7.1.2 TPA/54600A - 319-321 SPRINGVALE ROAD, GLEN WAVERLEY

Responsible Manager:	Kaitlyn Zeeck, Manager City Planning
Responsible Director:	Peter Panagakos, Director City Development

EXECUTIVE SUMMARY

This application seeks to amend Planning Permit TPA/56400 by proposing an additional (fourth) level to the previously approved three storey medical centre. The approved development is currently under construction.

Planning Permit TPA/56400 was issued on 12 March 2024 following consideration at the Council meeting of 30 January 2024 where it was resolved to issue a Notice of Decision to Grant a Planning Permit to allow the use and development of a three-storey medical centre with two basement levels, display of signage and reduction in car parking requirement.

The land has recently been rezoned and is located within the Precinct Zone Schedule 5, which exempts the application from and public notice and third-party review.

An appeal has been lodged with the Victorian Civil and Administrative Tribunal (VCAT) against Council's failure to determine the application within the prescribed time. The 60 day statutory timeframe for the application was 19 July 2026 and notification of the appeal was received by Council on 14 September 2026. Council is unable to determine the application but must form a position on it.

The new SRLA planning controls were introduced after this application had been lodged with Council and at that time, officers advised that it would be assessed against the new planning controls which support the increase building height and scale. Council officers requested additional information that would enable an assessment under the new controls, and disappointingly, the applicant chose to not provide the information and instead lodge an appeal.

Key issues to be considered relate to the proposed built form, car parking, and external amenity impacts.

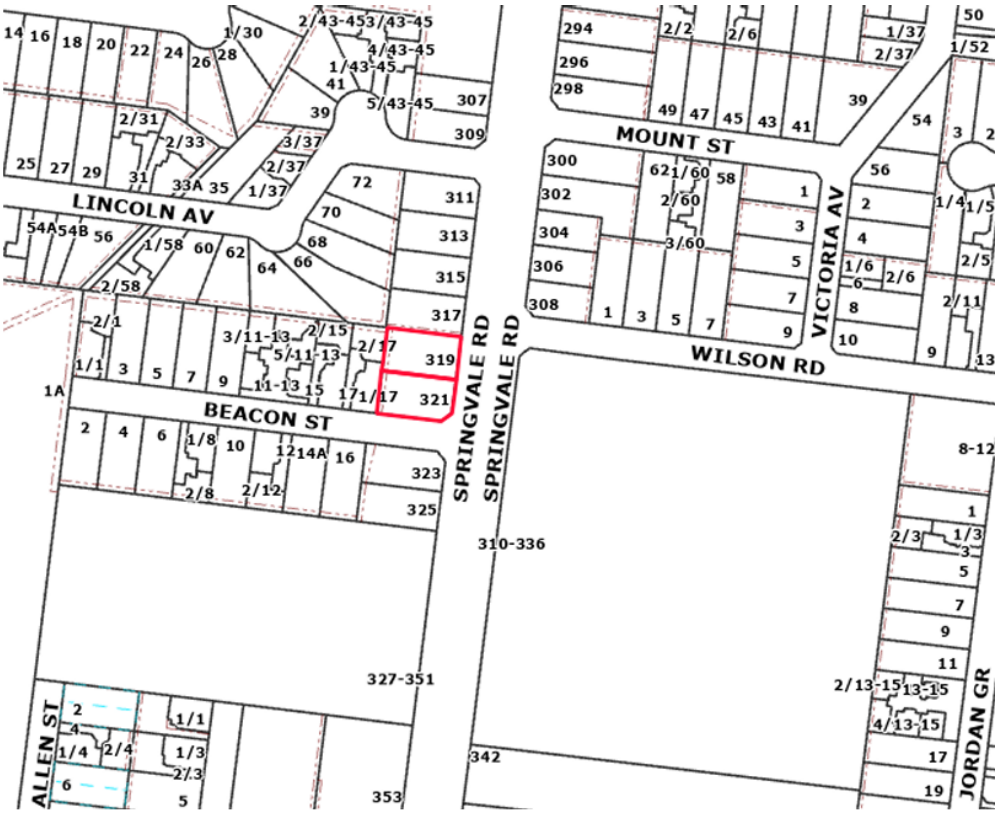
This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant Planning policy framework.

The reason for presenting this report to Council is the proposed development cost of $5 million.

The proposed amended development is considered to be generally consistent with the relevant provisions of the Monash Planning Scheme, and it is recommended that if Council were in a position to make a decision, it would determine to support the application subject to amended conditions.

RESPONSIBLE PLANNER:	Sylvia Chan
WARD:	Glen Waverley
PROPERTY ADDRESS:	319-321 Springvale Road, Glen Waverley
ZONING:	Precinct Zone Schedule 5
OVERLAY:	Built Form Overlay Schedule 18 Parking Overlay Schedule 6
EXISTING LAND USE:	Approved medical centre under construction
RELEVANT POLICY:	**Municipal Planning Strategy** • Clause 02.01 – Context • Cause 02.02 – Vision • Clause 02.03 – Strategic Direction • Clause 02.04 – Strategic Framework Plan **Planning Policy Framework** Clause 11 – Settlement • Clause 11.03-1S – Activity centres and precincts • Clause 11.03-2S – Growth areas • Clause 11.03-6L-04 – Glen Waverley SRL East Structure Plan Area Clause 15 – Built Environment and Heritage • Clause 15 – Built Environment and Heritage • Clause 15.01-1S&R – Urban Design • Clause 15.01-2S – Building Design Clause 18 – Transport • Clause 18.01-1S – Land Use and Transport Integration • Clause 18.01-3S&R – Sustainable and Safe Transport **Particular Provisions** • Clause 52.06 – Car Parking • Clause 52.34 – Bicycle Facilities • Clause 65 – Decision Guidelines
STATUTORY (60 DAY) PROCESSING DATE:	19 July 2026
DEVELOPMENT COST:	$5 million

LOCALITY PLAN



NEIGHBOURHOOD PLAN



RECOMMENDATION

That Council

1. If it were in a position to make a decision, it would have resolved to issue Amended Planning Permit TPA/54600/A for the use and development of a four ~~three~~-storey medical centre with two basement levels, display of signage and reduction in car parking at 319-321 Springvale Road, Glen Waverley requirement subject to the following conditions:

Amended Plans Required

1. Before the development starts, amended plans drawn to scale and correctly dimensioned must be submitted to the satisfaction of and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the Permit. The plans must be generally in accordance with the plans submitted to Council prepared by Next Architects (Revision C dated 15 May 2026 ~~25 October 2023)~~ but modified to show:

~~a) The proposed vehicle crossover to be minimum 5.5 metres in width, with minimum setback of 3.5 metres to the street tree (Tree No.1) in front of the subject land on the Beacon Street frontage.~~

~~b) The basement entry to be setback a further 4.5 metres (13.5 metres minimum to the ramp) to the north to better to align it with the basement ramp and accommodate two-way traffic before reaching the basement carpark ramp, and associated changes to the carpark gate, retaining wall, and ramp grades to the satisfaction of Council's Transport Engineer.~~

~~c) Staff parking spaces width to comply with Clause 52.06-9 table 2 and clearly signed for staff only.~~

~~d) The open area outside the Basement 1 substation line marked with hatching lines and/or signed to discourage inappropriate parking.~~

~~e) Hatching line-marking to the open area (1.9 metres width) within Basement 2, opposite to the services area and the driveway ramp to prevent small vehicles from parking in those areas.~~

~~f) Any required fire services, electricity supply, gas and water meter boxes screened to complement the development.~~

~~g) Notation on the ground floor plan to include the following:~~

~~a. Tree protection fencing panels (four panels) must be in place prior commencement of any demolition works. They are to extend at least 2 metres either side of the trunk.~~

~~b. No excavation will occur within 3.5 metres of the outside face of the base of the tree.~~

~~c. The crossover edge, closest to the tree, must be initially hand excavated to expose roots that may be in this vicinity. All roots that 25mm and above must be cut cleanly. The balance of the crossover preparation can be competed as per normal methods after any roots are cut.~~

~~d. Photos of the preparation works, regarding roots, are to be taken and made available to Council officers on request.~~

~~e. Pruning only be undertaken by Council authorised contractors, after being assessed and agreed by Councils arborist. Any associated costs to be borne by the land owner/ developer.~~

~~h)~~ a) The north-facing clear glazing window at the fourth storey (level 3) to be treated with obscure glazing, to at least 1.7 metres above the finished floor level.

~~i)~~ b) A Landscape Plan in accordance with Condition 3.

~~j)~~ c) Changes in accordance with the amended Waste Management Plan under Condition 7.

~~k)~~ d) Changes in accordance with the Acoustic report under Condition 8.

~~l)~~ e) A Sustainability Management Plan in accordance with Condition 10.

All to the satisfaction of the Responsible Authority.

Layout not to be Altered

2. The development and use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Landscaping Plan

3. Concurrent with the endorsement of any plans requested pursuant to Condition 1, a Landscape Plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. The Landscape Plan must be generally in accordance with the Landscape Concept Plan prepared by Bradbury Culina, dated 22 April 2026. ~~except that the plan must show:~~

~~a) Screen planting along the setback to the Beacon Street boundary including the provision of small trees and shrubs.~~

~~b) Detail of the proposed paving.~~

~~c) Any changes required as a result of Condition 1 of this permit (if required).~~

~~d) The location of external lighting (if any).~~

~~e) The provision of an in-ground, automatic watering system linked to rainwater tanks on the land servicing the main garden areas.~~

~~all to the satisfaction of the Responsible Authority.~~

4. Before commencement of the use allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.

5. All landscaping works shown on the endorsed landscape plan(s) must be maintained and any dead, diseased, or damaged plants replaced, all to the satisfaction of the Responsible Authority.

6. An in-ground, automatic watering system linked to rainwater tanks on the land must be installed and maintained to the common garden areas to the satisfaction of the Responsible Authority.

Waste Management Plan (WMP)

7. Concurrent with the endorsement of plans required pursuant to Condition 1, a Waste Management Plan must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the Waste Management Plan prepared by Impact Traffic Engineering Pty Ltd dated ~~10 November 2023~~ 17 April 2026 but modified to show:

~~a) Purpose as stated in the City of Monash MUD and Commercial Developments Waste Management Plan (WMP) Guide for Applicants.~~

~~b) The TPA number and number of levels of the development, to the introductory section.~~

~~c) Scaled plans incorporated in the WMP to indicate cleaning/ washing and drainage to sewer.~~

~~d) Scaled plans incorporated in the WMP to show a minimum of 2.2 metres height clearance and appropriate ramp gradient to accommodate small waste collection vehicles to the basement.~~

~~e) The developer is responsible for providing a copy of the endorsed WMP to the building; and the building operator is responsible for requesting a copy of the endorsed WMP from Council if the developer has failed to provide the WMP to the building operator.~~

~~f) Waste management communications strategy for food waste management.~~

~~g) Any prescribed waste (as defined by the EPA) which leaves the premises of generation must be disposed of in accordance with Environmental Protection Authority (EPA) requirements.~~

a) The waste bin location and basement design layout to accord with the development plans.

b) The waste assessment, including swept path diagrams based on the proposed basement layout and waste bin location.

The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic Report

8. Concurrent with the endorsement of plans pursuant to Condition 1, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Acoustic Engineer and must be submitted to and approved by the Responsible Authority. The Acoustic Report must be generally in accordance with the Acoustic Report prepared by DDEG, dated 19 December 2024, but modified to show: ~~When approved, the Acoustic Report will be endorsed and will form part of this permit. The acoustic report must:~~

~~a) make recommendations to limit noise levels to and from the development to not exceed those required to be met under the Environment Protection Regulations 2021 and EPA Publication 1826.4 noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, or any other equivalent or applicable State or relevant policy.~~

~~b) show all details of changes required by Condition 1 of this Permit.~~
a) The proposed fourth storey (Level 3) included in the assessment.

The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Construction Management Plan

9. ~~Prior to the commencement of any site works (including any demolition and excavation), a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. No works are permitted to occur until the CMP has been endorsed by the Responsible Authority. Once endorsed, the CMP will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address the following issues:~~

~~a) Appropriate measures to control noise, dust and water and sediment laden runoff.~~
~~b) Appropriate measures for the prevention of silt or other pollutants from entering into the Council's underground drainage system or road network.~~
~~c) Appropriate measures relating to removal of hazardous or dangerous material from the site, where applicable.~~
~~d) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site so as to prevent material leaving the site and being deposited on Council's road network.~~
~~e) A program for the cleaning and maintaining surrounding road surfaces.~~
~~f) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support the siting of site sheds within Council road reserves.~~
~~g) Measures to provide for public safety and site security.~~
~~h) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay.~~
~~i) A Traffic Management Plan showing truck routes to and from the site.~~
~~j) A swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction.~~
~~k) Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP.~~
~~l) The provision of contact details of key construction site staff.~~
~~m) Include a requirement that except with the prior written consent of the Responsible Authority, a requirement that demolition, excavation or construction works must only be carried out during the following hours:~~

- ~~Monday to Friday (inclusive) – 7.00am to 6.00pm;~~
- ~~Saturday – 9.00am to 1.00pm;~~
- ~~Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings that does not exceed the EPA guidelines)~~

- ~~No works are permitted on Sundays or Public Holidays except with the prior written consent of the Responsible Authority.~~

~~The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with by all contractors to the satisfaction of the Responsible Authority.~~
The provisions, recommendations and requirements of the endorsed Construction Management Plan, prepared by GMakcon, Revision 3, dated 8 October 2025, must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainability Management Plan (SMP)

10. Concurrent with the endorsement of plans requested pursuant to Condition 1, an amended Sustainable Management Plan must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the Sustainability Management Plan prepared by Frater Consulting Services, dated 15 May 2026. ~~but amended to include any changes required under Condition 1 of this permit.~~

~~The provisions, recommendations and requirements of the endorsed Sustainability Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.~~
The provisions, recommendations and requirements of the endorsed Sustainability Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Ongoing Architect Involvement

11. As part of the ongoing consultant team, Next Architects or an architectural firm which is acknowledged to have comparable skill and expertise to the satisfaction of the Responsible Authority must be engaged to:

a) oversee design and construction of the development; and
b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Hours of Operation

12. The medical centre allowed under this permit may operate only during the following hours, except with the prior written consent of the Responsible Authority:

- Monday to Saturday, 8am-5pm.

Number of Medical Practitioners

13. No ~~more~~ than 15 medical practitioners shall be permitted on the premises at any given time without the further written consent of the Responsible Authority.

Delivery Hours

~~13.~~ 14. All deliveries must be conducted so as not to cause any unreasonable disturbance to nearby residential properties and may only take place during the following times:

- Monday to Friday – 7.00am -6.00pm
- Saturday: 8:00am to 1:00pm
- Sunday: No deliveries permitted,

to the satisfaction of the Responsible Authority.

Loading and Unloading

~~14.~~ 15. All loading and unloading of vehicles must be carried out and be conducted in a manner that does not cause any interference with the circulation and parking of vehicles on the land, to the satisfaction of the Responsible Authority.

Amenity of Area

~~15.~~ 16. The amenity of the area must not be detrimentally affected by the use or development, through the:

- transport of materials, goods or commodities to or from the land;
- appearance of any building, works or materials;
- emission of noise; and
- storage of prescribed waste,

To the satisfaction of the Responsible Authority.

Ongoing Management of Noise Levels

~~16.~~ 17. Noise levels to and from the development must not exceed those required to be met under the Environment Protection Regulations 2021 and EPA Publication 1826.4 noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, or any other equivalent or applicable State or relevant policy.

Tree Protection

~~17.~~ 18. Before any development (including demolition) starts on the land, a tree protection fence must be erected around all trees that are to be retained, or are located within or adjacent to any works area (including street trees and trees on adjacent land). The tree protection fence must remain in place until all construction is completed on the land, except with the prior written consent of the Responsible Authority.

~~18.~~ 19. The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained and are advised of any obligations in relation to the protection of those trees.

~~19.~~ 20. No building material, demolition material, excavation or earthworks shall be stored or stockpiled within the Council street-trees to be retained during the construction period of the development hereby permitted without the prior written consent of the Responsible Authority.

~~20.~~ 21. No vehicle access or parking within the Tree Protection Zone of any tree to be retained.

Car Parking and Accessways

~~21.~~ 22. Before the use starts or any part of the building is occupied, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:

a) Fully constructed.
b) Properly formed to such levels that they can be used in accordance with the plans.
c) Surfaced with an all-weather sealcoat.
d) Drained, maintained and not used for any other purpose.
e) Line-marked to indicate each car space and all access lanes.

all to the satisfaction of the Responsible Authority.

~~22.~~ 23. Parking areas and access lanes must be kept available for these purposes at all times.

~~23.~~ 24. Any modification to the existing vehicle crossovers must be constructed to the satisfaction of the Responsible Authority.

Lighting of car parks and accessways

~~24.~~ 25. Low intensity / baffled lighting must be provided to ensure that car park areas and pedestrian accessways are adequately illuminated without any unreasonable loss of amenity to the surrounding area, to the satisfaction of the Responsible Authority.

Bicycle Parking

~~25.~~ 26. Bicycle parking facilities shall generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme.

Services and Plant Equipment

~~26.~~ 27. All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.

~~27.~~ 28. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

~~28.~~ 29. Air-conditioning and other plant and equipment installed on or within the buildings

must be so positioned and baffled that any noise emitted complies with the appropriate Australian Standards and EPA requirements.

Drainage & Stormwater

~~29.~~ 30. The site must be drained to the satisfaction of the Responsible Authority. Stormwater must be directed to the Point of Connection as detailed in the Legal Point of Discharge report. Stormwater must not be allowed to flow into adjoining properties including the road reserve.

Privacy screens

~~30.~~ 31. Prior to the occupancy of the development, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained ongoing to the satisfaction of the Responsible Authority. The use of obscure film fixed to transparent glass or windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.

Signage

~~31.~~ 32. The location, layout, dimensions, structures and features of the approved sign(s) shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

~~32.~~ 33. All signs must be constructed and maintained to the satisfaction of the Responsible Authority.

~~33.~~ 34. All signs must be located wholly within the boundary of the land.

~~34.~~ 35. Signs must not be illuminated by external lights without the written consent of the Responsible Authority.

~~35.~~ 36. The sign must not:

a) Dazzle or distract drivers due to its colouring;
b) Be able to be mistaken for a traffic signal because it has, for example, red circles, octagons, crosses or triangles;
c) Be able to be mistaken as an instruction to drivers.

to the satisfaction of the Responsible Authority.

~~36.~~ 37. The approved sign(s) of this Permit will expire 15 years from the date of issue of this permit.

Department of Transport and Planning Conditions (Ref: PPR 42207/23)

~~37.~~ 38. Prior to the commencement of the use, all disused and redundant vehicle crossings at Springvale Road must be removed and the area re-instated to kerb and channel to the

satisfaction of and at no cost to the Head, Transport for Victoria.

~~38.~~ 39. During demolition and construction of the development, the existing bus stop infrastructure at Beacon Street/Springvale Road must not be damaged or altered. Any damage or alteration to bus infrastructure must be rectified at no cost to and to the satisfaction of the Head, Transport for Victoria.

Completion of Buildings and Works

~~39.~~ 40. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Time for Starting and Completion

~~40.~~ 41. In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

(a) The development is not started before two (2) years from the date of issue.

(b) The development is not completed before four (4) years from the date of issue.

(c) The use is not started before 4 years from the date of issue.

In accordance with Section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or:

(i) within six (6) months afterwards if the development has not commenced; or

(ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

NOTES

A. This is not a Building Permit. Building Permit approval must be obtained prior to the commencement of the above approved works.

B. Engineering permits must be obtained for new or altered vehicle crossings works within the Road Reserve and for stormwater connections and these works are to be inspected by Council.

C. A plan detailing the stormwater drainage and civil works must be submitted to and approved by the Engineering Department prior to the commencement of any works. The plans are to show sufficient information to determine that the drainage and civil works will meet all drainage requirements of this permit. Refer to Engineering Plan Checking on www.monash.vic.gov.au

D. Stormwater is to be detained on site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by Council's Engineering Department prior to any stormwater drainage works commencing.

E. The design parameters for the internal detention system are to be obtained from Council's Engineering Department (mail@monash.vic.gov.au).

F. No polluted and/or sediment laden stormwater runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.

G. An on-site detention system for storm events up to the 1% AEP event to be retained on site for the basement carpark. The detention system for the basement is to be separated from the detention system for the property, which is to be at ground level and discharge by gravity.

H. No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.

I. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, nature strip, kerb and channel to the satisfaction of the Responsible Authority.

J. Any works within the road reserve must ensure the footpath and natures trip are to be reinstated to Council standards.

K. The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.

L. All new crossings are to be no closer than 1.0 metre measured at the kerb to the edge of any power pole, drainage or service pit or other services. Approval from the affected service authorities is required as part of the vehicle crossing application process.

M. Tree planting should be kept clear of any drainage easement.

N. Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.

O. Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made.

P. Any residents and traders of the approved development will not be entitled to car parking permits for on street car parking.

Department of Transport and Planning Note:

Q. Separate consent may be required under the Road Management Act 2004 for works associated with this permit. Please contact the Department prior to commencing any works.

2. Notes that the matter is still the subject of a Confidential Compulsory Conference process at VCAT and authorises Officers to negotiate conditions relating to the matters discussed in the report or any matter that may arise that does not significantly change the development from that which is currently being considered.

COUNCIL PLAN STRATEGIC OBJECTIVES

A well-planned and future ready city
An attractive and well-designed city with connected neighbourhoods, active transport, open spaces, facilities and infrastructure that meets the current and future needs of our community.

A city that promotes environmental sustainability
Where neighbourhoods are designed and developed along environmentally sustainable development and urban design principles, in sympathy with the natural environment.

BACKGROUND

History

Planning Permit TPA/54600

The Planning application was determined at Council's meeting of 30 January 2024. Following the Notice of Decision period, Planning Permit TPA/54600 was issued on 12 March 2024 for the use and development of a three-storey medical centre with two basement levels, display of signage and reduction in the car parking requirement.

The approved use and development under Planning Permit TPA/54600 comprises:

- A three (3) storey medical centre.
- A building with a maximum height of 11.62 metres to the top of the third level and an additional 2.2m to the top of the plant screen on the roof level.
- Two (2) levels of basement car park with 58 parking spaces.
- A reduction of eight (8) car parking spaces from the statutory parking requirement.

Secondary Consent Application

Amended development plans were approved under secondary consent on 6 August 2025. The approved amendments included:

- A reduction in the total gross floor area of the building from 1910 sqm to 1863.92 sqm.
- A reduction of parking spaces provided within the basement from 58 to 57.
- The relocation of the waste bin areas to the northeast corner of the basement level 1.

Attachment 1 – Planning Permit – TPA/54600 – 319-321 Springvale Rd contains Planning Permit TPA/54600.

Attachment 2 – Approved Endorsed Secondary Consent Amended Plans – 319-321 Springvale Rd contains endorsed plans forming part of Planning Permit TPA/54600.

The Site and Surrounds

The subject land is located on the north-west corner of Springvale Road and Beacon Street in Glen Waverley. The site comprises two parcels of land with a combined frontage to Springvale Road of 42 metres, 37 metres to Beacon Street. The combined area of both land parcels is 1,595 square metres. The land has a gentle fall of approximately 250mm from south-east to the north-west corner.

The site is located approximately 350 metres south of the Glen Waverley Major Activity Centre and approximately 750 metres south of the Glen Waverley Suburban Rail Loop.

An aerial photograph of the subject site and surrounding land can be found attached to the report - **Attachment 3 - Aerial Photograph – 319-321 Springvale Rd).**

Development and Planning Permit Status

Development

Construction works associated with the approved development (three storey medical centre) have commenced with the basement construction and building framing being completed.

Permit Validity

Construction of the approved development commenced in late 2025, prior to the permit expiry date of 12 March 2026 (for construction). The permit remains valid and currently requires completion of the development by 12 March 2028.

PROPOSAL

It is proposed to construct an additional fourth storey above the approved three storey medical centre.

Material and finishes are consistent with the approved development, with the proposed finishes for the fourth storey being concrete with clear floor to ceiling window glazing.

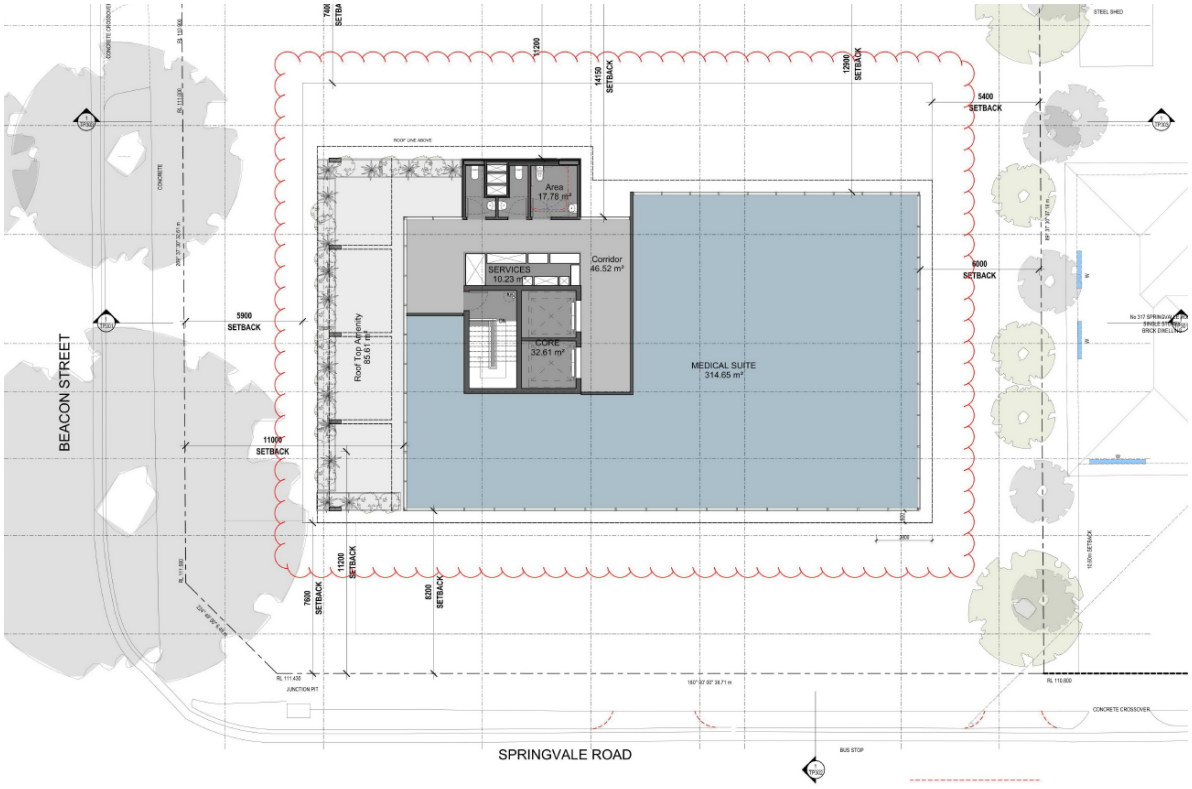
The proposal can be summarised in detail as follows:

	Approved Development TPA/54600	**Proposed Development TPA/54600A**	**Comments**
Maximum Height	11.62 metres	14.1 metres	2.48 metres height increase

	(Excluding an additional 2.2 metre to the top of the plant screen)	(Excluding an additional 2.2 metre to the top of the plant screen)	
Number of Storeys	3 storeys	4 storeys	1 storey addition
Leasable Floor Area	1863.92 sqm	2178.57 sqm	Additional 314.65 sqm of leasable floor area.
Basement car parking	57 car spaces	57 car spaces	No additional car parking proposed
Maximum number of practitioners	15	15	No change

The proposed fourth storey (level 3 on the plans) setback is consistent with the approved building setbacks:

	East (front) **Springvale Road**	**South** **Beacon Street**	**West (rear)**	**North**
Basement	2m	2m	4.5m	2m
Ground level	7m	2.5m	4.5m	3m
Level 1	7m	2m	4.5m	3m
Level 2	8.2m	6.5m	8m	6m
Level 3 (proposed)	8.2m	11m	11.2m	6m



Extract from the proposed fourth storey (level 3) floor plan

Attachment 4 – Amended Development Plans – TPA/54600A – 319-321 Springvale Rd - details plans considered as part of this assessment.

