

LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

17 September 2024

Mal James
James Buy Sell

By email: mal@james.net.au

Dear Mal,

PLANNING ADVICE & SUMMARY

184 LENNOX STREET, RICHMOND

SUBJECT SITE

184 Lennox Street, Richmond is a Victorian-era former residence located within a site area of approximately 1,023 square metres. The dwelling, which is of heritage significance features a double bay window face, and decorative applied pediments to its first-floor windows.

Within its immediate context, the site is located east of Hoddle Street, north of Swan Street Major Activity Centre, south of Bridge Road Activity Centre and west of Epworth Healthcare (Richmond Priority Care). The location of the site benefits from proximity to the Principal Road and Public Transport Network, limiting its reliance on car parking provision on site.

The site includes approximately 15 on-site car spaces, which are accessed via vehicle ingress from Lennox Street and egress via the adjacent ROWY (with additional right of carriageway) at the sites rear through to Goodwood Street.

The subject site is further identified as being an individually significant heritage dwelling to the Richmond Hill Precinct.

Certificate of Title to Lot 1 of Title Plan 12249 has not been reviewed under this assessment. We recommend this is reviewed to ensure there are no other restrictions on which affect the site.



Picture 1 184 Lennox Street, Richmond

Source: Nearmaps Feb 3 2024

PLANNING PERMIT HISTORY

As requested, we have undertaken a review of the permits which have been granted in respect to this site. From this review, we have found four permits which have been issued for the site. Copies of the information provided in contained in the Appendix to this letter and summaries of the permits and conditions is set out below.

City of Richmond

Planning Permit No. 3681 – 22 April 1987 – Use/development of existing premises as a Health Centre (multiple consulting rooms).

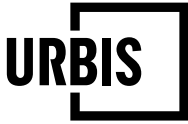
It is assumed the existing use operates under this permit and subject to the following conditions:

- Condition 1c) - the provision of a minimum of 23 car spaces on site.
- Condition 20 – the hours of operation of the use is limited to 8am to 8pm Monday to Friday and Saturday 8.30am to 12 noon (except in the event of an emergency).

While there is no reference to a limit of practitioners operating from the site, it is understood that the permit was granted on the basis that no more than 4 practitioners would operate from the site at any time.

Permission was granted to supply 3 spaces in excess of requirement to a minimum of five (5) car spaces to the four (4) practitioners on the site.

The layout of the site pursuant to the approval within this permit cannot be altered without a subsequent further permit approval with Council.



- Allow educations, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Use Permissions

Within the Neighbourhood Residential zone, the following table sets out the uses which can be carried out without a permit, with a permit and those uses which are prohibited.

*subject to conditions

Section 1	Section 2	Section 3
Permit Not Required	Permit Required	Prohibited
Bed & Breakfast*	Accommodation	Nightclub
Dwelling	Car Park*	Cinema
Medical Centre*	Food and Drink Premises	Warehouse (Other than Store)
Place of Worship*	Leisure and recreation	Industry
Residential Aged Care Facility	Market	Saleyard
Rooming House	Place of Assembly	
Small Second Dwelling*	Office (other than Medical Centre) *	
	Retail Premises*	
	Store*	

The use of the site is currently 'Medical Centre'.

Further to your query about the potential use of the site for a 'Day Surgery' use, it is our view that this would fit under the 'Medical Centre' use. Accordingly, it is our view there would be no further permission required to make this change, subject to the conditions of Planning Permit 3681 continuing to be met.

Changes to any of these conditions, such as the number of practitioners would trigger the need for an approval.

Buildings, Works or Subdivision Permissions

Planning permission is required to undertake the following:

- Subdivision
- Construct two or more dwellings on a lot
- Construct or extend a residential building

- Construct or carry out works on a Section 2 use
- Schedule requires permit for construction or extension of one dwelling or fence associated with a dwelling on a lot, 500sqm or greater.

Built Form Controls

The following built form controls are of key relevance to any future proposal upon the site, particularly focused to applications seeking to convert the site into a residential dwelling or dwellings.

- Mandatory building height of 9 metres and 2 storeys*
 - *Unless an immediate pre-existing building on the site or abutting exceeds this.
- The development must meet the objectives of Clause 54 (One Dwelling on a Lot) or Clause 55 (Two or more dwellings on a Lot).
- A lot above 650sqm must set aside 35% as garden area.

*Subject to the overall scope of works, a proposal may be eligible for assessment under VicSmart fast track permit assessment.

HERITAGE OVERLAY – SCHEDULE 332

RICHMOND HILL PRECINCT



The site is located within the Richmond Hill Precinct, identified as HO332 within the Yarra Planning Scheme.

The purpose of the Heritage Overlay is to:

- Conserve and enhance heritage places of natural or cultural significance
- Conserve and enhance those elements which contribute to the significance of heritage places

- Conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Pursuant to this overlay, there are **no controls** relative to external painting, internal alterations, tree controls or outbuildings. The **site does require specific permission** to install solar energy systems as is common to heritage sites.

Pursuant to the Overlay, the following require a planning permit:

- Subdivision of land
- Demolition or removal of a building
- Construct a building or carry out works* subject to particular works.
- Externally alter a building by structural work, rendering, sandblasting or in any other way.
- Construct or display a sign.
- Externally paint an unpainted surface.
- Externally paint a building if the painting constitutes an advertisement.
- Carry out works, repairs and routine maintenance which change the appearance of a heritage place, or which are not undertaken to the same details, specifications and materials.

*Subject to the overall scope of works, a proposal may be eligible for assessment under VicSmart fast track permit assessment.

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY – SCHEDULE 1

YARRA DEVELOPMENT CONTRIBUTIONS PLAN – AREA 09



Pursuant to the Yarra Development Contributions Plan Overlay, the levying of contributions for the provision of works, services and facilities is applicable to proposal which would otherwise generate net increased demand for units and similar.

Examples of excluded proposals are as below:

- Replacement of a building.
- Renovations or alterations to an existing building.
- Construction of a fence.
- Outbuildings normal to an existing dwelling.

The subject site is located within Area 09 of the Yarra Development Contributions Plan.

Levies payable by residential developments total - \$1,811.87

Levies payable by commercial development total - \$12.28 per sqm of floor space

*Should Council determine levies to be payable, required payments are commonly conditioned to approved planning permissions.

LOCAL POLICY CONSIDERATIONS

11.03-1L – Activity Centres

Bridge Road Major Activity Centre Plan

- Support Epworth Hospital by supporting associated health and allied services to locate near the hospital.

15.01-1L Urban Design

- Ensure development provides a transition from any adjoining building with an individually significant or contributory heritage grading, having regard to height, street wall height, setbacks, building form and siting.
- Ensure appropriate materials and finishes complement the area which do not detract from the fabric of the heritage place.
- Ensure development adopts a street wall height to the street frontage that is no higher than an adjoining heritage building with an individually significant or contributory grading.

15.01-2L - Building design

- This policy guides all development, emphasising high-quality architecture that respects streetscape elements, ensures daylight access, and minimises impact on adjoining properties. It encourages mid-rise development in specific areas, promotes landscaping for an urban forest, and outlines guidelines for pedestrian access, frontages, car parking, and service equipment. It also provides measures to avoid overshadowing public spaces.
- Subject to direction of a proposal, further assessment against these provisions and in-depth site analysis required.

15.03-1L – Heritage

- Policy prioritises the conservation and adaptive reuse of a heritage place over demolition and encourages high-quality development that respects the heritage character of the existing building or streetscape.
- Discourages the use of atypical buildings to determine the appropriate siting, form, and appearance of new development in the context of its surrounds. It also discourages the painting, rendering, or other surface treatments of unpainted surfaces.

- The policy supports the retention of significant trees in a heritage place unless they have deteriorated due to old age or disease to a point that retention is unsafe or are causing structural damage to an existing structure and remedial measures are not possible. It also ensures that works are respectful of significant trees and significant garden layouts by siting development in a manner that will not impact on the cultural significance of the landscape.
- The location and installation of services and equipment must not detract from the significance of the heritage place or damage the heritage fabric.
- The policy discourages high fences, gates, and boundary treatments on the principal street frontage which do not relate to the historic character of the area. It also discourages signs that disrupt a historic façade, parapet, or roofline.
- The policy aims to maintain the significance of historic parks, gardens, and street trees by ensuring new development is sited and designed in a manner appropriate for the heritage place. It also aims to maintain the existing canopy/verandah height of adjoining heritage buildings and the heritage streetscape.

DEVELOPMENT POTENTIAL

The below assessment summarises both the expansion potential of the sites medical use and additional car parking provision.

Medical Centre Expansion

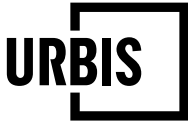
Pursuant to Clause 32.09-1 (Neighbourhood Residential Zone) of the Yarra Planning Scheme, if the following criteria can be met, the use can operate without a permit:

- The gross floor area of all building does not exceed 250 square metres.
- The use must be located within an existing building.
- Must not require a permit to reduce or exceed parking allowances.

Variance of any the above conditions, such as an increase in practitioners or decrease in parking provision will require planning permission to alter use allowances.

Since the original permit was granted, there has been a change in the parking requirements for a medical centre.

- **1987 Requirement:** A minimum of five (5) spaces in a residential zone per practitioner.
 - 20 spaces total required for 4 practitioners
- **2024 Requirement:** 3.5 square car spaces to each 100sqm of leasable floor area.
 - Approximately 17 spaces (calculated at approximately 488 sqm of leasable floor area)
- Controls relative to parking on the site in 1987 had been formed on the basis of provision per practitioner.
- Given the sites location within the Principal Public Transport Network, current parking estimations are formed on the basis of leasable floor area.
- Former permission on the site granted in 1987 (Permit No. 3681), provides existing use rights to allow for 23 spaces on site.



On the basis of the above, there is potentially scope to increase the number of practitioners which can operate from the site at any one time. If this is of interest, we recommend discussions with a traffic engineer to confirm.

Residential use of the site

Potential exists to return the use of the site to residential land use. Use of the site for a single dwelling can proceed without the need for a planning permit. External works to the exterior of the building would trigger the need for a planning permit under the requirements of the Heritage Overlay.

The development of the site for multiple dwellings is also a potential use of the site. Any proposal would need to be assessed against the requirements of Clause 55, which includes requirements relating to internal amenity and potential for off site amenity impacts. Careful consideration of any proposal in terms of the heritage significance of the existing building would also be required.

CONCLUSION

On the basis of the above, we confirm the following:

- The use of the site as a medical centre for 4 practitioners with the provision of 23 car parking spaces operates under Planning Permit 3681 and this use can continue to operate in this manner without the need for any additional planning approvals.
- Since the initial grant of the permit, the parking requirements for a medical centre site changed from a minimum of five spaces per practitioner in 1987 to 3.5 spaces per 100sqm of leasable floor area in 2024.
- Any changes to the number of practitioners, carparking spaces or hours of operation would trigger the need for an approval through Council.
- Alteration to the type of medical centre, such as a day surgery, would fall within the existing medical centre land use, and if the conditions of the permit continue to be met, would not trigger the need for an additional permit.
- Use of the site for a dwelling is an as of right use, which can occur without the need for a permit. Any external buildings and works associated with this change would likely trigger the need for a permit under the Heritage Overlay.
- Use and development of the site for apartments, or a multi-unit development could be considered with a permit.

We trust this advice is of assistance in preparation for the marketing campaign. We have constrained the advice primarily to the use considerations but would be pleased to provide advice on built form outcomes also, should this be required.

Should you have any further queries in relation to the above, please do not hesitate to contact the undersigned or Rebecca West.

Kind regards,



A handwritten signature in black ink, appearing to read "Eli Moore".

Eli Moore
Consultant
+61 3 9617 6612
emoore@urbis.com.au



APPENDIX A – PERMIT HISTORY

Planning Permit No. 3681 – 22 April 1987

Planning Permit No. 6341 – 25 February 1992

Planning Permit No. 7123 – 29 September 1993

" COMMITTEE... 16.4.87
" COUNCIL... 22.4.87
" DEFERRED FROM.....
" DELEGATED/MMBW
" DELEGATED TO STAFF: YES/NO

REPORT AND RECOMMENDATION:

5.7 APPLICATION NO. 3681, PROPERTY: 184 LENNOX STREET

PROPOSED USE/DEVELOPMENT: Change of use of existing rooming house to Health Centre (multiple consulting rooms)
APPLICANT: D. & C. Marsh
RELEVANT M.M.P.S. CONTROLS: Table to Clause 7 (Discretionary Use) Clause 28 (Car Parking)
RELEVANT COUNCIL POLICIES/CODES: Interim Consulting Rooms Code, Urban Conservation Study - Guideline No. 1 (Dwellings)

A. Details

(i) Site/Site History

The site is occupied by a substantial, two-storey, detached, Victorian dwelling. Council Health Department records indicate that use of the dwelling as an apartment house (multiple tenancies within the one building but sharing certain facilities) lapsed in 1986. A request by the then owners in January, 1986, to have the site rezoned from Residential C to a zone which would allow for potential office redevelopment was not supported by Council.

(ii) Neighbourhood/Adjoining Properties

The subject site is located on the western side of Lennox Street, approximately 30 metres north of Goodwood Street. A single-storey dwelling abuts to the south and a single-storey dwelling used for consulting room purposes and approved as such by Council in May, 1986, to the north. Lennox Street, between Richmond Terrace and the southern edge of the commercial zone extending south from Bridge Road, is predominantly occupied by 2,3, and 4 storey walk up flats interspersed with a small number of attached and detached dwellings and non-conforming shops and offices.

(iii) Proposal

The application proposes to convert the existing dwelling for use by five (5) practitioners (4 at any one time) occupying six (6) consulting rooms. Two (2) rooms at first floor level are intended to be let for residential purposes. Twenty-five (25) car spaces are proposed to be provided, permitting ingress only from Lennox Street and egress from a 4.5 Metre wide right-of-way to Goodwood Street on the south-west corner of the site. Hours of operation are proposed to be 8.00 a.m. to 8.00 p.m.

5.7 APPLICATION NO. 3681, PROPERTY: 184 LENNOX STREET (CONT'D).

B. Considerations

(i) M.M.P.S. Controls

A Health Centre (multiple consulting rooms) is a discretionary use in a Residential C Zone requiring planning approval from Council, as the responsible authority.

(ii) Council Codes/Policies

Council's Medical Consulting Room Code adopted as Council Policy in 1981 is largely obsolete in that it requires a maximum of two (2) car spaces per consulting room. Council practise in the last two (2) years has been to require a minimum of three (3) spaces/practitioner in a commercially zoned area and a minimum of five (5) in a residential zone; the rationale being that car parking demand is more accurately reflected in the number of practitioners operating from the site rather than the number of consulting rooms.

UC → The existing building is 'C' rated and within a proposed Urban Conservation Area and as such any external alterations are to be directed toward restoration. A previously existing, inappropriate brick fence on the property frontage has been demolished.

