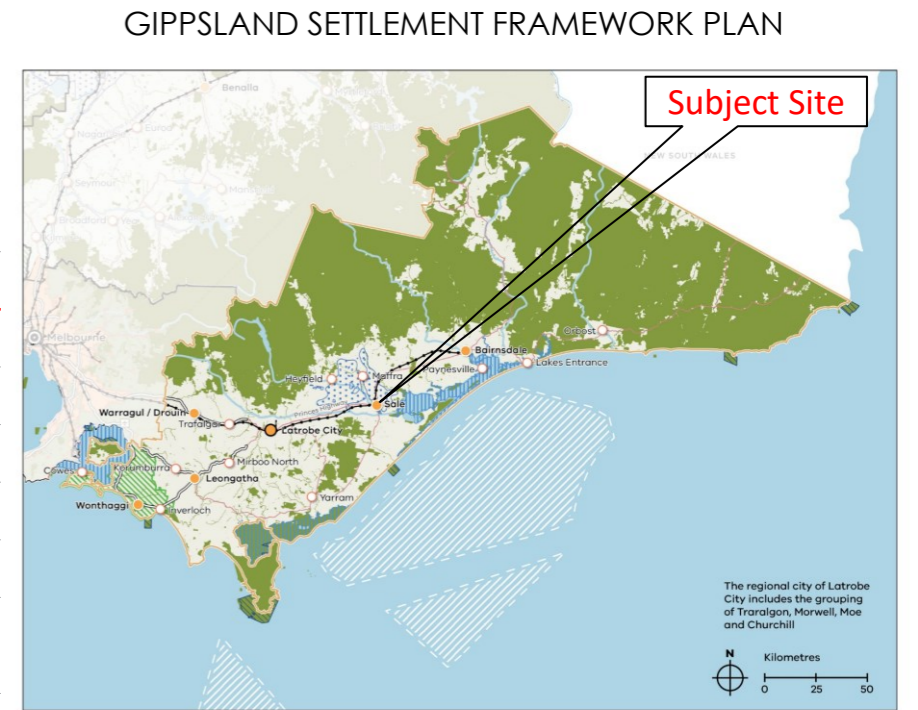


Introduction

Beveridge Williams has been engaged by [REDACTED] to prepare and submit a planning permit application that seeks approval for the use and development of the existing dwelling and outbuildings at 15 Palmerston Street, Sale for a medical centre so that they can establish a midwifery clinic therein. This report demonstrates that the proposed development responds to the site's specific characteristics and is consistent with all relevant Planning Policies within the Wellington Planning Scheme.

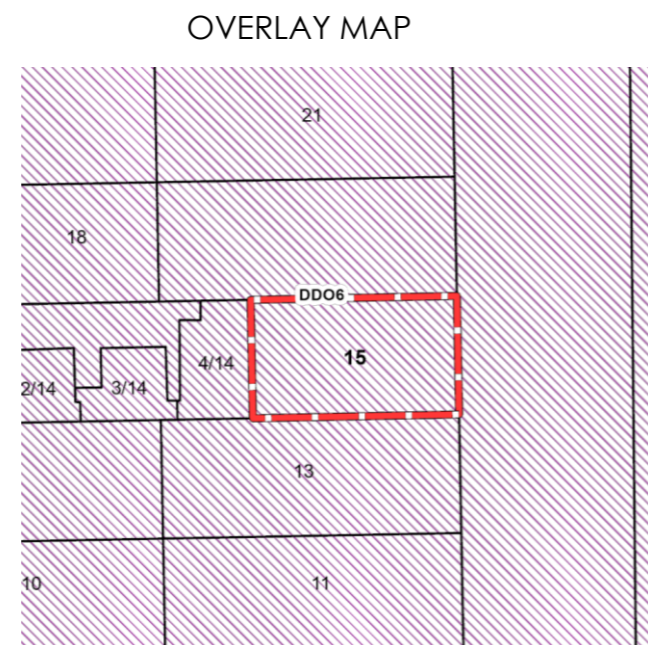
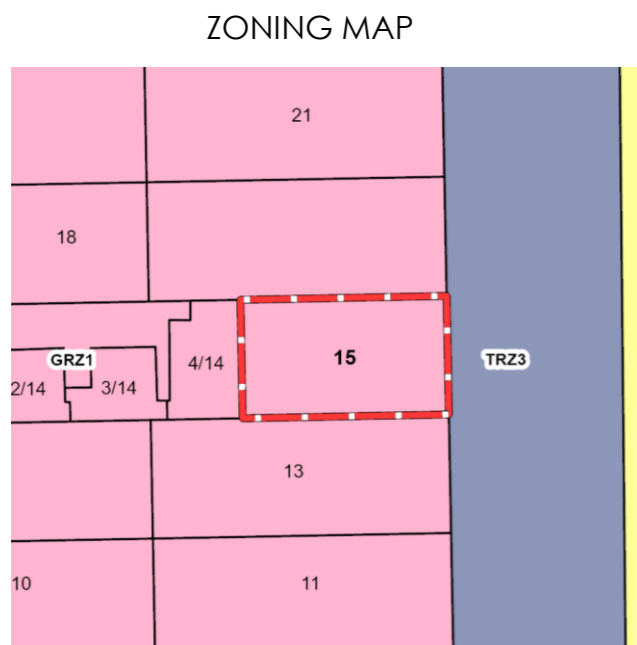
Table 1 below provides an overview of the subject site and permit application.

Table 1. Site & Application Details	
Address	15 Palmerston Street, Sale
Title Particulars	Lot 1 on Title Plan No. 395409T (Vol: 06492, Fol: 274) - see below.
Area & soil type:	705.25m ² formed in a flat, rectangular shape - see below and on page 4.
Restrictions:	None – see below.
Reticulated Services:	Electricity, sewer & water supply are available – see page 5.
Framework Plan:	Sale is recognised as a 'Regional Service Centre' on the Gippsland Settlement Framework Plan – see opposite.
Zone & Overlay:	General Residential Zone (GRZ) & Design & Development Overlay (Schedule 6) – see the Maps below.
Permit Triggers:	Clause 32.08-2 & 4: A permit is required to use land for a medical centre and carry out the proposed building and works associated with it in the GRZ. Clause 43.02-2 (Overlay): A permit is not required to carry out the proposed buildings & works in DDO6. Clause 52.06 (Carparking): A permit is not required to reduce the number of carparking spaces.
Responsible Authority:	Wellington Shire Council
Applicant:	[REDACTED]
Applicant Contact:	[REDACTED]



Gippsland Settlement Framework

- Regional cities and towns:**
 - Regional city
 - Regional service centre
 - District town
- Access and employment:**
 - Passenger rail network
 - State-significant road corridor
 - Road network
- Urban, rural and natural areas:**
 - Gippsland region
 - National / State park and reserve
 - Waterbody
 - Distinctive area and landscape
 - Marine national park
 - Irrigation district
 - Ramsar wetland
 - Offshore wind declared area



TITLE SEARCH STATEMENT

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

LAND DESCRIPTION
Lot 1 on Title Plan 395409T
PARCEL IDENTIFICATION NUMBER: 0100-274-001
Created by instrument 182778 15/08/2014

REGISTERED PROPRIETOR
Estate Free Single
Sole Proprietor
D & S INVESTMENTS PTY LTD of 44 DOWLING COURT WORWIC VIC 3650
BMS2330V 23/01/2016

ENCUMBRANCES, CAVEATS AND NOTICES
MORTGAGE BMS2330V 23/01/2016
COMMONWEALTH BANK OF AUSTRALIA
Any encumbrances created by Section 88 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan 941 502 under DDO6 are shown below.

