

Areas of local heritage significance (Based on Post-Contact Heritage Assessment)

- 1 - Former Rankin Farmhouse, Redstone Hill (HO344)
- 2 - House (Former Leyden) (HO210)

Other sites of established/potential heritage significance (Based on Post-Contact Heritage Assessment) - additional work to be undertaken

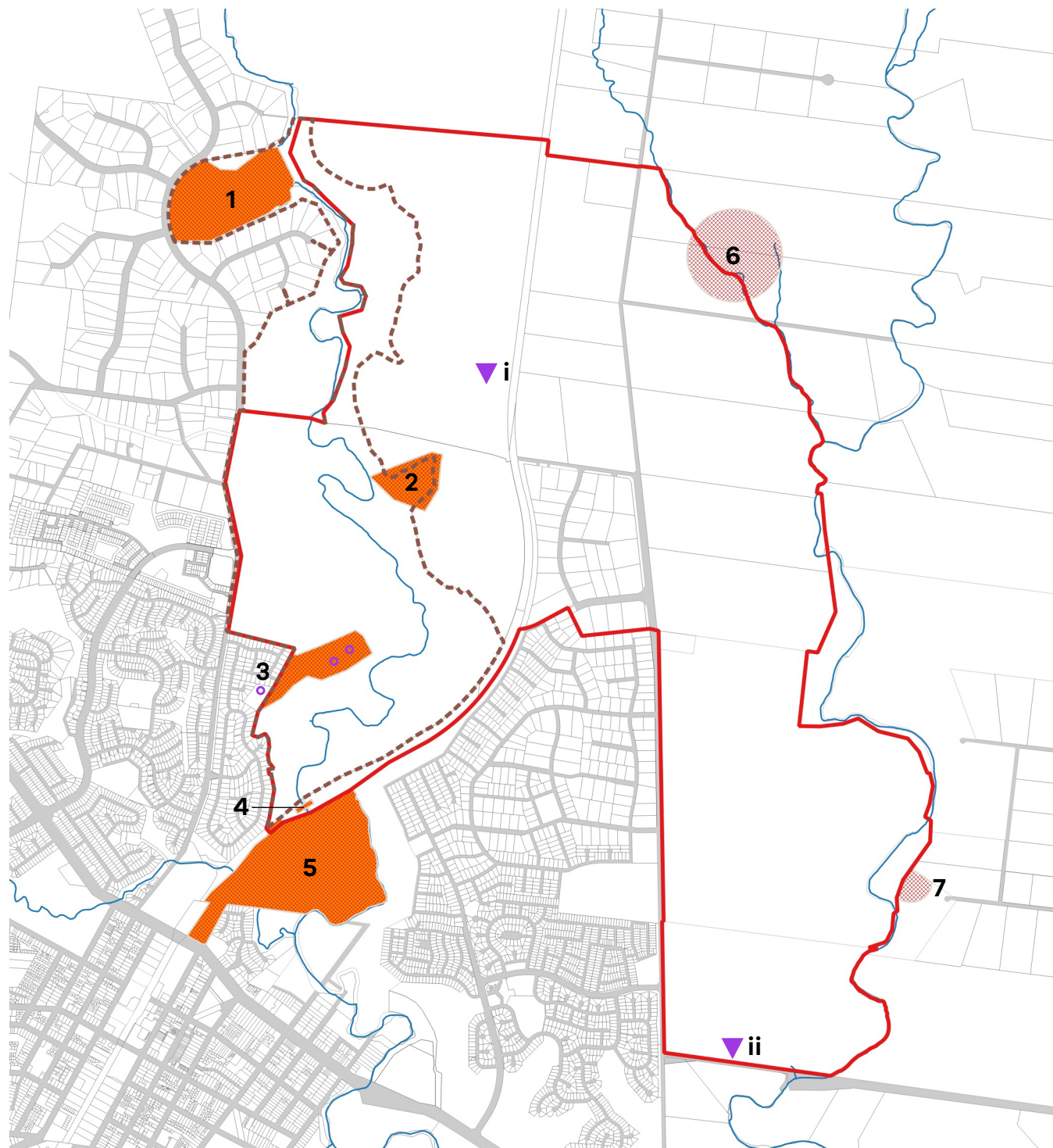
- 3 - Gellies Road Bridge (HO28)
- 4 - Craiglee Winery (H0677, HO58, (within HO396)
- 5 - Craiglee, 785 Sunbury Road, Sunbury (HO396)
- 6 - Ben Eadie House (HO300)
- 7 - Ben Eadie Mill (HO42)
- 8 - Caloola Industrial School Pumphouse ruins (HO368, also VHI, H7822-0094)
- 9 - Caloola 1 Dump (H7822-0093)
- 10 - Eighnane Ruins (H7822-0859)

