

LOT 82

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

LOT MISCLOSE

0.000 m

SOIL DESCRIPTION

Sand  
Refer to Survey

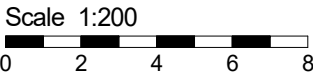
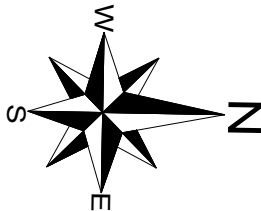
**DISCLAIMER:**  
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building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

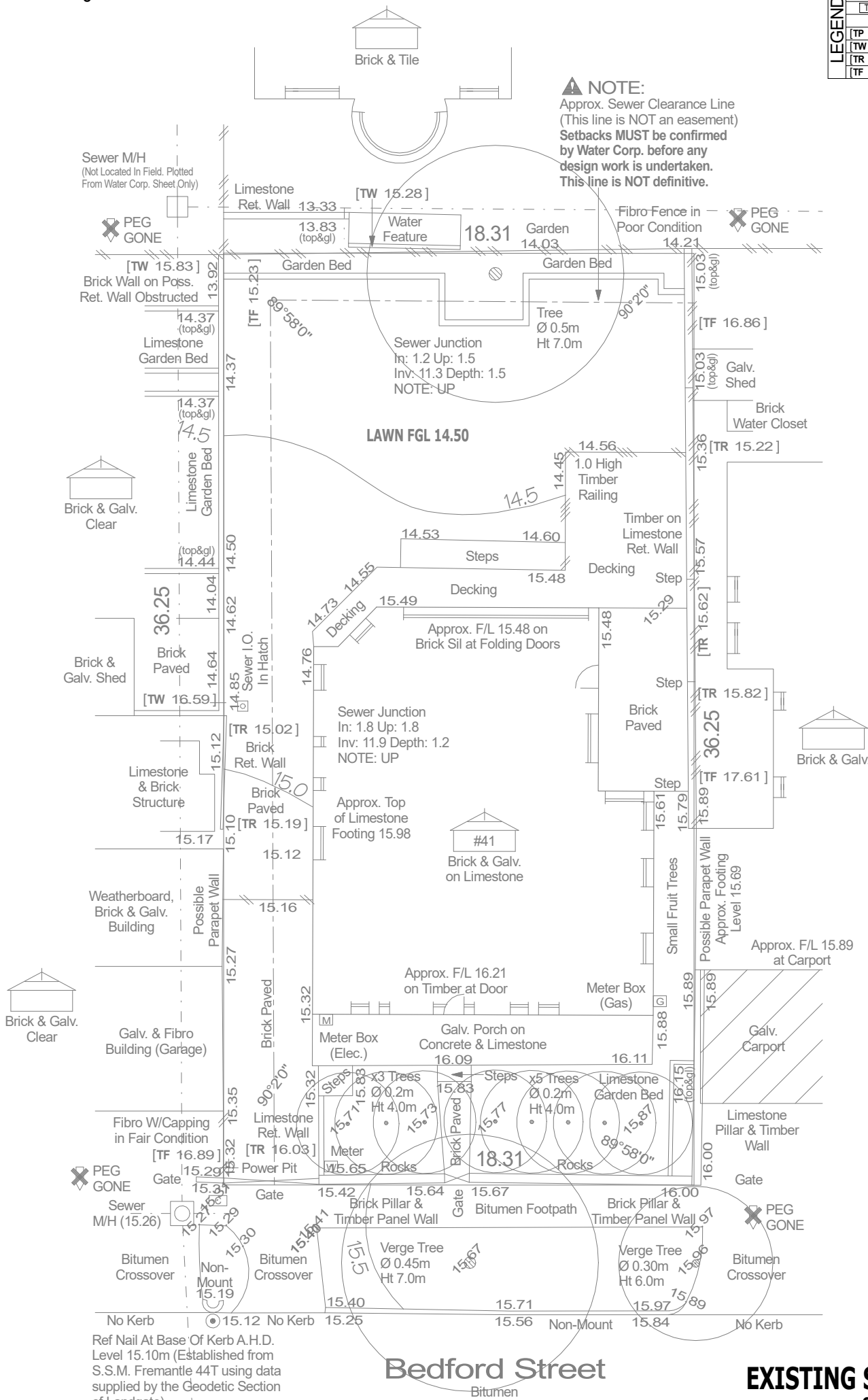
**DISCLAIMER:**  
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.









