

Attachment 1 - PLN18/0880-42 Bell Street-Subject site

42 Bell Street, Fitzroy



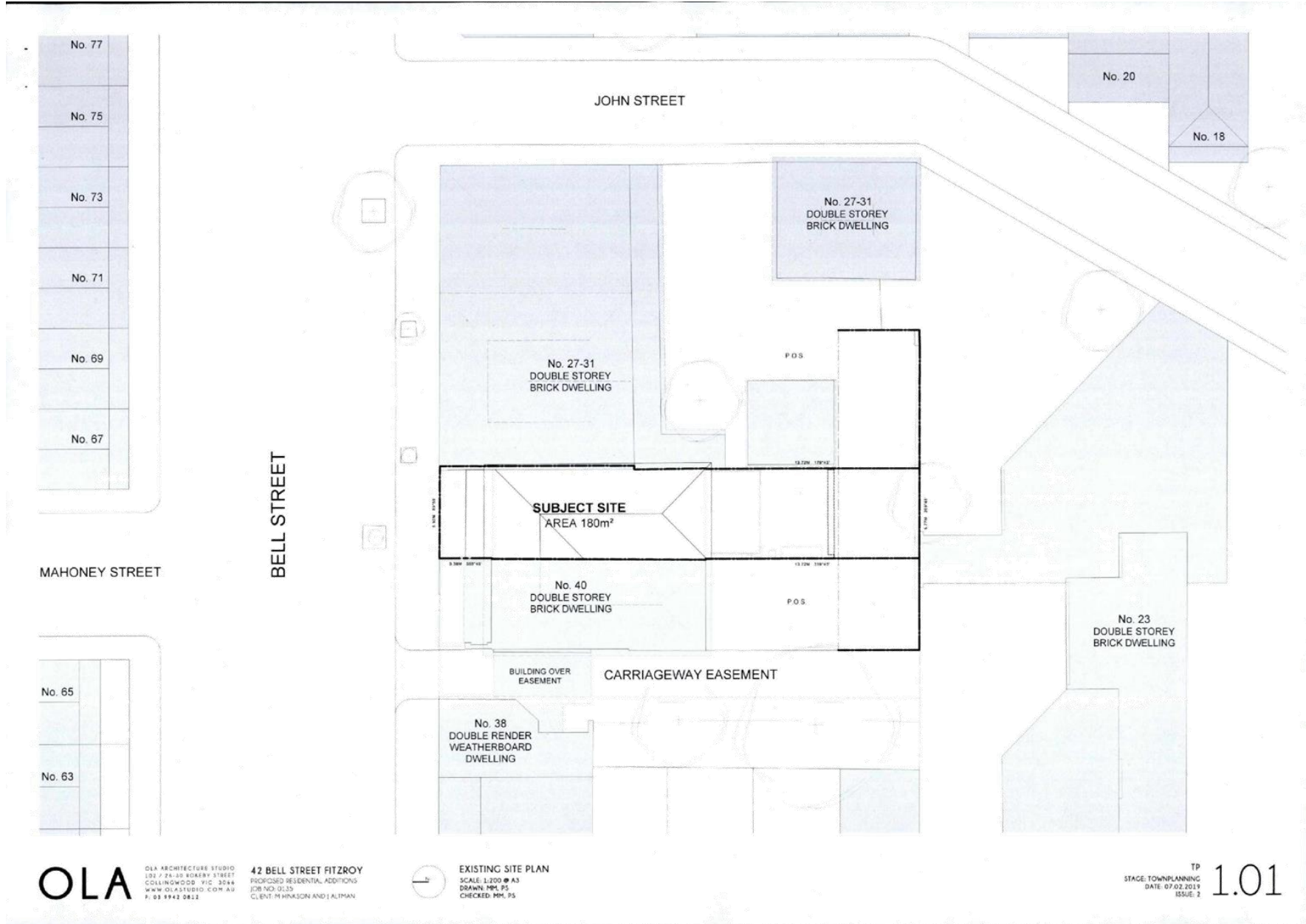
North



Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO. 2535
CLIENT: HINKSON AND ALTMAN

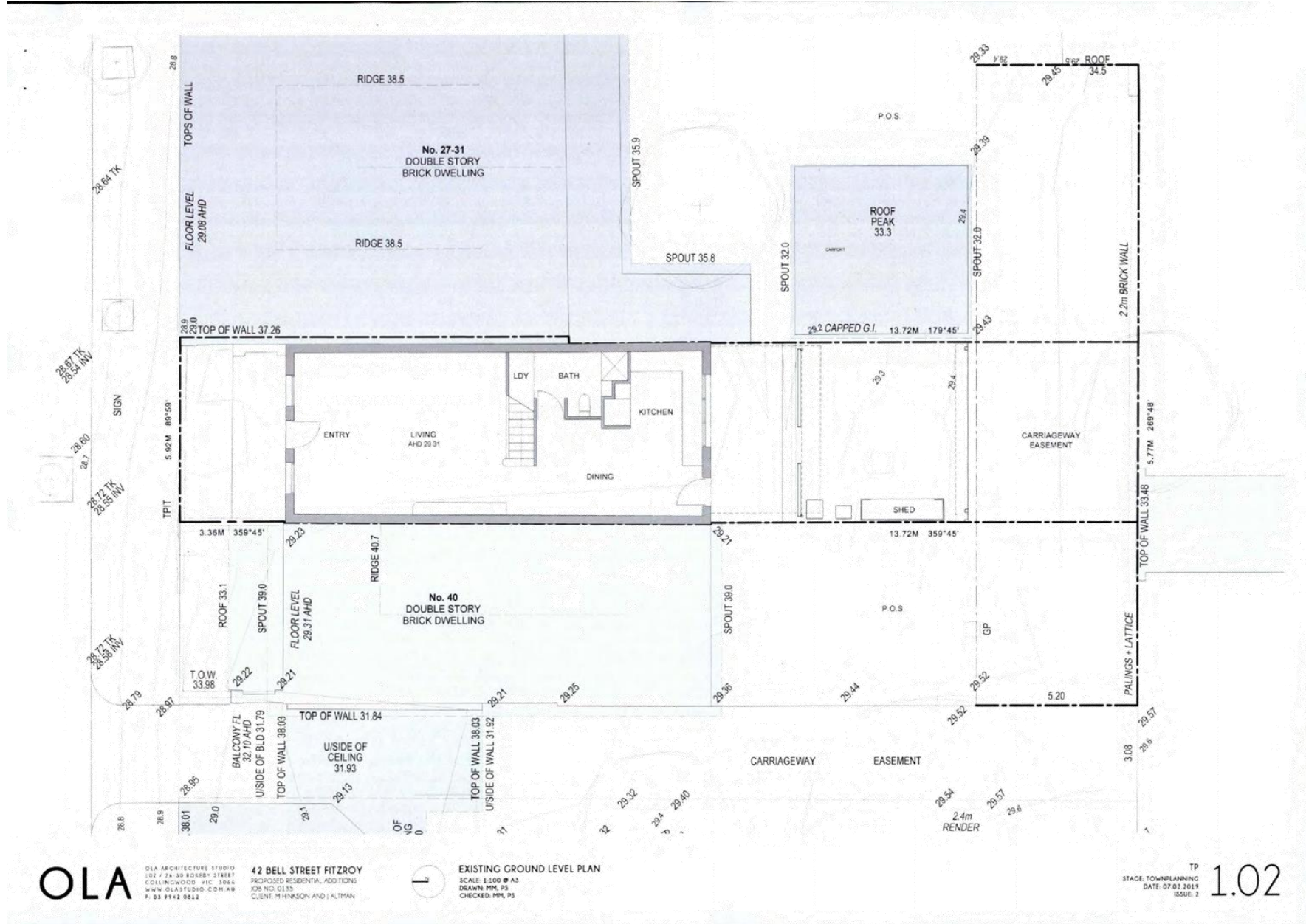


EXISTING SITE PLAN
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DRAWN: MM, PS
CHECKED: MM, PS

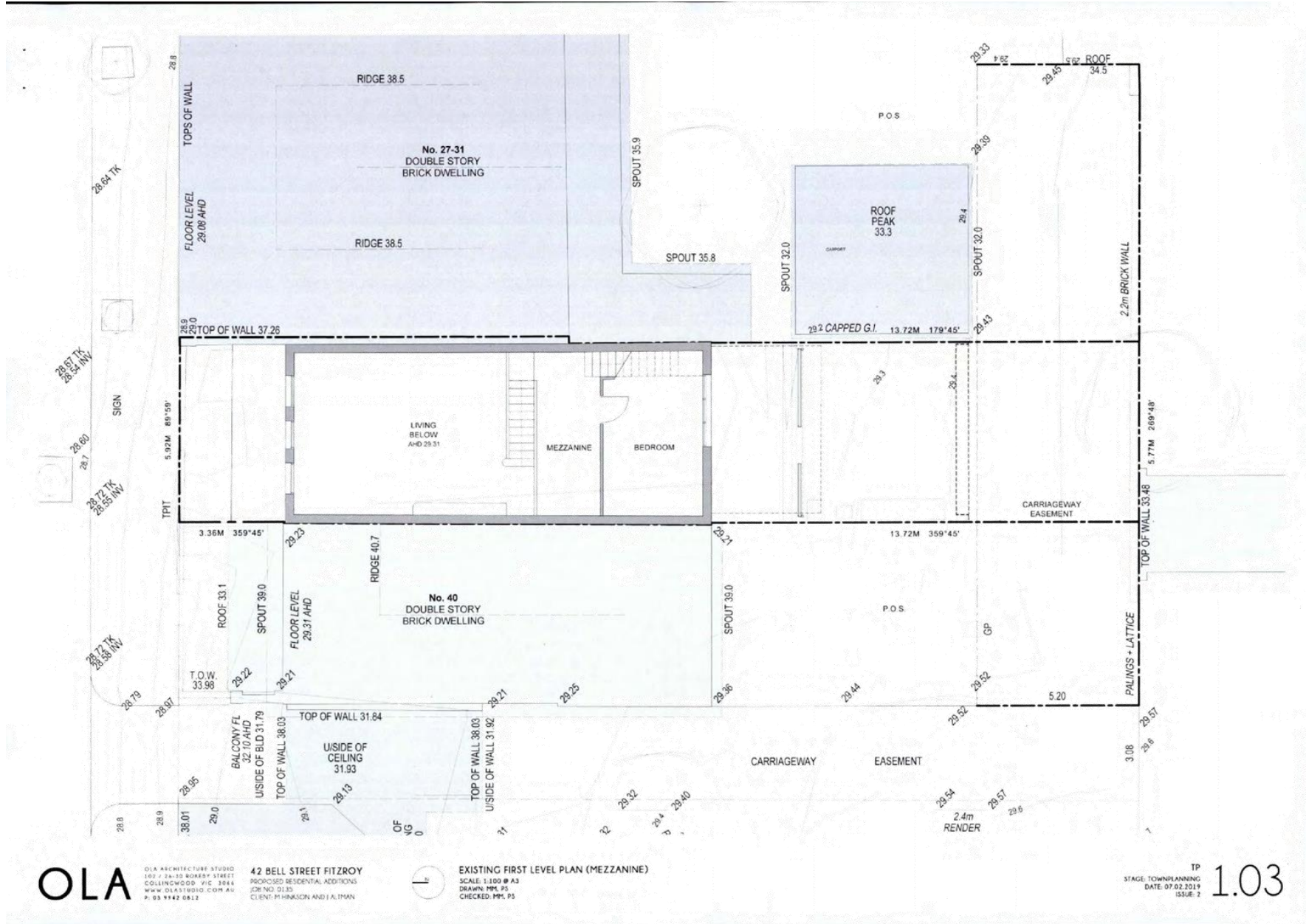
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STAGE: TOWNPLANNING
DATE: 07/02/2019
ISSUE: 2

1.01

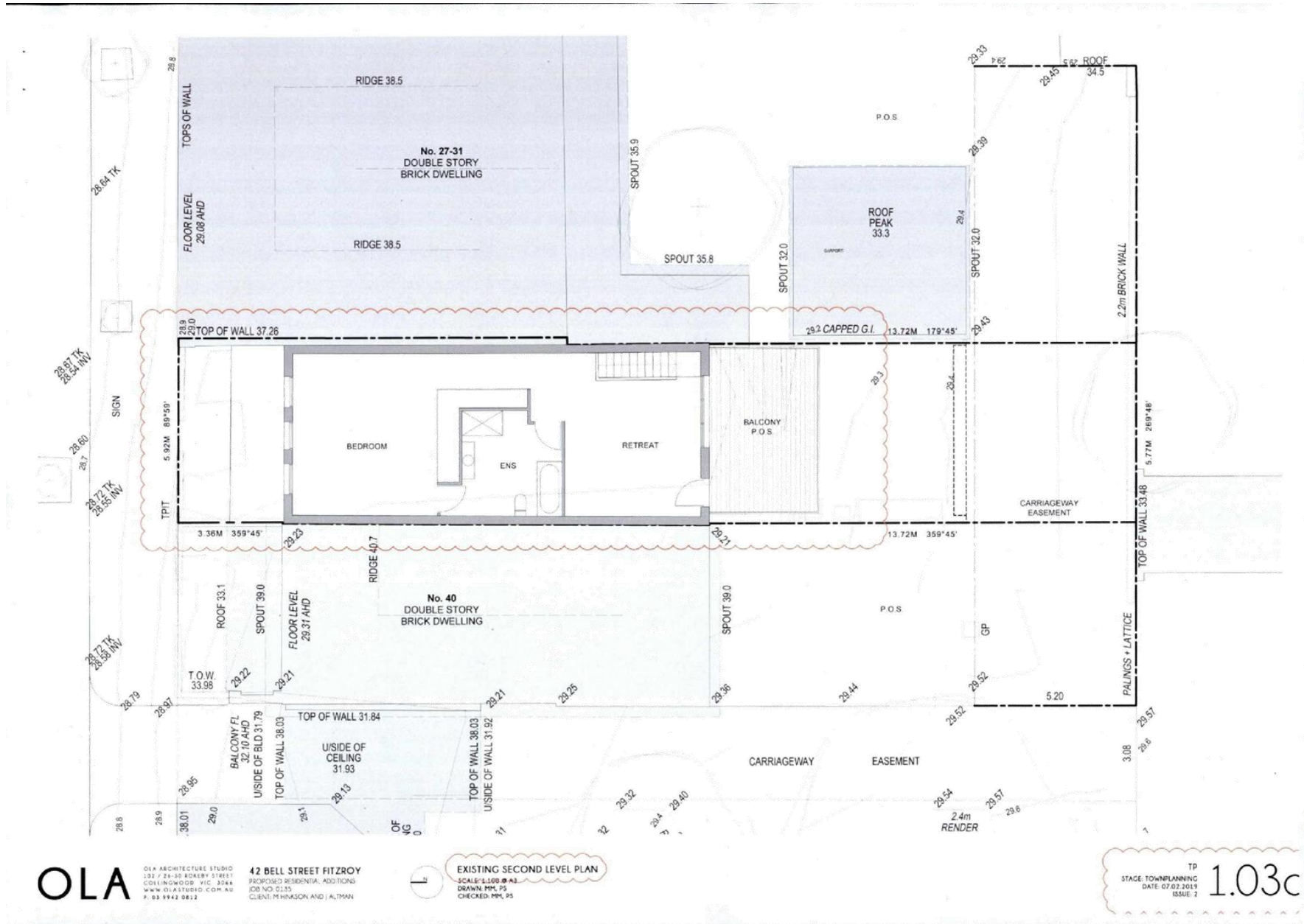
Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



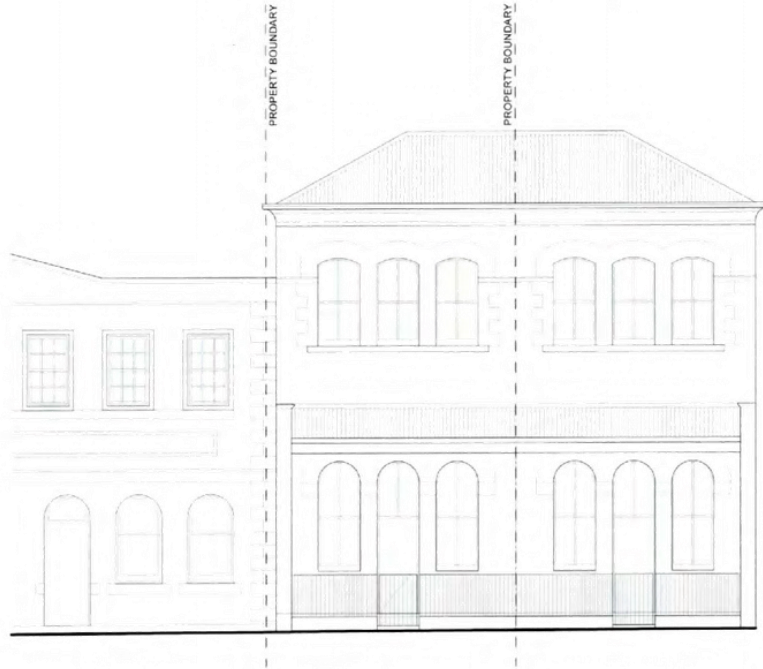
Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



01 EXISTING NORTH (BELL STREET) ELEVATION
1:100



02 EXISTING SOUTH (REAR) ELEVATION
1:100

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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO. 0135
CLIENT: THOMPSON AND JALTMAN

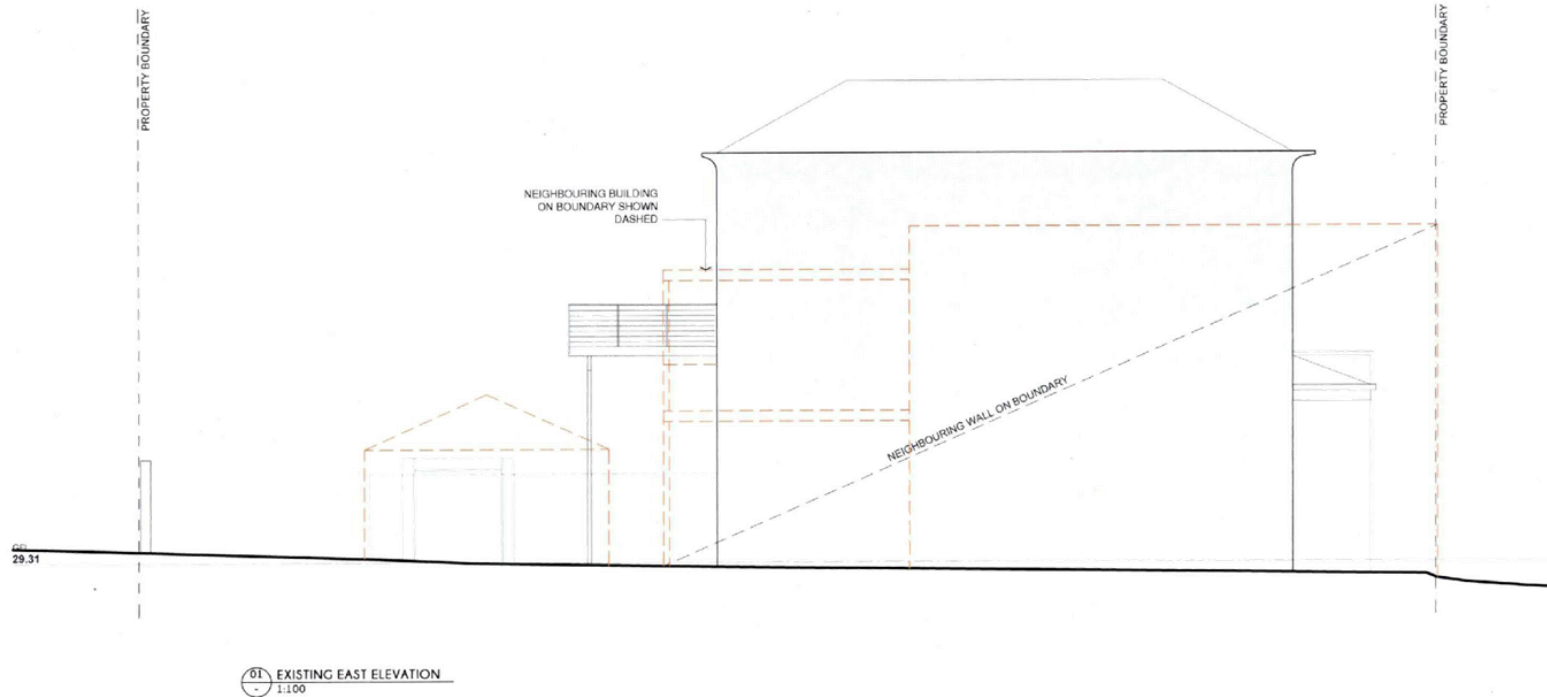


EXISTING ELEVATIONS
SCALE: 1:100 @ A3
DRAWN: MML, PS
CHECKED: MML, PS

TP
STAGE: TOWNPLANNING
DATE: 07.02.2019
ISSUE: 2

1.04

Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



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PROPOSED RESIDENTIAL ADDITIONS
JOB NO. 0135
CLIENT: HINXSON AND ALTMAN