Sites for further investigation (potential inclusion in VHI)

- i - Dry stone wall enclosure
- ii - 19-37 Obeid Drive
- iii - 675 Sunbury Road

Legend

- Sunbury South PSP Boundary
- Major Watercourses
- Environmental Significance Overlay (Schedule 10)
- Areas under the Heritage Overlay
- ▼ Potential VHI site



Areas of Significance (identified by the National Trust)

- 1 - Emu Bottom (HO53, VHR H274)
- 2 - 'Cannon Gully' Sunbury Volunteer Military Exercise Site (including the 'Zig Zag track') (HO366, VHR H7822-2291)
- 3 - Sunbury Earth Rings (HO200, HO201, HO202)
 - ◉ Location of Earth Rings
- 4 - Jacksons Creek Railway Bridge (VHR 1692)
- 5 - Rupertswood (HO45, VHR H275)

Other areas of local heritage significance (Based on Post-Contact Heritage Assessment)

- 6 - 'Goondannah', 340 Lancefield Road (HO326)
 - *Note: actual site lies outside precinct boundary*
- 7 - Beer homestead farm complex/Former (O'Briens) Stone Stream Farm (HO325/H7822-0372)

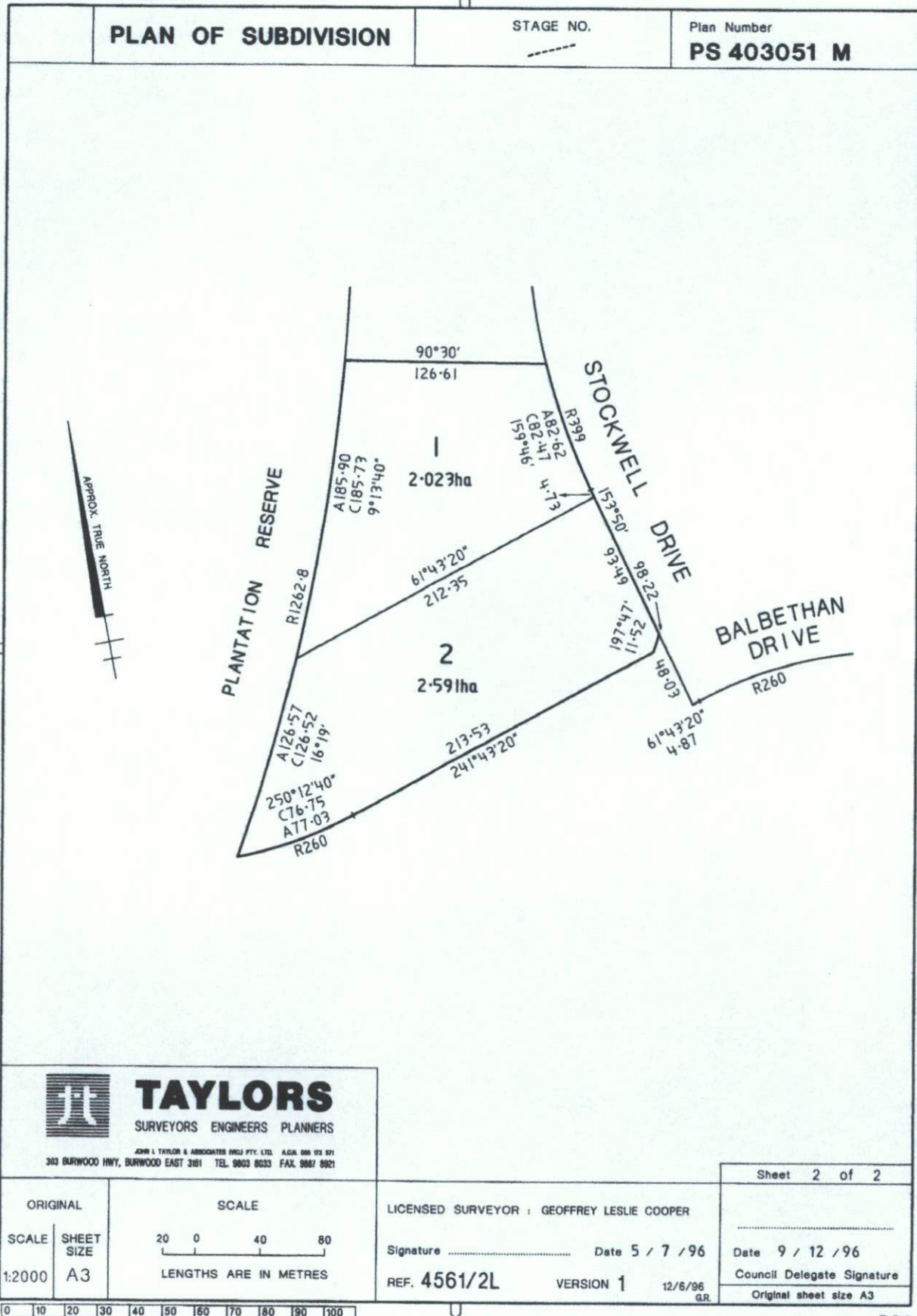
Sites for further investigation (potential inclusion in VHI)