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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.



Scale 1:200 Date: 29 Nov 19



LEGEND		SEC Dome
		Power Pole
		Phone Pits
		Water Conn.
		Top Pillar/Post
		Top Wall
		Top Retaining
		Top Fence

CLIENT :  
**Walsh, Gemma**

CONTRACT / JOB NO.  
MAP REF.  
430-15/28

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

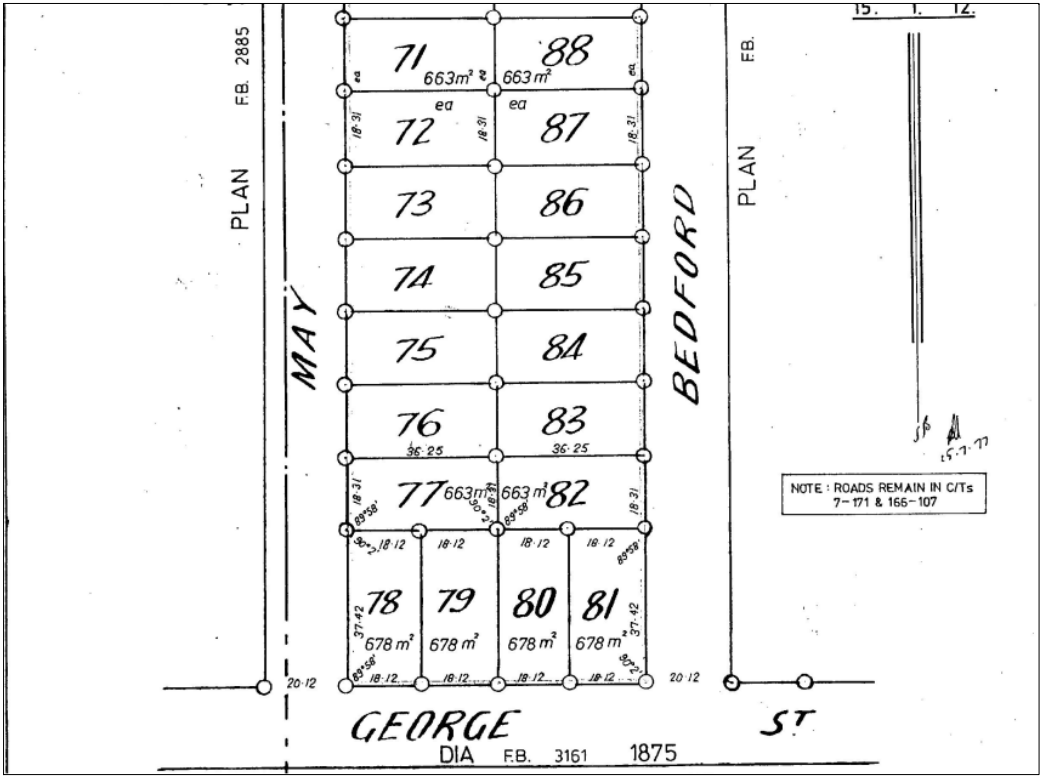
#41 Bedford Street

Suburb East Fremantle

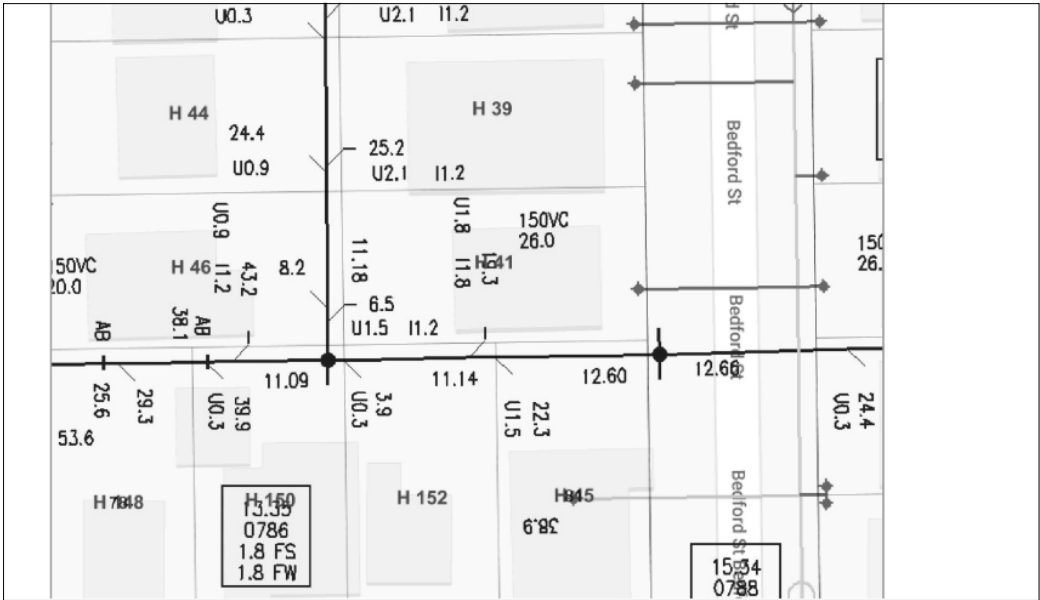
Loc.Auth. TOWN OF EAST FREMANTLE

Plan 3250 Volume 1411 Folio 317

Location Check Title



Elec.		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



COTTAGE & ENGINEERING  
SURVEYS

Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia  
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998  
Email : perth@cottage.com.au Website: www.cottage.com.au  
J/No: 462566 Drawn: F.Croasdale

