

# TOWN PLANNING SUBMISSION

## *Proposed Yoga Studio — “The Bliss Point”*

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|---------------------|----------------------------------------------------------------------------------------------|
| <b>Proposal</b>     | Use of an existing commercial tenancy as a yoga studio                                       |
| <b>Trading name</b> | The Bliss Point                                                                              |
| <b>Address</b>      | Shop 4 / 60 Graham Walk, Portarlington VIC 3223 (between Newcombe Street and Fenwick Street) |
| <b>Floor area</b>   | 60 m <sup>2</sup>                                                                            |
| <b>Zone</b>         | Commercial 1 Zone (C1Z)                                                                      |
| <b>Lot number</b>   | Lot 3 PS347699                                                                               |

## 1. Introduction

This submission is made in support of a planning permit application to use an existing 60 m<sup>2</sup> commercial tenancy at Shop 4 / 60 Graham Walk, Portarlington, as a yoga studio operating as The Bliss Point. No external building works are proposed; the application relates solely to the use of an existing, appropriately zoned commercial premises.

The following sections respond to the relevant decision guidelines, addressing strategic policy context, the nature of the use, amenity impacts, traffic and parking, servicing, and built form.

## 2. Strategic Policy Context

### 2.1 Municipal Planning Strategy and Planning Policy Framework

The proposal is consistent with the Municipal Planning Strategy and Planning Policy Framework. It introduces a health and wellbeing service into an established commercial precinct, supporting local employment and activating an existing tenancy without the need for substantial building works. By providing a wellness service within Portarlington, the proposal reduces the need for residents to travel to larger activity centres and supports the ongoing viability of the local commercial area.

### 2.2 Interface with Surrounding Land Uses

The site is within a Commercial 1 Zone, where a low-impact indoor use such as a yoga studio is an appropriate and anticipated form of activity. The use generates minimal noise and no material off-site effects, and will operate harmoniously with the surrounding commercial precinct without adverse impact on any nearby residential land.

## 3. The Proposed Use

### 3.1 Nature and Purpose

The tenancy will operate as a yoga studio offering group and private yoga classes, meditation sessions, and occasional wellness workshops (e.g. breathwork and mindfulness). Ancillary functions comprise a small reception/waiting area and incidental retail sale of associated goods, such as mats, props and apparel.

### 3.2 Hours and Days of Operation

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The studio is proposed to operate seven days a week, generally between 6am and 9pm, in line with typical class scheduling (for example, 6am, 7am, 8am and 9am; 12pm; and 4pm, 5pm, 6pm and 7pm sessions). Individual classes run for 45–60 minutes depending on style (e.g. flow versus yin yoga), with class sizes of up to approximately 15 participants plus one instructor.

#### 4. Amenity Impacts

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- **Noise:** the use generates low-level noise only — soft instrumental or ambient background music, the instructor's voice, and ordinary pedestrian activity of clients arriving and departing. No amplified sound system is proposed beyond standard in-studio background levels.
- **Light spill:** internal lighting only is proposed. Any external or signage lighting will be shielded and downward-facing, avoiding spill onto adjoining properties.
- **Overlooking, overshadowing and solar access:** as no external building works, additions or changes to glazing are proposed, the use will have no effect on overlooking, overshadowing, solar access or existing rooftop solar installations on neighbouring land.
- **Deliveries:** deliveries will be infrequent and limited to small vehicles delivering retail stock or studio supplies (e.g. mats, cleaning products) within standard business hours.

#### 5. Traffic and Car Parking

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The proposed use will generate low levels of traffic. Class start and finish times are staggered across the day (early morning, midday and evening), which spreads arrivals and departures rather than concentrating them at a single peak. Patrons are expected to arrive by a mix of car, foot and bicycle.

Importantly, the tenancy is located directly adjacent to a public car park and benefits from ample off-street parking in the immediate vicinity. This substantially reduces any likelihood of parking overflow into surrounding streets and provides convenient access for patrons. On this basis, the proposal is not expected to adversely affect the function, capacity or safety of the surrounding road network, and the site can comfortably accommodate the needs of pedestrians, cyclists and vehicles associated with the use.

#### 6. Servicing and Infrastructure

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The site is connected to all necessary services — electricity, water, sewerage, telecommunications and waste collection — and no infrastructure upgrades are required to support the proposed use. As the studio will operate wholly within the existing building envelope, there will be no change to impermeable surfaces or existing stormwater drainage arrangements.

Waste generation will be minimal and comparable to other small commercial tenancies, and can be accommodated within existing waste and recycling arrangements serving the building.

#### 7. Built Form, Access and Streetscape

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No external building or works are proposed; the existing tenancy will be fitted out internally to suit yoga classes. Existing pedestrian, cyclist and vehicle access arrangements are suitable for the anticipated level of patronage, and the building, car park and paved areas will continue to be maintained by the owner/occupier under standard commercial tenancy arrangements.

The proposal will preserve the existing character of the commercial streetscape. Any future signage will be modest in scale and designed to complement the commercial context, and the use will positively contribute to street activation as a welcoming, community-focused business.

## 8. Subdivision and Interim Use

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No subdivision is proposed. The application relates to an existing commercial tenancy only, and there is no undeveloped land requiring interim use arrangements. The proposal will not compromise the ability of the surrounding commercial area to accommodate future development, and will add to the diversity of services available within the precinct.

## 9. Conclusion

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The proposed yoga studio is an appropriate and beneficial use within the Commercial 1 Zone. It is compatible with the surrounding commercial context, generates minimal amenity, traffic and servicing impacts, and will provide a valued health and wellbeing service to the Portarlington community.

The site's location adjacent to a dedicated public car park, combined with ample off-street parking in the vicinity, ensures traffic and parking impacts will be negligible. As the proposal makes use of an existing, fully serviced commercial tenancy and requires no substantive building works, it satisfies the relevant decision guidelines and represents an appropriate planning outcome warranting approval.