

Title	Health Studios
Policy Number (Governance Purpose)	LPP 3.3



Policy Type

Local Planning Policy

Policy Purpose

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.

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 No. 3 (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 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 Statement

(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):

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- Gymsnasiums 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;
- 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.

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(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.
- 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.

Strategic Link:	Town Planning Scheme No. 3
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