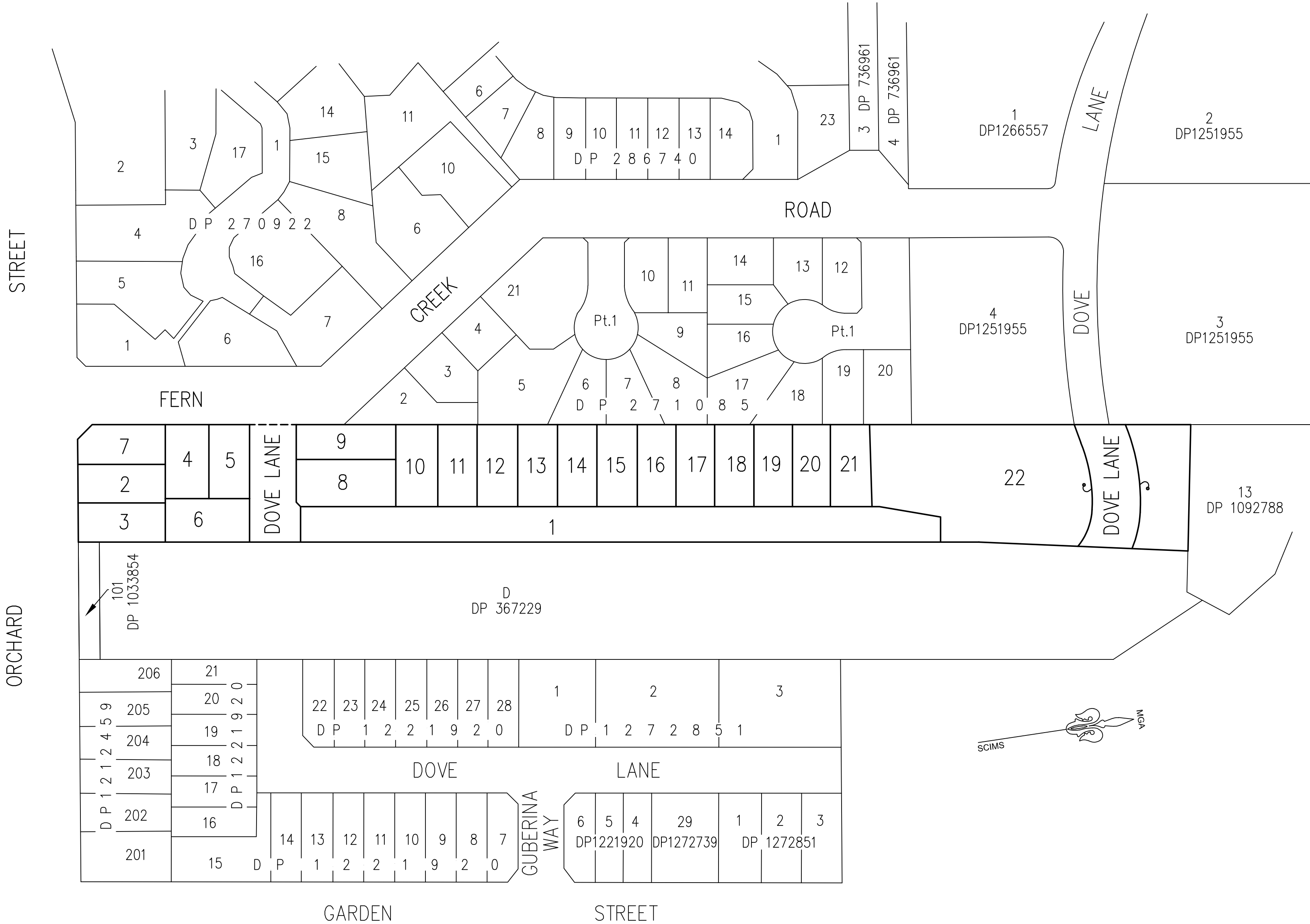


Req:R4222662 /Doc:DP 0270938 P /Rev:16-May-2024 /NSW LRS /Prt:17-May-2024 05:13 /Seq:1 of 11
© Office of the Registrar-General /Src:NSW LRS Connect /Ref:LRS:Connect-S ForSurveyor Use Only



