

2024

TULLAMARINE

MONDAY

5:00 – 5:45

Advanced: Brown & Brown+Black Tip

6:00 – 6:45

Elite Training – By invitation only

7:00 – 8:00

Black Belts

TUESDAY

4:30 – 5:15

Little Samurai – Stripe Belts

5:30 – 6:15

Cadet Beginner: **White-Blue**

6:30 – 7:15

Cadet Intermediate: **Green-Red**

7:30 – 8:15

Teens+Adults White-Green

WEDNESDAY

5:00 – 5:45

Little Samurai – Stripe Belts

6:00 – 6:45

Cadet Beginner: **White-Blue**

7:00 – 7:45

Cadet Intermediate: **Green-Red**

THURSDAY

5:00 – 5:45

Little Samurai – Stripe Belts

6:00 – 6:45

Advanced: Brown & Brown+Black Tip

7:00 – 8:00

Adults & Black Belts Kumite Class

FRIDAY

4:30 – 5:15

Little Samurai – Stripe Belts

5:30 – 6:15

Cadet Beginner: **White-Blue**

6:30 – 7:15

Teens+Adults White-Green

SATURDAY

9:30 – 10:15

Little Samurai – Stripe Belts

10:30 – 11:00

Tiny Tigers (3-5 years)

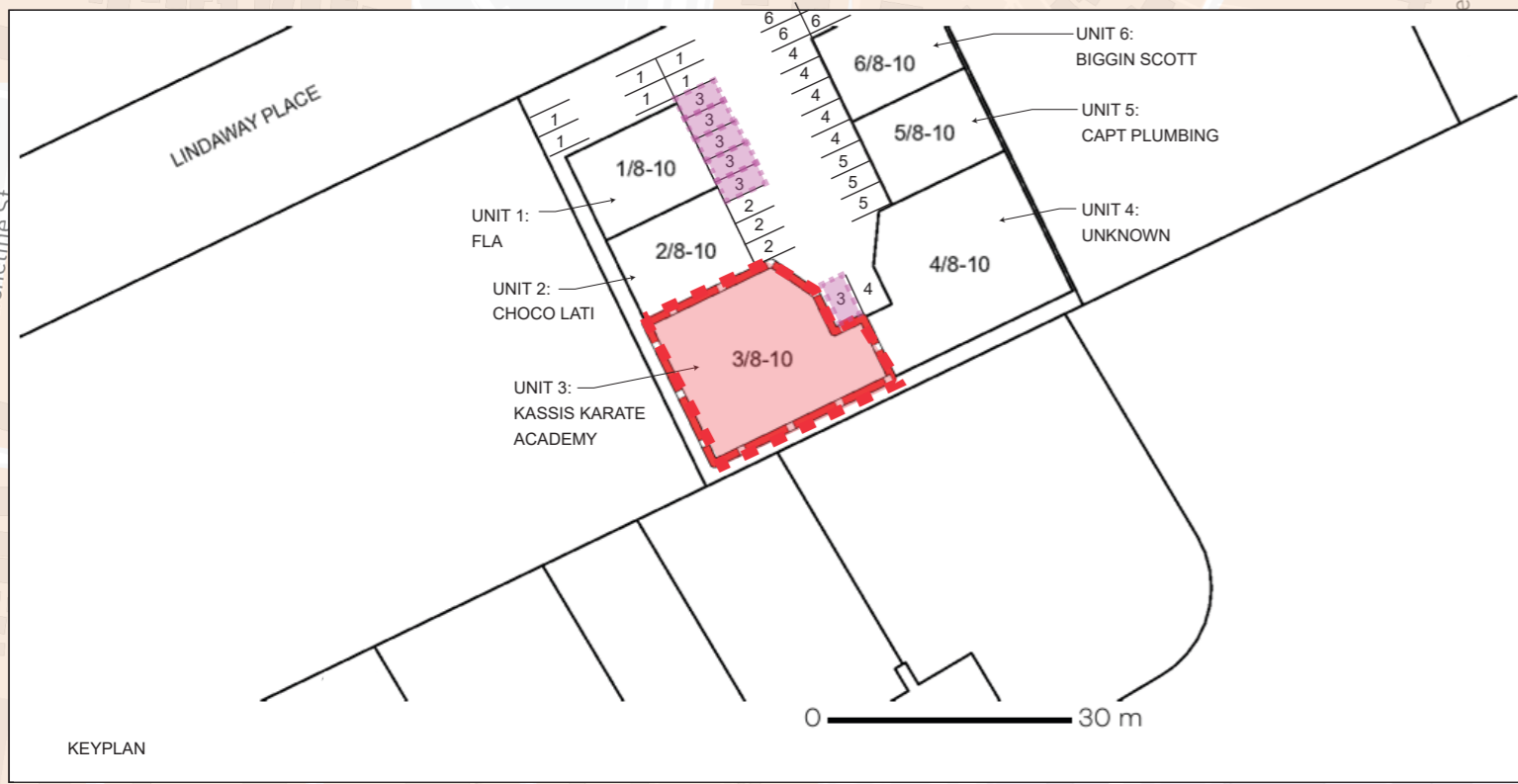
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process. **Kassia Karate Academy is closed on Public & School holidays.** The copy must be used for personal use only. **Follow our FB page for the latest updates.** Please note that the plan may not be to scale.