(iii) Strategic Considerations

It would be true to state that Council has, particularly in the last five (5) years, discouraged the establishment of consulting room uses within residential areas with the exception of the Erin Street Medical Precinct. However, the number of enquiries for such proposals outside the Erin Street Precinct or commercially zoned areas has not been great. This would suggest that proximity to two (2) major hospitals in Erin Street is the prime consideration by prospective consulting room operators. While protection of purely residential areas near the identified Erin Street Medical Precinct and other purely residential areas within the municipality should continue, it is considered that a different approach should be taken in streets which are characterised by a mix of uses as Lennox Street is. Such an approach will not create an undesirable precedent in this street because:-

1. the range of non-residential uses possible within a residential zone is not extensive;
2. the number of sites in Lennox Street which have potential for a change of use even from a technical point of view (i.e. the provision for on-site car parking) is minimal.

(iv) Other Department Comments

The Community Services Co-ordinator has expressed regret at the loss of low-rental accommodation on the site.

The Deputy Building Surveyor has no objection to the proposal subject to compliance with Victoria Building Regulations requirements.

The City Engineer has no objection to the proposal but has recommended that all proposed car spaces be set back off the relevant boundaries of the property, that the number of tandem car spaces be reduced from five (5) to two (2), and that all paving, sealing and draining of land surfaces be to his satisfaction.

5.7 APPLICATION NO. 3681, PROPERTY: 184 LENNOX STREET (CONT'D).

(v) Advertising/Results

The application was required to be formally advertised via the placement of a Notice of Application on the site and through certified mailing to a number of adjoining and nearby property owners and occupiers. To date, six (6) objections have been received. The grounds of objection are summarised as follows:-

- (i) After hours operation of the centre will be detrimental to the enjoyment of residential properties in the vicinity.
- (ii) Existing parking and traffic problems in the area will be exacerbated.
- (iii) Approval of the proposed use would further diminish the already short supply of housing in Richmond.
- (iv) Approval of the use would further erode the residential character of the area.
- (v) Provision of vehicular access to the proposed car parking area from Lennox Street is not in keeping with the existing streetscape.

C. Conclusions

The subject site is within a street in which existing developments, either residential or non-residential, have not been adequately provided for in terms of car parking. The application before Council is therefore an exception and in fact provides in excess of Council's requirement for use by four (4) practitioners at any one time. The Council requirement of five (5) spaces/practitioners equates with the maximum requirement specified by the M.M.P.S. Ordinance. From this view point it is difficult to conclude that the use will exacerbate existing parking problems.

The residential amenity of the street has been affected by existing development the street itself carrying approximately 8000 vehicles in a twenty-four (24) hour period (Council Traffic Counts, 1985). It is again difficult to conclude that the residential amenity will be affected by the use. Appropriate permit conditions can be levied to restrict the operating hours of the use.

The proposed car parking area will be largely unseen from the street and Council has the further ability to require the front yard to be landscaped to maintain the appearance of a residence. Additionally, permit conditions can require the provision of an appropriate fence on the property frontage. These measures would ensure compliance with the Conservation Study Guidelines.

By eliminating two (2) car spaces from the northern boundary of the site, sufficient area will be created to provide a buffer between the driveway and the property to the north, and will allow further screening of the car park area at the rear from Lennox Street.

The proposal to create ingress from Lennox Street only and egress to Goodwood Street is considered acceptable and will have the effect of lessening the impact of vehicular access to the site (i.e. by required less hard paved surfaces within the frontage of the property. The circulation arrangement for traffic should however, be enforceable by requiring appropriate signage at the Lennox Street entry point and a directional sign requiring patients to - turn left into Lennox Street upon leaving the site into Goodwood Street.

5.7 APPLICATION NO. 3681, PROPERTY: 184 LENNOX STREET (CONT'D).

Approval of the use will not create an undesirable precedent for the encroachment of further non-residential uses into the street, because of the limited number of sites which have such potential.

Provided the above measures are incorporated as conditions of a planning permit, Council support for the proposal should be forthcoming.

RECOMMENDATION:

That Council resolve to issue a Notice of Determination to Grant a Planning Permit for the use/development of existing premises situate at 184 Lennox Street, Richmond, being more particularly described in Certificate of Title Vol. 6226, Fol. 188, as a Health Centre (multiple consulting rooms), in accordance with the following conditions:-

- (i) This permit shall have no force or effect until three (3) copies of a plan (to scale and dimensioned) generally in accordance with the plan submitted with the application, but modified to show:-
 - (a) The provision of a timber picket fence of no greater than 1.2 metres in height on the Lennox Street frontage of the subject property.
 - (b) The deletion of car spaces numbered 24 & 25 on the plan submitted with the application.
 - (c) The provision of a minimum of twenty (20) car spaces in a lay out to the satisfaction of the City Engineer.
 - (d) The provision of a minimum 1.5 setback of all car spaces from the northern and southern boundaries with the exception of car spaces marked '21', '22', '23' on the plan submitted with the application which shall be located a minimum of 500mm from the northern property boundary.
 - (e) Details of the paving materials to be used.
 - (f) The location and species of all trees and shrubs proposed to be planted and all lawned areas.

are submitted and approved by Council. An endorsed copy of the plan shall then form part of the permit.

- (ii) The use/development hereby approved shall not commence until signs indicating the following:-
 - (a) That car parking is available on the site.
 - (b) That no exit is obtainable to Lennox Street via the driveway on the northern side of the building.
 - (c) That all vehicles exiting the site shall proceed left from Goodwood Street to Lennox Street only.

have been erected on the site in location to the satisfaction of Council.

Standard conditions: - 1.1(a&b), 1.2, 1.6, 2.1, 3.2, 3.6, 3.8, 3.13, 3.14(conditions 7&8), 3.16, 4.2, 5.1, 5.8, 5.9, 5.10, 10.1(4,3), 2.5, last condition to read:-

5.7 APPLICATION NO. 3681, PROPERTY: 184 LENNOX STREET (CONT'D).

"The hours of operation of the use hereby approved shall be:- Monday to Friday inclusive 8.00 a.m. - 8.00 p.m., Saturday 8.30 a.m. - 12 Noon, except in the event of bona fide emergency treatment being required." MB/js

MELBOURNE METROPOLITAN PLANNING SCHEME

OFFICE USE ONLY	
ORIGINAL	M.M.B.W.
OWNER	T.P. FILE
APPLICANT	B.S. FILE

26-5.89

CITY OF RICHMOND

(Responsible Authority)

PLANNING PERMIT NO. 3681

W

Subject to the conditions (if any) set out hereunder the following is hereby permitted:

for the land situate at and described as 184 Lennox Street, Richmond, being more particularly described in Certificate of Title Vol. 6226, Fol. 1245188.

NAME OF APPLICANT: Mr. D. & Mrs. C. Marsh, 205 Lennox Street, RICHMOND. 3121

FOR THE PURPOSE OF: To use/development of existing premises as a Health Centre (multiple consulting rooms), in accordance with the attached endorsed plans.

CONDITIONS:

1. Amended plans required
This permit shall have no force or effect until three (3) copies of a set of plans (to scale and dimensioned) generally in accordance with the plans submitted with the application, but modified to show:-

The provision of a timber picket fence of no greater than 1.2 metres in height on the Lennox Street frontage of the subject property.
- (b) The deletion of car spaces numbered 24 & 25 on the plan submitted with the application.
- (c) The provision of a minimum of twenty (20) car spaces in a lay out to the satisfaction of the City Engineer.
- (d) The provision of a minimum 1.5M setback of all car spaces from the northern and southern boundaries with the exception of car spaces marked '21', '22', '23', on the plan submitted with the application which shall be located a minimum of 500mm from the northern property boundary.
- (e) Details of the paving materials to be used.
- (f) The location and species of all trees and shrubs proposed to be planted and all lawned areas.

are submitted and approved by Council. An endorsed copy of the plan shall then form part of the permit.(1.7.)

..../Cont'd.

THIS IS NOT A BUILDING PERMIT

22nd April, 1987 (Date of Determination)

P. Tesdorpf For and on behalf of the Responsible Authority.

for the purpose of: to use/development of existing premises as Health Centre (multiple consulting rooms), in accordance with the attached endorsed plan.
for the land situate at and described as 184 Lennox Street, Richmond.

CONDITIONS:

2. The use/development hereby approved shall not commence until signs indicating the following:-

- (a) That car parking is available on the site.
- (b) That no exit is obtainable to Lennox Street via the driveway on the northern side of the building.
- (c) That all vehicles exiting the site shall proceed left from Goodwood Street to Lennox Street only.

have been erected on the site in location to the satisfaction of Council.

3. Time Limit

This permit shall expire if:-

- (a) the use or development is not commenced within 12 months of the date specified hereon; or
- (b) the development is not completed within two years; but the time within which the development is to be commenced or completed may, on application made before or within three (3) months after the expiry of the permit be extended by the responsible authority and where the time is extended after the permit has lapsed the extension shall operate to revive the permit as from the date it expired. (1.1a&b).

4. Endorsed plan not to be altered

The lay out of the site and the proposed buildings and works as shown on the endorsed plan shall not be altered or modified (whether or not in order to comply with any enactment or for any other reason) without the consent of the responsible authority. (1.2).

5. Use to continue to satisfaction of responsible authority

The use or development hereby permitted shall after its commencement be continued thereafter to the satisfaction of the responsible authority. (1.6).

6. General Amenity Control

The use hereby permitted, the building and works hereby constructed occupied or employed, the processes carried on, the materials and machinery used and the transportation of materials, goods and commodities to and from the premises shall not cause injury to or prejudicially affect the amenity of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or the presence of vermin or otherwise. (2.1)

7. Use and Delineation of Car Spaces and Access Lanes (larger car parks)

The area set aside for the parking of vehicles and so delineated on the endorsed plan shall be made available for such use and shall not be used for any other purpose and at all times in conformity with such plan there shall be clearly indicated on the ground the boundaries of all such car spaces and access lanes and direction in which vehicles should proceed along the lanes. (3.2).

22nd April, 1987.

(Date of Determination)

P. Tesdorpf

for and on behalf of the responsible authority

for the purpose of: to use/development of existing premises as a health Centre (multiple consulting rooms), in accordance with the attached endorsed plan.

for the land situate at and described as 184 Lennox Street, Richmond.

CONDITIONS:

8. Forming, sealing and marking of car spaces/access lanes

The area set aside for the parking of vehicles together with the aisles and drives shall be properly formed to such levels that it can be utilised in accordance with the said plan and shall be drained and sealed with an all-weather seal coat which shall be capable of being marked and shall be maintained at all times to the satisfaction of Council.(3.6).

9. Paved areas not to shed water

All paving shall be so constructed that it will not shed water onto the surface of any adjoining allotment or street or any unconstructed lane. (3.8).

10. Kerbing along street frontages

A suitable kerb of minimum height of 225mm or such other means of preventing vehicular ingress or egress to the site as may be approved by the City Engineer, shall be constructed along all road frontages except at the location of approved crossovers.(3.13).

11. No charges or fees without permission

No charges or fees for the use of any of the car spaces referred to in conditions 7 & 8 hereof may be imposed fixed or collected except the charges (if any) and fees (if any) from time to time approved in writing by the responsible authority.(3.14).

12. No parking in nearby streets

No vehicle under the control of the proprietor or operator under this permit, or his staff, shall be parked in the nearby street.(3.16).

13. Treatment and maintenance of garden areas

Garden areas shown on the endorsed landscape plan shall be landscaped (with every endeavour made to retain existing trees on the site) in accordance with the plan and shall be completed and approved by the City Engineer, prior to the premises being occupied and shall be maintained at all times to the satisfaction of the responsible authority and not used for any other purpose.(4.2).

14. No advertisements without consent

Without the further permission of the Responsible Authority, no advertisement (whether erected, painted or otherwise displayed) and no bunting, flashing lights, flags or like matter shall be displayed on the premises, the adjacent road reservation or the adjacent footpath. ["Advertisement" includes any word, letter, image, device or representation or combination of any two or more thereof (by whatsoever means depicted, delineated, conveyed or affected) in the nature of and employed wholly or in part for the purpose of advertising, announcement or display.](5.1).

15. Drainage

The site shall be drained to a legal point of discharge to the satisfaction of the City Engineer. The legal point of discharge must be determined with the City Engineer prior to construction drawings being lodged with the City Building Surveyor.(5.8).

22nd April, 1987.

.....
(Date of Determination)

...../Cont'd.
P. Tesdorpf *Peter C. Tesdorpf*
.....
for and on behalf of the
responsible authority

for the purpose of: to use/development of existing premises as a Health Centre (multiple consulting rooms), in accordance with the attached endorsed plan.

for the land situate at and described as 184 Lennox Street, Richmond.

CONDITIONS:

16. Vehicle crossings

Vehicle crossings serving the development shall be located as shown on the endorsed plan and constructed to the satisfaction of the City Engineer.(5.9).

17. Reinstatement of crossings

The owner of the land shall reinstate at his expense and to the satisfaction of the City Engineer any existing vehicular crossings not to be utilised in the proposed development.(5.10).

18. The premises shall not be used by more than 4 qualified practitioner/s and 3 staff at any time. (10.1).

19. Security alarms

No security alarm or similar device shall be installed on any part of any existing or proposed building situate on the land unless it is of a silent type approved by the Standards Association of Australia and connected to a registered security firm.(2.5)

20. The hours of operation of the use hereby approved shall be: -
Monday to Friday inclusive 8.00 a.m. - 8.00 p.m., Saturday 8.30 a.m. -
12 Noon, except in the event of bona fide emergency treatment being
required.

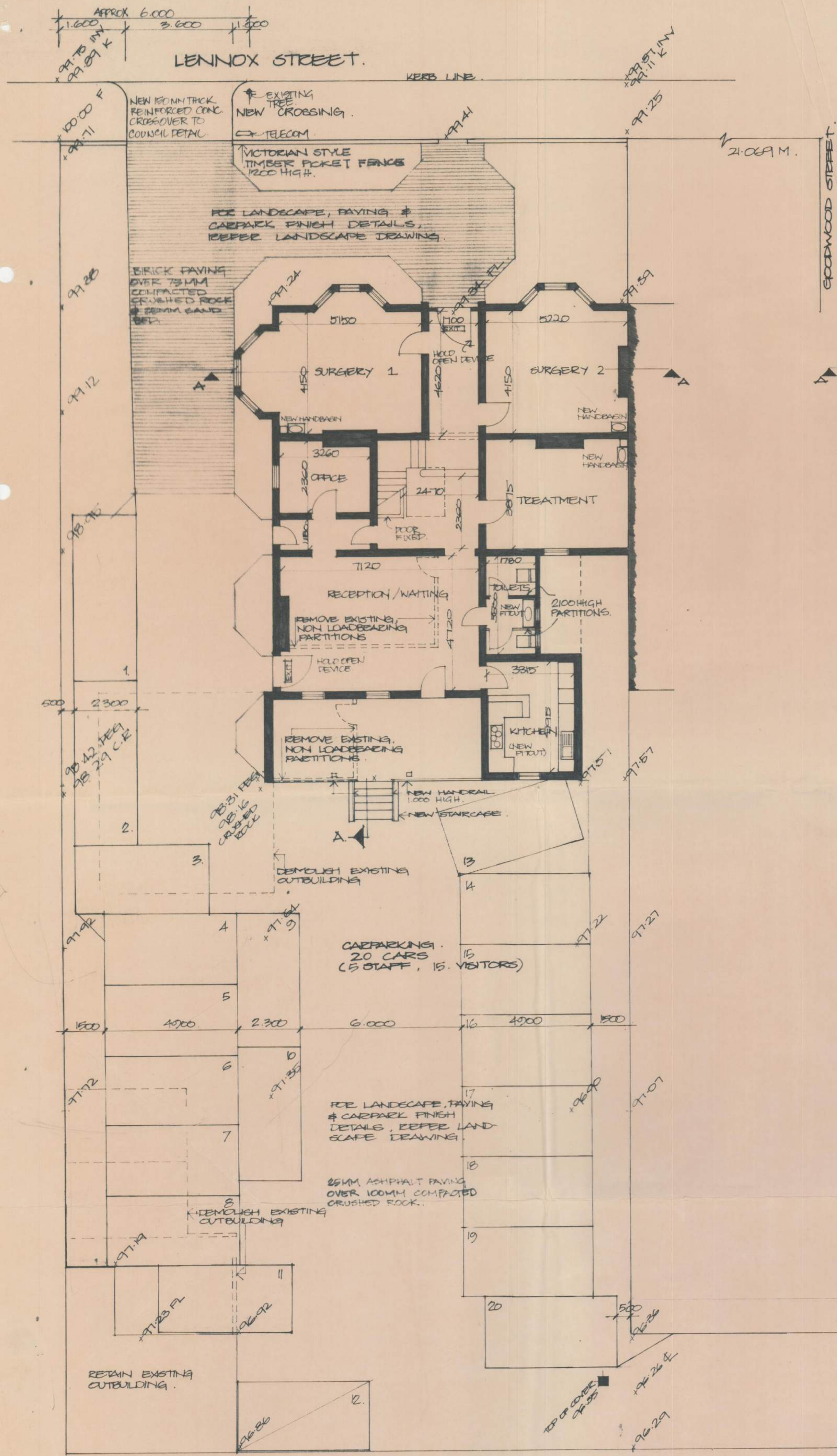
.....
22nd April, 1987.

