

PLANNING PROPOSAL 1/117 HYDE ST, FOOTSCRAY

Change of Use (Class 5) and Parking Reduction

Site Address: 1/117 Hyde Street, Footscray

Applicant: THE ELDEST SISTER PTY LTD

Date: 13 February 2026

1. EXECUTIVE SUMMARY

This application seeks a planning permit for a change of use at 1/117 Hyde Street, Footscray from an industrial warehouse/office to a Medical Centre (Allied Health and Wellness Studio offering Remedial Massage, Clinical Pilates, and other Allied Health services). The proposal represents a high-quality, low-impact adaptive reuse of a vacant contemporary unit, providing essential wellness services to the Footscray, Seddon, and Yarraville communities.

2. SITE & EXISTING CONDITIONS – TP01 & Photos

The subject site is a two-storey, contemporary industrial/office unit in excellent condition.

- **Ground Floor:** ~80sqm open-plan space with level-access and bathroom.
- **First Floor:** Two partitioned offices accessed by an internal staircase, kitchenette, and second bathroom.
- **Parking:** One (1) dedicated on-site parking space.

The existing layout is perfectly suited for consulting and studio use allowing for an efficient and sustainable "adaptive reuse" of the building; **no structural or external alterations** are proposed.

3. DESCRIPTION OF PROPOSAL

The facility will operate as an integrated health wellness studio:

- **Ground Floor:** 1:1 Remedial Massage and Clinical Pilates (1:1 or 1:3 small groups).

- **First Floor:** Two consulting rooms for Allied Health (Acupuncture, Psychology, Naturopathy, etc.).
- **Practitioner Limit:** A maximum of **three (3) practitioners** on-site at any given time.
- **Appointment Model:** The business operates strictly by appointment only.
- **Hours:** Mon–Fri: 9:30 AM – 6:30 PM; Sat: 8:00 AM – 12:00 PM.
- **Signage:** One non-illuminated business identification sign (1.2m x 1.5m) positioned 4m above ground level.

4. NEIGHBOURHOOD CONTEXT

The subject site is located within an Industrial 3 Zone (IN3Z), which serves as a transition between industrial activity and residential interfaces. The proposal is highly compatible with the existing character of the immediate area:

- **Adjacent Service Hub:** The properties immediately adjacent to 117 Hyde Street host two fitness facilities (Chikara Dojo & Focus Health & Fitness) and Seddon Vets clinic.
- **Complementary Use:** The proposed Medical Centre complements these existing "health and service" uses, providing recovery and clinical support to the local community in a location where such services are currently absent.
- **Low Impact:** The use is quiet, professional, and generates no industrial off-site impacts (noise, dust, or odour), making it an ideal "buffer" tenant for the IN3Z.

5. PLANNING ASSESSMENT & JUSTIFICATION

5.1 Zoning (Industrial 3 Zone - Clause 33.03)

The Medical Centre is a Section 2 use. The proposal activates the streetscape with a professional service that complements adjacent health uses (Chikara Dojo, Focus Health & Fitness and Seddon Vets), serving as an ideal "buffer" between industrial activity and residential interfaces.

5.2 Car Parking Reduction (Clause 52.06) – TP03

The statutory requirement is 5 spaces (3.5 spaces per 100sqm of gross leasable floor area (153sqm). We seek a reduction to **1 on-site space** based on:

- **Existing Parking:** The subject site provides **one (1) dedicated on-site parking space**, which will be reserved for the **primary practitioner**. This ensures that staff parking does not encroach on local street availability.
- **On-Street Availability:** There is ample all-day, unrestricted on-street parking available along **Hyde Street** directly in front of and adjacent to the subject site.
- **The 10-Minute Buffer:** Mandatory gaps between 1:3 clinical Pilates sessions prevent client "overlap" and double-parking.
- **Appointment-Only Model:** The business operates strictly by appointment with a maximum of 3 practitioners. This limits the total number of people on-site at any one time, ensuring that the actual demand is lower than the statutory rate.
- **Counter-Cyclical Demand:** The business's peak hours (mid-morning) are counter-cyclical to the neighbouring gyms (early morning/late evening), ensuring parking availability is balanced throughout the day.
- **Sustainable Transport:** Proximity to Footscray and Seddon stations and several bus routes encourages non-vehicular access.
- **Parking Justification:** While the site utilizes existing allocations, we highlight that **all-day on-street parking is available on Hyde Street** directly adjacent to the premises. Given the appointment-only nature of the business and the staggered 10-minute gaps between sessions, the peak parking demand will be significantly lower than a traditional GP clinic.