EXISTING SITE PLAN  
SHEET 01 OF 07

NOTE : EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

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SOIL DESCRIPTION

Sand  
Refer to Survey

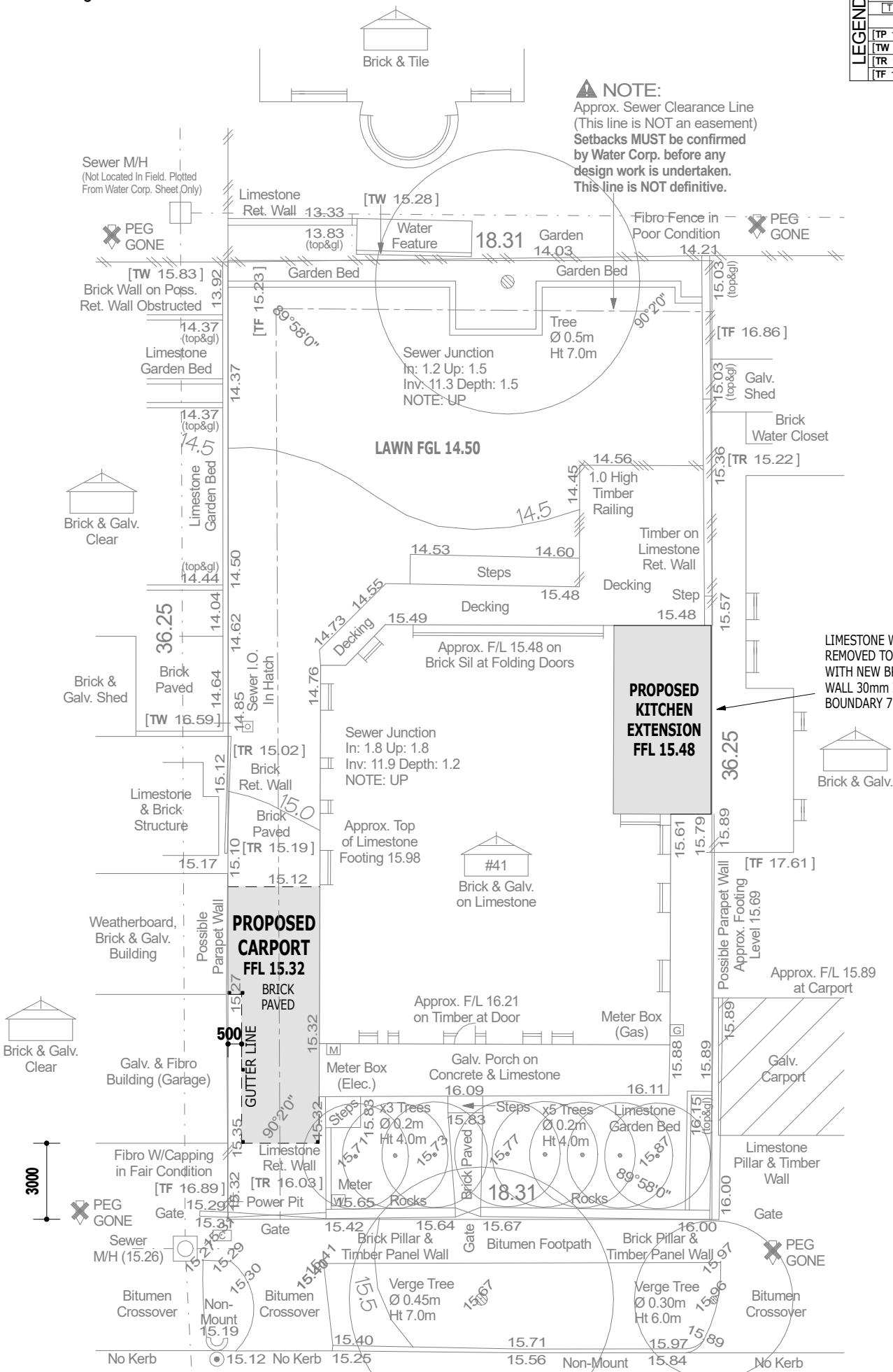
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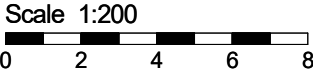
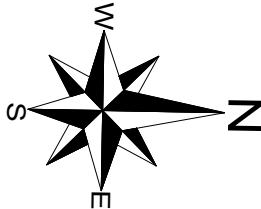
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⊕	SEC Dome
⊕	Power Pole
⊕	Phone Pits
⊕	Water Conn.
⊕	Top Pillar/Post
⊕	Top Wall
⊕	Top Retaining
⊕	Top Fence