(Date of Determination)

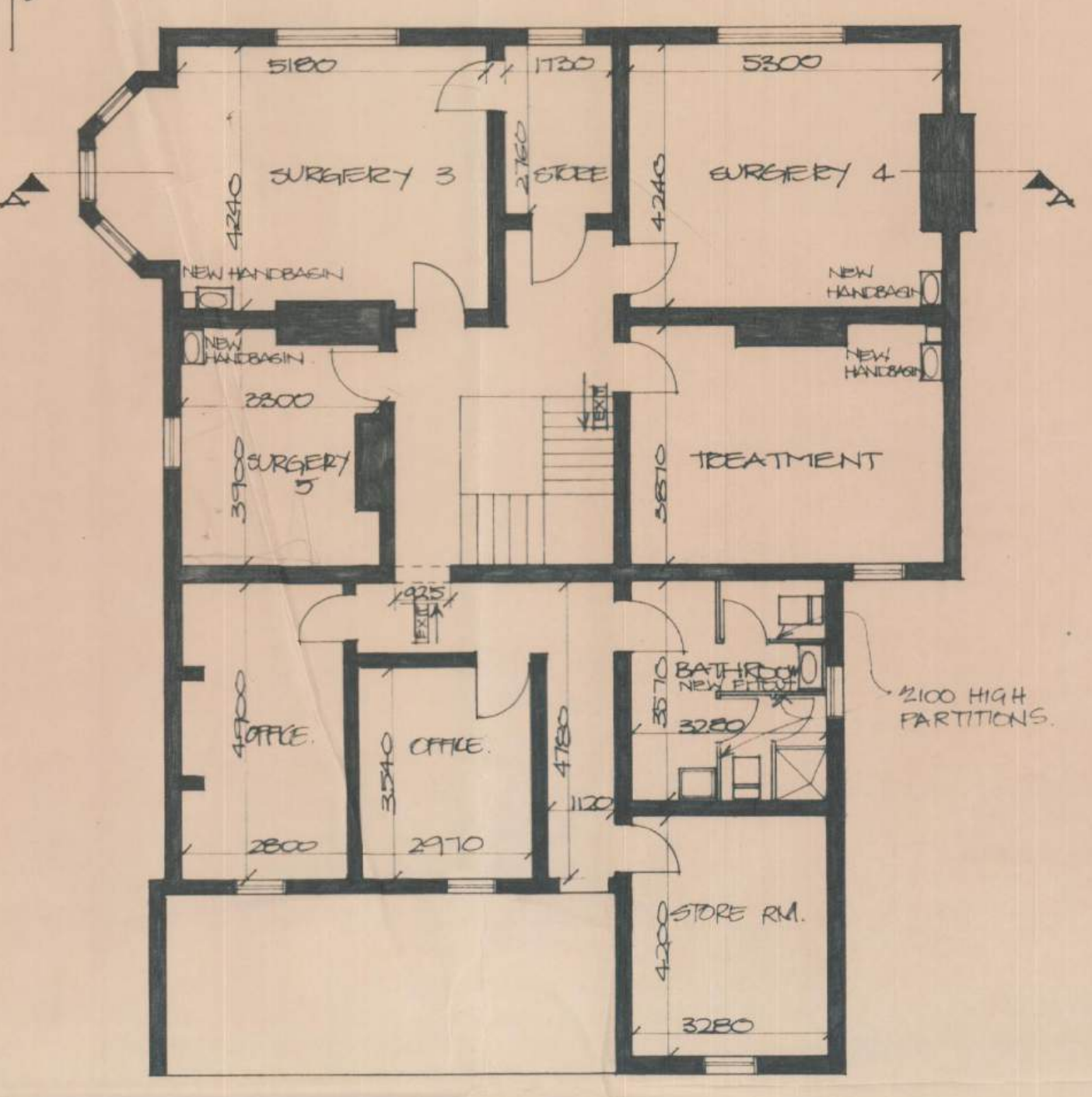
.....
P. Tesdorpf.

for and on behalf of the
responsible authority

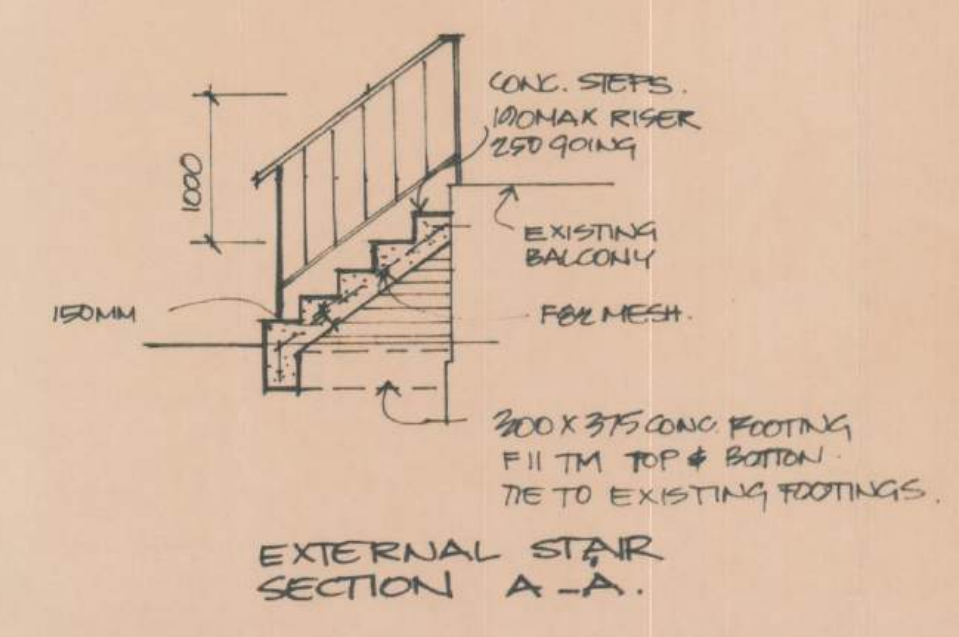
Town and Country Planning Act 1961
 MELBOURNE METROPOLITAN PLANNING SCHEME
 Plan referred to in Permit No. 3681
 relating to use/development of land.
 M. Brannan
 for and on behalf of the Responsible Authority
 Date 4 AUG 1987 Plan 1 of 2
 This is NOT a Building Permit