5.3 Amenity & Waste Management

The use is inherently quiet. Unlike industrial operations, this business generates no dust, odours, or heavy vehicle movements. The 10-minute "buffer" between Pilates sessions ensures that clients of the previous session have departed before the next group arrives, minimizing crossover

- **Clinical Waste (Sharps):** Clinical waste is limited strictly to single-use, sterile and disposable needles utilized in dry needling treatments. These are disposed of immediately into a dedicated, puncture-proof **Australian Standard (AS 4031)** sharps container located within the treatment room.
- **General Waste:** There is no human tissue, blood-stained material, or pharmaceutical waste generated by these services. Standard paper and general refuse will be managed via the existing bin collection services assigned to the complex.

6. PROPOSED ADVERTISING SIGNAGE – TP04

- **Type:** Business Identification Sign (Non-illuminated).
- **Location:** Positioned centrally above the main entrance door, facing Hyde Street.
- **Dimensions:** 1200mm (H) x 1500mm (W) (Total area: 1.8 sqm).
- **Height:** Fixed at 4000mm above the natural ground level.
- **Design:** High-quality vinyl or composite panel. Lettering and colours to match the professional branding of the Wellness Centre.
- **Compliance:** The total signage area for the site remains under the 8sqm threshold as per Clause 52.05-12 (Category 2 - Low Limitation).

7. DESIGN & CONSTRUCTION – TP02

No structural changes are proposed for the ground or first floor. The existing layout is fit-for-purpose, allowing for a sustainable, adaptive reuse of the current building fabric. To facilitate the proposed use, the following non-structural internal fit-out will occur:

- **Ground Floor:** Installation of temporary, non-fixed partitions and privacy curtains to define the remedial massage treatment area and the clinical Pilates studio. These partitions are lightweight, do not reach the ceiling, and do not alter the building's structural integrity, fire safety systems, or existing lighting/ventilation.
- **Internal Fit-out (Under-stair Storage):** The proposal includes the enclosure of the existing under-stair void on the ground floor to create a secure storage area for small clinical supplies. This enclosure will be constructed using non-structural materials in full compliance with the National Construction Code (NCC) requirements for fire protection. This minor work is internal only and has no impact on the external appearance of the building.
- **First Floor:** No changes; the existing partitioned offices will be used in their current configuration.

8. CONCLUSION

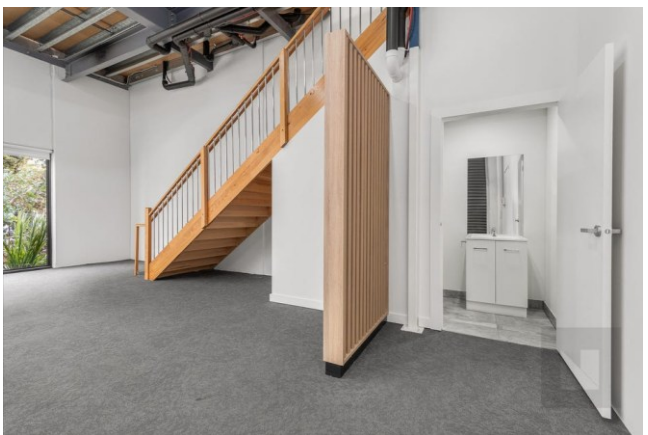
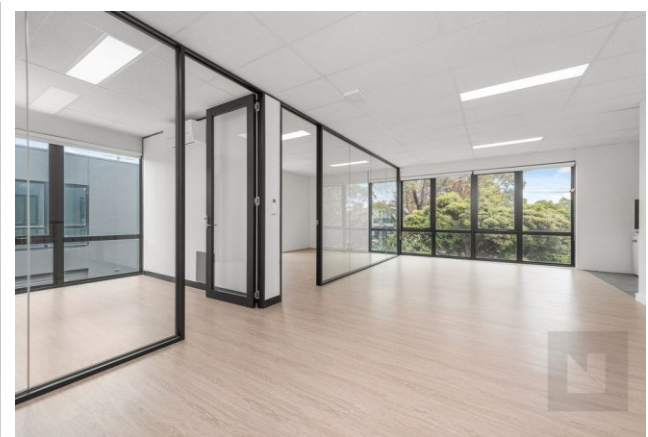
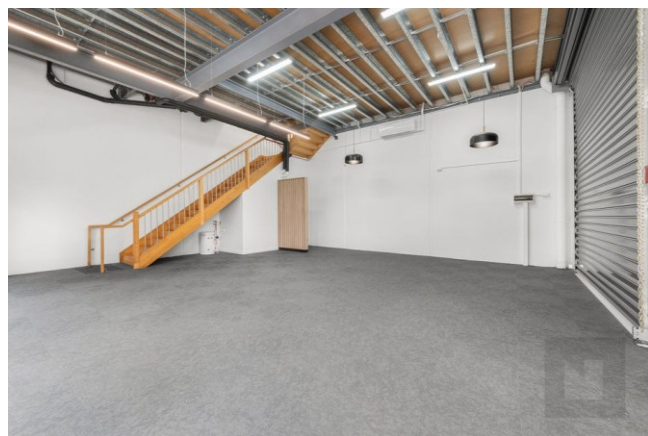
The proposed change of use at 1/117 Hyde Street represents a high-quality, low-impact adaptive reuse of a currently vacant industrial unit. By transitioning the site into a Medical Centre focused on allied health and wellness, the proposal:

