

## **WYP12603/20 – APPLICATION FOR A PLANNING PERMIT – CHANGE OF USE – DANCE STUDIO AT Factory 6/29-31 Graham Court HOPPERS CROSSING**

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**Additional supporting information for the assessment of the application mentioned above:**

PLA3624/20 RETROSPECTION PLANNING PERMIT FOR A DANCE STUDIO:

**Plan of Subdivision PS 502 349 H indicates that all car parking spaces within the site (29-31 Graham Court, Hoppers Crossing are located within the area shown as Common Property No1. Therefore the 'body corporate details' are required**

- 1) 5 carpaces directly surrounding my studio are legally shared – as are all the car spots within the complex. Please see title and title diagrams and body corporate attached. This was also confirmed via Email with Clara Lam that parking is shared. There is also 44 carspots in the complex.

**What are the other buildings in this complex/immediate area and what are their operating hours? Do any operate at the same time as your dance studio?**

Complexes within Graham Court & their operating hours.

- 2) Dorian Industries – Factory 1 – operates Monday – Friday 9am – 4pm
- 3) Luxury comfort – Factory 2, 3, 4 – operates Monday to Sunday – Hours are 10am – 6pm.
- 4) BDS Autocare - Factory 5 operates Monday – Friday 9am – 5pm, Saturday 9am – 12pm.
- 5) JFS Electrical Services – Factory 7 operates Monday – Friday, 7am – 4pm
- 6) Fuel System Solutions – Factory 8 operates Monday – Friday 7am – 5pm.

Dance Network hours of operation are:

Monday - Sunday 9:00am - 9:30pm

With 44 car spots in the complex and plenty of off-street parking available with no restrictions , there is no change to parking availability.

**Are there car spaces available nearby on the street? Are they restricted in any way (permit zone, time limits)?**

Car spaces on the street are not restricted. There is a cul-de-sac at the end of Graham Court where there is plenty of parking with no signs and no permit zone spots.

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**Are parents or do people generally wait during classes, and where do they wait? (if applicable).**

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Parents are not encouraged to wait in the studio or in the complex. They are advised to go and come back. When we have new 2yr olds starting – we allow parents to wait inside the foyer area when required but we do not encourage parents to stay in the studio.

**Are you located near any other modes of transport - like trains or bus stops? Is there pedestrian/cyclist access in this area?**

**Public Transport**

We are located approximately 3.8kms from Williams Landing Train Station .

We also are located very close to the 153 Bus which stops at the cnr of Old Geelong Road and Graham Court which is a 4min walk to the studio.

**Any other information that you think might assist in our assessment. You may wish to include time stamped photographs to show what the car parking situation looks like during class times.**

Time stamped photos have also already been provided during our operational times which are weekday afternoons and Saturday mornings. Please see attached for reference.

**Layout**

The layout is mostly the same as this business was purchased in 2010 by a previous owner (Donna Virido) and then sold to another owner (Heather Morris) who then sold it to me in 2017. The only difference in the layout from original plan is no structural changes – just a small dividing wall.

Please see attached updated plan.

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