

To Whom It May Concern,

I am writing on behalf of the business, WS Dance, in support of our application to the Council. WS Dance is a long-established community dance studio with a proud history spanning over 50 years. Formerly operating under the names West End Academy of Dance and Drama, Westend Studios, and more recently WS Dance, the studio has been passed through generations of dancers (including myself) and continues to provide quality dance education in a welcoming and inclusive environment.

WS Dance currently employs five senior teaching staff and three junior teachers, delivering classes to students aged 2 to 21 years. We offer a range of dance disciplines and are committed to fostering confidence, creativity, physical wellbeing, and a sense of community among our students. To support high-quality teaching and student wellbeing, class sizes are intentionally kept small, with a maximum of 15 students per class. This allows our teachers to provide individualised instruction and maintain a safe and supportive learning environment.

Classes operate during the following hours:

- Monday: 4:00 pm – 8:30 pm
- Tuesday: 4:00 pm – 8:30 pm
- Wednesday: 3:45 pm – 8:00 pm
- Thursday: 3:45 pm – 8:30 pm
- Saturday: 9:00 am – 12:30 pm

The premises includes a parking space at the front of the building and an additional parking bay at the rear. Most families utilise a drive-through drop-off and pick-up arrangement, which assists in minimising traffic congestion and supports safe access to the studio.

WS Dance is proud to be a positive and valued part of the local community, providing opportunities for children and young people to participate in recreational and performing arts activities in a safe and supportive environment.

Thank you for considering our application. Please do not hesitate to contact us should you require any further information.

CITY OF FREMANTLE
These Plans Form Part of

DA0241/26

22 June 2026

To whom it may concern:

We write as the owners of Unit 6/42 Ladner Street, O'Connor. This unit has been used as a private dance studio since July 2000. We are selling the tenanted unit, and have accepted an offer but the buyer has advised that the bank requires proof of council approval for a dance studio in order to secure their loan.

We have discovered that, in spite of the unit being used as a dance studio for 26 years, there is no record of council approval. Consequently we are applying for council approval for Recreation - Private use. We hope that the longevity of use as a dance studio, with no issues, will be taken into account.

From 2000-2017, the unit was used for our own dance school, Classical Dance Studio, which offered dance classes for students age 3 to adults. After we closed the school, we leased the property to Tamsyn Heynes, who also used it to run dance classes. Since January 2022 the property has been leased to Alyssa Radics who runs a dance school for students ages 2-21 from the property. The current lease expires 30 January 2028.

Alyssa runs classes:

Monday: 4pm-8:30pm

Tuesday: 4pm-8.30pm

Wednesday: 3:45pm-8pm

Thursday: 3:45pm-8.30pm

Saturday: 9am-12:30pm

Class sizes are intentionally kept small, with a maximum of 15 students and 1 staff member.

There are 16 onsite parking bays that serve the building, two for each unit, plus two for visitors. As Alyssa has explained in her supporting letter, parents don't park but rather drop their children off and pick them up at the conclusion of the class. In addition, most of the classes run outside normal commercial business hours, so most parking bays are not in use by other occupants at the times classes are running.

Not only has the unit been in use as a dance studio for 26 years, but when we took the lease it was an empty, unpainted, undressed room – it has only ever been used as a dance studio and has provided hundreds of young people with the many benefits that dance training provides. The studio is fitted with a purpose-built wooden sprung dance floor, a rare commodity. It would be a terrible waste of this resource if it could not continue to be used, not to mention the disruption it would cause to the current tenant's business.

