

**NOTE:** All Sewer details plotted from information supplied by Water Corporation.  
**NOTE/BEWARE: ADVISE TRADES**  
 O/Head power lines

**SOIL DESCRIPTION**  
 Sand / LStone(Exp)  
 Refer to Survey

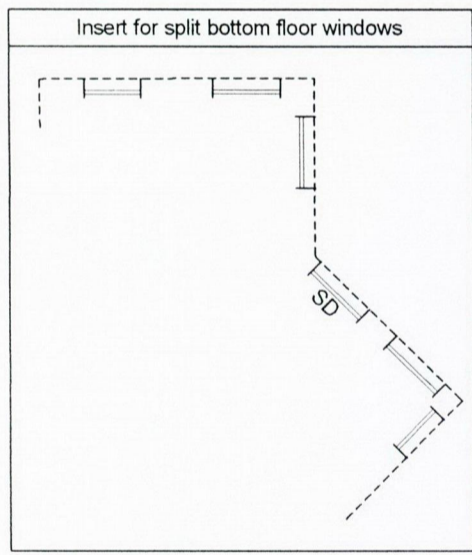
**NOTE:**  
 LOT MISCLOSE  
 (0.015 m)

**NOTE:** EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING NOT INCLUDED IN CONTRACT. REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

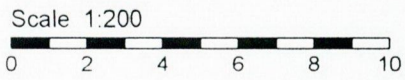
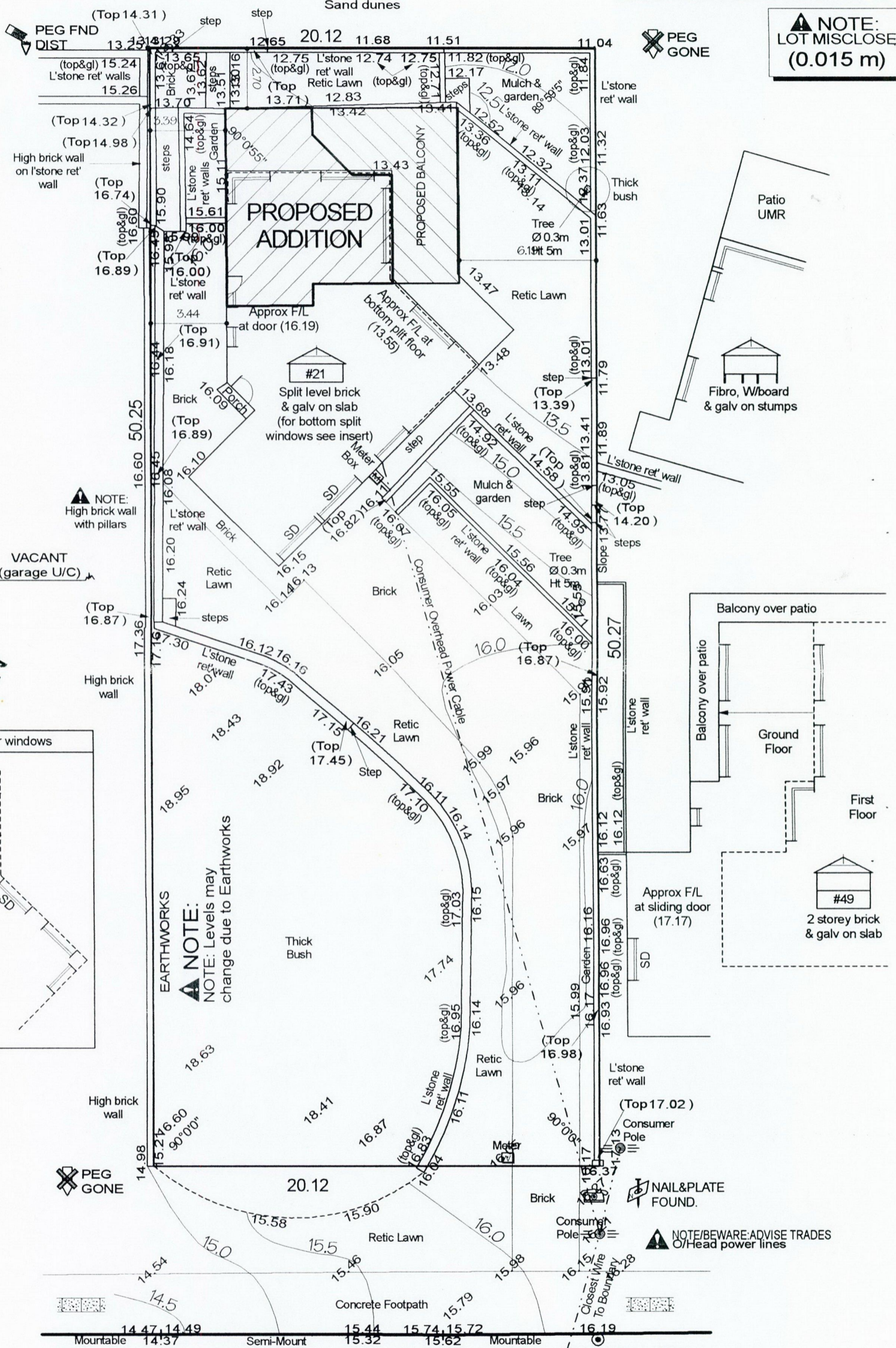
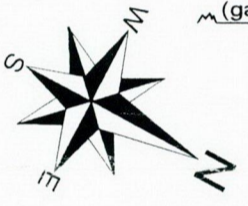
**NOTE:** COTTAGE & ENGINEERING SURVEYS ACCEPT NO RESPONSIBILITY FOR ANY PHYSICAL ON SITE CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

