

Planning Enquiries
Phone: (03) 9688 0200
Web: www.maribyrnong.vic.gov.au

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any questions, please contact Council planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet

i Click for further information.

CITY OF MARIBYRNONG
RECEIVED
05/03/2026
URBAN PLANNING

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No:	St. No.: 18A	St. Name: Anderson
Suburb/Locality: Yarraville		Post Code: 3013

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A OR	Vol.: 8909	Folio.: 822	Suburb.: Yarraville
	Lot No.: 5	Type.: Part Lot/Plan of Subdivision	
B	Crown Allotment No.:	Section No.:	
	Parish/Township Name:		

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

i For what use, development or other matter do you require a permit? *

Yoga, fitness, dance & Pilates studio.

🔗 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required *

0.00	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
------	---


If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1.093 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application.
Visit www.sro.vic.gov.au for information.

Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Class 6 - Restaurant


 Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).
- Not Sure

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'sregister search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:

Title: CO	First Name:	Surname:
Organization (if applicable): Eve Studio Yarraville Pty Ltd		
Unit No:	St. No: 18 A	St. Name: Anderson Street
Suburb: YARRAVILLE	State: VIC	Postcode: 3013
Business phone:	Email: annie@evestudio.com.au	
Mobile phone: 0422992994	Home:	

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*

Name: Same as applicant

Title: CO	First Name:	Surname:
Organization (if applicable): Eve Studio Yarraville Pty Ltd		
Unit No:	St. No: 18 A	St. Name: Anderson Street
Suburb: YARRAVILLE	State: VIC	Postcode: 3013
Business phone:	Email: annie@evestudio.com.au	
Mobile phone: 0422992994	Home:	

Owner *

The person or organisation who owns the land


Where the owner is different from the applicant, provide the details of that person or organization.

Name: Same as applicant

Title: CO	First Name:	Surname:
Organization (if applicable): Manar Nominees Pty Ltd		
Postal Address: If it is a P.O. Box, enter the details here:		
Unit No:	St. No: 195	St. Name: Balaclava Road
Suburb: CAULFIELD NORTH	State: VIC	Postcode: 3161
Business Phone:	Email: wrobertson@wilsoncommercial.au	
Mobile phone: 0422000265	Home:	

Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

Date

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist. Insufficient or unclear information may delay your application

Has there been a pre-application meeting with a council planning officer

No Yes

Officer Name:


day / month / year


Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void

Completed the relevant council planning permit checklist?

Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Maribyrnong City Council
PO Box 58
Footscray VIC 3011
Cnr Napier and Hyde Streets
Footscray VIC 3011

Contact information:

Phone: (03) 9688 0200

Email: email@maribyrnong.vic.gov.au

DX: 81112

Deliver application in person, by post or by electronic lodgement.

i MORE INFORMATION

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

▲ Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at planning-schemes.delwp.vic.gov.au

▲ You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au. Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.

Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

▲ Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook

▲ Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the Planning and Environment Act 1987 (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block)

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

Title Information

What is an encumbrance?

An encumbrance is a formal obligation on the land, with the most common type being a mortgage. Other common examples of encumbrances include:

- **Restrictive Covenants:** A restrictive covenant is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A section 173 agreement is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An easement gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A building envelope defines the development boundaries for the land.
- signed the declaration on the last page of the application form

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header encumbrances, caveats and notices. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A caveat is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of notices. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 10470 FOLIO 826

Security no : 124132288824D
Produced 18/02/2026 05:19 PM



LAND DESCRIPTION

Lot 5 on Plan of Subdivision 423744Q.
PARENT TITLES :
Volume 08858 Folio 157 Volume 08909 Folio 822
Created by instrument PS423744Q 30/09/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MANAR NOMINEES PTY LTD of 25 HOWITT ROAD CAULFIELD NORTH VIC 3161
PS423744Q 30/09/1999

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS423744Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16804R TISHER LINER FC LAW
Effective from 01/08/2022

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS423744Q

DOCUMENT END



Imaged Document Cover Sheet

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Document Identification	PS423744Q
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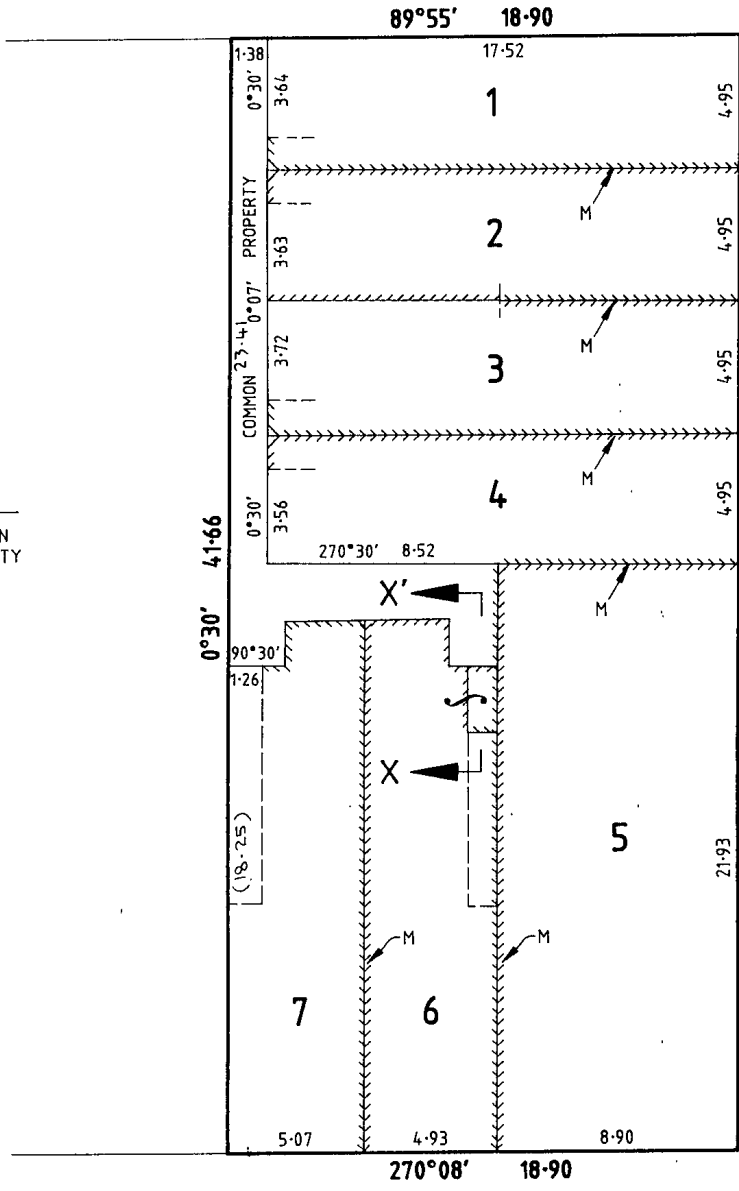
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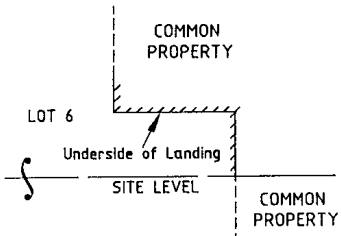
3	4	5	6
PLAN OF SUBDIVISION		Stage No.	Plan Number P.S.423744Q