- i - 3-5 Macedon Street
- ii - 45 Gellies Road

Legend

- Lancefield Road PSP Boundary
- Major Watercourses
- Areas of Significance (National Trust)
- National Trust Proposed Classification
- Areas under the Heritage Overlay
- ▼ Potential VHI site

T.O.1



TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

NAB

Phone:

Address:



IMAGED

Approved Form T2
Victorian Land Titles Office

V161817C

191297 0911 45 117



MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

Ref:

Customer Code: 2000

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Certificate of Title Volume: 10354 Folio: 999

Estate and Interest: (e.g. "all my estate in fee simple")

all my estate and interest in fee simple

Consideration:

ONE HUNDRED AND SEVENTEEN THOUSAND DOLLARS (\$117,000.00)

Transferor: (full name)

URBAN LAND AUTHORITY

Transferee: (full name and address including postcode)

ROBERT KATSIPIIS AND ANDREA MARIE KATSIPIIS of 1 Beesley Place, GLADSTONE PARK, 3043 as joint tenants

Directing Party: (full name)

Creation and/or Reservation and/or Covenant:

"(a) Firstly that the transferee shall not:

- (i) construct, erect or externally renovate any building or structure including (but without limiting the generality thereof) any fences, walls, dwellings, outhouses or garages on the land hereby transferred without the written consent of the Urban Land Authority first had and obtained and the purchaser shall submit to the Urban Land Authority drawings of the proposed construction, erection, or external renovation and the siting thereof, where applicable together with details of the materials and standards of workmanship to be used or employed in the said construction, erection or renovation.

Continued on T2 Page 2.

Approval No: 7829705A

ORDER TO REGISTER
Please register and issue title to



Signed

Cust. Code:

Law Perfect Pty Ltd

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STAMP DUTY USE ONLY	
VICTORIAN STAMP DUTY	
3220-	
679730540	
TRANSACTION NUMBER	
DATE	16/12/97
ASSESSED	
STAMP ACT 1958	
AP NO. 101	
FEDERAL AUSTRALIAN BANK	

- (ii) erect or display any sign, hoarding or advertisement of any description whatsoever on the land hereby transferred without the written consent of the Urban Land Authority first had and obtained.

IT IS INTENDED that the above conditions shall cease to be operative on 31 December 2005.

- (b) **SECONDLY** that the Transferee **HEREBY** for himself his heirs executors administrators and transferees the registered proprietor or the proprietors for the time being of the lot hereby transferred **COVENANTS** with **URBAN LAND AUTHORITY** pursuant to the provisions of Section 14 of the Urban Land Authority Act 1979 that he will within a period of five years following the date hereof erect or cause to be erected on the said land one house only for his own occupation or for rental.

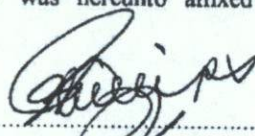
It is intended that this covenant shall appear as an encumbrance affecting the same and every part thereof on the Certificate of Title to be issued in respect of the Lot hereby transferred and **FURTHER** that this covenant shall forever run at law."

Dated: 28/11/97.