GROUND FLOOR PLAN / SITE PLAN



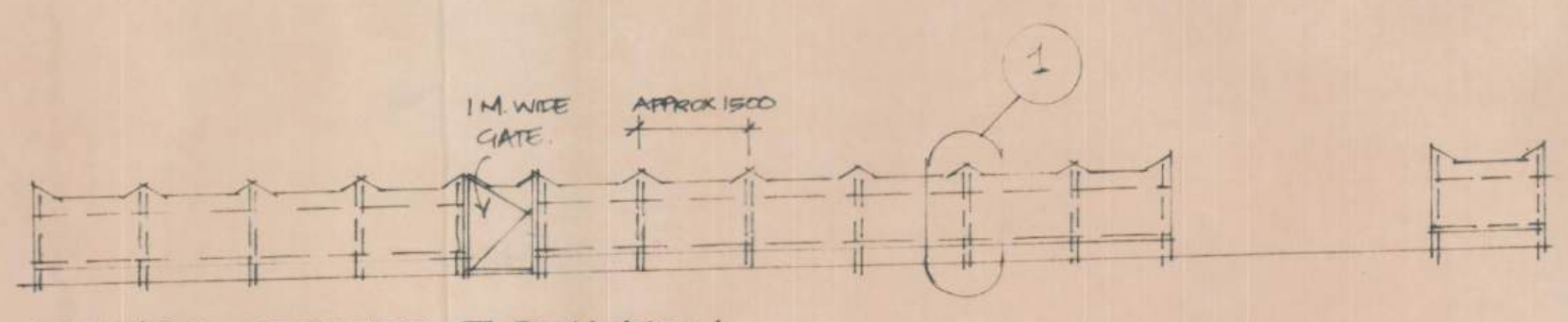
FIRST FLOOR PLAN



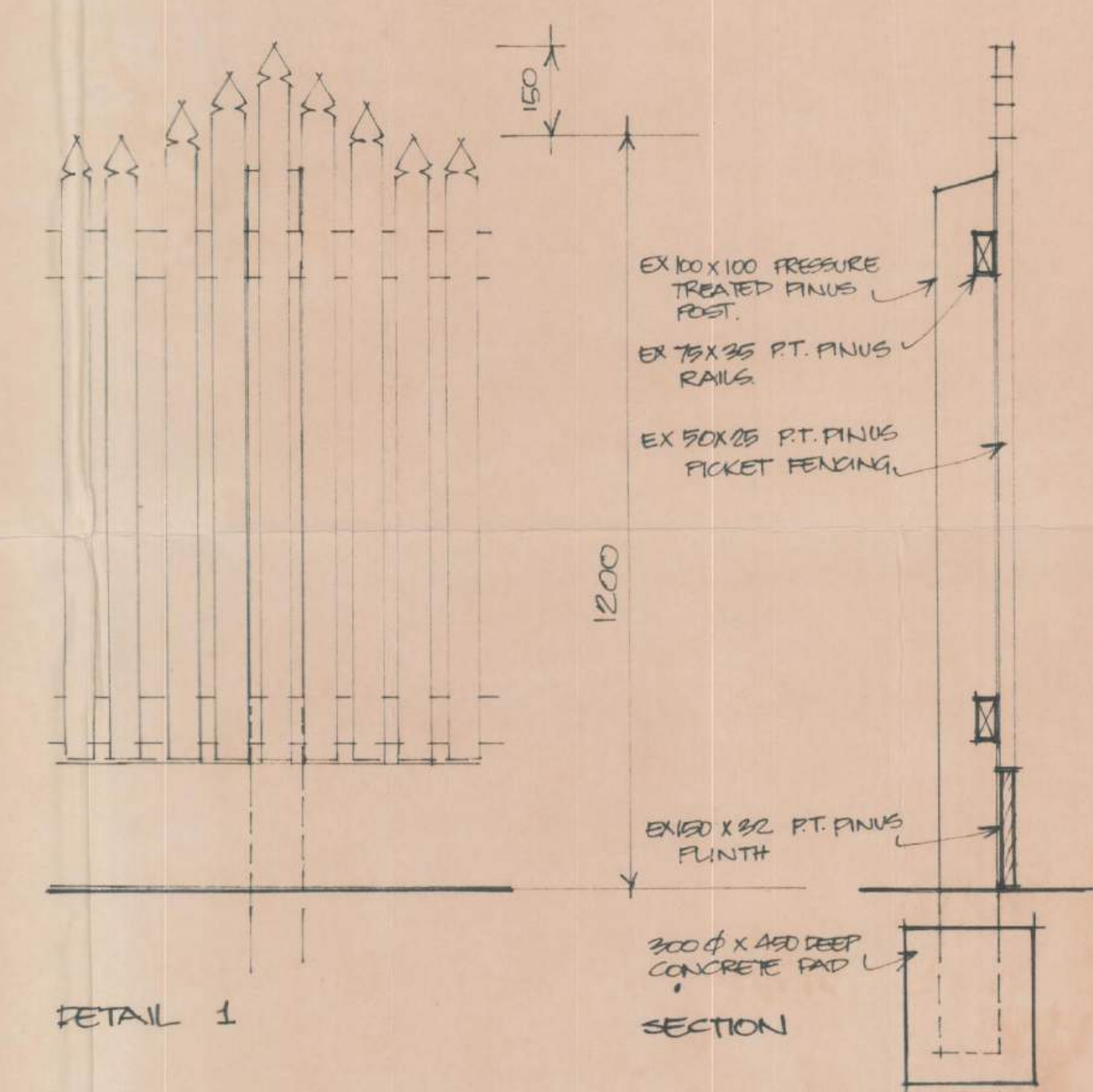
EXTERNAL STAIR SECTION A-A



SECTION AA



LENNOX STREET ELEVATION FENCE

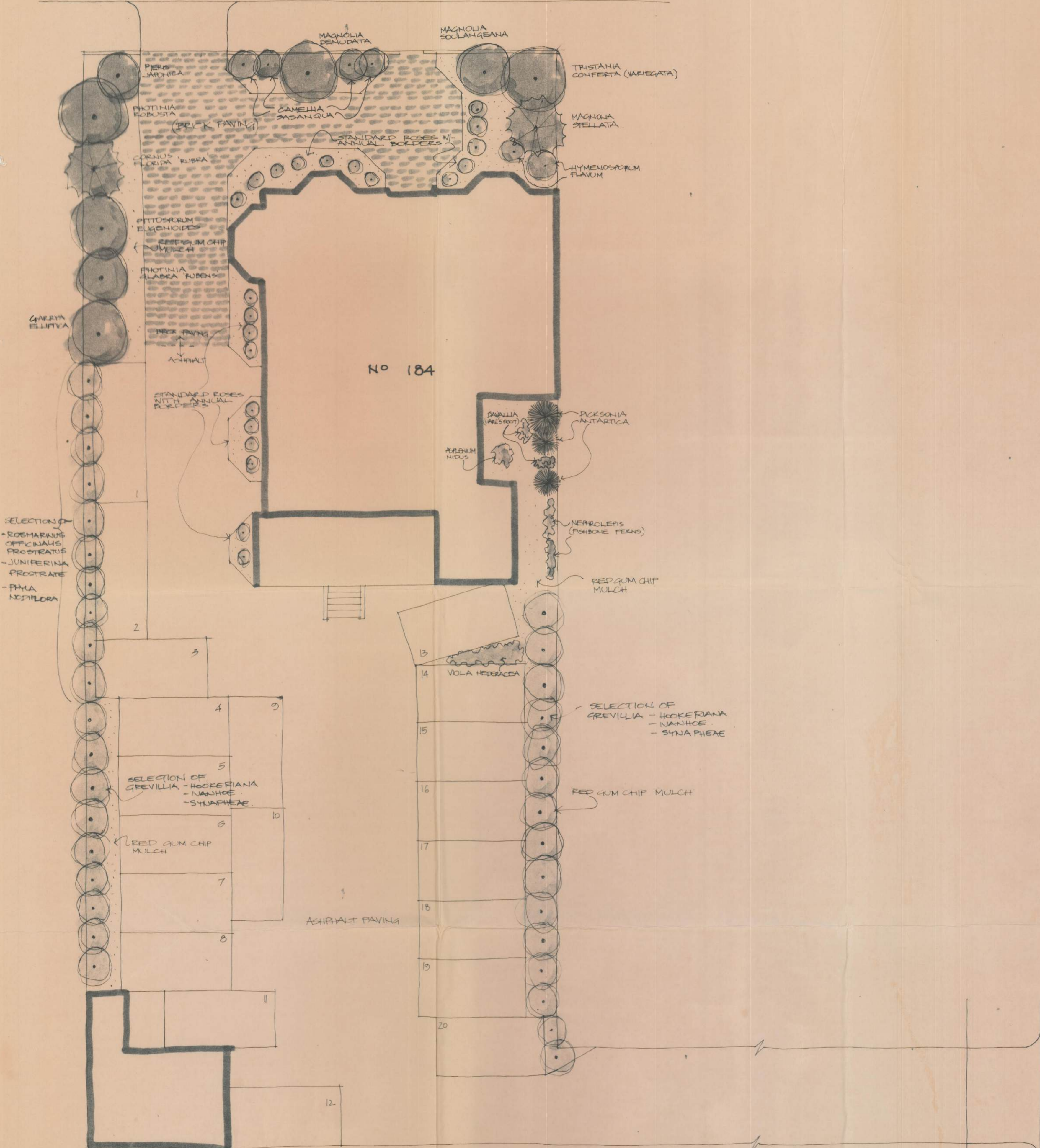


DETAIL 1

	MELCORP DESIGNS DIVISION OF MELCORP SECURITIES LIMITED. 84-104 JOHNSTON STREET, FITZROY 3065 TELEPHONE 419 2888 419 7577	PROJECT PROPOSED MEDICAL CENTRE AT 184 LENNOX STREET RICHMOND	JOB No. DATE DEC 86 DRAWN PR SCALE 1:00 SHEET
	NO UNDERGROUND DRAINAGE VISIBLE	TITLE FLOOR PLANS / SITE PLAN / SECTION	

LENNOX STREET

Town and Country Planning Act 1961
 MELBOURNE METROPOLITAN PLANNING SCHEME
 Plan referred to in Permit No. 3681
 relating to use / development of land.
 M. Bismia
 for and on behalf of the Responsible Authority
 Date 4 AUG 1981 Plan 2 of 2
 This is NOT a Building Permit



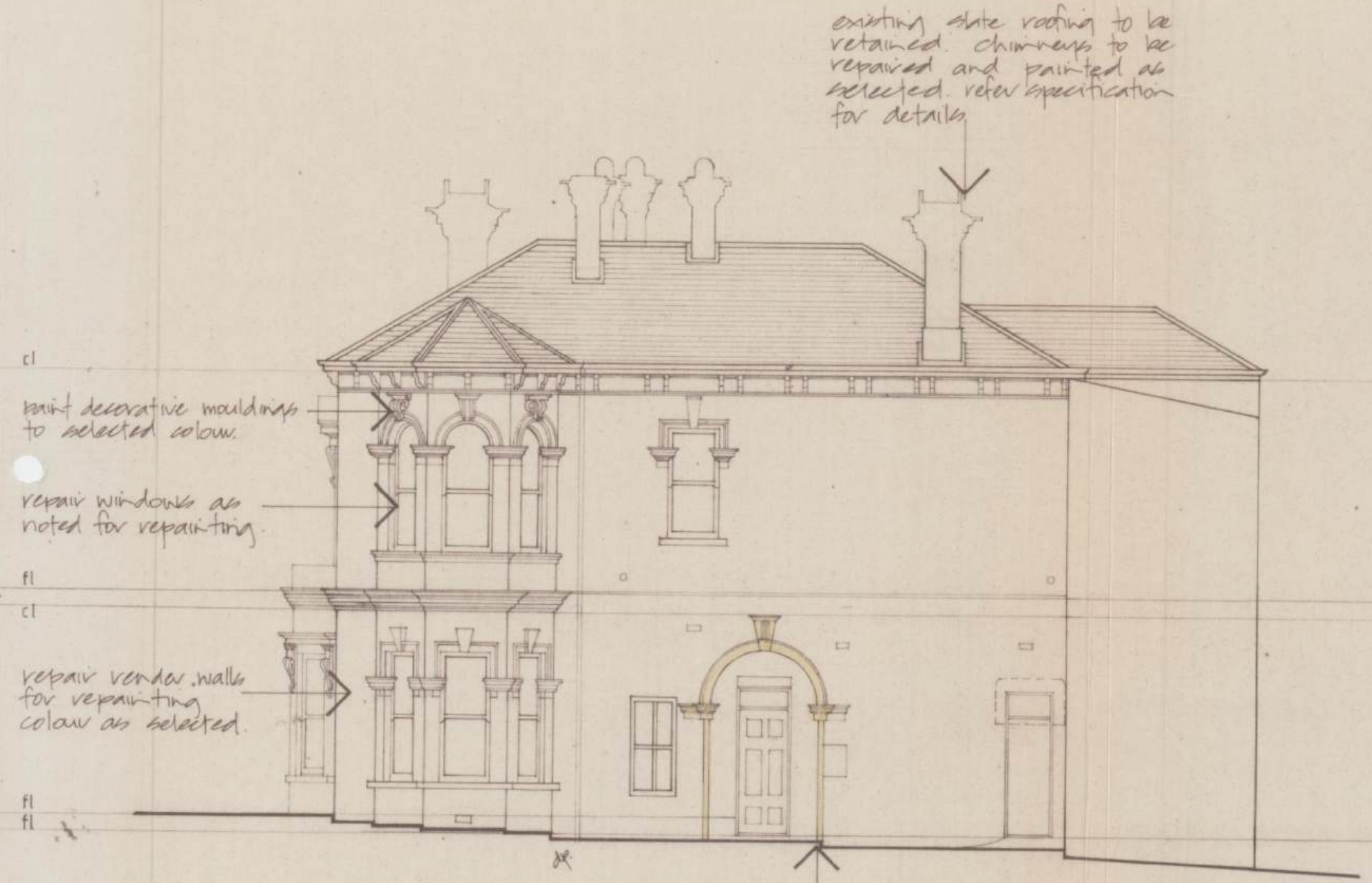
LANDSCAPE PLAN

PROPOSED LANDSCAPING AT
 184 LENNOX ST. RICHMOND

BUILDING DEPARTMENT
 RECEIVED

100

TOWN PLANNING DEPARTMENT



north elevation
 (addition of entry canopy
 existing retained - repaint)

100 dia cast iron posts painted as selected, concrete footing to eng's details, 200 x 50 timber fascia beams, roofing to be corrugated roof deck, roofing purlins 100 x 50 k.d.n.w and fascia joist beams 200 x 50 f7 painted, broken line indicates canopy (shown) area to be removed.

builders to inspect condition of all windows, sills, reveals etc (mouldings) and ensure all in good condition, note where all sills are repaired before fitting new window weather mouldings as noted on plans, paint all as scheduled this sheet, queries during tender period to be directed to architect during contract period to project manager.



east elevation
 (existing retained - re paint)

build in new sub-floor vents as noted, this set, paint to match walls.
 all internal and external walls are to be inspected both rendering and structure to ensure finishes to be best possible quality and queries regarding the structure shall be directed immediately to the structural engineer for clarification before proceeding with any works, prepare walls as specified for painting.



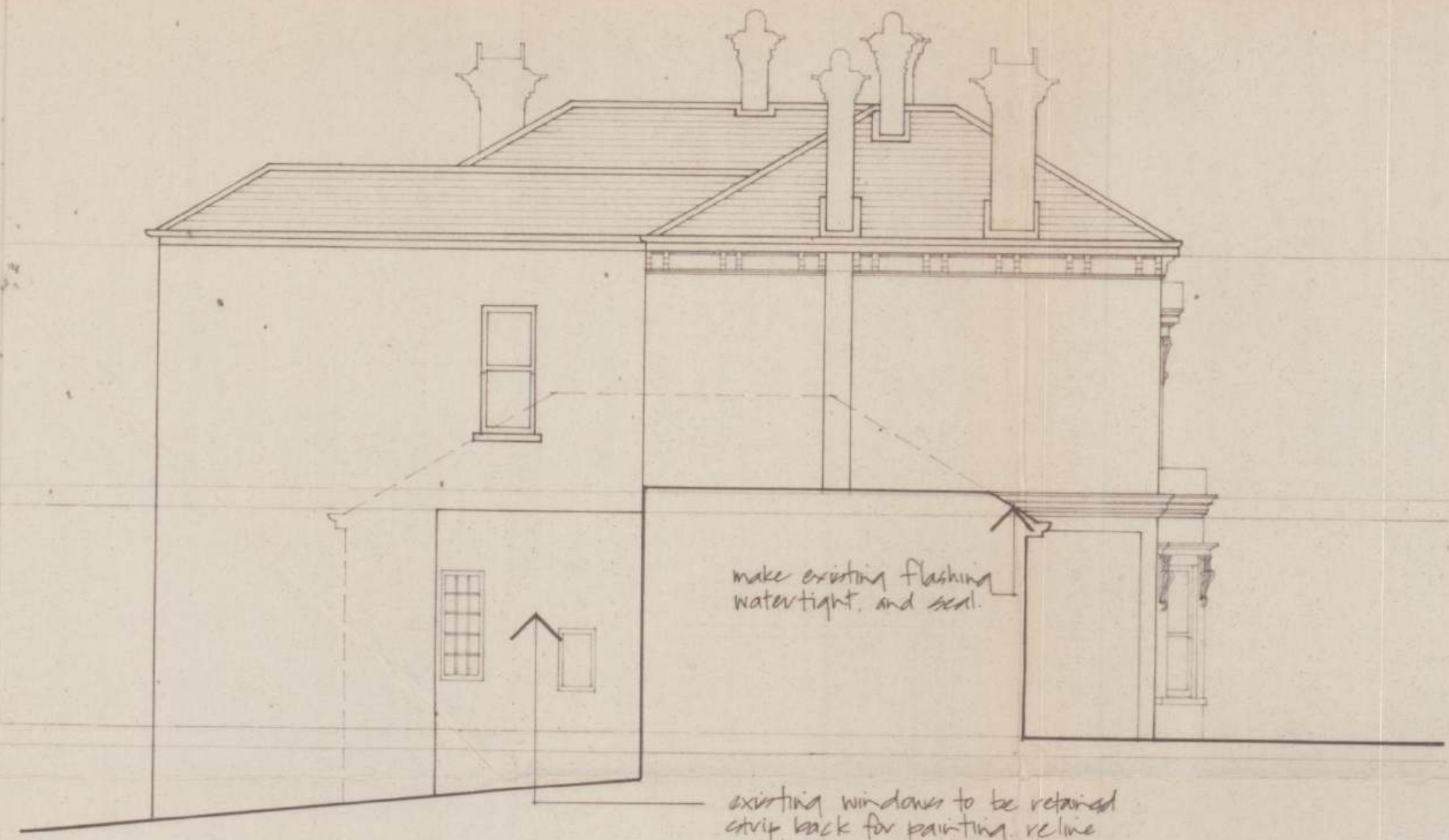
west elevation
 (existing retained - re paint)

signage colour schedule
 timber framing to signs in posts shall be 'bristol' 1048 saddlestem, backing panel to signage to be 'bristol' 1012 hume, lettering to signs to be 1004 collingrove.

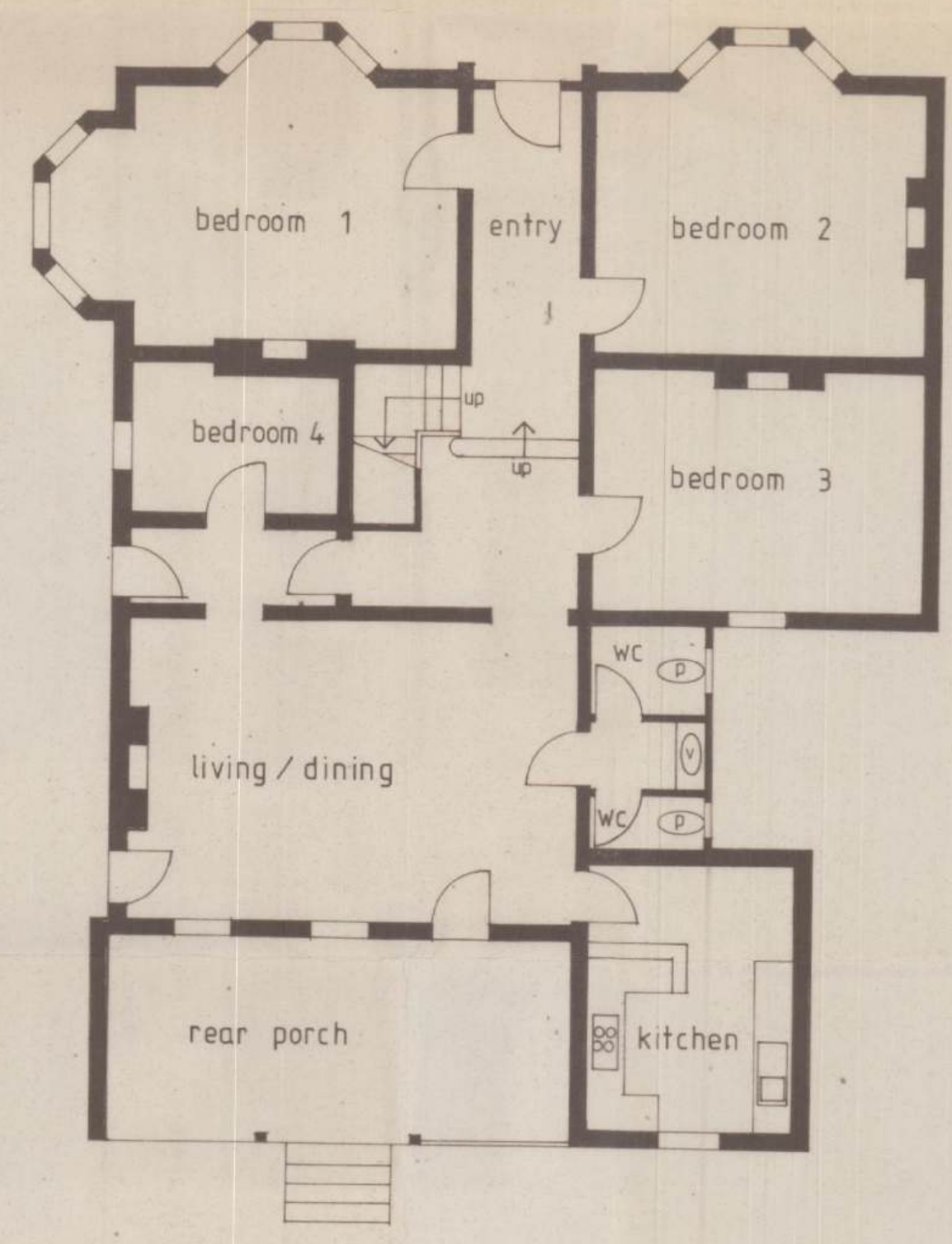
replace existing dip full length and paint as selected profile to match existing
 raise existing fence from 1000 a.g.l. to 2300 a.g.l. at side, laneway to be raised to 2300 on neighbouring block
 brick up hole in base walling, and make good, select bricks to match base wall.