CANTERBURY STREET



BALLARAT STREET

ANDERSON STREET



CROSS SECTION X-X'
NOT TO SCALE

BOUNDARIES OF LOTS ARE DEFINED ON SHEET 1

GOODISON & ASSOCIATES
 LICENSED SURVEYORS
 305 BRIDGE ROAD RICHMOND 3121
 TEL: 9428-1818 FAX: 9428-0015
 E-mail: goodison@mira.net

Sheet 2 of 3 Sheets

ORIGINAL SCALE

SHEET SIZE: **A3** SCALE: 1:200

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) Kenneth John GOODISON

SIGNATURE _____ DATE ____/____/____

REF **9100** VERSION **1**

DATE ____/____/____

COUNCIL DELEGATE SIGNATURE _____

PS423744Q

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT



4 March 2026

Change of Use Planning Permit Application: 18A Anderson Street, Yarraville 3013

Dear Planning Officer,

I am writing to submit a planning permit application for a **change of use** at the above property.

The premises is proposed to be used as a yoga and fitness studio, operated by Eve Studio Yarraville Pty Ltd. The use will involve group movement classes focused on health and wellbeing including: yoga, strength & fitness training, dance fitness, barre and pilates.

No building works or structural changes are proposed as part of this application. The existing layout of the premises will remain unchanged and the space will be used largely as it currently exists.

The studio will operate similarly to our existing Eve Studio locations in Preston and Brunswick, offering scheduled classes throughout the day including early mornings and evenings. We will also offer workshops, courses and community events from time to time.

The studio will primarily service local community members seeking health, movement, and wellbeing practices.

I believe this proposed use is appropriate for the premises and compatible with the surrounding area, and our intention is to make a positive contribution to the local community.

Please let me know if any additional information is required to assist in assessing this application.

Kind regards,

Annie Carter

Director

Eve Studio Yarraville Pty Ltd

0422 992 994

Archer Consultants Pty Ltd

PH: 03 7067 9240

ABN: 79 661 164 683

Level 1, 18A Anderson Street, Yarraville VIC 3013

PARKING DEMAND ASSESSMENT

Proposed Fitness Studio Development

Client - Eve Studio

Revision - 1A

Prepared For - City of Maribyrnong - May 2026

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INTRODUCTION

Archer Consultants Pty Ltd was engaged by Eve Studio to prepare a Parking Demand Assessment for a proposed fitness studio development at Level 1, 18A Anderson Street, Yarraville 3013.

This report will assess the implications of the proposed development on existing parking conditions surrounding the site. The following items have been included in the subsequent sections of this report:

- public and active transport accessibility at the site;
- proposed development summary;
- proposed car parking requirement and demand assessment
- expected traffic generation; and
- conclusions of the above findings.

During the course of preparing this assessment, the subject site and its environment have been inspected.

BACKGROUND AND EXISTING CONDITIONS

Subject Site Location

The subject site is located on the northwestern corner of Anderson Street and Ballarat Street. The surrounding properties are a mix of commercial and residential.

The site is situated within a Commercial 1 Zone and is located 5km west of the Melbourne CBD.

Figure 1 provides an overview of the surrounding suburbs whilst **Figure 2** provides an aerial view of the immediate area surrounding the subject site.