Permit Triggers:

Precinct Zone Schedule 5

On 6 July 2026, the subject site was rezoned from General Residential Zone Schedule 2 to Precinct Zone Schedule 5 (PRZ5). Under the Precinct Zone (Clause 37.10-8), a permit is required to construct a building or construct or carry out works.

Under the Precinct Zone, the schedule can specify an applied zone for the use of the land. Schedule 5 of the Precinct Zone identifies that the applied zone for this site is the Mixed Use Zone. Under the Mixed Use Zone, a planning permit is required for use of land as a medical centre where the floor area exceeds 250 square metres.

The medical centre use was approved under the original Planning Permit and as such, no further approval is required for the use of the land as a medical centre.

Public Benefit Uplift

The Precinct Zone also establishes a Public Benefit Uplift Framework (PBUF). Schedule 5 of the Precinct Zone outlines the requirements under the PBUF which includes that a permit must not be

granted or amended to construct a building or construct or carry out works that exceeds the maximum floor area ratio (FAR) identified unless a public benefit is provided. This site (being 319 and 321 Springvale Road) is identified as having a FAR of 3.5.1, which allows for a maximum floor area of 5,582.5 square metres to be developed before the PBUF is applied. As the amended proposal has a total floor area of approximately 5,124 square metres the proposal does not trigger the BPUF.

Overlay

Built Form Overlay Schedule 18

The subject site is affected by Built Form Overlay Schedule 18 (BFO18). The Schedule contains transitional provisions for an amendment to a permit under section 72 of the Act, these provisions state that the requirements of the Built Form Overlay do not apply if:

- the application is for a development that does not include a dwelling; and
- the original permit was issued before the approval date of Amendment C177mona; and
- the amendment does not increase the extent to which development on the land would exceed requirements of Clause 5.0 of an applicable schedule to Clause 37.10 which apply or which but for a transitional provision would apply (Public Benefit Uplift).

The application meets all the above transitional provisions and accordingly the Built Form Overlay (and Schedule 18 to the BFO) does not apply to this application.

Parking Overlay Precinct 6 (PO6)

The land is affected by Parking Overlay Schedule 6 (PO6). A Medical Centre is not a land use listed in the PO6 table and therefore the car parking requirements of Clause 52.06-5 apply to the proposed development.

Particular & General Provisions

Clause 52.06: Car Parking

Before a new use commences the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority. Pursuant to Clause 52.06-3 (Car Parking), a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

The site is located within the Principal Public Transport Network (PPTN).

The proposed increase in leasable floor area by 314 square metres, with no additional parking, would result in a further reduction of ten (10) car parking spaces under the applicable parking requirements. Accordingly, the total proposed car parking reduction for the medical centre would increase from eight (8) to eighteen (18) spaces. This is discussed in the assessment section of this report.

Clause 52.34: Bicycle Facilities

A new use must not commence until the required bicycle facilities and associated signage has been provided on the land in accordance with Clause 52.34-1. For a medical centre use, one (1) bicycle space is required per eight (8) practitioners and employees, as well as one (1) space to each 4 practitioners for visitors. The total number of practitioners associated with the use remains unchanged at 15 practitioners, as does the provision of 12 bicycle parking spaces within the facility, therefore exceeding the planning scheme requirement of two (2) employee spaces and four (4) visitor spaces.

Closed Landfill Buffer

The site is not within the identified buffer of a post closure landfill.

Cultural Heritage Management

The site is not located within an identified area of cultural heritage significance.

Attachment 5 – Zoning and Overlays Map – 319-321 Springvale Rd details the zoning and overlays applicable to the subject site and surrounding land.

CONSULTATION

Further Information was requested of the Permit Applicant on 18 June 2026. Council officers raised concern with the building scale and built form, its transition to the surrounding residential area as well as potential traffic and parking concerns. This advice was based on the zone of the land at the time (General Residential Zone Schedule 2) and an initial assessment regarding the additional floor area for medical use.

Officers advised the Applicant in writing that should these concerns not be addressed, the application was unlikely to be supported and that the application would be refused.

The Applicant responded to this letter on 7 July 2026 by providing the requested information, however no changes were made to the plans in response to the design concerns raised.

Following the introduction of the new planning controls on 6 July 2026, Council advised the Applicant that the proposal would be assessed against the new planning controls which support the increase building height and scale. Council officers subsequently requested additional information from the applicant to justify the proposed additional reduction in car parking, including updated parking surveys, as the submitted Traffic Impact Assessment relied on aerial imagery rather than parking surveys.

The requested information was not provided and an appeal was lodged with VCAT against Council's failure to determine the application within the prescribed time (60 days from the application lodgment). The 60 day statutory timeframe for the application was 19 July 2026 and notification of the appeal was received by Council on 14 September 2026

VCAT have scheduled the application for a compulsory conference on 25 November 2026 and a merits hearing on 17 February 2027.

The applicant was advised that this application was coming to the October Council meeting, and a letter was sent with the details of the meeting.

Public Notice

Pursuant to the provisions of Clause 37.10-10 the application is exempt from the notice requirements of Section 52(1)(a), (b) and (d) of the Act.

Referrals

External Referral

Department of Transport and Planning (Reference: PPR 42207/23-B-1)

The Application was referred to the Department of Transport and Planning (DTP) as a determining authority pursuant to Clause 52.29-4 of the Scheme where land is adjacent to the principal road network. They advised of no objection to the grant of an amended permit subject to Conditions 37 and 38 of the existing Planning Permit being retained.

Internal Referral

Transport Engineering

Council's Transport Engineers has assessed the proposal having regard to the Traffic Impact Assessment, prepared by Impact, dated 15 May 2026, which states that the maximum number of practitioners will remain at 15. Having regard to the anticipated operational parking demand for 15 practitioners, the proposed reduction of a further 10 car parking spaces is supported. A permit condition limiting the number of practitioners to a maximum of 15 has been included in the recommended conditions above.

On this basis, there is also no concern regarding traffic impacts on the surrounding road network.

Waste Services

Waste Services advised that an amended Waste Management Plan (WMP) will need to be submitted to align with the amended basement layout and waste bin location, this has been included in the recommended conditions above.

RELEVANT PLANNING POLICY

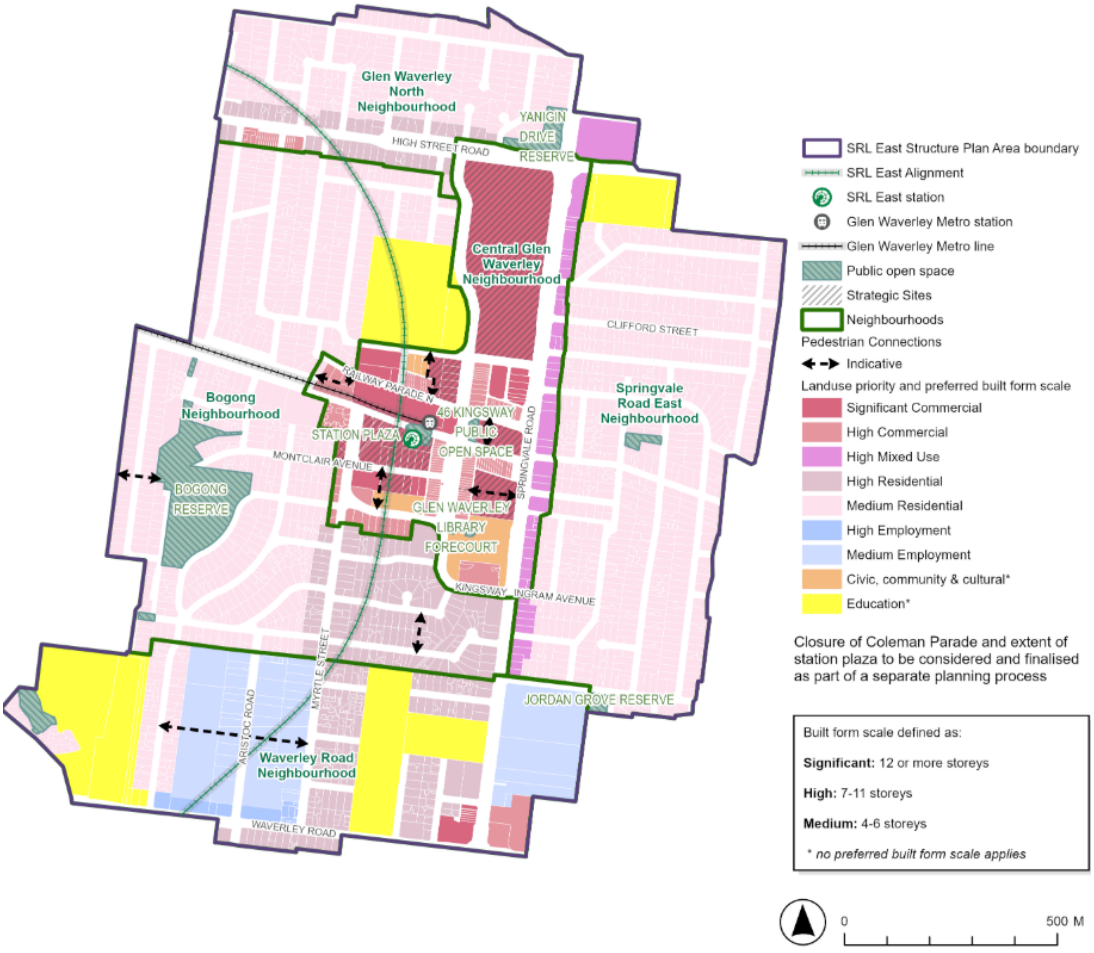
Planning Policy Framework (PPF)

The subject site is located within the Glen Waverley Activity Centre and the Glen Waverley SRL East Structure Plan Area. The proposal is strategically supported by Clauses 11.03-1S (Activity Centres

and Precincts), 11.03-6L-04 (Glen Waverley SRL East Structure Plan) and 18.01-1S (Land use and transport integration) of the Monash Planning Scheme, which encourage the concentration of employment-generating and community-serving uses in highly accessible activity centres well served by existing and future public transport infrastructure.

The proposed intensification of the existing medical centre supports the provision of healthcare services and reinforces Glen Waverley's role as a major service, employment and health precinct. The proposal is consistent with the strategic vision for the Glen Waverley SRL East Structure Plan Area, which seeks to accommodate growth, increased employment opportunities and higher-density development within the centre.

The site is located along Springvale Road within an area identified as High Residential for substantial urban intensification, with a preferred built form scale of 7 to 11 storeys as shown in the Glen Waverley SRL East Structure Plan.



Extract from Clause 11.03-6L04 - Glen Waverley SRL East Structure Plan Map

While the proposal increases the approved building height from three to four storeys, it remains below the strategic scale envisaged for the precinct and represents a modest increase in built form that supports the broader objectives of urban renewal and intensification.

Given the site's proximity to public transport services and the future SRL station, the proposal also supports the strategic objective of accommodating higher-intensity development in accessible locations while reducing reliance on private vehicle travel. Overall, the proposal represents an appropriate intensification of an existing medical centre in a strategically significant location.

Precinct Zone – Schedule 5

The objectives of Precinct Zone Schedule 5 seek to facilitate substantial growth and redevelopment within the precinct by encouraging land uses and development at an appropriate scale and intensity. In particular, the zone aims to strengthen the Springvale Road employment area through a broader mix of light industrial, commercial, small-scale office and complementary uses at higher densities. The objectives also promote environmentally sustainable urban development.

The decision guidelines require consideration of whether the proposed use and development support the role and objectives of the precinct, provides appropriate employment and housing opportunities, and is consistent with the Use and Development Framework Plan.

Assessment must consider traffic and transport impacts, operating hours and off-site amenity effects, the relationship of the proposal to surrounding sensitive uses, environmental constraints, access arrangements, bicycle parking, and sustainability measures. The design, siting and layout of development should minimise adverse amenity impacts and support increased use of public transport, walking and cycling while reducing reliance on private vehicles.

ASSESSMENT

The proposal is consistent with the use and development objectives of Precinct Zone Schedule 5, which seek to facilitate substantial growth and redevelopment within the precinct, enhance the Springvale Road employment area through a broader mix of commercial and complementary uses at higher densities, and promote environmentally sustainable development. Specifically, and of relevance:

Use of Land

The proposal is not expected to generate a significant increase in traffic or parking demand, as the number of medical practitioners operating from the premises remains unchanged. The use continues to contribute to employment opportunities and service provision within the precinct, consistent with the strategic intent of the zone.

The scale and intensity of the medical centre is consistent with the strategic vision for the area and the future built form envisaged by the Glen Waverley SRL East Structure Plan. The site is well located in proximity to the Glen Waverley Major Activity Centre and is well serviced by public transport, supporting a reduction in reliance on private vehicles.

Built form

The proposed four-storey medical centre is consistent with the use and development objectives of Precinct Zone Schedule 5, which encourage a broader mix of commercial, office and complementary uses at higher densities along Springvale Road. The proposal is appropriately scaled for its strategic location within the Use and Development Framework Plan and supports the ongoing evolution of the precinct.

The proposed fourth storey is appropriately recessed from the levels below, maintaining the established building setbacks. As a result, visual impacts from surrounding streets and adjoining properties are expected to be minimal. The proposal demonstrates a high quality design outcomes through the use of a materials and finishes palate including substantial glazing elements, architecture and landscape

Whilst the overall scale of the development remains below the preferred built form outcomes identified within the Glen Waverley SRL East Structure Plan, the proposed four storey scale is appropriate in that it achieves additional development density and scale to an approved development which is currently under construction. Given that the previously approved development is already substantially constructed, substantial modification to the approved development to achieve a building of significant scale is somewhat constrained by the existing approved structural design and existing approved basement. The four-storey scale is consistent with development objectives seeking a "mid-rise" scale typically defined as 4-6 storeys. The proposal facilitates intensification of density in an area with excellent access to services and facilities within the nearby Glen Waverley Activity Centre.

Car Parking and traffic

The requisite car parking spaces required for the additional floor area under Clause 52.06 would be provided as shown in the following table:

Use	Leasable Floor Area	Clause 52.06 Requirement	Car Spaces Required	Additional Car spaces Provided	Car Parking Reduction
Medical Centre	Additional 314m2	3.5 car spaces to each 100 sqm of leasable floor area	10	Nil	10 spaces

As can be seen in the table, the proposal seeks a further reduction of 10 car parking spaces required under Clause 52.06 for the expansion of the medical centre. This is in addition to the eight (8) car space reduction previously approved under the existing permit.

The reduction of eight (8) car parking spaces was approved based on the approved leasable floor area and the car parking demand assessment in the traffic report submitted in support of that application which suggested that the proposal could rely on short/medium term on street parking spaces (with 2P time restrictions) for overflow car parking.

The Traffic Impact Assessment prepared by Impact dated 15 May 2026 submitted with the application indicated that the medical centre will continue to operate with 15 medical practitioners, with no increase in practitioner numbers proposed as part of this amendment. The application material also identified that the building would be for used for a specialist medical centre**,** which is generally associated with lower parking turnover and different visitation patterns compared to a general practitioner clinic.

Given that the car parking demand assessment prepared by the applicant is based on a maximum of 15 practitioners, it is appropriate to impose a permit condition limiting the number of medical practitioners operating from the premises to no more than 15 at any one time**.** This would ensure that the parking and traffic generation assumptions relied upon in the Traffic Impact Assessment remain valid and assist in managing any potential offsite impacts arising from the proposed reduction in car parking.

Accordingly, and in the absence of any further car parking survey/assessment or justification, the proposed condition would ensure that the scale of the medical centre remains consistent with the assessed parking demand and support the acceptability of the reduced car parking provision.

Bicycle Parking

Twelve bicycle parking spaces are provided at convenient ground-floor locations in accordance with the approved development. Condition 25 of the permit requires bicycle facilities to be designed and maintained in accordance with Clause 52.34 of the Monash Planning Scheme.

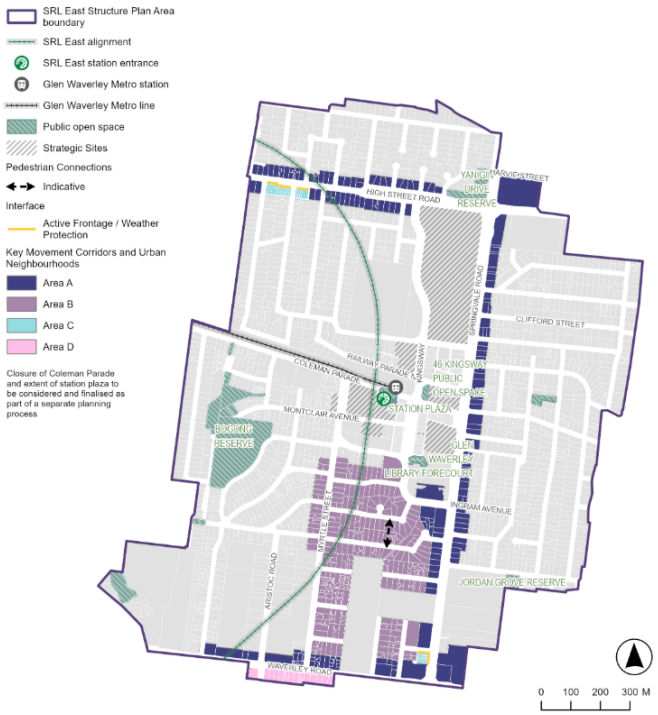
Waste

The additional waste generated by the increase in leasable floor area is expected to be minor. Waste will be managed through sustainable practices aimed at minimising landfill disposal and maximising recycling. A Waste Management Plan has been provided and satisfactorily addresses waste generation, storage, collection and disposal.

External Amenity

Although the Built Form Overlay Schedule 18 does not apply to the proposal due to transitional provisions, it provides useful guidance for assessing whether the proposed built form represents an acceptable planning outcome subject to the changes proposed in the conditions. The relevant built form outcome and standards are detailed in the table below, together with an assessment of the proposal.

In the Development Framework in Clause 2 of the Built Form Overlay 18, the subject site is identified as Area A.



Extract of the Development Framework in Clause 2 of the Built Form Overlay 18

BFO18 requirements	**Assessment**
<u>Standard BF02</u> Building height The subject land is identified as Area A, with a maximum (discretionary) building height of 27m.	<u>Complies</u> The proposed maximum building height is 16.3m (measured from the natural ground level to the top of the plant equipment) and is lower than the maximum building height of 27m. Given the previously approved development is substantially constructed, it would be structurally challenging to achieve substantial additional development yield.
<u>Standard BF04</u> Overshadowing of Public Realm No additional shadow beyond that cast by the applicable building envelope specified in Standard BF02 (building height), BF05 (setbacks), BF06 (side and rear setbacks) and existing buildings between 11am and 2pm on 21 June.	<u>Complies</u> Shadow diagrams are provided every hour between 9am and 3pm. There is minimal additional shadow cast onto the public realm (Beacon Street and Springvale Road footpath) between 1pm and 3pm and is considered acceptable.
<u>Standard BF05</u>	<u>Complies</u>

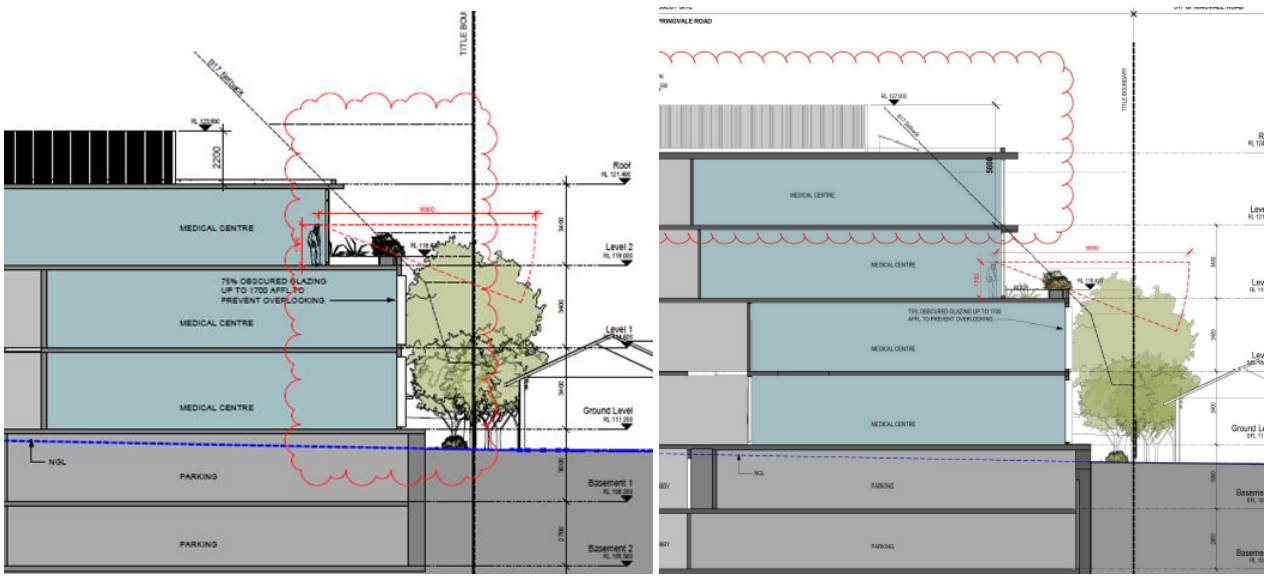
Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks Minimum setback above street wall or front wall is 4m.	A minimum of 4m setback above street or front wall is achieved.
Standard BF06 Side and rear setbacks and building separation within a site The minimum side setback for the length of a side boundary that a habitable room window is proposed to face is 4.5m. The minimum rear setback is 6m for building height below 11m.	Complies A 6m side setback is provided to the northern boundary at the fourth-story (level 3). An 11.2m rear setback is provided to the western boundary at the fourth-storey (level 3).

Overlooking

The proposed fourth level (Level 3) is provided with floor-to-ceiling clear window glazing at every orientation, and potential overlooking impacts on the adjoining residential properties to the north and west have been considered.

To the west, the building is setback more than 9 metres from the residential boundary, exceeding the separation distance generally applied in assessing overlooking impacts. As such, it is unlikely to result in unreasonable overlooking to the west adjoining residential properties.

To the north, concerns remain that the floor-to-ceiling clear glazing at the fourth storey (Level 3) may enable direct views into the secluded private open space of the adjoining dwelling at 317 Springvale Road. Given the elevated position of the floor level and lack of opportunities for landscape screening, it is recommended that the north-facing window be treated with obscure glazing to a height of 1.7 metres above finished floor level, consistent with the approved treatment on Level 1, to prevent unreasonable overlooking, this has been included in the recommended conditions above.



Extract of approved (left) and proposed (right) cross-section development plans.

Changes to Permit Conditions

Permit conditions have been changed to reflect the amended plans submitted. Suggested amended permit conditions are shown, with track changes, to demonstrate the changes between the previously issued permit and what is recommended.

As the application is the subject of a Confidential Compulsory Conference process at VCAT, there may be further changes to conditions required.

The proposed changes to the Permit at this time are summarised as follows:

- Amend the permit citation to reference a 4-storey medical centre.
- Amend Condition 1 removing requirements that have been addressed on the plan and the addition of requirements relating to the proposed amendment.
- Amend Condition 3 relating to Landscape plan to reference the submitted revised plan and removing requirements that have been shown on the revised plan.
- Amend Condition 7 relating to the Waste Management Plan to require revised changes as a result of the amendment.
- Amend Condition 8 requiring an updated Acoustic Report.
- Amend the Sustainable Management Plan to reference the submitted revised plan.
- New Condition 13 relating to the maximum number of Medical Practitioners.
- Remaining conditions renumbered accordingly.

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

POLICY IMPLICATIONS

There are no policy implications to this report.

CONSULTATION

Community consultation was not required.

SOCIAL IMPLICATIONS

There are no social implications to this report.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

CONCLUSION

The proposed amendment to expand the approved medical centre from three to four storeys is consistent with the current, relevant provisions of the Monash Planning Scheme. The proposal supports the objectives of the Glen Waverley SRL East Structure Plan by recognising the importance of healthcare services within a Major Activity Centre and SRL precinct.

Parking and traffic impacts can be appropriately managed through a permit condition limiting the number of medical practitioners to a maximum of 15.

Subject to appropriate privacy screening on the north-facing windows, the proposal is not expected to result in unreasonable amenity impacts and represents an appropriate intensification of development in a strategically significant location.

Accordingly, it is recommended that the application be supported.

ATTACHMENT LIST

1. Planning Permit - TPA/54600 - 319-321 Springvale Rd [**7.1.2.1** - 13 pages]
2. Approved Endorsed Secondary Consent Amended Plans - 319-321 Springvale Rd [**7.1.2.2** - 14 pages]
3. Aerial Photograph - 319-321 Springvale Rd [**7.1.2.3** - 1 page]
4. Amended Development Plans - TPA/54600A - 319-321 Springvale Rd [**7.1.2.4** - 25 pages]
5. Zoning and Overlays Map - 319-321 Springvale Rd [**7.1.2.5** - 1 page]

Section 63, 64, 64A and 86 Reg 22
Form 4

PLANNING PERMIT

Permit No.: **TPA/54600**

Planning Scheme: **Monash Planning Scheme**

Responsible Authority: ***Monash City Council***

ADDRESS OF THE LAND

319-321 Springvale Road GLEN WAVERLEY VIC 3150

THE PERMIT ALLOWS

The use and development of a three storey medical centre with two basement levels, display of signage and reduction in the car parking requirement

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Amended Plans Required

1. Before the development starts, amended plans drawn to scale and correctly dimensioned must be submitted to the satisfaction of and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the Permit. The plans must be generally in accordance with the plans submitted to Council prepared by Next Architects (Revision A dated 25 October 2023) but modified to show:

    a) The proposed vehicle crossover to be minimum 5.5 metres in width, with minimum setback of 3.5 metres to the street tree (Tree No.1) in front of the subject land on the Beacon Street frontage.

    b) The basement entry to be setback a further 4.5 metres (13.5 metres minimum to the ramp) to the north to better to align it with the basement ramp and accommodate two-way traffic before reaching the basement carpark ramp, and associated changes to the carpark gate, retaining wall, and ramp grades to the satisfaction of Council's Transport Engineer.

    c) Staff parking spaces width to comply with Clause 52.06-9 table 2 and clearly signed for staff only.

    d) The open area outside the Basement 1 substation line marked with hatching lines and/or signed to discourage inappropriate parking.

