

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, H058, (within H0396)
- **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

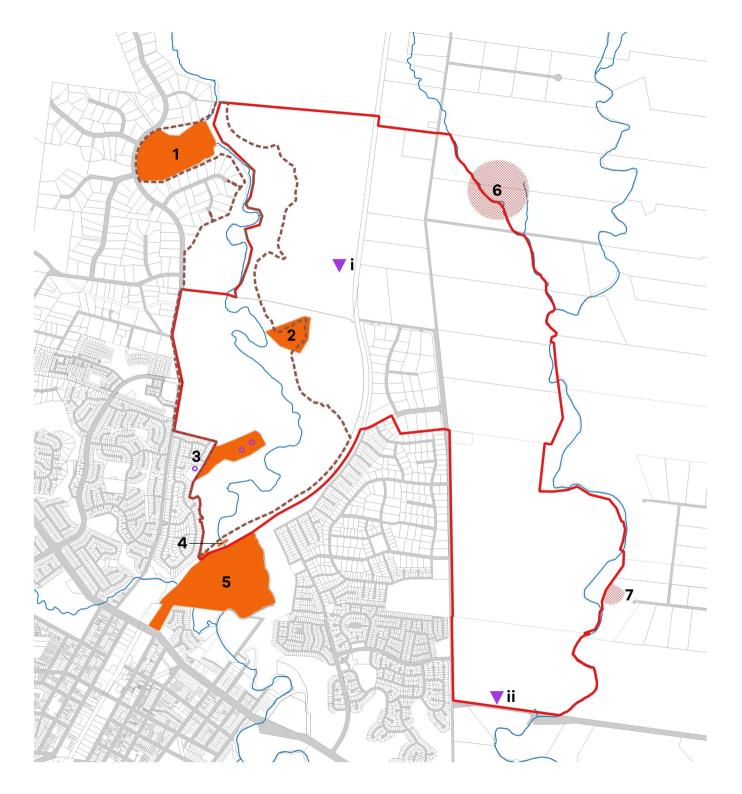
Sunbury South PSP Boundary

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



— Major Watercourses

Areas of Significance (National Trust)