colour schedule (external)

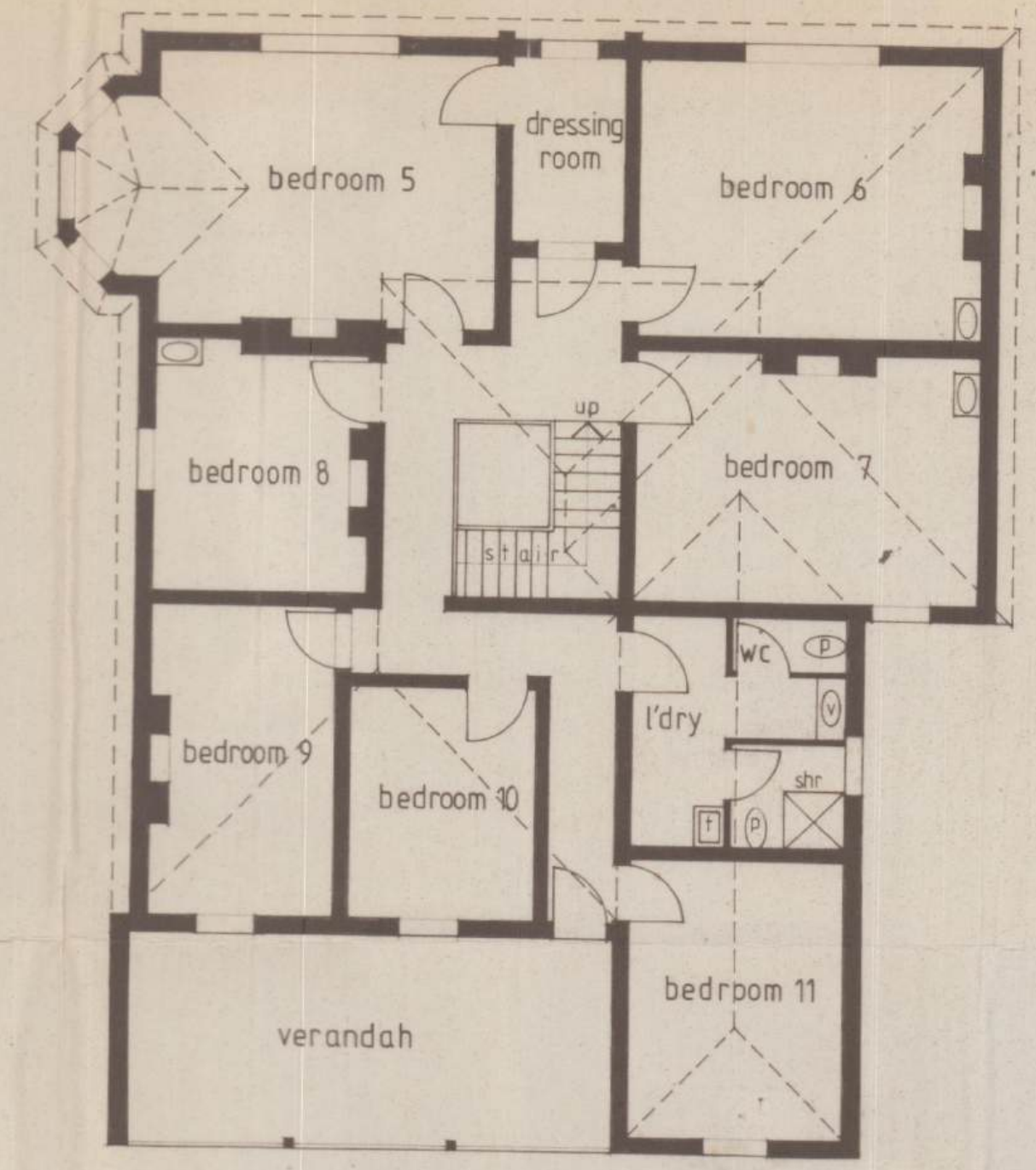
- all colours selected from the 'bristol' heritage colour charts.
- general walling 'bristol' 1012 hume
- wall/window mouldings 'bristol' 1044 fraser island
- chimney general 'bristol' 1014 captain cook
- chimney mouldings 'bristol' 1003 bartharamba
- balcony lintel beam 'bristol' 1044 fraser island
- balustrade handrail / posts 'bristol' 1074 elizabeth farm
- balustrade lacework / filligrees 'bristol' 1075 werrisbee park
- window frames 'bristol' 1070 brunswick
- downpipes 'bristol' 1044 fraser island
- canopy woodwork 'bristol' 1048 saddlestem
- cast iron posts (canopy/balcony) 'bristol' 1070 brunswick
- roofing deck colorbond 'caulfield green'
- external shed walls, decking, and frames as nominated for main building
- fences 'bristol' launceston reef 1027



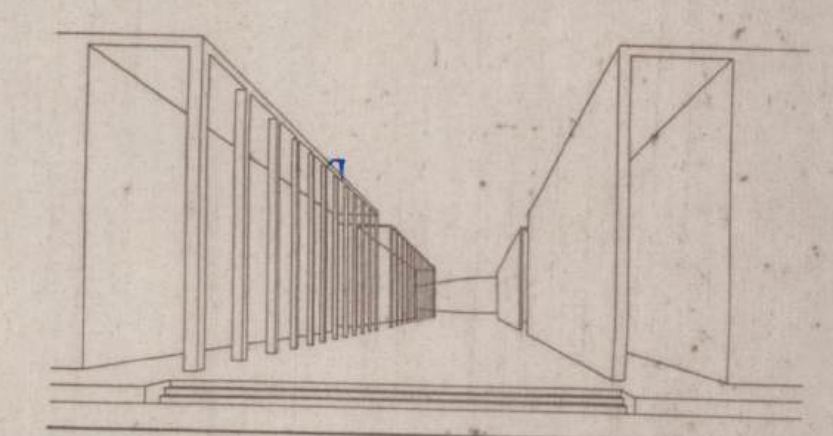
south elevation



existing ground floor plan 1:100



existing first floor plan 1:100



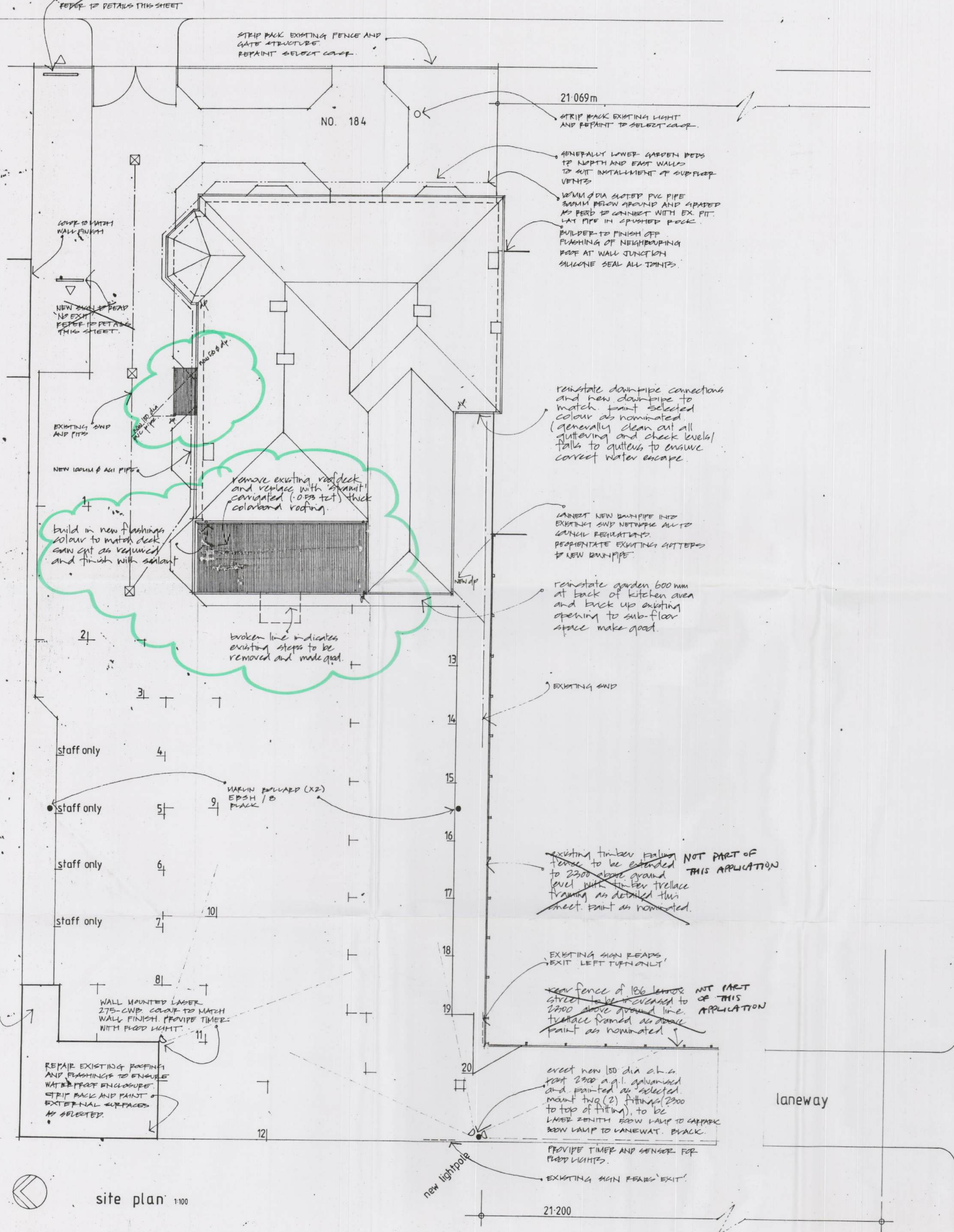
proposed alterations & refurbish for dalwood valley pty ltd
 at 104 lanes street, Richmond
 design & documentation by warren j. mcvean b.arch (Hons)
 2/10 PENNY ST, BRISBANE, PH. 01 (02) 012 0011
 scale - 1:100 job - 0133
 date - august '93 sheet - 3 of

RECEIVED AT
 PLANNING DEPARTMENT
 DATE 11 AUG 1993
 BY

PLANNING & ENVIRONMENT ACT 1987
 RICHMOND PLANNING SCHEME
 Plan referred to in Permit No. 7123
 relating to use / development of land.
 for and on behalf of the Responsible Authority
 DATE 29/9/93 PLAN 2 of 2
 This is NOT a Building Permit

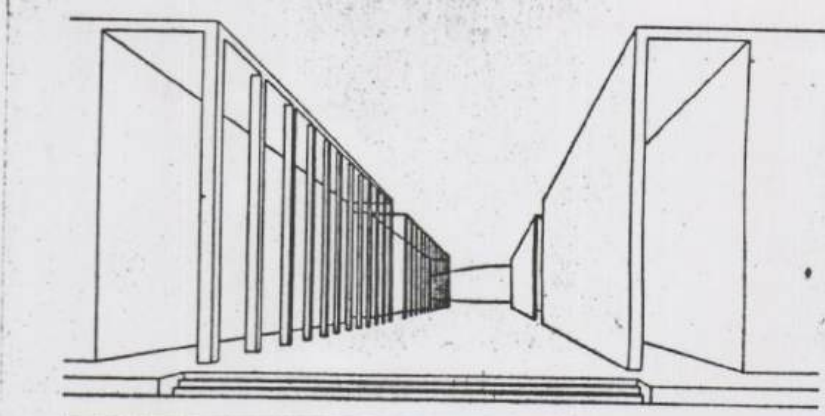
TOWN PLANNING DEPARTMENT

lennox street



site plan 1:100

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 PLANNING DEPARTMENT
 DATE 11 AUG 1993
 BY _____



proposed alterations.
 for
 AT 104 LENNOX STREET, RICHMOND 3121
 design & documentation
 by warren j. mcvean b.arch.(HONS).
 2/9 PENNY AT, BRANTON. PH. 04 (02) 822011
 scale - 1:50 job - 0133
 date - JULY '93. sheet - 1 of

TOWN PLANNING DEPARTMENT

general cracking
 general settlement and
 minor age cracking
 (particularly near
 openings) shall be
 expected upon repairs
 for painting. Any areas
 seen to be problem shall
 be referred immediately to
 the project manager.