**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.



Scale 1:200 Date: 29 Nov 19

PROPOSED SITE PLAN  
SHEET 02 OF 07

CLIENT : **Walsh, Gemma** CONTRACT / JOB NO. **430-15/28**

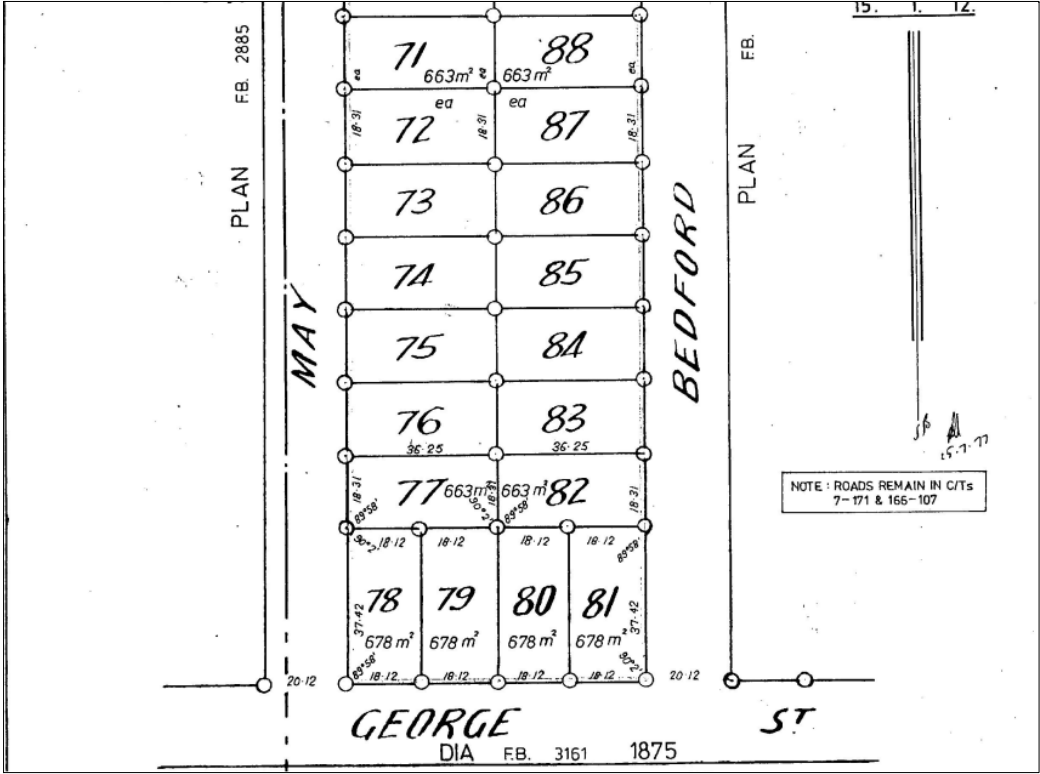
SITE SURVEY **LOT 82** COASTAL NO. **OLD AREA**