- Supports the local economy by providing health services in a growing residential and service-based precinct.
- Respects the Industrial 3 Zone by introducing a quiet, professional use that acts as a buffer between industrial neighbours and the nearby residential interface.
- Manages traffic effectively through a strict appointment-only model and mandated 10-minute gaps between sessions.

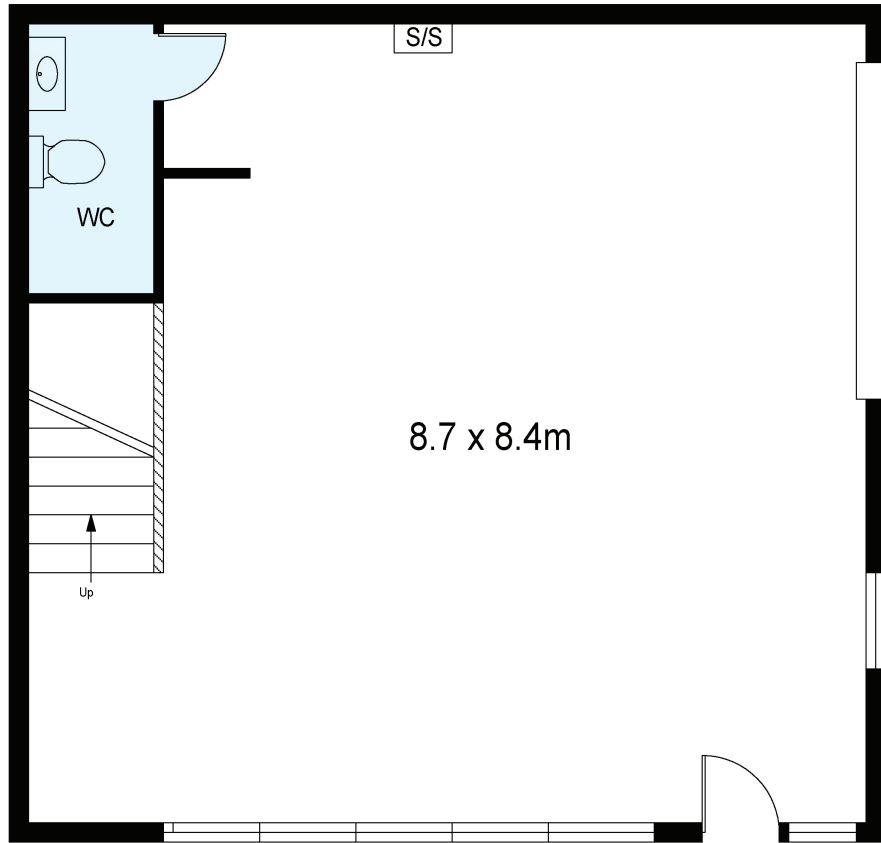
Given that no structural changes are required and the use is highly compatible with the neighbouring gyms and veterinary clinic, we respectfully request that the City of Maribyrnong grant a planning permit for this proposal.