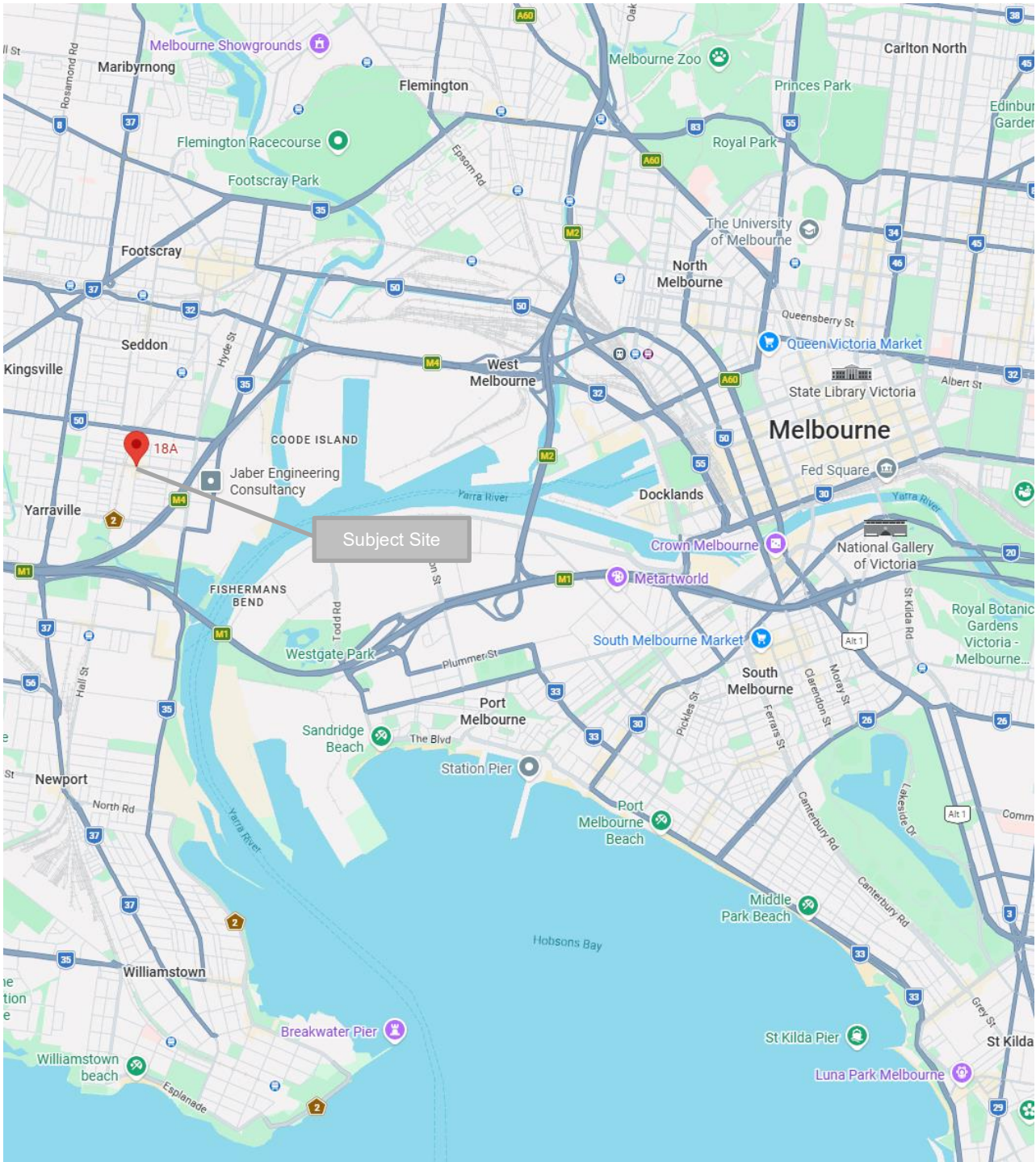


Figure 1 Surrounding Suburbs

source: Google Maps



Figure 2 Subject Site Location

source: Google Maps

PLANNING ZONES & OVERLAYS

The subject site is situated within a Commercial 1 Zone and has a Development Contributions Plan Overlay, Development Contributions Plan Overlay – Schedule 2, Heritage Overlay and Heritage Overlay (HO14) on it.

An extract of the subject site's Planning Scheme Zone is shown in Figure 3 below.



Figure 3 Subject Site Planning Zones & Overlays

source: VicPlan MapShare

EXISTING ROAD NETWORK

Anderson Street

The site has 1 frontage 1 on Anderson Street.

Anderson Street is a main road that travels in the east-west direction.

Anderson Street facilitates two lane, two-way traffic throughout via marked lanes with no painted median and provides restricted kerbside parking on the both sides of the road and has a posted speed limit of 50km/hr.



Figure 4 Anderson Street near the Frontage Facing West

source: Google Maps

PUBLIC TRANSPORT

The subject site is in an area that has excellent access to public transport services that are within walking distance to the site.

The closest bus stop to the site, Yarraville Station/Birmingham Street bus stop, is approximately 128m away (3 minute walk) and provides the 431, 432 and 409 bus routes which connect to Highpoint Shopping Centre as well as the surrounding suburbs.

The closest train station to the site, Yarraville train station, is approximately 109m away (2 minute walk) and provides 2 train routes which connect to the Melbourne CBD as well as the surrounding area.

The public transport services map of the subject site is shown below.

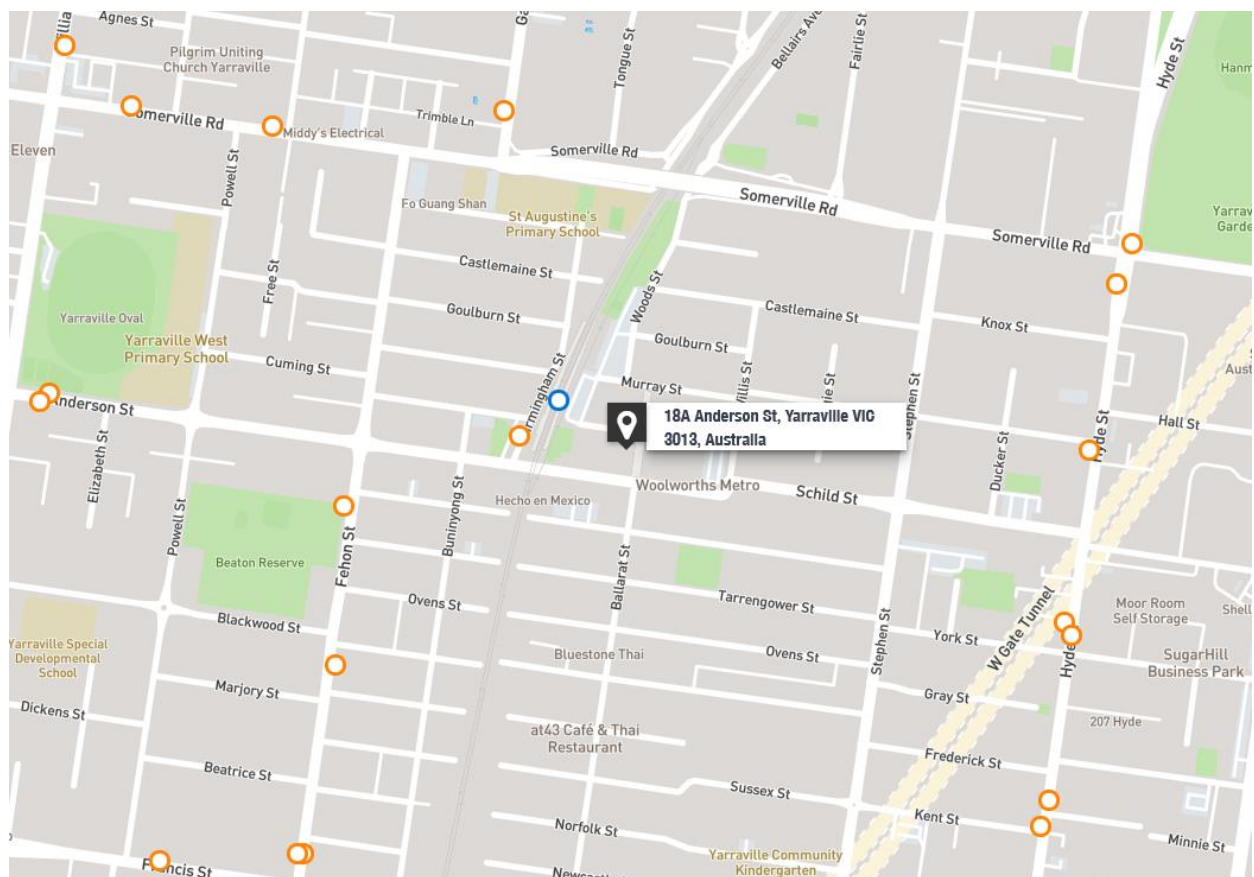


Figure 5 Yarraville PTV Map

source: Transport Victoria

CAR PARKING REQUIREMENTS MAP

The Victorian Government brought in Car Parking Requirement Maps to replace the Principle Public Transport Network (PPTN).

There are now 4 categories (1-4) to determine the car parking requirements for a site.

As shown below, the majority of the site falls into Category 2.



Figure 6 Car Parking Requirements Map

source: VicPlan MapShare

WALKSCORE

Walk Travel Time Map

The 'walkability' of a site is a measure of its proximity to other facilities by walking and can be ascertained from www.walkscore.com.

The subject site is rated as “Walkers Paradise” (meaning that daily errands do not require a car) and with a score of 93 out of 100 (obtained from the ‘Walk Score’ web tool); it provides a much higher ranking to the average Melbourne metropolitan score of 56 out of 100.

The transit score is 61 out of 100 which means that the location has “Good Transit” (meaning there are many nearby transportation options).