Suburb **East Fremantle**

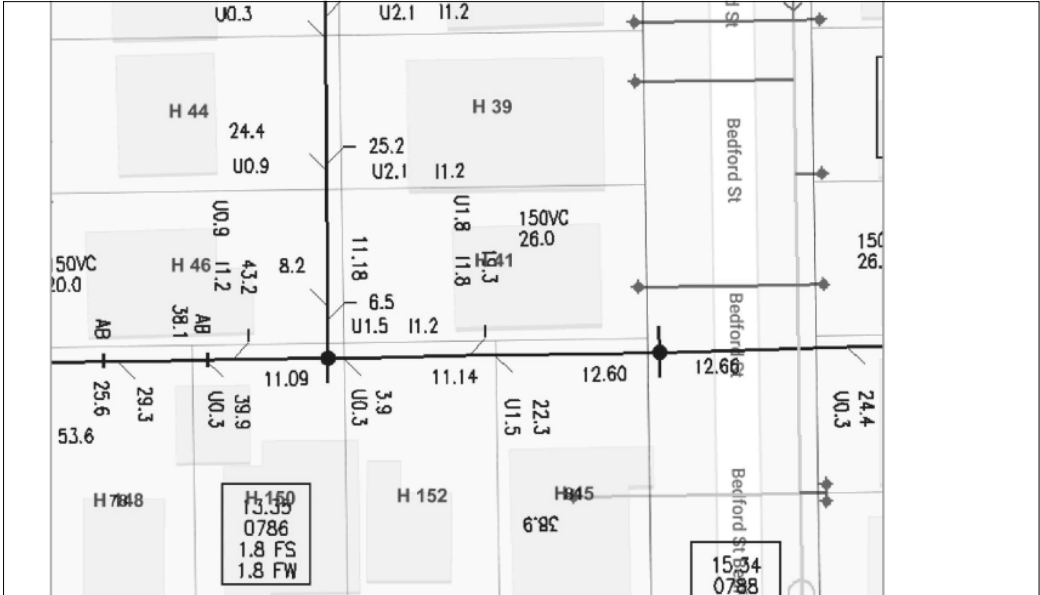
Loc.Auth. **TOWN OF EAST FREMANTLE**

Plan **3250** Volume **1411** Folio **317**