KASSIS KARATE ACADEMY - TRAFFIC SURVEY OVERVIEW

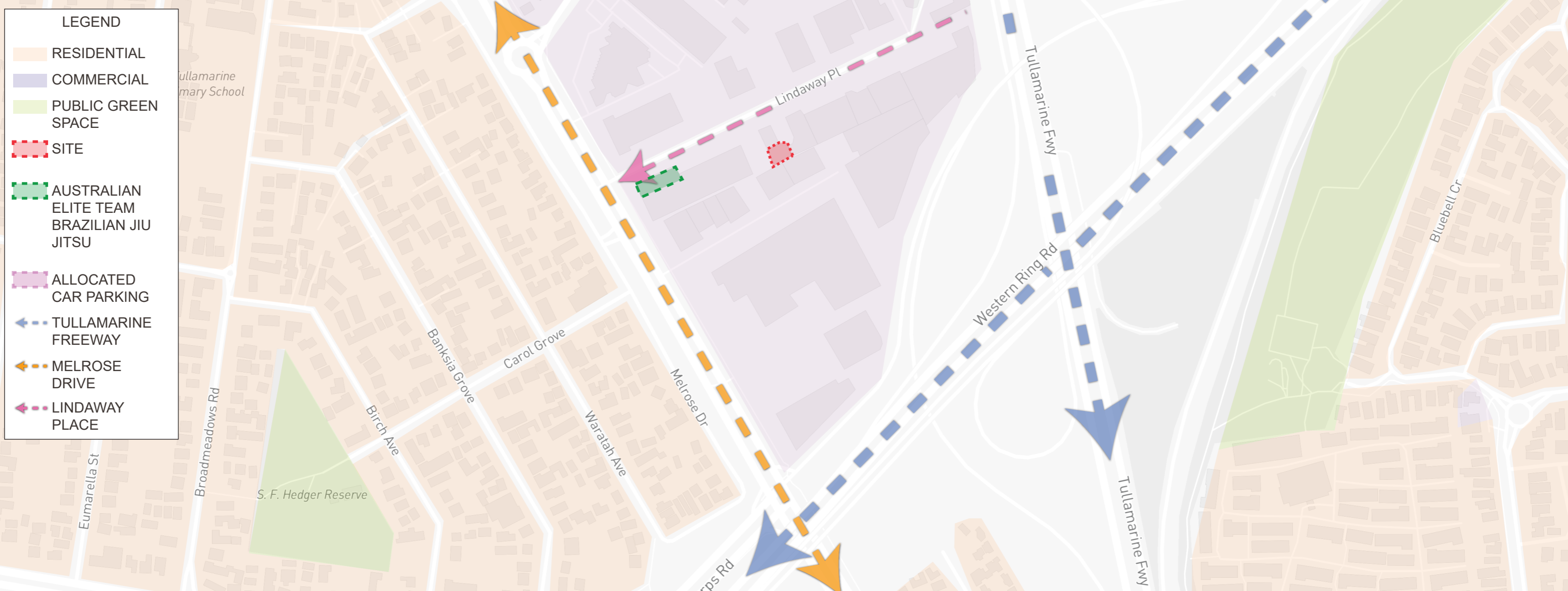
* Number of cars were recorded during each class, starting from 15 minutes before the commencement of the first class, until 15 minutes after the final class.


