

# LOT 82

Latitude: 32°02'33"9S Longitude 115°46'06"7E

## LOT MISCLOSE

0.000 m

## SOIL DESCRIPTION

Sand  
Refer to Survey

### DISCLAIMER:

Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

### DISCLAIMER:

Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

### DISCLAIMER:

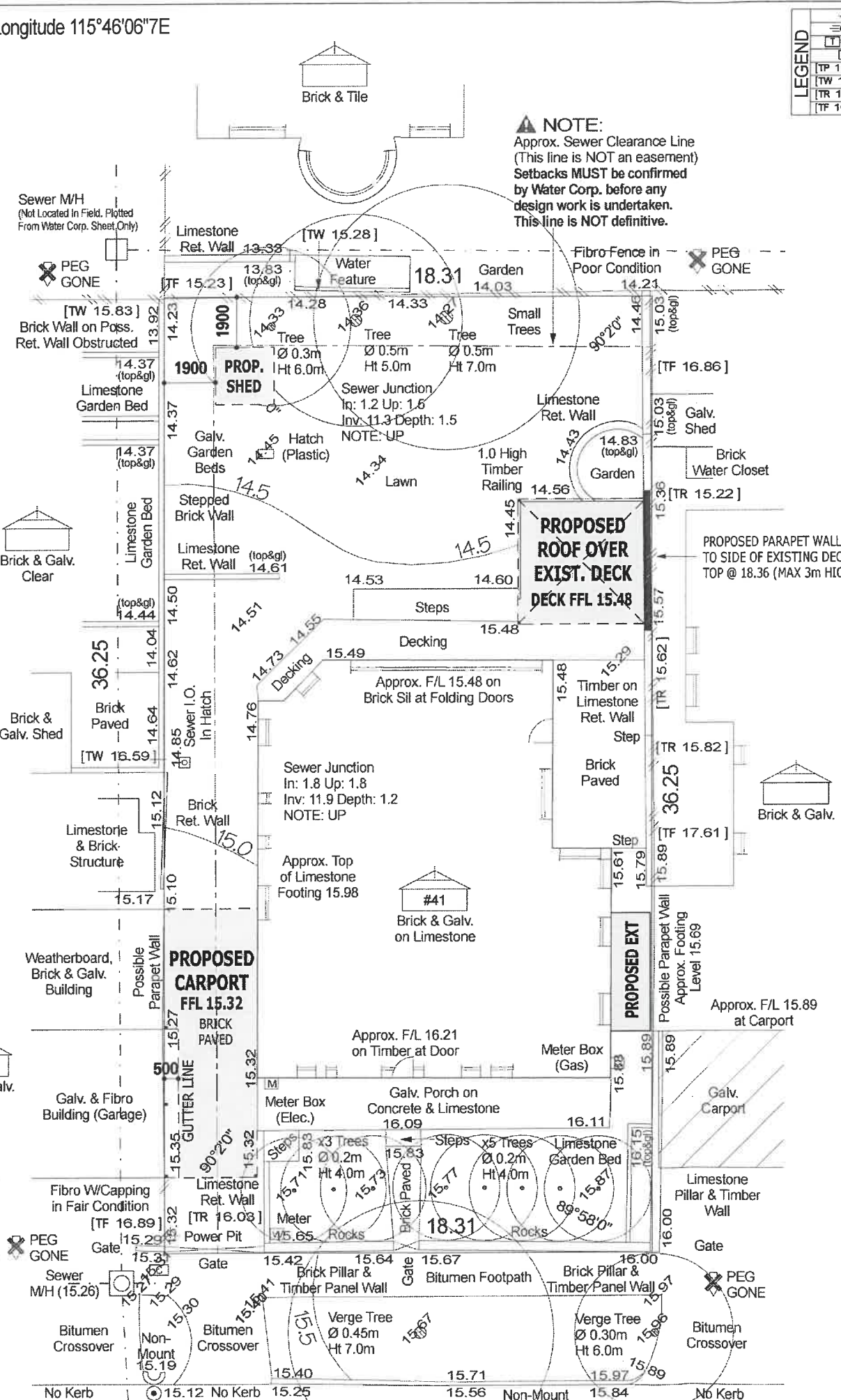
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

### DISCLAIMER:

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. All Sewer details plotted from information supplied by Water Corporation.