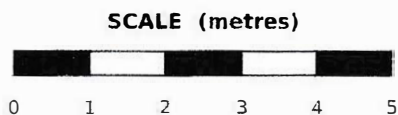
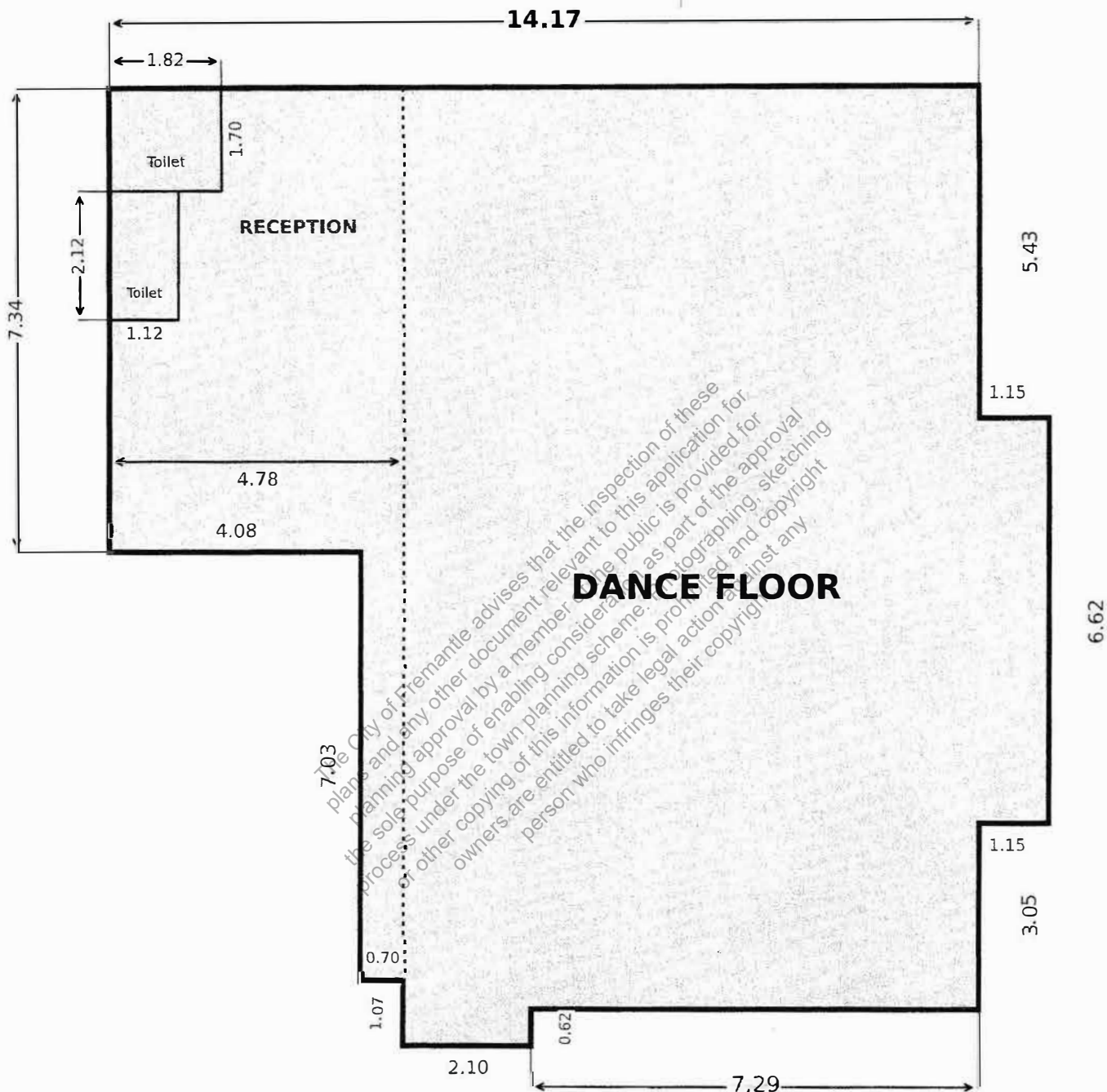
Thank you for your time in considering this matter.

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FLOOR PLAN — 6/42 LADNER ST



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STRATA/SURVEY
STRATA PLAN 42013

SHEET 1 OF 3 SHEETS

MANAGEMENT STATEMENT YES ☐ NO ☒

Lodged 15.07.2002 352003
Examined 15.7.02
Registered 172239 15.7.02

 REGISTRAR OF TITLES

WESTERN AUSTRALIAN PLANNING COMMISSION
WAPC Ref No. 143-02
Certificate of Approval of W.A.P.C. under
Section 154B or 154C of the Strata Titles Act 1985