Execution and attestation:

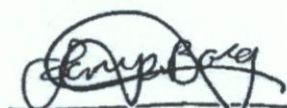
THE COMMON SEAL of URBAN LAND
AUTHORITY was hereunto affixed in the
presence of:

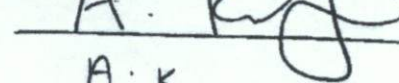


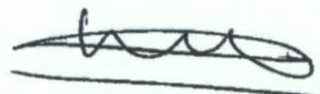

~~Chairman and Sales Administration Manager~~


MANAGER FINANCE & ACCOUNTING

Signed by the transferees in the presence of:)

X 
ADULT WITNESS

X 
A.K

X 
R.K

Approval No: 7829705A

T2 Page 2



*Law Perfect Pty Ltd

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

VOLUME 10354 FOLIO 999

Security no : 124050273632C

Produced 29/04/2014 08:51 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 403051M.
PARENT TITLE Volume 09375 Folio 938
Created by instrument PS403051M 17/11/1997

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

ROBERT KATSIPIIS

ANDREA MARIE KATSIPIIS both of 1 BEESLEY PL. GLADSTONE PARK 3043

V161817C 19/12/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V161818Y 19/12/1997

NATIONAL AUSTRALIA BANK LTD

COVENANT V161817C 19/12/1997

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 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE PS403051M 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: 11 STOCKWELL DRIVE SUNBURY VIC 3429

DOCUMENT END

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: NAB

Phone: _____

Address: _____

Ref: _____

Customer Code: 2009



The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed -

- together with any easement created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easement reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Certificate of Title Volume 10355 Folio 000

IMAGED

Estate and Interest (e.g. "all my estate in fee simple")

All its estate in fee simple

Consideration:

\$124,000.00

Transferor: (full name)

URBAN LAND AUTHORITY

Transferee: (full name and address including postcode)

WESLEY JOHN BAKKER and LISA CAROLINE BAKKER both of Lot 2 Stockwell Drive, Sunbury 3429 as joint proprietors

Directing Party: (full name)

Creation and/or Reservation and/or Covenant:

The Purchaser for themselves their heirs, executors, administrators and transferees the registered proprietor or proprietors for the time being of the land hereby sold and every part thereof COVENANTS with the ULA that the transfer of the land hereby sold will incorporate a covenant in the following form which is intended shall run with the land and appear on the Certificate of Title to issue in relation to the land:

(a) **FIRSTLY** that the transfer shall not:

- construct, erect, or externally renovate any building or structure including (but without limiting the generality thereof) any fences, walls, dwellings, outhouses or garages on the land hereby transferred without the written consent of the ULA first had and obtained and the purchaser shall submit to the ULA drawings of the proposed construction, erection, or external renovation and the siting thereof, where applicable,

Continued on T2 Page 2

C.B. Approval No. 7189612A ORDER TO REGISTER

Please register and issue title to

T2



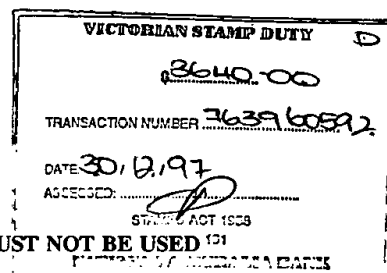
Signed

Cust. Code:

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together with details of the materials and standards of workmanship to be used or employed in the said construction, erection or renovation.

- (ii) erect or display any sign, boarding or advertisement of any description whatsoever on the land hereby transferred without the written consent of the ULA first had and obtained.

IT IS INTENDED that the above conditions shall cease to be operative on 31 December 2005.

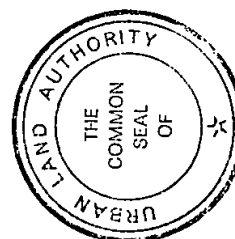
- (b) SECONDLY that transferee HEREBY for himself his heirs executors administrators and transferees the registered proprietor or the proprietors for the time being of the lot hereby transferred COVENANTS with URBAN LAND AUTHORITY pursuant to the provisions of Section 14 of the Urban land Authority Act 1979 that he will within a period of five years following the date hereof erect or cause to be erected on the said land one house only for his own occupation or for rental.

It is intended that this covenant shall appear as an encumbrance affecting the same and every part thereof on the Certificate of Title to be issued in respect of the lot hereby transferee and FURTHER that this covenant shall forever run at Law".

Dated: 29 / 12 / 1997

Execution and attestation:

THE COMMON SEAL of URBAN LAND AUTHORITY was hereto affixed in the presence of:



.....
Manager Finance Account: MANAGER FINANCE & ACCOUNTING

.....
Sales Administration Manager

SIGNED by the Transferees in the presence of:

x *[Signature]*

FERAL OBEREGGER

) x *Arna Bakker*
) x *W. B. ...*

C.B. Approval No. 7189612A

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