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e) Hatching line-marking to the open area (1.9 metres width) within Basement 2, opposite to the services area and the driveway ramp to prevent small vehicles from parking in those areas.

f) Any required fire services, electricity supply, gas and water meter boxes screened to complement the development.

g) Notation on the ground floor plan to include the following:

a. Tree protection fencing panels (four panels) must be in place prior commencement of any demolition works. They are to extend at least 2 metres either side of the trunk.

b. No excavation will occur within 3.5 metres of the outside face of the base of the tree.

c. The crossover edge, closest to the tree, must be initially hand excavated to expose roots that may be in this vicinity. All roots that 25mm and above must be cut cleanly. The balance of the crossover preparation can be competed as per normal methods after any roots are cut.

d. Photos of the preparation works, regarding roots, are to be taken and made available to Council officers on request.

e. Pruning only be undertaken by Council authorised contractors, after being assessed and agreed by Councils arborist. Any associated costs to be borne by the land owner/ developer.

h) A Landscape Plan in accordance with Condition 3.

i) Changes in accordance with the amended Waste Management Plan under Condition 7.

j) Changes in accordance with the Acoustic report under Condition 8.

k) An amended Sustainability Management Plan in accordance with Condition 10.

All to the satisfaction of the Responsible Authority.

Layout not to be Altered

2. The development and use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Landscaping Plan

3. Concurrent with the endorsement of any plans requested pursuant to Condition 1, a Landscape Plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. The Landscape Plan must be generally

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in accordance with the Landscape Concept Plan prepared by Bradbury Culina, dated 1 November 2023 except that the plan must show:

a) Screen planting along the setback to the Beacon Street boundary including the provision of small trees and shrubs.

b) Detail of the proposed paving.

c) Any changes required as a result of Condition 1 of this permit (if required).

d) The location of external lighting (if any).

e) The provision of an in-ground, automatic watering system linked to rainwater tanks on the land servicing the main garden areas.

all to the satisfaction of the Responsible Authority.

4. Before commencement of the use allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.

5. All landscaping works shown on the endorsed landscape plan(s) must be maintained and any dead, diseased, or damaged plants replaced, all to the satisfaction of the Responsible Authority.

6. An in-ground, automatic watering system linked to rainwater tanks on the land must be installed and maintained to the common garden areas to the satisfaction of the Responsible Authority.

Waste Management Plan (WMP)

7. Concurrent with the endorsement of plans required pursuant to Condition 1, a Waste Management Plan must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the Waste Management Plan prepared by Impact Traffic Engineering Pty Ltd dated 10 November 2023 but modified to show:

a) Purpose as stated in the City of Monash MUD and Commercial Developments Waste Management Plan (WMP) Guide for Applicants.

b) The TPA number and number of levels of the development, to the introductory section.

c) Scaled plans incorporated in the WMP to indicate cleaning/ washing and drainage to sewer.

d) Scaled plans incorporated in the WMP to show a minimum of 2.2 metres height clearance and appropriate ramp gradient to accommodate small waste collection vehicles to the basement.

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e) The developer is responsible for providing a copy of the endorsed WMP to the building; and the building operator is responsible for requesting a copy of the endorsed WMP from Council if the developer has failed to provide the WMP to the building operator.

f) Waste management communications strategy for food waste management.

g) Any prescribed waste (as defined by the EPA) which leaves the premises of generation must be disposed of in accordance with Environmental Protection Authority (EPA) requirements.

The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic Report

8. Concurrent with the endorsement of plans pursuant to Condition 1, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Acoustic Engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The acoustic report must:

a) make recommendations to limit noise levels to and from the development to not exceed those required to be met under the Environment Protection Regulations 2021 and EPA Publication 1826.4 noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, or any other equivalent or applicable State or relevant policy.

b) show all details of changes required by Condition 1 of this Permit.

The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Construction Management Plan

9. Prior to the commencement of any site works (including any demolition and excavation), a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. No works are permitted to occur until the CMP has been endorsed by the Responsible Authority. Once endorsed, the CMP will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address the following issues:

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a) Appropriate measures to control noise, dust and water and sediment laden runoff.

b) Appropriate measures for the prevention of silt or other pollutants from entering into the Council's underground drainage system or road network.

c) Appropriate measures relating to removal of hazardous or dangerous material from the site, where applicable.

d) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site so as to prevent material leaving the site and being deposited on Council's road network.

e) A program for the cleaning and maintaining surrounding road surfaces.

f) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support the siting of site sheds within Council road reserves.

g) Measures to provide for public safety and site security.

h) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay.

i) A Traffic Management Plan showing truck routes to and from the site.

j) A swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction.

k) Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP.

l) The provision of contact details of key construction site staff.

m) Include a requirement that except with the prior written consent of the Responsible Authority, a requirement that demolition, excavation or construction works must only be carried out during the following hours:
   - Monday to Friday (inclusive) – 7.00am to 6.00pm;
   - Saturday – 9.00am to 1.00pm;
   - Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings that does not exceed the EPA guidelines)
   - No works are permitted on Sundays or Public Holidays except with the prior written consent of the Responsible Authority.

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with by all contractors to the satisfaction of the Responsible Authority.

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Sustainability Management Plan (SMP)

10. Concurrent with the endorsement of plans requested pursuant to Condition 1, an amended Sustainable Management Plan must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the Sustainability Management Plan prepared by Frater Consulting Services, Revision 1 dated 13 September 2023 but amended to include any changes required under Condition 1 of this permit.

    The provisions, recommendations and requirements of the endorsed Sustainability Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Ongoing Architect Involvement

11. As part of the ongoing consultant team, Next Architects or an architectural firm which is acknowledged to have comparable skill and expertise to the satisfaction of the Responsible Authority must be engaged to:
    a) oversee design and construction of the development; and
    b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Hours of Operation

12. The medical centre allowed under this permit may operate only during the following hours, except with the prior written consent of the Responsible Authority:
    - Monday to Saturday, 8am-5pm.

Delivery Hours

13. All deliveries must be conducted so as not to cause any unreasonable disturbance to nearby residential properties and may only take place during the following times:
    - Monday to Friday – 7.00am -6.00pm
    - Saturday: 8:00am to 1:00pm
    - Sunday: No deliveries permitted,

    to the satisfaction of the Responsible Authority.

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Loading and Unloading

14. All loading and unloading of vehicles must be carried out and be conducted in a manner that does not cause any interference with the circulation and parking of vehicles on the land, to the satisfaction of the Responsible Authority.

Amenity of Area

15. The amenity of the area must not be detrimentally affected by the use or development, through the:
    - transport of materials, goods or commodities to or from the land;
    - appearance of any building, works or materials;
    - emission of noise; and
    - storage of prescribed waste,

    To the satisfaction of the Responsible Authority.

Ongoing Management of Noise Levels

16. Noise levels to and from the development must not exceed those required to be met under the Environment Protection Regulations 2021 and EPA Publication 1826.4 noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, or any other equivalent or applicable State or relevant policy.

Tree Protection

17. Before any development (including demolition) starts on the land, a tree protection fence must be erected around all trees that are to be retained, or are located within or adjacent to any works area (including street trees and trees on adjacent land). The tree protection fence must remain in place until all construction is completed on the land, except with the prior written consent of the Responsible Authority.

18. The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained and are advised of any obligations in relation to the protection of those trees.

19. No building material, demolition material, excavation or earthworks shall be stored or stockpiled within the Council street-trees to be retained during the construction period of the development hereby permitted without the prior written consent of the Responsible Authority.

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20. No vehicle access or parking within the Tree Protection Zone of any tree to be retained. Car Parking and Accessways

21. Before the use starts or any part of the building is occupied, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
    a) Fully constructed.
    b) Properly formed to such levels that they can be used in accordance with the plans.
    c) Surfaced with an all-weather sealcoat.
    d) Drained, maintained and not used for any other purpose.
    e) Line-marked to indicate each car space and all access lanes.

    all to the satisfaction of the Responsible Authority.

22. Parking areas and access lanes must be kept available for these purposes at all times.

23. Any modification to the existing vehicle crossovers must be constructed to the satisfaction of the Responsible Authority.

Lighting of car parks and accessways

24. Low intensity / baffled lighting must be provided to ensure that car park areas and pedestrian accessways are adequately illuminated without any unreasonable loss of amenity to the surrounding area, to the satisfaction of the Responsible Authority.

Bicycle Parking

25. Bicycle parking facilities shall generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme.

Services and Plant Equipment

26. All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.

27. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

Date issued:
12 March 2024

Signature for the Responsible Authority:



PLANNING PERMIT

No. TPA/54600

28. Air-conditioning and other plant and equipment installed on or within the buildings must be so positioned and baffled that any noise emitted complies with the appropriate Australian Standards and EPA requirements.

Drainage & Stormwater

29. The site must be drained to the satisfaction of the Responsible Authority. Stormwater must be directed to the Point of Connection as detailed in the Legal Point of Discharge report. Stormwater must not be allowed to flow into adjoining properties including the road reserve.

Privacy screens

30. Prior to the occupancy of the development, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained ongoing to the satisfaction of the Responsible Authority. The use of obscure film fixed to transparent glass or windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.

Signage

31. The location, layout, dimensions, structures and features of the approved sign(s) shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

32. All signs must be constructed and maintained to the satisfaction of the Responsible Authority.

33. All signs must be located wholly within the boundary of the land.

34. Signs must not be illuminated by external lights without the written consent of the Responsible Authority.

35. The sign must not:
    a) Dazzle or distract drivers due to its colouring;
    b) Be able to be mistaken for a traffic signal because it has, for example, red circles, octagons, crosses or triangles;
    c) Be able to be mistaken as an instruction to drivers.

    to the satisfaction of the Responsible Authority.

Date issued:
12 March 2024

Signature for the Responsible Authority:



PLANNING PERMIT

No. TPA/54600

36. The approved sign(s) of this Permit will expire 15 years from the date of issue of this permit.

Department of Transport and Planning Conditions (Ref: PPR 42207/23)

37. Prior to the commencement of the use, all disused and redundant vehicle crossings at Springvale Road must be removed and the area re-instated to kerb and channel to the satisfaction of and at no cost to the Head, Transport for Victoria.

38. During demolition and construction of the development, the existing bus stop infrastructure at Beacon Street/Springvale Road must not be damaged or altered. Any damage or alteration to bus infrastructure must be rectified at no cost to and to the satisfaction of the Head, Transport for Victoria.

Completion of Buildings and Works

39. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Time for Starting and Completion

40. In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:
    (a) The development is not started before two (2) years from the date of issue.
    (b) The development is not completed before four (4) years from the date of issue.
    (c) The use is not started before 4 years from the date of issue.

    In accordance with Section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or:
    (i) within six (6) months afterwards if the development has not commenced; or
    (ii) within twelve (12) months afterwards if the development has not been completed.

    Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

NOTES

A. This is not a Building Permit. Building Permit approval must be obtained prior to the commencement of the above approved works.

Date issued:
12 March 2024

Signature for the Responsible Authority:



PLANNING PERMIT

No. TPA/54600

B. Engineering permits must be obtained for new or altered vehicle crossings works within the Road Reserve and for stormwater connections and these works are to be inspected by Council.

C. A plan detailing the stormwater drainage and civil works must be submitted to and approved by the Engineering Department prior to the commencement of any works. The plans are to show sufficient information to determine that the drainage and civil works will meet all drainage requirements of this permit. Refer to Engineering Plan Checking on www.monash.vic.gov.au

D. Stormwater is to be detained on site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by Council's Engineering Department prior to any stormwater drainage works commencing.

E. The design parameters for the internal detention system are to be obtained from Council's Engineering Department (mail@monash.vic.gov.au).

F. No polluted and/or sediment laden stormwater runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.

G. An on-site detention system for storm events up to the 1% AEP event to be retained on site for the basement carpark. The detention system for the basement is to be separated from the detention system for the property, which is to be at ground level and discharge by gravity.

H. No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.

I. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, nature strip, kerb and channel to the satisfaction of the Responsible Authority.

J. Any works within the road reserve must ensure the footpath and natures trip are to be reinstated to Council standards.

K. The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.

L. All new crossings are to be no closer than 1.0 metre measured at the kerb to the edge of any power pole, drainage or service pit or other services. Approval from the

Date issued:
12 March 2024

Signature for the Responsible Authority:



PLANNING PERMIT

No. TPA/54600

affected service authorities is required as part of the vehicle crossing application process.

M. Tree planting should be kept clear of any drainage easement.

N. Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.

O. Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made.

P. Any residents and traders of the approved development will not be entitled to car parking permits for on street car parking.

Department of Transport and Planning Note:

Q. Separate consent may be required under the Road Management Act 2004 for works associated with this permit. Please contact the Department prior to commencing any works.

Date issued:
12 March 2024

Signature for the Responsible Authority:



IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.
(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
  - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if-
   - the development or any stage of it does not start within the time specified in the permit, or
   - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if-
   - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
   - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if-
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
   - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an application for review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

319-321 Springvale Medical Centre

TOWN PLANNING ISSUE

June 2025

DEVELOPMENT SUMMARY

	GFA(Excluding Terrace)	Parking	Medical Centre	Amenities	Services	Circulation&Core	Parking
Basement 2	1,161.17	1,041.71			61.38	58.08	32
Basement 1	1,161.17	987.98			110.46	62.73	25
Ground	854.52	85.47	601.80		51.85	115.40	
Level 1	842.66		730.07	17.78	10.30	84.51	
Level 2	642.72		532.05	17.78	11.60	81.29	
Total	4,662.24	2,115.16	1,863.92	35.56	245.59	402.01	57

Statutory Parking Requirement	Uses	Rate	Area	Parking Required
	Medical Centre	3.5/100m2	1863.92	65.00

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sales agreement.

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 54600
For and on behalf of the City of Monash: JeannyL
Sheet 1 of 14
Date:6/8/2025



SMP NOTES:

Water & Stormwater Management

- Refer to SMP for WSUD catchment plan showing roof catchment to tank and impermeable area
- 15000 L Rainwater tank proposed, connection to the toilets - Refer to basement 2 plan
- Use of native or drought tolerant species for landscaped area. Watering will not be required after an initial period when plants are getting established. If irrigation is required, it will be connected to rainwater tanks.
- WELS rating for water fittings/fixtures (refer to report) - Fixtures (e.g. dishwasher) provided as part of base building work have to be chosen within one WELS star of best available at the time of purchase.

Energy Efficiency

- Commitment to exceeding section J energy efficiency requirement of NCC2019
- Maximum illumination power density (W/ m²) of the development meet the requirements in NCC 2019
- Lighting sensors for external lighting (motion detectors, timers etc.)
- 5kW Solar PV system on the roof of the development-Refer to roof plan

Indoor Environment Quality

- Appropriate external shading installed on western facade and north glazing (refer to report)
- Low-E Glazing
- Minimum VLT of 40% for regular use space glazing
- Outside Air Fan with flow rate improved by 50% from AS1668 requirements and O/A provision to ensure CO2 conentration remains below 800ppm

Waste

- Four bin system including glass and FOGO - Medical waste will also be treated - Refer to basemnet 1 plan

Transport

- Bike space location - 50% increase from statutory requirements for staff and visitors - Refer to Ground floor plan
- Electric vehicle charging infrastructure - Refer to basement 1 plan

(PRELIMINARY)

Revisions

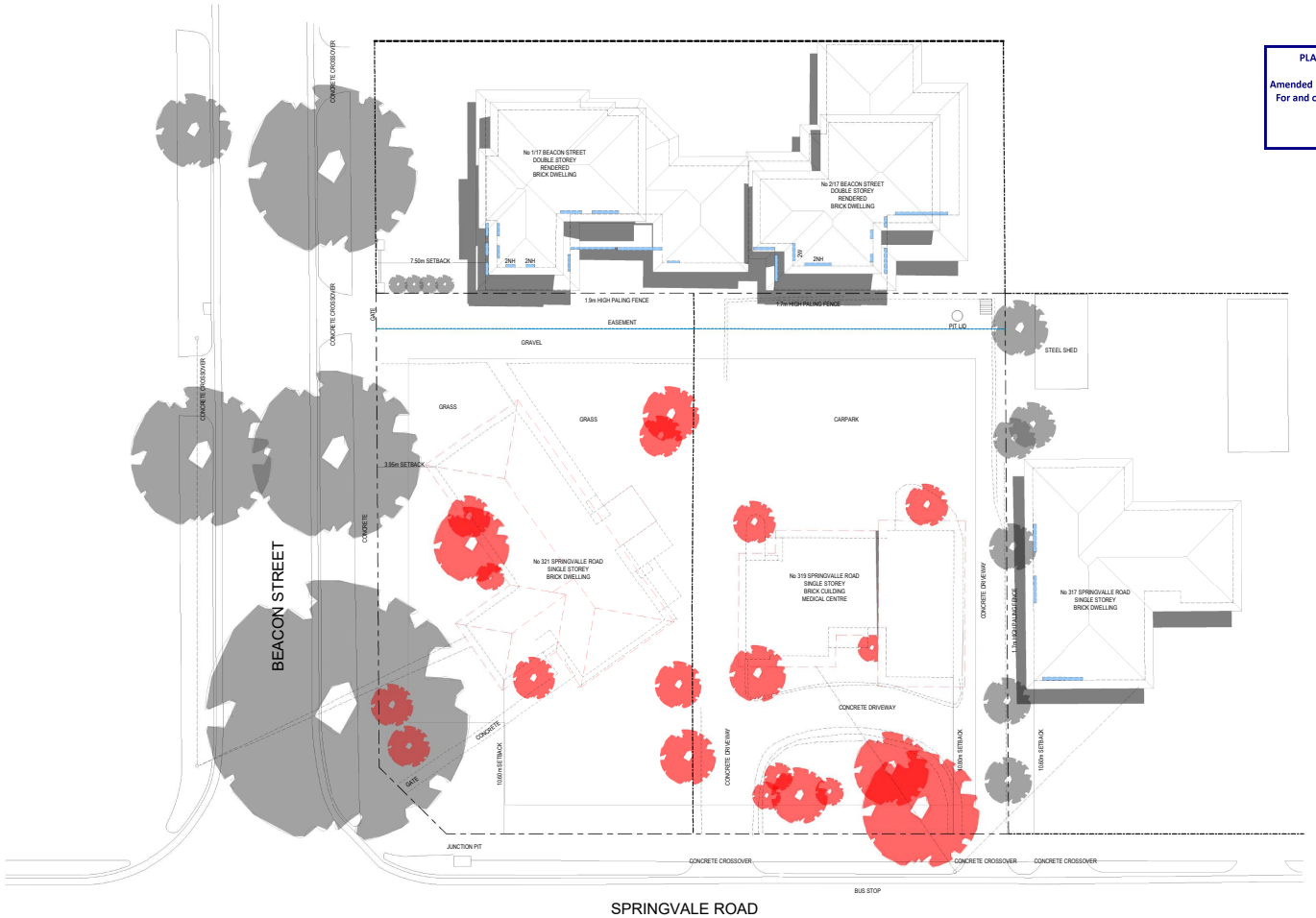
-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/06/17	Secondary Consent Issue

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Project: BMAK Medical Centre
Project No:22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Development Summary

Scale: @ A1	Rev	Date	Drawing No.
	B	2025/06/17	TP00



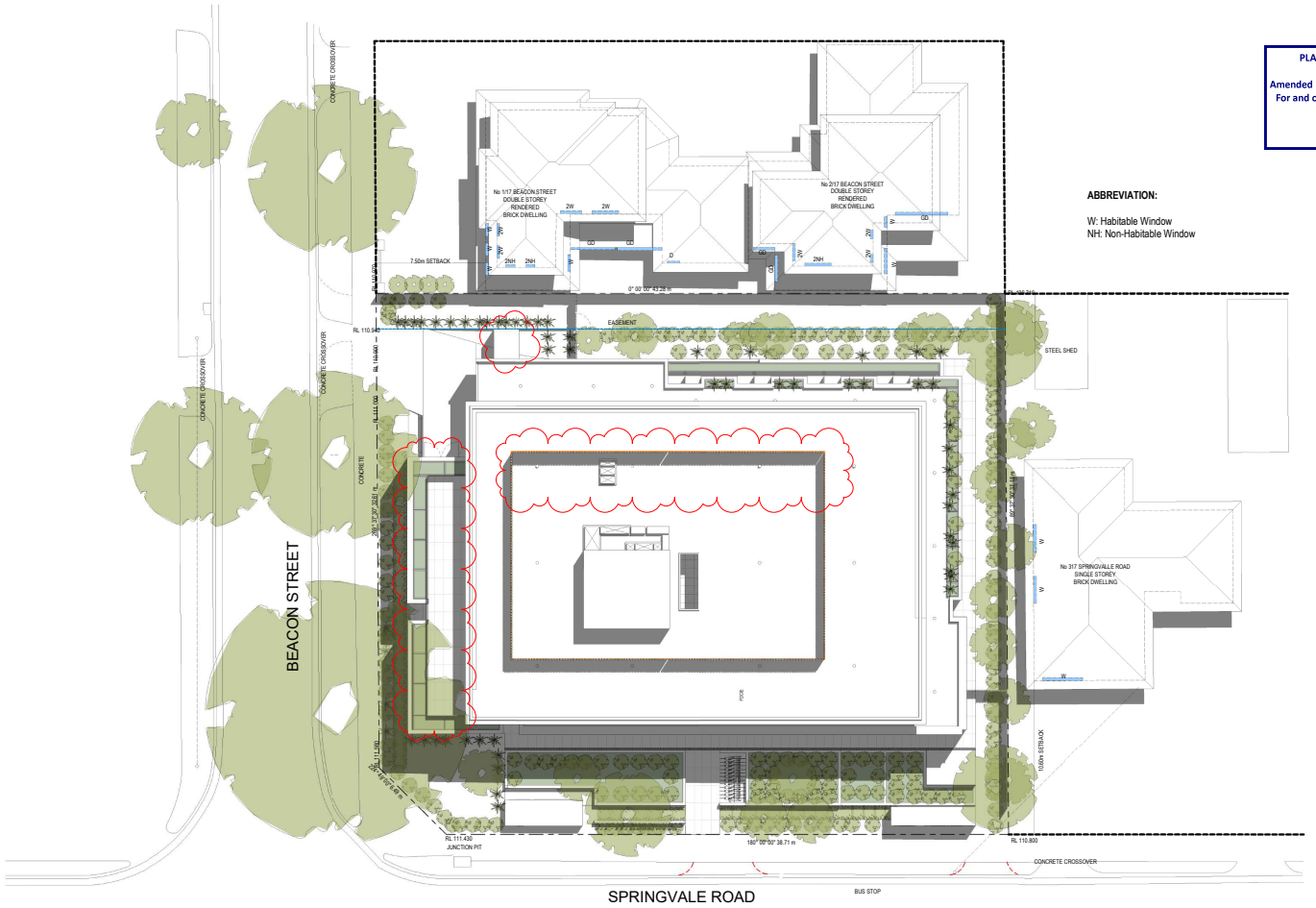
(PRELIMINARY)

Revisions		
-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement

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Project	Project No:22.07	Drawing	
BMAK Medical Centre		Existing Site Plan	
319-321 Springvale Rd, Glen Waverley			
Client		Scale: @ A1	Rev
Makhmalbaf Pty Ltd		1 : 150	P1

Date	Drawing No.
2024/12/16	TP001



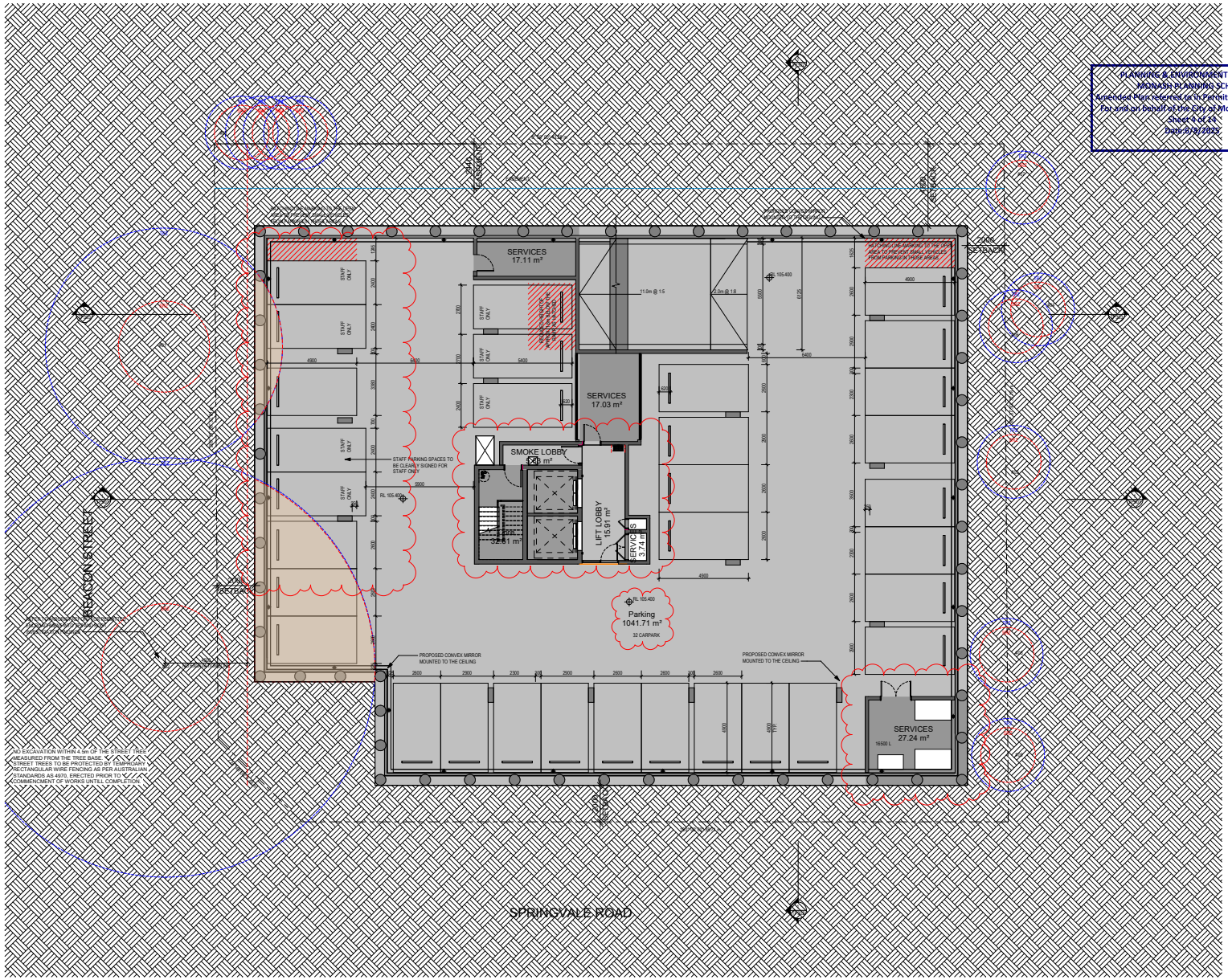
(PRELIMINARY)