DIAGRAM LOCATION
SEE TRACED FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	DISPOSITION OF MORTGAGE	STATUS	DATE
BMS2330V (E)	TRANSFER	Registered	23/01/2016
BMS2330V (E)	MORTGAGE	Registered	23/01/2016

ADDITIONAL INFORMATION (out part of the Register Search Statement)
Street Address: 15 PALMERSTON STREET SALE VIC 3650

ADMINISTRATIVE NOTICES
NIL

ACT Donee: 19489 COMMONWEALTH BANK OF AUSTRALIA
REGISTERED FOR 23/01/2016
DOCUMENT END

TITLE PLAN NO. 395409T

Delivered by LANDATA, drawing 1052208 08 48 Page 1 of 1

TITLE PLAN	EDITION 1	TP 395409T
Location of Land	Milestones	
State	VIC	
Township	SALE	
Section	81	
Cover Mount	SPT1	
Cover Pages	1	
Land Plan Reference	VIC 8485 POL 274	
Shaded Plan	NIL	
Depth Location	NIL	

DESCRIPTION OF LAND / EASEMENT INFORMATION

THIS PLAN HAS BEEN PREPARED FOR THE LAND REVENUE, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLE AUTOMATION PROJECT
COMPILED: 15/04/2023
VERIFIED: MP

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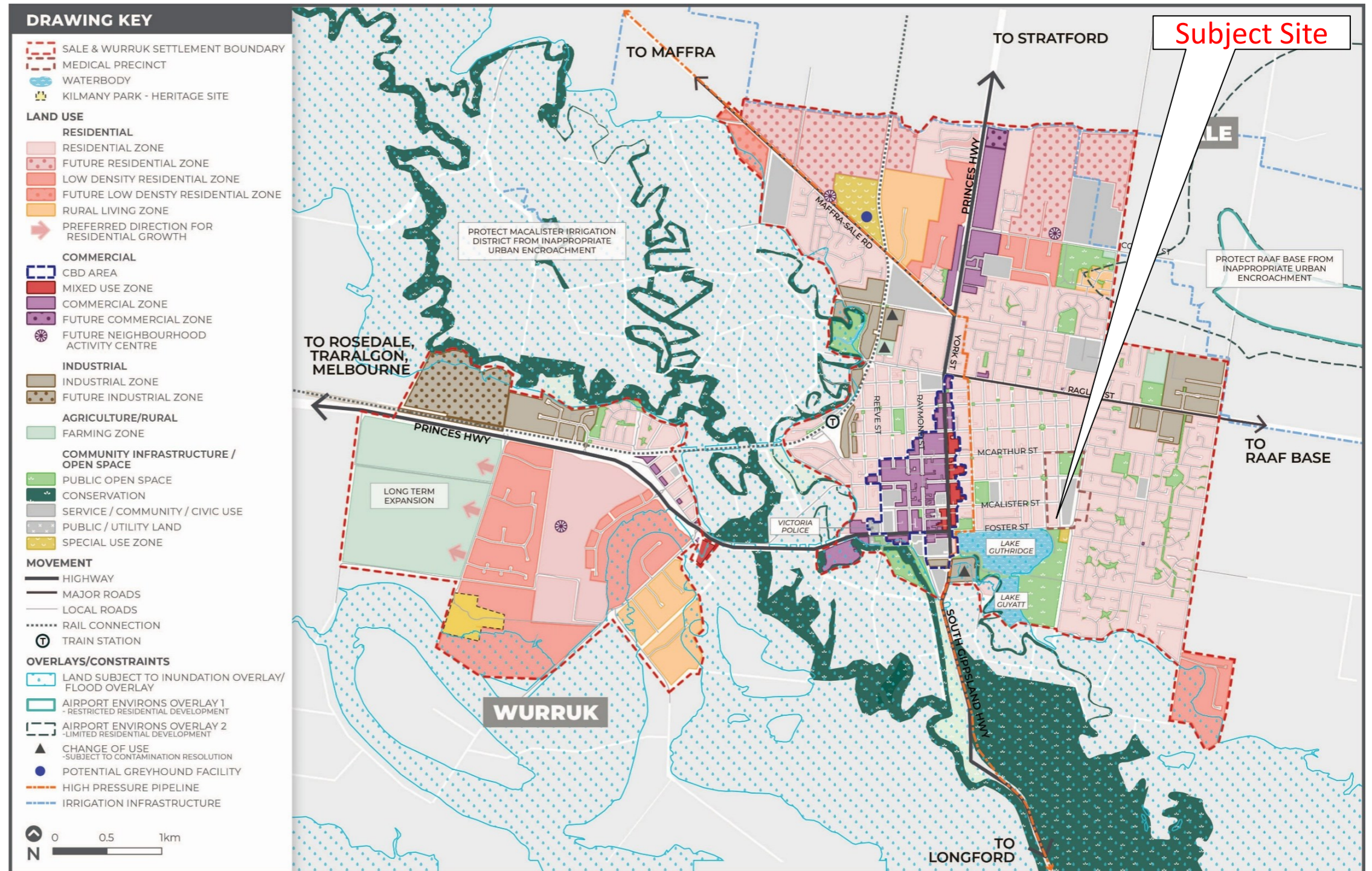
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The Sale & Wurruk Strategy Plan:

As can be seen opposite, the Sale & Wurruk Strategy Plan identifies the subject site as being:

- Within Sale's Settlement Boundary;
- Within a 'Residential area'; and,
- Within a 'Medical Precinct'.

