

POL	HEALTH STUDIOS	LPP 3.3
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POLICY CODE:	LPP 3.3
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	182/001
DATE FIRST ADOPTED:	11 September 2014
DATE LAST REVIEWED:	14 December 2017
ATTACHMENTS:	Yes
DELEGATED AUTHORITY REF.:	OLPD33
VERSION NO.	8

Dates of Amendments / Reviews:		
DAPPS Meeting:	22 May 2014	27 August 2015
	28 August 2014	26 November 2015
	26 February 2015	23 February 2017
	2 June 2015	23 November 2017
OCM:	12 June 2014	10 September 2015
	11 September 2014	10 December 2015
	12 March 2015	9 March 2017
	11 June 2015	

BACKGROUND:

Health studios are a use class that contribute to the vibrancy and economic wellbeing of the City of Cockburn. However, in recent years there has been a proliferation of health studios in non-residential areas that present as a variety of types such as personal training classes, group-based fitness classes, boxing/and self-defence classes, dance classes or a combination of all of these. While generally a positive addition to the commercial fabric of the City, health studios can present several challenges to land use planning, including provision of sufficient car parking and retrofitting existing buildings for this use.

PURPOSE:

The purpose of this policy is to provide clarity and direction on the types of health studios within the City of Cockburn as well as general siting and design criteria for such land uses and information required by the City to assess such applications which the City's Town Planning Scheme (TPS 3) does not provide for.

Definitions:

Active Floor Space Area (AFSA): The area of all floors/levels within the internal finished surfaces of permanent walls of a building, used for physical exercise, recreation and sporting activities, but excludes all areas designated for machines

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such as pin-loaded equipment and cardio machines, as well as car parking areas, stairs, toilets, cleaners cupboards, lift shafts, motor rooms, escalators, tea rooms, plant rooms, lobbies between lifts facing other lifts serving the same floor, and areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building.

Exercise Machines: Pin Loaded equipment and cardio machines, but does not include equipment such as free weights and stretch areas which are considered active floor space area.

POLICY:

(1) Scope

This policy applies to the development of health studios in all TPS 3 zones.

(2) Land Use

Under TPS 3 'Health Studio' means land and buildings designed and equipped for physical exercise, recreation and sporting activities including outdoor recreation.

Different types of health studios that fall into this definition include (but are not limited to):

- Gymnasiums for the purpose of individual and group based fitness and training;
- Boxing and martial arts classes;
- Dance classes; and
- A combination of the above.

(3) Location

- a). Health studios are encouraged where there is sufficient vehicle parking, such as in commercial and industrial areas with a readily available supply of parking spaces or a capacity to create additional parking spaces. Where possible, health studios shall be purpose built as opposed to retrofitting other uses such as warehouses.
- b). All activities associated with an approved health studio shall be conducted within the approved building and not extend to the parking areas and/or Council property.

(4) Parking

- a) Car parking bays shall be located within the lot boundaries of the subject site unless utilising joint use of car parking facilities as outlined under the requirements of TPS 3;

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- b) Applications for a change of use to health studios that result in a parking shortfall on site may be considered at the discretion of the City. Discretion may be exercised with regard to parking shortfalls for a unit in a tenancy with shared parking arrangements where classes are proposed to operate outside standard business hours;

4.1 Gymnasium Health Studios

- a) Car parking for 'gymnasiums' shall be provided at the rate of 1 per 3 machines plus 1 per 20m² of active floor space and 1 car parking bay per staff member;
- b) With every planning application submitted for a 'gymnasium', a detailed floor plan showing number of machines and active floor space in square metres proposed is to be provided in order to calculate the number of car parking bays required;

4.2 Other Health Studios

- a). Car parking for health studios shall be provided at the rate of 1 car parking bay for every two persons accommodated.

(5) Bicycle Parking

- a) Bicycle parking for all health studios is to be at the rate of 1 per 100m² of active floor space.

(6) End of Trip Facilities

- a) The provision of End of Trip Facilities must be provided on site and shall be in accordance with LPP 3.9.

(7) Other

- a). When making application for a change of use to a health studio, proposals that are located in strata titled properties containing a car parking area in common property, require approval from the body corporate/strata manager where the change of use results in a parking shortfall. A letter with a strata body common seal clearly indicating non-objection to the proposed health studio is required with regard to this.
- b) Applications for Health Studios shall include a completed 'Health Studio Supplementary Information Form'. (See attached). Applications for a change of use to health studio will not be considered unless the checklist is completed.

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- c). Classes on City reserves and public spaces such as beaches, football ovals etc. are exempt from the need to obtain Planning Approval. However, prospective applicant wishing to use City reserves and public spaces shall liaise with the City's Recreation Services.

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HEALTH STUDIO SUPPLEMENTARY INFORMATION FORM

Name of business	
What is the GLA for the health studio?	
What is the maximum number of staff?	
What is the maximum number of persons accommodated at any given time (inclusive of staff members)?	
Will your health studio consist of groups or individual persons exercising or both?	
Will external classes be held on City reserves or on public land within the City of Cockburn?	
Are customer visits regulated? (for example, by booking/appointment or swipe card or neither (specify)?	
What are your hours of operation and days of operation? When do you expect your peak hours of operation to occur?	
Does the proposed building/unit subject to the change of use to health studio have access to toilet and shower facilities?	
Is signage proposed? If so please include details.	
Additional information required <ul style="list-style-type: none"> - Floor plan - Signage details - Strata body/body corporate approval (if necessary) 	