*	MONDAY 4/3/2024 4:45pm - 8:15pm			TUESDAY 5/3/2024 4:15pm - 8:30pm			WEDNESDAY 6/3/2024 4:45pm - 8:00pm			THURSDAY 7/3/2024 4:45pm - 8:15pm			FRIDAY 8/3/2024 4:15pm - 7:30pm			SATURDAY 9/3/2024 9:15am - 11:15am		
	Car Park	On Street	Drop off only - not parked	Car Park	On Street	Drop Off only - not parked	Car Park	On Street	Drop off only - not parked	Car Park	On Street	Drop Off only - not parked	Car Park	On Street	Drop off only - not parked	Car Park	On Street	Drop Off only - not parked
First Class	5	3	3	5	0	0	5	7	3	5	1	1	5	0	1	5	4	3
Second Class	3	2	0	5	3	6	5	2	4	5	6	1	5	2	2	5	3	2
Third Class	5	4	5	5	8	3	5	4	5	5	2	2	5	1	1	N/A	N/A	N/A
Fourth Class	N/A	N/A	N/A	5	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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- LEGEND**
- RESIDENTIAL
 - COMMERCIAL
 - PUBLIC GREEN SPACE
 - SITE
 - AUSTRALIAN ELITE TEAM
BRAZILIAN JIU JITSU
 - ALLOCATED CAR PARKING
 - TULLAMARINE FREEWAY
 - MELROSE DRIVE
 - LINDAWAY PLACE