SALE & WURRUK STRATEGY PLAN



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Subject Site Description

15 Palmerston Street has an area of 705.25m² formed in a flat, rectangular shape with dimensions of 35.05m x 20.12m. It comprises :

- A 3-bedroom mid-century dwelling that is set back 8m from the east boundary frontage to Palmerston Street, 4m from the south boundary and 2.5m from the north boundary. This building has cream-coloured weatherboard walls and a red tiled, hipped-gable roof. A large, partially covered deck area extends out from the rear of the dwelling;
- A large detached, weatherboard-walled outbuilding in the southwest corner. This building has an attached double carport on its east side that is accessible via a concrete driveway that runs past the south side of the dwelling. The balance of the building is enclosed and has been used as a multi-purpose room that is ancillary to the dwelling;
- Lawn-covered front and rear yards.

A crossover connects to the property at the south side of the Palmerston Street frontage.

As can be seen on page 5, the property has access to reticulated water, sewer and electricity.

Photos of the dwelling and outbuilding are provided below.

DIMENSIONED AERIAL PHOTO OF THE SUBJECT SITE WITH THE DWELLING FLOOR LAYOUT OVERLAID



VIEW OF THE DWELLING ON THE LAND



VIEW OF THE DOUBLE CARPORT & OUTBUILDING



DRONE VIEW OF THE PROPERTY (SOURCE: realestate.com.au)



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Services & Public Transport

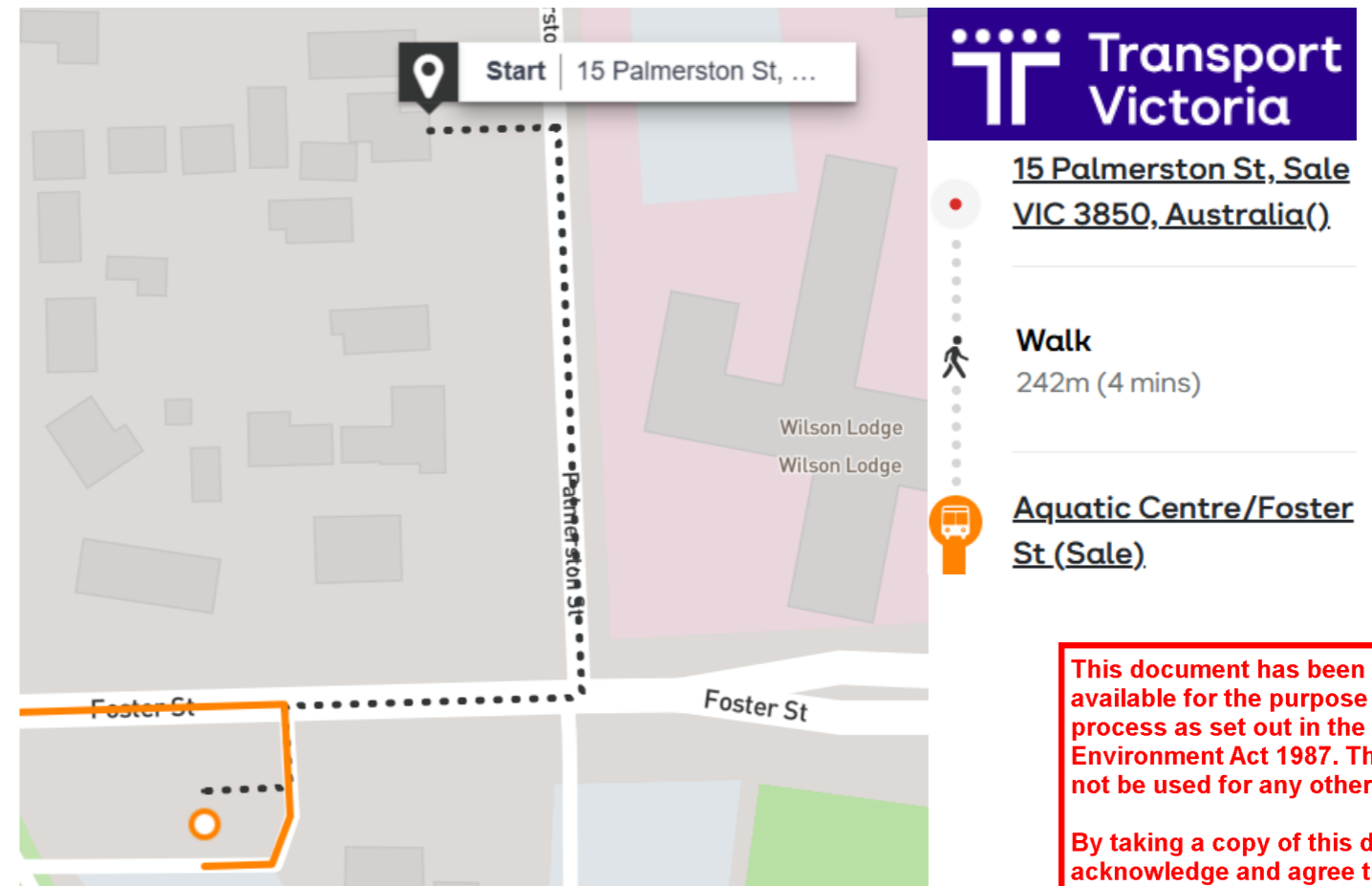
As can be seen from the imagery on this page, 15 Palmerston Street Sale has access to:

- A public bus stop within 4 minutes walking distance; and,
- Reticulated electricity, sewer, water and telecommunications.