EXISTING ELEVATIONS
SCALE: 1:100 @ A3
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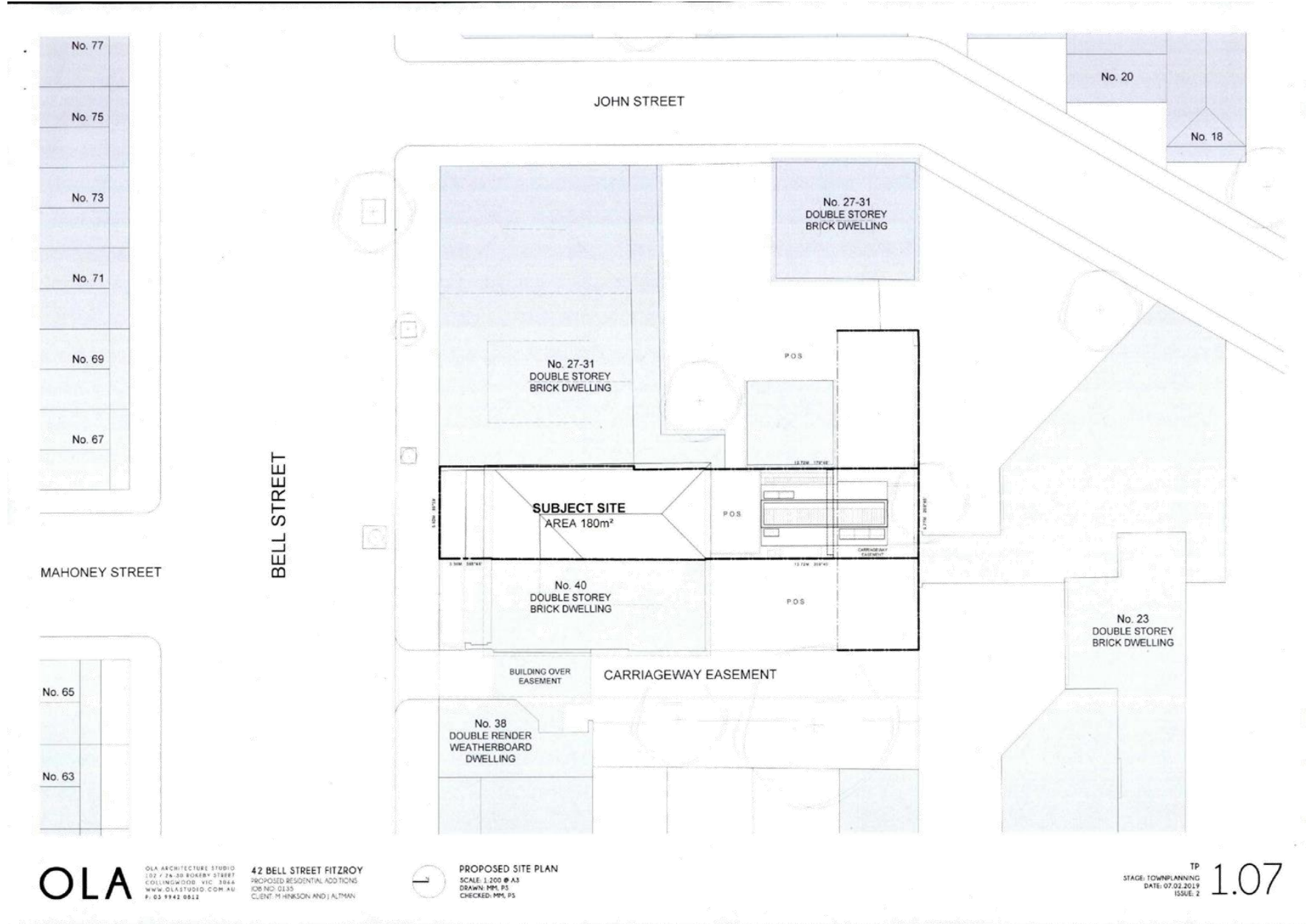
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DATE: 07.02.2019
ISSUE: 2

1.05

Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO. 0135
CLIENT: HENKSON AND JALTMAN

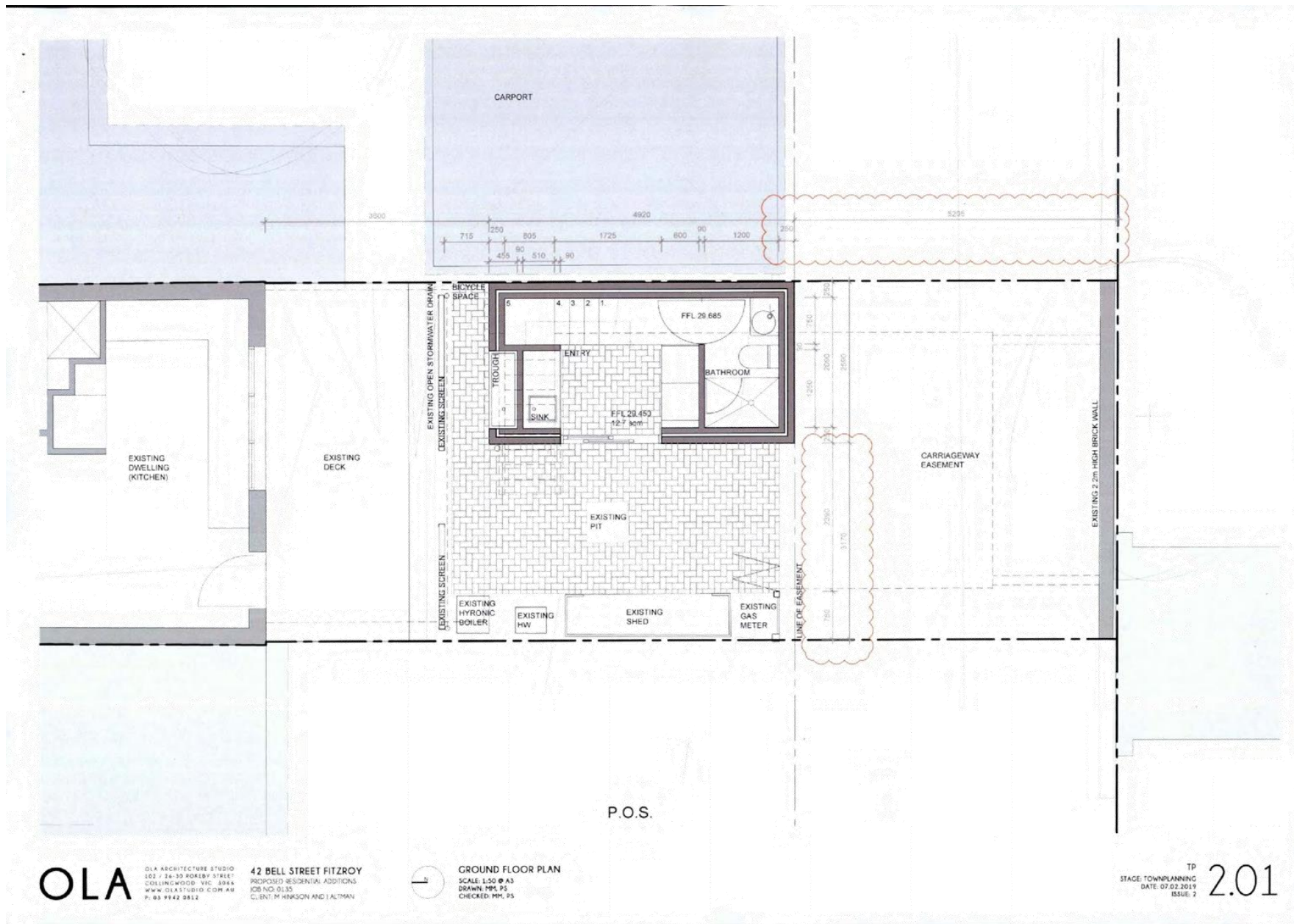


PROPOSED SITE PLAN
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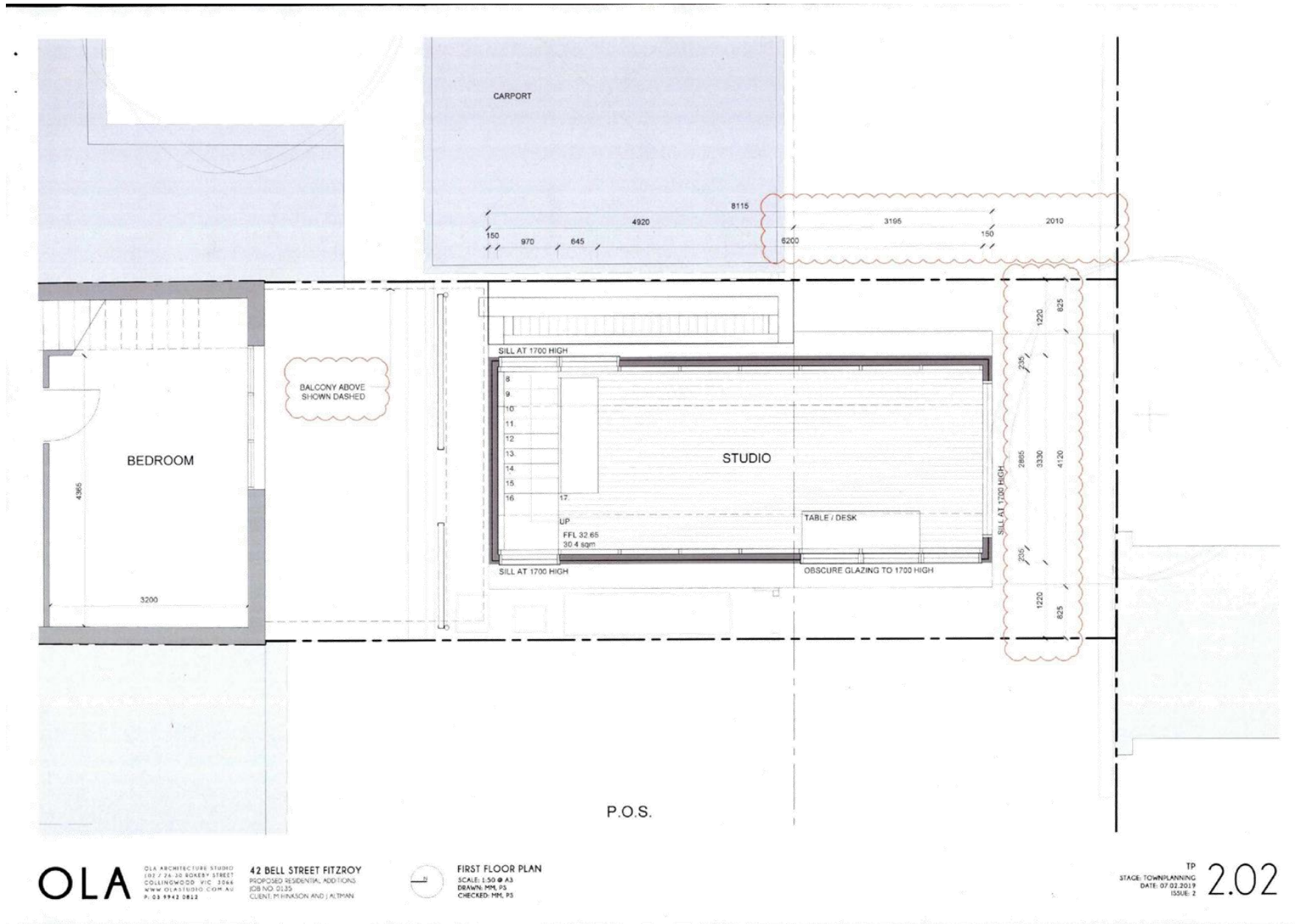
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DATE: 07.02.2019
ISSUE: 2

1.07

Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO. 0135
CLIENT: THINSON AND JALTMAN

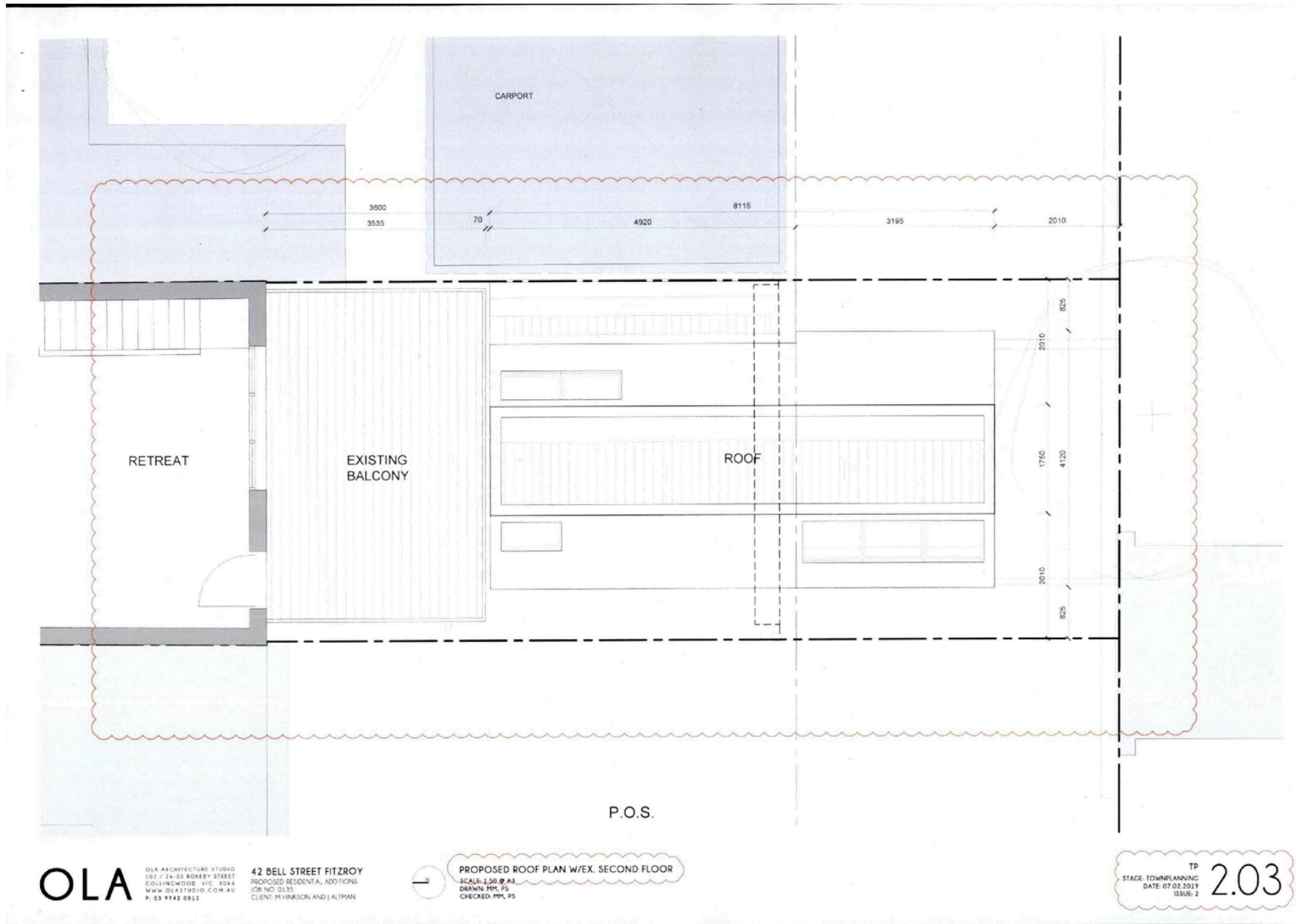


FIRST FLOOR PLAN
SCALE: 1:50 @ A3
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CHECKED: MM, PS

TP
STAGE: TOWNPLANNING
DATE: 07.02.2019
ISSUE: 2

2.02

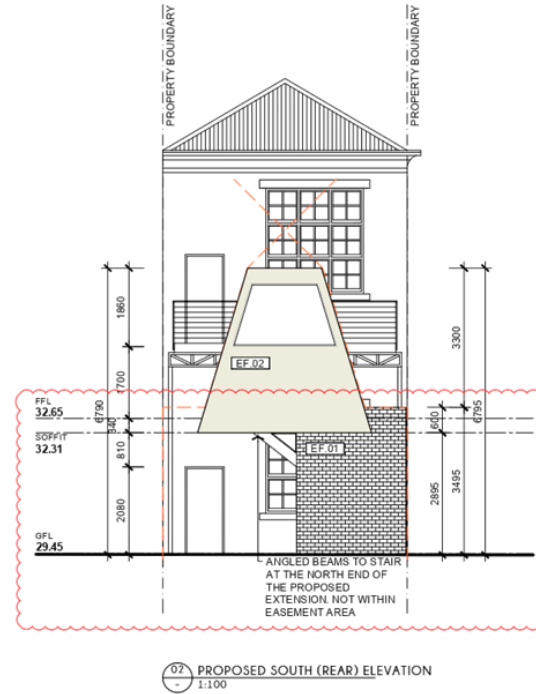
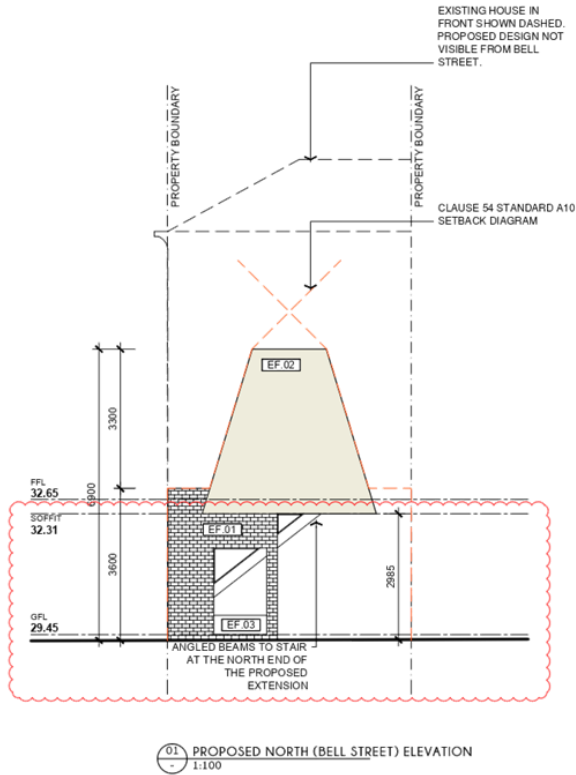
Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1

EXTERNAL FINISHES

- EF.01 BRICK
- EF.02 CORK CLADDING
- EF.03 BLACK METAL POWDERCOAT FINISH



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PROPOSED RESIDENTIAL ADDITIONS
JOB NO. 0135
CLIENT: HINSON AND ALTMAN



PROPOSED ELEVATIONS
SCALE: 1:100 @ A3
DRAWN: MM, PS
CHECKED: MM, PS

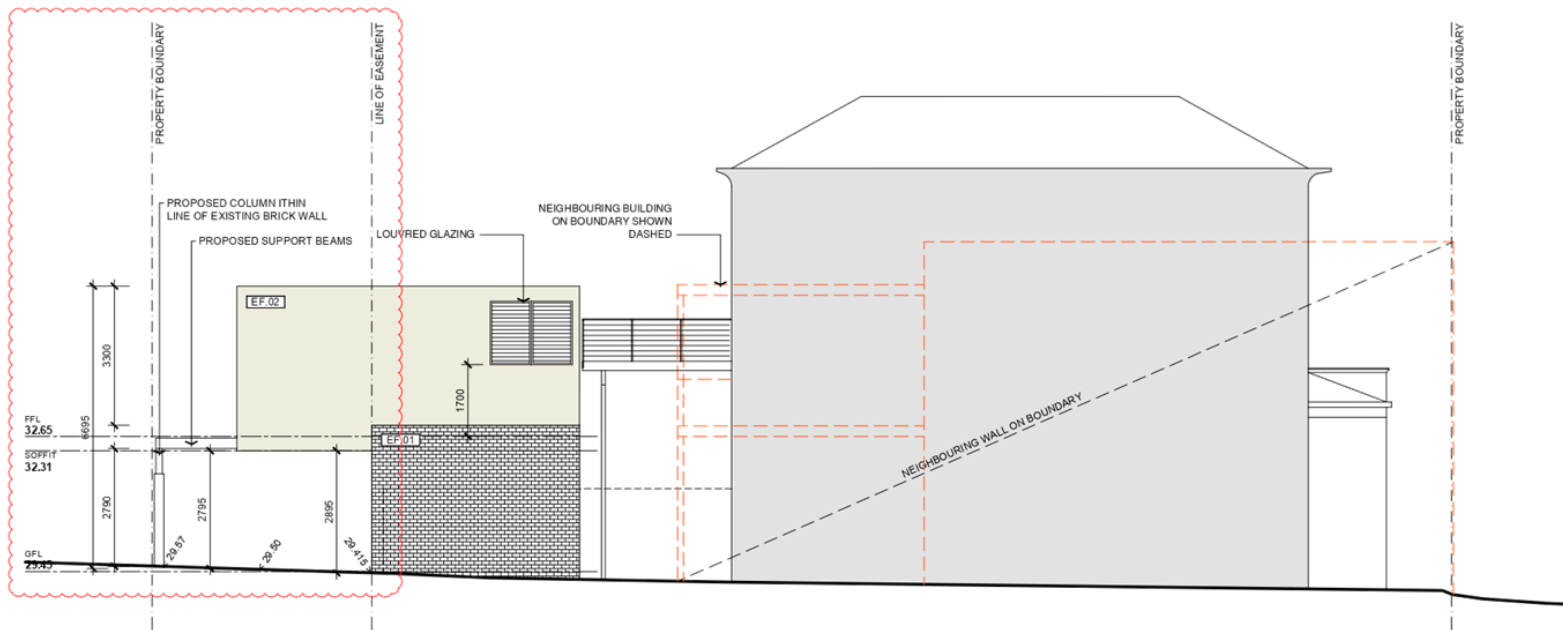
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STAGE: TOWNPLANNING
DATE: 09.02.2019
ISSUE: 3

3.01

Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1

EXTERNAL FINISHES

- EF.01 BRICK
- EF.02 CORK CLADDING
- EF.03 BLACK METAL POWDERCOAT FINISH



01 PROPOSED EAST ELEVATION
1:100

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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0133
CLIENT: HINSON AND ALTMAN



