

**GENERAL NOTES....**

WORKS TO BE CARRIED OUT ON NEW CROSSOVER AND FOOTPATH TO BE IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS

EXISTING CROSSOVER TO BE INCREASED TO 6.00m WIDE

REMOVE EXISTING BITUMEN PAVING AND REPLACE WITH CONCRETE OR EQUAL APPROVED MATERIAL

EXISTING FOOTPATH TO BE RETAINED AND INCREASED IN WIDTH AS NOTED

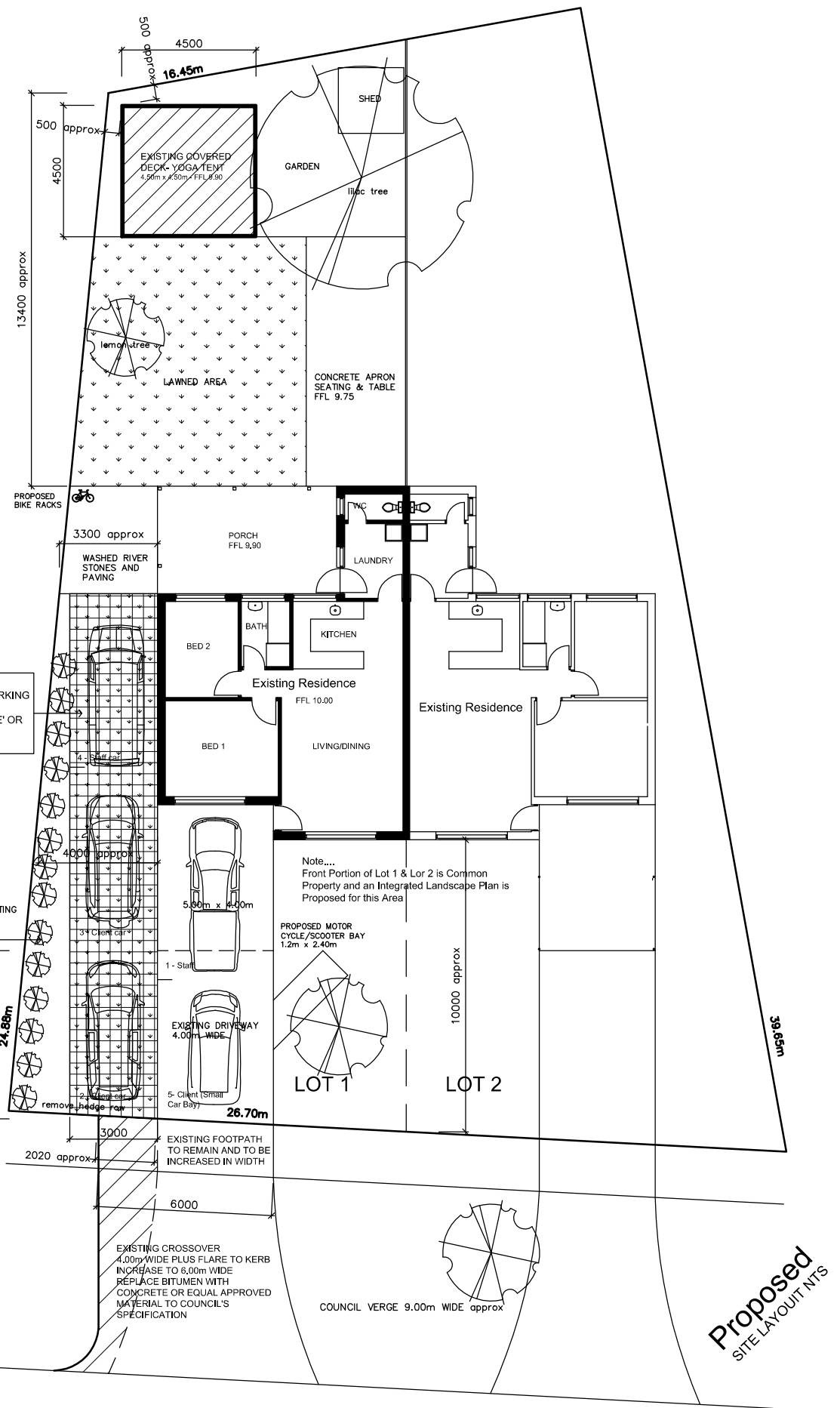
EXISTING STORMWATER DISPOSAL IS CURRENTLY BEING RETAINED ADEQUATELY ON SITE (Locations of Soak Wells Unknown)

TENT RUNOFF DISCHARGES EQUALLY ALONG EACH SIDE AND ONTO STABILISED GARDEN BEDS

NEW 'GRASSBLOCK' OR SIMILAR PAVING TO THE PARKING AREA IS PERVIOUS ALLOWING DRAINAGE OVER THE ENTIRE AREA AND DOES NOT REQUIRE SOAK WELLS