FOR CHAIRMAN DATE

PLAN OF
PORTION OF COCKBURN
SOUND LOCATION 551 AND
BEING LOT 5 ON PLAN 18940

CERT. OF TITLE
VOL 1951 FOL 115

LOCAL GOVERNMENT
CITY OF FREMANTLE

INDEX PLAN
BG34 (2) 10.12

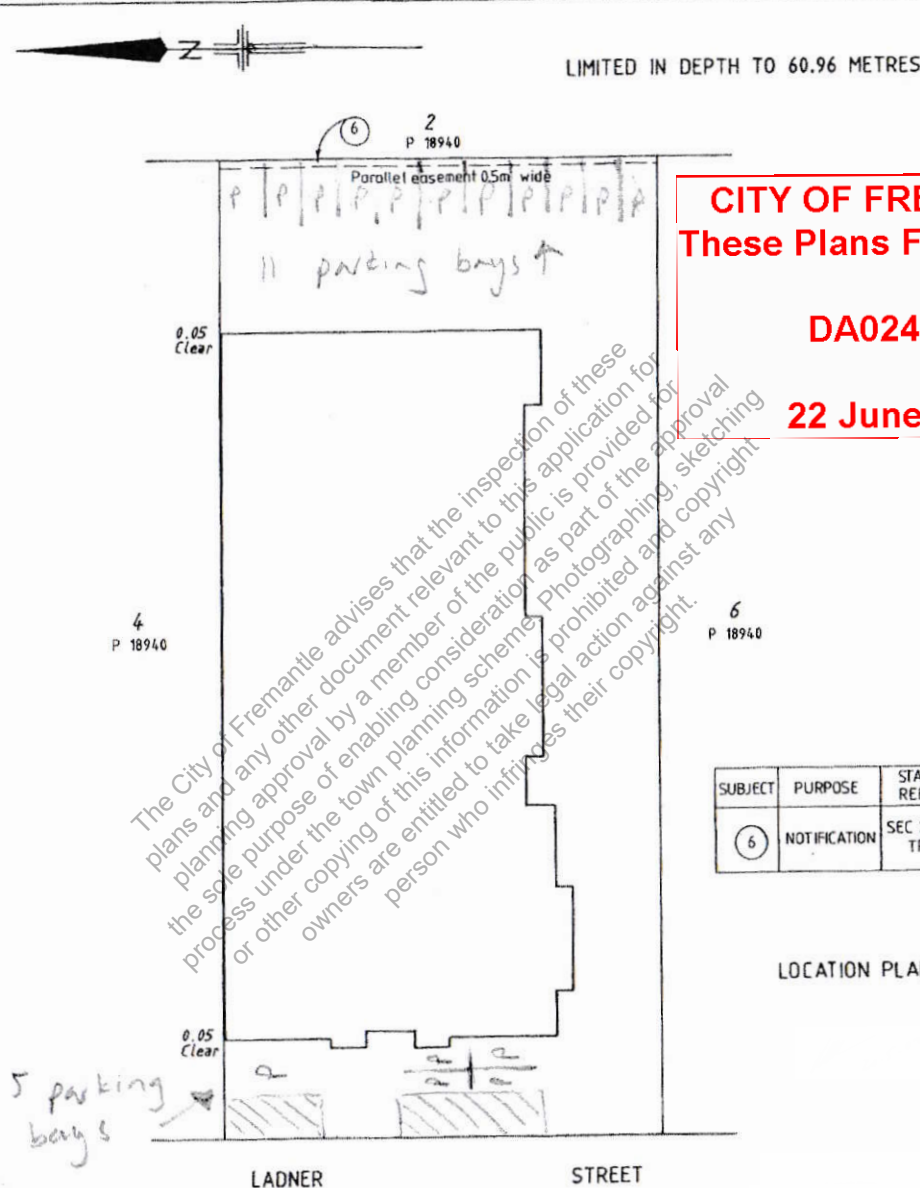
FIELD BOOK NUMBER

SCALE 1:300

NAME OF SCHEME
42 LADNER STREET
O'CONNER

ADDRESS OF PARCEL
42 LADNER STREET
O'CONNER 6163

 DOLA
Department of Land Administration



CITY OF FREMANTLE
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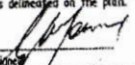
DA0241/26

22 June 2026

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT C.S. OF TITLE	
LOT No.	UNIT ENTITLEMENT	VOL. FOL.	
1	160	2521	622
2	145	2521	623
3	110	2521	624
4	180	2521	625
5	130	2521	626
6	160	2521	627
7	115	2521	628
AGGREGATE		1000	

CERTIFICATE OF LICENCED VALUER

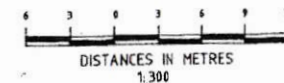
I, GRAEME C. YOUNG, being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion of the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.

12.6.02
Date 

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENT
6	NOTIFICATION	SEC 27A OF THE TP&D ACT	P 18940	LOT 5	WATER AUTH OF WA	

LOCATION PLAN



STRATA PLAN
42013