PROPOSED ELEVATIONS
SCALE: 1:100 @ A3
DRAWN: MM, PS
CHECKED: MM, PS

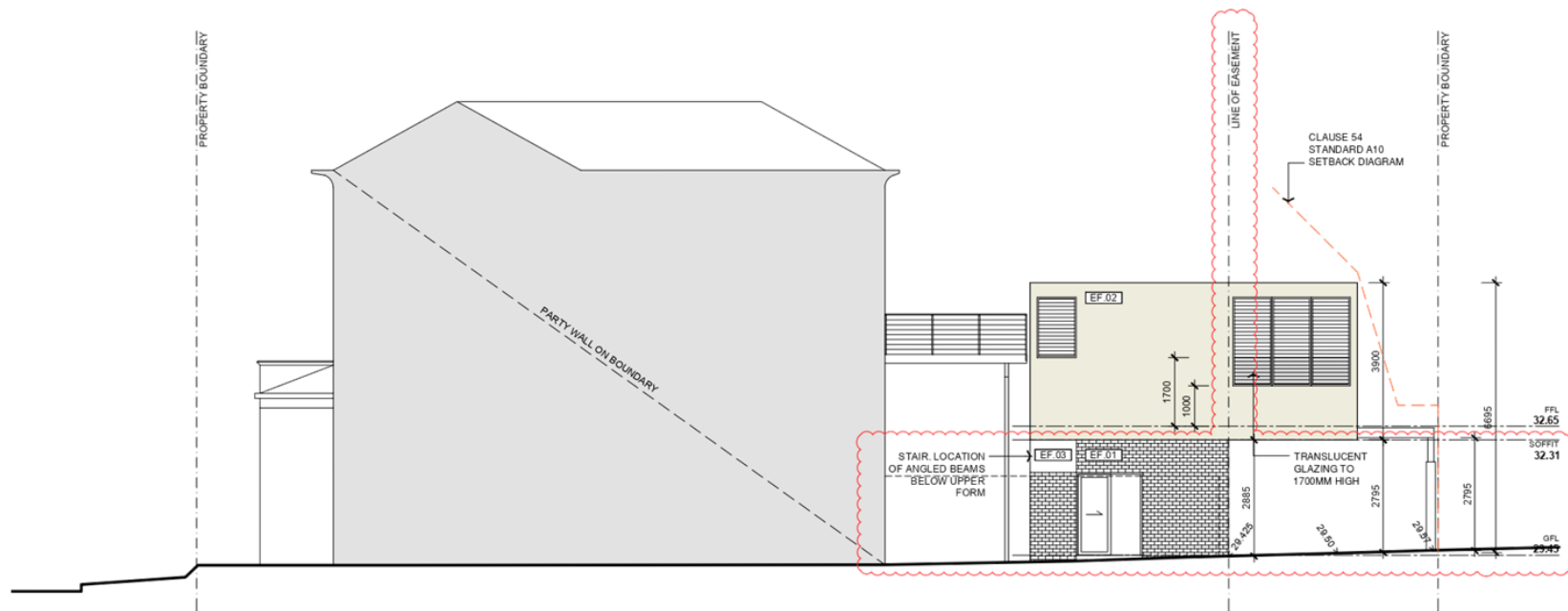
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STAGE: TOWNPLANNING
DATE: 09.02.2019
ISSUE: 3

3.02

Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1

EXTERNAL FINISHES

- EF.01 BRICK
- EF.02 CORK CLADDING
- EF.03 BLACK METAL POWDERCOAT FINISH



01 PROPOSED WEST ELEVATION
- 1:100

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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0133
CLIENT: H HINSON AND J ALTMAN



PROPOSED ELEVATIONS
SCALE: 1:100 @ A3
DRAWN: MM, PS
CHECKED: MM, PS

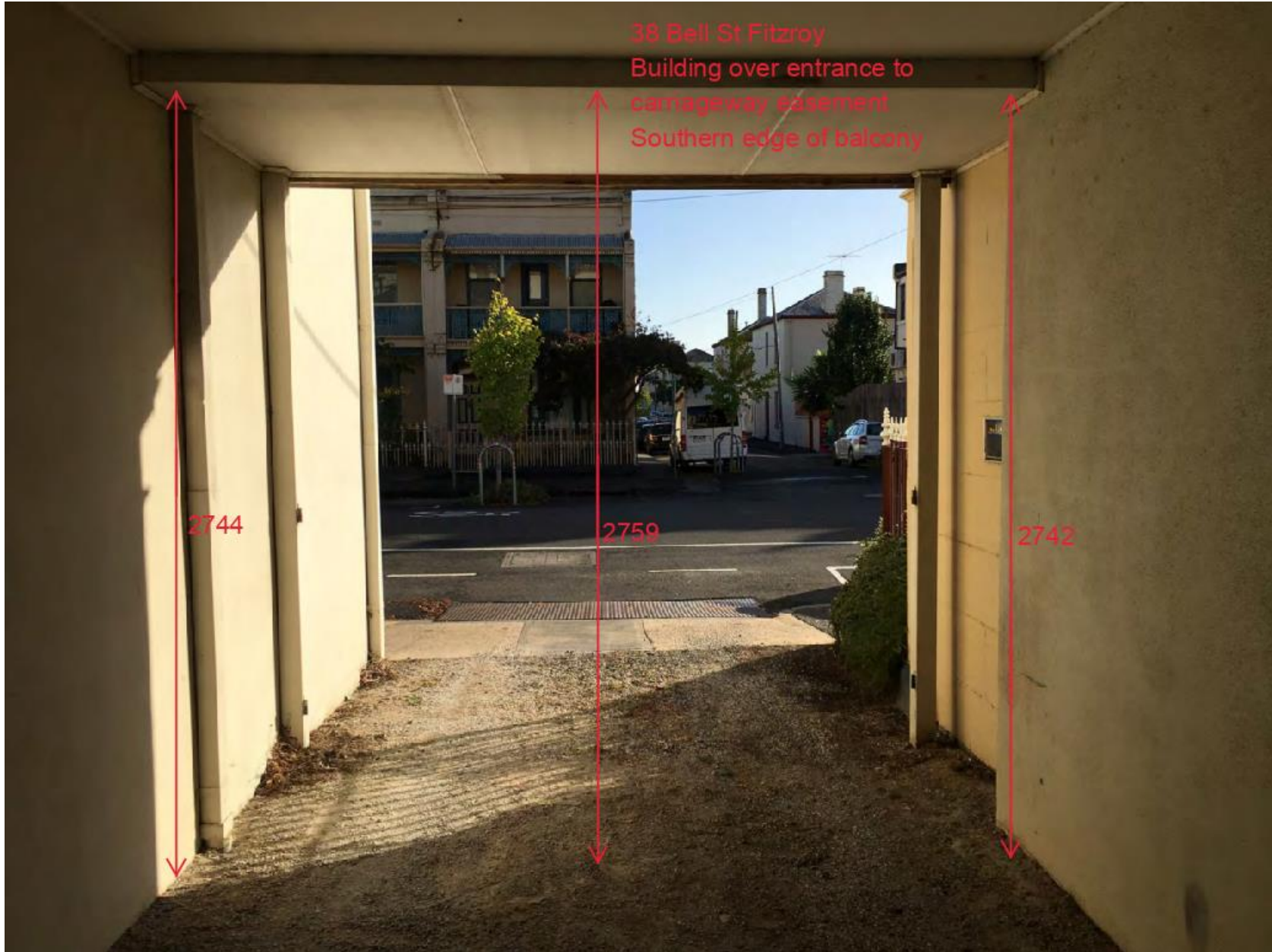
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DATE: 09.02.2019
ISSUE: 3

3.03

Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



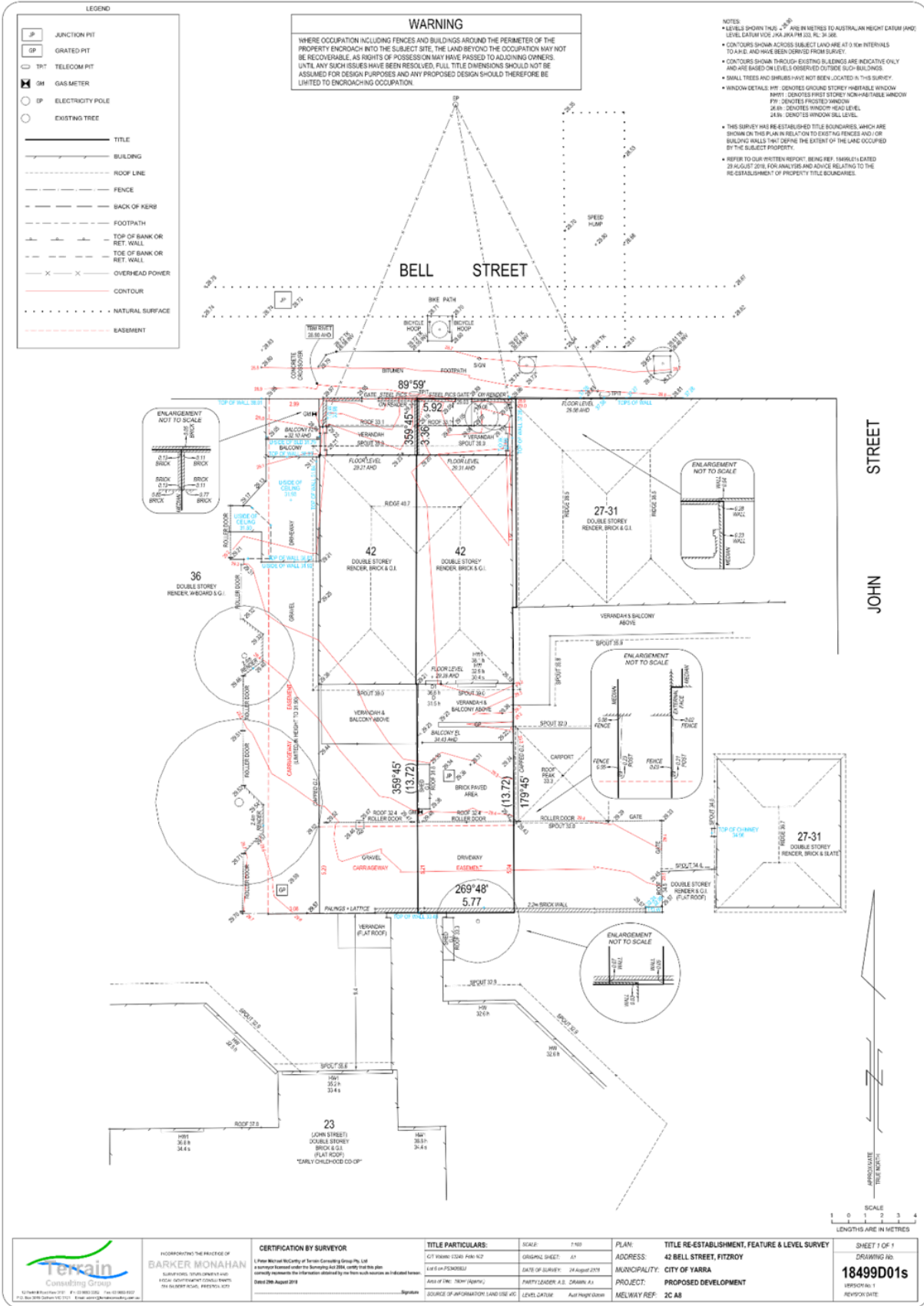
Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



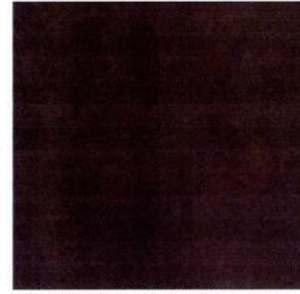
Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



EF.01
Brick, Red neutral tone.



EF.02
Cork cladding.



EF.03
Metal, Black powdercoat finish.

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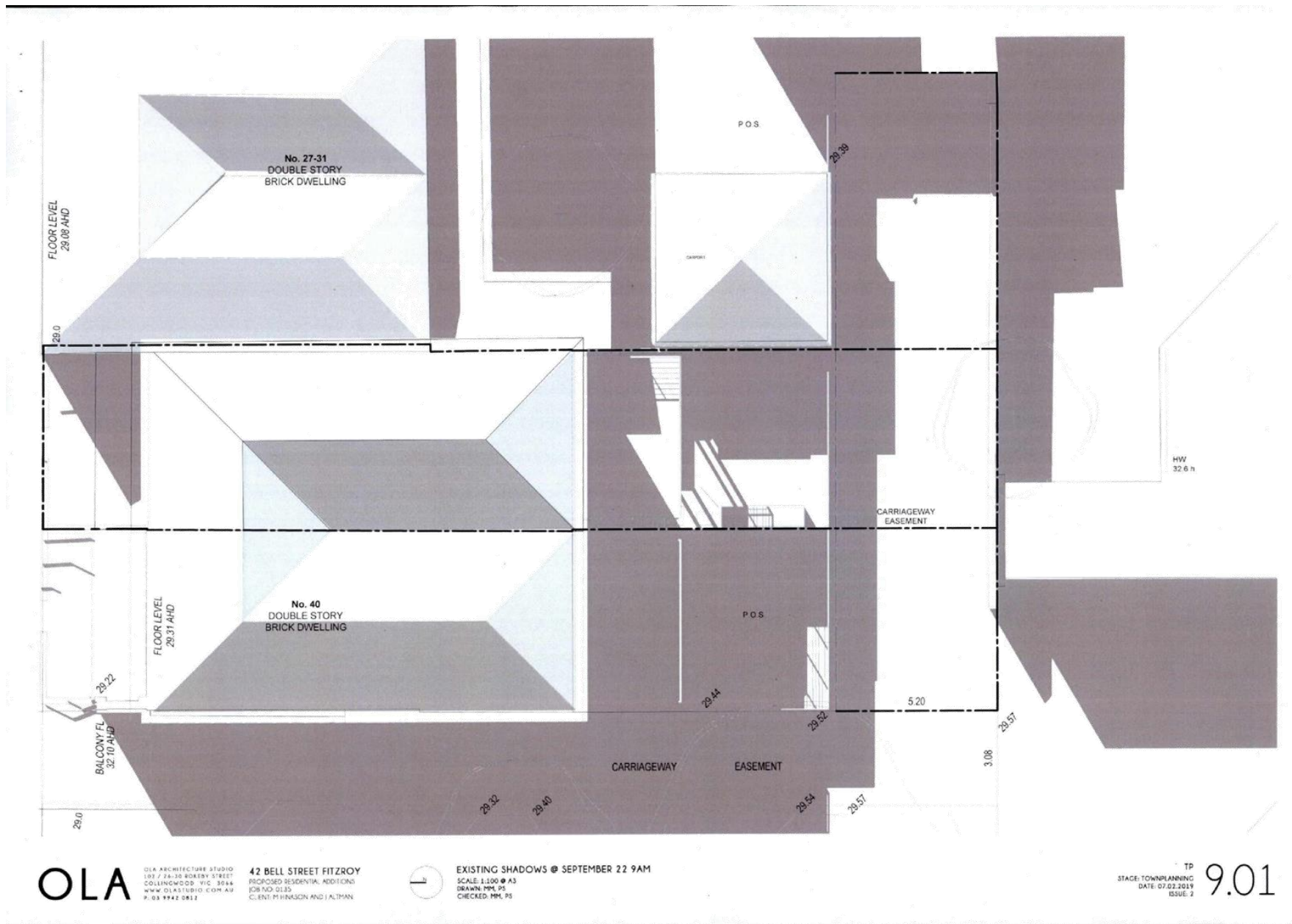
42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0135
CLIENT: HINSON AND LUTMAN



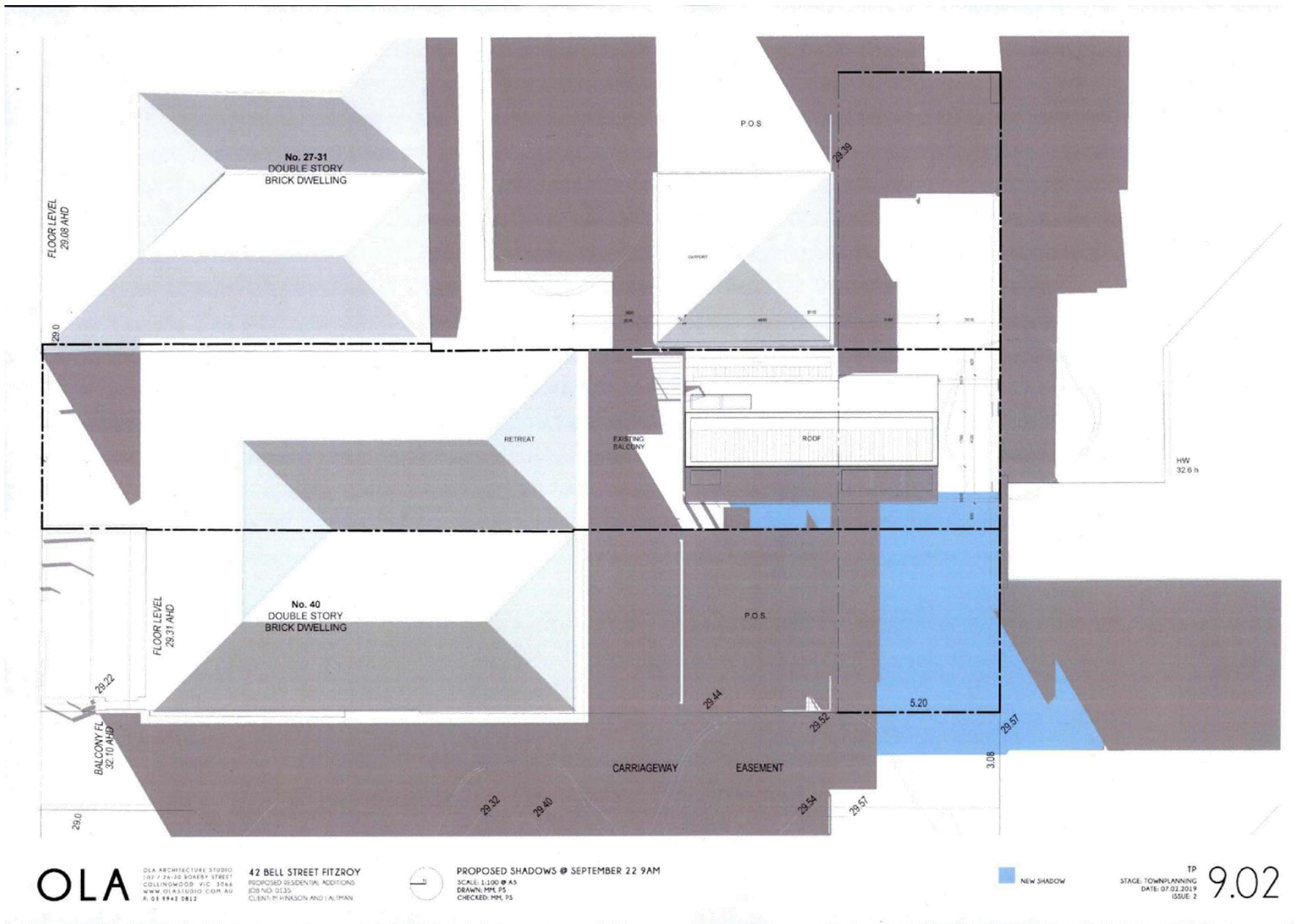
FINISHES SCHEDULE
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TP
STAGE: TOWNPLANNING
DATE: 07.02.2019
ISSUE: 2
9.00

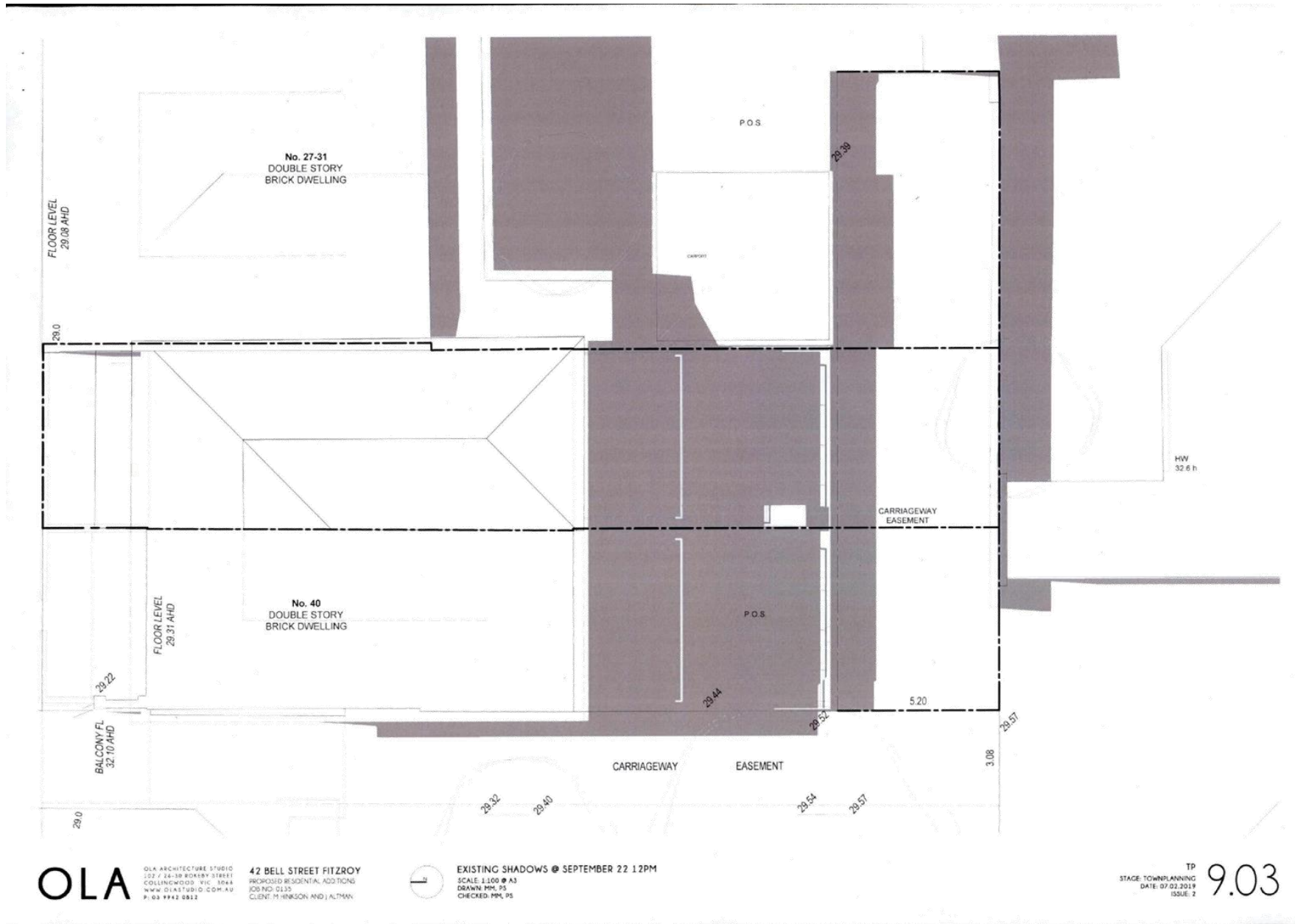
Attachment 2 - PLN18/0880-42 Bell Street-Advertised Plans Part 1