LOCATION DIAGRAM
Scale 1:1000

THIS SHEET IS BEING CONTINUALLY UPDATED TO SHOW THE CURRENT SUBDIVISION PATTERN OF THE SCHEME. FOR DETAILS OF UPDATES AND ADDITIONAL AND REPLACEMENT SHEETS SEE SCHEDULE BELOW

SCHEDULE OF CHANGES TO THE SCHEME		
LOT No	DETAILS	SHEET No

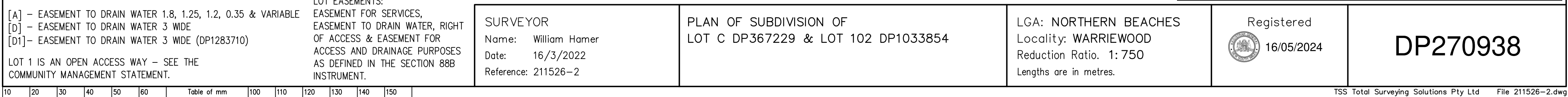
Subdivision Certificate No: SC2022/0042
Date: 11/7/23

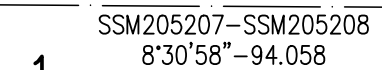
Surveyor: William Hamer
Surveyors Ref: 211526–2

REGISTERED:  16/05/2024

COMMUNITY/PRECINCT/NEIGHBOURHOOD PLAN

DP270938



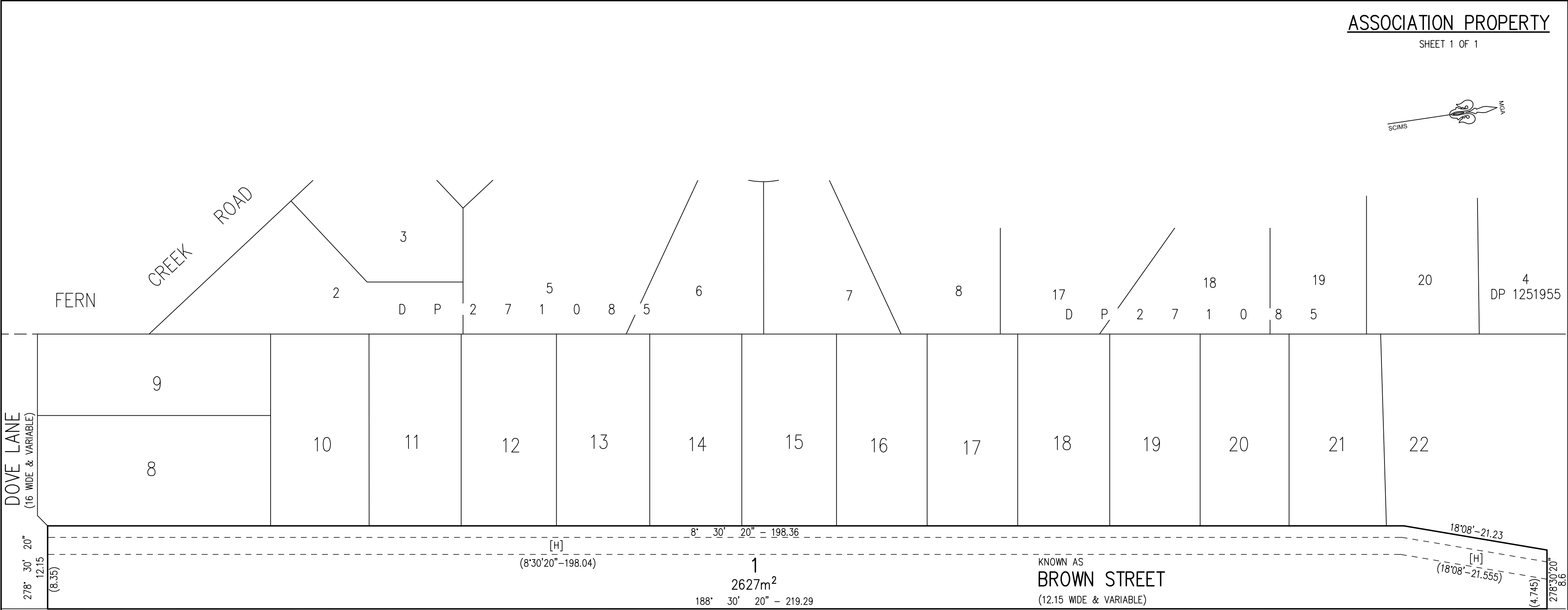


TSS Total Surveying Solutions Pty Ltd File 211526-2.dwg

Req:R422662 /Doc:DP 0270938 P /Rev:16-May-2024 /NSW LRS /Prt:17-May-2024 05:13 /Seq:4 of 11
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ASSOCIATION PROPERTY

SHEET 1 OF 1



D
DP 367229

LOT 1 IS AN OPEN ACCESS WAY – SEE THE
COMMUNITY MANAGEMENT STATEMENT.

LOT 1 IS BURDENED BY WHOLE OF LOT EASEMENTS:
EASEMENT FOR SERVICES
EASEMENT TO DRAIN WATER
RIGHT OF ACCESS
EASEMENT FOR ACCESS AND DRAINAGE PURPOSES
AS DEFINED IN THE SECTION 88B INSTRUMENT.

SURVEYOR

Name: William Hamer
Date: 16/3/2022
Reference: 211526–2

PLAN OF SUBDIVISION OF

LOT C DP367229 & LOT 102 DP1033854

LGA: NORTHERN BEACHES

Locality: WARRIEWOOD
Reduction Ratio. 1: 400
Lengths are in metres.

Registered



16/05/2024

DP270938

DP270938

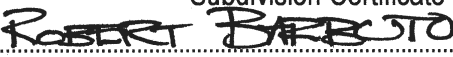
COVER SHEET FOR SIGNATURE/ADMINISTRATION SHEETS

.....
ATTENTION

A Community Plan may be subject to future subdivision that may contain a Signature/Administration Sheet. This document will then comprise separate Signature/Administration Sheets registered on different dates.

Particulars of each Signature/Administration Sheet are as follows:-