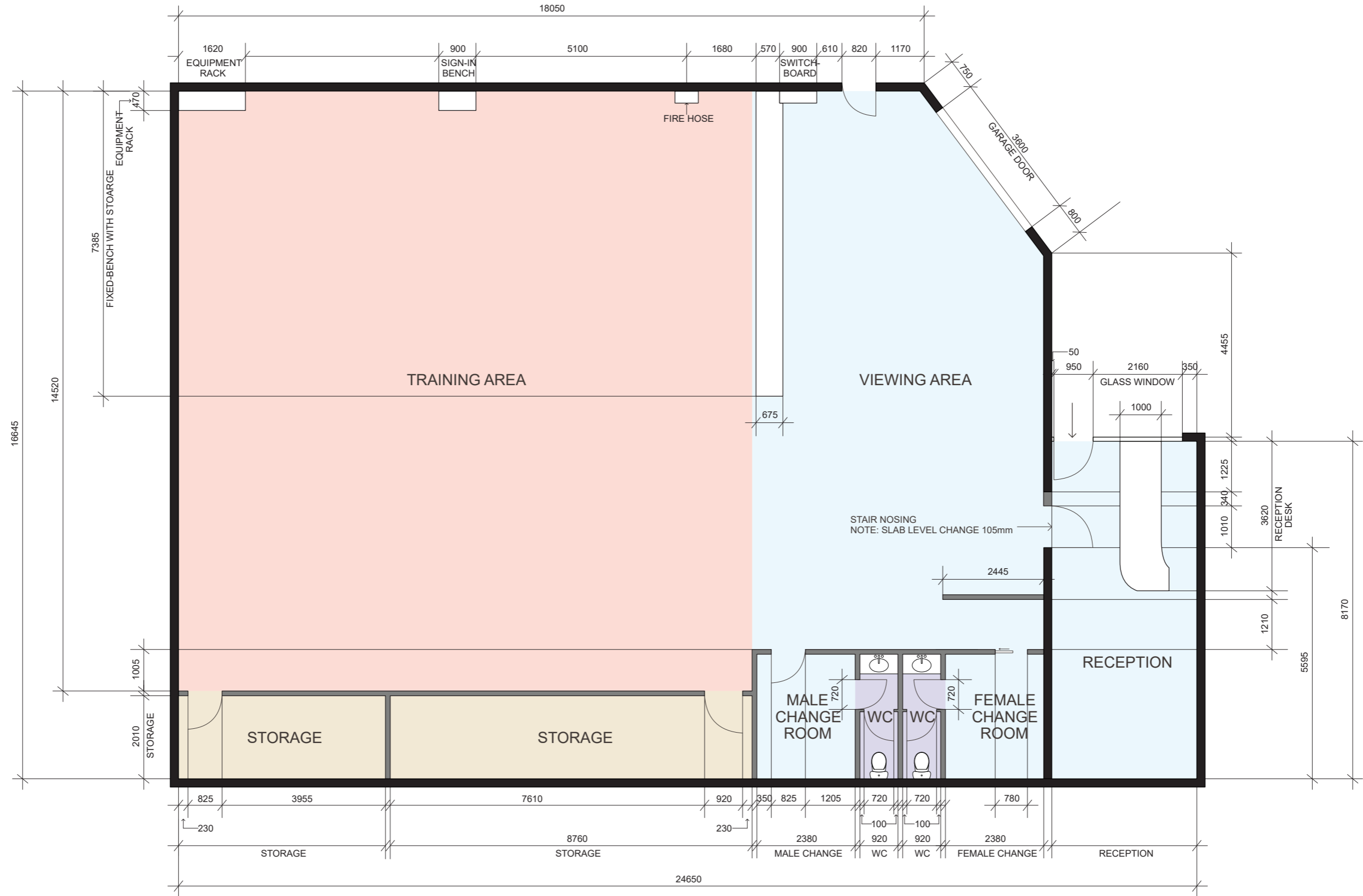
DATE 04/01/2024	DRAWN BY J. BONELLO	PROJECT NAME KASSIS KARATE ACADEMY SCHEMATIC DRAWING UNIT 3/8-10 LINDAWAY PLACE TULLAMARINE VIC	<p>This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.</p> 	DRAWING NUMBER SCHEMATIC SITE PLAN
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SCALE

KEYPLAN
0 30m

SITE PLAN
0 30m





MATERIAL LEGEND

- CARPET
- TILES
- TATAMI MATS
- POLISHED CONCRETE
- TIMBER STUD WALLS
- PRECAST CONCRETE WALLS

NOTE: INTERNAL PARTITIONS DO NOT EXTEND TO FULL HEIGHT. INTERNAL PARTITIONS EXTEND 2420mm HIGH.

DATE 04/01/2024	DRAWN BY J.BONELLO	PROJECT NAME KASSIS KARATE ACADEMY SCHEMATIC DRAWING	<p>This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.</p>	DRAWING NUMBER SCHEMATIC FLOOR PLAN	SCALE 1:100 @ A3	
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 2

VOLUME 09978 FOLIO 623

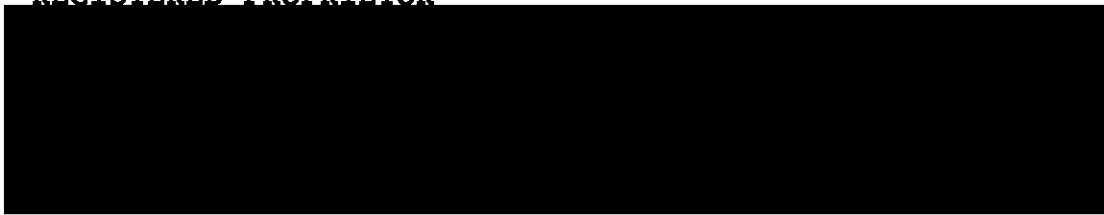
Security no : 124111595447E

Produced 31/12/2023 01:03 PM

LAND DESCRIPTION

Lot 3 on Registered Plan of Strata Subdivision 036275E.
PARENT TITLE Volume 09978 Folio 029
Created by instrument SP036275E 25/09/1990