Revisions

-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/06/17	Secondary Consent Issue

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Project	Project No:22.07	Drawing	
BMAK Medical Centre		Proposed Site Plan	
319-321 Springvale Rd, Glen Waverley			
Client		Scale: @ A1	Rev
Makhmalbaf Pty Ltd		1 : 150	B
		Date	Drawing No.
		2025/06/17	TP002



(PRELIMINARY)

Revisions

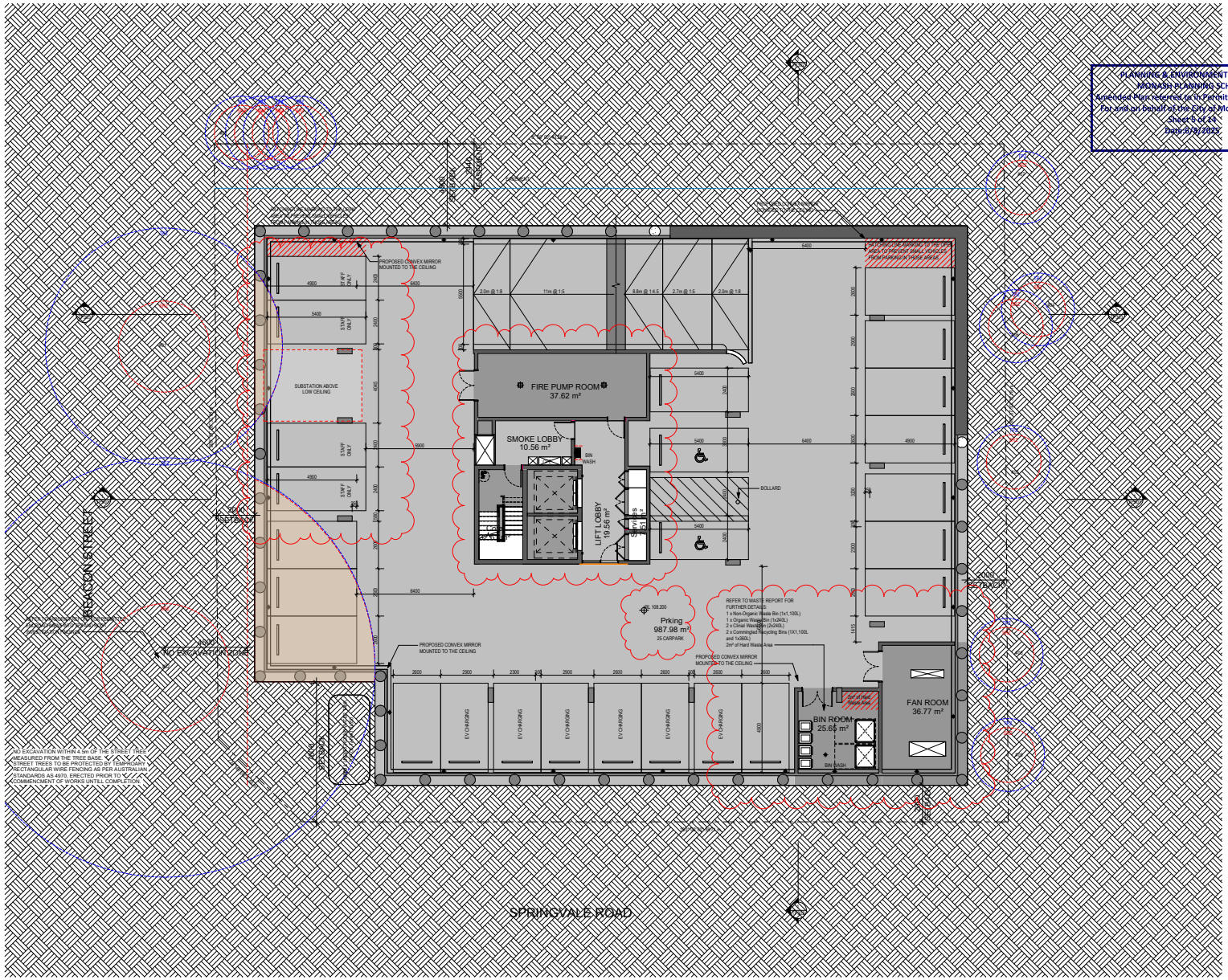
-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/06/17	Secondary Consent Issue

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Project: BMAK Medical Centre
Project No: 22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Basement 2

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	B	2025/06/17	TP101



(PRELIMINARY)

Revisions

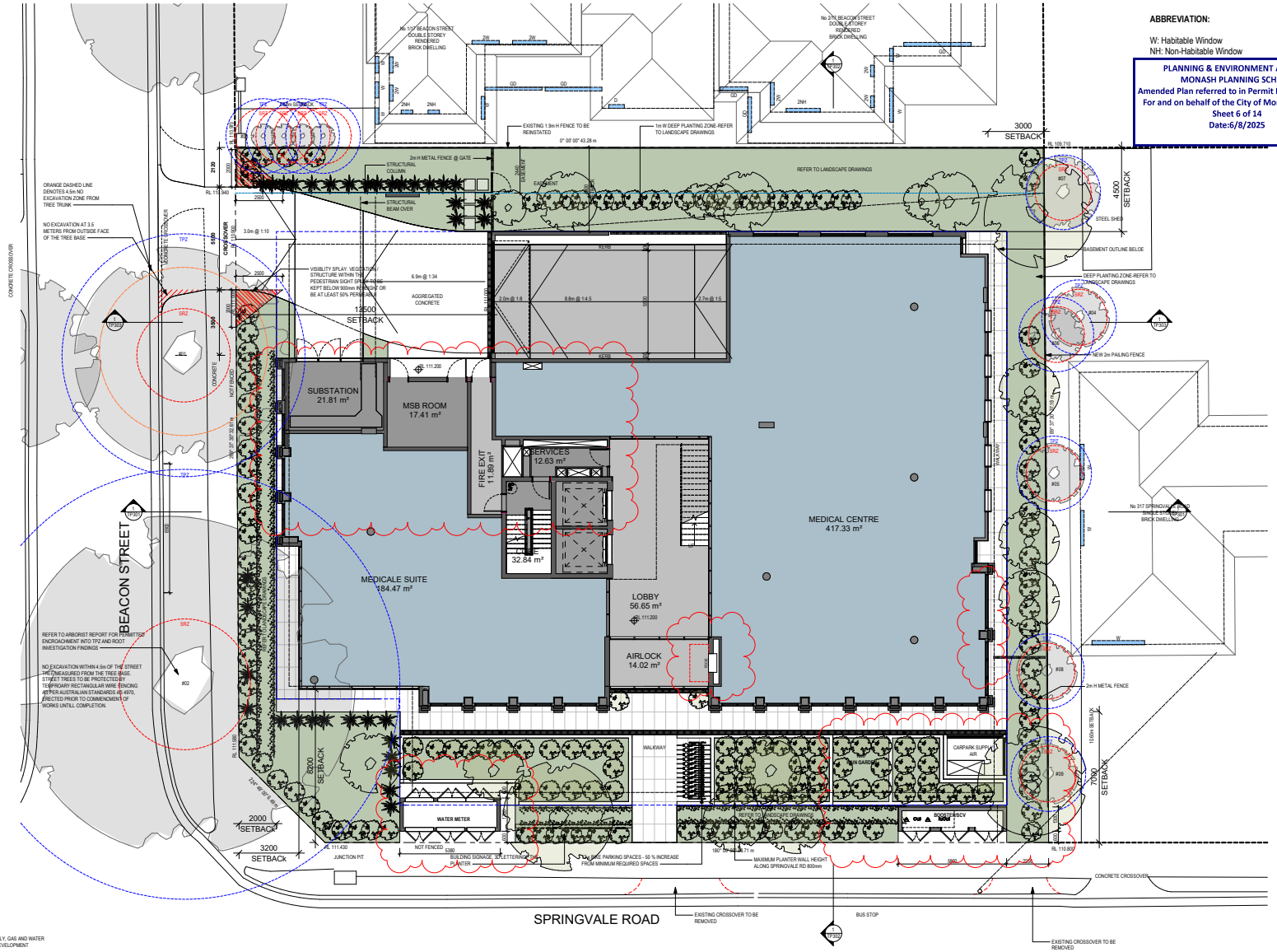
-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/08/17	Secondary Consent Issue

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Project	Project No:22.07
BMAK Medical Centre	
319-321 Springvale Rd, Glen Waverley	
Client	
Makhmalbaf Pty Ltd	

Drawing: Basement 1

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	B	2025/08/17	TP102



GENERAL NOTES:

ANY REQUIRED FIRE SERVICES, ELECTRICITY SUPPLY, GAS AND WATER METER BOXES SCREENED TO COMPLEMENT THE DEVELOPMENT

TREE PROTECTION NOTES

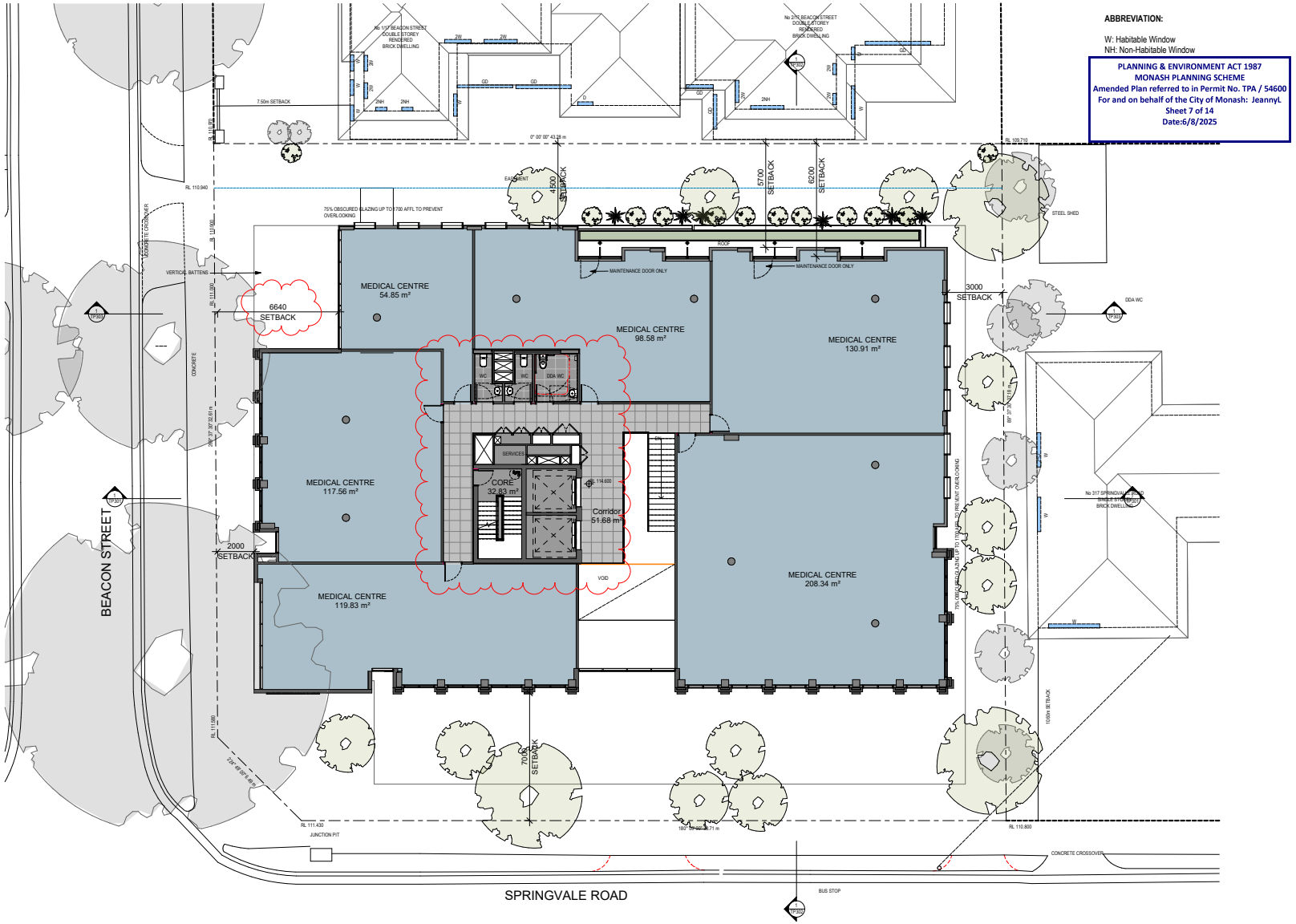
A. TREE PROTECTION FENCING PANELS (FOUR PANELS) MUST BE IN PLACE PRIOR COMMENCEMENT OF ANY DEMOLITION WORKS. THEY ARE TO EXTEND AT LEAST 2 METRES EITHER SIDE OF THE TRUNK.
B. NO EXCAVATION WILL OCCUR WITHIN 3.5 METRES OF THE OUTSIDE FACE OF THE BASE OF THE TREE.
C. THE CROSSOVER EDGE, CLOSEST TO THE TREE, MUST BE INITIALLY HAND EXCAVATED TO EXPOSE ROOTS THAT MAY BE IN THIS VICINITY. ALL ROOTS THAT 25MM AND ABOVE MUST BE CUT CLEANLY. THE BALANCE OF THE CROSSOVER PREPARATION CAN BE COMPLETED AS PER NORMAL METHODS AFTER ANY ROOTS ARE CUT.
D. PHOTOS OF THE PREPARATION WORKS, REGARDING ROOTS, ARE TO BE TAKEN AND MADE AVAILABLE TO COUNCIL OFFICERS ON REQUEST.
E. PRUNING ONLY BE UNDERTAKEN BY COUNCIL AUTHORISED CONTRACTORS, AFTER BEING ASSESSED AND AGREED BY COUNCILS ARBORIST. ANY ASSOCIATED COSTS TO BE BORNE BY THE LAND OWNER/ DEVELOPER

(PRELIMINARY)

Revisions		
-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/06/17	Secondary Consent Issue

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Project	Project No:22.07	Drawing
BMAK Medical Centre		Ground Level
319-321 Springvale Rd, Glen Waverley		
Client		Scale: @ A1 / Rev / Date / Drawing No.
Makhmalbaf Pty Ltd		1 : 100 / B / 2025/06/17 / TP103



(PRELIMINARY)

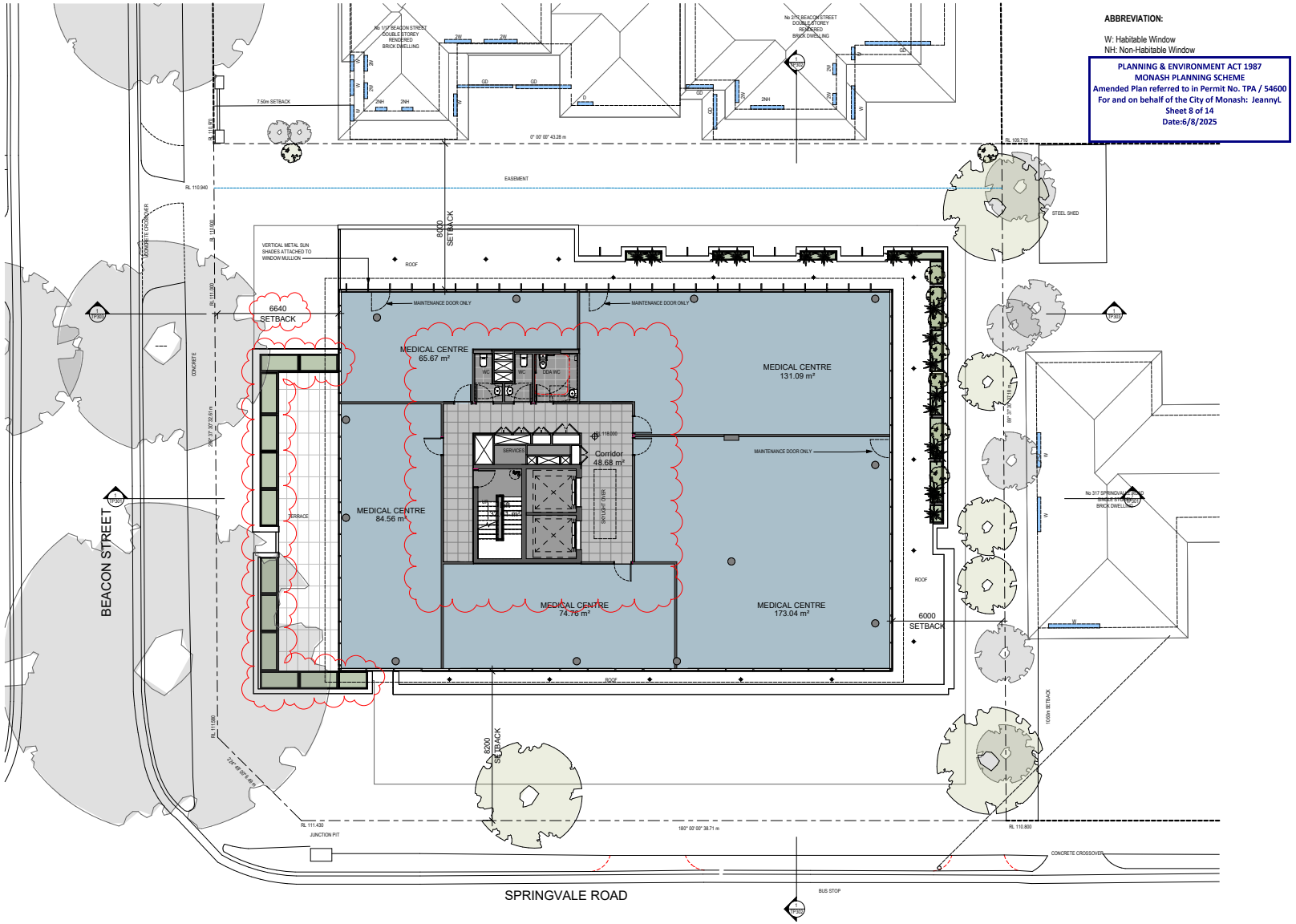
Revisions

-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/06/17	Secondary Consent Issue

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Project	Project No:22.07	Drawing	
BMAK Medical Centre		Level 1	
319-321 Springvale Rd, Glen Waverley			
Client		Scale: @ A1	Rev
Makhmalbaf Pty Ltd		1 : 100	B

Date	Drawing No.
2025/06/17	TP104



(PRELIMINARY)

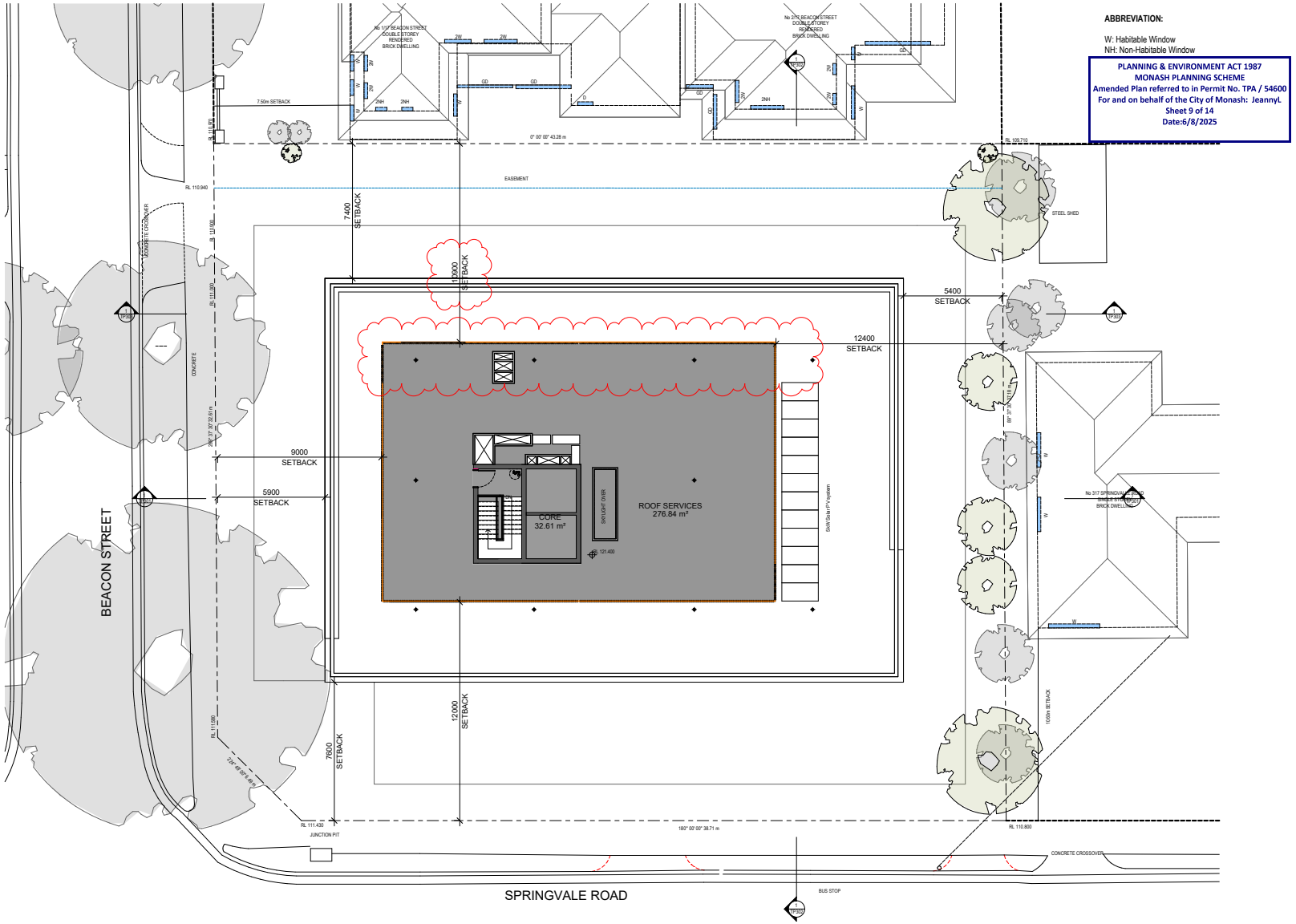
Revisions

-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/06/17	Secondary Consent Issue

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Project	Project No:22.07	Drawing	
BMAK Medical Centre		Level 2	
319-321 Springvale Rd, Glen Waverley			
Client		Scale: @ A1	Rev
Makhmalbaf Pty Ltd		1 : 100	B

Date: 2025/06/17
Drawing No.: TP105



(PRELIMINARY)

Revisions

-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/06/17	Secondary Consent Issue

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Project	Project No:22.07	Drawing	
BMAK Medical Centre		Roof	
319-321 Springvale Rd, Glen Waverley			
Client		Scale: @ A1	Rev
Makhmalbaf Pty Ltd		1 : 100	B

Date	Drawing No.
2025/06/17	TP106



1 East Elevation
1 : 100



2 West Elevation
1 : 100

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 54600
For and on behalf of the City of Monash: JeannyL
Sheet 10 of 14
Date:6/8/2025

MATERIAL LEGEND

CF01 - CONCRETE FINISH, CHARCOAL
CF02 - CONCRETE FINISH, LIGHT GREY
WC01 - WALL CLADDING, CHARCOAL
WC02 - WALL CLADDING, LIGHT GREY
BK01 - MASONARY CLADDING, BROWN
AF01 - APPLIED FINISH, CHARCOAL
MF01 - METAL FINISH, CHARCOAL
GT01 - CLEAR GLAZING, GRAY
GT02 - FROSTED GLAZING, GRAY

(PRELIMINARY)

Revisions

-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/06/17	Secondary Consent Issue

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Project: BMAK Medical Centre
Project No:22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd
Drawing: Elevations, East & West

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	B	2025/06/17	TP201



1 South Elevation
1 : 100



2 North Elevation
1 : 100

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 54600
For and on behalf of the City of Monash: JeannyL
Sheet 11 of 14
Date:6/8/2025

MATERIAL LEGEND

CF01 - CONCRETE FINISH, CHARCOAL
CF02 - CONCRETE FINISH, LIGHT GREY
WC01 - WALL CLADDING, CHARCOAL
WC02 - WALL CLADDING, LIGHT GREY
BK01 - MASONARY CLADDING, BROWN
AF01 - APPLIED FINISH, CHARCOAL
MF01 - METAL FINISH, CHARCOAL
GT01 - CLEAR GLAZING, GRAY
GT02 - FROSTED GLAZING, GRAY

(PRELIMINARY)

1 2 3 4 5 1: 100 @A1 10m

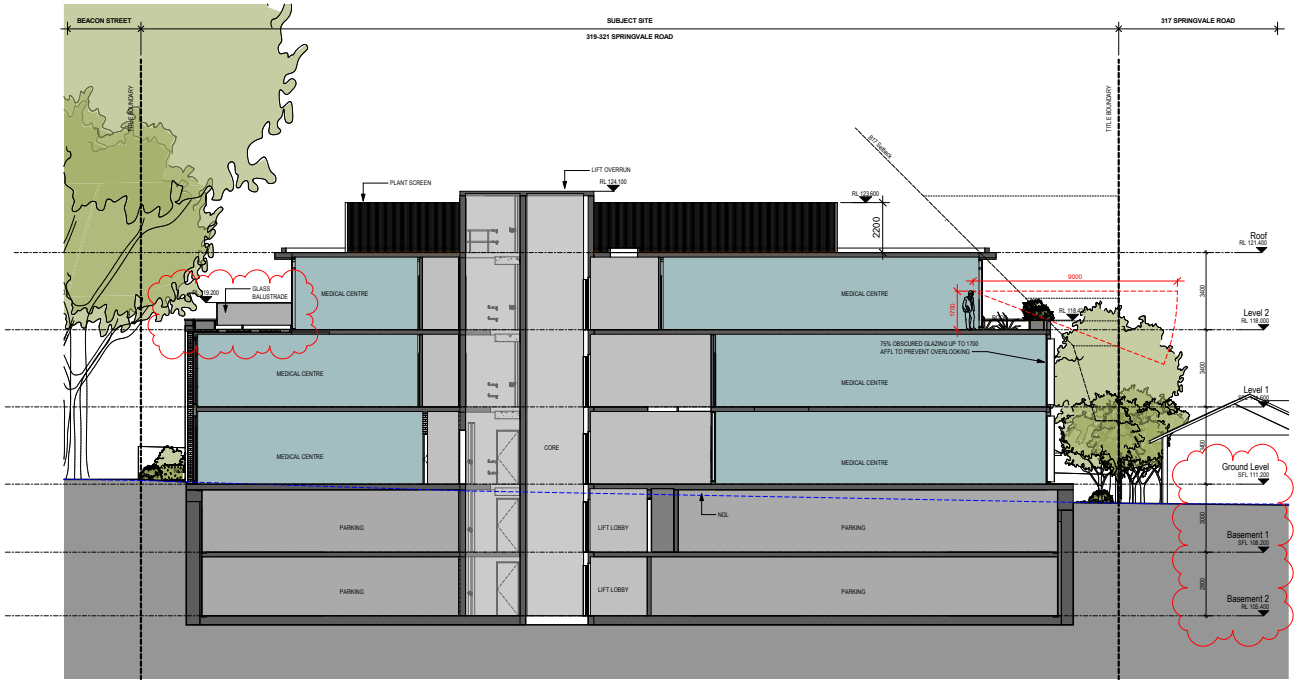
Revisions

-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/06/17	Secondary Consent Issue

