

  
**DEVELOPMENT CONSENT**  
**APPROVAL**  
  
 DA/4162/2022  
 Dated: 23 April 2025

**Notes:**  
 1. CONTOUR INTERVAL 1.0m  
 2. ORIGIN OF LEVELS MM 10097 RL 73.012 (AHD)  
 3. LOCATION OF UNDERGROUND SERVICES NOT SURVEYED, SURFACE FEATURE ONLY

**PLEASE NOTE:**  
 1. The title boundaries shown hereon were not verified or marked at the time of survey but were determined by a combination of existing title dimensions, occupation (where available) and other evidence. Consequently, these measurements may be out of date due to more recent surrounding surveys or inaccurate by modern surveying standards. This plan should not be used for building in relation to a boundary without further boundary survey.  
 2. Therefore the boundary lines shown on this plan do not necessarily reflect the true position of the boundaries and further definition of the boundaries should be carried out for design of buildings and structures close to boundaries.  
 3. This plan has been prepared for CLARE & NICK SWAAN from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development, and should not be used for any other purpose.  
 4. Services shown hereon were located where possible by field survey completed on 27-05-2022. Where services are not visible on-site, service alignments have been shown from the relevant asset owners records (Dial-Before-You-Dig) and are therefore approximate only. The location of all services shown hereon must be confirmed with the asset owner prior to commencement of any works on-site.  
 5. Bannister and Hunter Pty Ltd therefore accepts no liability whatsoever, except to the extent required by consumer protection legislation, for any damage caused to any underground service or any loss or injury suffered if enquiry and verification have not been completed in accordance with this note.  
 6. This note is an integral part of this plan or data as transmitted. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.  
 7. The drawing and information shown hereon are the property of Bannister and Hunter Pty Ltd and shall not be copied or reproduced without the written permission of Bannister and Hunter Pty Ltd and shall be used only by the client of Bannister and Hunter Pty Ltd for the purpose for which it was approved.