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU392414K 28/05/2021

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT (as to whole or part of the land) in instrument P428043N

COVENANT (as to whole or part of the land) in instrument P428044K

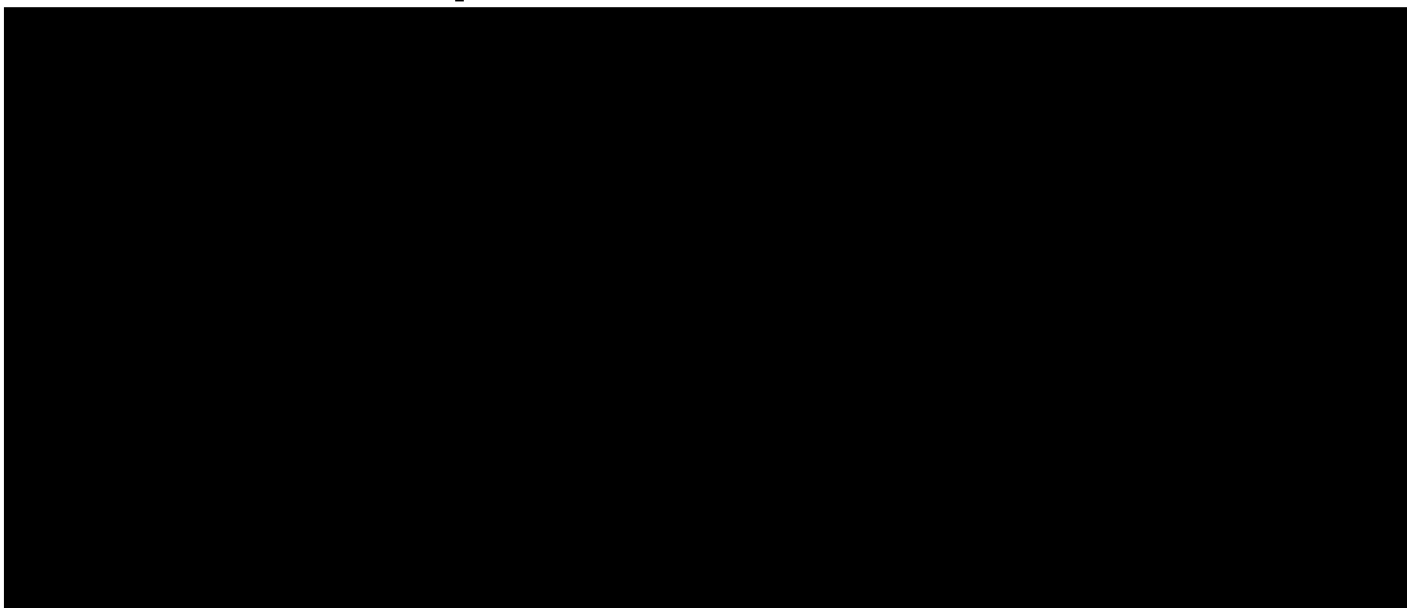


DIAGRAM LOCATION

SEE SP036275E 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)

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Street Address: UNIT 3 8-10 BINDAWAY PLACE TULLAMARINE VIC 3043