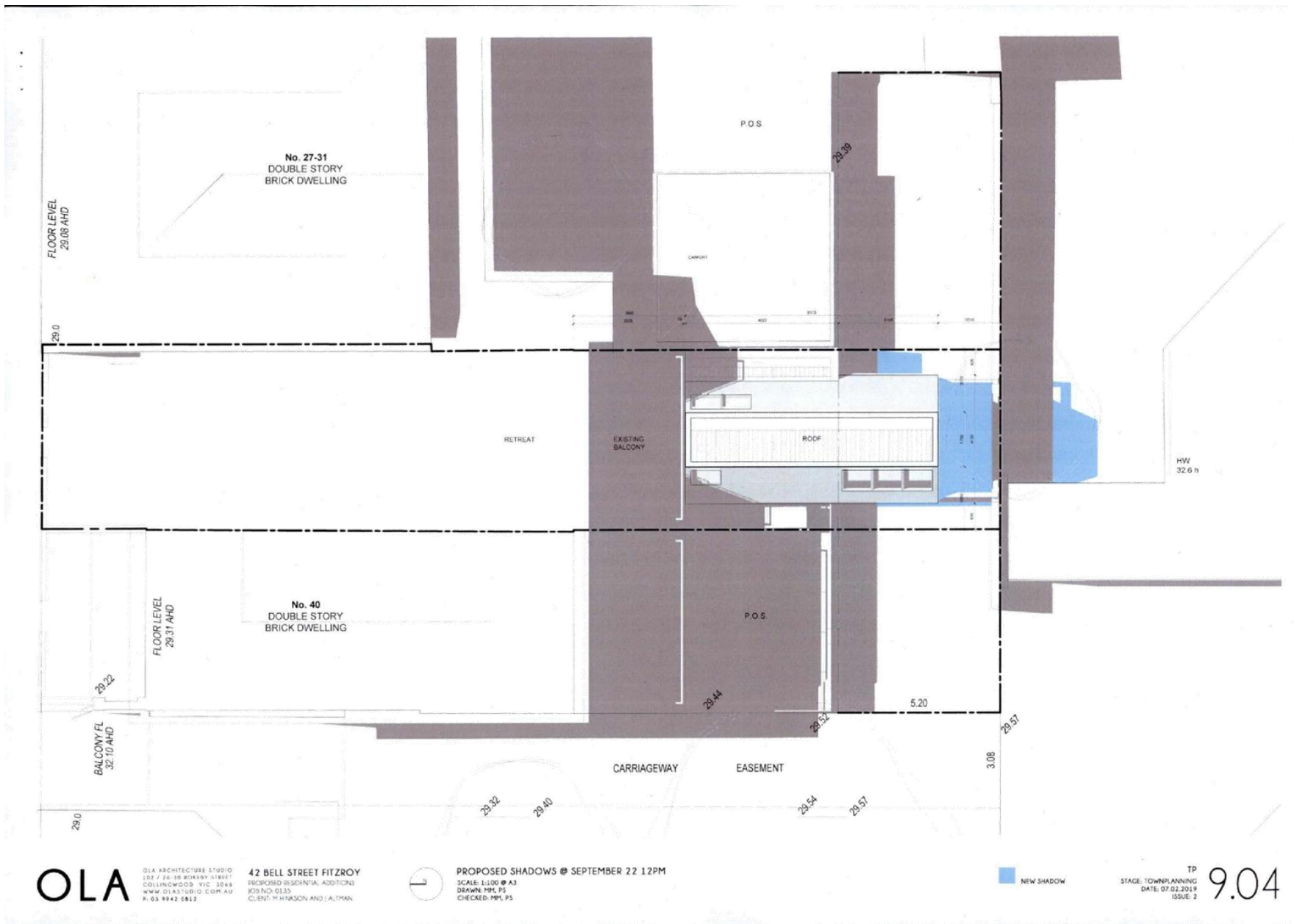
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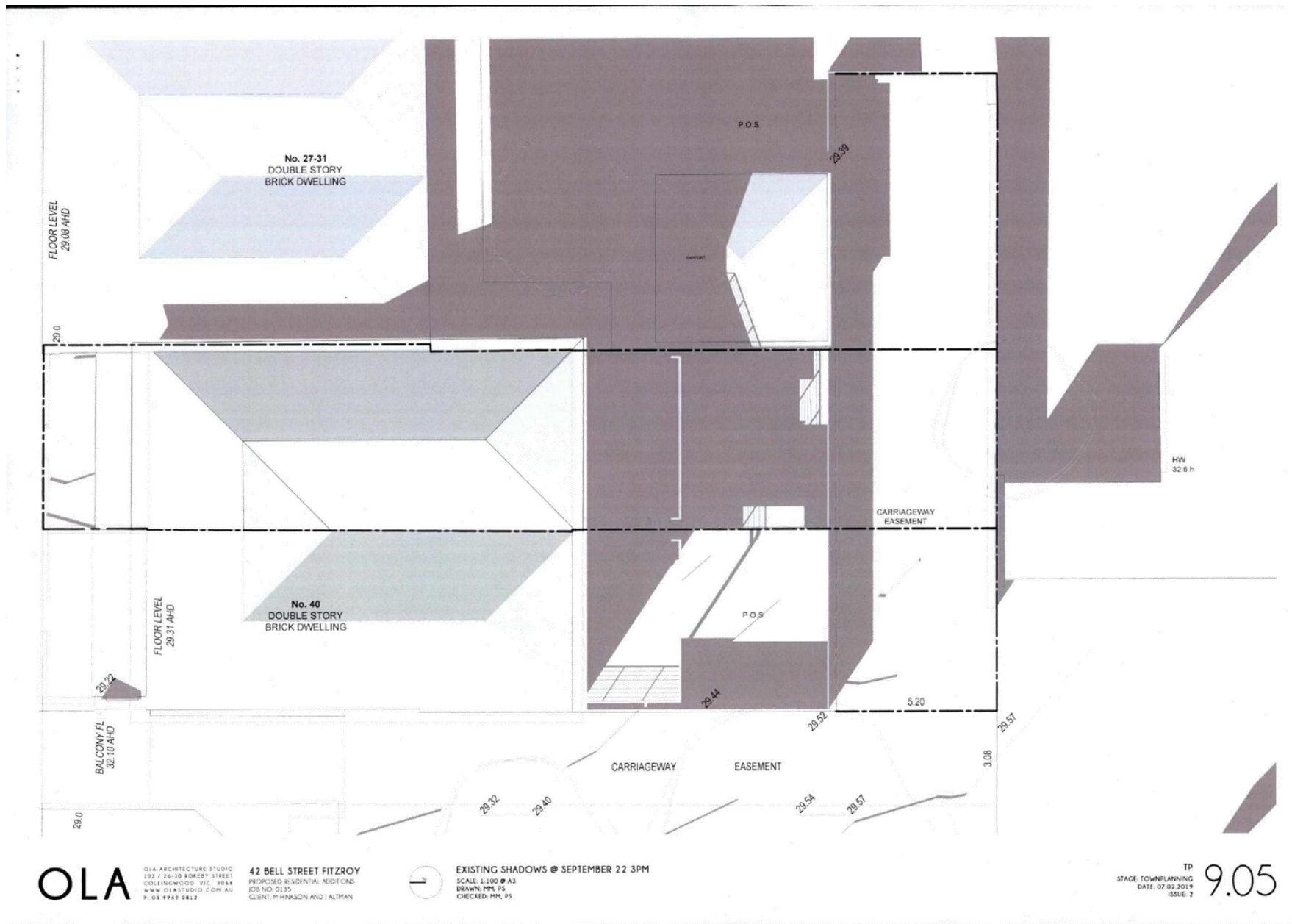
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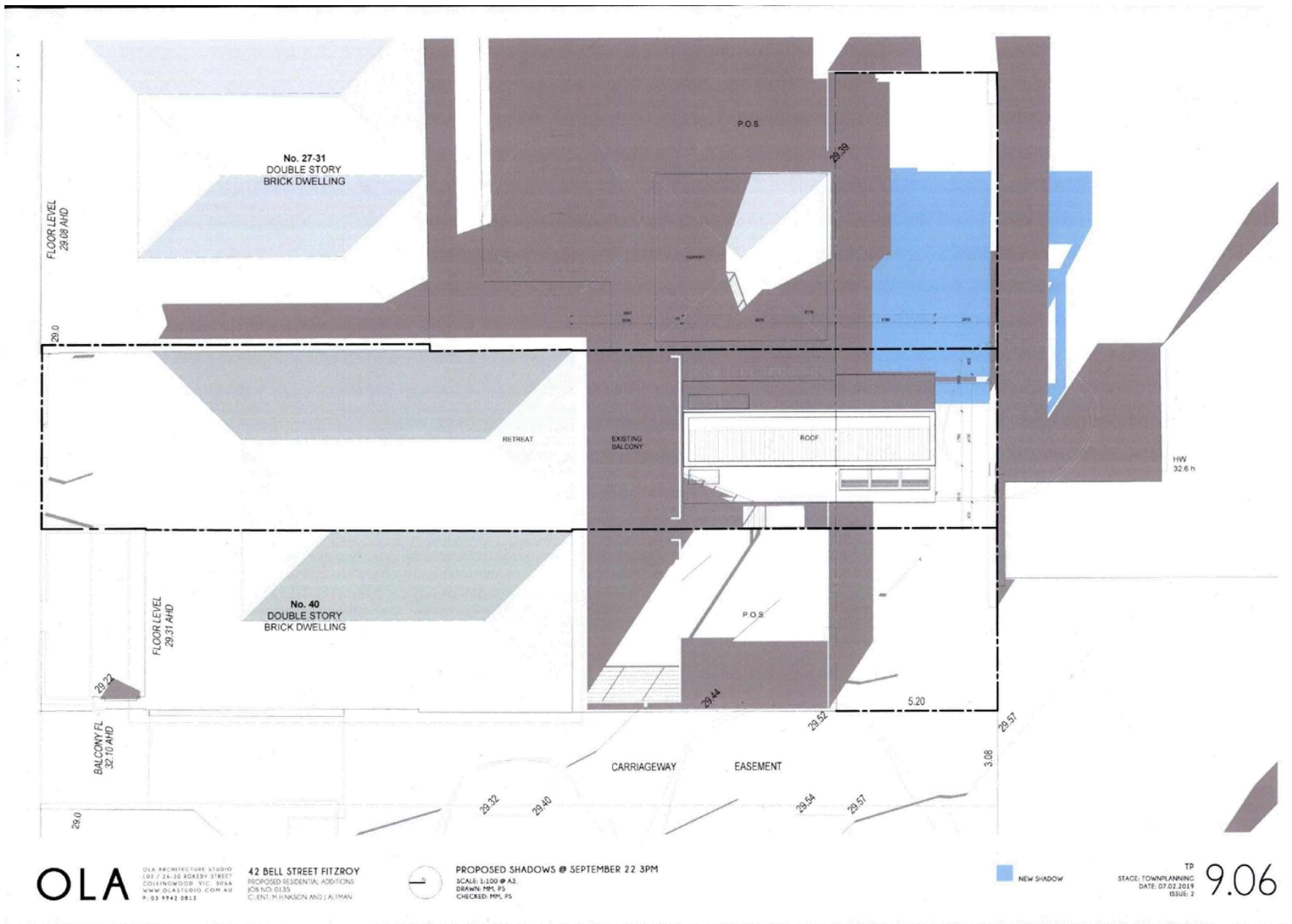
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Attachment 3 - PLN18/0880-42 Bell Street-Advertised Plans Part 2



Attachment 3 - PLN18/0880-42 Bell Street-Advertised Plans Part 2



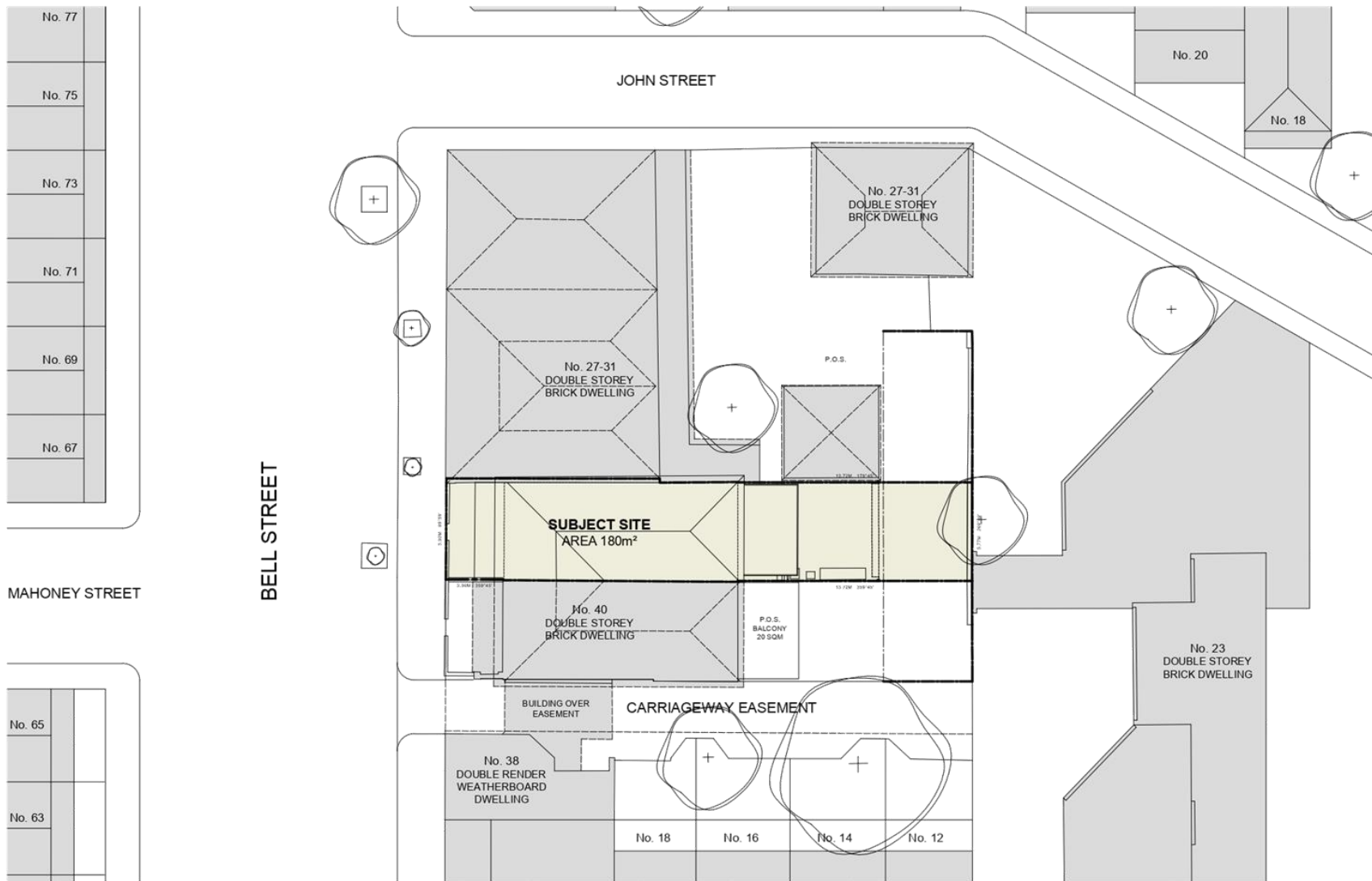
Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans

42 BELL STREET FITZROY VICTORIA 3065

PROPOSED RESIDENTIAL ADDITIONS
BY OLA STUDIO
FOR M HINKSON AND J ALTMAN

PLANNING PERMIT APPLICATION
JULY 18 2019
ISSUE 7

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0135
CLIENT: HINSON AND ALTMAN

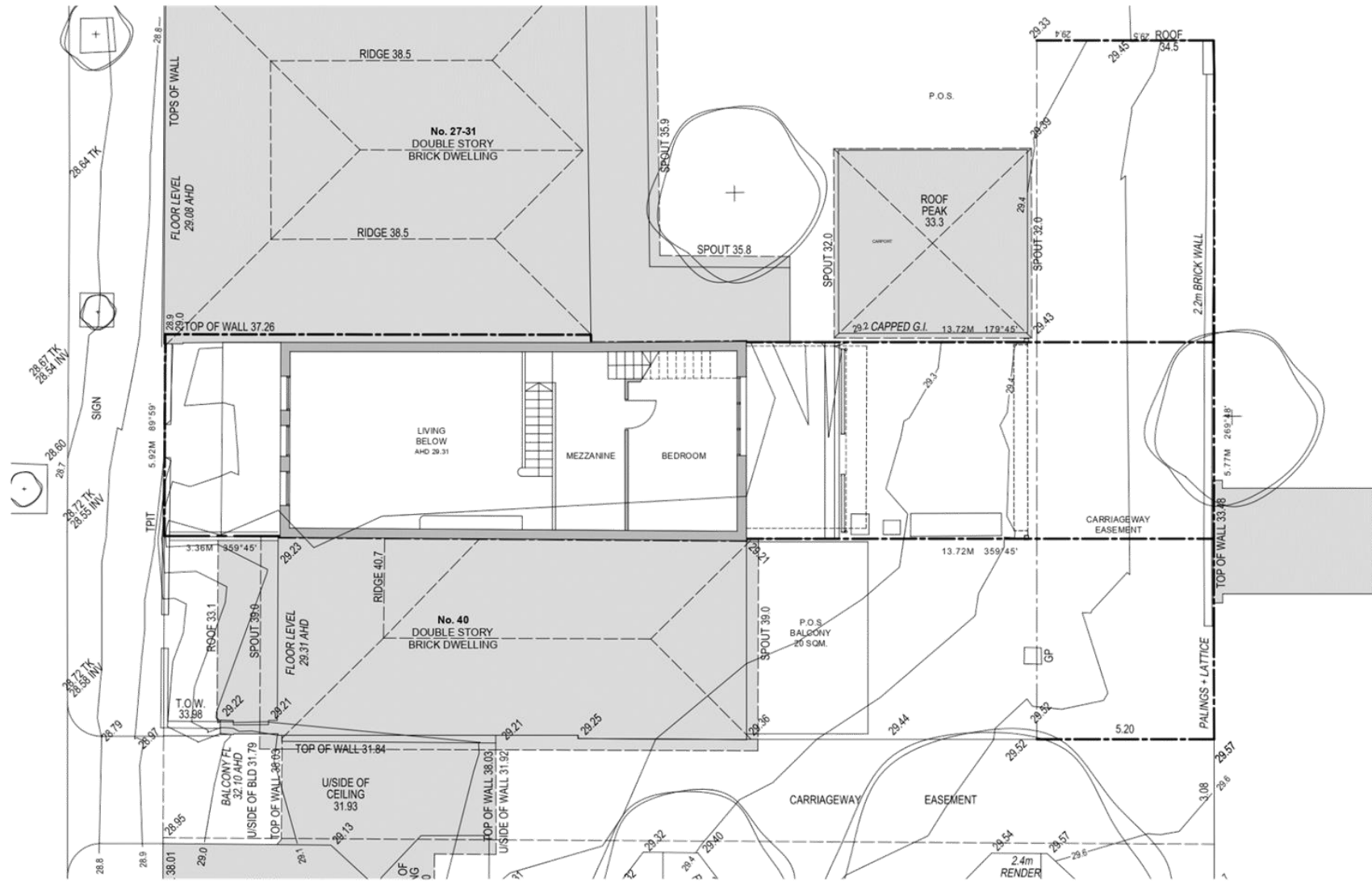


EXISTING SITE PLAN
SCALE: 1:200 @ A3
DRAWN: MM, PS
CHECKED: MM, PS

TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION

1.01

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0213
CLIENT: HINSON AND ALTMAN



EXISTING FIRST LEVEL PLAN (MEZZANINE)
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CHECKED: MM, PS

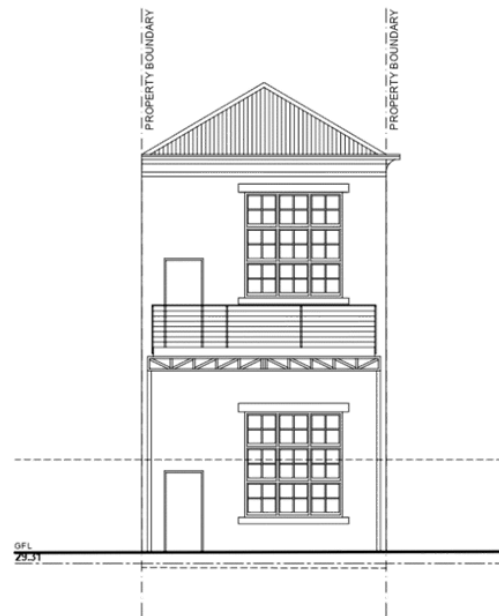
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DATE: 14.07.2019
ISSUE: 7 - FOR DISCUSSION

1.03

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



01 EXISTING NORTH (BELL STREET) ELEVATION
- 1:100



02 EXISTING SOUTH (REAR) ELEVATION
- 1:100

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42 BELL STREET FITZROY
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CLIENT: HINSON AND ALTMAN