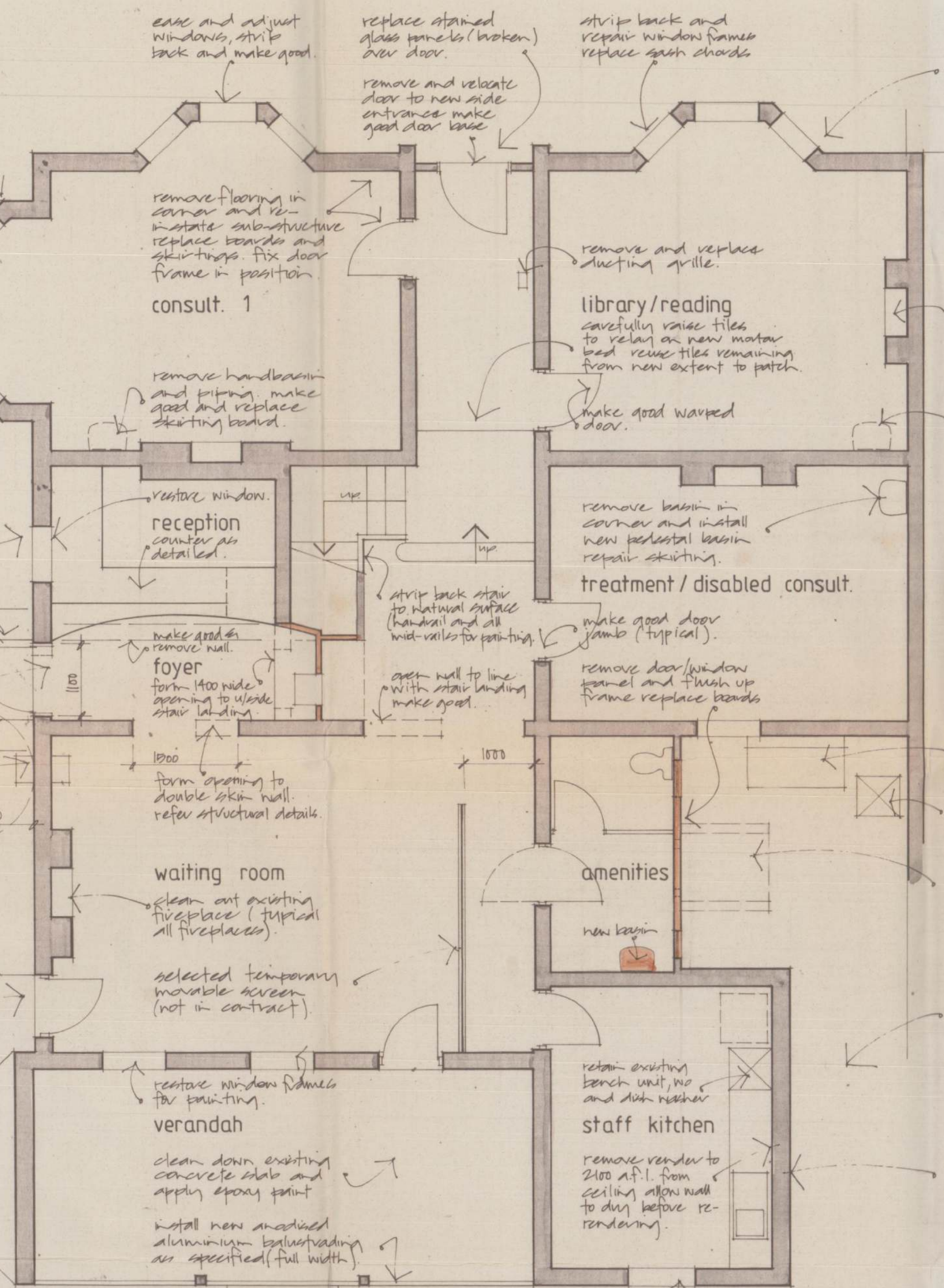
generally lower
 garden level around
 north east corner
 and install two (2)
 sub-floor vents.
 restore frames and
 sills for painting.

lower garden level
 as required to
 install new sub-
 floor ventilation
 (2 no) between bay
 window and entry.
 ensure wall is
 repaired and dry
 before painting.

adjust brickwork
 paving to suit
 new opening
 and make good
 entrance canopy
 form opening as
 dimensioned to
 new front door
 and make good
 new door frame to match.

existing meter box
 switchboard.
 remove existing
 tree from new
 new entry area.

remove canvas
 awning from
 above driveway
 and make good.



note.
 all window frames to be
 stripped back for repaint.
 check all sash chords
 and ease of opening/
 closing and adjust as
 necessary. repaint as
 scheduled. all windows
 are to be fitted with new
 k.d.h.w (15x15 bead)
 weather moulds silicone
 sealed around frames.

ground level floor plan

lower garden level to
 build in new sub-floor
 vents 3 no between
 bay window and door.
 make good.

clean out chimney
 and reinstatement
 fireplace.

remove basin
 and piping make
 good all work.

repair window sill
 for re-painting ease
 and adjust frame
 replace and refix
 glazing panels and
 strip back for painting.

replace existing
 heating unit with
 new aluminium
 (not in this contract)
 existing hot water
 service to be retained

demolish and remove
 existing concrete steps
 reinstatement natural
 ground for landscaping.

clean away general
 rubbish and cladding
 from this section.

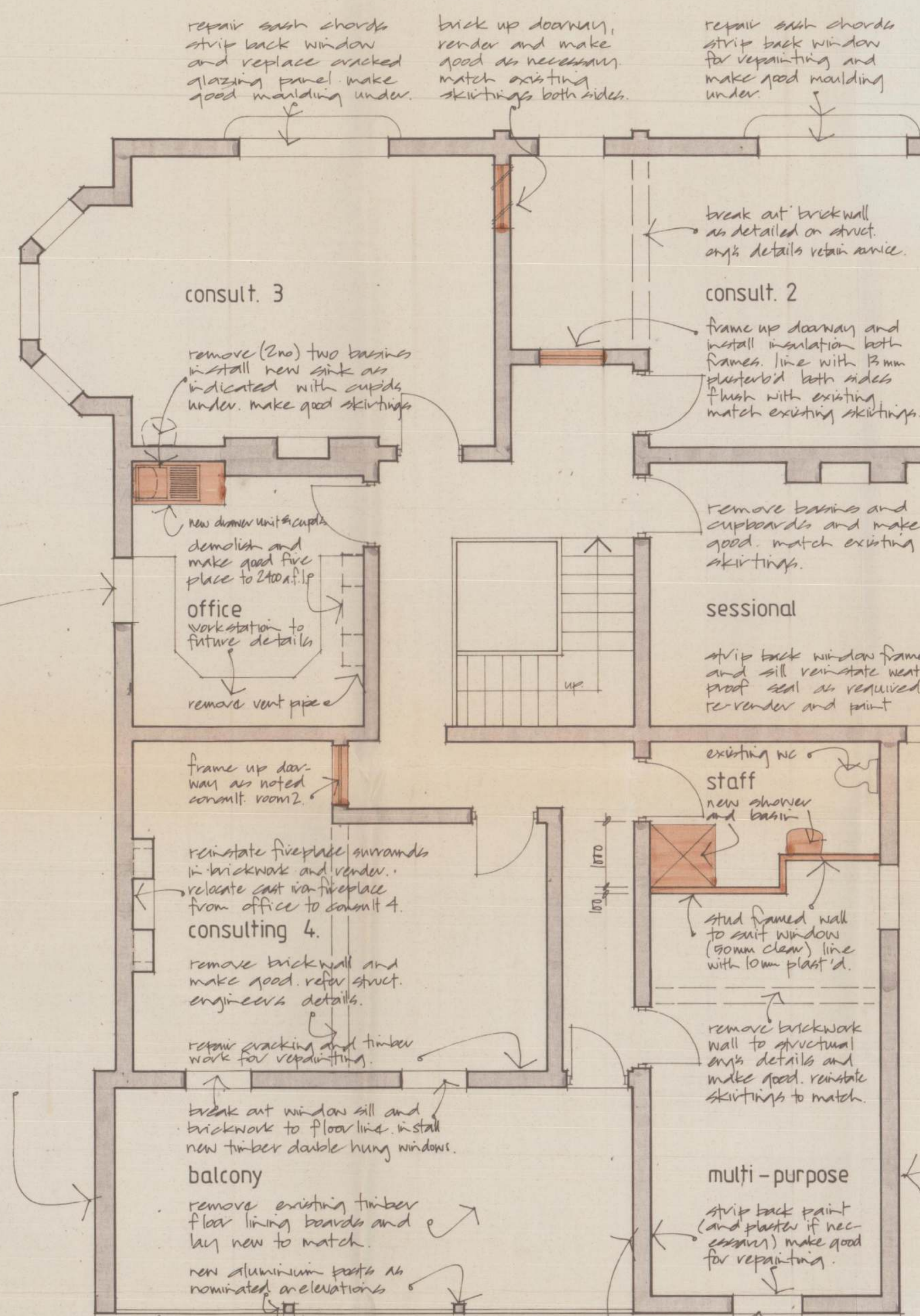
investigate areas of
 external plastic pipe to
 assess possible removal.

strip back external
 render on wall where
 weather has broken
 surface down patch
 and repair to match
 existing for painting

stairs
 block off existing under
 stair storage area as
 shown with 100 mm fb
 h.w framing lined both
 sides with 10mm plaster
 board.

thresholds
 upon inspection of doorways
 thresholds are not level with
 floors. these where located
 shall be lowered to level
 with floor line.

amenities - ground level
 remove existing linoleum
 flooring. square up external
 stud framed wall and re-line
 with 10 mm plasterboard, lined
 with 'johnson' warringa floor
 tiles to 1800 af.l.



repair sash chords
 strip back window
 and replace cracked
 glazing panel. make
 good mauling under.

brick up doorway,
 render and make
 good as necessary.
 match existing
 skirtings both sides.

repair sash chords
 strip back window
 for repainting and
 make good mauling
 under.

break at brick wall
 as detailed on struct.
 arch details retain cornice.

frame up doorway and
 install insulation both
 frames. line with 13mm
 plasterboard both sides.
 flush with existing
 match existing skirtings.

remove basins and
 cupboards and make
 good. match existing
 skirtings.

strip back window frame
 and sill reinstatement
 weather proof seal as required.
 re-render and paint.

existing no
 staff
 new shower
 and basin.

stud framed wall to
 suit window
 (900mm clear) line
 with 10mm plaster'd.

remove brickwork
 wall to structural
 arch details and
 make good. reinstatement
 skirtings to match.

strip back paint
 (and plaster if nec-
 essary) make good
 for repainting.

repair brick sill and
 window frame. fix
 new maulings as
 noted this sheet.

wall requires repairing on
 internal face. check flashing
 area from verandah and
 replace.

flooring
 remove all carpet vinyl
 flooring and replace with
 new finishes as detailed.
 carpeted areas not in
 this contract.

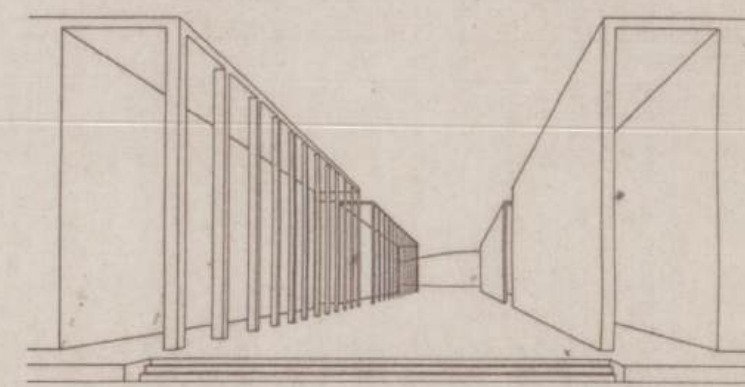
builder to finish off
 flashing of neighbouring
 roof at wall junction.
 silicone seal all joints.

refer to elevation sheet
 for details on repairing
 downpipe connection
 and new downpipe.

refer to existing conditions
 plan for amenities area.
 demolish partitions and
 flooring. repair and lay
 new ceramic tiles check
 system and pipes of mc
 to ensure wall dry and
 no water damage. some
 damp problems at shower
 repair once removed.

strip back paintwork
 and render as necessary.
 patch up with render
 to match all weathered
 areas ready for re-paint.

these drawings have been prepared
 for building/planning permit and
 tender stage of project.



proposed alterations & refurbish
 for dalwood valley pty ltd
 215 PENNY ST, BRIGHTON, VIC 3121.
 design & documentation
 by warren j. mcvean b.arch.(HONS).
 215 PENNY ST, BRIGHTON, VIC 3121
 scale - 1:50 job - 9133
 date - july '93 sheet - 1 of 3

RECEIVED AT
 PLANNING DEPARTMENT
 DATE 11 AUG 1993
 BY

upper level floor plan



CITY OF RICHMOND
Planning Department

29 SEP 1993

PLANNING PERMIT

Permit No. 7123

Planning Scheme: Richmond Planning Scheme

Responsible Authority: City of Richmond

ADDRESS OF THE LAND

184 Lennox Street Richmond being more particularly described in Certificate of Title Vol. 6226 Fol. 1245188.

THE PERMIT ALLOWS

For the purpose of refurbishing the rear balcony, constructing a new portico over the side entry and repainting the exterior of the building in accordance with the attached endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

- 1. Time Limit**
This permit shall expire if:-
(a) the use or development is not commenced within 12 months of the date specified hereon; or (b) the development is not completed within two years; but the time within which the development is to be commenced or completed may, on application made before or within three (3) months after the expiry of the permit be extended by the responsible authority and where the time is extended after the permit has lapsed the extension shall operate to revive the permit as from the date it expired. (1.1a&b).
- 2. Endorsed plan not to be altered**
The lay out of the site and the proposed buildings and works as shown on the endorsed plan shall not be altered or modified (whether or not in order to comply with any enactment or for any other reason) without the consent of the responsible authority. (1.2).
- 3. Continuity of building works**
The buildings and works the subject of the development hereby permitted shall after commencement be continuously carried out until the same are completed. (1.5).
- 4. Drainage**
The site shall be drained to a legal point of discharge to the satisfaction of the City Engineer. The legal point of discharge must be determined with the City Engineer prior to construction drawings being lodged with the City Building Surveyor.(5.8).

Page 1 of 1

Date Issued 28 September, 1993

I. KUKIEL

Signature for the Responsible Authority

PLANNING PERMIT

CITY OF RICHMOND
Planning Department

Permit No. 6341

25 FEB 1992

Planning Scheme: Richmond Planning Scheme

Responsible Authority: City of Richmond

ADDRESS OF THE LAND

184 Lennox Street Richmond being more particularly described in Certificate of Title Vol. 6226
Fol. 1245188

THE PERMIT ALLOWS

To construct alterations and additions to an existing two-storey building in accordance with the attached endorsed plan(s).

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. Time Limit

This permit shall expire if:-

- (a) the use or development is not commenced within 12 months of the date specified hereon; or
- (b) the development is not completed within two years; but the time within which the development is to be commenced or completed may, on application made before or within three (3) months after the expiry of the permit be extended by the responsible authority and where the time is extended after the permit has lapsed the extension shall operate to revive the permit as from the date it expired. (1.1a&b).

2. Endorsed plan not to be altered

The lay out of the site and the proposed buildings and works as shown on the endorsed plan shall not be altered or modified (whether or not in order to comply with any enactment or for any other reason) without the consent of the responsible authority. (1.2).

3. Use to continue to satisfaction of responsible authority

The use or development hereby permitted shall after its commencement be continued thereafter to the satisfaction of the responsible authority. (1.6).

4. Paved areas not to shed water

All paving shall be so constructed that it will not shed water onto the surface of any adjoining allotment or street or any unconstructed lane. (3.8).

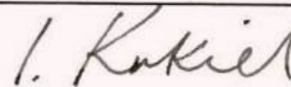
5. Drainage

The site shall be drained to a legal point of discharge to the satisfaction of the City Engineer. The legal point of discharge must be determined with the City Engineer prior to construction drawings being lodged with the City Building Surveyor.(5.8).