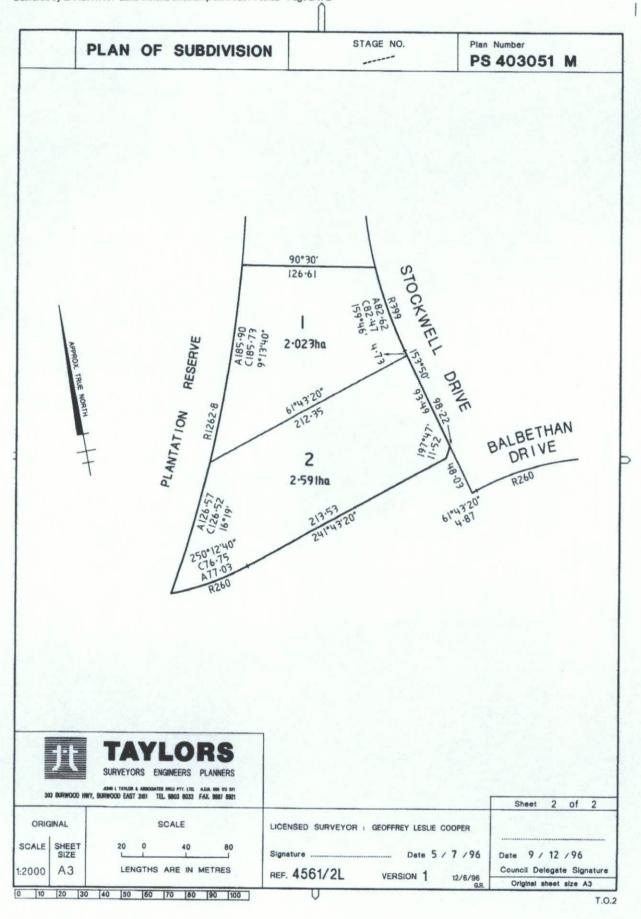
National Trust Proposed Classification

Areas under the Heritage Overlay

Potential VHI site

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F	PLAN OF	SUBDIV	ISION	STAGE NO.	EDITION 1	Plan Number PS 403051 M
	Location of L	and			Council Certificate	and Endorsement
Parish: BULLA BULLA			Council Name	Huma City Council	P-4 92-02-2412	
	wn Allotment : 1	(PART)		Council Name: Hume City Council Ref. 82-02-2613 1. This plan is certified under section 6 of the Subdivision Act 1988.		
Section: 21			2. This plan is certified under section 11(7) of the Cubdivision Act 1988.			
Parish BOLLINDA				Date of original cortification under section 6 / /		
Crown Allotment : 4 (PART)			3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.			
Section: 1 LTO Base Record:			OPEN SPACE			
Title Reference: Vol.9375 Fol.938			(i) A requirement for public open space under section 18 of the Subdivision Act 1988 hee/has not been made.			
Last Plan Reference: Lot 1272 on PS 133936			(III) The requirement has been satisfied. (III) The requirement is to be satisfied in Stage			
Postal Address: Stockwell Drive, SUNBURY, 3429.			Council del			
				Date 9 / 12 / 96		
AMG Co-ordinates E 301 500 N 5 840 500 Zone: 55			Remodifier	under section (117) of	the Subdivision Act 1988	
		e: 55	Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate			
Vestin	og of Roads and		-	Council Se	al / /	
NIL	- Council 7	Council / Body / Person NIL			Notat	lons
				Staging	This is not a staged s	ubdivision.
				Denth Limited	Planning Permit No.	
Area of Site: 4.614ha No. of Lots: 2				Survey This plan is based on survey. This survey has been connected to permanent mark No(s)		
		Fasen	nent Inform	III Procieillied	Curvey Aces No	ermanent mark No(s)
.egend: A	- Appurtenant Easem		TOTAL MITORIAL	etlon	Survey Area No.	rmanent mark NO(S)
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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

NAB

Phone: Address:

Ref:

Customer Code: 2000

Approved Form T2 Victorian Land Titles Office

V161817C 191297 0911 45 117



MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

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 KATSIPIS AND ANDREA MARIE KATSIPIS of 1 Beesley Place, GLADSTONE PARK, 3043 as joint

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

Signed

Cust. Code:

VICTORIAN STAMP DUTY TRANSACTION NUMBER 679730540

STAMP DUTY USE ONLY

DATE 16,12,97

STALTE AST 1039 AP NO. 161

ORDER TO REGISTER

Please register and issue title to

THE BACK OF THIS FORM MUST NOT BE USEDIAL AUCTEAN TOTAL

(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 Manger

MANAGER FINANCE & ACCOUNTING

THE

COMMON SEAL OF

Signed by the transferees in the presence of:

ADULT WITNES

X

10 ...

Approval No: 7829705A

T2 Page 2

*Law Perfect Pry 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 KATSIPIS

ANDREA MARIE KATSIPIS both of 1 BEESLEY PL. GLADSTONE PARK 3043 V161817C 19/12/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V161818Y 19/12/1997

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 (P.O.	V178361Y 311297 0911 45 124
Lodged by: Name: Phone: Address:	
Ref: Customer Code:	MADE AVAILABLE/CHANGE CONTROL
The transferor at the direction of the directing party (if any) transpecified in the land described for the consideration expresses	

- 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



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)

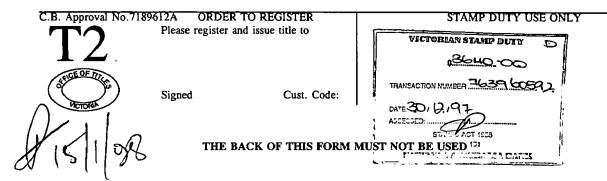
Creation and/or Reservation and/or Covenant:

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:

(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 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



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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:) THE COMMON SEAL OF ALIBORATION
Manager Finance Account MANAGER FINANCE Sales Admirhistration Manager	CE & ACCOUNTING
SIGNED by the Transferees in the presence of:	, x drsa bakke.

C.B. Approval No.7189612A

T2 Page 2

* I CHOREGE

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Instrument V178361Y Page 2 of 2