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

Page 2 of 2

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 28/05/2021

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP036275E

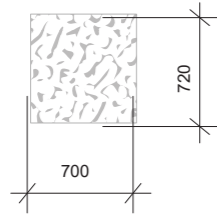
DOCUMENT END

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A ENTRANCE SIGNAGE

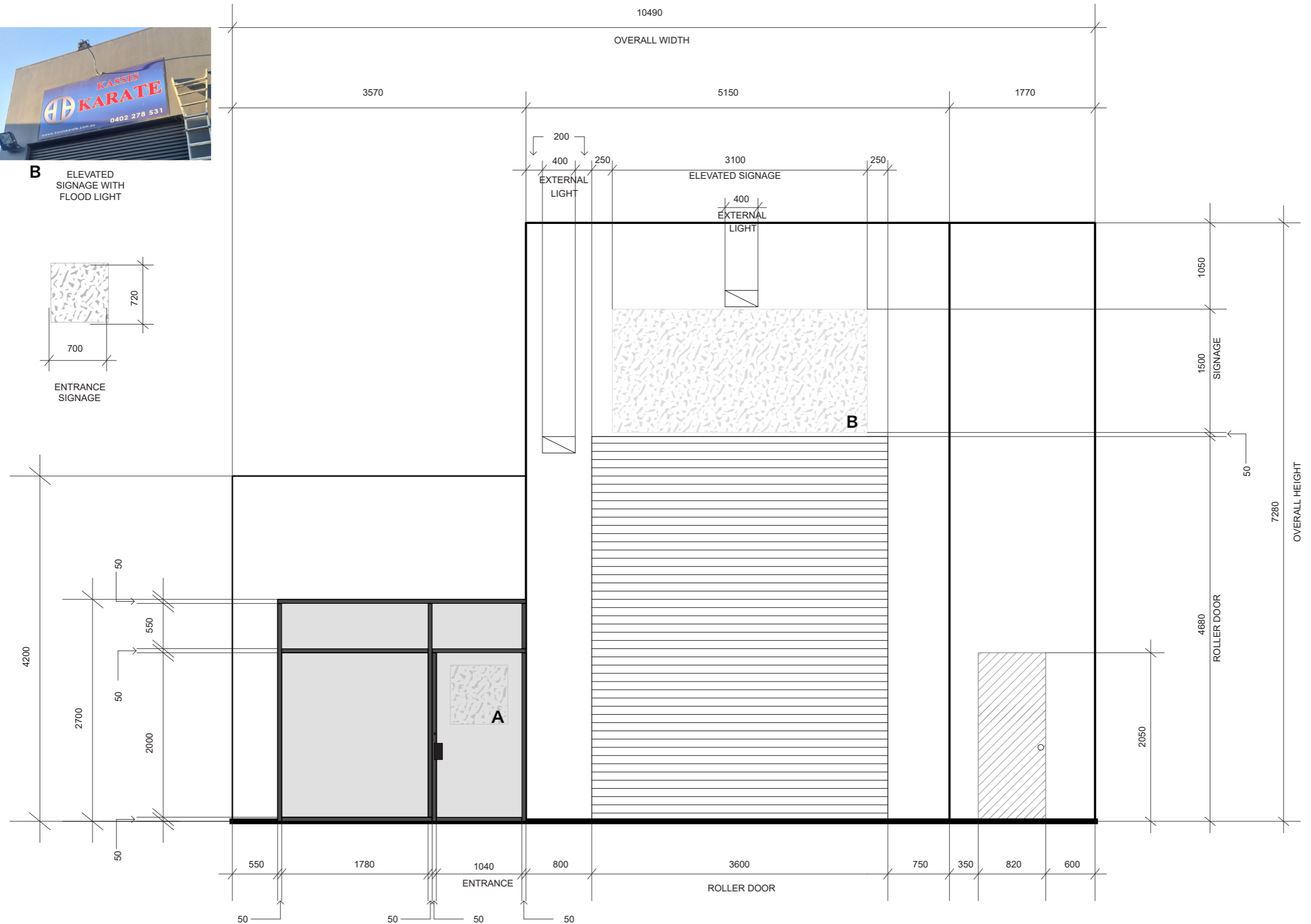
B ELEVATED SIGNAGE WITH FLOOD LIGHT



ENTRANCE SIGNAGE

LEGEND

- SIGNAGE
- EXTERNAL LIGHT
- ROLLER DOOR
- GLASS
- TIMBER DOOR
- PRECAST CONCRETE WALLS



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CLIENT



DATE
05/03/2024

DRAWN BY
J.BONELLO

PROJECT NAME
KASSIS KARATE ACADEMY
SCHEMATIC DRAWING
UNIT 3/8-10 LINDAWAY
TULLAMARINE VIC

DRAWING NUMBER
SCHEMATIC NORTH ELEVATION

SCALE
1:50 @ A3





Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

Planning Enquiries
Phone: 03 9205 2200
Web: <http://www.hume.vic.gov.au>

If you need help to complete this form, read [How to complete the Application for Planning Permit 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 concerns, please contact Council's planning department.

▲ Questions marked with an asterisk (*) are mandatory and must be completed.

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

Clear Form

The Land **i** ① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: 3	St. No.: 8-10	St. Name: LINDAWAY PLACE
Suburb/Locality: TULLAMARINE		Postcode: 3043

Formal Land Description *
Complete either A or B.

▲ This information can be found on the certificate of title.

A Lodged Plan Title Plan Plan of Subdivision

OR

B

If this application relates to more than one address, please click this button and enter relevant details.

Add Address

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.

② **For what use, development or other matter do you require a permit? ***

If you need help about the proposal, read:
[How to Complete the Application for Planning Permit Form](#)