Page 1 of 1

Date Issued 20 February 1992

Signature for the
Responsible Authority



I. Kukiel

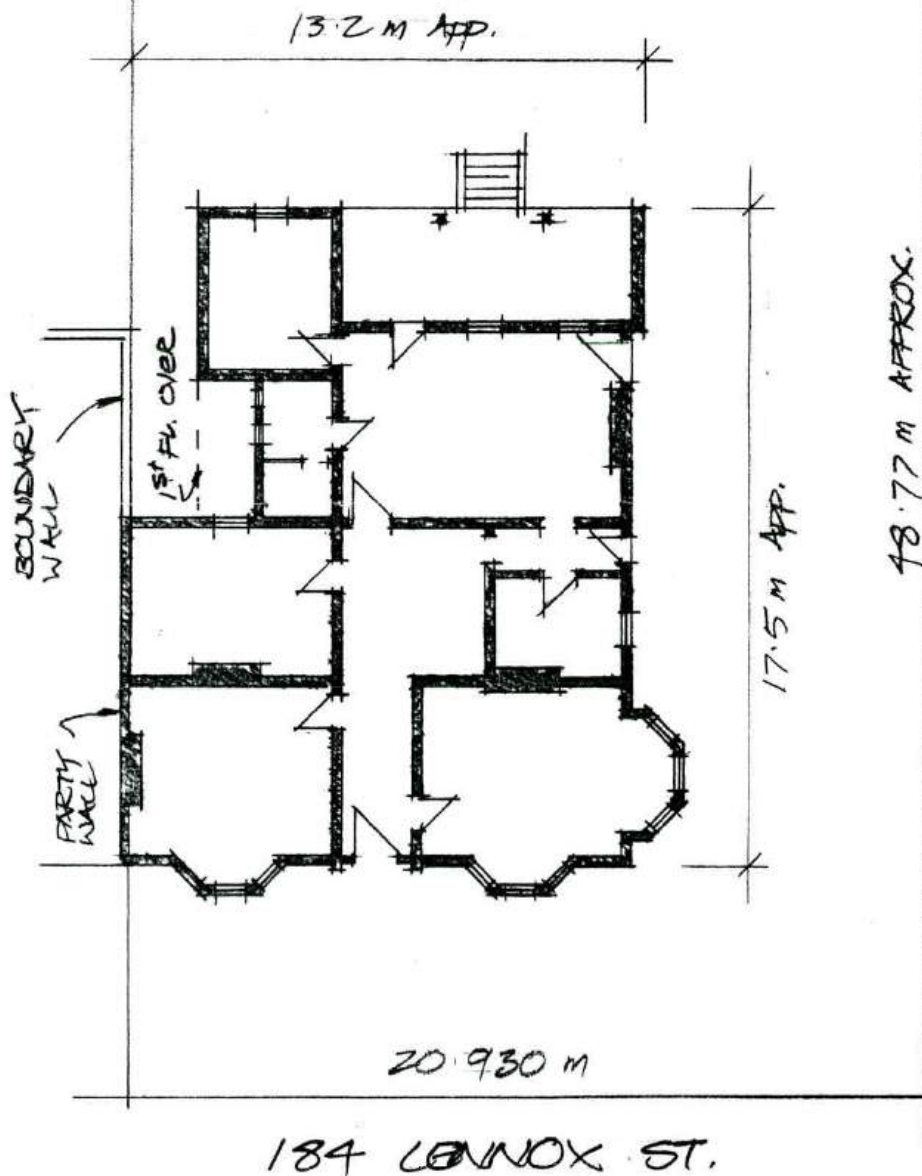
R.O.W.

TOWN PLANNING DEPARTMENT

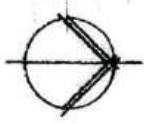
PLANNING & ENVIRONMENT ACT 1987
 RICHMOND PLANNING SCHEME
 Plan referred to in Permit No. 63A1
 relating to new development of land.
I. Kirkies
 for and on behalf of the Responsible Authority
 DATE 25/2/92 PLAN 1 of 4
 This is NOT a Building Permit

EXISTING BUILDING TO REMAIN:
 33m² APPROX.

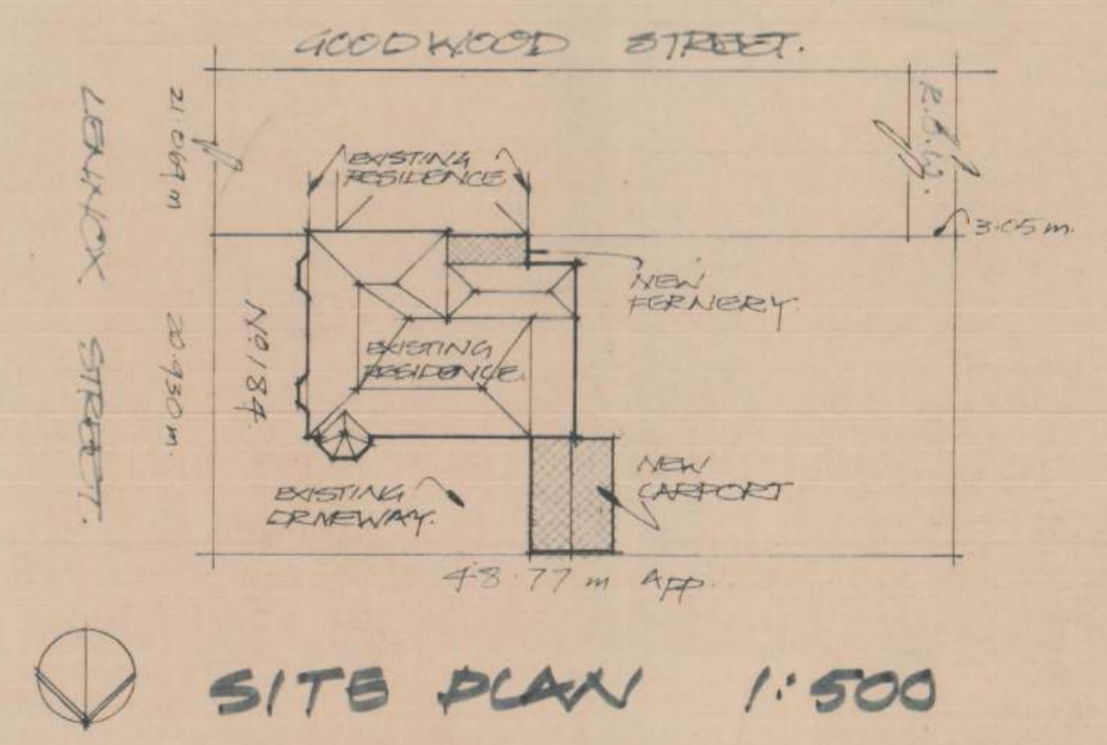
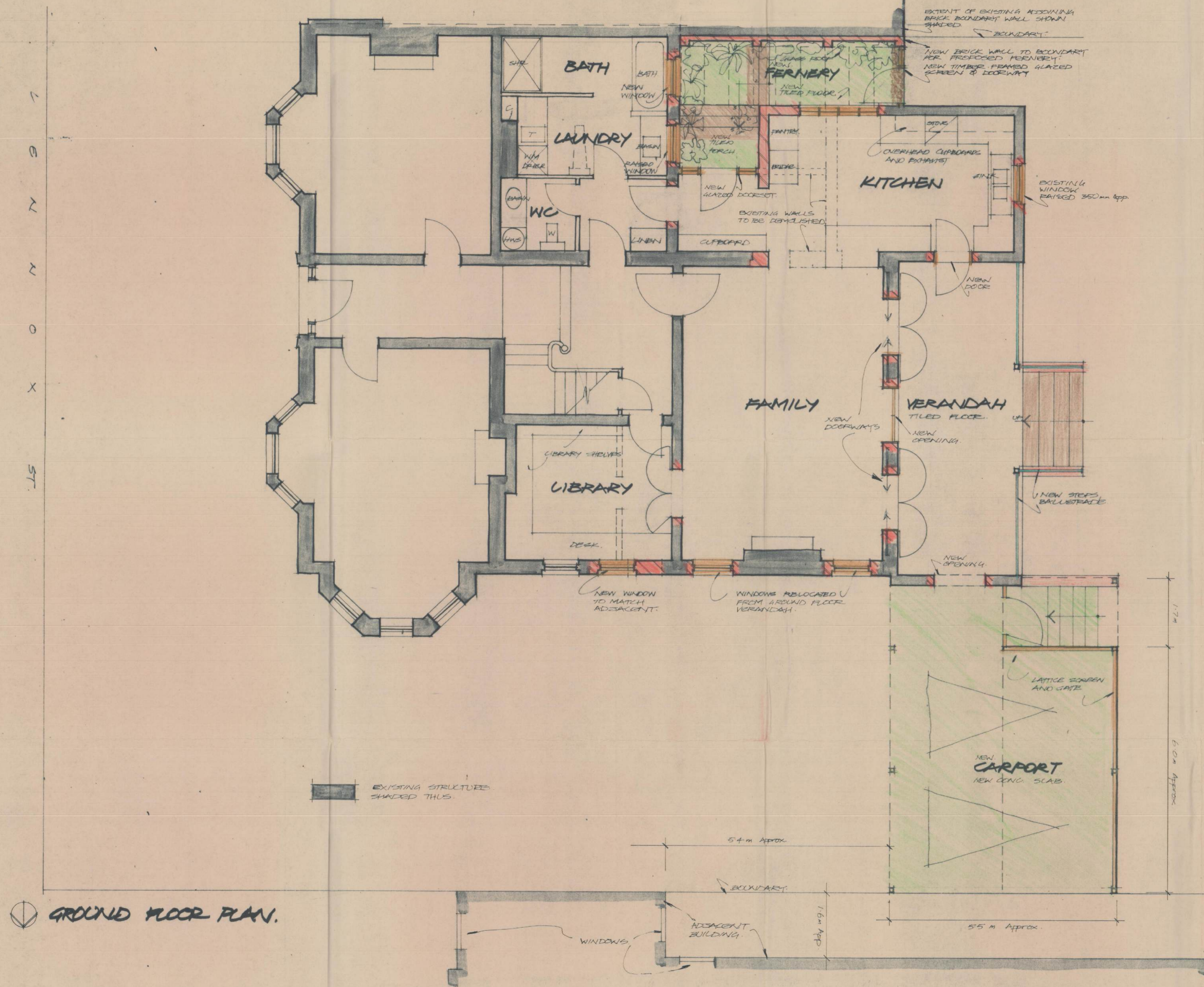
EXISTING CONDITIONS
184 LENNOX ST
RICHMOND



GROUND FLOOR
OF SITE PLAN
SCALE 1:200



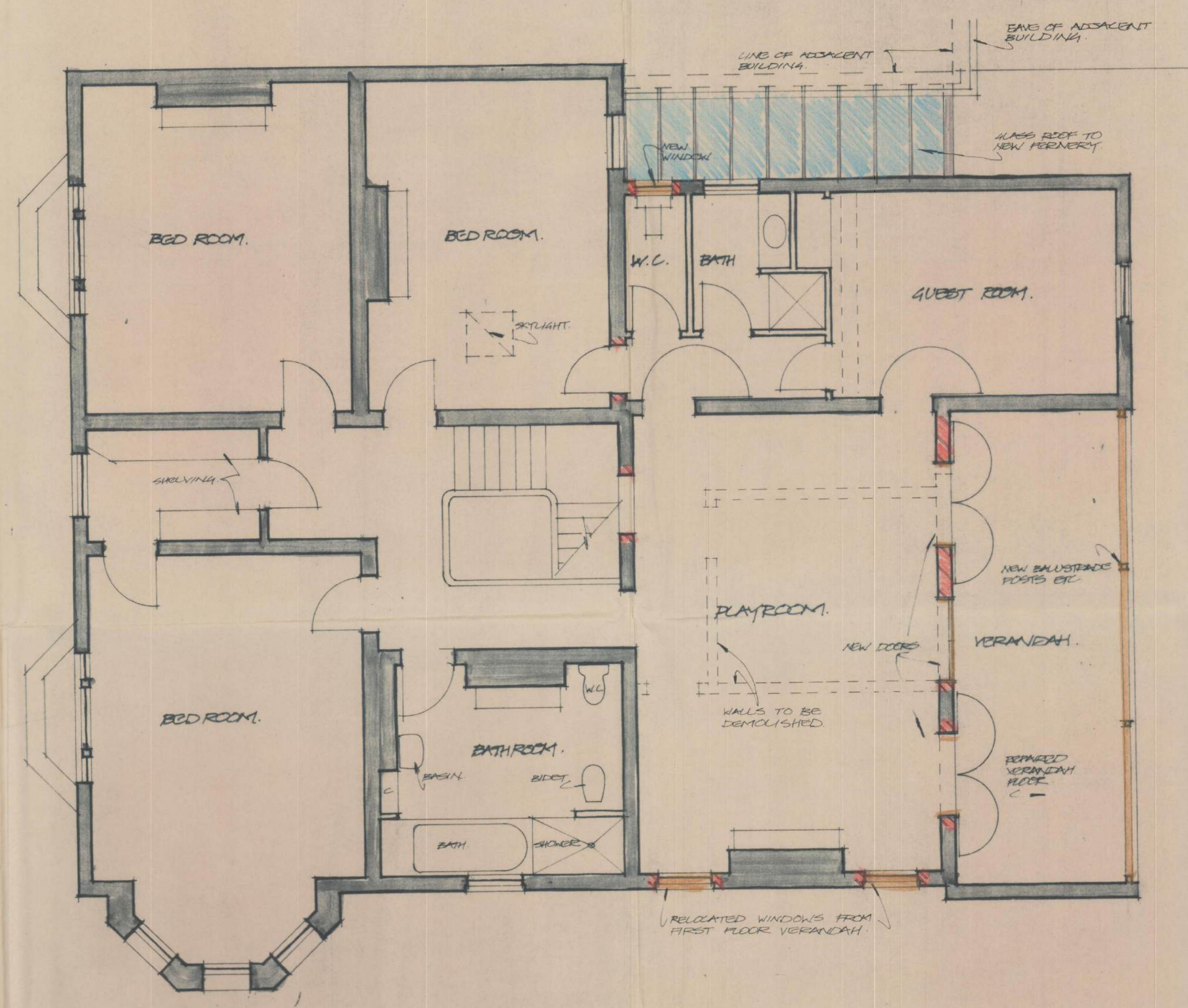
PLANNING & ENVIRONMENT ACT 1987
 RICHMOND PLANNING SCHEME
 Plan referred to in Permit No. 6341
 relating to development of land.
 I. Korkiel
 for and on behalf of the Responsible Authority
 DATE 25/2/92 PLAN 2 of 4
 This is NOT a Building Permit



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 PLANNING DEPARTMENT
 DATE 14 JAN 1992
 BY [Signature]

PROPOSED ALTERATIONS
184 LENNOX ST. RICHMOND
 SCALE 1:50 JANUARY '92 DRAWING PP 1/3
 ROBERT SANDS PTY. LTD. ARCHITECTS.
 12 CONN ST. SOUTH YARRA 3141 PH 826 2165 A.C.N. 006 531 773

PLANNING & ENVIRONMENT ACT 1987
 RICHMOND PLANNING SCHEME
 Plan referred to in Permit No. 6311
 relating to ~~the~~ development of land.
 for and on behalf of the Responsible Authority
 DATE 25/2/92 PLAN 3 of 4
 This is NOT a Building Permit