Location **Check Title**



Elec.	⊕ 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

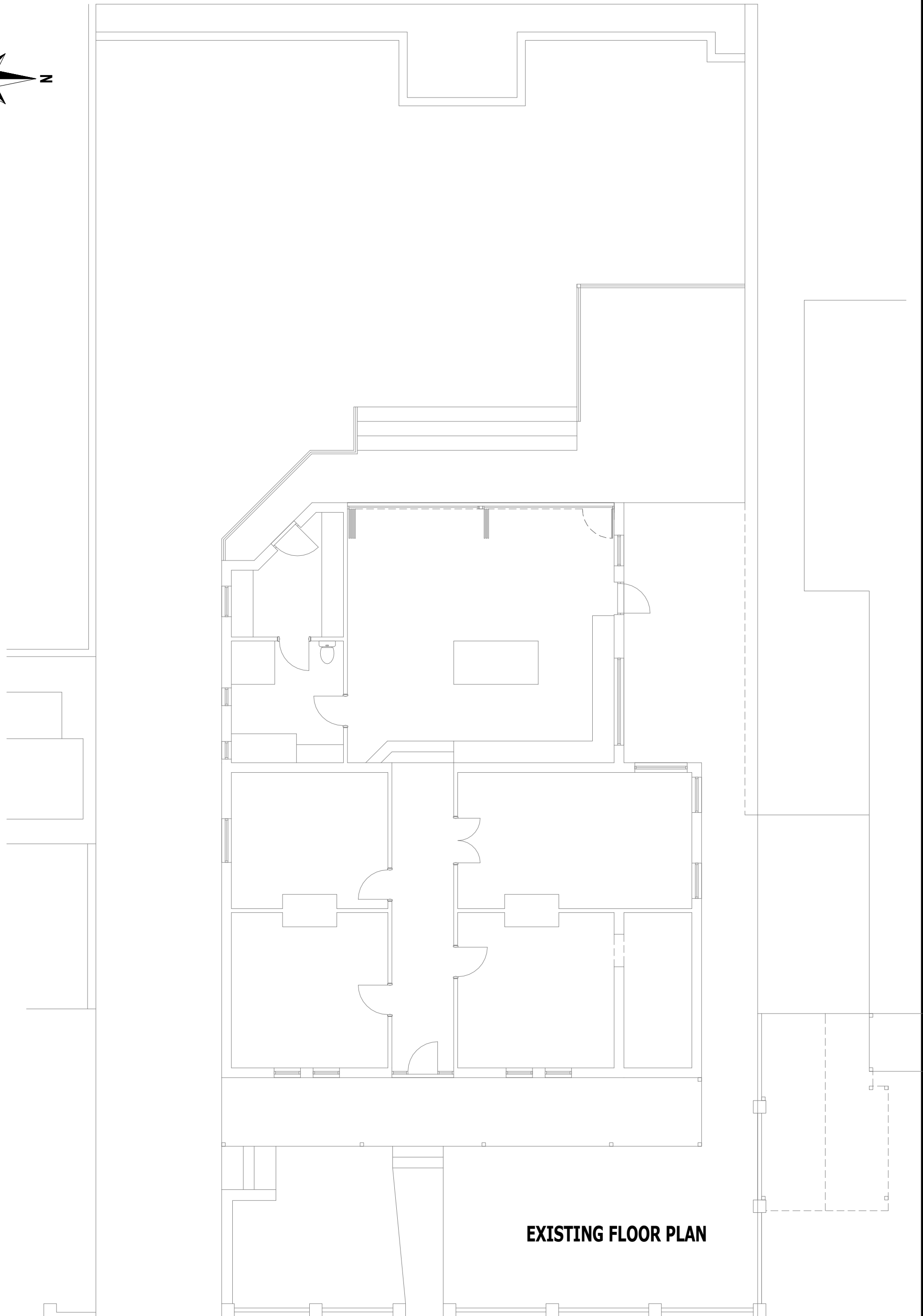
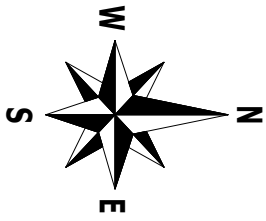