RETICULATED SEWER & WATER MAINS MAP



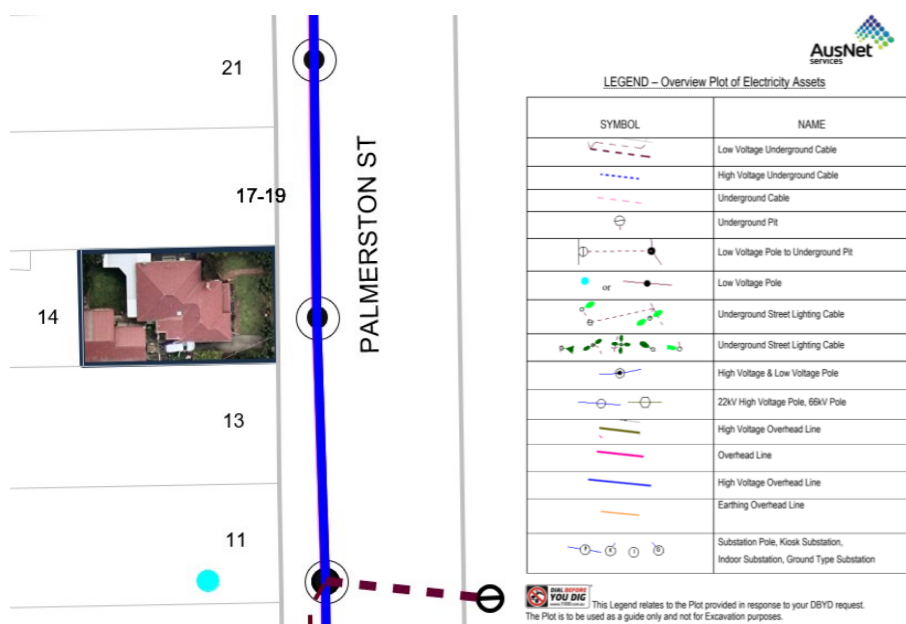
PUBLIC TRANSPORT AVAILABILITY MAP



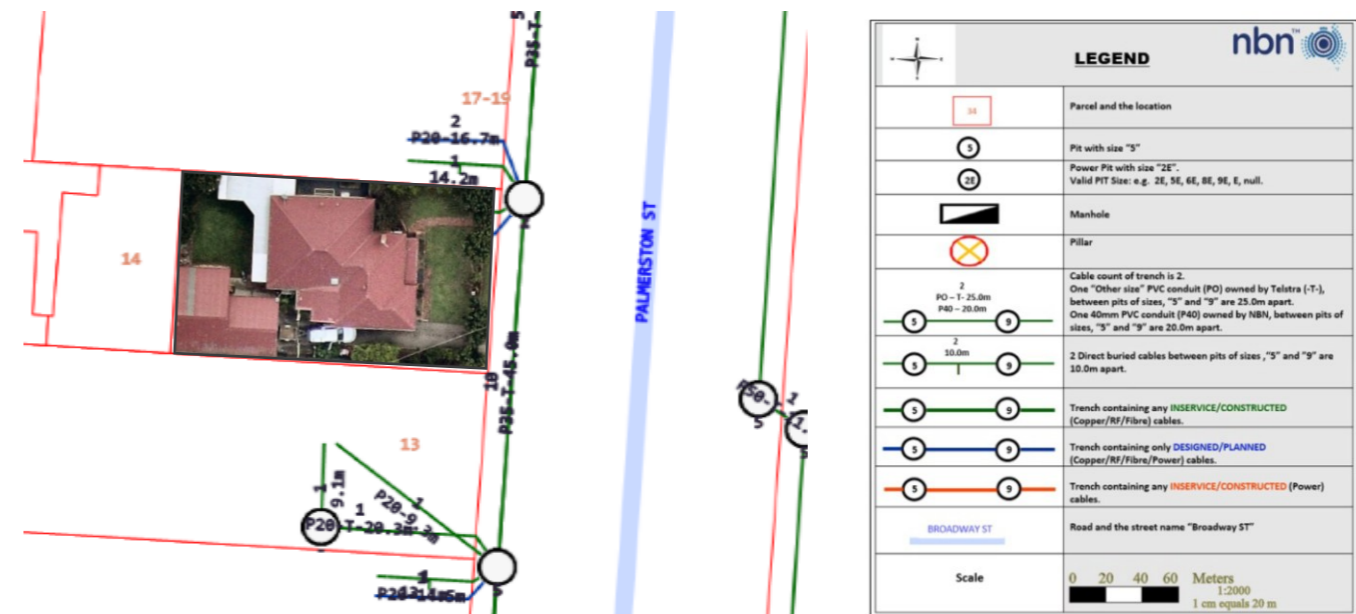
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RETICULATED ELECTRICAL SUPPLY MAP



NBN CO MAP



Surrounding properties:

The subject site abuts:

- 17-19 Palmerston Street along its entire 35.05m long north boundary. This property has area of approximately 1,020m² formed in a rectangular shape. It accommodates a single-storey, brick-walled, 1970s building that comprises two separate dwellings and is set back approximately 1.5m from the common boundary with the subject site. These dwellings share a detached double carport that sits on their northwest side. The property is otherwise covered in lawn with access via a concrete crossover that connects to a set of wheel strips leading to the carport. There is no front fence;
- Palmerston Street along its entire 20.12m long east boundary. This road reserve has a width of 30m. It accommodates a two-way, bitumen-sealed road pavement with concrete kerb & channel drainage down both sides and a concrete footpath down the east side. It connects to Foster Street approximately 100m south of the subject site;
- 13 Palmerston Street along its entire 35.05m long north boundary. This property has area of approximately 1,020m² formed in a rectangular shape. It accommodates a single-storey, white-coloured weatherboard-walled, 1940s dwelling that is set back approximately 3m from the common boundary with the subject site. A detached weatherboard garage is located on the southeast side of the dwelling with access to it via a concrete crossover that connects to a gravel driveway. The property has mature landscaping trees and lawn growing across it's front and rear yards. The front boundary is delineated by a white timber picket fence; and,
- 4/14 Elgin Street along its entire 20.12m long west boundary. This property has area of approximately 235m² formed in an irregular shape. It accommodates a dwelling that is set back approximately 2.5m from the common boundary with the subject site. The dwellings secluded open space occupies the entire abuttal.

Otherwise, the subject site sits opposite the 80-space Sale Hospital carpark.

DIMENSIONED AERIAL PHOTOGRAPH OF THE SUBJECT SITE WITH SURROUNDING PROPERTIES LABELLED AND NUMBERED PHOTO MONTAGE LOCATIONS SHOWN