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Project	Project No:22.07	Drawing	
BMAK Medical Centre		Elevations, South & North	
319-321 Springvale Rd, Glen Waverley			
Client		Scale: @ A1	Rev	Date	Drawing No.
Makhmalbaf Pty Ltd		1 : 100	B	2025/06/17	TP202

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 54600
For and on behalf of the City of Monash: JeannyL
Sheet 12 of 14
Date:6/8/2025



MATERIAL LEGEND

CF01 - CONCRETE FINISH, CHARCOAL
CF02 - CONCRETE FINISH, LIGHT GREY
WC01 - WALL CLADDING, CHARCOAL
WC02 - WALL CLADDING, LIGHT GREY
BK01 - MASONARY CLADDING, BROWN
AF01 - APPLIED FINISH, CHARCOAL
MF01 - METAL FINISH, CHARCOAL
GT01 - CLEAR GLAZING, GRAY
GT02 - FROSTED GLAZING, GRAY

(PRELIMINARY)

1 2 3 4 5 1: 100 @A1 10m

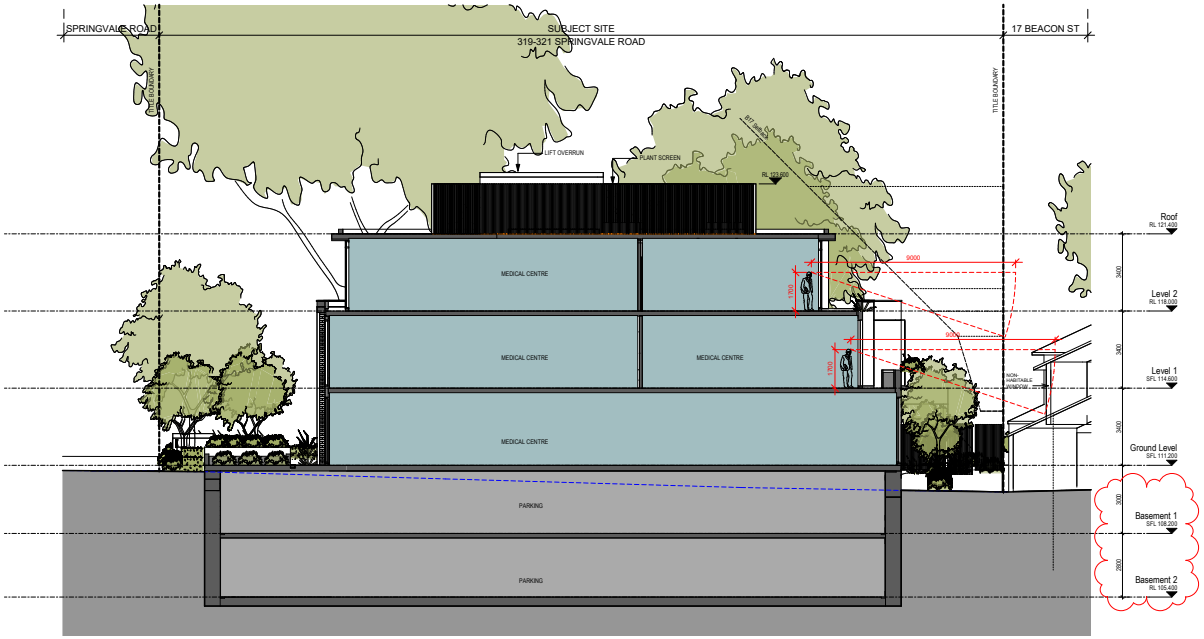
Revisions

-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/06/17	Secondary Consent Issue

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Project	Project No:22.07	Drawing	
BMAK Medical Centre		Section A	
319-321 Springvale Rd, Glen Waverley			
Client		Scale: @ A1	Rev	Date	Drawing No.
Makhmalbaf Pty Ltd		1 : 100	B	2025/06/17	TP301

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 54600
For and on behalf of the City of Monash: JeannyL
Sheet 13 of 14
Date:6/8/2025



1 Section B
1 : 100

MATERIAL LEGEND

CF01 - CONCRETE FINISH, CHARCOAL
CF02 - CONCRETE FINISH, LIGHT GREY
WC01 - WALL CLADDING, CHARCOAL
WC02 - WALL CLADDING, LIGHT GREY
BK01 - MASONARY CLADDING, BROWN
AF01 - APPLIED FINISH, CHARCOAL
MF01 - METAL FINISH, CHARCOAL
GT01 - CLEAR GLAZING, GRAY
GT02 - FROSTED GLAZING, GRAY

(PRELIMINARY)

1 2 3 4 5 1: 100 @A1 10m

Revisions

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B	2025/06/17	Secondary Consent Issue

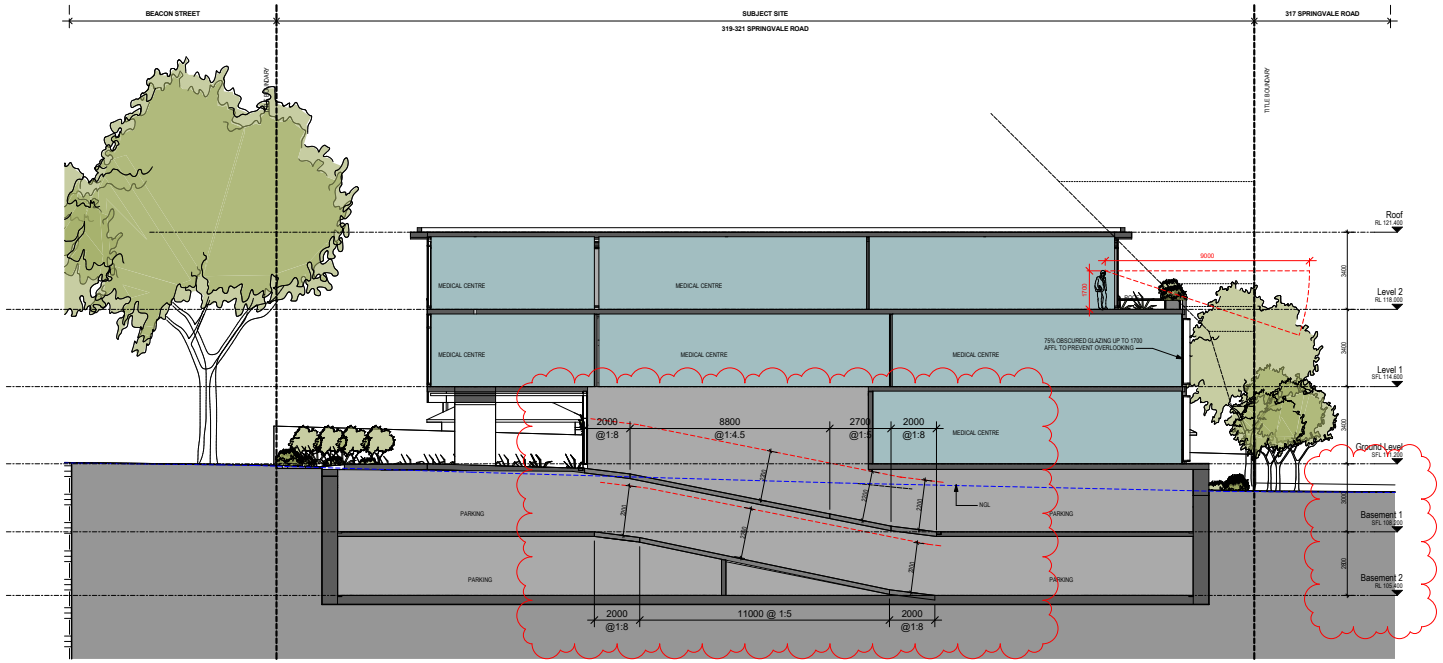
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Project: BMAK Medical Centre
Project No:22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Section B

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	B	2025/06/17	TP302

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 54600
For and on behalf of the City of Monash: JeannyL
Sheet 14 of 14
Date:6/8/2025



1 Section C
1 : 100

MATERIAL LEGEND

CF01 - CONCRETE FINISH, CHARCOAL
CF02 - CONCRETE FINISH, LIGHT GREY
WC01 - WALL CLADDING, CHARCOAL
WC02 - WALL CLADDING, LIGHT GREY
BK01 - MASONARY CLADDING, BROWN
AF01 - APPLIED FINISH, CHARCOAL
MF01 - METAL FINISH, CHARCOAL
GT01 - CLEAR GLAZING, GRAY
GT02 - FROSTED GLAZING, GRAY

(PRELIMINARY)

Revisions
- 2023/09/18 Town Planning Issue
A 2023/10/25 RFI Response
P1 2024/12/16 For Endorsement
B 2025/06/17 Secondary Consent Issue

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Project: BMAK Medical Centre
Project No:22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd
Drawing: Section C

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	B	2025/06/17	TP303


LINCOLN AV
MOUNT ST
WILSON RD
BEACON ST
SPRINGVALE RD
SPRINGVALE RD
Glen Waverley
319
321
2/33
3/37
2/37
1/37
72
311
70
313
68
315
66
317
64
62
60
1/58
2/58
54A
54B
56
25
27
29
1/31
31
1/33
33A
35
300
302
304
306
308
62
1/60
2/60
3/60
58
1
3
5
7
9
4/11-13
3/11-13
5/11-13
2/15
2/17
11-13
2/11-13
1/15
1/17
15
17
1/1
2/1
1A
3
5
7
9
2
4
6
1/8
10
1/12
12
14A
16
323
325
2/8
2/12
310-336

319-321 Springvale Medical Centre

TOWN PLANNING ISSUE

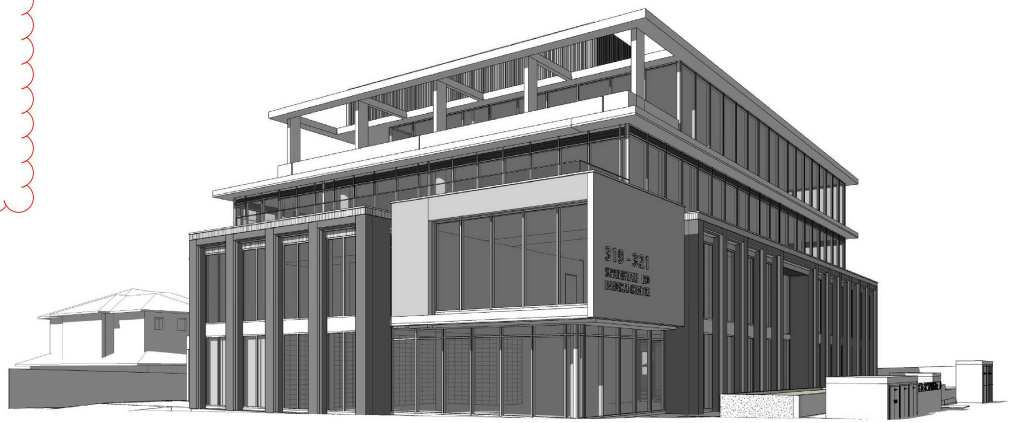
May 2026

DEVELOPMENT SUMMARY

	GFA(Excluding Terrace)	Parking	Medical Centre	Amenities	Services	Circulation&Core	Parking
Basement 2	1,200.21	1,091.92			50.21	58.08	32
Basement 1	1,161.17	987.98			110.46	62.73	25
Ground	854.52	85.47	601.80		51.85	115.40	
Level 1	842.66		730.07	17.78	10.30	84.51	
Level 2	642.72		532.05	17.78	11.60	81.29	
Level 3	423.16		314.65	17.78	11.60	79.13	
Total	5,124.44	2,165.37	2,178.57	53.34	246.02	481.14	57

Statutory Parking Requirement	Uses	Rate	Area	Parking Required
	Medical Centre	3.5/100m2	2178.57	76.00

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sales agreement.



SMP NOTES:

Water & Stormwater Management

- Refer to SMP for WSUD catchment plan showing roof catchment to tank and impermeable area
- 15000 L Rainwater tank proposed, connection to the toilets - Refer to basement 2 plan
- Use of native or drought tolerant species for landscaped area. Watering will not be required after an initial period when plants are getting established. If irrigation is required, it will be connected to rainwater tanks.
- WELS rating for water fittings/fixtures (refer to report) - Fixtures (e.g. dishwasher) provided as part of base building work have to be chosen within one WELS star of best available at the time of purchase.

Energy Efficiency

- Commitment to exceeding section J energy efficiency requirement of NCC2019
- Maximum illumination power density (W/ m²) of the development meet the requirements in NCC 2019
- Lighting sensors for external lighting (motion detectors, timers etc.)
- 5kW Solar PV system on the roof of the development-Refer to roof plan

Indoor Environment Quality

- Appropriate external shading installed on western facade and north glazing (refer to report)
- Low-E Glazing
- Minimum VLT of 40% for regular use space glazing
- Outside Air Fan with flow rate improved by 50% from AS1668 requirements and O/A provision to ensure CO2 conentration remains below 800ppm

Waste

- Four bin system including glass and FOGO - Medical waste will also be treated - Refer to basemnet 1 plan

Transport

- Bike space location - 50% increase from statutory requirements for staff and visitors - Refer to Ground floor plan
- Electric vehicle charging infrastructure - Refer to basement 1 plan

(TOWN PLANNING)

Revisions

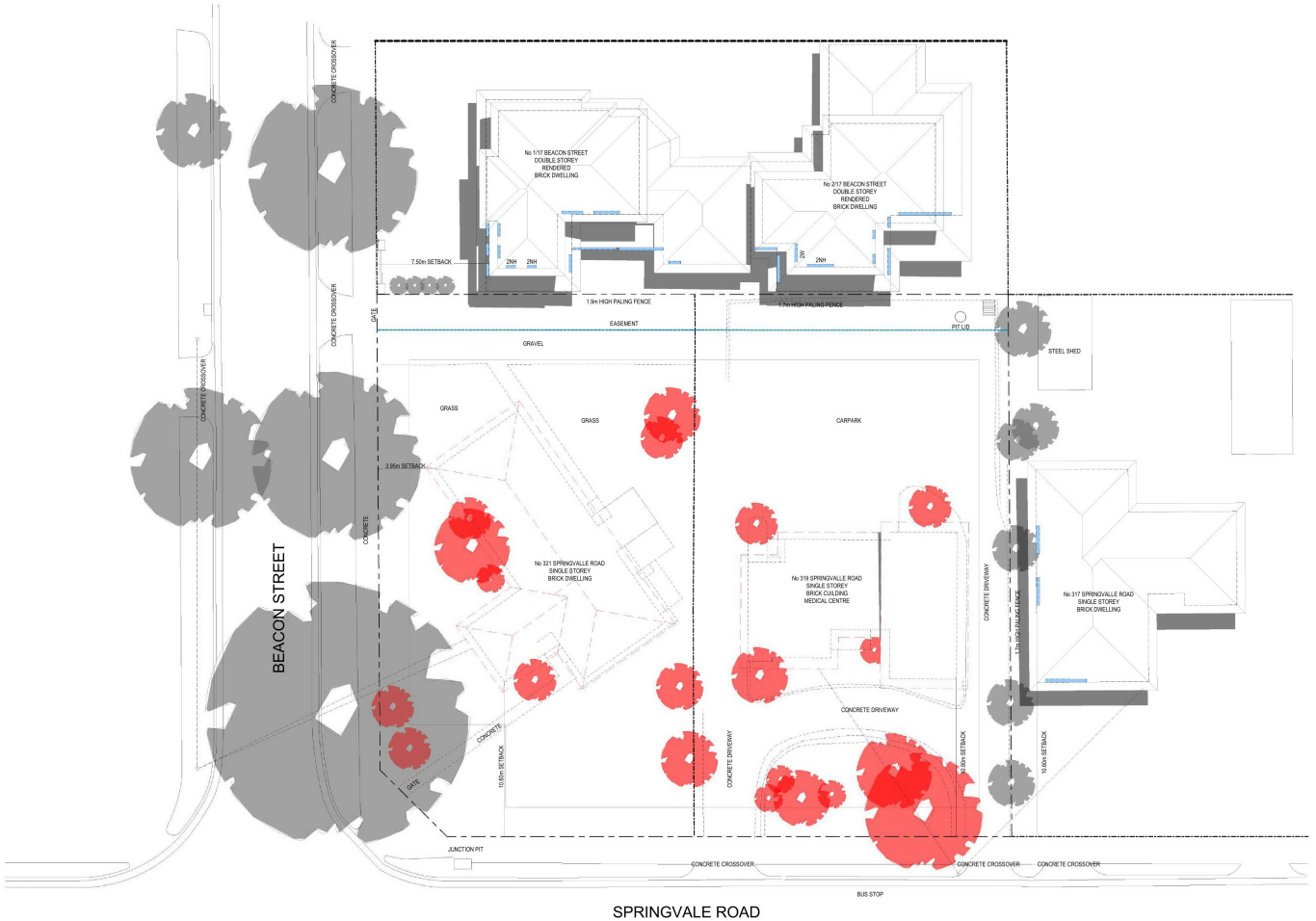
-	2023/09/18	Town Planning Issue
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C	2026/05/15	Planning Permit Amendment

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Project: BMAK Medical Centre
Project No:22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Development Summary

Scale: @ A1	Rev	Date	Drawing No.
	C	2026/05/15	TP00

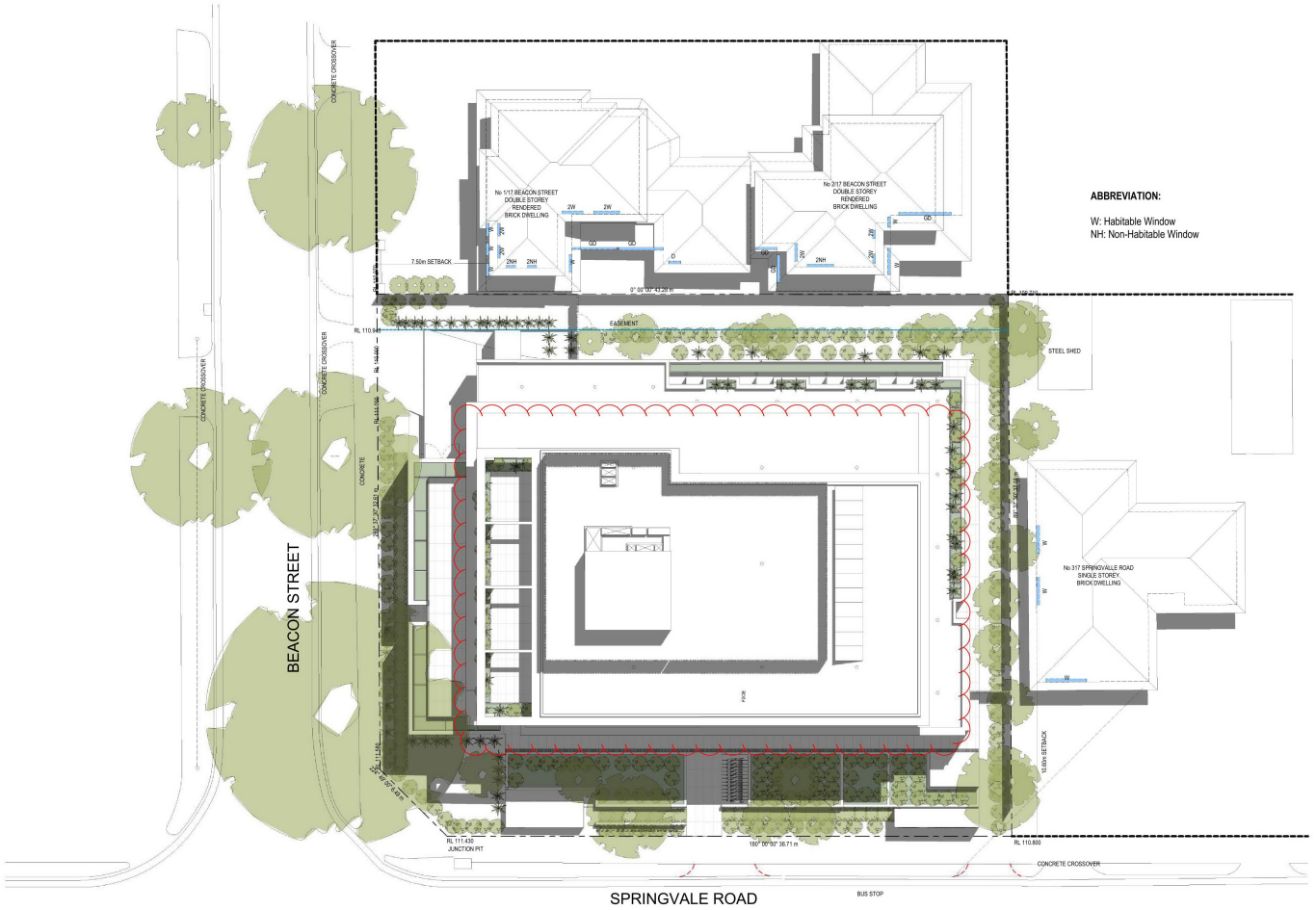


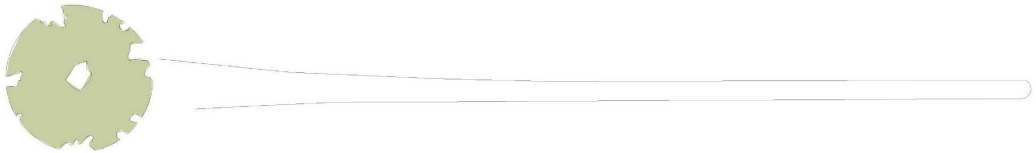
(TOWN PLANNING)

Revisions		
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Project	BMAK Medical Centre
	319-321 Springvale Rd, Glen Waverley
Client	Makhmalbaf Pty Ltd
Project No:	22.07
Drawing	Existing Site Plan
Scale: @ A1	1 : 150
Rev	B
Date	2026/05/15
Drawing No.	TP001





(TOWN PLANNING)

Revisions

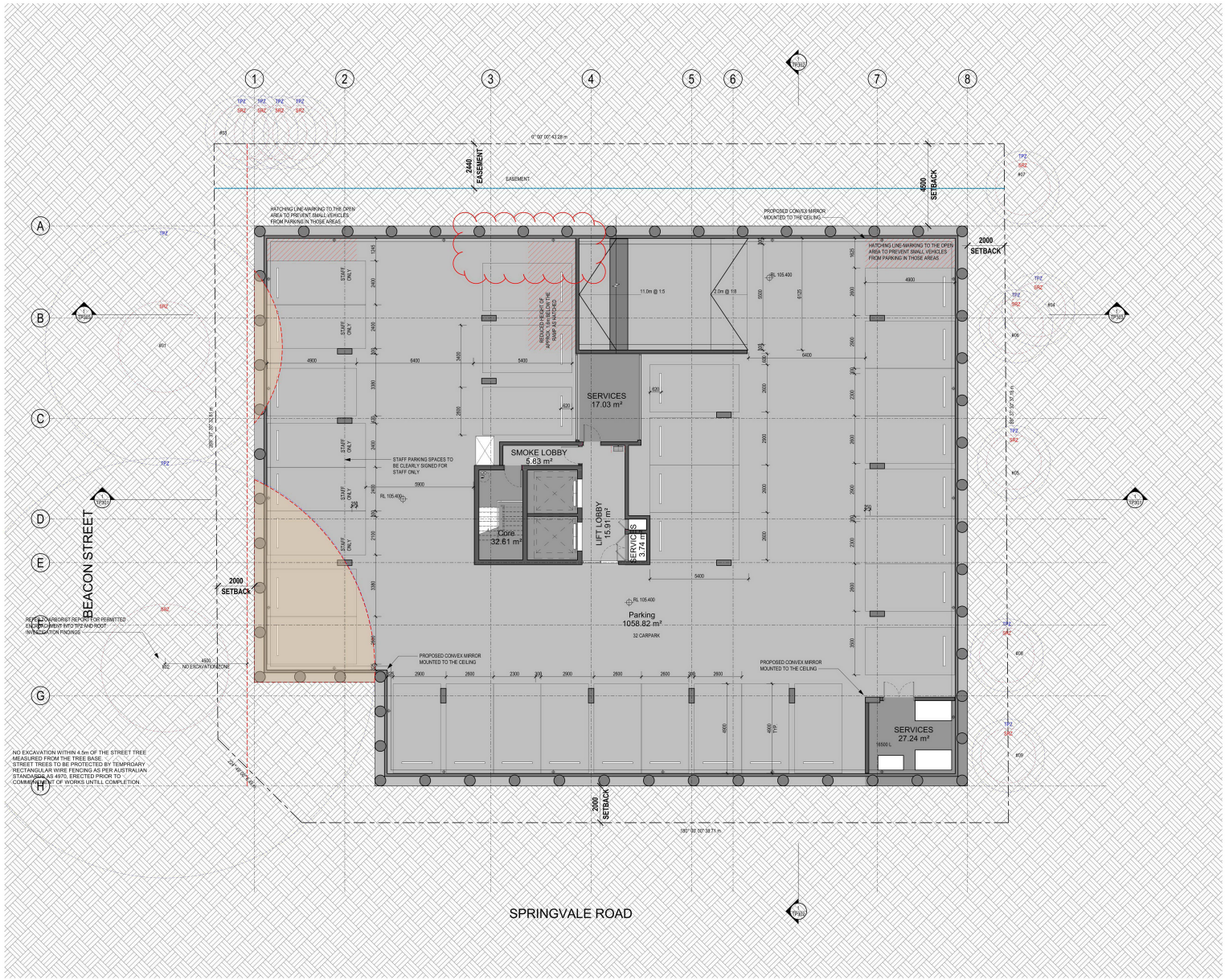
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Project: BMAK Medical Centre
Project No: 22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Proposed Site Plan

Scale: @ A1	Rev	Date	Drawing No.
1 : 150	C	2026/05/15	TP002



(TOWN PLANNING)