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EXISTING FLOOR PLAN

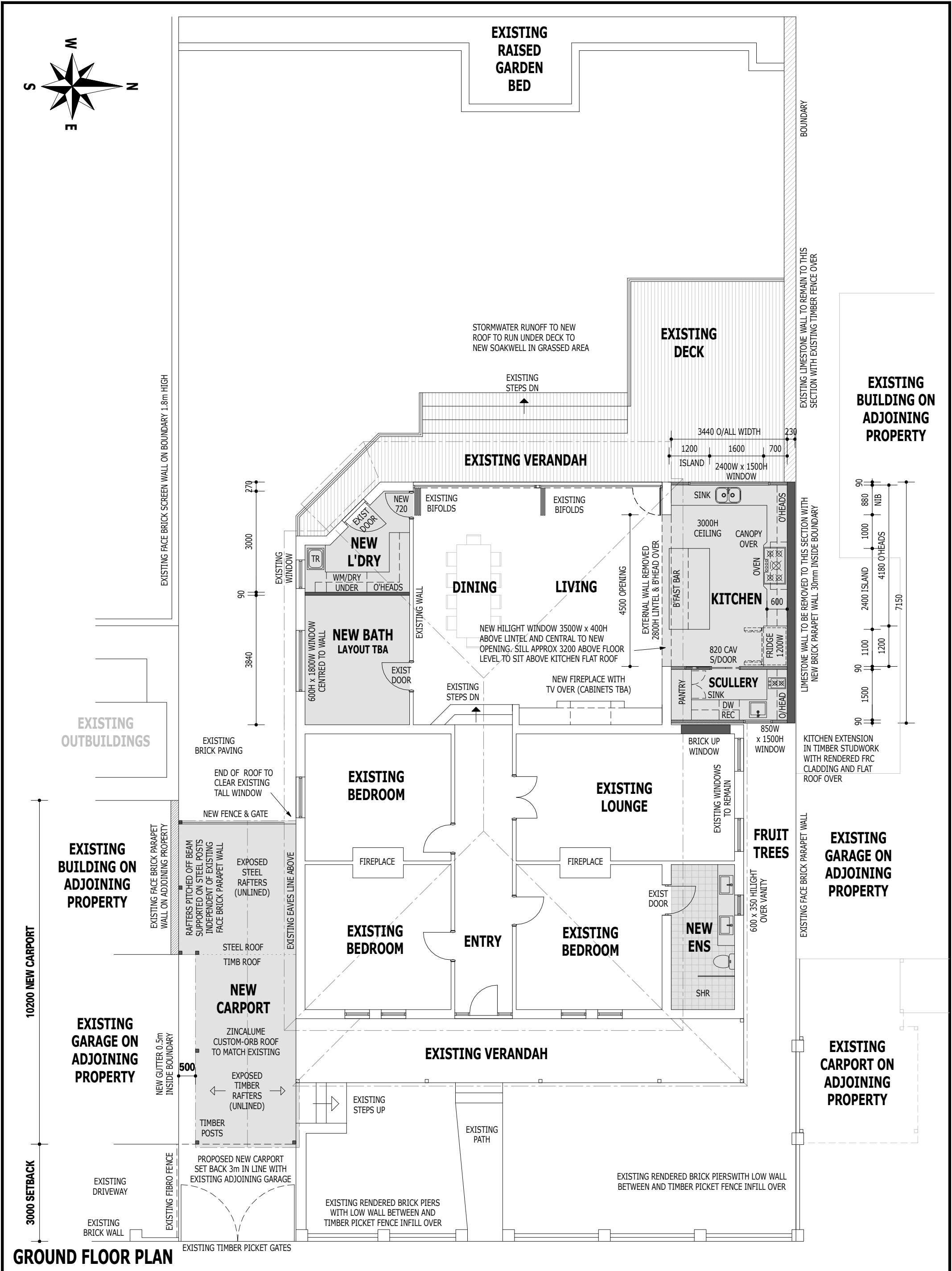
CLIENT:  
**GEMMA WALSH**  
ADDRESS:  
**PROPOSED ADDITIONS TO LOT 82**  
**41 BEDFORD RD EAST FREMANTLE**