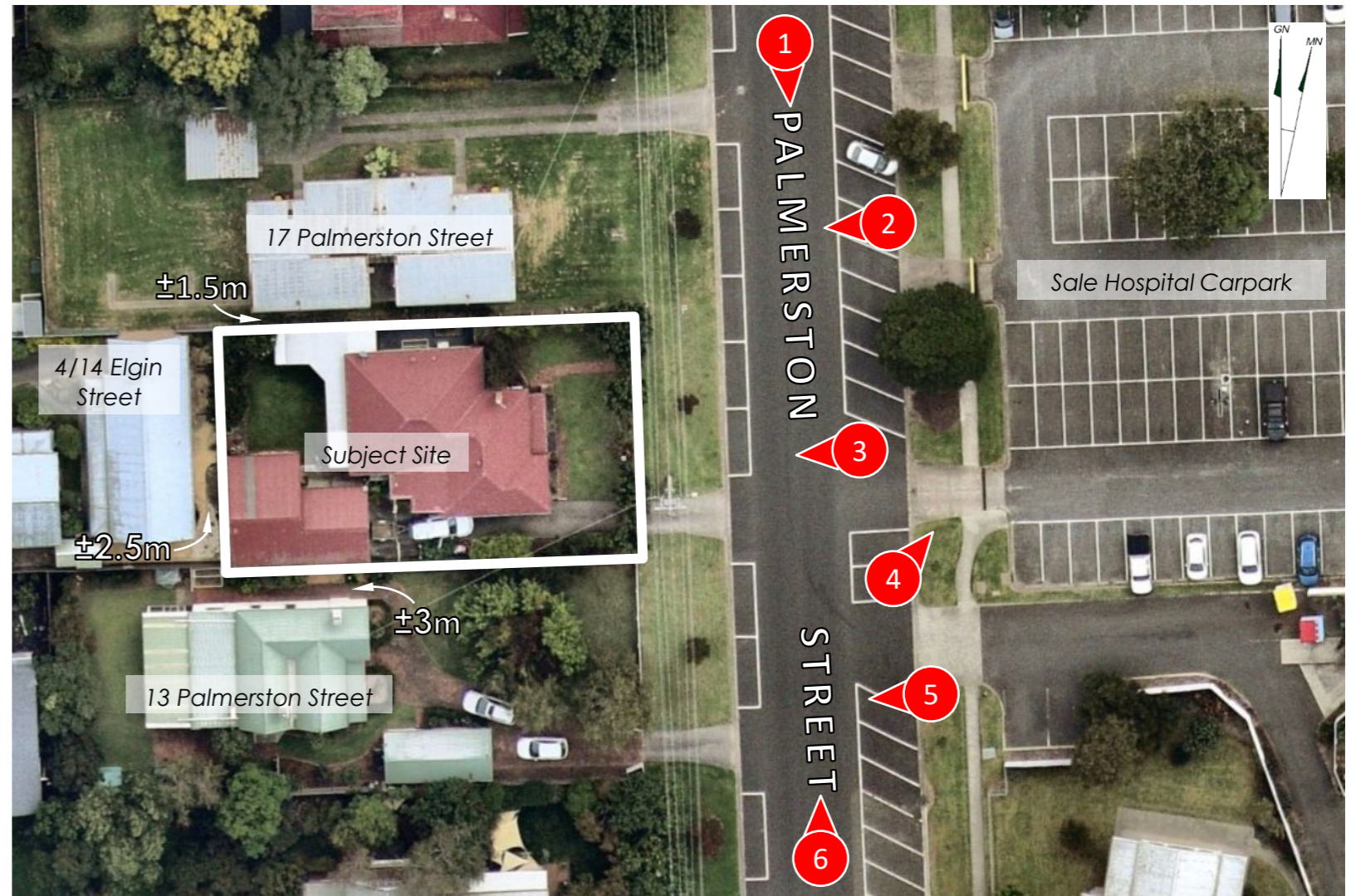


PHOTO MONTAGE



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The Proposal

It is proposed to use 149.7m² of leasable floorspace across two existing buildings on the subject site as a medical centre. The centre will employ 3 practitioners (midwives) who will provide maternal care in the manner described in the Business Plan below. The practitioners will each enjoy access to their own consulting room and 2 staff carparking spaces in the existing double carport – see the floorplan opposite. Clients will park in surrounding public parking spaces.

The Business Plan:

Overview

██████████ is a private midwifery-led maternity service providing continuity of care for women and families across Gippsland.

This proposal seeks approval to utilise the existing residential property at 15 Palmerston Street, Sale as a Midwifery Group Practice operated by Endorsed Midwives.

The practice will:

- Operate as a small-scale, appointment-based health service;
- Provide pregnancy, birth and postnatal care;
- Be funded through client payment and eligible Medicare rebates; and,
- Initially rent the premises from March 2026, prior to formal lease arrangements.

Importantly, ██████████ will provide the only continuity-of-care midwifery group practice currently available in Gippsland.

Future plans include developing the existing detached outbuilding as a home-like birth space for women choosing a midwife-led birth outside the hospital setting.

Addressing a Gap in Rural Maternity Care

Women living in Gippsland and the Wellington Shire currently have no access to a publicly funded midwifery continuity-of-care program.

Although hospital maternity services exist, women are typically cared for by multiple providers across pregnancy, labour and the postnatal period, meaning they rarely have a consistent midwife throughout their maternity journey. As a result:

- Continuity of care is not currently available within local public maternity services;
- Women seeking this model must engage private midwifery care; and,
- Rural women experience reduced access to the gold standard model of maternity care.

██████████ aims to address this gap by providing locally based, relationship-centred maternity care delivered by endorsed midwives within a regulated professional framework.

Model of Care

Continuity of care means a woman is supported by the same midwife, or small team of midwives, throughout pregnancy, labour, birth and the postnatal period.

PROPOSED FLOORPLAN



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The Proposal (continued)

All care will be provided by Endorsed Midwives practising within their regulated scope in accordance with:

- Nursing and Midwifery Board of Australia standards; and,
- AHPRA registration requirements.

Services will include:

- Antenatal consultations;
- Labour and birth support;
- Postnatal care;
- Breastfeeding consultations;
- Clinical assessments and screening;
- Collaboration with local GPs, obstetricians and regional hospitals; and,
- The model provides holistic, culturally safe and family-inclusive maternity care.

Use of the Property

The site includes a dwelling and detached outbuilding (garage).

Existing Dwelling

Will be used for:

- Antenatal appointments;
- Postnatal consultations; and,
- Clinical assessments.

Converted Garage

Planned use for future as a 'Home-like' birth space for appropriately screened low-risk women choosing midwife-led birth.

Proposed Building and works:

No structural changes proposed; and,

Any future internal alterations will be minor and within existing structures.

The Practice will operate with low client numbers and scheduled appointments.

Expected site impact:

- Minimal traffic generation;
- Limited daily visitors;
- No significant parking demand; and,
- Activity consistent with residential character

Operational Details

Staffing

The practice will be operated by an endorsed midwife.

The typical on-site presence:

- One midwife conducting clinic appointments;
- One assistant where needed; and,
- Each midwife will have designated clinic days, ensuring staggered use of the site.

Maximum On-Site Scenario (Occasional)

If a birth occurs during clinic hours:

- A midwife will attend the birth with an assistant; and,
- One midwife may continue clinic appointments

This represents the maximum expected staffing presence.

Hours of Operation

Clinic consulting hours:

Monday – Friday
9:00am – 4:00pm

Births may occur at any time. However, birth events are infrequent.

Caseload and Client Numbers

The practice follows a small, controlled caseload model, consistent with midwifery continuity-of-care standards.

Expected caseload:

- Midwives working part time on different days – approx. 10 women per year per midwife

Each woman typically receives:

- 8–10 antenatal visits (half appointments at home);
- Birth support (home, hospital, or converted garage); and,
- Up to 6 postnatal visits (some at home)

A large proportion of antenatal and postnatal visits will occur in clients' homes, further limiting on-site activity.

Converted Garage/Birth Retreat activity

Approximately 0 to 5 births may occur per annum in the birthing retreat (space) at the rear dwelling.