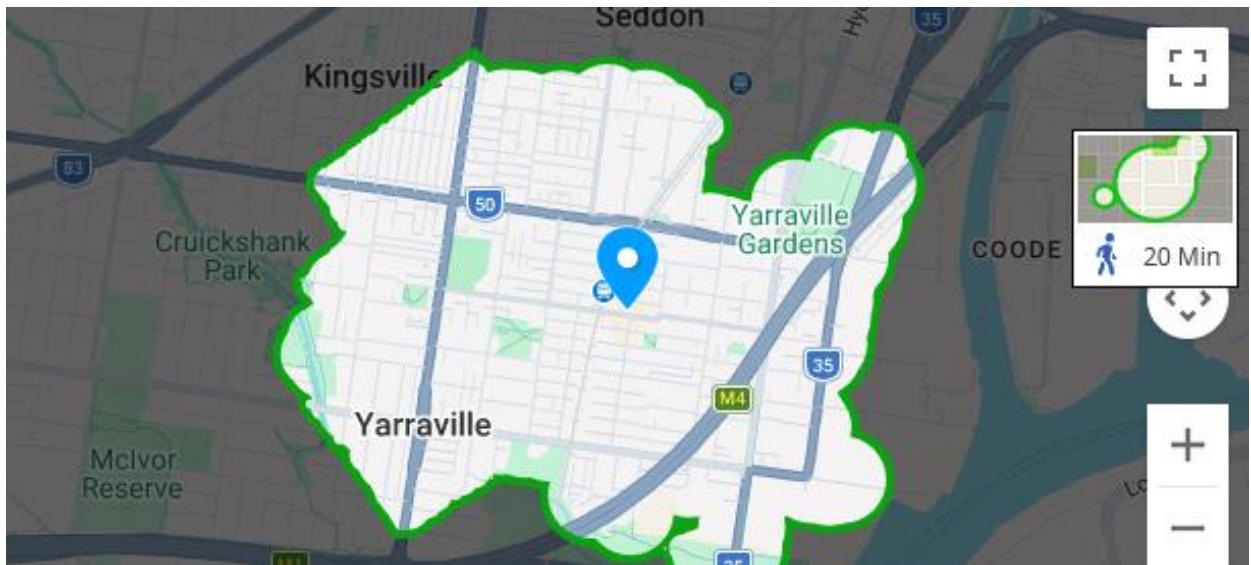


Figure 6 20 minute Travel Time Map

source: www.walkscore.com

PROPOSED DEVELOPMENT

The proposed development for the subject site is for a fitness centre.

The land use summary for the proposed development is provided below:

Operating Hours

6:00am – 8:30pm Monday to Sunday.

Expected Peak Periods

6:00am – 8:00am.

Members

There will be a maximum of 70 members on site at any one time.

Staff

There will be a maximum of 4 staff on site at any one time.

Car Parking Spaces

There are no on site car space.

Leasable Floor Area

The subject site has approximately 380m² of leasable floor area.

CAR PARKING REQUIREMENTS

As the proposed development seeks a reduction in car parking spaces, a car parking waiver is sought. As stated within Clause 52.06-7 of the Maribyrnong City Council Planning Scheme, an application to reduce the number of car parking spaces under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

As such a Car Parking Demand Assessment has been undertaken to assess the car parking demand likely to be generated by the proposed development, having consideration to:

The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.

The variation of car parking demand likely to be generated by the proposed use over time.

The short-stay and long-stay car parking demand likely to be generated by the proposed use.

The availability of public transport in the locality of the land.

The convenience of pedestrian and cyclist access to the land.

The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.

The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.

Any empirical assessment or case study.

The Planning Scheme does not specifically refer to parking requirements for Gyms, therefore, the parking provision must be to the satisfaction of the responsible authority.

As the site falls within Category 2 of the Car Parking Requirements Map, the following rate below is used from Clause 52.06-5, Table 1.

Land Use	Rate	Car Parking Requirement	Parking Spaces Available	Shortfall/Surplus
Gym	N/A	To the satisfaction of the relevant authority	0 spaces onsite	Refer to Car Parking Demand Assessment

Table 1 Maribyrnong Council Planning Scheme

As there are no parking rates for this land use, a car parking demand assessment was undertaken.

Car Parking Demand Assessment

As mentioned above, the car parking provision for the fitness studio should be to the satisfaction of the responsible authority, and therefore the projected demands have been assessed and calculated below.

There are a number of case studies undertaken for fitness facilities which indicated parking demands ranging between 0.5 and 0.8 spaces per patron, with lower demands demonstrated in areas with proximity to residential catchments and the availability of public transport.

Specifically, Cardno previously undertook a survey of a Fitness First facility in St Kilda which demonstrated a parking rate of 0.53 spaces per patron. The subject site is well located with surrounding residential catchments and is therefore considered attractive for walking and cycling access. The proposed parking rate for the fitness studio of 0.53 spaces per patron is considered appropriate.

Furthermore, the 0.53 rate assumes that just over 1 in 2 attendees drive to the site, which is considered suitable when taking into consideration:

- Carpooling with various patrons,
- Walking and cycling to the site.

The parking demands for a fitness studio, may best be calculated based on the number of patrons which are present on the site at any one time. It is typically adopted that gym and other recreational facilities generate peak parking demands at a rate of 0.53 spaces per patron. This demand includes allowance for a relatively high percentage of drivers and then a portion of patrons who car pool or travel to the site by other means (walking, cycling, public transport or ride share).

Noting the surrounding residential catchment and convenient public transport facilities nearby, this parking rate is considered suitable.

The parking calculations for the gym have been based on a peak patronage of 15 persons.

Application of the above rate to this proposed peak patronage of 15 equates in a peak parking demand of 7 spaces for this component of the site. This patron cap has been reverse calculated based on the availability of car parking on the site.

A review of visitation data (sourced from Google) has been undertaken for a range of similar uses to determine parking profiles for a typical weekday and Saturday. The centres reviewed include:

- Olympic Leisure Banyule
- Reservoir Leisure Centre
- Collingwood Leisure Centre
- Ivanhoe Aquatic Banyule

The visitation data indicated that weekday peak demands typically occur from 10am-12midday and 5pm-7pm, and these are approximately equivalent to 70% of the peak Saturday demands which occur between 9am-12midday.

Existing Parking Credit

It is acknowledged that the subject site was previously operating as a 'Food & Drink Premises'.

Based on the previous Planning Scheme car parking requirements for a food & drink premises of 4 parking spaces per 100m², the previous use generated a car parking requirement of 15 spaces.

With no on-site parking spaces provided, the previous use had no reliance of 15 on-street car parking spaces.

Public Transport Availability

As outlined on Page 9 within this report, the proposed development is within walking distance from public transport bus services that provide connectivity throughout Yarraville and the surrounding area. It is expected most of the staff and members will utilise these services.