1/117 HYDE ST, FOOTSCRAY

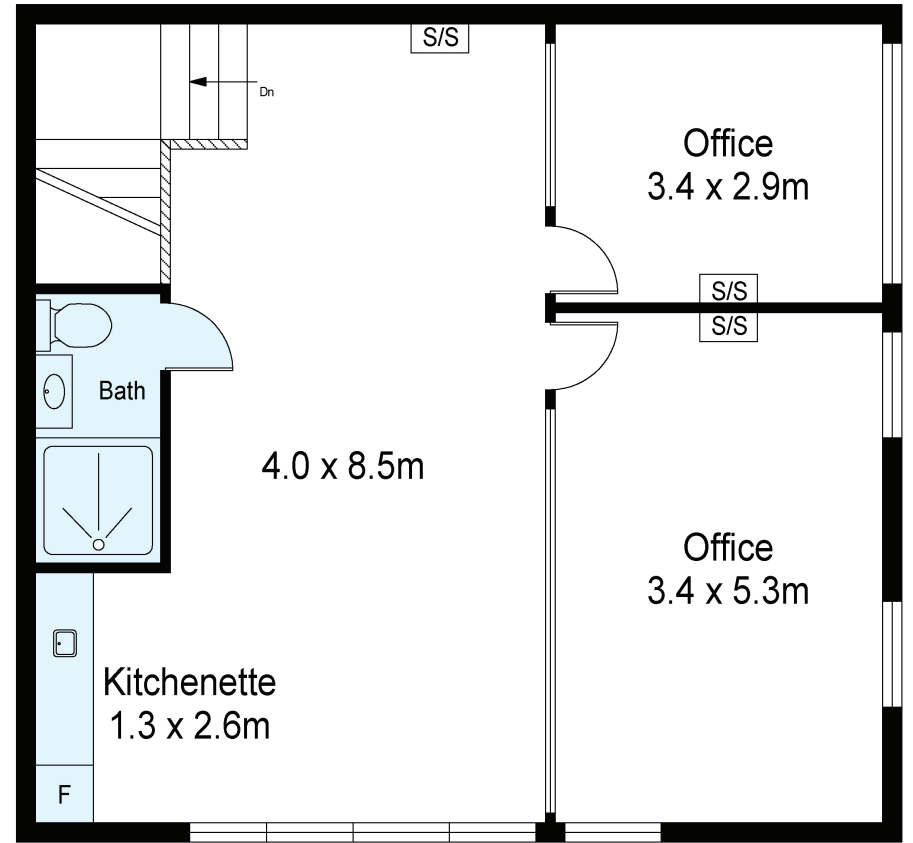
Existing conditions & Street view of neighbouring businesses