Concurrent births are unlikely due to the small caseload model.

Contingency planning includes:

- Postponing clinic appointments, if required; and,
- Supporting birth in the woman's home, if preferred.

Education Sessions

Birthing education classes will occur one weekend, every two months

Attendance limited to:

- Four pregnant women; and,
- One facilitating midwife.

Medications and Clinical Equipment

All clinical practice complies with Nursing and Midwifery Board of Australia standards.

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The Proposal (continued)

Medications stored on site:

- Paracetamol;
- Ibuprofen;
- Local anaesthetic;
- Emergency obstetric medications ; and,
- No Schedule 8 medications will be stored on site.

Clinical equipment

- Oxygen cylinder and resuscitation equipment;
- Intravenous access equipment;
- Suturing equipment;
- Maternal and neonatal monitoring equipment;
- Birth pool; and,
- Infant scales.

All equipment is portable and consistent with community midwifery practice.

Infrastructure and Utility Impact

The practice will not place unusual demand on utilities.

Expected usage will be less than a standard residential dwelling, due to:

- Appointment-based scheduling;
- Low daily client numbers;
- Home-based visits; and,
- Infrequent birth events.

Community Contribution

██████████ will contribute to the region by:

- Introducing the only continuity-of-care midwifery group practice in Gippsland;

- Increasing maternity care choice for local families;
- Supporting women to remain local for pregnancy and birth;
- Attracting and retaining skilled rural midwives;
- Diversifying the local health service landscape; and,
- Supporting women's mental health and birth experience.
- *Evidence-Based Health Benefit and Community Need*
- Extensive international and Australian research demonstrates that midwifery continuity of care is the gold standard model of maternity care for women with uncomplicated pregnancies.
- The 2024 Cochrane systematic review found that women receiving midwife-led continuity of care are:
- More likely to have a spontaneous vaginal birth
- Less likely to have a caesarean section or instrumental birth
- More likely to report a positive birth experience

Importantly, these outcomes occur without increased risk to mothers or babies (Sandall et al., 2024). Australian research also shows continuity with a known midwife:

- Improves maternal satisfaction
- Reduces intervention rates
- Supports better psychological outcomes
- Can reduce overall healthcare costs (Homer, 2016; Tracy et al., 2016).

Despite this strong evidence, access to continuity models remains limited across Australia, particularly in rural and regional areas.

Women in Gippsland and Wellington Shire therefore experience inequitable access to best-practice maternity care.

Australia's caesarean section rate is approximately 42% and continues to rise, with growing evidence that continuity of care with a midwife is one of the most effective ways to safely reduce unnecessary intervention (Sandall et al., 2024).

Establishing a community-based midwifery practice in Wellington Shire will:

- Improve access to evidence-based maternity care
- Reduce rural health inequity
- Align local services with contemporary maternity care standards

Summary

██████████ represents a small-scale, regulated, community-based maternity service that addresses a clear gap in local healthcare.

The proposed use of 15 Palmerston Street, Sale will:

- Introduce continuity-of-care midwifery services to Gippsland
- Operate with low traffic and minimal neighbourhood impact
- Maintain the residential character of the property
- Support improved maternity care access for rural women

This proposal enhances maternity care choice, workforce sustainability, and community health outcomes within Wellington Shire.

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Permit triggers:

The use of the land for a medical centre (midwifery clinic) with a reduction of carparking provided on site will trigger the need for a planning under the Clauses of the Wellington Planning Scheme shown at **Table 2** below.

Table 2: Permit Triggers

Clause:	Permit Trigger
32.08-2:	Use of land for a medical centre
52.06-4:	Reduce the number of carparking spaces required.

The purpose of **Clause 32.08** are:

- "To implement the Municipal Planning Strategy and Planning Policy Framework.
- To encourage development that is responsive to the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations."

Response:

The proposed use of the land for a medical centre accords with Council's designation of this part of Sale as a 'medical precinct' – see the Sale & Wurruk Strategy Plan opposite. The proposed use is particularly benefitted by its proximity to the Sale Hospital, which will make it possible for the clinic's clients to carry out multi-purpose trips. Clients of the facility will also enjoy easy access via public transport, noting that a public bus stop is located close by – see the TV availability map opposite.

The proposed use does not rely upon any external changes being made to the existing buildings on the land. Nor will it increase the load on existing utility services. So, the appearance of the property from the streetscape and adjoining owners' enjoyment of their land will not be impacted by the proposal.

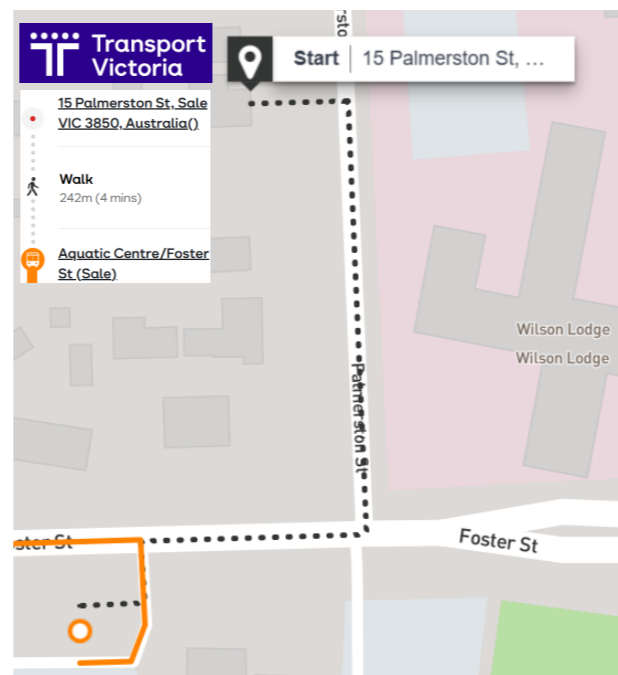
These advantages will make it easier for all residents of the Shire to access higher quality maternal healthcare options in a manner that does not lead to negative impacts.