Multipurpose Trips

Considering the location of the site and surrounding uses (including the other commercial premises) it is very likely that trips to and from the site will be multipurpose or cross-utilised.

Short Term and Long Term Parking Demand

Considering the use of the site, staff of the site generate a long term parking demand whilst members generate a short term parking demand.

On-Street Car Parking Demand Surveys

As mentioned above, car parking surveys have been undertaken to determine the availability of parking within the area and on-site. Car parking surveys were undertaken on;

- Thursday 14th May (8:00am – 7:00pm)
- Saturday 16th May (8:00am – 5:00pm)

The survey area considered all suitable on-street parking spaces within a walking distance of the subject site. The survey area is shown in Figure 8 below with detailed results available in Appendix A.

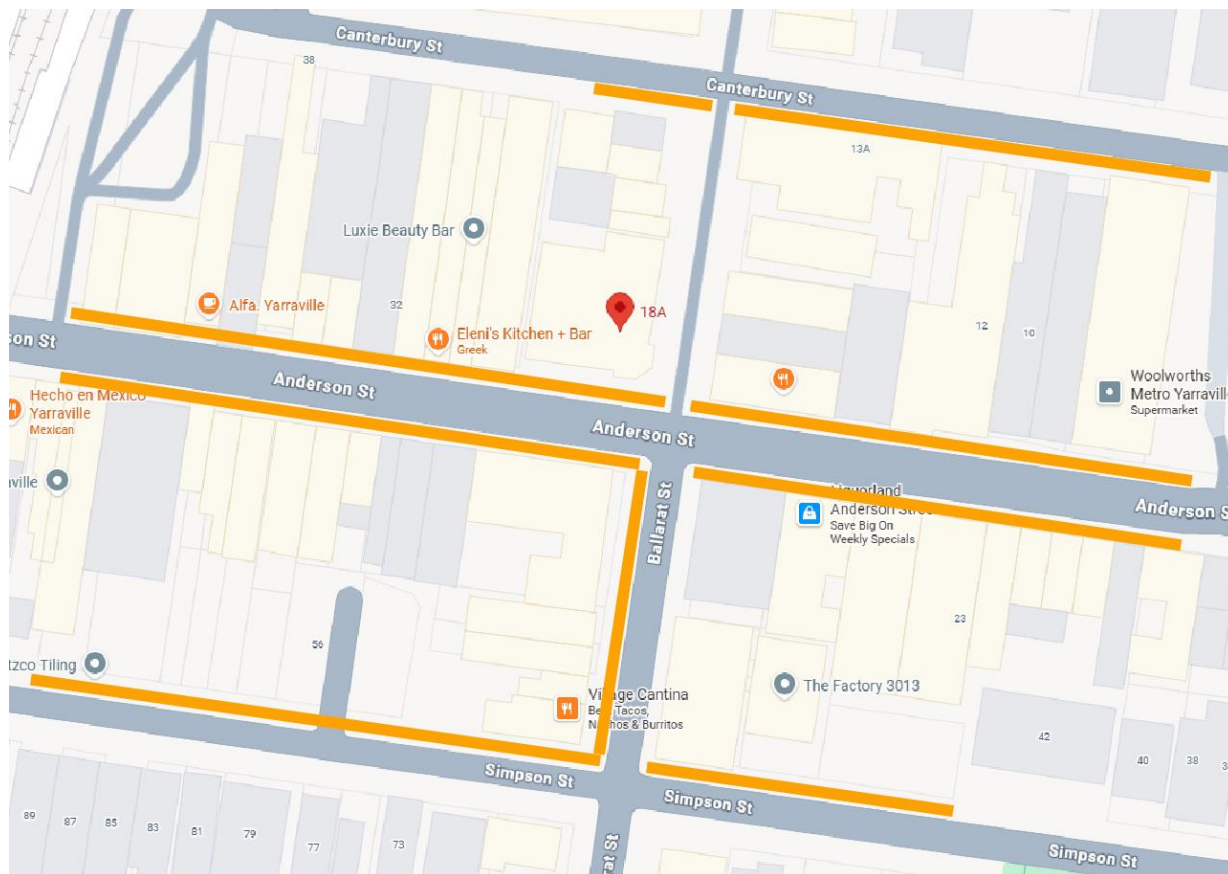


Figure 8 Survey Locations

source: Google Maps

On-Street Parking Survey Results

The parking observations showed that there are approximately 68 2P on-street parking spaces within the surveyed area.

As observed, the occupancy of these spaces ranged from 68 – 84% on Thursday and 65 – 85% on Saturday. These percentages indicate a medium to high occupancy throughout the day with the highest occupancy observed at 4:00pm on the Saturday.

As such, it is expected that the car parking demands generated by the proposed development based on the case study data can be accommodated on-street without exhausting the on-street parking availabilities.

TRAFFIC IMPACT ASSESSMENT

Through observation of the RTA Guide to Traffic Generating Development (2002), the rates for the proposed development are provided. As such the traffic generation rate for the development is as follows:

Gymnasium Traffic Generation

The daily traffic generation rate is 45 trips/100m² of gross floor area.
The gross floor area of the gymnasium is approximately 308m².

The daily traffic generation is (45 x 308/100) which equates to 138 vehicle trips per day.

The evening peak hour vehicle trip rate is 9 trips/100m² of gross floor area.
The evening peak hour vehicle trip rate is (9 x 308/100), which equates to 27 trips per hour.

It is expected that the vehicular traffic generated by the site will distribute across the road network in the vicinity. It was perceived that these rates are in fact negligible and are not anticipated to generate any significant adverse impacts on the local road network.

CONCLUSIONS

Based on the assessment presented in this report, it is considered that:

- The proposed development at Level 1, 18A Anderson Street, Yarraville is for a fitness studio.
- The subject site is within walking distance of the 431, 432 and 409 bus routes and the Yarraville train station which connect to the Melbourne CBD and the surrounding suburbs.
- The proposed development has no statutory car parking rate. The parking rate has been obtained from empirical assessments of similar developments, giving a calculated parking requirement of 2 car spaces. Given that there are no car spaces on site, there is an on site shortfall of 2 spaces.
- The previous use of the site has a requirement of 15 spaces; therefore, a 15 car space parking credit has been applied.
- With a walk score of 93 and a transit score of 61 it is expected most staff and members will walk or catch public transport to the site than what is stated in the empirical data.

In conclusion, this study indicates that the proposed development is not envisaged to have adverse impacts on the surrounding parking conditions. Therefore, the proposed development should be supported on parking grounds.