Ground Floor



First Floor

Car Access

CITY OF MARIBYRNONG
RECEIVED
 14/02/2026
 URBAN PLANNING

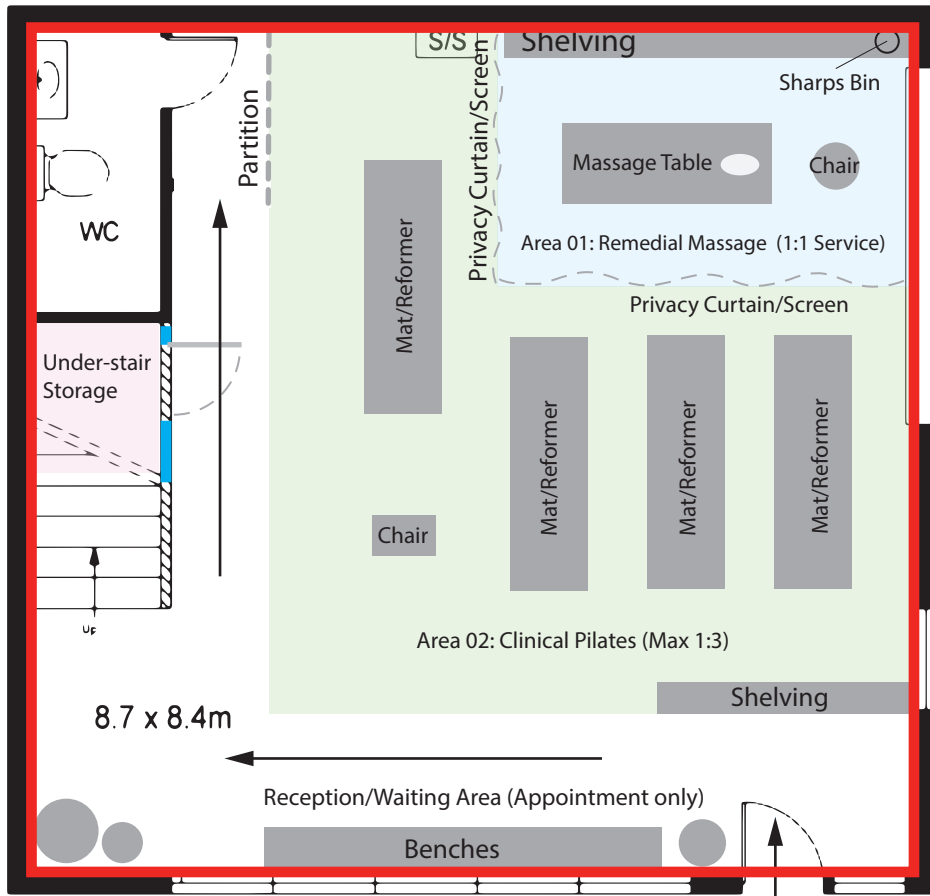


Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

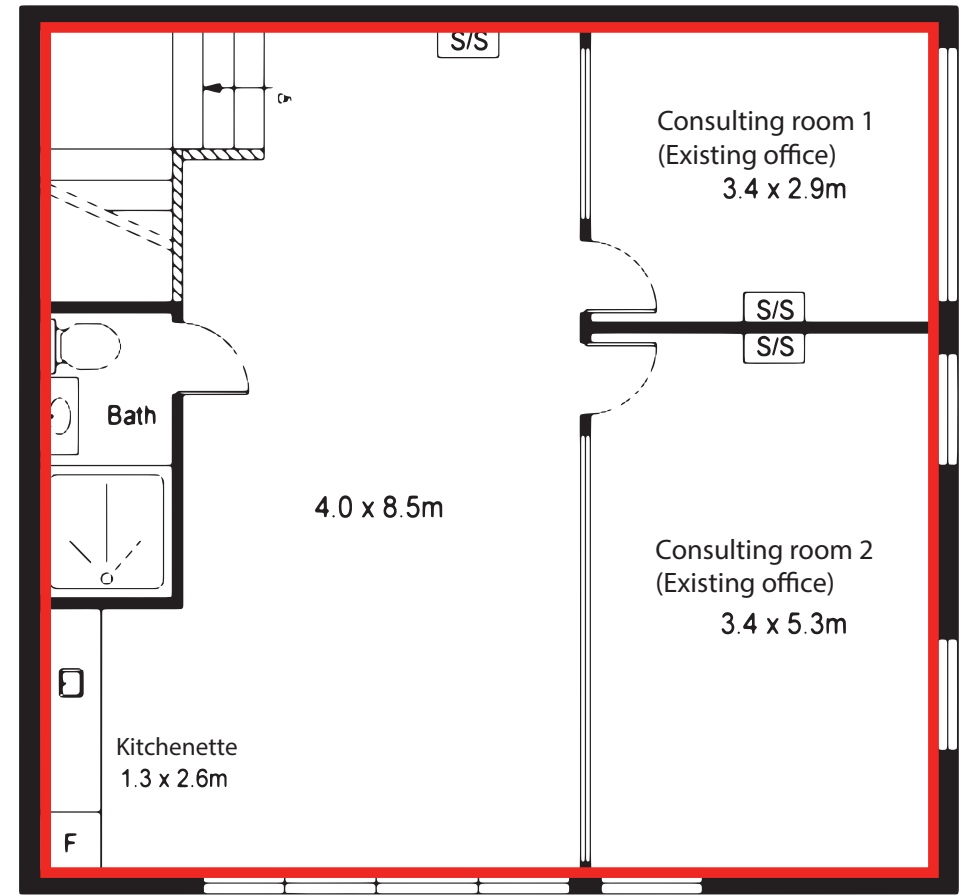


1/117 Hyde Street, Footscray

Project Reference: 117H-2026
 Drawing No. TP01



Ground Floor



First Floor

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14/02/2026
URBAN PLANNING



Scale in metres. 1:100 @ A4



	Redline
	New wall (Under-stair storage)
	Partition
	Privacy Curtain/Screen
	Under-stair Storage Area
	Massage Zone
	Pilates Zone
	Walkways

Field	Detail
Project	Change of Use - Medical Centre
Address	1/117 Hyde St, Footscray
Drawing Title	Proposed Floor Plan & redline
Drawing No.	TP02
Scale	1:100 @ A4
Date	12/02/2026
Revision	A

1/117 Hyde Street, Footscray

Project Reference: 117H-2026