PROPOSED FLOORPLAN

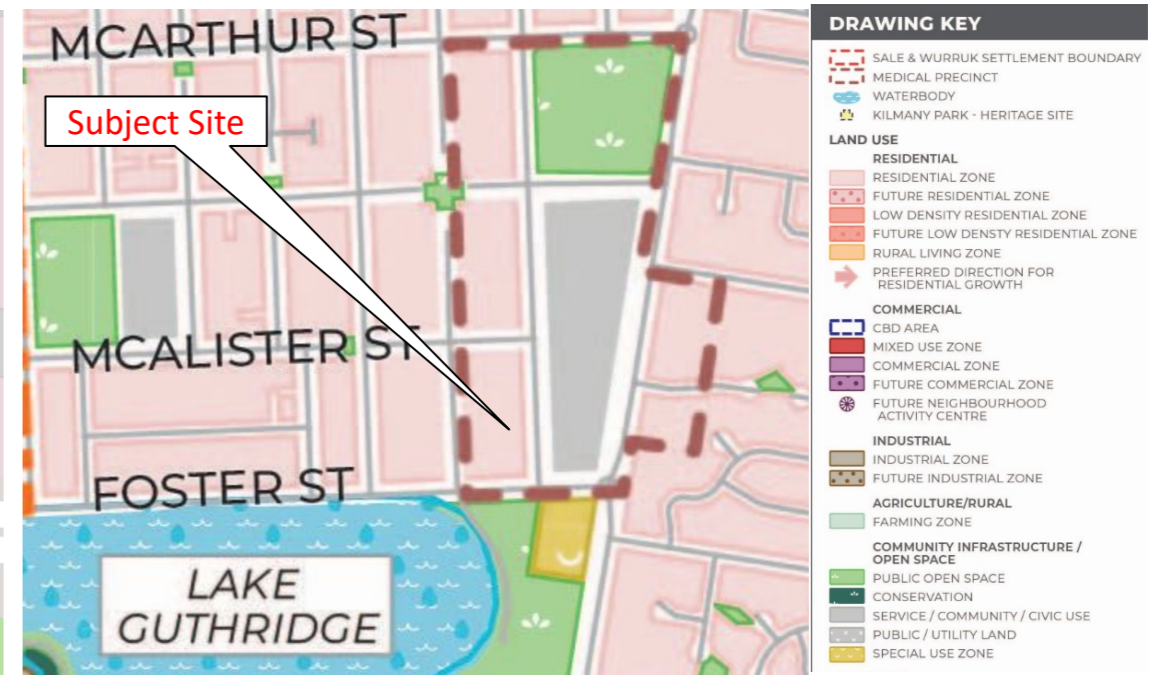


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PUBLIC TRANSPORT AVAILABILITY MAP



EXTRACT FROM THE SALE & WURRUK STRATEGY PLAN



Response to **Clause 52.06**:

As discussed, the proposed use of the land for a medical centre will be accompanied by two carparking spaces, i.e. in an existing double carport attached to the south side of the dwelling and the east side of the proposed birthing retreat.

The provisions of **Clause 52.06-2** require that, "before a new use commences, the minimum number of car parking spaces required under clause 52.06-5... must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- on the land;
- in accordance with a permit issued under clause 52.06-3..."

The location of existing buildings on the land will make it infeasible for the applicants to provide additional carparking spaces on the land.

Hence, the use must rely upon a permit being issued under **Clause 52.06-3**:

Clause 52.06-3 provides that, "A permit is required to:

- Reduce (including reduce to zero) the minimum number of car parking spaces required under clause 52.06-5..."

Clause 52.06-5 sets a requirement of 5 spaces per 100m² of net floor area for a medical centre use.

Given the leaseable floor area of the subject site is 149.7m², the number of carparking spaces required under **Clause 52.06-5** is 7.48. Hence, once rounded down, the requirement is 7 spaces.

So, as the use will only have access to 2 spaces on site, the proposed medical centre use will require a planning permit to be issued under **Clause 52.06-3** that allows a reduction of 5 spaces from the requirement set under **Clause 52.06-5**.

Clause 52.06-7 requires that an application to reduce the number of carparking spaces for a new use under **Clause 52.06-5** must be accompanied by a Carparking Demand Assessment.

A carparking demand assessment is provided below.

Car Parking Demand Assessment:

The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.

Given the extent of scans, blood tests and general health check ups that an expecting mother would typically undertake, the proximity of the proposed medical centre to the Sale Hospital is quite likely to lead clients of the clinic to combine their visit with a visit to the hospital.

The variation of car parking demand likely to be generated by the proposed use over time.

As discussed in the Business Plan, the clinic run birthing education classes on one weekend every two months. These classes are expected to generate the clinic's maximum parking demand of up to 5 vehicles. On these days, the midwife will park in the carport, while the pregnant women park in the public parking spaces around the site. If one of the 4 mothers has limited mobility, she will park in the carport. Outside of the classes, appointment scheduling will ensure that there is usually only one midwife and one pregnant woman attending the site. It is, of course, possible that a birth could occur during this time. In that case, there will be up to 4 vehicles, i.e. at least one midwife on site, another assisting, the pregnant woman and her birth partner.

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Response to Clause 52.06 (continued):

The short-stay and long-stay car parking demand likely to be generated by the proposed use.

Most appointments will typically last no more than one hour, while birth Classes will last no more than 3 hours. However, there is obviously the possibility that a birth could last up to 12 hours. In that circumstance, there may be up to 2 vehicles parked on site and 2 within the surrounding public carparking areas for that period. In this regard, it is worth noting that, if the clinic didn't exist, the pregnant woman and her birth partner may have been parked in the Sale Hospital Carpark while she gave birth at the hospital anyway. Hence, the net increase in parking generated by the proposed use may, in some instances, be zero.

The availability of public transport in the locality of the land.

As discussed previously, the subject site is located a 4 minute walk from the nearest public bus stop.

The convenience of pedestrian and cyclist access to the land.

Sale's footpath network includes a concrete footpath on the opposite (east) side of Palmerston Street.

The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.

The subject site is located approximately 110 metres south of the walk/cycle path that runs east-west along Macalister Street and connects to a north-south running walk/cycle path on Guthridge Parade. Hence, the use of bicycle transport to reach the site is good. The property itself retains ample room to park a bike and a client could easily use the existing bathroom on site to carry out end of trip ablutions.

The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.

The car ownership (and use) rates of visitors and employees is anticipated to be high. This is because pregnant women are less likely to walk or cycle to appointments and the midwives will be attending in-home visits when not seeing clients at the clinic.

Any empirical assessment or case study.

A case study, in the form of a longitudinal analysis, is provided overleaf.

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Response to Clause 52.06 (continued):

Case Study

A longitudinal analysis has been carried out based upon aerial photography taken on a Friday, Saturday and two Sundays over the course of the last 4 years. The study looks at the area within 100m of the subject site to see how many free carparking spaces are available on these days. They were chosen to see both the difference in parking demand on both a weekday and weekends and to assess whether or not carparking demand was increasing or decreasing over time.

The result of this analysis can be found at **Table 3** below:

Table 2: Longitudinal analysis of carparking within 100m of 15 Palmerston Street, Sale

Date:	Number of empty carspaces within 100m of the subject site
Friday, 1/12/2023:	38
Sunday, 11/2/2024:	17
Saturday, 1/2/2025:	133
Sunday, 15/3/2026:	140

These results demonstrate that:

- Weekday parking demand is relatively strong, but peak parking demand can still occur on the weekend;
- Competition for parking spaces does not appear to be increasing over time;
- There should be ample free public parking spaces to meet the clinic's maximum anticipated off-site parking generation of 5 spaces.