APPENDIX A: ON-STREET SURVEYS

THURSDAY 14th MAY 2026

LOCATION				Side	PARKING		DEMAND													
Street	Between				Restriction	Supply	6 am	7 am	8 am	9 am	10 am	11 am	12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm
Anderson Road	Ballarat Street	-	150m East	N/S	2P	20	8	12	15	18	17	20	18	16	18	18	16	16	14	10
Anderson Road	Ballarat Street	-	150m East	N/S	2P	21	16	13	12	14	14	17	13	18	14	16	15	17	18	16
Ballarat Street	Anderson Street	-	Simpson Street	E	2P	2	1	1	2	2	2	2	1	0	2	2	2	1	1	0
Simpson Street	Ballarat Street	-	150m East	N	2P	6	5	6	4	5	5	5	6	6	6	4	5	5	4	5
Simpson Street	Ballarat Street	-	150m West	N	2P	11	11	11	8	9	8	6	7	6	7	7	6	8	9	10
Canterbury Street	Ballarat Street	-	150m East	N/S	2P	3	1	2	3	3	3	2	3	2	1	3	3	2	2	1
Canterbury Street	Ballarat Street	-	150m West	N/S	2P	5	5	5	3	5	4	5	4	4	4	3	5	5	4	4
						68	47	50	47	56	53	57	52	52	52	53	52	54	52	46
Occupancy (%)							69	74	69	82	78	84	76	76	78	76	79	76	68	

SATURDAY 16th MAY 2026

LOCATION				Side	PARKING		DEMAND													
Street	Between				Restriction	Supply	6 am	7 am	8 am	9 am	10 am	11 am	12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm
Anderson Road	Ballarat Street	-	150m East	N/S	2P	20	14	14	12	14	18	16	16	17	20	19	17	15	16	
Anderson Road	Ballarat Street	-	150m East	N/S	2P	21	17	18	19	15	15	18	19	20	16	16	16	19	16	18
Ballarat Street	Anderson Street	-	Simpson Street	E	2P	2	1	1	2	2	2	2	2	1	2	2	2	1	2	2
Simpson Street	Ballarat Street	-	150m East	N	2P	6	6	6	6	4	4	4	3	5	2	2	6	4	6	5
Simpson Street	Ballarat Street	-	150m West	N	2P	11	11	11	11	7	7	8	9	8	7	6	10	8	9	9
Canterbury Street	Ballarat Street	-	150m East	N/S	2P	3	2	2	2	1	2	3	3	3	1	3	3	3	3	2
Canterbury Street	Ballarat Street	-	150m West	N/S	2P	5	5	5	5	1	2	2	4	2	3	4	2	5	4	5
						68	56	57	57	44	50	53	56	55	48	53	58	57	55	57
Occupancy (%)							82	84	84	65	74	78	82	81	71	78	85	84	81	84

Maribyrnong City Council - Urban Planning Department
 Cnr Hyde and Napier Streets, Footscray
 T: 9688 0200 email: planningapplications@maribyrnong.vic.gov.au



AMENDMENT TO AN APPLICATION FOR A PLANNING PERMIT - Request Form (before permit is issued)

Privacy Information: Any material submitted with this application, including plans and personal information, will be available for public viewing, including electronically, and copies may be made to interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987.
 Requests for access to and/or amendment of the information provided may be made to Council's Privacy Officer on: 9688 0200.

DETAILS OF APPLICATION TO BE AMENDED

Application Number: TP72/2026(1)	Address of Land : Level 1, 18A Anderson St, Yarraville VIC 3013
Under what section of the Planning and Environment Act 1987, is the amendment being sought: <input checked="" type="checkbox"/> Section 50 – Amendment to the application prior to notice <input type="checkbox"/> Section 57A – Amendment to the application after notice <i>(Note – A fee of 40% of the original application fee is required with this request)</i>	

THE APPLICANT

Name: Annie Carter	Organisation: Eve Studio Yarraville Pty Ltd
Address: 18A Anderson St, Yarraville VIC 3013	
Contact Phone Number: 0422 992 994	
Email: annie@evestudio.com.au	
Are you the applicant of the original planning permit application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>(Note: Only the applicant of the original planning permit application may ask Council to amend the application)</i>	

DETAILS OF THE PROPOSED CHANGES

Is there a change to the description of the land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there a change to the plans and/or other documents submitted with the application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there a change to the use and/or development of the land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
List in detail the proposed changes (This can be listed on a separate page) The application is being amended to include signage. All details of proposed signage and relevant information is included in the following documents: <ul style="list-style-type: none"> • Response to Request for Further Information • Attachment F: Signage Application Site Context and Proposed Sign Detail 	

DECLARATION TO BE COMPLETED FOR APPLICATIONS

I declare that all information I have given is true.	Applicant Signature: <i>A. Carter</i>
	Date: <i>23.04.26</i>

Eve Studio Yarraville - Sign Application

Existing abutting signage



1. Existing under-awning sign
Front view of premises including entry at bottom of staircase from communal area on Ballarat Street
2. Neighbouring under-awning sign (Grill'd restaurant, on ground floor of the subject building)
3. Neighbouring window signage (Grill'd restaurant, on ground floor of the subject building)
4. Advertising signage (ground floor of subject building)
Parking signage
5. Traffic sign (No Left Turn) on corner of Anderson Street and Ballarat Street
6. Street sign (Anderson Street)
7. Awning fascia signage on adjacent buildings (north of the subject building)
8. Awning fascia signage on neighbouring building (north of the subject building)
9. Street sign (Ballarat Street and Canterbury Street)

See corresponding photographs on following pages.

Business Identification and Advertising Signage



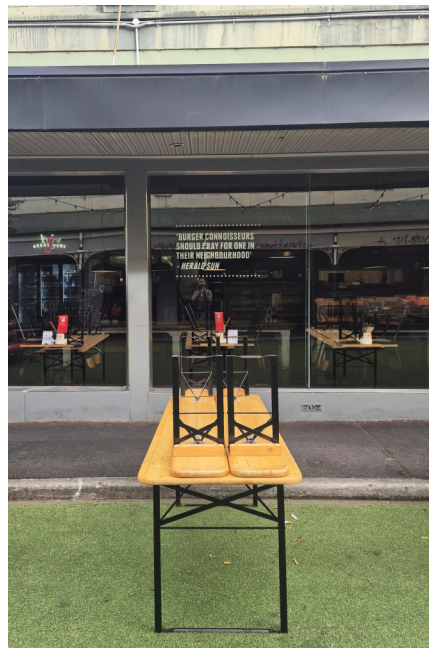
1. Existing under-awning illuminated sign for subject premises. Graphics only to be changed.



- Front view (from grassed communal area on Ballarat Street) showing position of entry door and existing under-awning sign



2. Under-awning sign for neighbouring business on ground floor of subject building



3. Window signage for neighbouring business on ground floor of subject building



4. Advertising signage (neighbouring businesses on ground floor of subject building), and parking signs on Anderson Street.



