

Statutory Planning Department

City of Greater Geelong

Wurriki Nyal, 137-149 Mercer Street Geelong VIC 3220

RE: Planning Information / Pre-Application Support Letter for 2/23 Capital Drive, Grovedale

To the Statutory Planning Team,

Please accept this letter as a formal introduction and supporting document for the proposed Change of Use to an Indoor Recreation Facility at **2/23 Capital Drive, Grovedale**.

My name is Ash Hobson, and I am the founder of **Legacy Boxing**. I recently relocated to the Geelong region from the UK, bringing with me over 15 years of experience in the fitness and combat sports industry, Physical Education Teaching, Counselling and Youth Rehabilitation.

During my career in the UK, I successfully owned and operated two facilities significantly larger than this proposed site. I am now deeply committed to investing my expertise, time, and finances into the Grovedale community.

A small history of me personally, I grew up in a children's home, I was angry at the world, no parents, no guidance, major trust issues and was scared, extremely scared of the world. Boxing was my outlet, not to punch people, not to hurt people but a community that accepted me through sport, somewhere I felt safe, somewhere I felt a sense of belonging.

That changed me, focused me to be better at school, disciplined, respectful and a huge sense of self esteem and self respect grew from boxing. I started my first gym at 19 and still run to this day. I have helped on record over 10,000+ kids in the UK and I'm here to do the same in Australia.

My vision for Legacy Boxing is not to be a high-volume, commercial gym for profit, but rather a specialized, low-impact, and highly inclusive community hub. I am extremely eager to work collaboratively with the City of Greater Geelong to ensure our operations positively contribute to the area without disrupting the existing industrial ecosystem.

To assist with your assessment, I have outlined our proposed operational model below, which specifically mitigates the common concerns of parking and traffic congestion.

1. Patron Capacity and Operating Hours To ensure zero disruption to our neighboring businesses, Legacy Boxing will operate on a boutique, low-volume model.

- **Maximum Capacity:** We will strictly cap our facility at **10 to 15 patrons at any one time**.

- **Operating Hours:** Our primary coached classes will operate during the evenings (post 5:30 PM), with the potential for early morning sessions (pre 7:00 AM). Because our peak times fall entirely outside standard business hours, we will not overlap with the operational traffic of the surrounding industrial businesses.

2. Comprehensive Parking Strategy (20+ Spaces) I understand that parking is a critical priority for the Council. Because of our strict capacity limits and off-peak operating hours, we have a surplus of available parking that far exceeds our maximum patron count:

- **Allocated On-Site Parking:** 3 dedicated spaces for Unit 2.
- **Landlord Agreement (Next Door):** We have secured an agreement with our landlord to utilize the allocated parking for the neighboring property during our operating hours, as their business will be closed.
- **Off-Peak Street Parking:** Capital Drive features wide street frontages. Outside of standard 9-to-5 business hours, there are comfortably **10 to 15 safe street parking spaces** immediately adjacent to our facility that are left entirely vacant by the surrounding closed businesses.
- **Total Availability:** This provides us with **over 20 available parking spaces** for a maximum of 15 patrons, ensuring Capital Drive remains completely uncongested.

3. Community Impact and Partnerships Legacy Boxing is designed to be a vehicle for positive social impact in the Geelong region. We are actively developing programs that align with local and national health initiatives, including:

- **Disability & Neuro-Rehabilitation:** Partnering with the Neuro Centre in Belmont to provide specialized, adapted boxing classes for physical rehabilitation and motor-skill development.
- **Youth Offending Programs:** Utilizing the discipline of combat sports to provide mentoring, structure, and positive outlets for at-risk youth.
- **First Nations Engagement:** Working alongside guidelines from Sport Australia to actively welcome and support the local Aboriginal community into the sport, fostering an inclusive and culturally respectful environment.

I am fully committed to being a responsible, transparent, and proactive business owner within the City of Greater Geelong. I welcome any advice, feedback, or conditions the Council deems necessary to make this proposal a success.

Thank you for your time, consideration, and guidance through this process. I look forward to discussing this further with you.

Sincerely,

Ash Hobson