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Response Clause (Decision Guidelines):

Any significant effects the environment, including the contamination of land, may have on the use or development

There is no record or evidence of contamination on the property.

Planning Policy Framework

As discussed previously, The proposed use of the land for a medical centre accords with Council's designation of this part of Sale as a 'medical precinct' – see opposite. The proposed use is particularly benefitted by its proximity to the Sale Hospital, which will make it possible for the clinic's clients to carry out multi-purpose trips. Clients of the facility will also enjoy easy access via public transport, noting that a public bus stop is located close by – see opposite.

The proposed use does not rely upon any external changes being made to the existing buildings on the land. Nor will it increase the load on existing utility services. So, the appearance of the property from the streetscape and adjoining owners' enjoyment of their land will not be impacted by the proposal.

These advantages will make it easier for all residents of the Shire to access higher quality maternal healthcare options in a manner that does not lead to negative impacts.

This outcome accords with the objectives of **Clauses 02.03, 02.04 & 11.01**, insofar as it:

- Promotes Sale's role as a regional service centre through the provision of superior medical facilities and options for pregnant women;
- Locates a medical centre use in a 'medical precinct' location where it can maximize synergies with the Sale Hospital;
- Will occur on a property that has good access to non-motorised transport options, but can also accommodate anticipated parking demand.

The purpose of the zone and overlays:

The manner in which the proposed medical centre use will satisfy the purpose of **Clauses 32.08** and **52.06** is discussed previously.

Any matter required to be considered in the zone, overlay or other provision.

A dimensioned plan showing the floor layout of the proposed medical centre use is provided with this application for endorsement under any permit granted, as required under **Clause 32.08-12**. Otherwise, it is noted that, apart from the very infrequent occurrence of a nighttime birth, the proposed use will operate during daylight hours and will generate no odours or light spill, excessive delivery traffic or noise. Hence, it will not have any unreasonable impact upon residents of adjoining properties.

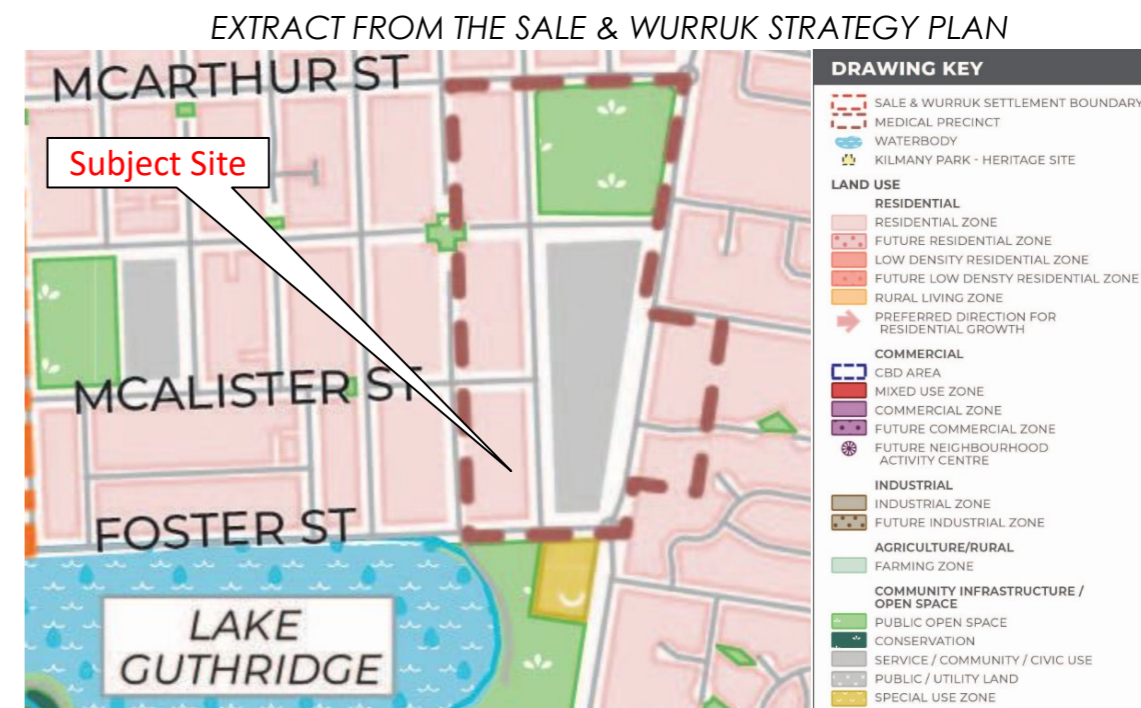
A response to Clause 52.06 is provided on pages 11-13 of this report.

Orderly Planning

The proposed medical centre use is proposed in Council's designated medical precinct and can operate from existing buildings without creating any conflict or amenity issues for adjoining owners. Council has consistently granted planning permits to allow the use of land for medical centres within it's medical precinct. Hence, approval of the proposal will provide a consistent/orderly approach to planning.

The effect on the environment, human health and amenity of the area

As discussed above, the proposed medical centre will operate from existing buildings without creating amenity impacts. It may on up to 5 nights per annum accommodate a woman giving birth. However, due to their random nature, these occurrences may occur at any time of day or night. As such, their relative infrequency and generally quiet nature is unlikely cause any excessive impact upon adjoining owners, above and beyond that experienced in a normal residential setting.



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Response Clause (Decision Guidelines) (continued):

PROPOSED FLOORPLAN

The proximity of the land to any public land

The subject site does not abut any public land, apart from Palmerston Street.

Factors likely to cause or contribute to land degradation, salinity or reduce water quality;

The proposed development does not include any external alterations to existing buildings. So, there will be no impacts upon stormwater quality as a result of the proposed development.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site

Not applicable, no works are proposed.

The extent and character of native vegetation and the likelihood of its destruction.

No removal of significant native vegetation is required to facilitate the proposed change of use.

The property is already landscaped and no additional landscaping is proposed.

The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

The site proposed is not recognised as being susceptible to flood, fire or erosion risk.

The adequacy of loading/unloading facilities and any associated amenity, traffic flow and road safety impacts.

The existing crossover, driveway and carport will retain ample space for loading/unloading of vehicles in line with its low-key use as a medical centre.

The impact the use or development will have on the current and future development and operation of the transport system.

This is discussed on pages 11 - 13.



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Proposed Floorplan: Medical Centre (Midwifery Clinic) at 15 Palmerston Street, Sale



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