

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

# Change of use from Warehouse to Medical Centre – Physiotherapist or Osteopath

**PLEASE NOTE:** The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 30/05/2025

**Proposal by:**

**Melbourne Athletic**

**Addressed To:**

**Wyndham City Council**

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

**Melbourne Athletic**  
22 Concorde Crescent, Werribee

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 30/05/2025

To Wyndham Council,

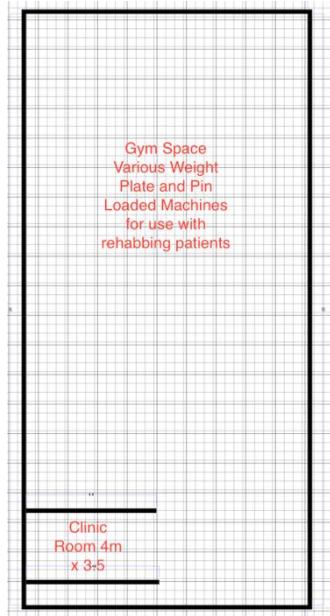
This letter is a formal submission outlining information required for the Wyndham Planning Scheme. We currently lease/occupy 22b Concorde Crescent, which is used as a Recreation Gym, and are looking to occupy 22a Concorde Crescent as a secondary facility which we plan to have clinic spaces for Physiotherapy & Osteo. This would allow our members and athletes with readily available Physiotherapy & private health treatment as we look to expand our business. The space behind the clinic rooms will include some basic gym equipment and flooring for clinicians to show athletes/patients through more functional exercises. Please see the information required below;

### Application Form

Details provided were the same as last years application.

Mactram Developments Pty Ltd.

### Site layout



2

**WYNDHAM CITY COUNCIL**  
**Town Planning**  
**Advertised Documents**  
  
Plan: 2 of 4

### Staff Numbers

- 1 Practitioner at any one time (acting as own receptionist)

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 30/05/2025

### Operating hours

10am-3pm is that both weekdays, and 9am – 12pm on Saturdays.

### Waste Management Plan

Waste management is organised privately through Happy Sacks inc. This is a weekly pick-up service. We also have a sanitary bin and collection service which is located in the bathroom on-site and collected monthly by Spruce Hygiene Thursdays.

### Signage

Signage will be at the front of the warehouse, above front upstairs window and be 4sqm displaying our “MA” logo.

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

Melbourne Athletic located at 22 Concorde Crescent Werribee currently has 8 car parking spaces with an additional disability car parking space. We are looking to increase the amount of individuals we are allowed to have on sight at any given time to the maximum allowed.

PLEASE NOTE The plan/s we are providing may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

**Date Plans Provided: 30/05/2025**

Our space is used for 1 on 1 Strength and Conditioning training sessions taking 45 mins. 80% of the athletes we coach are under the age of 18 years old and usually either ride their bike to the gym or are dropped off by their parents.

Over the hours we are open 7:30am-7pm we average 45-50 individuals per day. During the hours of 8:30am-3:30pm we will not usually have anymore than 8-10 individuals (including coaches) in at once due to the rest being at school.

Athletes also catch public transport from the train station and then a bus which drops them off 300m away. Individuals who ride their bikes park them inside of the gym underneath the two staircases as 5-6 bikes can fit comfortably at one time.

As our services are 1 on 1 booking based it is very easy to ensure an overflow of people aren't on premises at one time.

With a health professional in the physio room 1-2 days a week for 3-4 hours in the afternoon this will only add 2 extra people at any given time.

Please reach out if any further information is needed.

**WYNDHAM CITY COUNCIL  
Town Planning  
Advertised Documents**

**Plan: 4 of 4**