NOTE.... PROPOSED TANDEM PARKING FOR CLIENTS ON NEW CONCRETE 'GRASSPAVE' OR SIMILAR PRODUCT WITH SELECTED PLANTING

PROPOSED SCREEN PLANTING AND FENCING ALONG SOUTHERN BOUNDARY



Note.... Front Portion of Lot 1 & Lot 2 is Common Property and an Integrated Landscape Plan is Proposed for this Area

EXISTING CROSSOVER 4.00m WIDE PLUS FLARE TO KERB INCREASE TO 6.00m WIDE REPLACE BITUMEN WITH CONCRETE OR EQUAL APPROVED MATERIAL TO COUNCIL'S SPECIFICATION

EXISTING FOOTPATH TO REMAIN AND TO BE INCREASED IN WIDTH

**As Built**  
SITE LAYOUT NTS

**Proposed**  
SITE LAYOUT NTS



Rob Fittock  
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Architectural Drafting & Design  
Building Consultant  
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PROPOSED HOME OCCUPATION  
77a (Lot 1) ASHBURTON STREET  
EAST VICTORIA PARK  
FOR Ms KIM HAJICHRISTOU  
SITE LAYOUT PLAN

RUF  
NTS  
NOVEMBER 2020  
20201119-A-01 Rev 3

REV	DESCRIPTION	DATE	BY
3	AMENDED CROSSOVER HATCHED AREA	28/04/21	RUF
2	AS AMENDED	24/12/20	RUF
1	ISSUED FOR DA	20/12/20	RUF
0	REV		



25 November 2020

To whom it may concern,

My name is Kim Hajichristou, I live at 77A Ashburton Street and I am the sole trader for the Yogi Hunter (Yoga Tent Studio). I am applying for this proposed business application for the home yoga studio the Yogi Hunter (Yoga Tent Studio).

This is a cover letter designed to accompany the application as an introduction to the practice of yoga, my business model and the community that it supports.

#### **ABOUT YOGA CLASSES**

Yoga is a practice of moving your body in alignment with your breath and mind. The style of yoga that is taught at Yogi Hunter is focused on mindfulness body movement to stretch the body. Typically, classes will run for 45-60 minutes and they are designed for any fitness level and age to enjoy. It is designed as a small class environment (maximum of four people per class) where yoga and community connectivity are central to the experience. As the teacher and sole trader at Yogi Hunter I pride myself on creating this unique space to help guide and teach my students at the level that supports them.

#### **TIMING/SCHEDULE**

The schedule has changed to 2 classes 6:00pm and 7:30pm.

6:00pm Flow Yoga is a more active class with postures and movements designed to increase your heart rate and get the body warm. These classes are typically set up with a 40-minute active phase and 20-minute cool down phase, concluding with breathwork and meditation.

7:30pm class was actually suggested by a neighbour on Esperance Street as she could never make a yoga class in other yoga studios. She wanted to do class after the kids were in bed. This is how this class made it to the schedule and is one of the favourites of students. This class is the slower, more relaxing class, known as Restorative Yoga, Yoga Nidra and Yin Yoga. These classes have not a lot of movement to create a more calm and relaxing feeling in the deep stretching and breath work. Therefore, the later time slot works best as the class is quiet and subdued for participants to fall into a deep meditation and relaxation.

There is a 30 minute gap between classes to allow enough time for people to leave and arrive with no interference with parking.

#### **ECO-FRIENDLY STUDIO**

All students are encouraged to walk, cycle, carpool (car sharing) and get dropped off to reduce any parking concerns on the street. Students have access to my Sharewaste composting bins and TerraCycle Collection Point for bread tags and bottle caps.

**NEIGHBOURHOOD/TESTIMONIALS**

I have also recently reached out to the neighbours to advise them of both my yoga studio and the application that is now being lodged with the Town of Victoria Park. Upon communicating with the neighbours and my students I have received some great feedback and testimonials, please see attached letters.

I am hopeful that this application progresses and meets the needs of the Town of Victoria Park and I look forward to continuing to support my local community with yoga classes. My goal is to ensure that the Yoga Tent and its students/community will not impact on the neighbours or surrounding community.

I would welcome your feedback on any issues, concerns or comments that you have on the Yoga Tent business and this application. I am available by phone, text, email or in person to progress this Home Occupation Application.

I look forward to hearing back from you.

Sincerely

Kim

Email: [Kim@yogihunter.com](mailto:Kim@yogihunter.com)  
Text/call: 0423 614 202



77A Ashburton Street, East Victoria Park



Yoga Tent