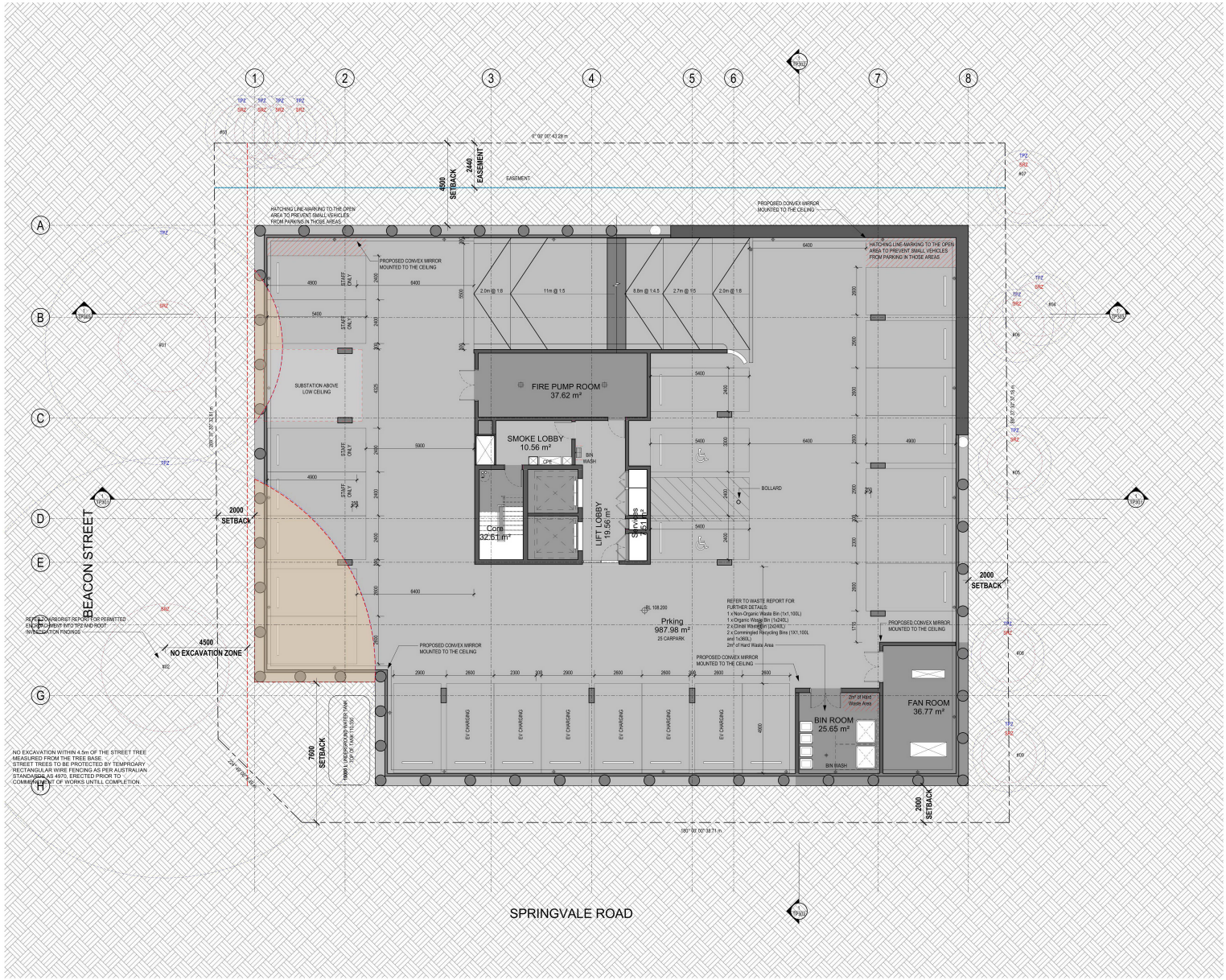
Revisions

-	2023/09/18	Town Planning Issue
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Project	Project No:22.07
BMAK Medical Centre	
319-321 Springvale Rd, Glen Waverley	
Client	
Makhmalbaf Pty Ltd	

Drawing			
Basement 2			
Scale: @ A1	Rev	Date	Drawing No.
1 : 100	C	2026/05/15	TP101

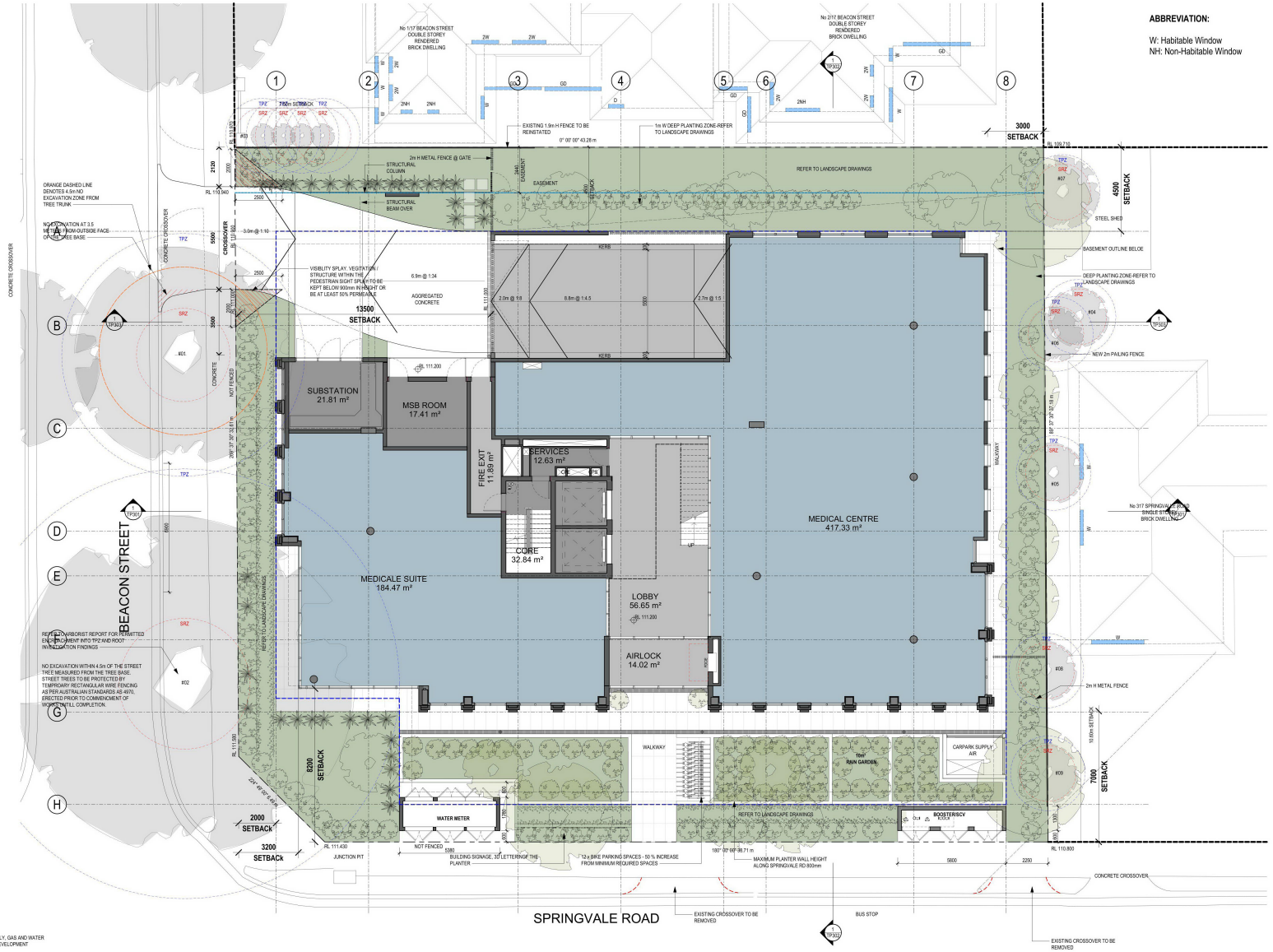


(TOWN PLANNING)

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Project	BMAK Medical Centre
	319-321 Springvale Rd, Glen Waverley
Client	Makhmalbaf Pty Ltd
Project No:	22.07
Drawing	Basement 1
Scale: @ A1	1 : 100
Rev	C
Date	2026/05/15
Drawing No.	TP102



GENERAL NOTES:

ANY REQUIRED FIRE SERVICES, ELECTRICITY SUPPLY, GAS AND WATER METER BOXES SCREENED TO COMPLEMENT THE DEVELOPMENT

TREE PROTECTION NOTES

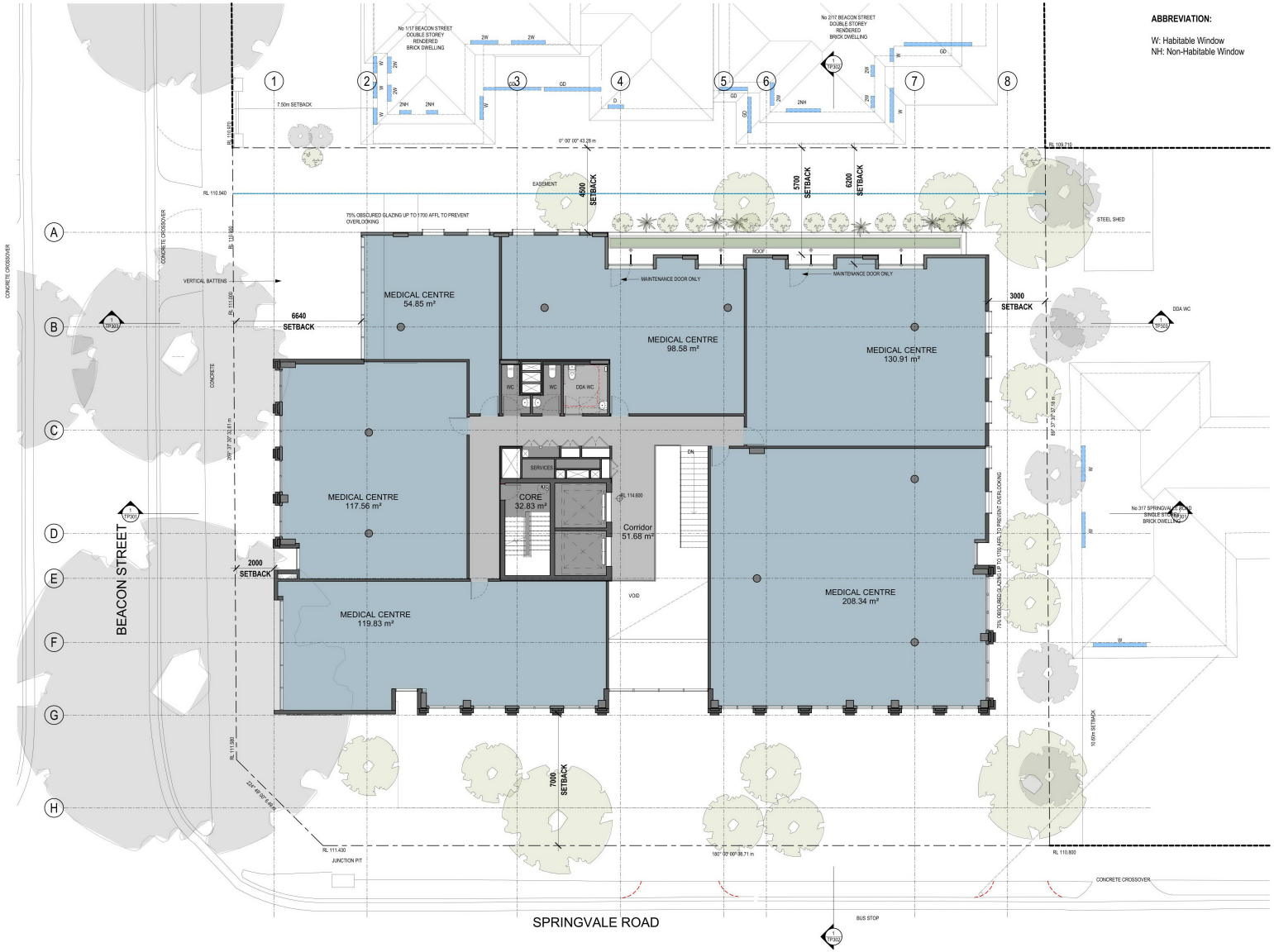
A. TREE PROTECTION FENCING PANELS (FOUR PANELS) MUST BE IN PLACE PRIOR COMMENCEMENT OF ANY DEMOLITION WORKS. THEY ARE TO EXTEND AT LEAST 2 METRES EITHER SIDE OF THE TRUNK.
B. NO EXCAVATION WILL OCCUR WITHIN 3.5 METRES OF THE OUTSIDE FACE OF THE BASE OF THE TREE.
C. THE CROSSOVER EDGE, CLOSEST TO THE TREE, MUST BE INITIALLY HAND EXCAVATED TO EXPOSE ROOTS THAT MAY BE IN THIS VICINITY. ALL ROOTS THAT 25MM AND ABOVE MUST BE CUT CLEANLY. THE BALANCE OF THE CROSSOVER PREPARATION CAN BE COMPLETED AS PER NORMAL METHODS AFTER ANY ROOTS ARE CUT.
D. PHOTOS OF THE PREPARATION WORKS, REGARDING ROOTS, ARE TO BE TAKEN AND MADE AVAILABLE TO COUNCIL OFFICERS ON REQUEST.
E. PRUNING ONLY BE UNDERTAKEN BY COUNCIL AUTHORISED CONTRACTORS, AFTER BEING ASSESSED AND AGREED BY COUNCILS ARBORIST. ANY ASSOCIATED COSTS TO BE BORNE BY THE LAND OWNER/ DEVELOPER

(TOWN PLANNING)

Revisions		
-	2023/03/18	Town Planning Issue
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Project	Project No:22.07	Drawing	
BMAK Medical Centre		Ground Level	
319-321 Springvale Rd, Glen Waverley			
Client		Scale: @ A1	Rev	Date	Drawing No.
Makhmalbaf Pty Ltd		1 : 100	C	2026/05/15	TP103



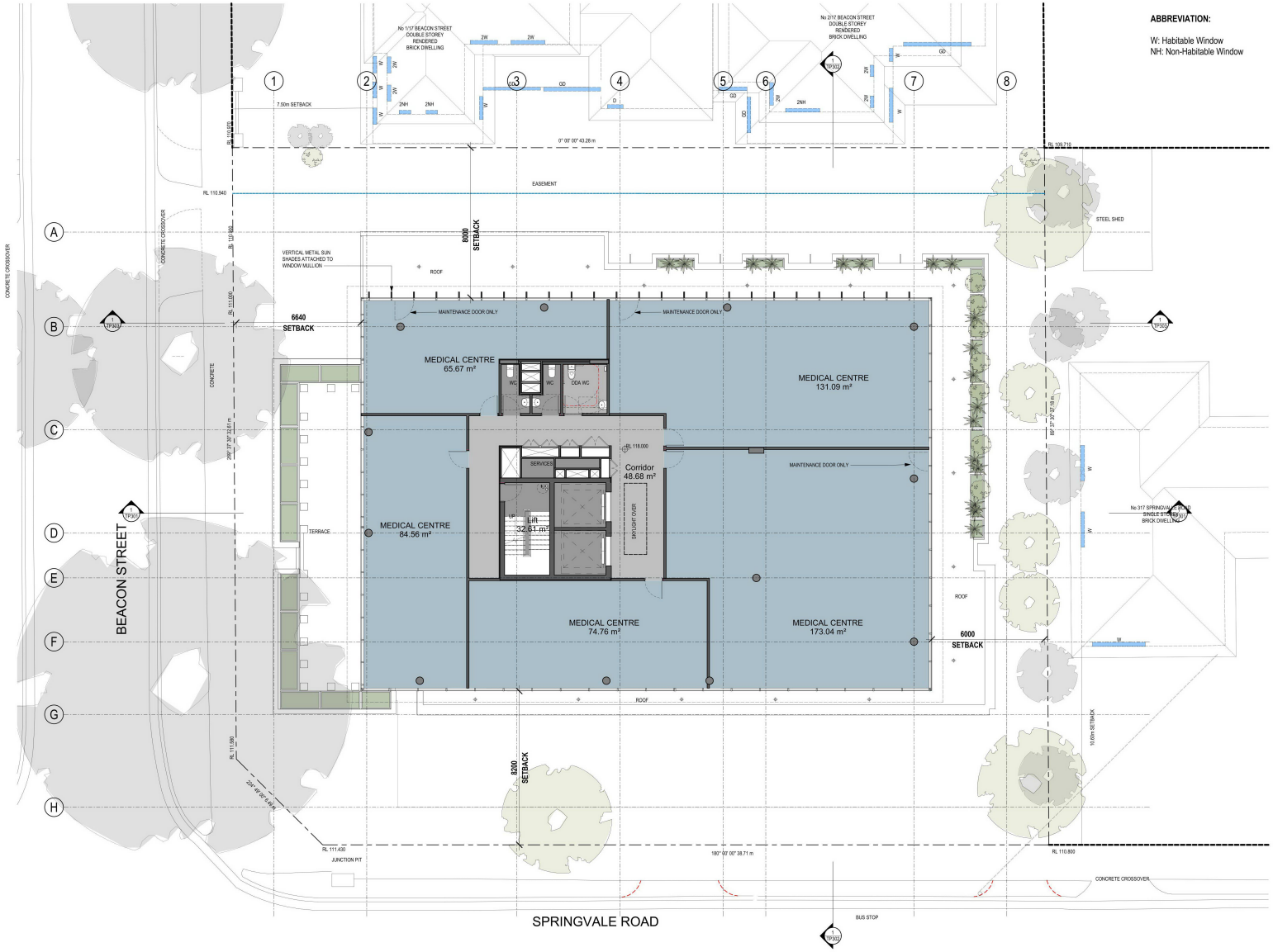
(TOWN PLANNING)

Revisions		
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Project	Project No: 22.07
BMAK Medical Centre	
319-321 Springvale Rd, Glen Waverley	
Client	
Makhmalbaf Pty Ltd	

Drawing			
Level 1			
Scale: @ A1	Rev	Date	Drawing No.
1 : 100	C	2026/05/15	TP104



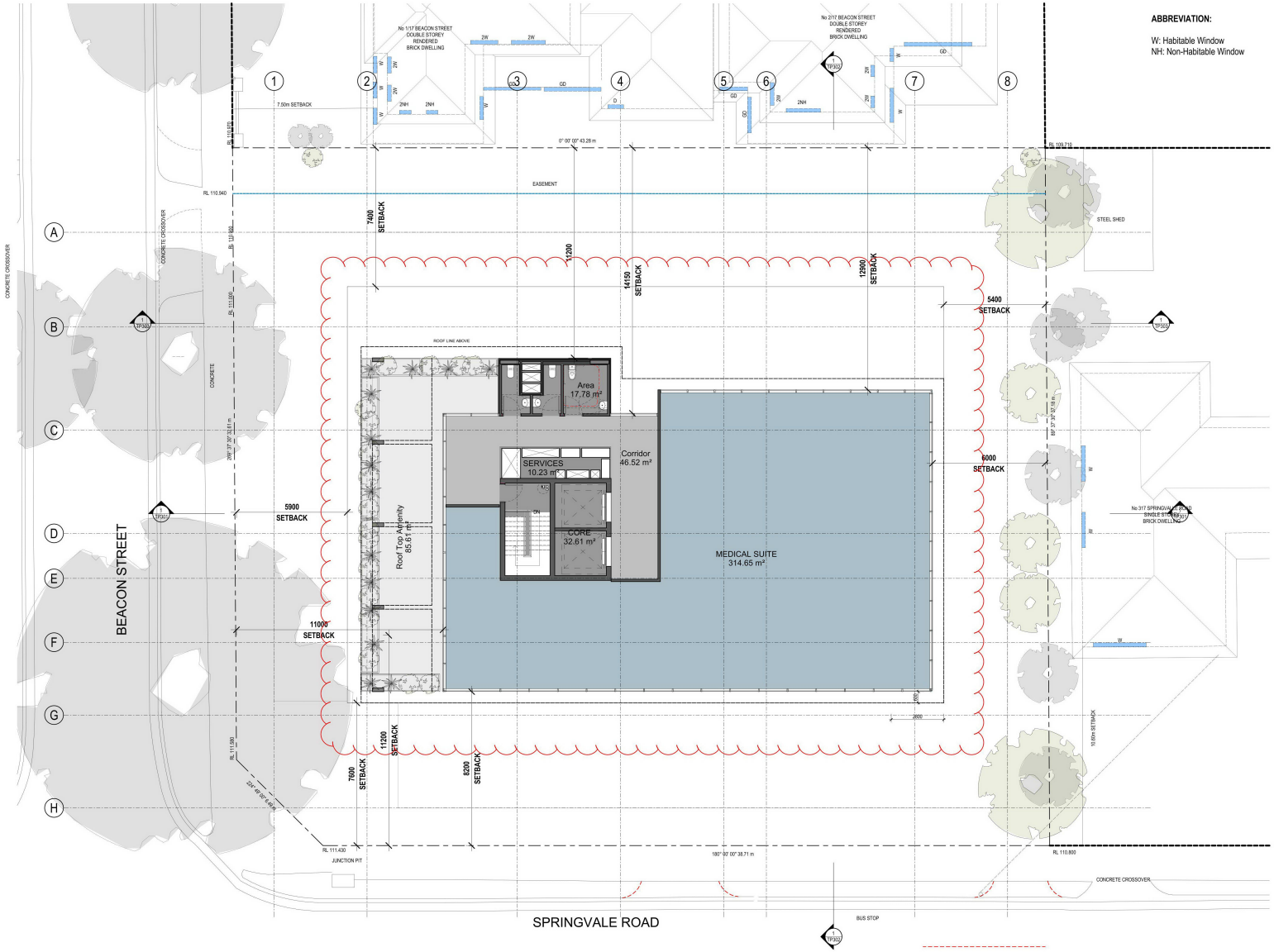
(TOWN PLANNING)

Revisions		
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A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
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C	2026/05/15	Planning Permit Amendment

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Project	Project No:22.07
BMAK Medical Centre	
319-321 Springvale Rd, Glen Waverley	
Client	
Makhmalbaf Pty Ltd	

Drawing			
Level 2			
Scale: @ A1	Rev	Date	Drawing No.
1 : 100	C	2026/05/15	TP105

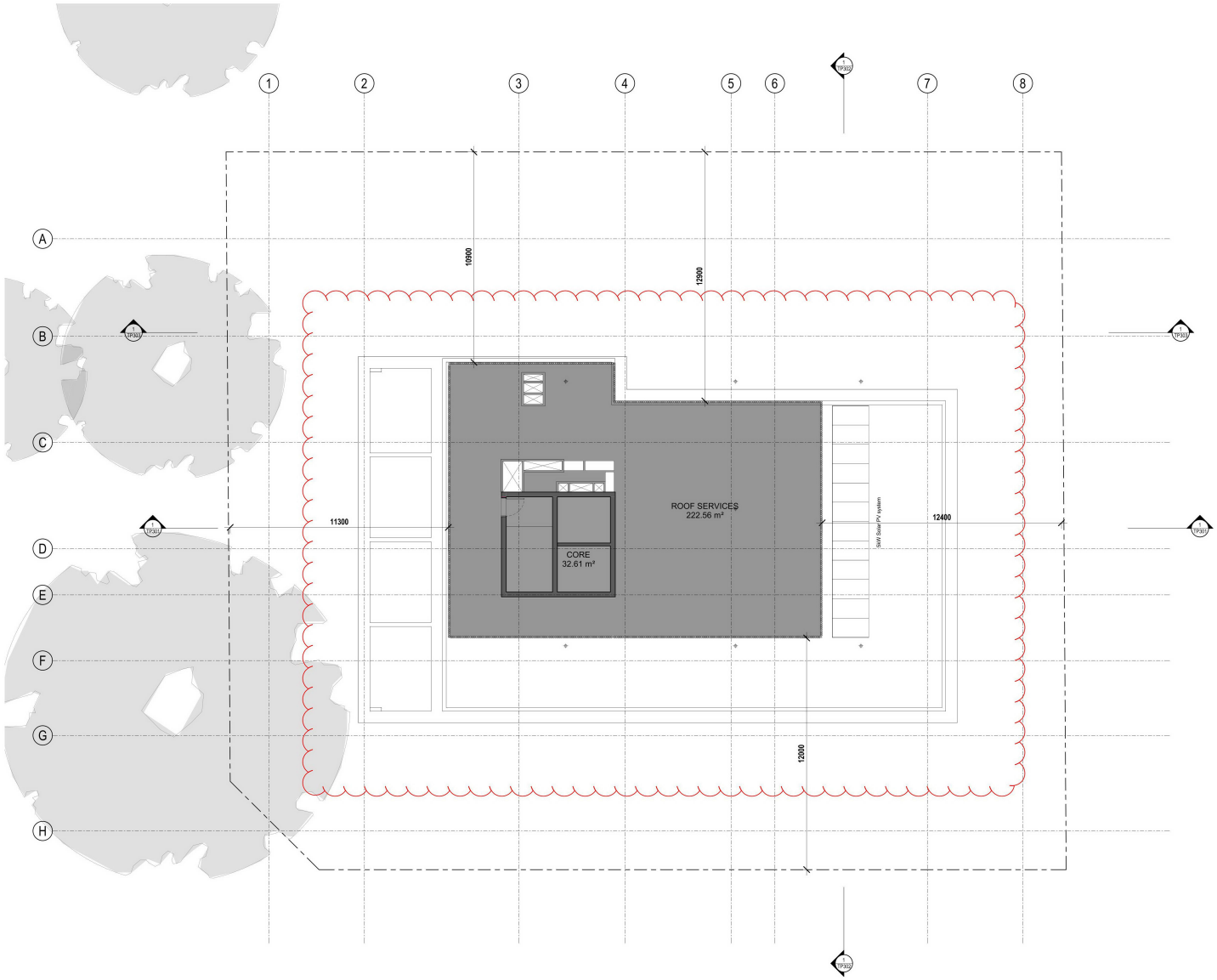


(TOWN PLANNING)

Revisions		
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C	2026/05/15	Planning Permit Amendment

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Project	BMAK Medical Centre
	319-321 Springvale Rd, Glen Waverley
Client	Makhmalbaf Pty Ltd
Project No:	22.07
Drawing	Level 3
Scale: @ A1	1 : 100
Rev	C
Date	2026/05/15
Drawing No.	TP106



(TOWN PLANNING)