**NOTE / BEWARE:**  
 DUE TO LACK OF SURVEY MARKS/ PEGS ALL BUILDING OFFSET DIMENSIONS & FEATURES ARE APPROX ONLY AND POSITIONED FROM EXISTING PEGS/ FENCES AND WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REPEGGED. ANY DESIGN THAT INVOLVES ADDITIONS TO ANY STRUCTURES SHOWN OR PORTION OF STRUCTURES REMAINING AFTER ANY DEMOLITION HAS TAKEN PLACE, BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS PROVIDED TO YOUR DESIGNER / ARCHITECT BEFORE ANY PLANS ARE PRODUCED AND BEFORE ANY WORK IS STARTED ON SITE.

**NOTE:** High brick wall with pillars



**NOTE:** Levels may change due to Earthworks

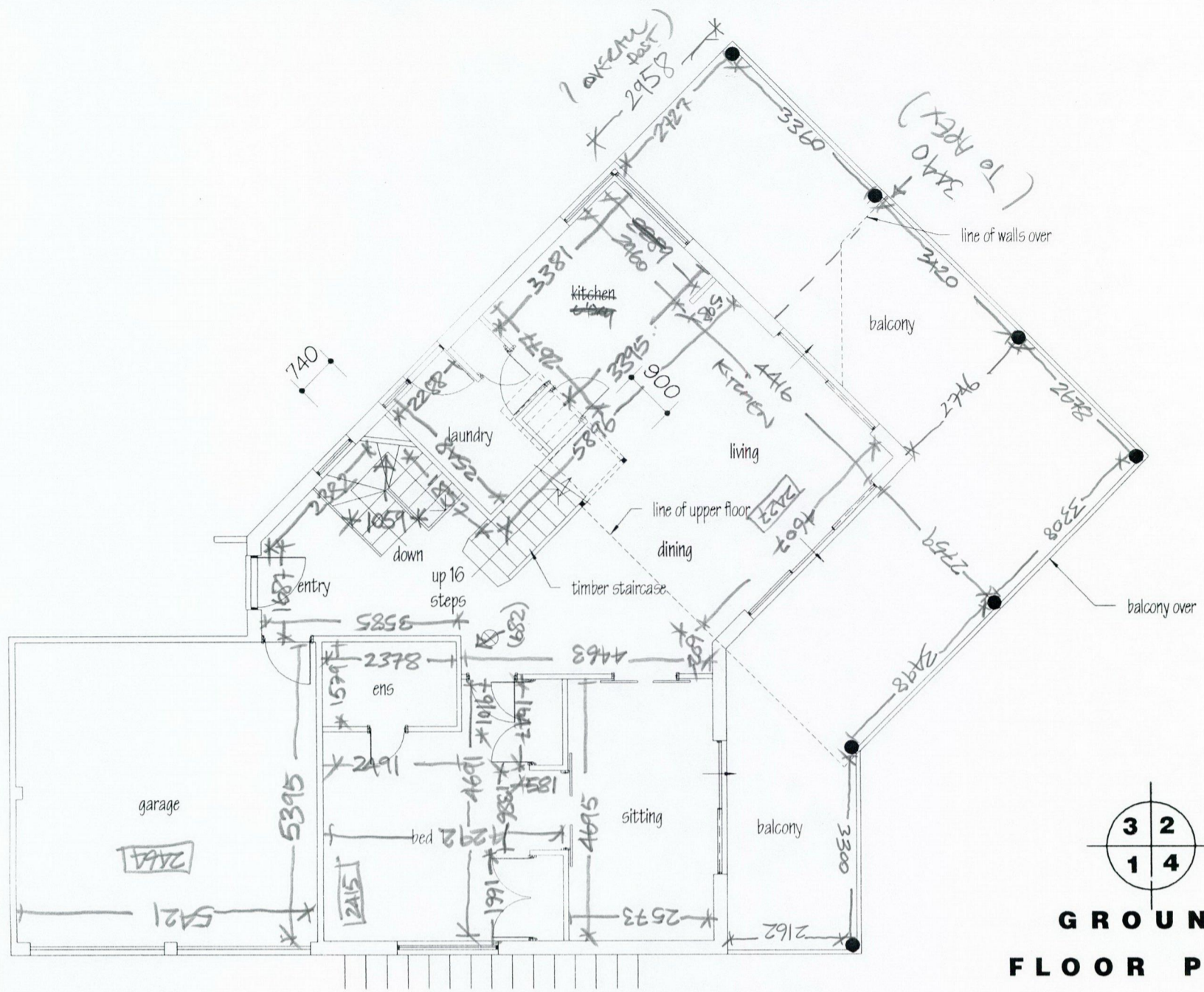


**PROPOSED ADDITIONS FOR D & C SPIERS AT LOT 127 #21 BRAZIER ROAD YANCHEP**

**DISCLAIMER:**  
 BUILDERS/OWNERS ARE TO CHECK ALL DRAWINGS FOR ANY ERRORS OR OMISSIONS, LEVELS AND DIMENSIONS, SCOPE OF WORK AND ACCESS BEFORE COMMENCING ANY WORK. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BRICKWORK.