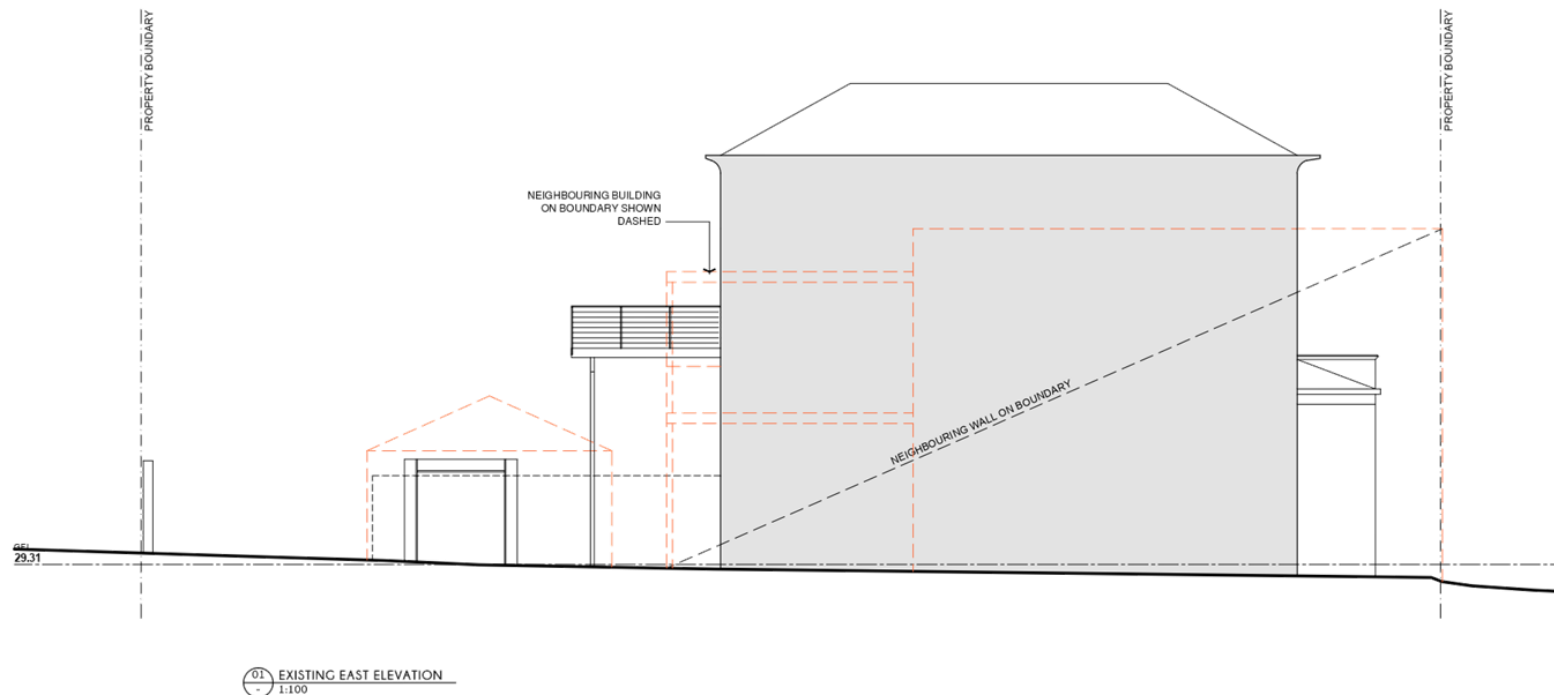


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CHECKED: MM, PS

TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION

1.04

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



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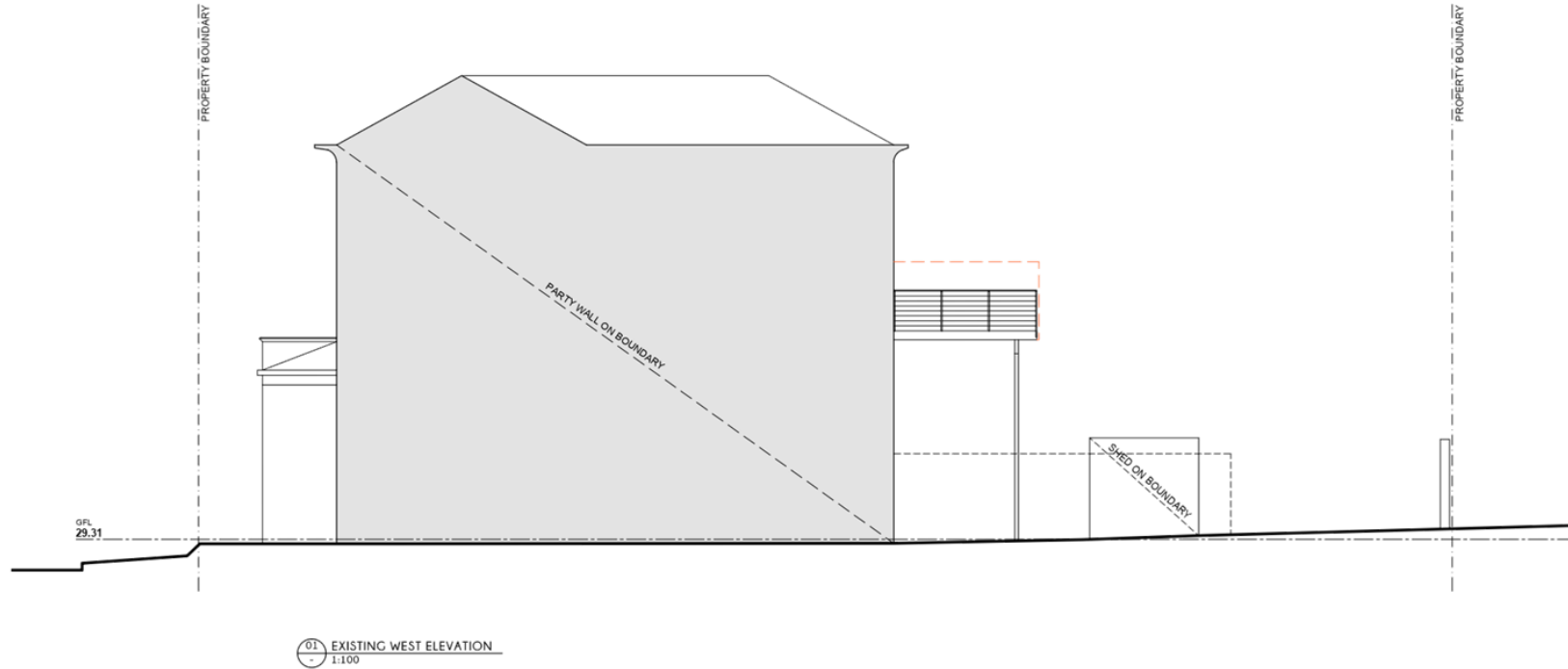
42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0133
CLIENT: H HINSON AND J ALTMAN



EXISTING ELEVATIONS
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DRAWN: MM, PS
CHECKED: MM, PS

TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION
1.05

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



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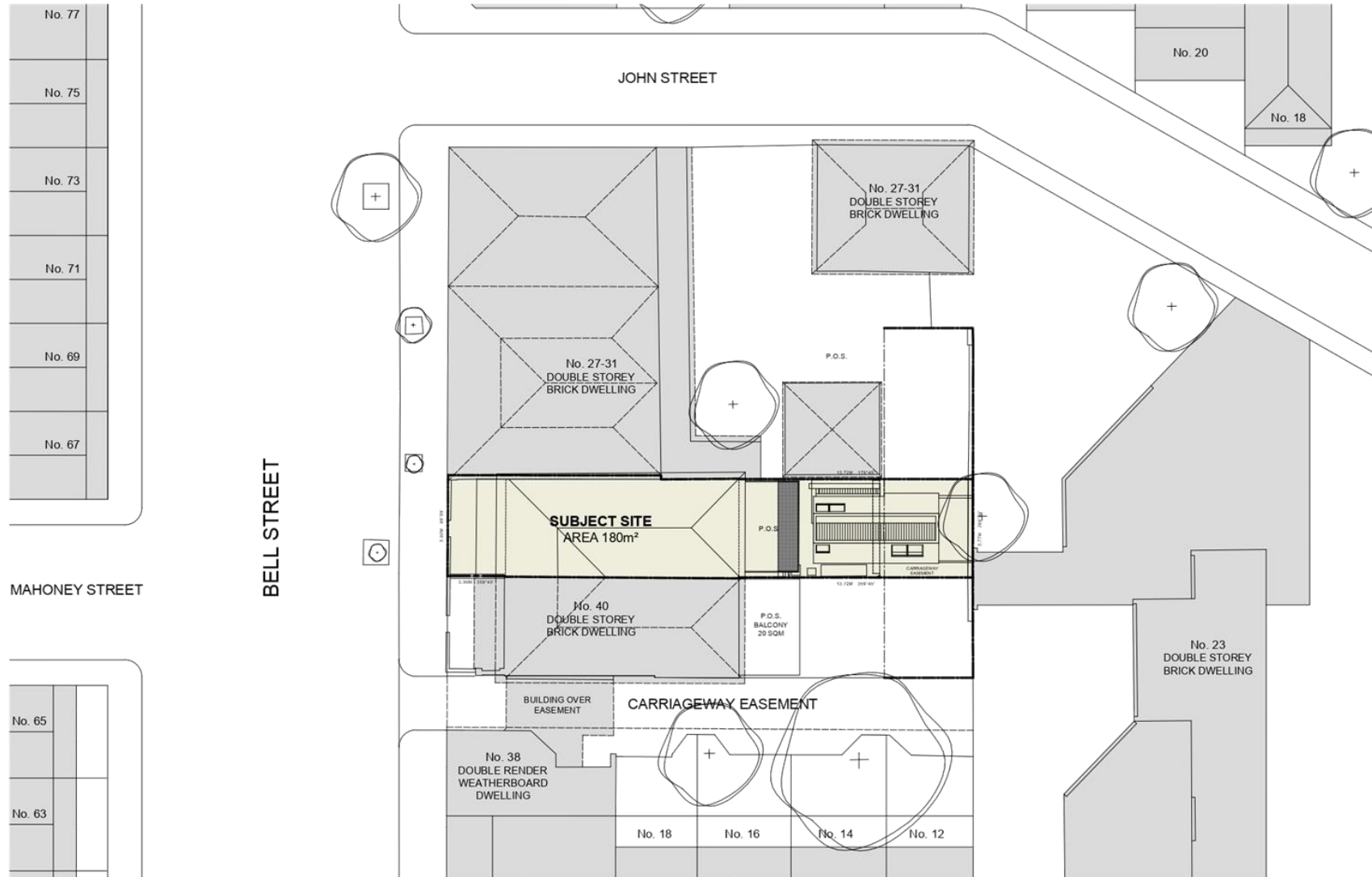
42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0133
CLIENT: H HINSON AND J ALTMAN



EXISTING ELEVATIONS
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DRAWN: MM, PS
CHECKED: MM, PS

TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
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Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0135
CLIENT: HINSON AND ALTMAN

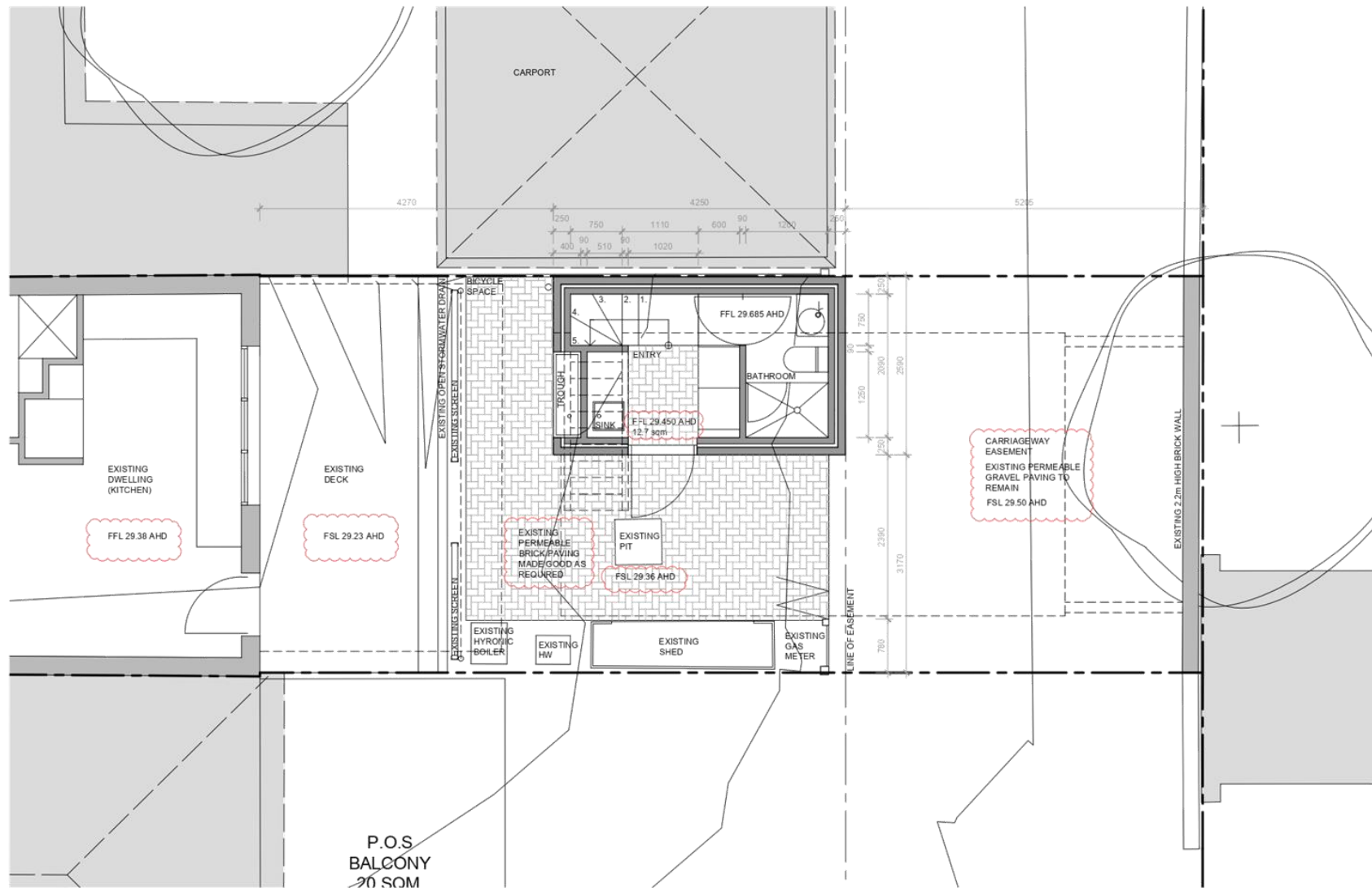


PROPOSED SITE PLAN
SCALE: 1:200 @ A3
DRAWN: MM, PS
CHECKED: MM, PS

TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION

1.07

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



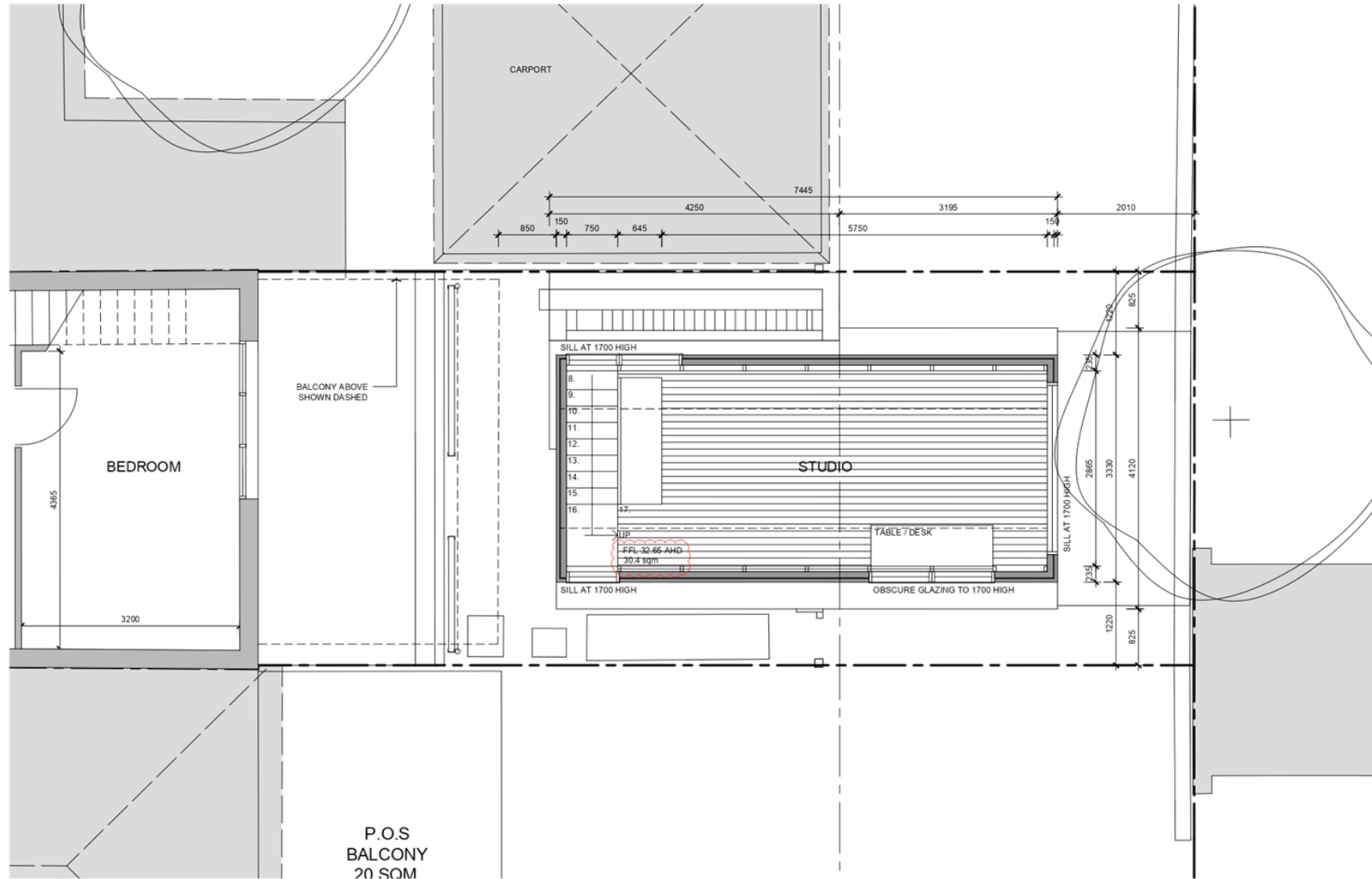
OLA
 OLA ARCHITECTURE STUDIO
 102 / 24-30 ROSEBY STREET
 COLLINGWOOD VIC 3064
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42 BELL STREET FITZROY
 PROPOSED RESIDENTIAL ADDITIONS
 JOB NO. D133
 CLIENT: HINSON AND ALTMAN

GROUND FLOOR PLAN
 SCALE: 1:50 @ A3
 DRAWN: MM, PS
 CHECKED: MM, PS

TP
 STAGE: TOWNPLANNING
 DATE: 18.07.2019
 ISSUE: 7 - FOR DISCUSSION
2.01

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0133
CLIENT: H HINSON AND J ALTMAN

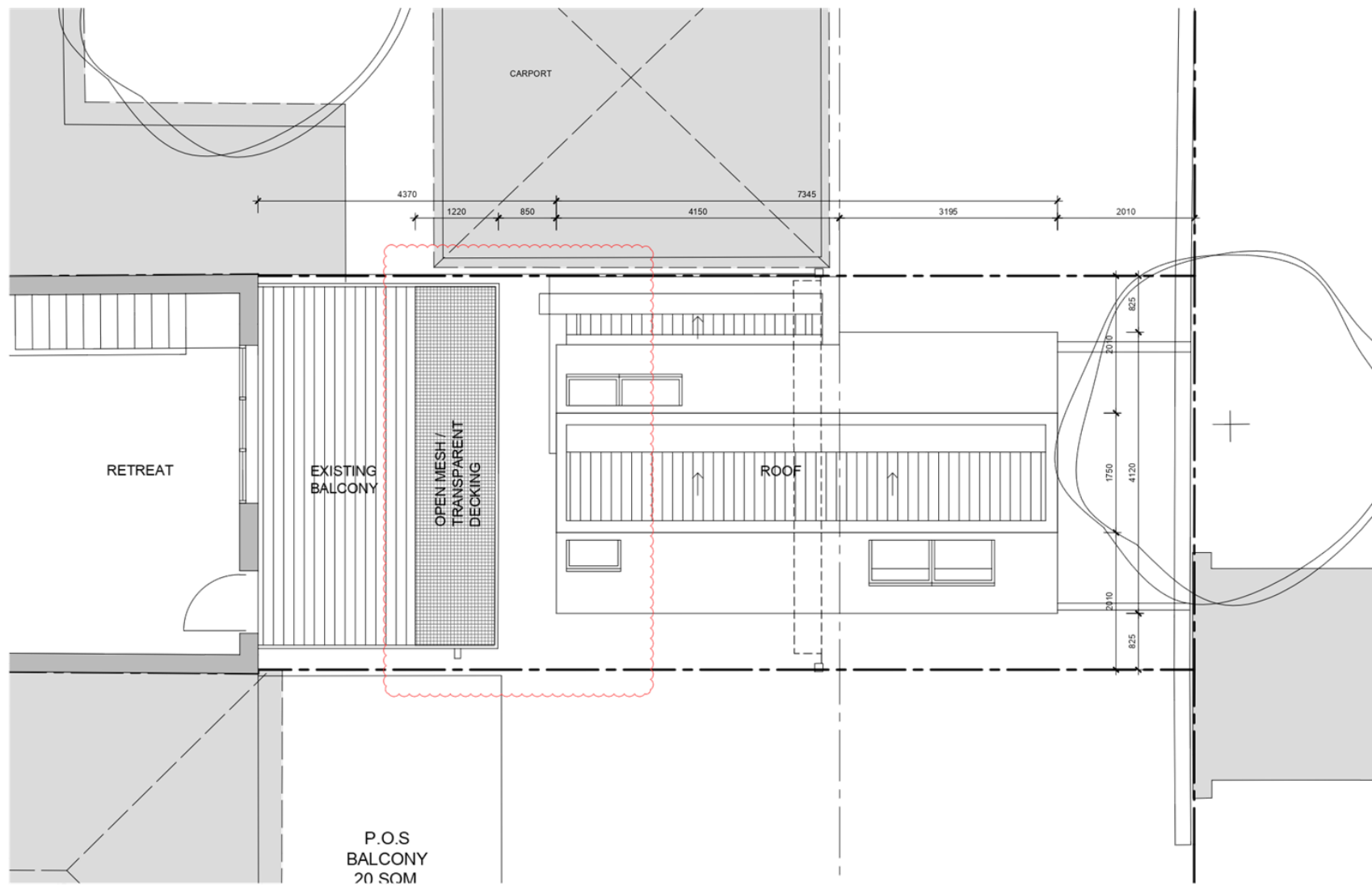


FIRST FLOOR PLAN
SCALE: 1:50 @ A3
DRAWN: MM, PS
CHECKED: MM, PS

TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION

2.02

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO. 0133
CLIENT: HINXSON AND JALTMAN