5. Business identification / advertising signage on abutting buildings



6. Business identification /advertising signage on neighbouring building

Traffic Control and Street Signs



7. Traffic Sign (No Left Turn) on corner of Anderson and Ballarat Streets



8. Street Sign (Anderson St)



9. Street Sign (Ballarat & Canterbury St) and No Left Turn sign

PROPOSED SIGNAGE



Illuminated under-awning sign
(replacing graphics only on existing sign)
Approx 1000mm x 300mm



Small A-Frame sign to be placed on footpath or
grassed communal area.
740mm (h) x 530mm (w) x 425mm (d)



Front-view fascia signage as pictured.

Individual cut acrylic letters, logo and
horizontal line:
10mm thick
Up to 300mm in height

Total fascia area covered:
3300mm x 370mm

23rd April 2026

Joshua Seager

Senior Urban Planner

Maribyrnong City Council

61 Napier Street, Footscray VIC 3011

Joshua.Seager@maribyrnong.vic.gov.au

Re: Section 54 Response to Request for Further Information

Application No: TP72/2026(1)

Address: 18a Anderson Street, Yarraville

Proposal: Change of Use - Restricted Recreation Facility (Yoga, Pilates, Barre, Fitness and Dance Studio)

Dear Joshua,

Thank you for your letter dated 23 March 2026 requesting further information pursuant to Section 54 of the Planning and Environment Act 1987. Please see the following information in response to each of the items raised.

1. Plan of subdivision

Please see a copy of the plan of subdivision enclosed as a separate attachment (Attachment A)

2. Written description of the proposal

a) Purpose of use and types of activities

Eve Studio is a community-oriented health and fitness studio offering group fitness classes across multiple modalities including yoga, Pilates, Barre, fitness and dance for women and non-binary people.

The studio will be operated by an experienced owner who already operates two established studios in Preston and Brunswick, and this application represents the expansion of a proven studio model to the Yarraville community.

The studio will offer structured, pre-booked group classes in a calm, community-oriented environment. All classes are managed through an online booking platform, ensuring controlled and predictable patronage at all times. The use is consistent with a restricted recreation facility under the Maribyrnong Planning Scheme.

b) Total Patron Capacity

The premises comprises three studio spaces with the following individual capacities:

- Studio 1: 35 persons
- Studio 2: 20 persons
- Studio 3: 15 persons

The maximum theoretical patron capacity of the premises, if all three studios are in simultaneous use, is 70 persons. In practice, it is anticipated that not all studios will operate concurrently at full capacity. Classes are pre-booked online, allowing precise management of attendance numbers.

c) Total Staff

A maximum of 4 staff members will be on site at any given time. Initially, the studio will be owner-operated. As the business grows, it is anticipated that a studio manager will be appointed. Instructors will be engaged on a class-by-class basis and are included within the staff figure of 4.

d) Hours of Operation

The studio will operate 7 days per week with the following anticipated hours:

Opening time: 6am

Standard closing time: 8:30pm (last class ends)

Occasional evening closing time of 9:30pm for periodic evening sessions.

Extended evening sessions to 9:30pm will be offered on an occasional basis only. All classes are pre-booked, meaning patron arrivals and departures are predictable and contained.

Weekend schedules will differ with greater emphasis on morning classes and less in the afternoon / evenings.

Classes will be spaced throughout the day, and will not operate continuously through the operating hours.

e) Adjoining buildings and land use (site context)

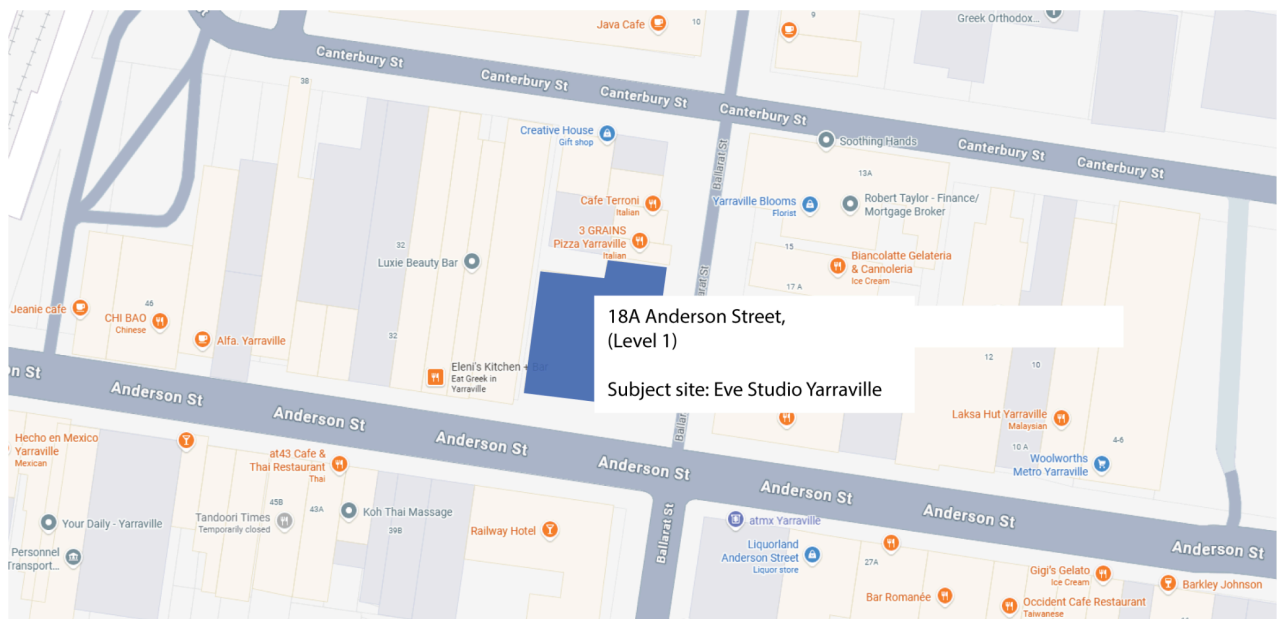
The subject site at 18a Anderson Street, Yarraville is located within the Yarraville village commercial precinct. The surrounding land uses are predominantly retail shops and cafés/restaurants, consistent with an established commercial strip. The site is within Heritage Overlay HO14 (Yarraville civic and commercial heritage area).

The premises was previously occupied by a restaurant and function centre. The proposed use as a health and wellness studio is considered compatible with the surrounding commercial context and represents a continuation of active commercial use of the site.