This is a retrospective application for a planning permit to change the use of land for an indoor recreation facility, and also to change display signage. Please refer to the attached cover letter for more information.

Provide additional information on 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.

③ **Estimated cost of development for which the permit is required ***

Cost \$0 **▲** 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 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**

④ **Describe how the land is used and developed now ***

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

Currently at Unit 3 a Karate school is in operation, therefore this is a retrospective application for change of use to indoor recreation facility. Please refer to the attached photos.

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

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Title Information **i**

5 Encumbrances on title *

If you need help about the title, read:
How to complete the Application for Planning Permit form

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).

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

Applicant and Owner Details **i**

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

Applicant *

The person who wants the permit.

Name:		
Title: Ms	First Name: Rosanna	Surname: Kassis
Organisation (if applicable): Kassis Karate Academy		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO Box 87
Suburb/Locality: Niddrie		State: VIC
		Postcode: 3042

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

Contact person's details *		Same as applicant (if so, go to 'contact information') <input checked="" type="checkbox"/>
Name:		
Title: Ms	First Name: Rosanna	Surname: Kassis
Organisation (if applicable): Kassis Karate Academy		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO Box 87
Suburb/Locality: Niddrie		State: VIC
		Postcode: 3042

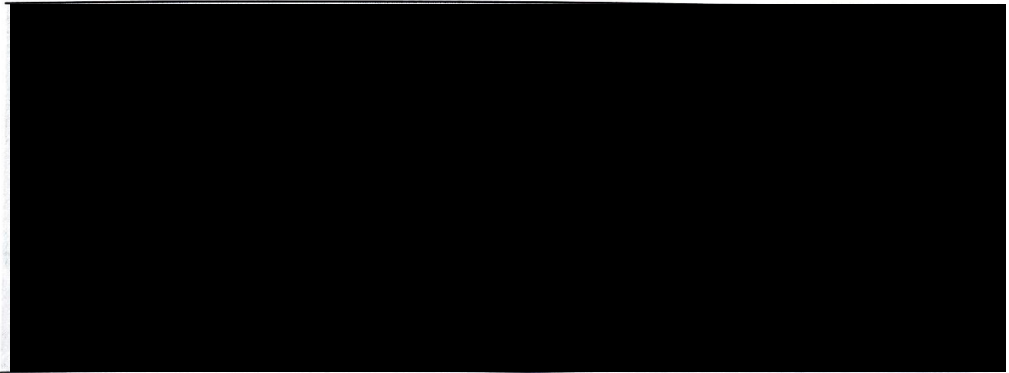
Please provide at least one contact phone number *