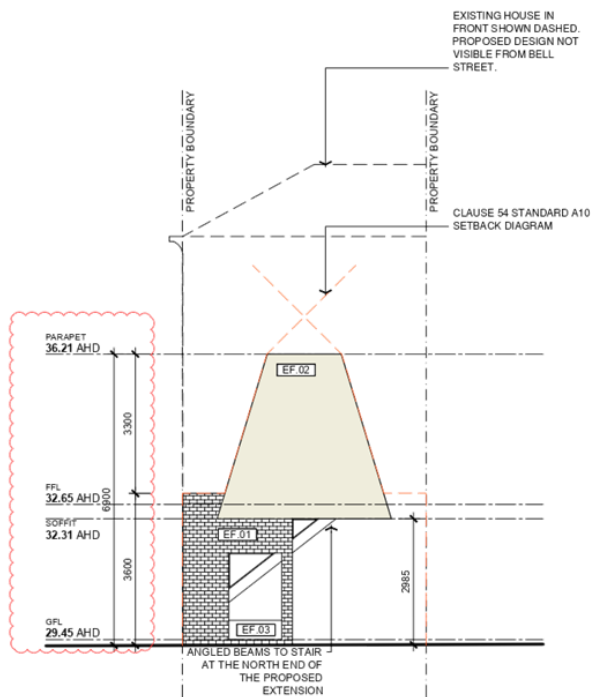
PROPOSED ROOF PLAN W/EX. SECOND FLOOR
SCALE: 1:50 @ A3
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STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION
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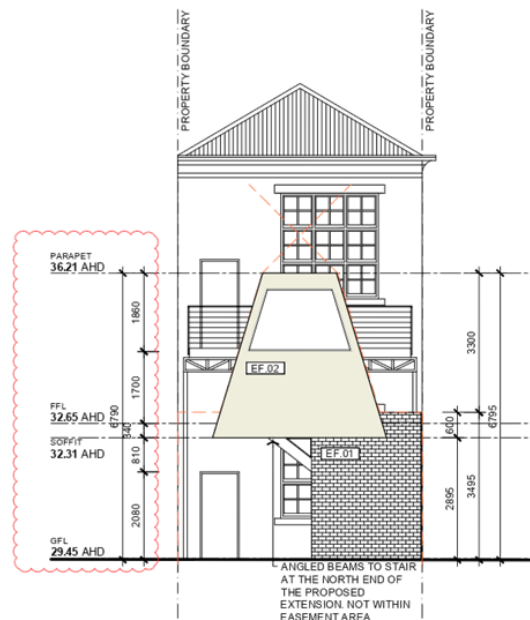
Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans

EXTERNAL FINISHES

- EF.01 BRICK
- EF.02 CORK CLADDING
- EF.03 BLACK METAL POWDERCOAT FINISH



01 PROPOSED NORTH (BELL STREET) ELEVATION
- 1:100



02 PROPOSED SOUTH (REAR) ELEVATION
- 1:100

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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO. 0135
CLIENT: H HINSON AND J ALTMAN



PROPOSED ELEVATIONS
SCALE: 1:100 @ A3
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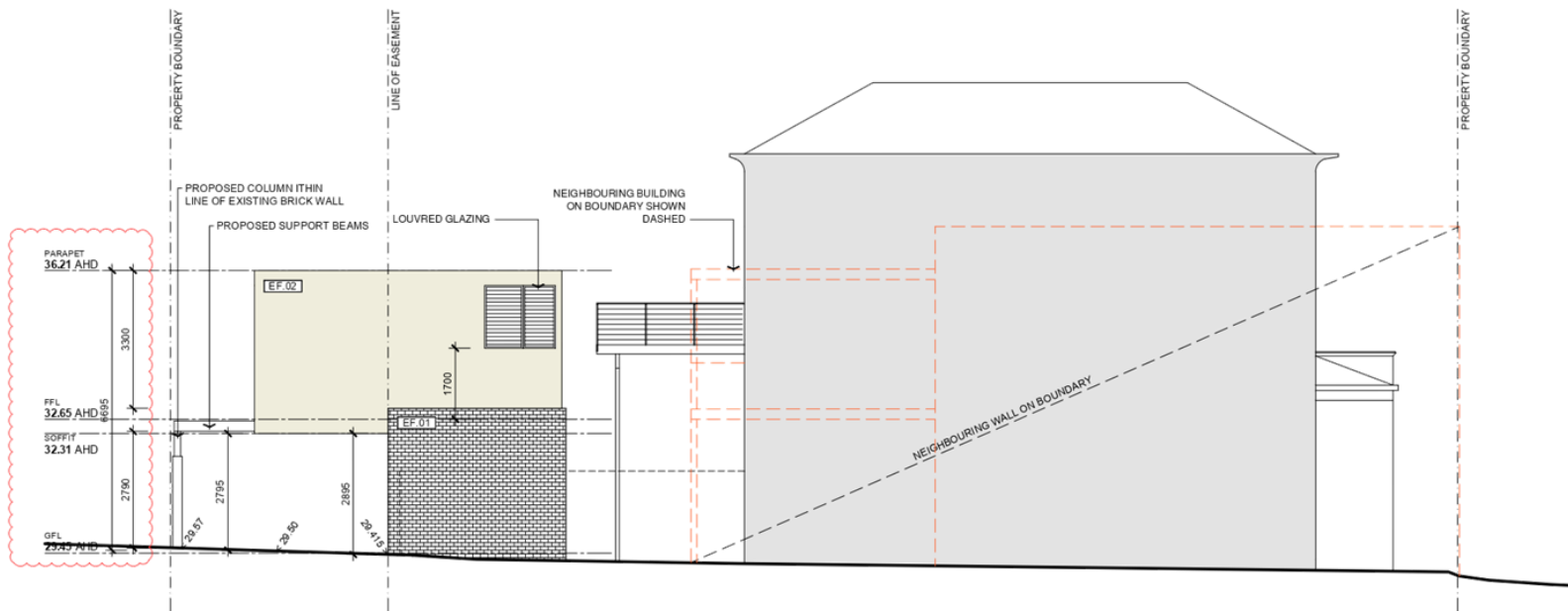
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STAGE: TOWNPLANNING
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3.01

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans

EXTERNAL FINISHES

- EF.01 BRICK
- EF.02 CORK CLADDING
- EF.03 BLACK METAL POWDERCOAT FINISH



01 PROPOSED EAST ELEVATION
- 1:100

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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0135
CLIENT: H HINSON AND J ALTMAN



PROPOSED ELEVATIONS
SCALE: 1:100 @ A3
DRAWN: MM, PS
CHECKED: MM, PS

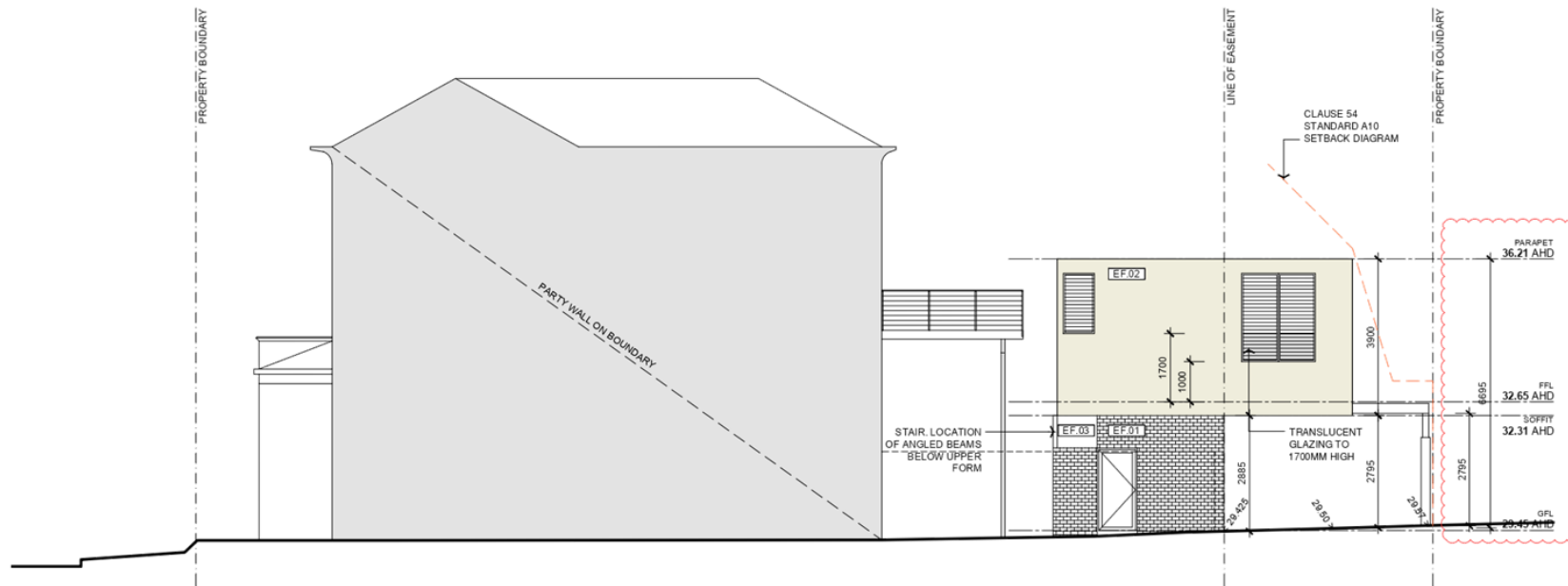
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3.02

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans

EXTERNAL FINISHES

- EF.01 BRICK
- EF.02 CORK CLADDING
- EF.03 BLACK METAL POWDERCOAT FINISH



01 PROPOSED WEST ELEVATION
- 1:100

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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0133
CLIENT: H HINSON AND J ALTMAN



PROPOSED ELEVATIONS
SCALE: 1:100 @ A3
DRAWN: MM, PS
CHECKED: MM, PS

TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION

3.03

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



EF.01
Brick, Red neutral tone.



EF.02
Cork cladding.



EF.03
Metal, Black powdercoat finish.

OLA

OLA ARCHITECTURE STUDIO
102 / 24-30 BOKERY STREET
COLLINGWOOD VIC 3064
WWW.OLASTUDIO.COM.AU
P. 03 9942 0812

42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO. 0135
CLIENT: HINSON AND JALTMAN

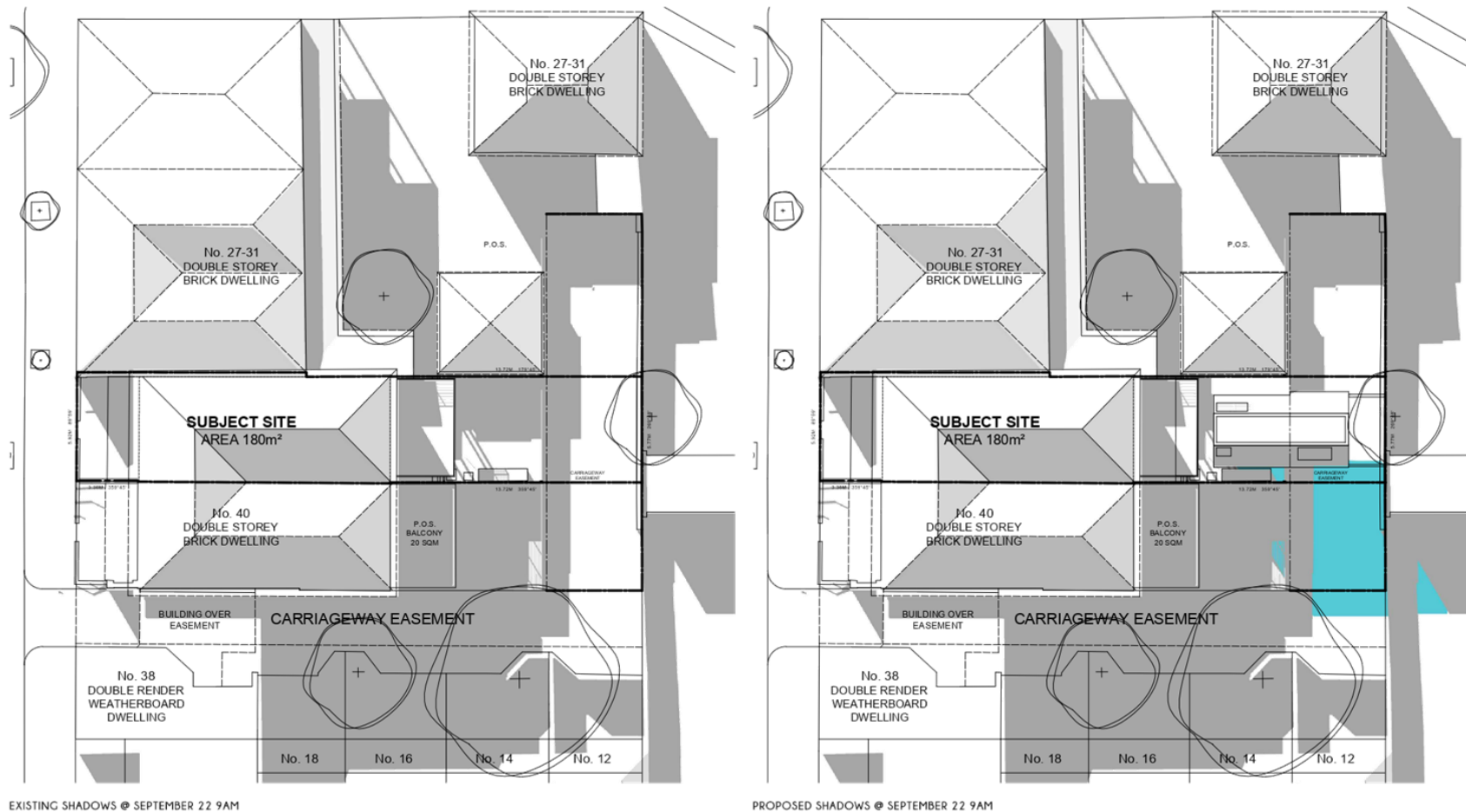


FINISHES SCHEDULE
SCALE: NTS
DRAWN: MM, PS
CHECKED: MM, PS

TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION

9.00

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



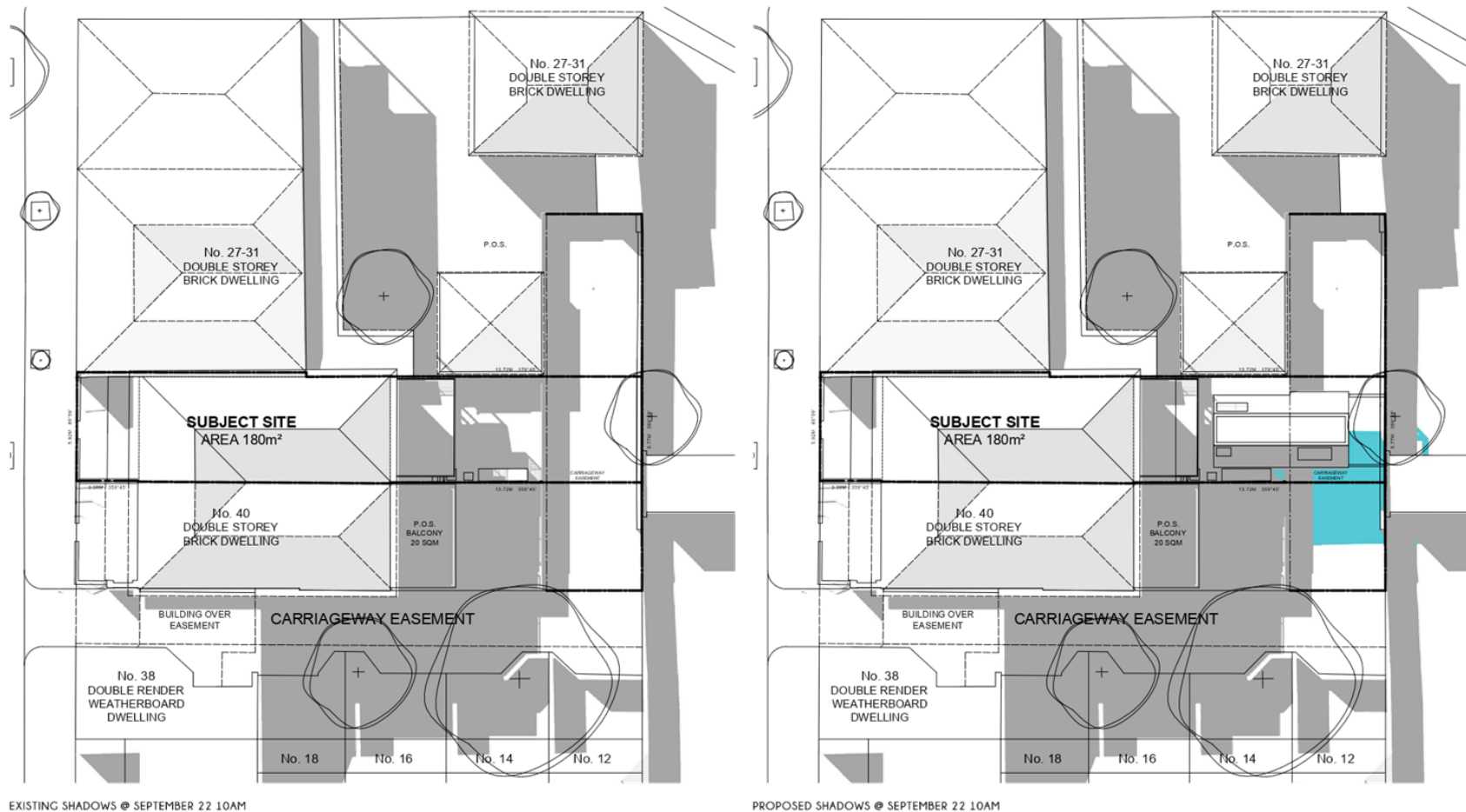
OLA
 OLA ARCHITECTURE STUDIO
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 COLLINGWOOD VIC 3064
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42 BELL STREET FITZROY
 PROPOSED RESIDENTIAL ADDITIONS
 JOB NO: 0135
 CLIENT: H HINSON AND J ALTMAN

SHADOWS @ SEPTEMBER 22 9AM
 SCALE: 1:200 @ A3
 DRAWN: MM, PS
 CHECKED: MM, PS

TP
 STAGE: TOWNPLANNING
 DATE: 18.07.2019
 ISSUE: 7 - FOR DISCUSSION
9.01

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



EXISTING SHADOWS @ SEPTEMBER 22 10AM

PROPOSED SHADOWS @ SEPTEMBER 22 10AM

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P: 03 9942 0812

42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0135
CLIENT: H HINSON AND J ALTMAN

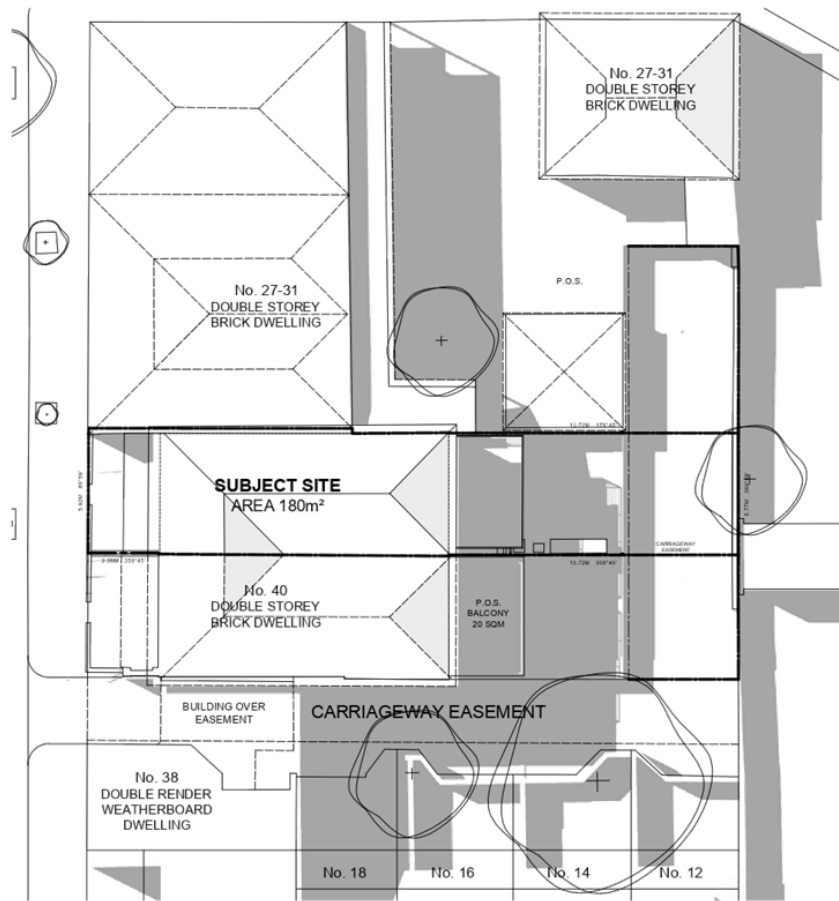


SHADOWS @ SEPTEMBER 22 10AM
SCALE: 1:200 @ A3
DRAWN: MM, PS
CHECKED: MM, PS

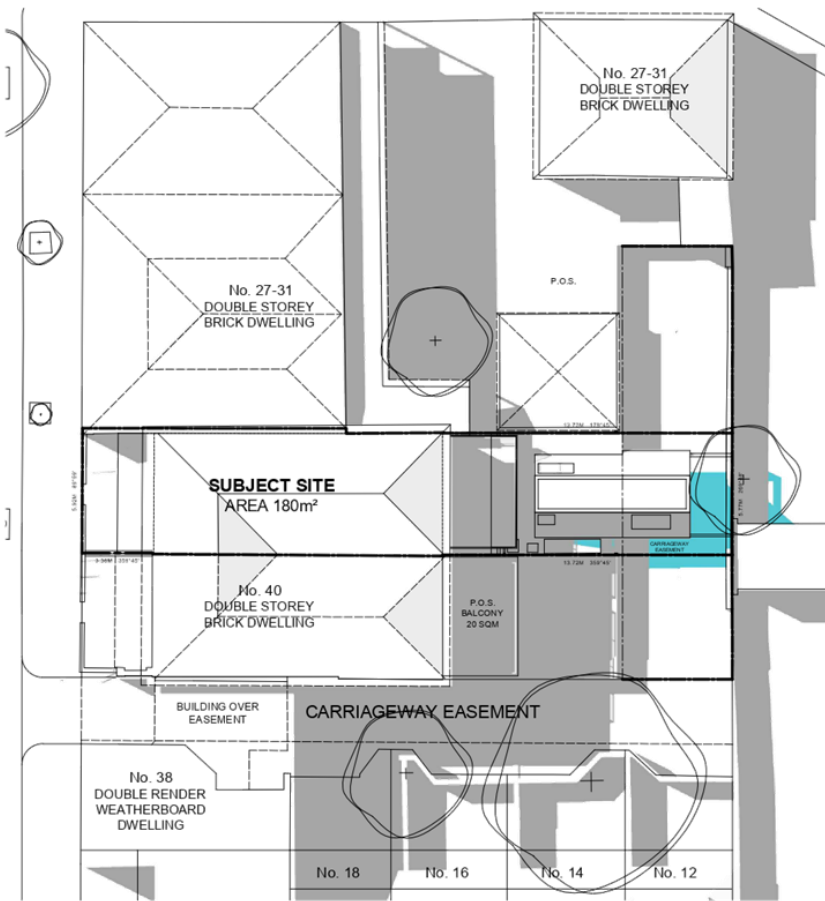
TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION

9.02

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



EXISTING SHADOWS @ SEPTEMBER 22 11AM



PROPOSED SHADOWS @ SEPTEMBER 22 11AM

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COLLINGWOOD VIC 3064
WWW.OLASTUDIO.COM.AU
P: 03 9942 0812

42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0135
CLIENT: H HINSON AND J ALTMAN

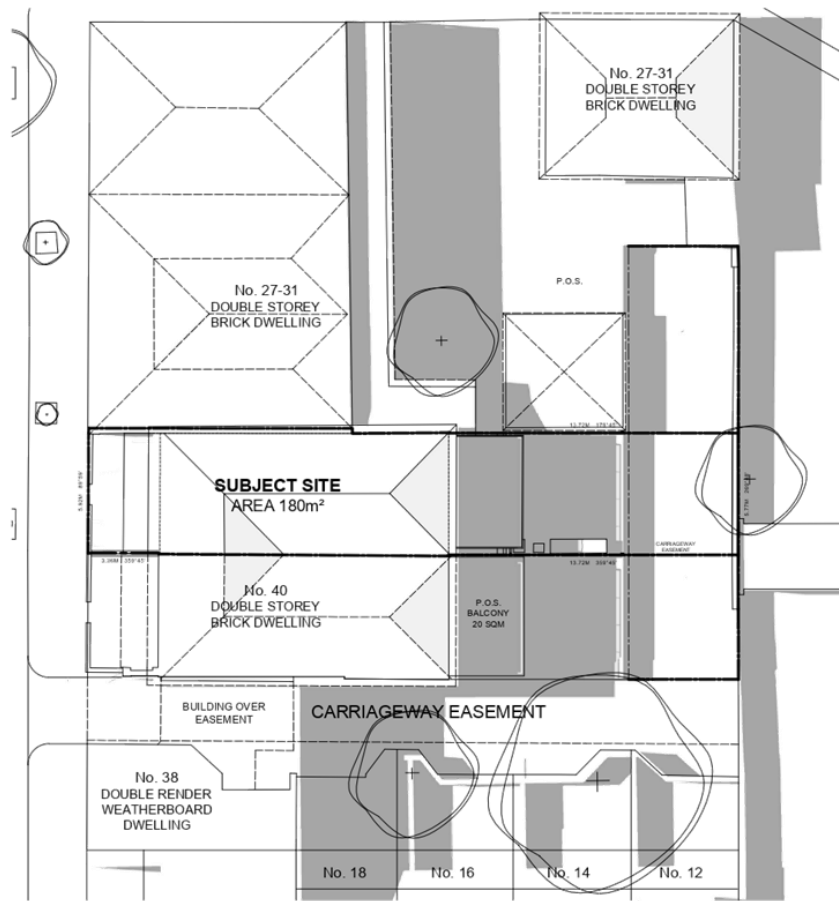


SHADOWS @ SEPTEMBER 22 11AM
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DRAWN: MM, PS
CHECKED: MM, PS

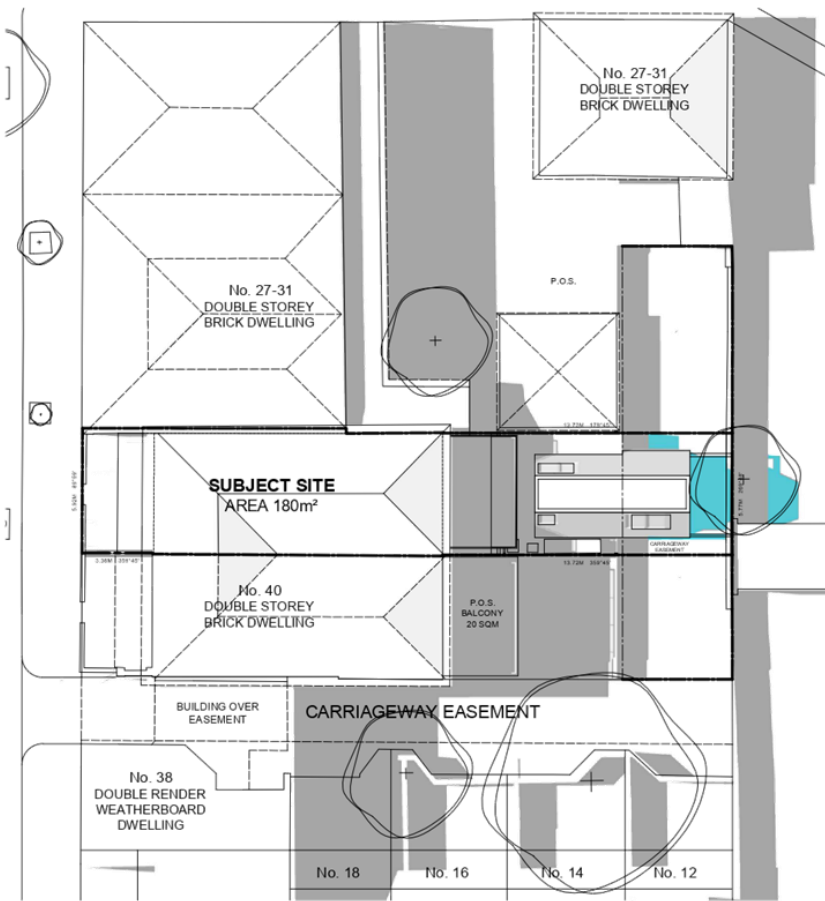
TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION

9.03

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



EXISTING SHADOWS @ SEPTEMBER 22 12PM



PROPOSED SHADOWS @ SEPTEMBER 22 12PM

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OLA ARCHITECTURE STUDIO
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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0135
CLIENT: H HINSON AND J ALTMAN

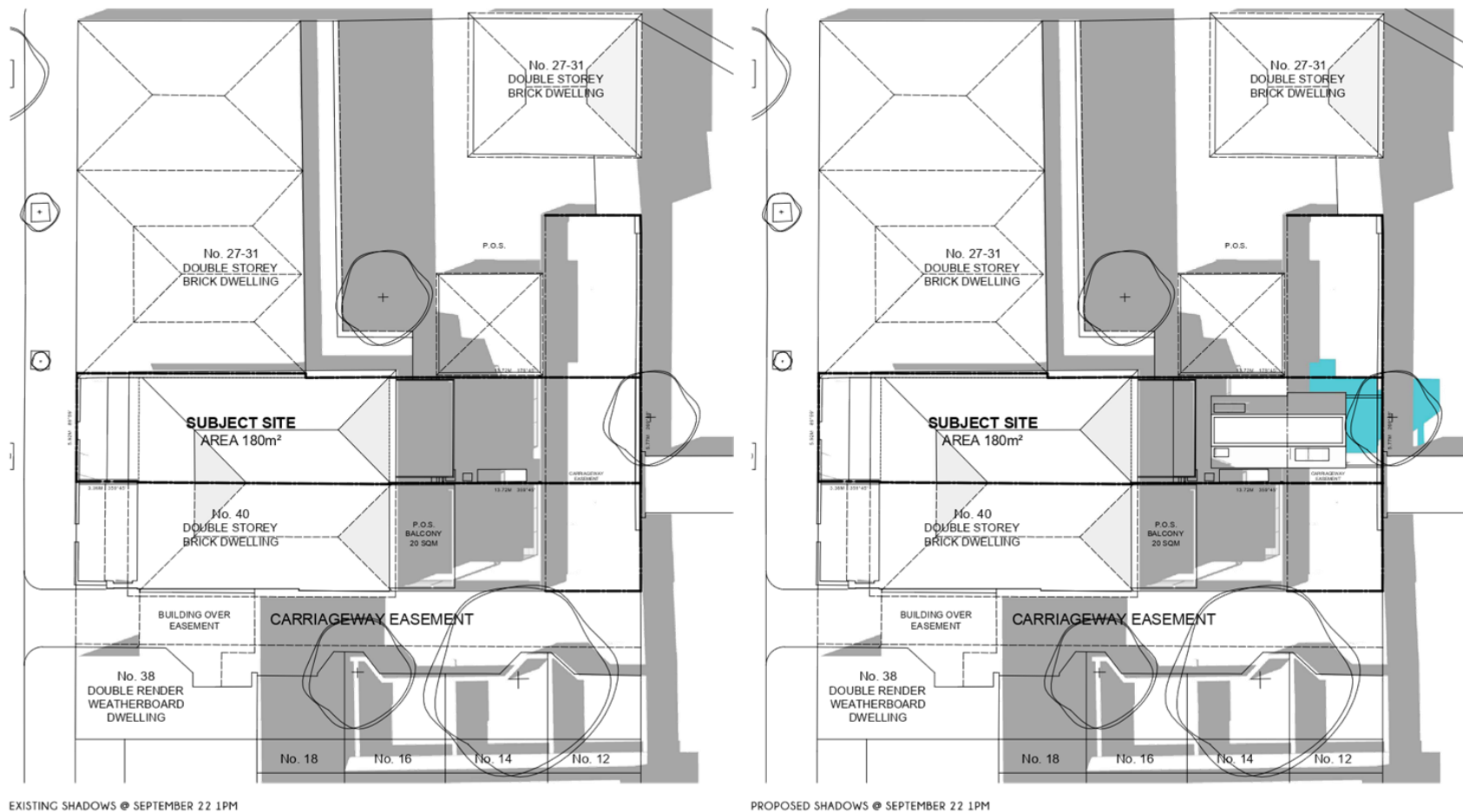


SHADOWS @ SEPTEMBER 22 12PM
SCALE: 1:200 @ A3
DRAWN: MM, PS
CHECKED: MM, PS

TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION

9.04

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



EXISTING SHADOWS @ SEPTEMBER 22 1PM

PROPOSED SHADOWS @ SEPTEMBER 22 1PM

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P: 03 9942 0812

42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0135
CLIENT: H HINSON AND J ALTMAN

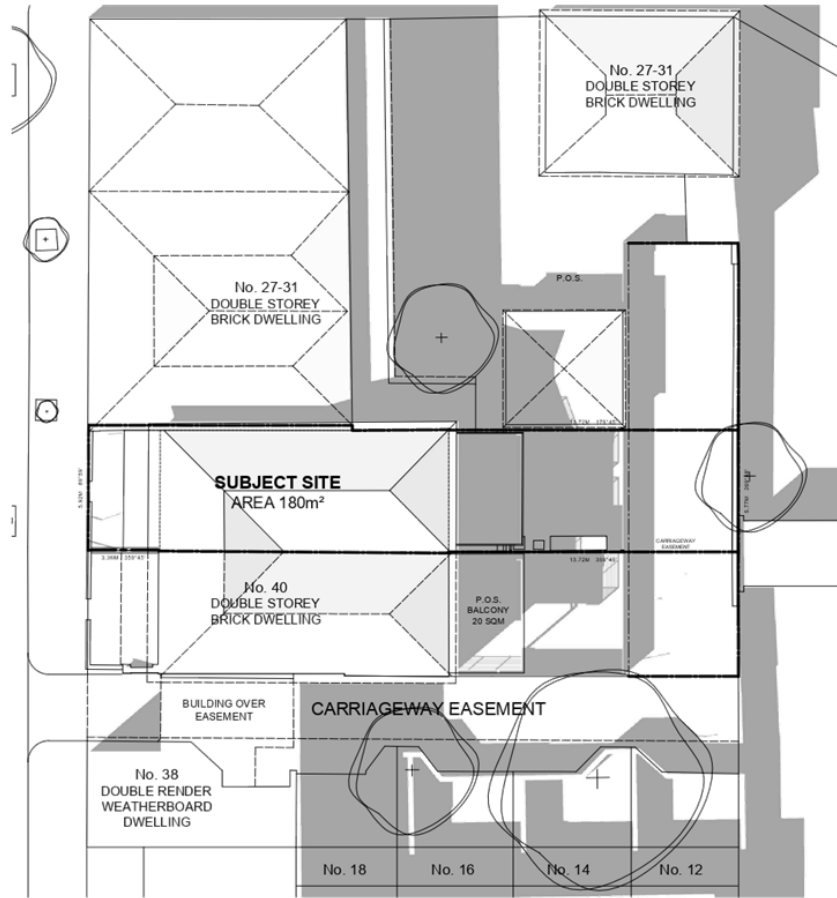


SHADOWS @ SEPTEMBER 22 1PM
SCALE: 1:200 @ A3
DRAWN: MM, PS
CHECKED: MM, PS

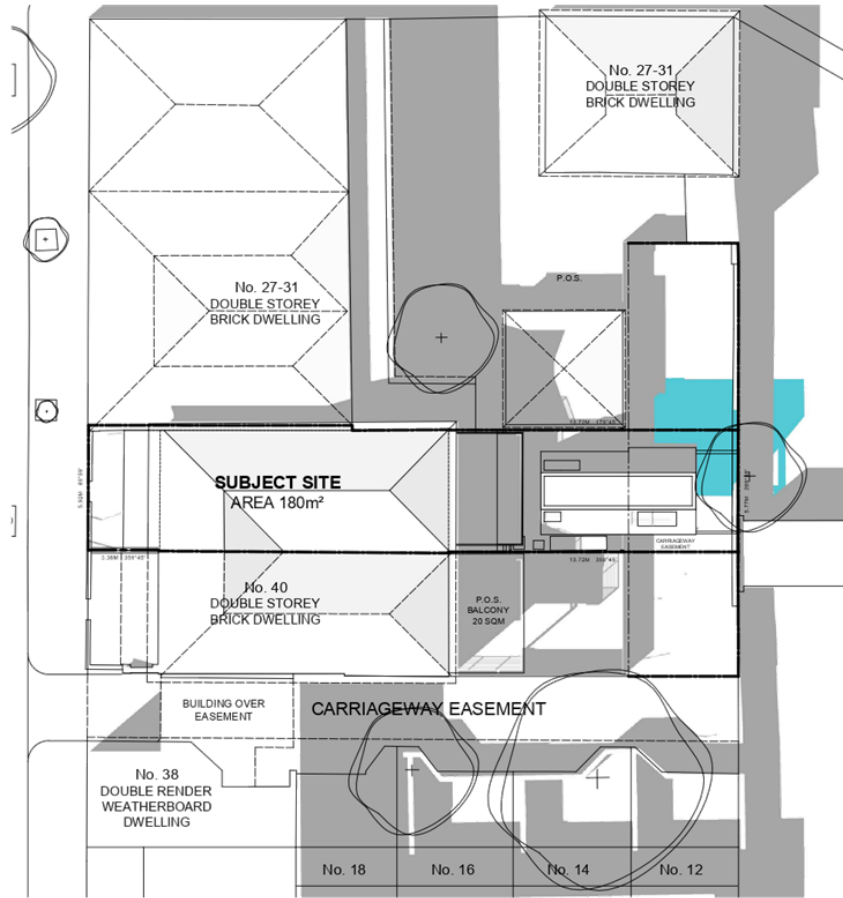
TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION

9.05

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



EXISTING SHADOWS @ SEPTEMBER 22 2PM



PROPOSED SHADOWS @ SEPTEMBER 22 2PM

OLA

OLA ARCHITECTURE STUDIO
102 / 24-30 ROBERT STREET
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WWW.OLASTUDIO.COM.AU
P: 03 9942 0812

42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO: 0135
CLIENT: H HINSON AND J ALTMAN

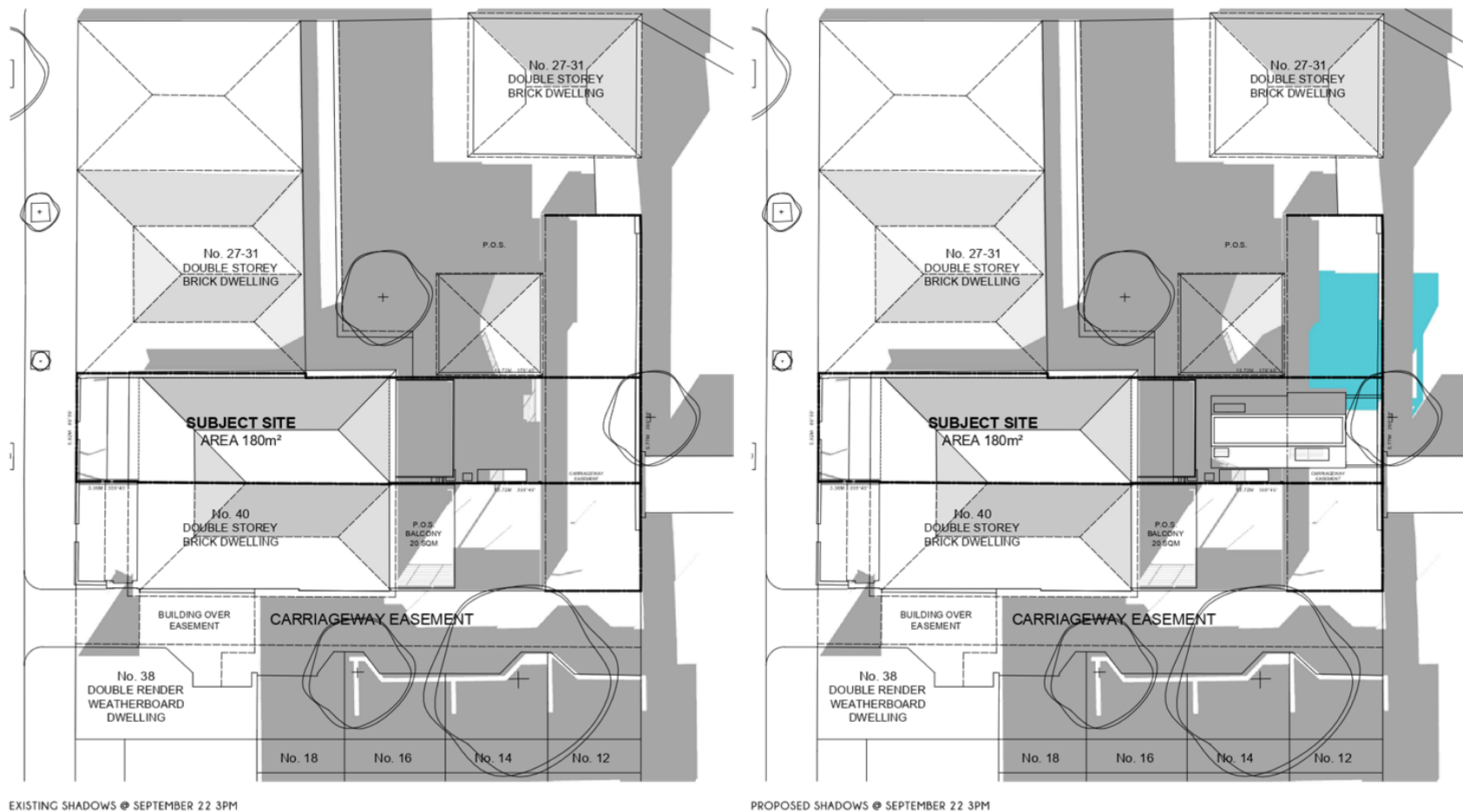


SHADOWS @ SEPTEMBER 22 2PM
SCALE: 1:200 @ A3
DRAWN: MM, PS
CHECKED: MM, PS

TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION

9.06

Attachment 4 - PLN18/0880-42 Bell Street-Sketch Plans



EXISTING SHADOWS @ SEPTEMBER 22 3PM

PROPOSED SHADOWS @ SEPTEMBER 22 3PM

OLA

OLA ARCHITECTURE STUDIO
102 / 24-30 BOKERY STREET
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42 BELL STREET FITZROY
PROPOSED RESIDENTIAL ADDITIONS
JOB NO. 0133
CLIENT: H HINSON AND J ALTMAN



SHADOWS @ SEPTEMBER 22 3PM
SCALE: 1:200 @ A3
DRAWN: MM, PS
CHECKED: MM, PS

TP
STAGE: TOWNPLANNING
DATE: 18.07.2019
ISSUE: 7 - FOR DISCUSSION

9.07

Attachment 5 - PLN18/0880-42 Bell Street Fitzroy-Engineering comments



MEMO

To: Laura Condon
From: Artemis Bacani
Date: 21 May 2019
Subject: **Application No:** PLN18/0880
Description: Construction of a Double Storey Outbuilding/Studio
Site Address: 42 Bell Street, Fitzroy

I refer to the above Planning Application received on 12 April 2018 in relation to the proposed development at 42 Bell Street, Fitzroy. Council's Civil Engineering unit provides the following information.

DEVELOPMENT LAYOUT DESIGN

OLA Architecture Studio Drawing No. TP2.01 and TP2.02 Issue 2 dated 7 February 2019
 TP3.02 Issue 3 dated 9 February 2019

Layout Design Assessment

Item	Assessment
Existing Conditions	
Width of Carriageway Easement – Rear of 42 Bell Street	The easement at the rear of 42 Bell Street is approximately 5.20 metres - 5.24 metres in width.
Width of Carriageway Easement – East of 38 Bell Street and West of 40 Bell Street	The easement along the east side of 38 Bell Street and the west side of 40 Bell Street has a carriageway width of 2.99 metres - 3.08 metres.
Building Over the Easement – 38 Bell Street	The site at 38 Bell Street is constructed above the easement and provides a headroom clearance of 2.58 metres – 2.75 metres.
Proposed Extension	
First Floor Extension	The proposed extension at the rear of the site will project over the easement by 3.34 metres. The support beams for the extension will span across the easement to an existing brick wall. The underside of the first floor extension has a minimum headroom clearance of 2.79 metres which is considered satisfactory.

RECOMMENDATION

As the headroom clearance of the proposed studio extension is not dissimilar to the structure at 38 Bell Street, the Civil Engineering unit has no objection to the encroachment over the easement at the rear of 42 Bell Street.

