



Dharma Yoga Centre

For the attention of the Lead Statutory Planner

RE: 148 HOPKINS STREET MOONAH

Good morning,

This letter is to accompany a planning permit application for 148 Hopkins St, Moonah.

Overview

The building is currently approved to provide training in Aikido martial arts.

The current application is seeking to continue the use of the building for a similar Sport and Recreation purpose - small scale instruction sessions in Yoga and Meditation.

The applicant is seeking a small intensification of use by extending operating times to starting at **06:30** and concluding at **21:00**.

Externally the Church will be repaired and maintained without alteration.

Internal refit work is required to the caretakers facilities (noted on previous permits).

We acknowledge that the attached plans may trigger the need for a building permit application.

The applicant recognises that the "Church" is a landmark building in the community and is committed to maintaining the integrity and heritage values of the building.

Preliminary meetings have been conducted with the Council's Heritage Officer and the applicant will continue with further updates and consultation .

Use of the building

- We are seeking an earlier opening time of 6.30am to offer morning meditation and yoga for those wanting to attend before work. Noise will not be an issue here as the activities will be quiet or silent.
- We are seeking an amendment to the permitted use to include Yoga and Meditation.

- Other uses remain the same as existing permits.

Scale of Operation:

No more than 5 x 1 hour sessions on weekdays and no more than 3 sessions on Saturday/Sundays.

Our weekly class times at this stage are looking like they would run as follows:

Monday - Thursday - 6:30am, 9:30am, 5:30pm, 7:00pm

Friday - 6:30am, 11:00am

Saturday - 8:00am, 10am

Sunday - 9:30am, 4pm

How many students?

A maximum of 30 students per class, 1 teacher and 1 caretaker onsite for the regular timetable.

How many back to back or overlapping sessions?

There will be a 30 minute changeover between evening classes from Mondays - Thursdays. The first evening class finishes at 6:30pm and then the second evening class starts at 7pm. This allows plenty of time to avoid congestion.

Special Events

We would also like to host **6 events** per year of up to **80 people** onsite with our community.

Example of Event No.1:

- A spiritual talk from a traveling teacher to a seated audience on a Friday evening.
- The talk would begin at 6:30pm and finish at 8:30pm
- Students remain on the premises for discussion until 9pm.

Example of Event No. 2:

- A spiritual community wedding ceremony taking place on a Saturday afternoon.
- The ceremony proceedings would take place between 2pm and 5pm.
- Please note that the space is an old church and we would be using the venue for the ceremony ONLY in a spiritual context - not for the wedding reception.
- The guests would leave the centre by 5:30pm to the reception venue.

Carparking

Students will enter the centre from the Hopkins St entrance and will be encouraged to park along Hopkins St.

There are more than 50 car parking spaces available on Hopkins St between the Brooker Highway and Central Ave, with at least 30 parking spots that sit vacant throughout the day. This is on Hopkins St alone.

There are also many more car parking spaces available on surrounding streets such as; Butler Ave (east and west sides Bowen Rd) Fletcher Ave and Garden Rd - most of which are all day parking spots.

The class times that we are planning to run avoid congestion concerns as they are mostly off-peak times.

Please note that the 6:30am class in the mornings will be wrapped up by 7:30am - this is before Bowen Rd Primary School traffic begins.

The start time of the 9:30am class also misses the school rush, as well as the 5:30pm class which starts 2 hours after the afternoon school traffic.

Traffic management - turning out into street / parking

As per previous permits, the site will maintain its only single car space. The Northern side of the property has a graveled area that allows this vehicle to enter and exit in a forward direction. Customer traffic will not be turning into the property.

Vehicle movements from arriving and departing customers will be incidental and consistent with the existing traffic volume on Hopkins St.

Pedestrian flow

Hopkins St and Bowen Rd have excellent footpaths.

Clients will make their way to the Hopkins St entrance via the existing footpaths. Any pedestrians crossing Hopkins St can use the pedestrian refuge island.

Benefits to the community

Yoga and Meditation, when taught by a qualified teacher, offer safe, practical and accessible strategies for people of all ages and all levels of health and fitness to improve their overall physical, mental and emotional health and wellbeing.

On September 15th the Australian Bureau of Statistics (ABS) released the 2025 'Measuring What Matters' report - which refers to the national wellbeing framework and tracks Australia's wellbeing. Most notable in the 2025 ABS Report was that there has been an increase in the number of people experiencing psychological distress (as opposed to clinical mental illness) and also a rise in the prevalence of chronic health conditions (arthritis, asthma, back problems, cancer, diabetes, heart, stroke and vascular disease, mental and behavioural conditions). There is a clear and demonstrated need for places and programs of the kind we are planning to run at 148 Hopkins Street, Moonah.

Alignment with government planning objectives

By addressing the underlying causes of illness and promoting healthy behaviours our program aligns closely with the aims of the Tasmanian Government's 20-Year Preventive Health Strategy; the Healthy Tasmania Strategic Plan; and the Glenorchy Healthy Communities Plan.

Through providing accessible place based activities that address a number of the key social determinants of health, namely participation in physical and social activities, health literacy and lifelong learning, we will be able to engage people from a cross section of the community.

We aim to develop a suite of options for activities that are specifically designed to attract and cater for the people of Glenorchy, including key target groups such as young people, seniors, men, women, LGBTQIA+, people with low incomes, people who are born overseas of non-English speaking backgrounds and people with limited education.

Conclusion

Thankyou so much for taking the time to read this and I look forward to working collaboratively with Council to ensure 148 Hopkins St, Moonah continues to be used for a positive and constructive community purpose in alignment with the Health and Wellbeing goals of Glenorchy Council and community, and at the same time preserving the heritage values of the site.

We feel both excited and humbled that we are able to provide a community service that continues the traditional use of this beautiful old (former) church.

Kind regards,
Hugo Bladel