[illegible]

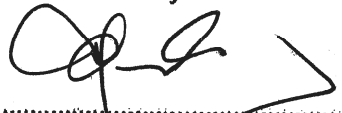
PLAN FORM 6 (2020)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 6 sheet(s)
Registered:  16/05/2024 Title System: TORRENS		Office Use Only DP270938 (DOC.A)
PLAN OF SUBDIVISION OF LOT C DP 367229 & LOT 102 DP1033854		LGA: NORTHERN BEACHES Locality: WARRIEWOOD Parish: NARRABEEN County: CUMBERLAND
Survey Certificate I, William Hamer of TSS Total Surveying Solutions Pty Ltd 8/448 Pacific Highway, Lane Cove North, NSW 2066 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on 16/3/2022, or *(b) The part of the land shown in the plan (*being/*excluding ** was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>. Datum Line: 'X' - 'Y' Type: *Urban/*Rural The terrain is *Level Undulating / *Steep Mountainous. Signature:  Dated: 19/4/2022 Surveyor Identification No: 1606 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> Electronic signature of William Hamer affixed by me 19/4/2022 *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office: Subdivision Certificate I,  *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Registration number: N/A Consent Authority: Northern Beaches Council..... Date of endorsement: 11/7/23 Subdivision Certificate number: 82022/0042 File number: NOOB/15, NO470/15 *Strike through if inapplicable.
Plans used in the preparation of survey/compilation. DP736961 DP286740 DP1212459 DP367229 DP270922 DP1092788 DP1033854 DP1251995 DP1212461 DP271085		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land. IT IS INTENDED TO DEDICATE DOVE LANE & THE ROAD WIDENING TO THE PUBLIC AS PUBLIC ROAD.
Surveyor's Reference: 211526-2		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