Aerial View



Adjoining Buildings & Land Use



North of site (Ballarat Street): Café Terroni, 3 Grains Pizza (restaurant/café uses)

South of site (Anderson Street): Railway Hotel (hospitality), @43 Café & Thai Restaurant

East of site (Ballarat Street): Waa Waa Japanese Eatery, IGA Yarraville, Laksa Hut, Woolworths

West of site (Anderson Street): Eleni's Kitchen + Bar, Luxie Beauty Bar, Alfa Yarraville (restaurant/retail uses)

f) Use Management Details

Eve Studio Yarraville will be managed as follows:

- Bookings: All classes are managed through an online booking system. Clients must pre-book to attend, ensuring controlled and predictable patron numbers at all times.
- Management: The studio will be initially owner-operated by the applicant. A studio manager will be employed as the business grows.
- Staffing: A maximum of 4 staff members will be present at any one time, including instructors. Class instructors are engaged on a sessional basis.
- Access: Client access to the premises is via a stairwell from Ballarat Street, which opens to a grassed communal space within Yarraville village.

g) Impact on adjoining land

It is submitted that the proposed use will have a minimal impact on adjoining land, for the following reasons:

- Noise: The studio will primarily offer yoga, Pilates and Barre classes, which are low-noise activities. Music will be played at background levels for the majority of classes. A small number of dance classes per week may involve moderately higher music volumes; however, given that yoga or other quiet classes will typically be operating simultaneously in adjacent rooms, music levels will remain controlled and considerate of internal and external amenity. The premises is located above ground level (accessed via a Ballarat Street stairwell), which provides a degree of acoustic separation from street level.
- Traffic and Car Parking: The studio is located within the walkable Yarraville village commercial precinct, which is well-served by public transport. It is anticipated that many clients will arrive on foot, by bicycle, or via public transport. The studio's peak periods (early morning and evening classes) largely fall outside the times when on-street parking demand from surrounding commercial uses is highest.
- Hours of Operation: Operating hours of 6:00am to 8:30pm (standard) and occasionally to 9:30pm are consistent with the existing commercial character of the Yarraville village precinct.

4. Music

Music will be played within the studio. For the majority of classes, including yoga, Pilates and Barre, music will be played at background level only, to support a calm and focused class environment.

A small number of dance classes per week will involve moderately higher music volumes. These levels will nonetheless remain controlled, noting that yoga or other quiet classes may be operating simultaneously in adjacent studio spaces, which naturally self-limits the volume of music used in dance sessions. Music will not be audible at high volume from the street or from adjoining properties.

5. Amended Site Plan

An amended site plan is included as a separate attachment (Attachment B).

Amendments include:

- Anderson Street and Ballarat Street shown on the plan.
- A notation confirming that client access to the site is via a stairwell from Ballarat Street, which opens to the grassed communal space within the Yarraville village precinct.

Preliminary Concerns

Car Parking Demand Assessment

The applicant acknowledges Council's preliminary concern regarding car parking demand and notes that a Car Parking Demand Assessment may be requested following review of the above patron and staff information.

The following contextual factors are highly relevant to any parking assessment and are likely to support a finding that parking demand associated with the use is low:

- The studio is located within the walkable Yarraville village precinct, which is well-served by public transport including train services at Yarraville Station.
- Our Preston and Brunswick studios attract people who live locally, mostly within walking distance. It is anticipated that this will be the case at the Yarraville location also.
- The demographic profile of wellness studio patrons typically includes a high proportion of active transport users (cyclists and pedestrians).
- The studio's peak periods (early morning and evening classes) largely fall outside the times when on-street parking demand from surrounding commercial uses is highest.
- Visits to the studio during business hours are likely to be combined with other trips to the village precinct (multi-purpose trips), consistent with Clause 52.06-6 considerations.

In further support of this position, please see formal Transport Impact Assessments prepared by OneMileGrid Traffic Engineering for the applicant's existing Eve Studio premises at 268 Raglan Street, Preston (December 2018) and 171 Sydney Road, Brunswick (March 2019). Both reports are enclosed with this response as supporting attachments (Attachments C and D).

As part of the Preston assessment, OneMileGrid undertook travel mode surveys of patrons at the Eve Studio Preston location. A total of 229 patrons and five staff were surveyed across two days, producing the following professionally verified travel mode data:

- 37% of trips were made by car, as the driver
- 4% of trips were made by car, as a passenger
- 9% of trips were made by public transport
- 36% of trips were made by walking
- 13% of trips were made by cycling

This data was subsequently adopted by OneMileGrid in the Brunswick Transport Impact Assessment as the empirical basis for estimating car parking demand at that location. The mode share results were therefore accepted as a reliable and professionally verified indicator of Eve Studio patron travel behaviour across two separate planning permit applications - one assessed by Darebin City Council (Preston) and one by Merri-Bek (previously Moreland City) Council (Brunswick). In both cases, the responsible authority was satisfied that the proposed use could proceed, with OneMileGrid concluding in each report that there were no traffic engineering reasons which should preclude a permit from being issued.

The proposed Eve Studio Yarraville is directly comparable to both existing studios in terms of the operator, business model, patron demographic and class format. The Yarraville village precinct is served by Yarraville Station on the Werribee line, and the site is accessible on foot and by bicycle from the surrounding residential catchment - a transport context broadly consistent with the Preston and Brunswick locations, both of which are also inner-Melbourne commercial precincts well-served by public transport.

The applicant submits that these two professionally prepared Transport Impact Assessments, combined with the contextual factors noted above, provide a strong empirical basis that car parking demand associated with the proposed use can be adequately accommodated without the need for a further Car Parking Demand Assessment.

The applicant is nonetheless willing to commission a Car Parking Demand Assessment from a suitably qualified traffic engineer if required following consideration of the above information.

Business Identification Signs

This proposal includes the following business identification signage:

1. Under-awning illuminated sign (replacing graphics on existing sign only)
1000mm x 300mm
Installed from ladder
2. Front-view fascia sign (non-illuminated) including Eve logo and text: 'Move like you'
Total fascia area covered: 3300mm x 370mm
Acrylic cut letters - 10mm x 15 - 300mm affixed to existing black fascia with double-sided tape.
Installed from a ladder
3. A-frame sign to be placed on footpath near entry (at staircase on Ballarat Street)
740mm (h) x 530mm (w) x 425mm (d)

The Section 50 Amendment to an Application form is attached separately (Attachment E) along with full details of the proposed signage (Attachment F) in accordance with Clause 52.05-6 of the Maribyrnong Planning Scheme.

Attachments

Please see the following attachments accompanying this submission:

- Attachment A: Copy of the Plan Subdivision (from landata.online)
- Attachment B: Amended Site Plan (with requested detail added)
- Attachment C: Transport Impact Assessment, Eve Studio Preston (onemilegrid, December 2018)
- Attachment D: Transport Impact Assessment, Eve Studio Brunswick (onemilegrid, March 2019)
- Attachment E: Section 50 Amendment to an Application Form
- Attachment F: Signage Application - Site Context and Proposed Sign Detail

I trust that the above information is sufficient to allow the application to proceed. Should you require any further clarification, please do not hesitate to contact me at annie@evestudio.com.au or 0422 992 994.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Carter' with a small dot at the end.

Annie Carter

Director

Eve Studio Yarraville Pty Ltd

annie@evestudio.com.au

0422 992 994