Revisions

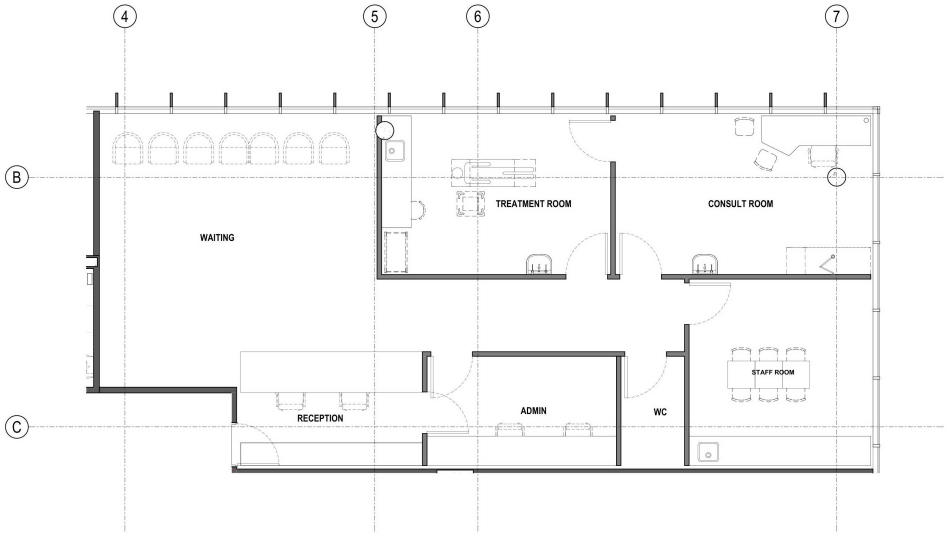
-	2023/09/18	Town Planning Issue
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Project: BMAK Medical Centre — Project No:22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Roof

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	C	2026/05/15	TP107



1 Typical Medical Suite
1 : 50

(TOWN PLANNING)

0.5 1 1.5 2 2.5 1:50 @A1 5m

Revisions

-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
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Project Project No:22.07
BMAK Medical Centre
319-321 Springvale Rd, Glen Waverley

Client
Makhmalbaf Pty Ltd

Drawing
Typical Medical Suite

Scale: @ A1	Rev	Date	Drawing No.
1 : 50	B	2026/05/15	TP111



1 East Elevation
1 : 100



2 West Elevation
1 : 100

MATERIAL LEGEND

CF01 - CONCRETE FINISH, CHARCOAL
CF02 - CONCRETE FINISH, LIGHT GREY
WC01 - WALL CLADDING, CHARCOAL
WC02 - WALL CLADDING, LIGHT GREY
BK01 - MASONARY CLADDING, BROWN
AF01 - APPLIED FINISH, CHARCOAL
MF01 - METAL FINISH, CHARCOAL
GT01 - CLEAR GLAZING, GRAY
GT02 - FROSTED GLAZING, GRAY

(TOWN PLANNING)

1 2 3 4 5 1: 100 @A1 10m

Revisions

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Project: BMAK Medical Centre
Project No: 22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Elevations, East & West

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	C	2026/05/15	TP201



1 South Elevation
1 : 100



2 North Elevation
1 : 100

MATERIAL LEGEND

CF01 - CONCRETE FINISH, CHARCOAL
CF02 - CONCRETE FINISH, LIGHT GREY
WC01 - WALL CLADDING, CHARCOAL
WC02 - WALL CLADDING, LIGHT GREY
BK01 - MASONARY CLADDING, BROWN
AF01 - APPLIED FINISH, CHARCOAL
MF01 - METAL FINISH, CHARCOAL
GT01 - CLEAR GLAZING, GRAY
GT02 - FROSTED GLAZING, GRAY

(TOWN PLANNING)

1 2 3 4 5 1 : 100 @A1 10m

Revisions

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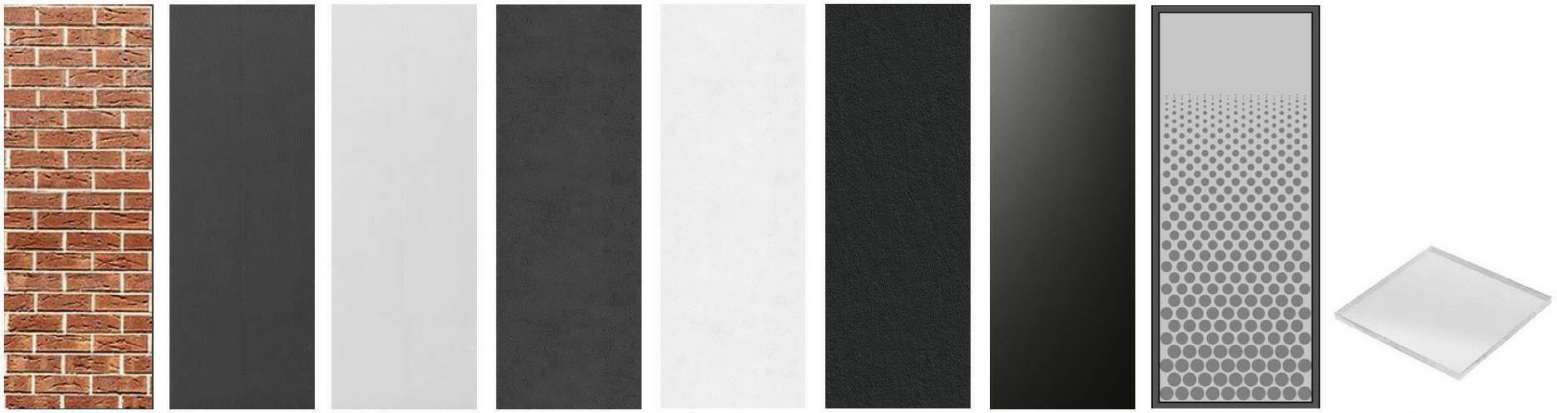
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Project: BMAK Medical Centre
Project No:22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Elevations, South & North

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	C	2026/05/15	TP202

Material Schedule



BK01-Masonary Cladding, Brown

CF01-Concrete Finish, Charcoal

CF02-Concrete Finish, Light Grey

WC01-Wall Cladding, Charcoal

WC02-Wall Cladding, Light Grey

AF01-Applied Finish, Charcoal

MF01-Concrete Finish, Charcoal

GT02-Glazing, 75%Patterned Obscure Grey

GT01-Glazing, Grey Tint

(TOWN PLANNING)

Revisions

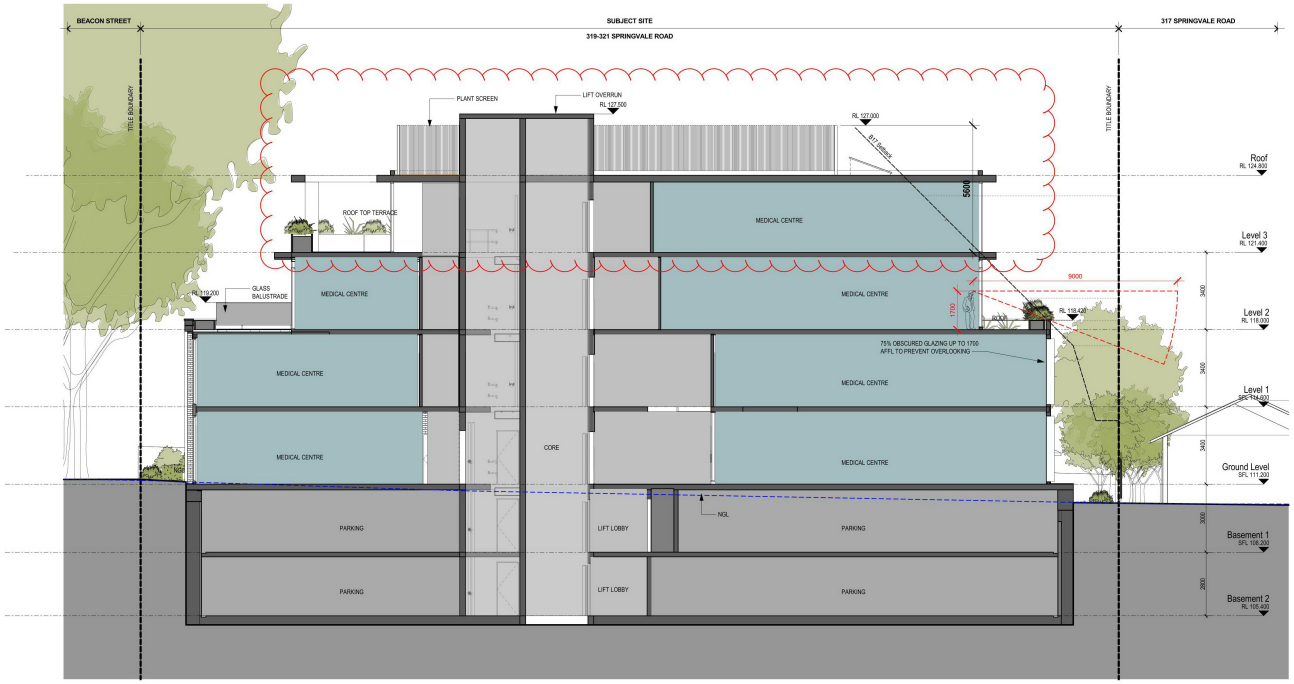
-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2026/05/15	Planning Permit Amendment

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Project: BMAK Medical Centre
Project No:22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Material Schedule

Scale: @ A1	Rev	Date	Drawing No.
	B	2026/05/15	TP203



MATERIAL LEGEND

CF01 - CONCRETE FINISH, CHARCOAL
CF02 - CONCRETE FINISH, LIGHT GREY
WC01 - WALL CLADDING, CHARCOAL
WC02 - WALL CLADDING, LIGHT GREY
BK01 - MASONARY CLADDING, BROWN
AF01 - APPLIED FINISH, CHARCOAL
MF01 - METAL FINISH, CHARCOAL
GT01 - CLEAR GLAZING, GRAY
GT02 - FROSTED GLAZING, GRAY

(TOWN PLANNING)

1 2 3 4 5 1:100 @A1 10m

Revisions

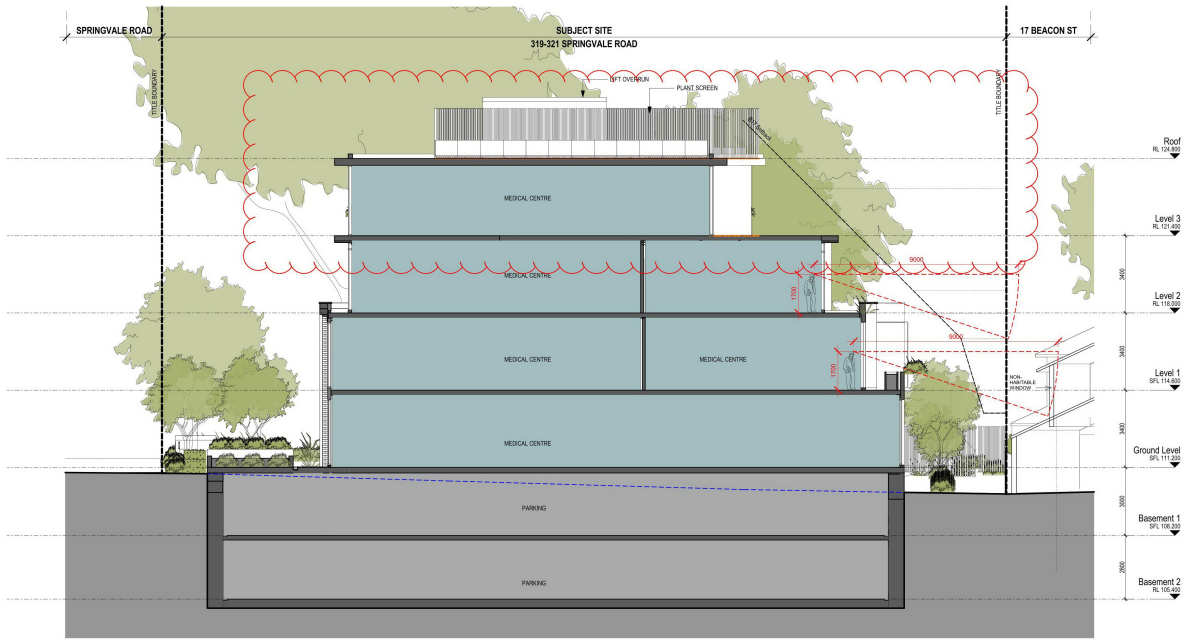
-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/08/17	Secondary Consent Issue
C	2026/05/15	Planning Permit Amendment

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Project: BMAK Medical Centre
Project No:22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Section A

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	C	2026/05/15	TP301



1 Section B
1 : 100

MATERIAL LEGEND

CF01 - CONCRETE FINISH, CHARCOAL
CF02 - CONCRETE FINISH, LIGHT GREY
WC01 - WALL CLADDING, CHARCOAL
WC02 - WALL CLADDING, LIGHT GREY
BK01 - MASONARY CLADDING, BROWN
AF01 - APPLIED FINISH, CHARCOAL
MF01 - METAL FINISH, CHARCOAL
GT01 - CLEAR GLAZING, GRAY
GT02 - FROSTED GLAZING, GRAY

(TOWN PLANNING)

1 2 3 4 5 1:100 @A1 10m

Revisions

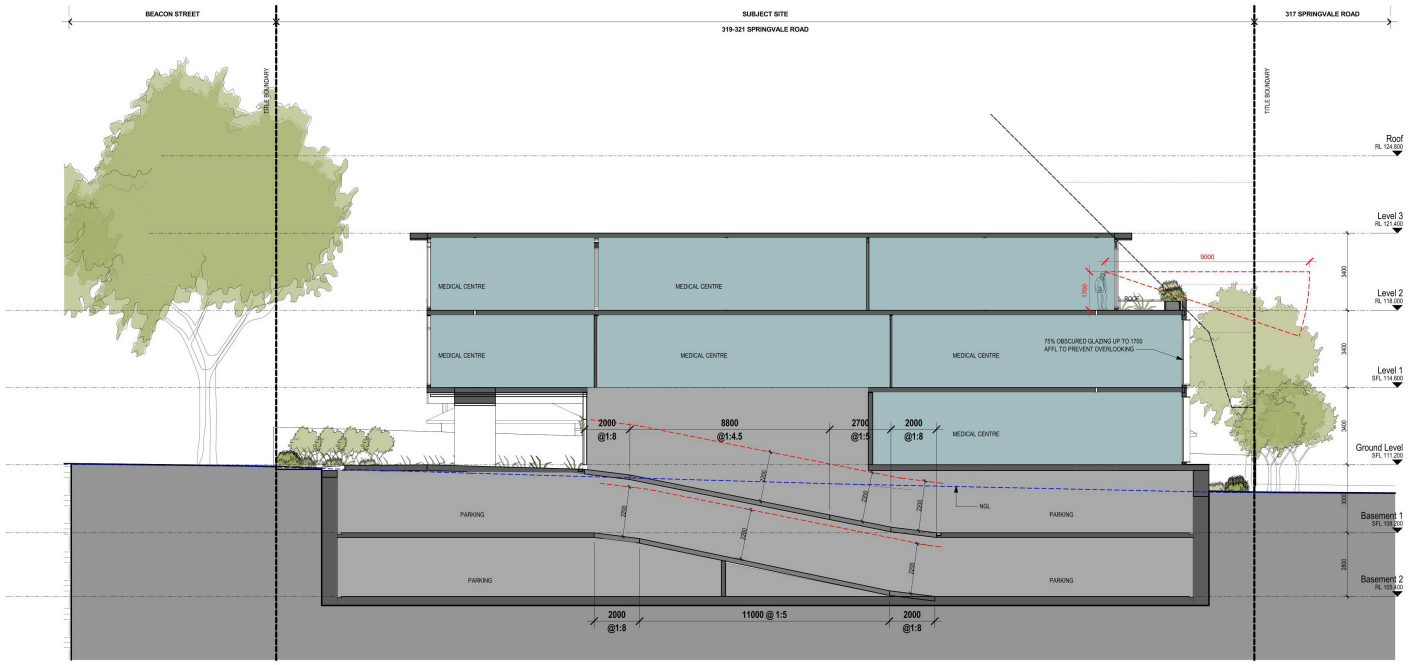
-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/08/17	Secondary Consent Issue
C	2026/05/15	Planning Permit Amendment

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Project: BMAK Medical Centre
Project No:22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Section B

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	C	2026/05/15	TP302



1 Section C
1 : 100

MATERIAL LEGEND

CF01 - CONCRETE FINISH, CHARCOAL
CF02 - CONCRETE FINISH, LIGHT GREY
WC01 - WALL CLADDING, CHARCOAL
WC02 - WALL CLADDING, LIGHT GREY
BK01 - MASONRY CLADDING, BROWN
AF01 - APPLIED FINISH, CHARCOAL
MF01 - METAL FINISH, CHARCOAL
GT01 - CLEAR GLAZING, GRAY
GT02 - FROSTED GLAZING, GRAY

(TOWN PLANNING)

1 2 3 4 5 1:100 @A1 10m

Revisions

-	2023/03/18	Town Planning Issue
A	2023/10/25	RFI Response
P1	2024/12/16	For Endorsement
B	2025/08/17	Secondary Consent Issue
C	2026/05/15	Planning Permit Amendment

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Project: BMAK Medical Centre
Project No:22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Section C

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	C	2026/05/15	TP303

SIGNAGE TABLE

Signage No	Width(mm)	Height(mm)	Thickness(mm)	Spec
Signage 1	2938	1254	80	Refer Details
Signage 2	5583	300	100	Refer Details

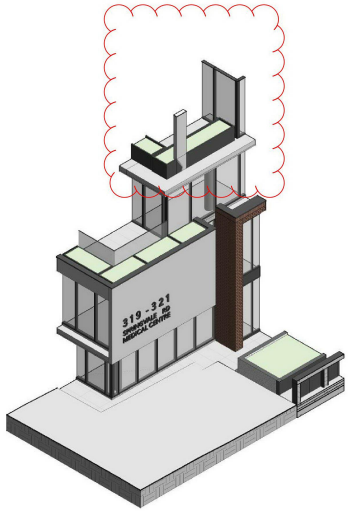
SIGNAGE DETAILS:

3D LETTERING FABRICATED FROM POWDERCOATED ALUMINIUM IN MF01 FINISH. INSTALLED TO FACE OF THE SPRINGVALE ROAD FACADE.

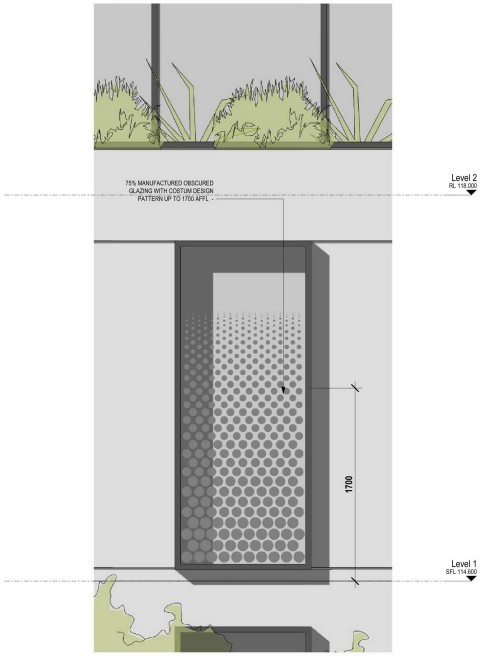
THICKNESS: 80mm



1 Signage 1
1 : 20



2 SIGNAGE 1 - 3D VIEW

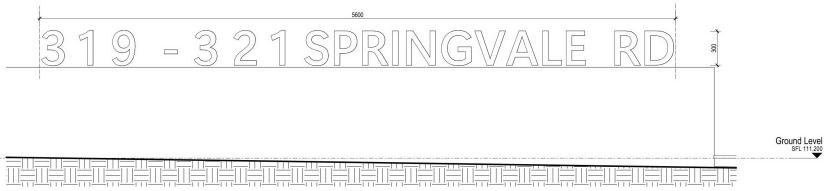


5 Window Screening Detail
1 : 20

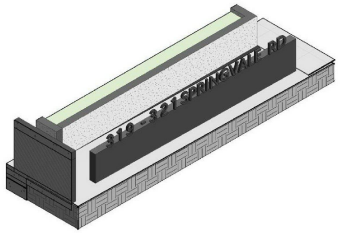
SIGNAGE DETAILS:

3D LETTERING FABRICATED FROM POWDERCOATED ALUMINIUM IN MF01 FINISH. INSTALLED ON TOP OF BLOCK WALL WITHIN LANDSCAPE AREA.

THICKNESS: 100mm



3 Signage 2
1 : 20



4 SIGNAGE 2 - 3D VIEW

(TOWN PLANNING)

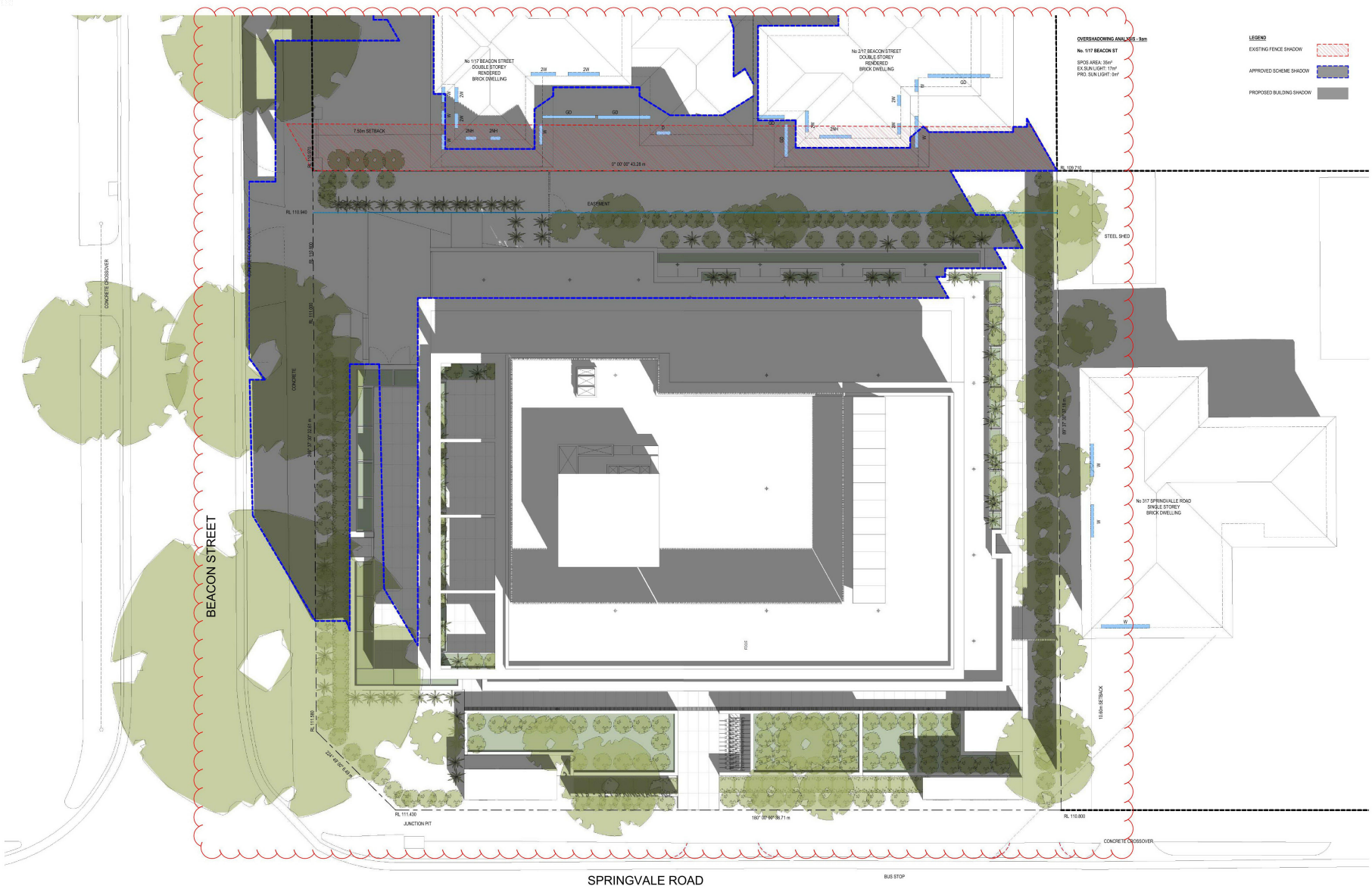
Revisions		
-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
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B	2026/05/15	Planning Permit Amendment

0.2 0.4 0.6 0.8 1 1:20@A1 2m

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Project	Project No:22.07
BMAK Medical Centre	
319-321 Springvale Rd, Glen Waverley	
Client	
Makhmalbaf Pty Ltd	

Drawing			
Signage Details			
Scale: @ A1	Rev	Date	Drawing No.
1 : 20	B	2026/05/15	TP410



1 Shadow - 9am - 22 September
1 : 100

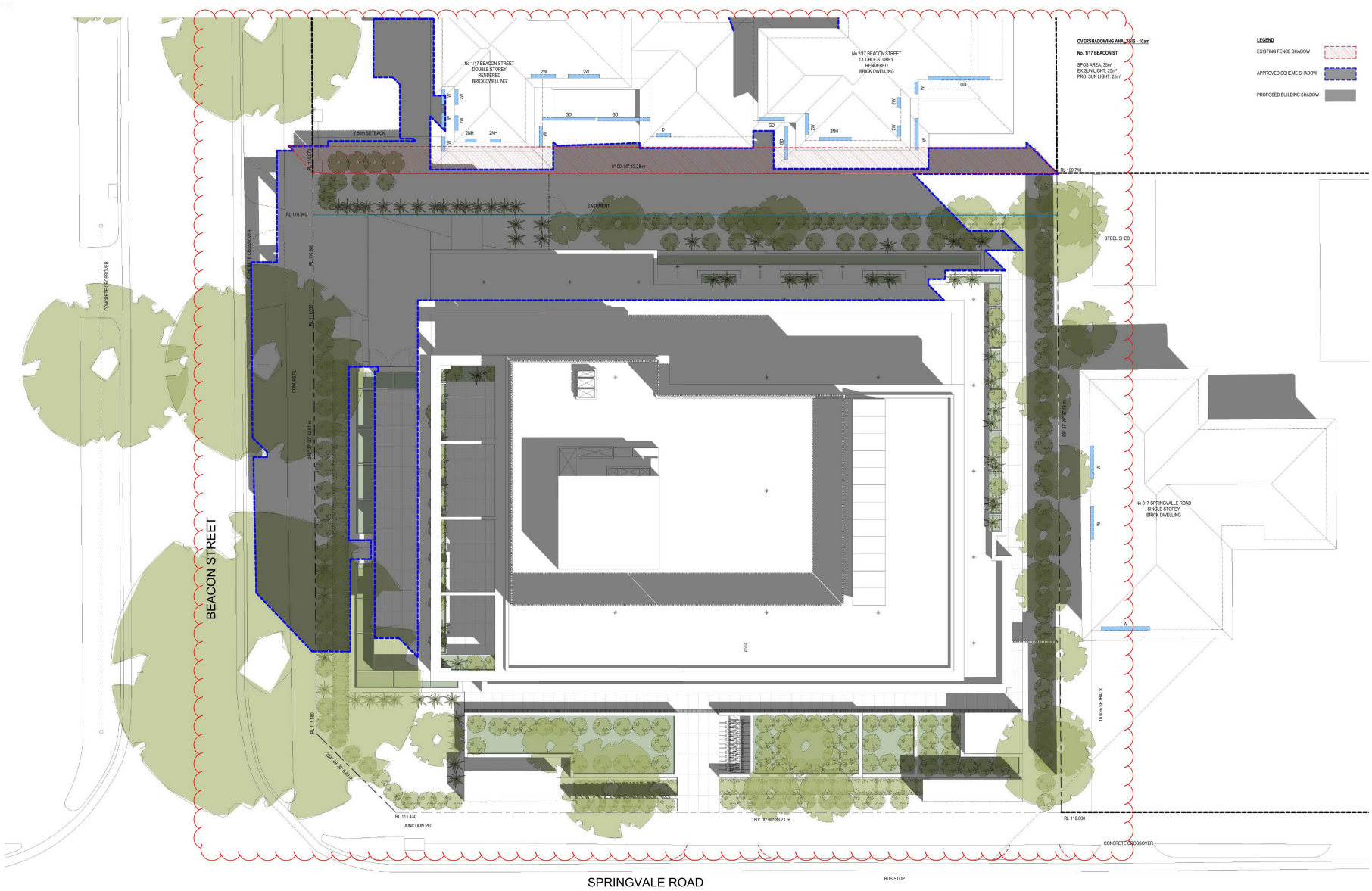
(TOWN PLANNING)