FIRST FLOOR PLAN. 1:50

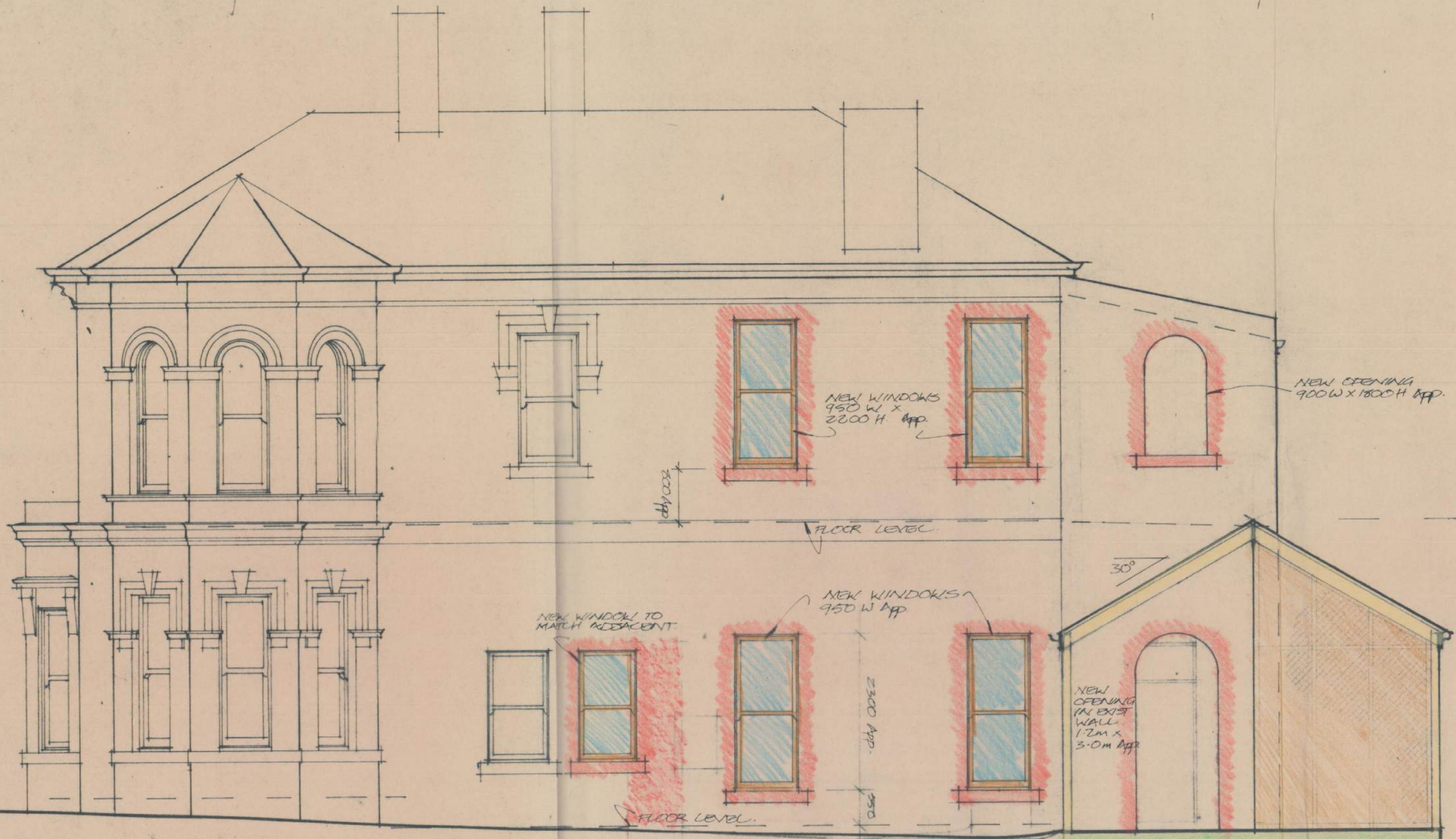
EXISTING STRUCTURE
 SHADED THIS

RECEIVED AT
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 DATE 14 JAN 1992
 BY *J*

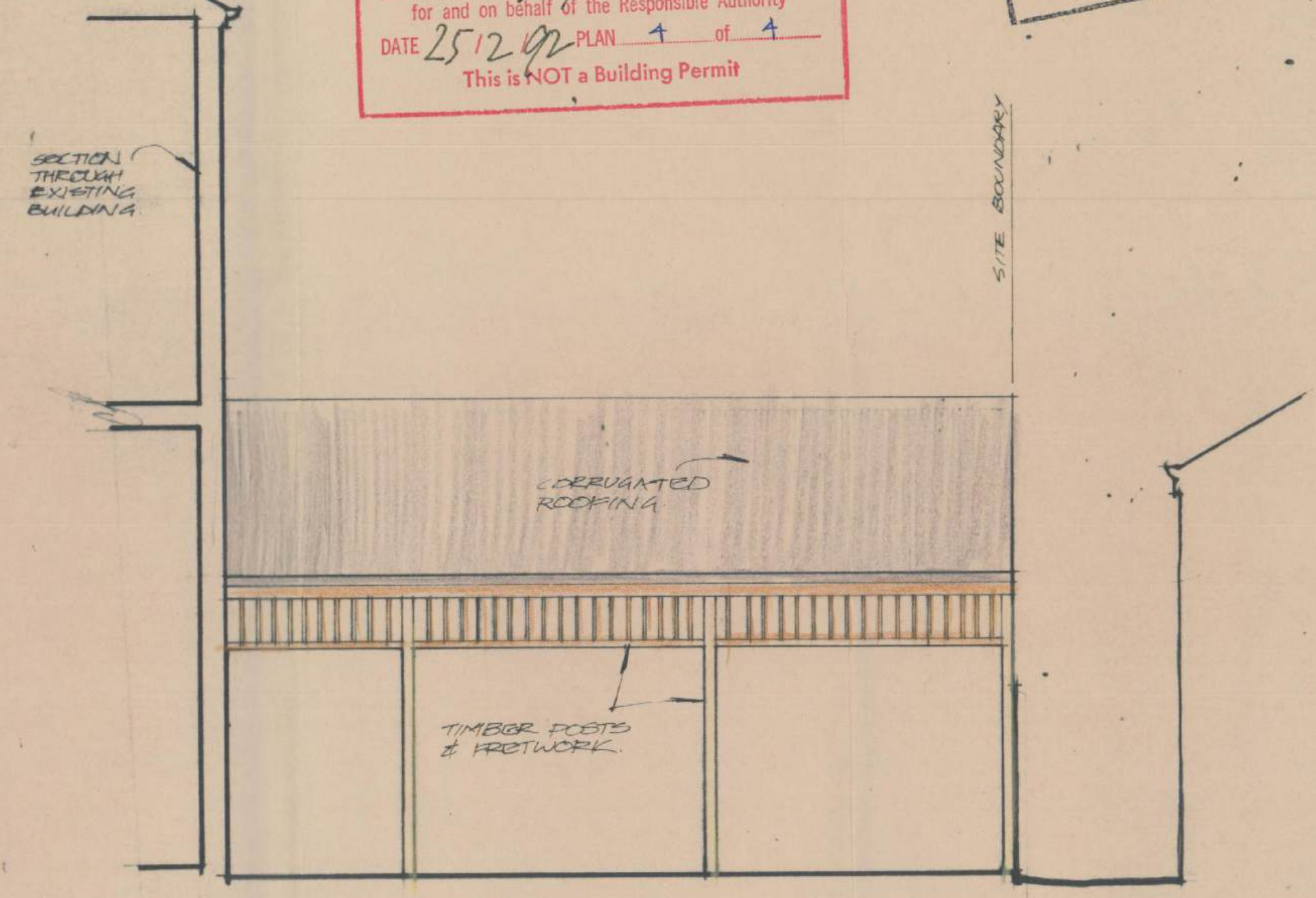
PROPOSED ALTERATIONS
 184 LENNOX ST. RICHMOND.
 SCALE 1:50 JANUARY '92 DRAWING PP 2/3
 ROBERT SANDS PTY. LTD. ARCHITECTS
 12 CEAN ST. SOUTH YARRA 3141. ph 826 2165 ACN. 006 531 773

PLANNING & ENVIRONMENT ACT 1987
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 I. Kirkil
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 DATE 25/2/92 PLAN 1 of 4
 This is NOT a Building Permit

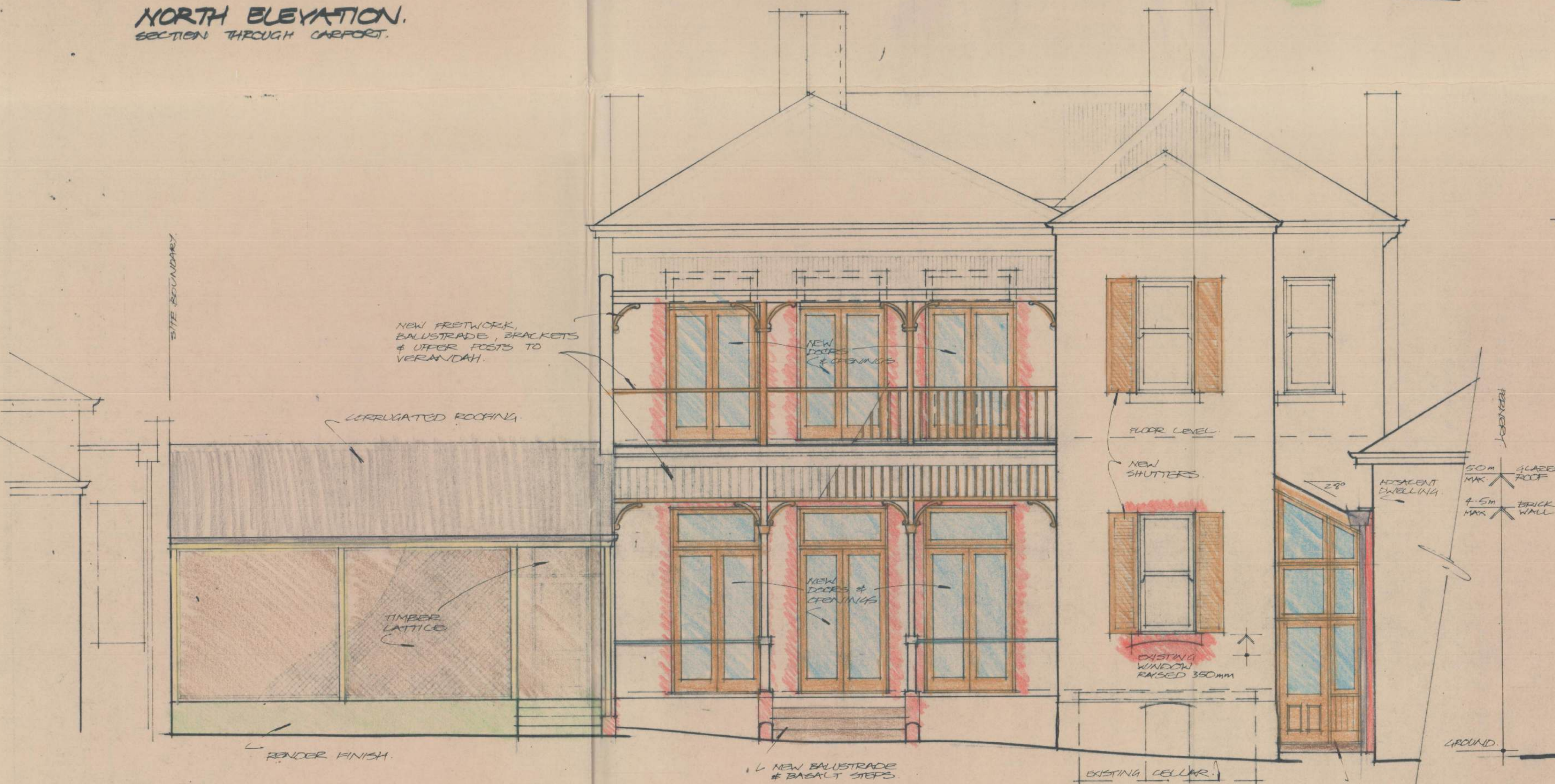
RECEIVED AT
 PLANNING DEPARTMENT
 DATE 14 JAN 1992
 BY J



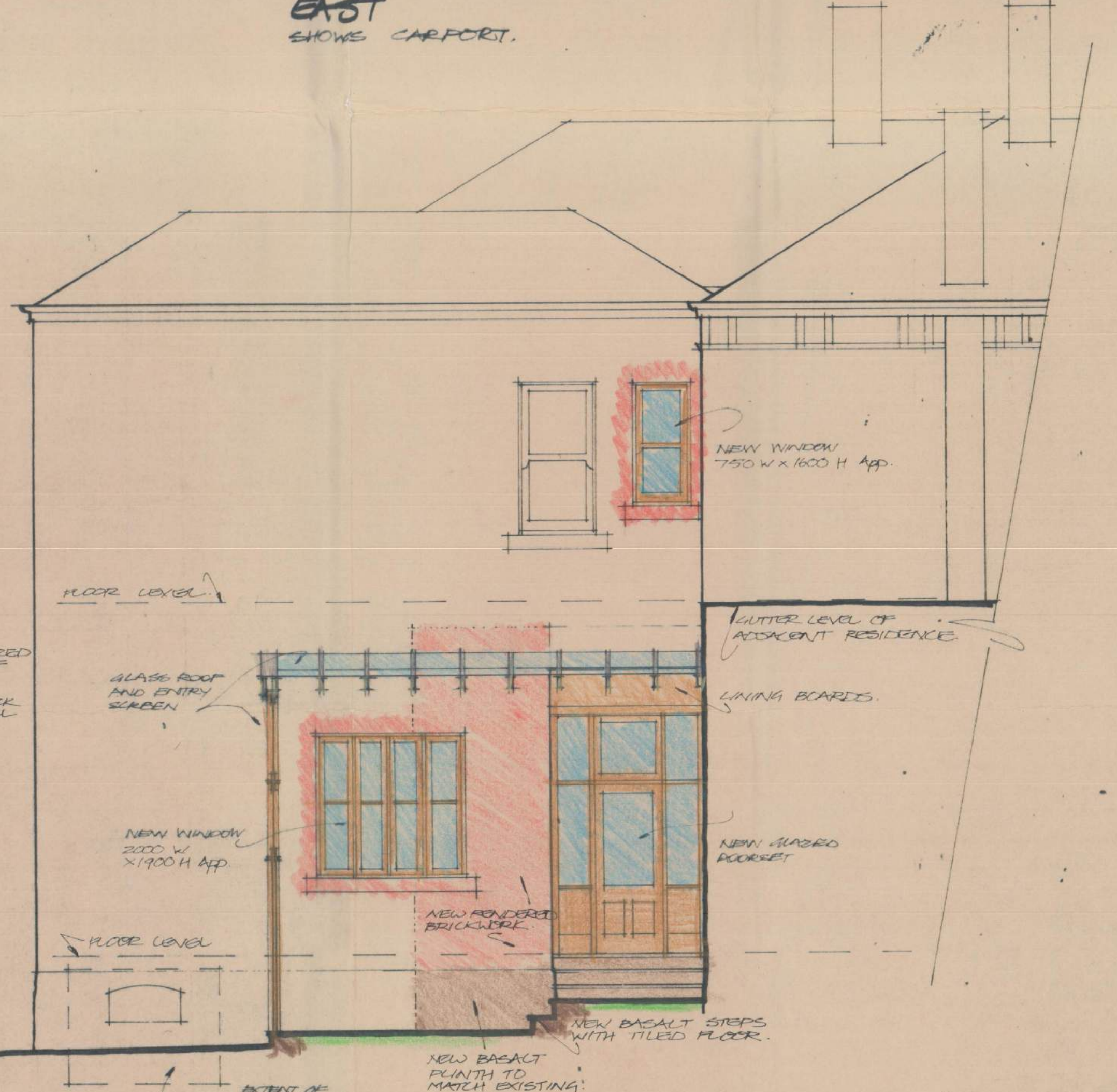
NORTH ELEVATION.
 SECTION THROUGH CARPORT.



EAST
 SHOWS CARPORT.



WEST ELEVATION. 1:50



SOUTH.

PROPOSED ALTERATIONS
 184 LENNOX ST. RICHMOND
 SCALE 1:50 JANUARY 92 DRAWING PP 3/3
 ROBERT SANDS PTY. LTD. ARCHITECTS
 12 CANN ST. SOUTH BRIDGE 3171 PA 826 2167 ACN. 066 531 773