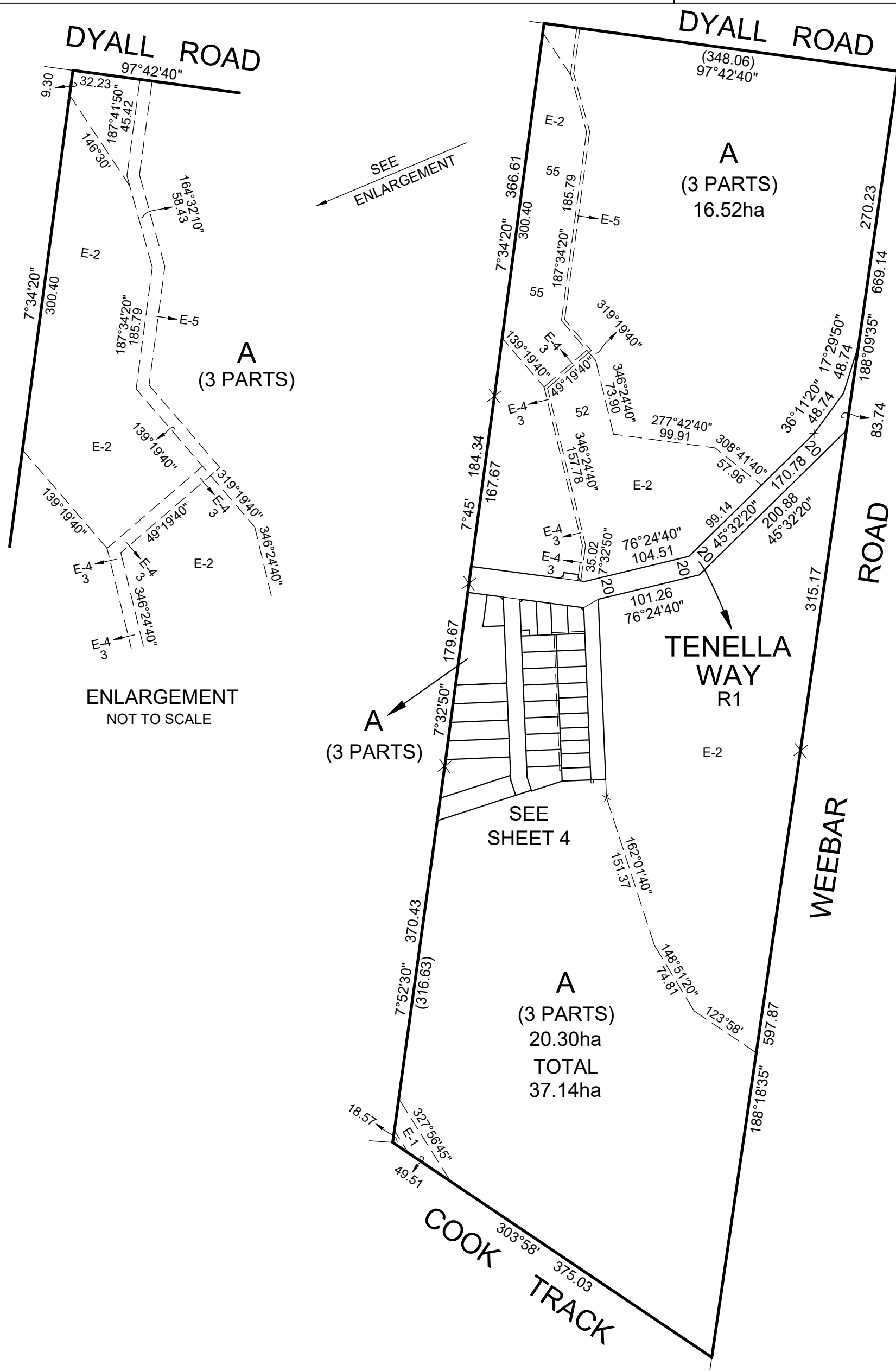


PLAN OF SUBDIVISION				PS 919814G		
LOCATION OF LAND						
PARISH:		DROUIN WEST				
TOWNSHIP:						
SECTION:						
CROWN ALLOTMENTS:		89A, 89B				
CROWN PORTION:						
TITLE REFERENCE:		VOL 7460 FOL 058				
		VOL 10248 FOL 625				
LAST PLAN REFERENCE:		C.A. 89A ON TP541988M				
		C.A. 89B ON TP75175D				
POSTAL ADDRESS:		280 WEEBAR ROAD				
(at time of subdivision)		DROUIN VIC 3818				
MGA CO-ORDINATES:		E: 399 150		ZONE:55		
(of approx centre of land in plan)		N: 5 775 500				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT A) - 3.416ha		
ROAD R1 RESERVE No.1		BAW BAW SHIRE COUNCIL AUSNET ELECTRICITY SERVICES ABN 91 064 651 118				
NOTATIONS						
DEPTH LIMITATION: 15m APPLIES TO C.A. 89B ONLY						
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision.						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
			SEE SHEET 2			
ALTURA ESTATE - 1		LICENSED SURVEYOR: ANDREW J. REAY				
30 LOTS AND BALANCE LOT A						
 Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Level 4, 4 Ross Place, South Melbourne 3205 Australia		DATE: 23/04/26		REFERENCE: AA0426		
		DRAWING: SU01AD		DRAWN BY: BA		
				ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5		

PLAN OF SUBDIVISION				PS 919814G	
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	TRANSMISSION OF GAS	20.12	2738715	GAS AND FUEL CORPORATION OF VICTORIA	
E-2	CREATION & MAINTENANCE OF WETLAND, FLOODWAY & DRAINAGE AS SPECIFIED & SET- OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION	
E-3	DRAINAGE	2	THIS PLAN	BAW BAW SHIRE COUNCIL	
E-4	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SEC. 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION	
	THIS PLAN		MELBOURNE WATER CORPORATION		
E-5	PIPELINE OR ANCILLARY PURPOSES	3	THIS PLAN SEC. 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION	
ALTURA ESTATE - 1			LICENSED SURVEYOR: ANDREW J. REAY		
 Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Level 4, 4 Ross Place, South Melbourne 3205 Australia			DATE: 23/04/26 REFERENCE: AA0426		ORIGINAL SHEET SIZE: A3 SHEET 2
			DRAWING: SU01AD DRAWN BY: BA		

PLAN OF SUBDIVISION

PS 919814G



ENLARGEMENT
NOT TO SCALE

A
(3 PARTS)

SEE
SHEET 4

A
(3 PARTS)
20.30ha
TOTAL
37.14ha

TENELLA
WAY
R1

WEEBAR
ROAD

DYALL ROAD

DYALL ROAD

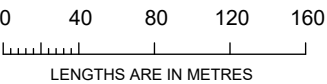
SEE
ENLARGEMENT



ALTURA ESTATE - 1

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:4000

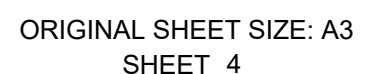


Lyssna Group Pty Ltd
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South Melbourne 3205 Australia

DATE: 23/04/26 REFERENCE: AA0426
DRAWING: SU01AD DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
SHEET 3

PS 919814G



CREATION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened land: Lots 101 to 130 (both inclusive) on this plan
Benefited land: Lots 101 to 130 (both inclusive) on this plan

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot on this Plan to which any of the following restrictions apply shall not build or allow to be built any improvement on any lot other than in accordance with the restrictions contained in Memorandum of Common Provisions registered in application No. which are incorporated into this plan.

The restriction will cease to have effect in relation to a burdened lot 10 years after the date of registration of the stage on this Plan that created the burdened lot.