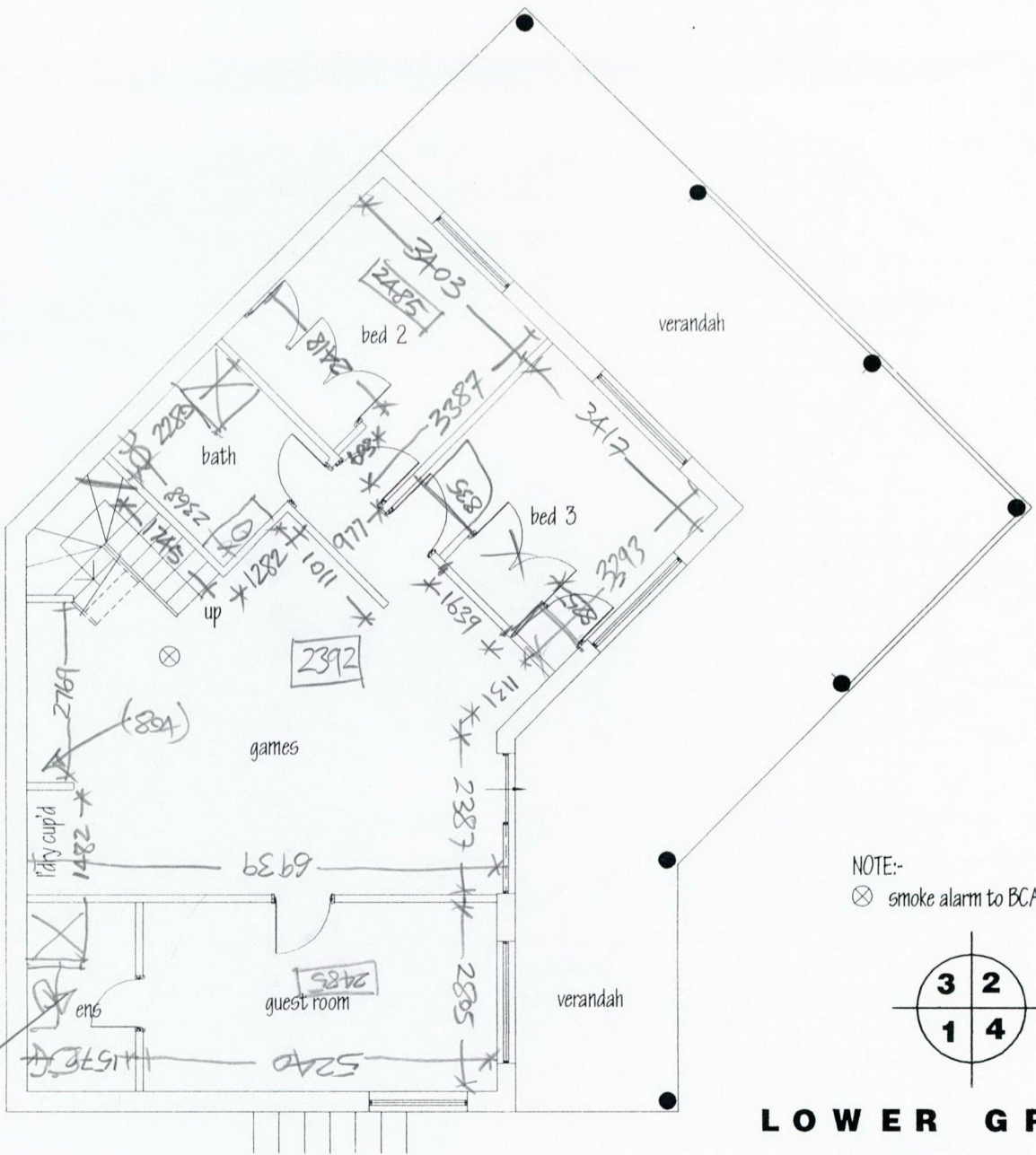
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AREAS:-

Existing Ground Floor	102.13m <sup>2</sup>
Existing Balcony	56.23m <sup>2</sup>
Existing Garage	31.49m <sup>2</sup>



AREAS:-

Existing Lower Ground Floor	100.37m <sup>2</sup>
Existing Verandah	56.23m <sup>2</sup>

NOTE:-  
⊗ smoke alarm to BCA 3.7.2

**PROPOSED ADDITIONS  
FOR D & C SPIERS  
AT LOT 127 # 21 BRAZIER ROAD YANCHEP**

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