Attachment 5 - PLN18/0880-42 Bell Street Fitzroy-Engineering comments

ENGINEERING CONDITIONS

Road Asset Protection

- Any damaged roads, footpaths and other road related infrastructure adjacent to the development site as a result of the construction works, including trenching and excavation for utility service connections, must be reconstructed to Council's satisfaction and at the developer's expense.

NON-PLANNING ADVICE FOR THE APPLICANT

Legal Point of Discharge

The applicant must apply for a Legal Point of Discharge under Regulation 610 – Stormwater Drainage of the *Building Regulations 2006* from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the *Local Government Act 1989* and Regulation 610.

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VOLUME 10245 FOLIO 097

Security no : 124077000486X
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LAND DESCRIPTION

Lot 1 on Plan of Subdivision 342683J.
PARENT TITLE Volume 00612 Folio 335
Created by instrument PS342683J 16/08/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GRAZIA MARIA GOUGH of 52 BELL STREET FITZROY 3065
V996864Q 19/04/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X174623A 27/11/2000
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NOTICE Section 16(2) Historic Buildings Act 1981
T301890N 13/09/1994

DIAGRAM LOCATION

SEE PS342683J 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)

Street Address: 27 JOHN STREET FITZROY VIC 3065

ADMINISTRATIVE NOTICES

NIL

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Effective from 22/10/2016

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VOLUME 10245 FOLIO 098

Security no : 124077000494P
Produced 12/04/2019 08:20 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 342683J.
PARENT TITLE Volume 00612 Folio 335
Created by instrument PS342683J 16/08/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CAROLINE JANE MACCALLUM of 48 BELL STREET FITZROY VIC 3065
AJ233321E 04/10/2011

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM132068B 25/08/2015
COMMONWEALTH BANK OF AUSTRALIA

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NOTICE Section 16(2) Historic Buildings Act 1981
T301890N 13/09/1994

DIAGRAM LOCATION

SEE PS342683J 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)

Street Address: 31 JOHN STREET FITZROY VIC 3065

ADMINISTRATIVE NOTICES

NIL

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VOLUME 10245 FOLIO 101

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LAND DESCRIPTION

Lot 5 on Plan of Subdivision 342683J.
PARENT TITLE Volume 00612 Folio 335
Created by instrument PS342683J 16/08/1995

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 7 of a total of 10 equal undivided shares
Sole Proprietor
MARTINE LOUISE BONICH of 44 BELL STREET FITZROY VIC 3085
AJ207495R 20/09/2011
As to 3 of a total of 10 equal undivided shares
Sole Proprietor
DAVID JOHN BROOKS of 44 BELL STREET FITZROY VIC 3065
AM109311B 15/08/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN311020B 24/11/2016
COMMONWEALTH BANK OF AUSTRALIA

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NOTICE Section 16(2) Historic Buildings Act 1981
T301890N 13/09/1994

DIAGRAM LOCATION

SEE PS342683J 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)

Street Address: 44 BELL STREET FITZROY VIC 3065

ADMINISTRATIVE NOTICES

NIL

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VOLUME 10245 FOLIO 103

Security no : 124077000395W
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LAND DESCRIPTION

Lot 7 on Plan of Subdivision 342683J.
PARENT TITLE Volume 00612 Folio 335
Created by instrument PS342683J 16/08/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
WALTER JACK MATTHEWS
JANET MARGARET MATTHEWS both of 2 DAVEY LANE FOREST HILL 3131
T908036Q 12/10/1995

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE T908037M 12/10/1995
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NOTICE Section 16(2) Historic Buildings Act 1981
T301890N 13/09/1994

DIAGRAM LOCATION

SEE PS342683J 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)

Street Address: 40 BELL STREET FITZROY VIC 3065

ADMINISTRATIVE NOTICES

NIL

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LAND DESCRIPTION

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PARENT TITLE Volume 00612 Folio 335
Created by instrument PS342683J 16/08/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MELINDA JANE HINKSON
JON CHARLES ALTMAN both of 42 BELL STREET FITZROY VIC 3065
AM351179T 24/11/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM351180K 24/11/2015
COMMONWEALTH BANK OF AUSTRALIA

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T301890N 13/09/1994

DIAGRAM LOCATION

SEE PS342683J 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)

Street Address: 42 BELL STREET FITZROY VIC 3065

ADMINISTRATIVE NOTICES

NIL

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VOLUME 10245 FOLIO 100

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LAND DESCRIPTION

Lot 4 on Plan of Subdivision 342683J.
PARENT TITLE Volume 00612 Folio 335
Created by instrument PS342683J 16/08/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MICHAEL JOHN SARO
VANESSA NICOLE CARUSO both of 46 BELL STREET FITZROY VIC 3065
AD675277P 10/06/2005

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AD675278M 10/06/2005
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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T301890N 13/09/1994

DIAGRAM LOCATION

SEE PS342683J 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)

Street Address: 46 BELL STREET FITZROY VIC 3065

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 23/10/2016

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VOLUME 10245 FOLIO 099

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LAND DESCRIPTION

Lot 3 on Plan of Subdivision 342683J.
PARENT TITLE Volume 00612 Folio 335
Created by instrument PS342683J 16/08/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PETER VIVIAN DE TORES HAIG of 3/48 BELL STREET FITZROY VIC 3065
AE886978V 08/02/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE886979T 08/02/2007
COMMONWEALTH BANK OF AUSTRALIA

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.

NOTICE Section 16(2) Historic Buildings Act 1981
T301890N 13/09/1994

DIAGRAM LOCATION

SEE PS342683J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	RECTIFY NAME ADDRESS	STATUS	DATE
AR935644U		Registered	18/02/2019

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

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

Street Address: 48 BELL STREET FITZROY VIC 3065

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

OWNERS CORPORATIONS

The land in this folio is affected by

Attachment 6 - PLN18/0880-42 Bell Street Fitzroy-Certificate of Title



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

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OWNERS CORPORATION PLAN NO. PS342683J

DOCUMENT END

Attachment 6 - PLN18/0880-42 Bell Street Fitzroy-Certificate of Title**Imaged Document Cover Sheet**

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Use Victoria.

Document Type	Plan
Document Identification	PS342683J
Number of Pages (excluding this cover sheet)	5
Document Assembled	12/04/2019 08:13


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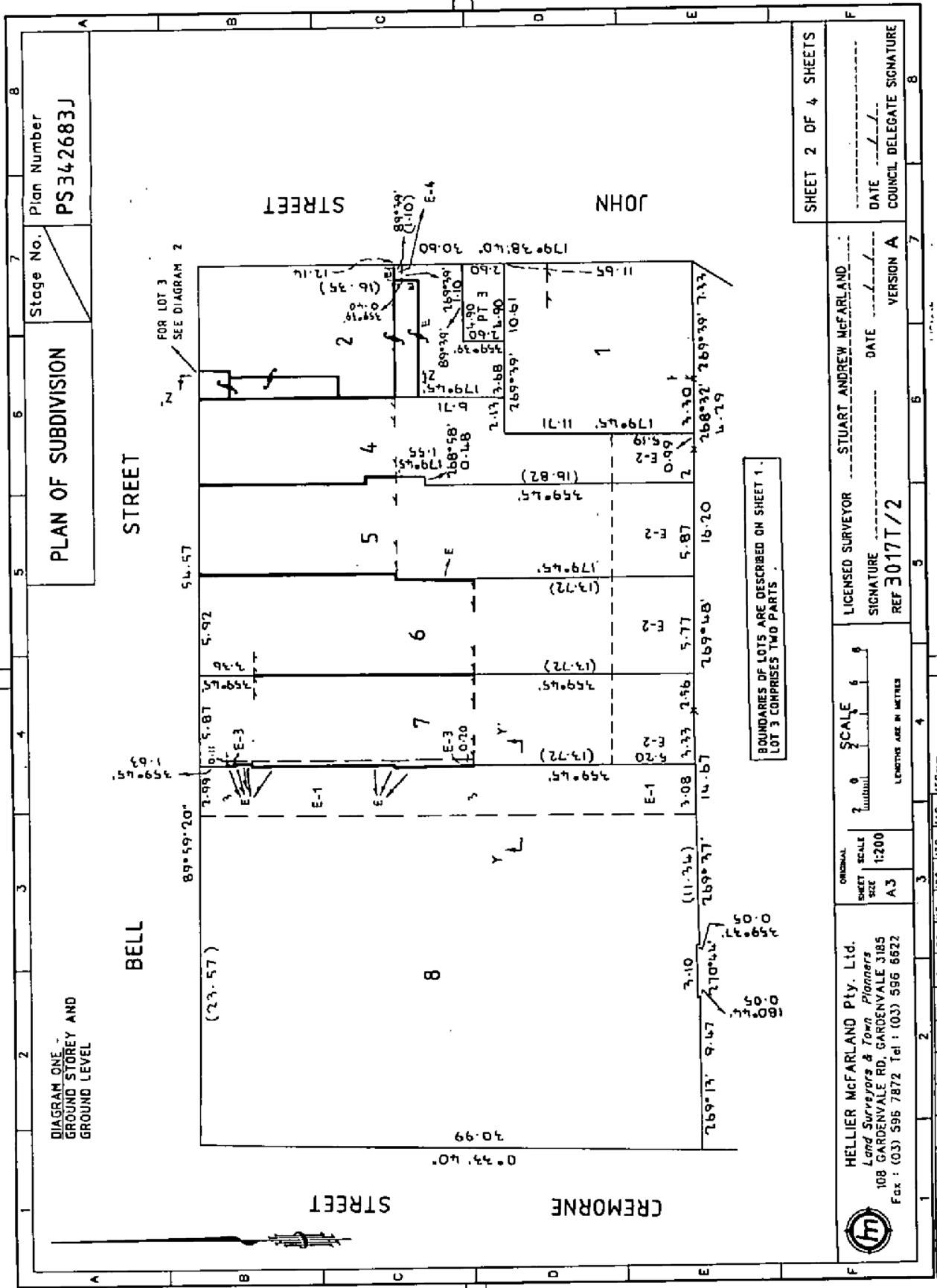
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PLAN OF SUBDIVISION	Stage No. <hr/>	LTO use only EDITION 3	Plan Number PS342683J		
<p>Location of Land Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 71 (PART)</p> <p>LTO base record: CHART 97 (2796) Title References: Vol 612 Fol 335</p> <p>Last Plan Reference: Postal Address: 38 BELL STREET FITZROY</p> <p>AMG Co-ordinates: N 5 814 240 (Of approx. centre of plan) E 321 720 Zone 55</p>	<p style="text-align: center;">Council Certification and Endorsement</p> <p>Council Name: CITY OF YARRA Ref: 3399</p> <p>1. This plan is certified under section 6 of the Subdivision Act 1988.</p> <p>2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /</p> <p>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</p> <p>Open Space</p> <p>(i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) The requirement is to be satisfied in Stage</p> <p>Council Delegate Council seal</p> <p>Date 2 / 5 / 95</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988</p> <p>Council delegate Council seal Date / /</p>				
Vesting of Roads or Reserves					
Identifier	Council/Body/Person				
Nil	Nil				
Notations					
Depth Limitation: Does not apply	Staging This is/ is not a staged subdivision Planning Permit No.				
<p>REDUCED LEVEL I R L's 1 SPECIFIED IN THIS PLAN ARE BASED ON AND ABOVE AUSTRALIAN HEIGHT DATUM (AHD).</p> <p>BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS . LOCATION OF BOUNDARIES DEFINED BY BUILDINGS : EXTERNAL FACE - BOUNDARIES MARKED E MEDIAN - ALL OTHER BOUNDARIES .</p>	<p>THIS SURVEY HAS BEEN CONNECTED TO MMS BENCH MARK NUMBERS 508 AND 509 WITH RESPECTIVE STATED VALUES OF 26.50 METRES AND 33.485 METRES TO AUSTRALIAN HEIGHT DATUM .</p> <p>Survey:- This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). In proclaimed Survey Area no.</p>				
Easement Information					
<p>Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL LOTS ON THIS PLAN</p>					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	<p>LTO use only</p> <p>Statement of Compliance / Exemption Statement</p> <p>Received <input checked="" type="checkbox"/></p> <p>Date 3 / 5 / 95</p> <hr/> <p>LTO use only</p> <p>PLAN REGISTERED TIME DATE 16 / 8 / 95</p> <p style="text-align: right;"><i>J. Sugan</i> Assistant Registrar of Titles</p> <p>Sheet 1 of 4 Sheets</p>
E-1	CARRIAGEWAY - LIMITED IN HEIGHT - SEE CROSS-SECTION Y - Y' ON SHEET 3 .	SEE DIAG	THIS PLAN	LOTS ON THIS PLAN .	
E-2	CARRIAGEWAY	SEE DIAG	THIS PLAN	LOTS 1 TO 7 ON THIS PLAN .	
E-3	SUPPORT	SEE DIAG	THIS PLAN	LOT 8 ON THIS PLAN .	
E-4	WATER SUPPLY	SEE DIAG	THIS PLAN	LOTS 1 TO 7 ON THIS PLAN .	
 <p>HELLIER McFARLAND Pty. Ltd. Land Surveyors & Town Planners 108 GARDENVALE RD, GARDENVALE 3185 Fax : (03) 596 7672 Tel : (03) 596 6622</p>		<p>LICENSED SURVEYOR STUART ANDREW McFARLAND</p> <p>SIGNATURE _____ DATE / /</p> <p>REF 3017T/2 VERSION A</p>		<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>Original sheet size A3</p>	

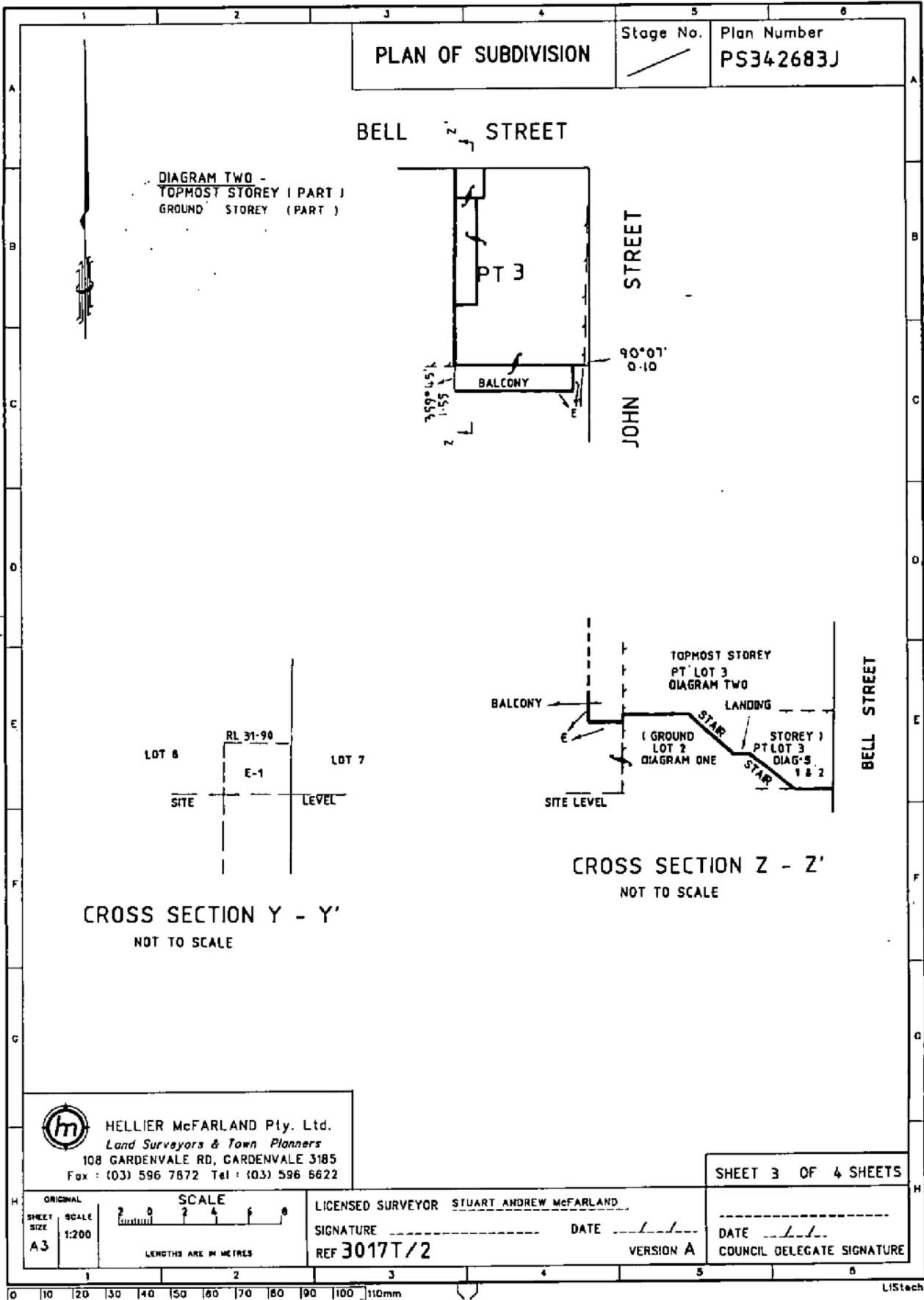
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PS342683J

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT

Sheet 4

Attachment 6 - PLN18/0880-42 Bell Street Fitzroy-Certificate of Title

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LAND		MODIFICATION		DEALING REFERENCE	DATE AND TIME		NEW EDITION NUMBER	SIGNATURE OF ASSISTANT REGISTRAR OF TITLES
					DATE	TIME		
					DATE	TIME		
THIS PLAN		SPECIAL RULES RECORDED		T834492S	22-9-95	12.15 pm	2	<i>A. Dallas</i>
" "		CHANGE OF ADDRESS		W510258P	18-2-00	1.30pm	3	GSN

PLAN NUMBER
PS342683J

MODIFICATION TABLE
RECORD OF ALL ADDITIONS OR CHANGES
TO THE PLAN

Attachment 6 - PLN18/0880-42 Bell Street Fitzroy-Certificate of Title

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION
PLAN NO. PS342683J

The land in PS342683J is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Lots 1 - 7.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

711 HIGH STREET EAST KEW VIC 3102

AK739312B 26/11/2013

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

1. T834492S 22/09/1995

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1	143	143
Lot 2	118	118
Lot 3	114	114
Lot 4	135	135
Lot 5	146	146
Lot 6	172	172
Lot 7	172	172
Total	1000.00	1000.00

Attachment 6 - PLN18/0880-42 Bell Street Fitzroy-Certificate of Title



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 20/11/2018 09:37:55 PM

**OWNERS CORPORATION
PLAN NO. PS342683J**

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

Attachment 6 - PLN18/0880-42 Bell Street Fitzroy-Certificate of Title

Victorian Heritage Database Report

Report generated 01/08/19



FORMER NATIONAL SCHOOL



FORMER NATIONAL SCHOOL SOHE 2008



1 former national school bell street fitzroy street view dec1994



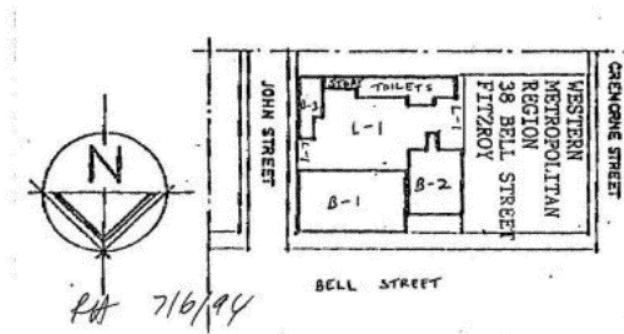
former national school bell street fitzroy front corner view dec1994



former national school bell street fitzroy rear view of terrace dec1994



former national school bell street fitzroy building 2 1994



h01031 plan h1031

Location

Attachment 6 - PLN18/0880-42 Bell Street Fitzroy-Certificate of Title

40-48 BELL STREET FITZROY, YARRA CITY

Municipality

YARRA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1031

Heritage Overlay Numbers

HO149

VHR Registration

August 20, 1982

Amendment to Registration

September 1, 1994

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - July 20, 1999

What is significant?

The Former National School, Fitzroy, was opened by Robert Bell as a day school in 1855. The building was extended to the east in 1865. The school was sold to the Government in 1873 and became a State School. In 1873 the adjacent two-storeyed terrace was converted for use as school rooms as were two brick cottages. In the 1920s the original National School was substantially altered. The westernmost terrace was demolished in 1944.

How is it significant?

The Former National School is of historical significance to the State of Victoria.

Why is it Significant?

The Former National School is of historical significance because of its important associations with the early history of education in Victoria both before and after the 1872 Education Act.

It is one of only 23 surviving Victorian National Board of Education schools. The Board functioned from 1851 to 1862, managing State-funded, non-denominational schools, of which 193 were built. The Former National School in Fitzroy is a rare example of this type of school and is believed to be the only surviving metropolitan example. After the Education Act of 1872 established free, secular and compulsory education for all, the school was sold to the government education authorities, becoming State School No.111. The school also has

Attachment 6 - PLN18/0880-42 Bell Street Fitzroy-Certificate of Title

importance as a pioneer in the field of special education, becoming the first Victorian "special school" for handicapped children in 1913. In 1915 part of the school was used as a Domestic Arts School, which was so successful that similar courses were established at schools throughout Victoria.

The development of the complex and the changes to the buildings, including the conversion of the adjoining terrace, the 1920s alterations and the 1980s refurbishment, all demonstrate the changing functions of the school from its original purpose as a National School to its subsequent uses as a Common school, special school, part of Fitzroy Girls School (later Exhibition High School) and regional offices of the Education Department.

Construction dates	1858,
Heritage Act Categories	Registered place,
Other Names	FITZROY SPECIAL SCHOOL,
Hermes Number	446
Property Number	

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 1031

Former National School

38 Bell Street, Fitzroy.

(To the extent of:

1. All of the buildings known as the former National School, Bell Street, Fitzroy, excluding the modern toilet blocks and store, marked B-1, B-2, and B-3 on Plan 606044 endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.
2. All of the land from the western building line to the eastern title boundary being part of the land described in Certificate of Title Volume 612 Folio 335 marked L-1 on Plan 606044 endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.)
[Victoria Government Gazette No. G35 1 September 1994 p.2374]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place data owner.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>