Contact information	
Business Phone:	Email: rosanna.kassis@gmail.com
Mobile Phone: 0402278531	Fax:

Owner *

The person or organisation who owns the land

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



Declaration **i**

7 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: 25 / 03 / 2024
day / month / year

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Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.delwp.vic.gov.au/planning

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

8 Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'yes', with whom?: Terence Dang and Pankhuri Srivastava

Date: 7 Feb 2024


day / month / year

Checklist

9 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 (eg 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 (section 7)?

Lodgement

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

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718

Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

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4th March 2024

Hume City Council
PO Box 119
Dallas VIC 3047

Application For Planning Permit - Unit 3, 8-10 Lindaway Place, Tullamarine

Background

Kassis Karate Academy was established in Victoria in 1987 and has long provided authentic karate tuition to the local community with a strong focus on instilling life skills. Our students range from age 3 to 70, with an 85% contingency of children under the age of 15.

The academy is a member *Karate Australia* and is thereby government accredited, and recognised by the Australian Sports Commission and the Australian Olympic Committee.

Our founder and instructors boast some of the highest qualifications in Australia and the world. Founder Con Kassis (who passed away in June 2022) was an acclaimed international instructor and Olympic Games official. Current Principal instructor Rosanna Kassis - former Australian and Oceania champion, was the first female in Australia to achieve the highest world karate refereeing licenses. The assistant instructors hold government accreditations through the Australian Sports Commission.

Kassis Karate Academy has produced numerous state, national and international champions. Currently 3 members of our academy are members of the Victorian State Team. We also host guest athletes who come from afar seeking tuition at our academy. Currently we have an athlete from Sydney seeking expert karate tuition, as well as an athlete from Botswana who has been sent to Kassis Karate Academy on a Botswana government sports scholarship.

We pride ourselves in offering classes to children with special needs, including Autism, ADHD, and children with hearing impairment as well as cerebral palsy. We host specialised classes for this particular sector of the community.

We have been offering classes from Unit 3, 8-10 Lindaway Place, Tullamarine for approximately 7 years now. We are highly respected in the community and receive the majority of our new students through referrals, in particular from the network of parents at local primary and secondary schools. We host annual workshops for one of the nearby high schools.

The location is fitted with internationally approved competition mats that ensure the safety of members, and all classes operate under the strict safety guidelines of Karate Australia.

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Class Schedule / Times

Classes are carried out as per the attached timetable.

Classes are conducted after hours with intervals of 15 minutes between each class. The average attendance in a class is approximately 12. Many of the parents drop off their children and return to pick them up after class.

Parking

The academy has 6 of its own designated parking bays which are unrestricted, and there is ample on-street parking available as well. Lindaway place is a very long street and allows unrestricted parking on both sides. The parking bays of the neighbouring lots are restricted with fitted bollards. Classes are held during off peak times, starting at either 4:30pm or 5:00pm on weeknights.

A survey was conducted of the cars frequenting the academy and the results are reported as per the attached survey table.

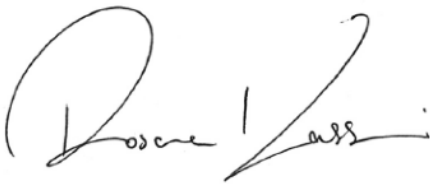
Display Signage

Currently we have a sign on the front of the building measuring 3100mm x 1500mm. Above the sign is an external light which was installed to illuminate the car park at night, to assist people to get to their cars safely in the dark.

The sign cannot be seen by any residential premises whatsoever.

If any further information is required please contact the undersigned at your convenience.

Sincerely,



Rosanna Kassis
Director

PO Box 87, Niddrie VIC 3042

Tel: 0402 278 531 Email: info@kassiskarate.com.au

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www.kassiskarate.com.au

(A. Recognised)

pic Committee