Revisions
- 2023/09/18 Town Planning Issue
A 2023/10/25 RFI Response
B 2026/05/15 Planning Permit Amendment

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Project: BMAK Medical Centre
Project No: 22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Shadow Diagram 9am
Scale: @ A1: 1 : 100
Rev: B
Date: 2026/05/15
Drawing No.: TP901



1 Shadow - 10am - 22 September
1 : 100

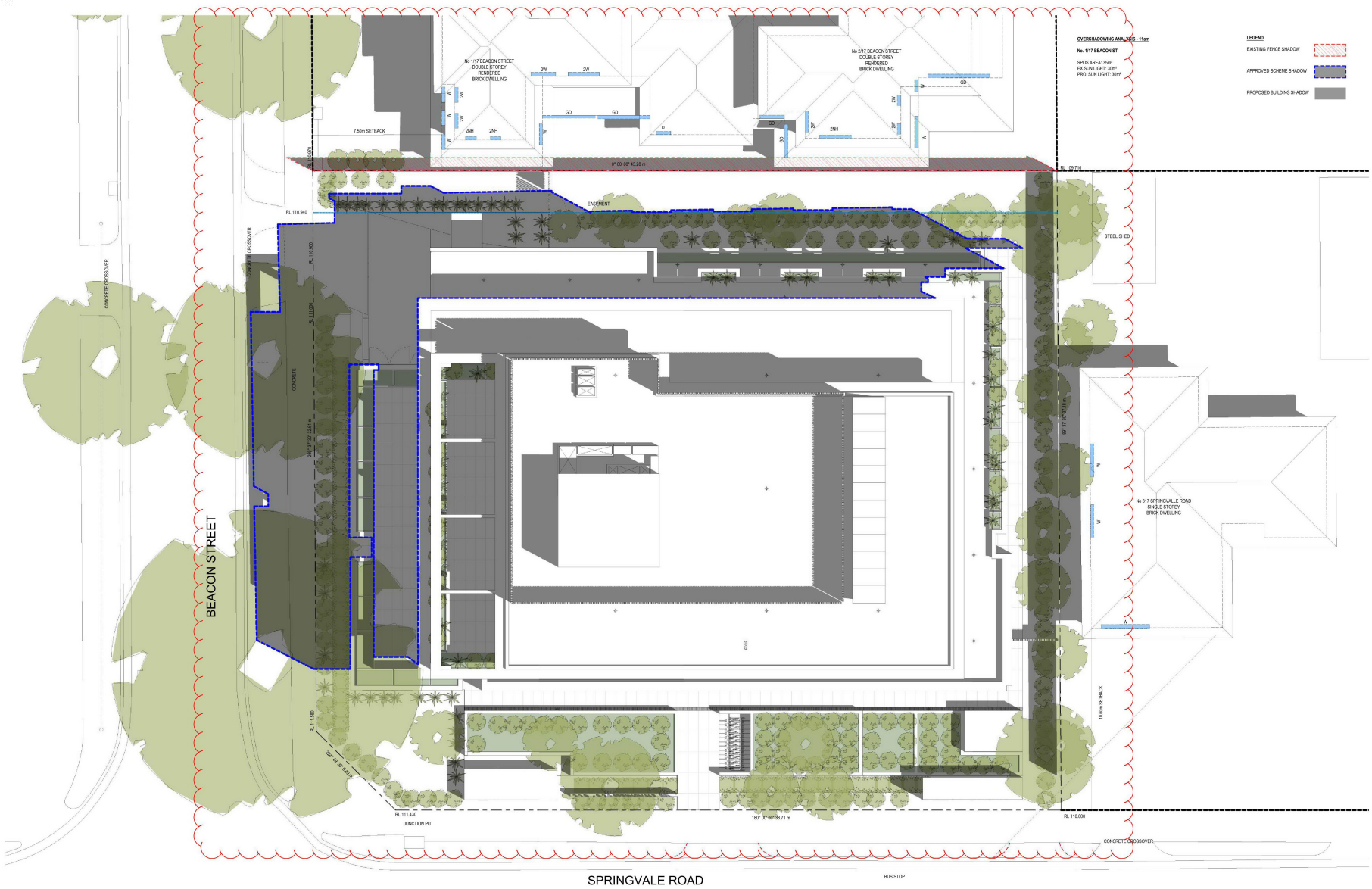
(TOWN PLANNING)

Revisions
- 2023/09/18 Town Planning Issue
A 2023/10/25 RFI Response
B 2026/05/15 Planning Permit Amendment

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Project: BMAK Medical Centre
Project No: 22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Shadow Diagram 10am
Scale: @ A1: 1 : 100
Rev: B
Date: 2026/05/15
Drawing No.: TP902



1 Shadow - 11am - 22 September
1 : 100

(TOWN PLANNING)

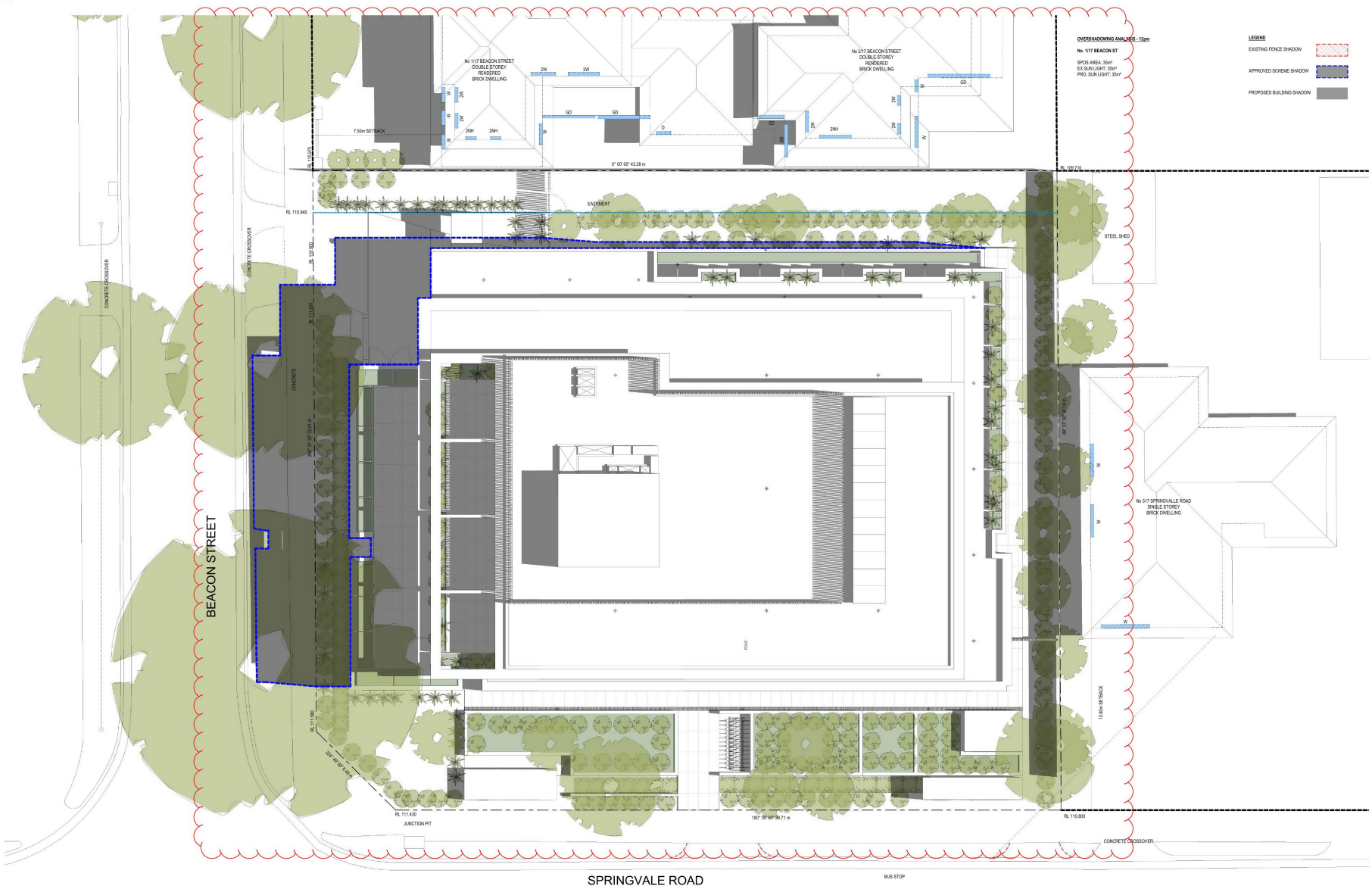
Revisions
- 2023/09/18 Town Planning Issue
A 2023/10/25 RFI Response
B 2026/05/15 Planning Permit Amendment

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Project: BMAK Medical Centre
Project No: 22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Shadow Diagram 11am

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	B	2026/05/15	TP903



1 Shadow - 12pm - 22 September
1 : 100

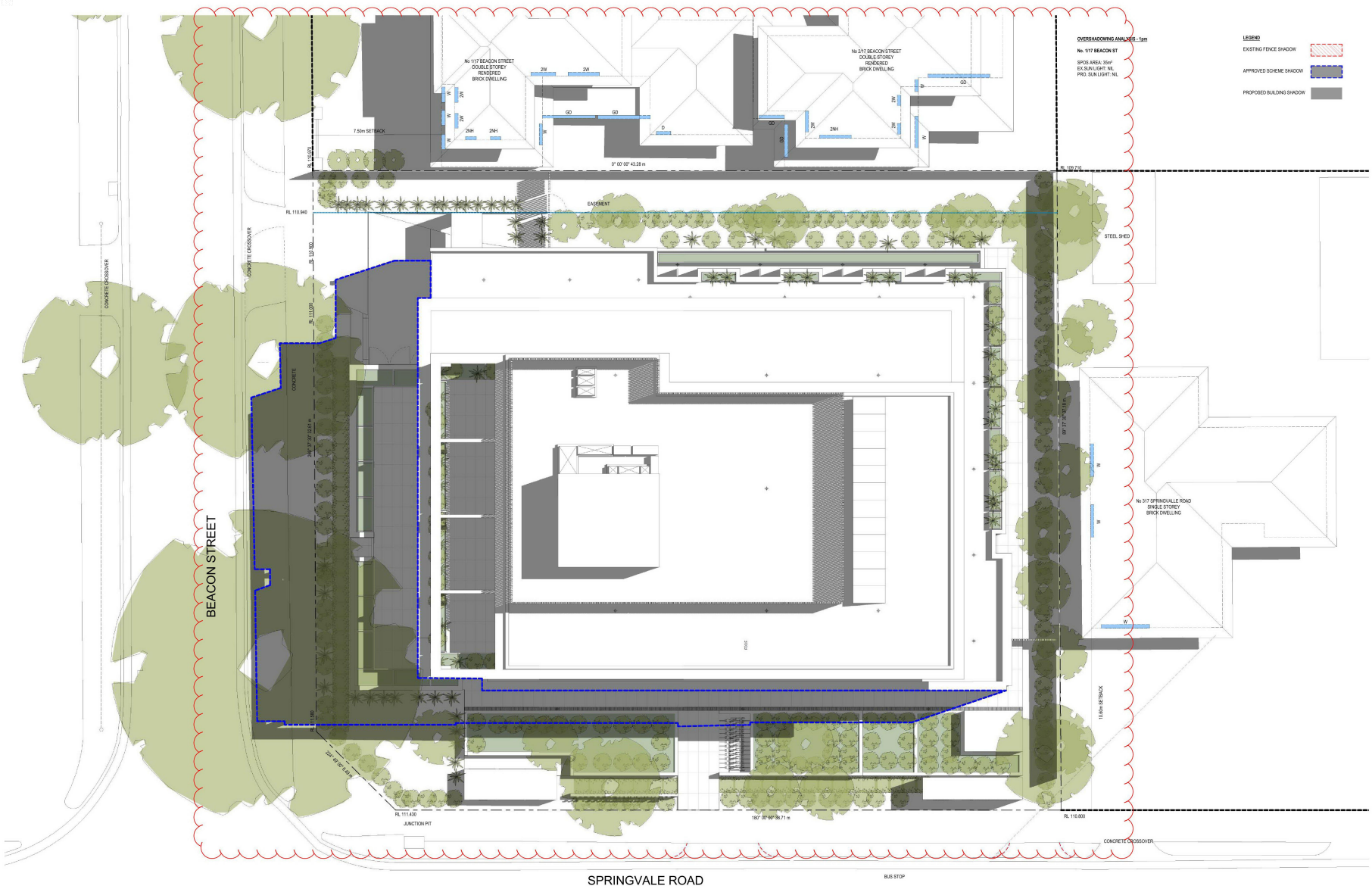
(TOWN PLANNING)

Revisions		
-	2023/09/18	Town Planning Issue
A	2023/10/25	RFI Response
B	2026/05/15	Planning Permit Amendment

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Project	Project No:22.07
BMAK Medical Centre	
319-321 Springvale Rd, Glen Waverley	
Client	
Makhmalbaf Pty Ltd	

Drawing			
Shadow Diagram 12pm			
Scale: @ A1	Rev	Date	Drawing No.
1 : 100	B	2026/05/15	TP904



1 Shadow - 1pm - 22 September
1 : 100

(TOWN PLANNING)

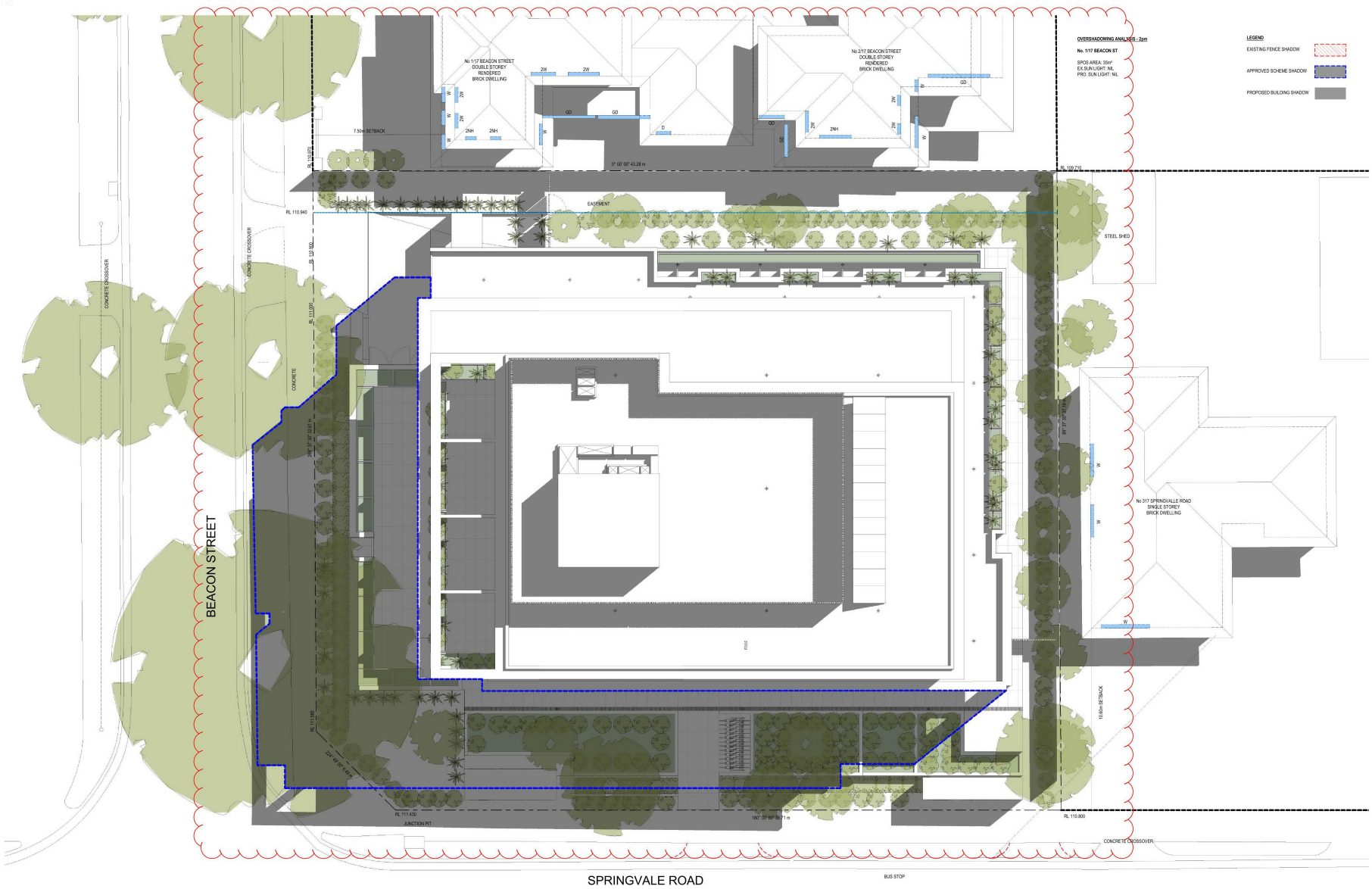
Revisions
- 2023/10/25 RFI Response
A 2026/05/15 Planning Permit Amendment

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Project: BMAK Medical Centre
Project No: 22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Shadow Diagram 1pm

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	A	2026/05/15	TP905



1 Shadow - 2pm - 22 September
1 : 100

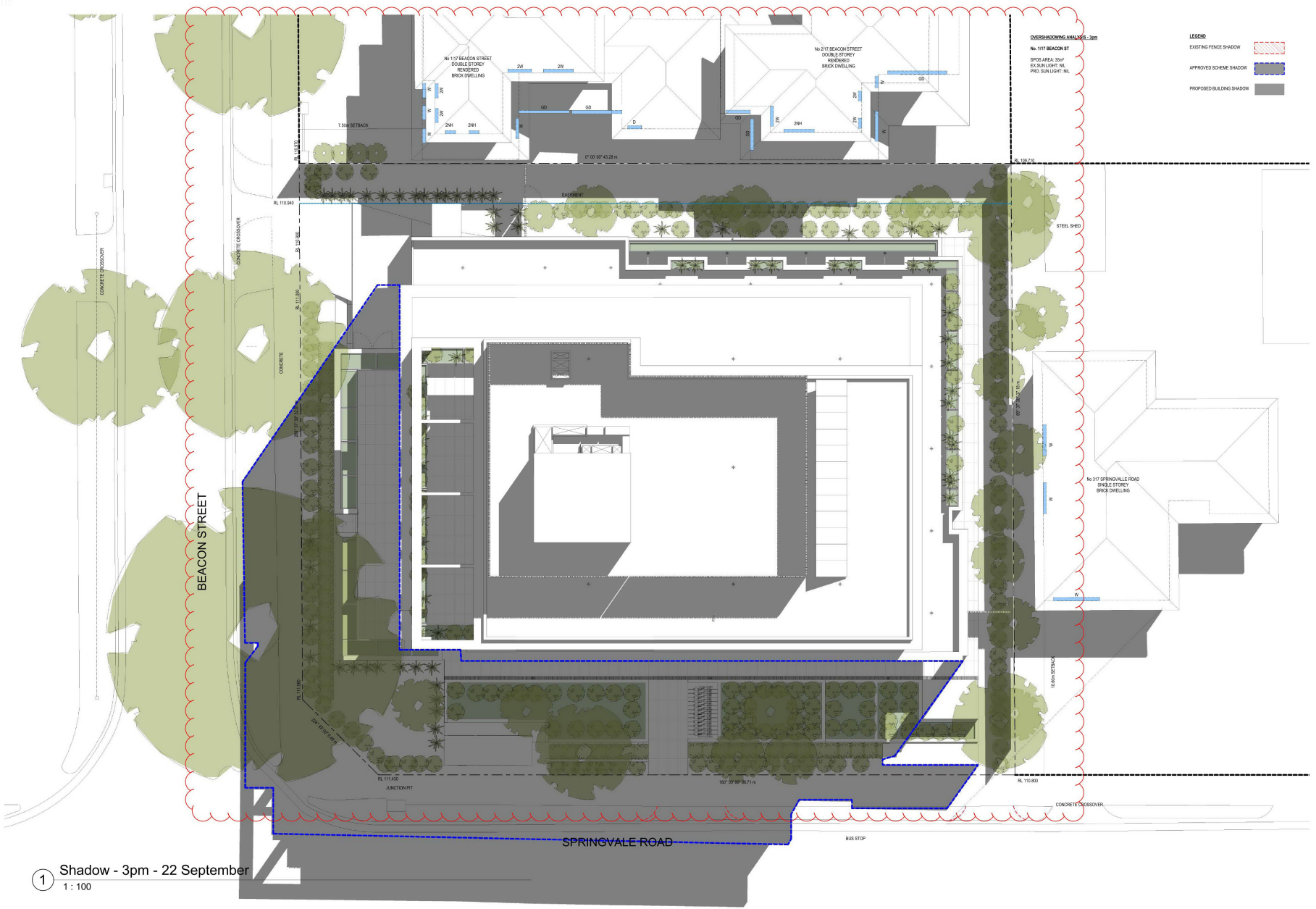
(TOWN PLANNING)

Revisions
- 2023/10/25 RFI Response
A 2026/05/15 Planning Permit Amendment

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Project: BMAK Medical Centre
Project No: 22.07
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd

Drawing: Shadow Diagram 2pm
Scale: @ A1: 1 : 100
Rev: A
Date: 2026/05/15
Drawing No.: TP906



1 Shadow - 3pm - 22 September
1 : 100

(TOWN PLANNING)

Revisions
- 2023/10/25 RFI Response
A 2026/05/15 Planning Permit Amendment

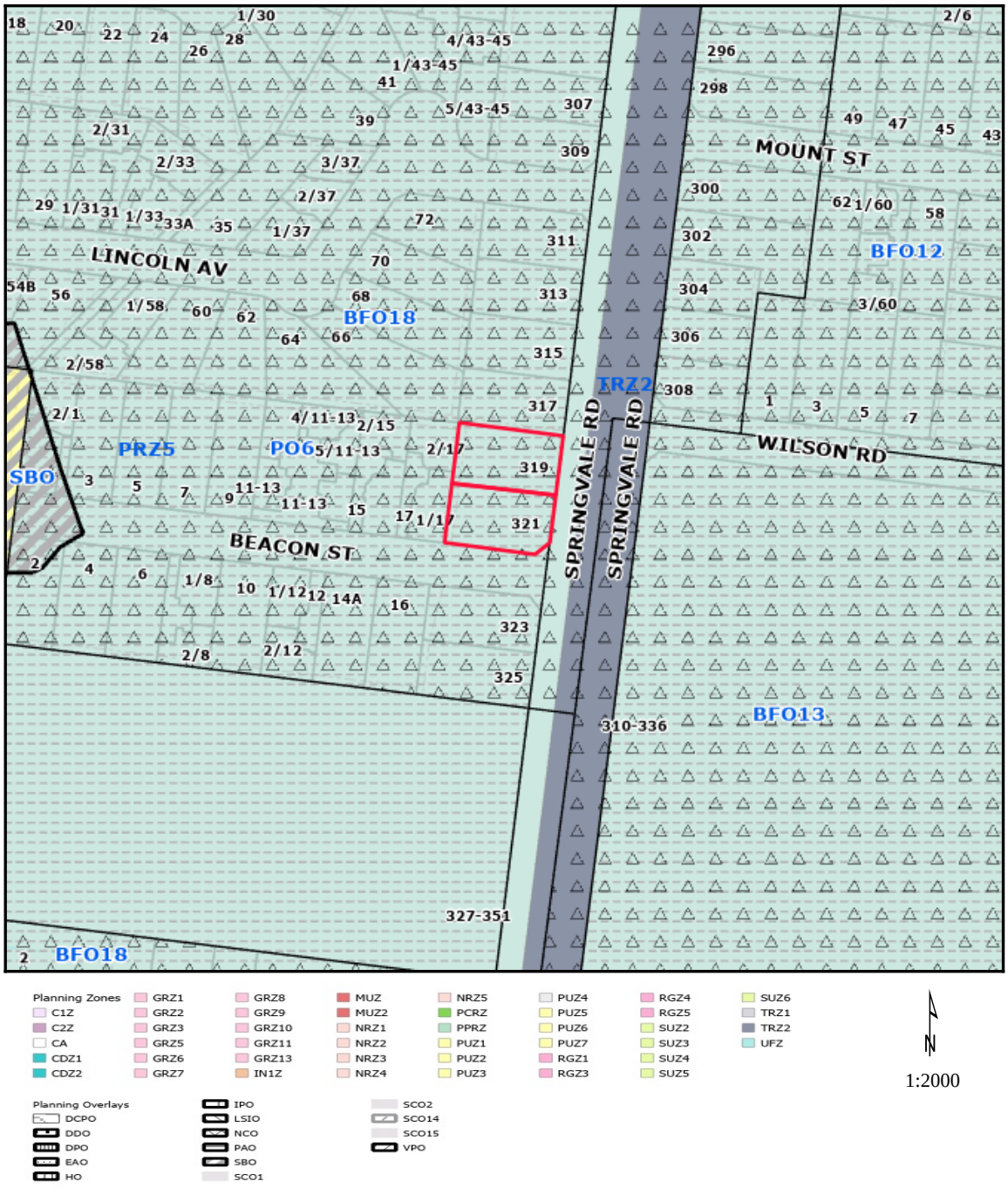
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Project: BMAK Medical Centre
319-321 Springvale Rd, Glen Waverley
Client: Makhmalbaf Pty Ltd
Project No:22.07

Drawing: Shadow Diagram 3pm

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	A	2026/05/15	TP907

Planning Overlays and Zones



Address: 319-321 Springvale Road GLEN WAVERLEY VIC 3150

Area:

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The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.