### DISCLAIMER:

Due to lack of survey marks/pegs, all building offset dimensions & features are approximate 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 requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.



**LEGEND**

+	SEC Dome
○	Power Pole
□	Phone Pits
○	Water Conn.
TP 10.00	Top Pillar/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence

**NOTE:**  
Approx. Sewer Clearance Line  
(This line is NOT an easement)  
**Setbacks MUST be confirmed by Water Corp. before any design work is undertaken.**  
This line is NOT definitive.

**TOWN OF EAST FREMANTLE PLANNING APPLICATION**

DATE 11 FEB 2020 No P 011 - 2 0

**RECEIVED**

CLIENT: **Walsh, Gemma** CONTRACT / JOB NO.

MAP REF. 430-15/28

SITE SURVEY **LOT 82** COASTAL NO  
*(Scaled from StreetSmart Dredroy Only - Confirm With State)* **OLD AREA**

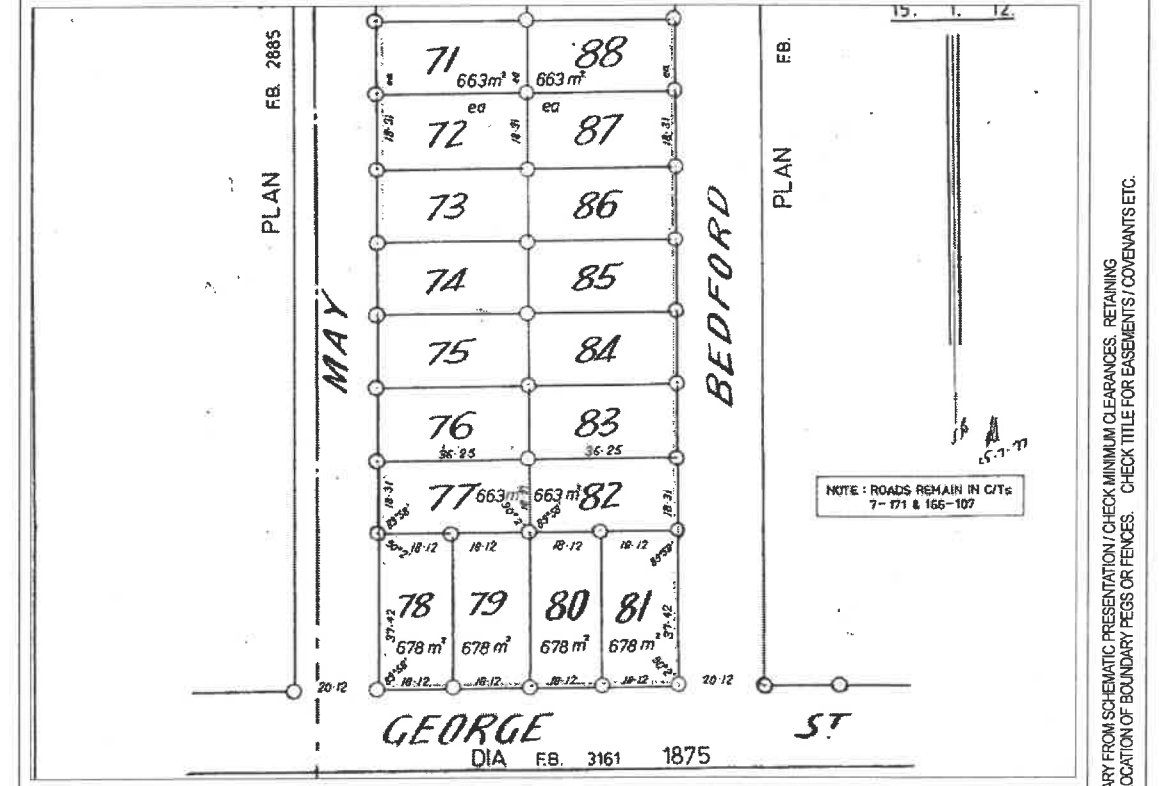
#41 Bedford Street

Suburb East Fremantle

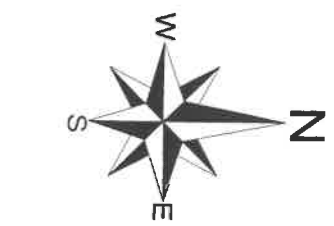
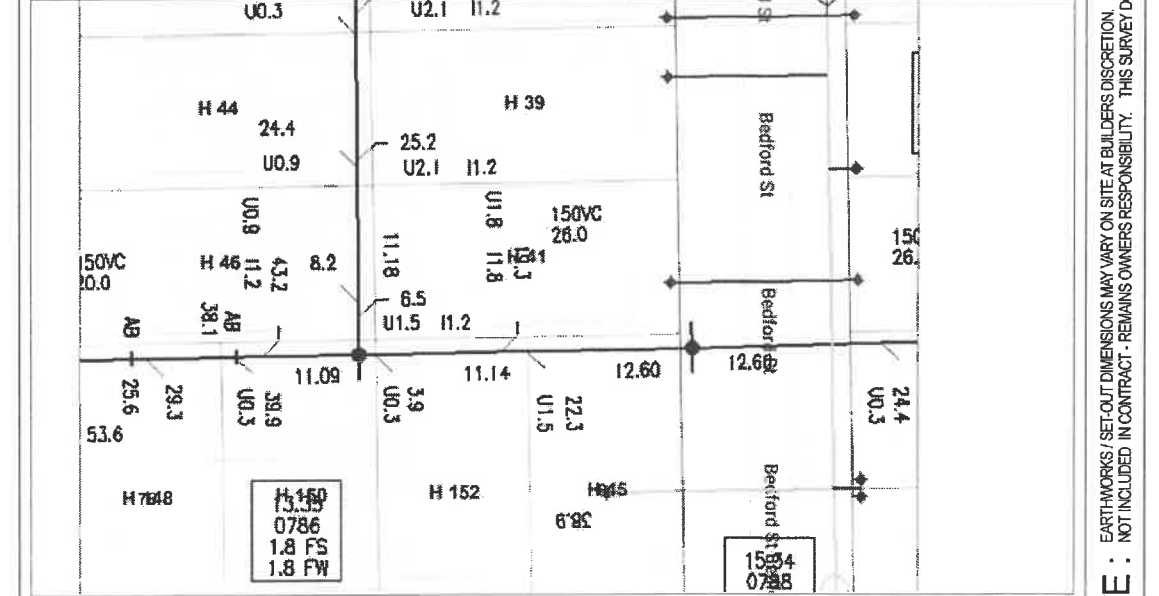
Loc.Auth. TOWN OF EAST FREMANTLE

Plan 3250 Volume 1411 Folio 317

Location Check Title



Elec. $\phi$	U/Ground	Water	Yes	Sewer	Yes
Gas	Check Your Lot With Alinta Call 13 13 58	Phone Comms.	Yes	Footpath	Bitumen
Road	Bitumen	Kerb	Non-Mount / Nil	Drainage	Good



Scale 1:200  
Date: 29 Nov 19

Ref Nail At Base Of Kerb A.H.D.  
Level 15.10m (Established from S.S.M. Fremantle 44T using data supplied by the Geodetic Section of Landgate)

**Bedford Street**  
**PROPOSED SITE PLAN SHEET 02 OF 07**

**COTTAGE & ENGINEERING SURVEYS**  
Licensed Surveyors

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J/No: 462566 Drawn: F.Crosdale

**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.