PLAN FORM 6D (2019)(Community annexure) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET			Sheet 2 of 6 sheet(s)		
Registered:  16/05/2024		Office Use Only			
PLAN OF SUBDIVISION OF LOT C DP 367229 & LOT 102 DP1033854		Office Use Only DP270938 (DOC.A)			
Subdivision Certificate number: SC2022/0042 Date of endorsement:.. 11/7/2023		Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A			
Name of Development (Optional) Nour Reserve		Address for Service of Notices Suite 3, Level 2 3 Horwood Place, Parramatta NSW 2150.			
WARNING STATEMENT (Approved Form 7) This document shows an initial schedule of unit entitlements for the Community, Precinct or Neighbourhood Scheme which is liable to be altered, as the scheme is developed or on completion of the scheme, in accordance with the provisions of clause 11(2) <i>Community Land Development Regulation 2021</i> . Any changes will be recorded in a replacement schedule.		VALUER'S CERTIFICATE (Approved Form 9) I, Paul Michael Woodbury Of woodburyAu being a qualified valuer, as defined in the <i>Community Land Development Act 2021</i> , by virtue of having membership with: Professional Body: Australian Property Institute Class of Membership: Fellow (FAPI) Membership number: 68091 certify that: the unit entitlements shown in the schedule herewith were apportioned on 01/08/ 2022 (being the valuation day) in accordance with section 31 <i>Community Land Development Regulation 2021</i> . Signature: Dated: 1 / 08 / 2022. * Strike through if inapplicable ^ Insert date of valuation			
UPDATE NOTE (Approved Form 8) This document contains an *updated/*revised Schedule of Unit Entitlements and replaces the existing schedule registered on ^ * Strike through if inapplicable ^ Insert registration date of previous schedule					
SCHEDULE OF UNIT ENTITLEMENT					
LOT	UNIT ENTITLEMENT	SUBDIVISION	LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY		13	410	
2	426		14	406	
3	430		15	418	
4	414		16	406	
5	394		17	406	
6	454		18	414	
7	434		19	406	
8	471		20	422	
9	438		21	414	
10	434		22	1,559	
11	422		TOTAL	10,000	
12	422				
If space is insufficient use annexure sheet – Plan Form 6A					
Surveyor's Reference: 211526-2					

PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 3 of 6 sheet(s)	
Registered:  16/05/2024		Office Use Only		Office Use Only	
PLAN OF SUBDIVISION OF LOT C DP 367229 & LOT 102 DP1033854		DP270938 (DOC.A)			
Subdivision Certificate number: SC 2022/0042		This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.			
Date of Endorsement:.. 11/7/2023					
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED, IT IS INTENDED TO CREATE: 1. Easement to Drain Water 1.8, 1.25, 1.2, 0.35 wide and variable wide (A) 2. Right of Access 6.3 wide [B] 3. Easement to Drain Water 2.6 wide [C] 4. Easement to Drain Water 3 wide [D] 5. Easement for Service (whole of lot) 6. Easement to Drain Water (whole of lot) 7. Right of Access (whole of lot) 8. Restriction on the Use of Land (OSD) 9. Positive Covenant (OSD) 10. Easement for Water Supply purposes 2.5 wide [H] 11. Easement for Access and Drainage purposes (whole of lot) 12. Positive Covenant (Water) 13. Restriction on the Use of Land (Building Height) 14. Positive Covenant (Waste) 15. Restriction on the Use of Land (Water Tank) 16. Positive Covenant (Stormwater 3) 17. Positive Covenant (Stormwater 4)					
If space is insufficient use additional annexure sheet					
Surveyor's Reference: 211526-2					

PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 4 of 6 sheet(s)																																																																	
Registered:  16/05/2024		Office Use Only		Office Use Only																																																																	
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Subdivision Certificate number: SC 2022/0042		This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.																																																																			
Date of Endorsement:.. 11/7/2023																																																																					
STREET ADDRESSES Locality: Warriewood																																																																					
<table><thead><tr><th colspan="2">Orchard Street</th><th colspan="2">Brown Street</th></tr><tr><th>Lot</th><th>Street Number</th><th>Lot</th><th>Street Number</th></tr></thead><tbody><tr><td>1</td><td>N/A</td><td>8</td><td>1</td></tr><tr><td>2</td><td>12F</td><td>10</td><td>3</td></tr><tr><td>3</td><td>12E</td><td>11</td><td>5</td></tr><tr><td colspan="2">Fern Creek Road</td><td>12</td><td>7</td></tr><tr><th>Lot</th><th>Street Number</th><td>13</td><td>9</td></tr><tr><td>4</td><td>2A</td><td>14</td><td>11</td></tr><tr><td>5</td><td>4</td><td>15</td><td>13</td></tr><tr><td>7</td><td>2</td><td>16</td><td>15</td></tr><tr><td>9</td><td>6</td><td>17</td><td>17</td></tr><tr><td colspan="2">Dove Lane</td><td>18</td><td>19</td></tr><tr><th>Lot</th><th>Street Number</th><td>19</td><td>21</td></tr><tr><td>6</td><td>2</td><td>20</td><td>23</td></tr><tr><td></td><td></td><td>21</td><td>25</td></tr><tr><td></td><td></td><td>22</td><td>27</td></tr></tbody></table>				Orchard Street		Brown Street		Lot	Street Number	Lot	Street Number	1	N/A	8	1	2	12F	10	3	3	12E	11	5	Fern Creek Road		12	7	Lot	Street Number	13	9	4	2A	14	11	5	4	15	13	7	2	16	15	9	6	17	17	Dove Lane		18	19	Lot	Street Number	19	21	6	2	20	23			21	25			22	27		
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PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 5 of 6 sheet(s)	
Registered:  16/05/2024		Office Use Only		Office Use Only	
PLAN OF SUBDIVISION OF LOT C DP 367229 & LOT 102 DP1033854		DP270938 (DOC.A)			
Subdivision Certificate number: SC 2022/0042		This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.			
Date of Endorsement:.. 11/7/2023					
EXECUTED by NOUR DEVELOPMENTS LTD (ABN 70 614 506 580) in accordance with section 127(1) of the <i>corporations Act 2001</i>:  Sole Director and/or Secretary MARLAS ZHU Meijuan Pang Name EXECUTED by H & H MEZZ PTY LTD (ABN 19 605 210 348) in accordance with section 127(1) of the <i>Corporations Act 2001</i>: Sole Director and/or Secretary GABRIEL HALVAGI Name THE TRUST COMPANY (PTAL) LIMITED (ACN 008 412 913) by its Attorney pursuant to Power of Attorney dated 18 September 2014 Registered No.134 Book 4676 Wi states that he/she has received no notice of revocation of the Power of Attorney.  Signature of Attorney John Newby Trent Franklin Head of Custody  Signature of Witness Rachael Bollard Client Service Officer Name & Address of Witness L18, 123 PITT ST SYDNEY If space is insufficient use additional annexure sheet Surveyor's Reference: 211526-2					

PLAN FORM 6CC		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 6 of 6 sheet(s)	
Registered:  16/05/2024		Office Use Only		Office Use Only	
PLAN OF SUBDIVISION OF LOT C DP 367229 & LOT C DP 1033854		DP270938 (DOC.A)			
Subdivision Certificate number: SC 2022/0042 Date of Endorsement: 11/7/2023		This sheet is for the provision of a certificate of currency where the plan herewith was not lodged within 2 years of the completion of the survey as shown in the survey certificate. See clause 31 <i>Conveyancing (General) Regulation 2018</i>			
Certificate of Currency I, William Hamer Of TSS Total Surveying Solutions Pty Ltd Suite 8, 448 Pacific Highway, Lane Cove North 2066 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that, from the date of the completion of the survey shown on the survey certificate: (a) there are no changes to the boundaries of the land to which the survey relates (the <i>subject land</i>), and the definition of those boundaries in the plan of survey remains consistent with surrounding plans, or if not, the plan of survey has been updated; (b) 2 or more of the permanent survey marks used in the survey remain in place, or if not, the plan of survey has been updated; (c) all reference marks placed in respect of the survey remain in place, or if not, the reference marks have been replaced and the plan of survey has been updated; and (d) there has been no change to the occupations and other improvements relevant to the boundaries of the subject land since the completion of the survey, or if not, the plan of survey has been updated. Signature:  Date: 10/5/2024 Surveyor Identification No.: 1606 Electronic signature of William Hamer affixed by me 10/5/2024					
Surveyor's Reference: 211526-2					