PHOTO 1



PHOTO 2



PHOTO 3

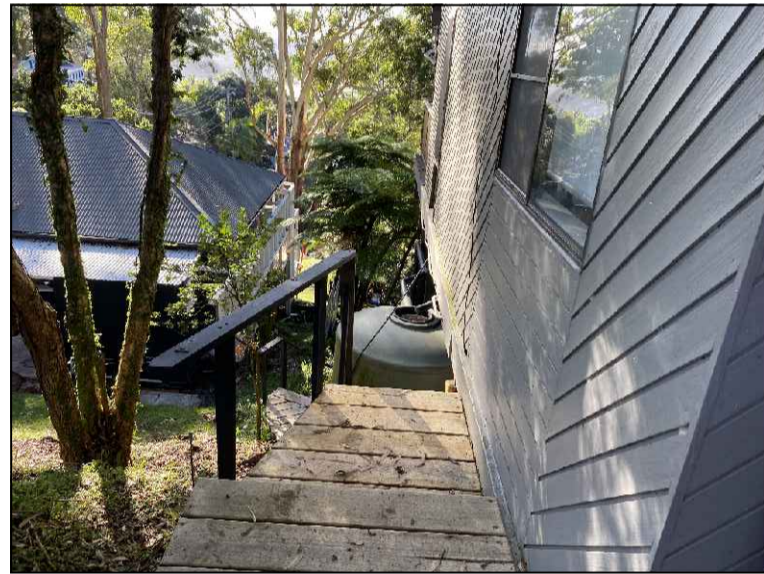


PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8

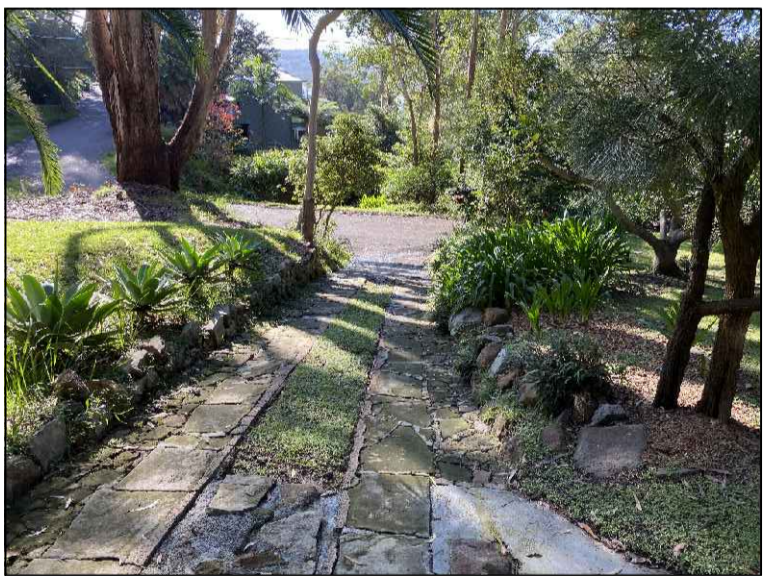


PHOTO 9



PHOTO 10

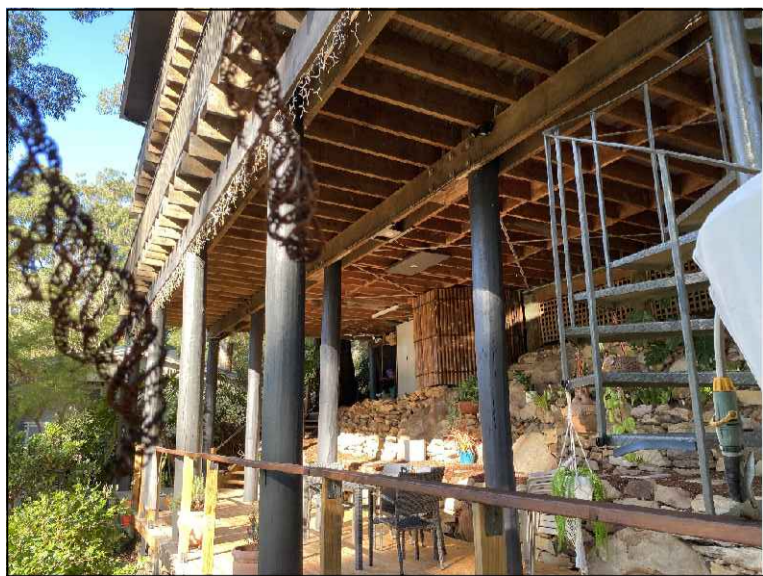
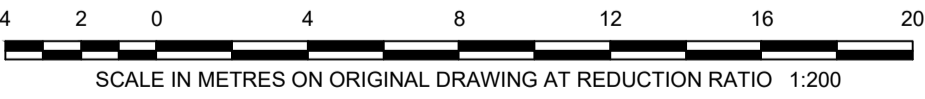


PHOTO 11



PHOTO 12



**Legend:**

OVERHEAD ELECTRICITY, POWER POLE	— E —
WATER, HYDRANT	— W —
TELECOM	— T —
SEWER, LAMPHOLE	— S —
TOP OF BANK	— S —
EXISTING SURFACE CONTOUR	— 2.00 —
PHOTO NUMBER & DIRECTION	①
SUPPORT POST	●

**CAUTION**  
 UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND "DIAL BEFORE YOU DIG" MUST BE CONTACTED PRIOR TO ANY WORKS BEING CONDUCTED ON THIS SITE

DATE	NO.	REVISION DESCRIPTION

SCALE 1:200  
 BASE DRAWING SIZE A1  
 SURVEYED BY: AS  
 DATE OF SURVEY: 27/05/2022  
 DRAWN BY: CA  
 DATE: 2/06/2022  
 CHECKED BY: RD  
 DATE: 6/06/2022

Client:  
**CLARE & NICK SWAAN**  


Plan of:	PROPOSED SUBDIVISION LAYOUT - LOT 467 DP 9406	
	No. 35 ARDEN AVENUE	
	AVOCA BEACH	
	Ref. No: 58988	Date: 8nd June 2022
	Ccad Ref: 58988-02c	Datum: AHD
	Acad Ref: 58988-02c	REVISION -
	SHEET No: 1 of 1	