**FRASER KELLY**  
Architectural Design & Drafting  
fbkelly@optusnet.com.au      040 3535 222

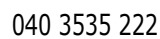
ALL WORK TO BE IN ACCORDANCE WITH BCA CODES AND AUSTRALIAN STANDARDS.  
IT IS THE BUILDERS RESPONSIBILITY TO COMPLY WITH ALL STATUTORY AUTHORITY  
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DWG-REV:	-
SCALE:	1 : 100
SHEET:	03 OF 07
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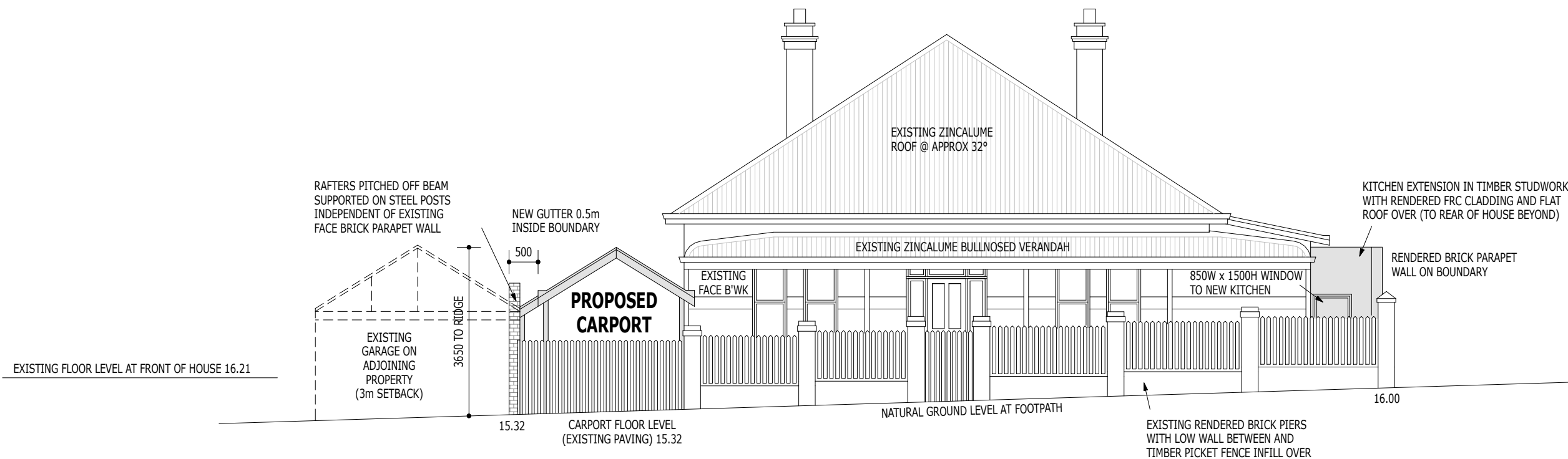
CLIENT:  
**GEMMA WALSH**

ADDRESS:  
**PROPOSED ADDITIONS TO LOT 82  
41 BEDFORD RD EAST FREMANTLE**

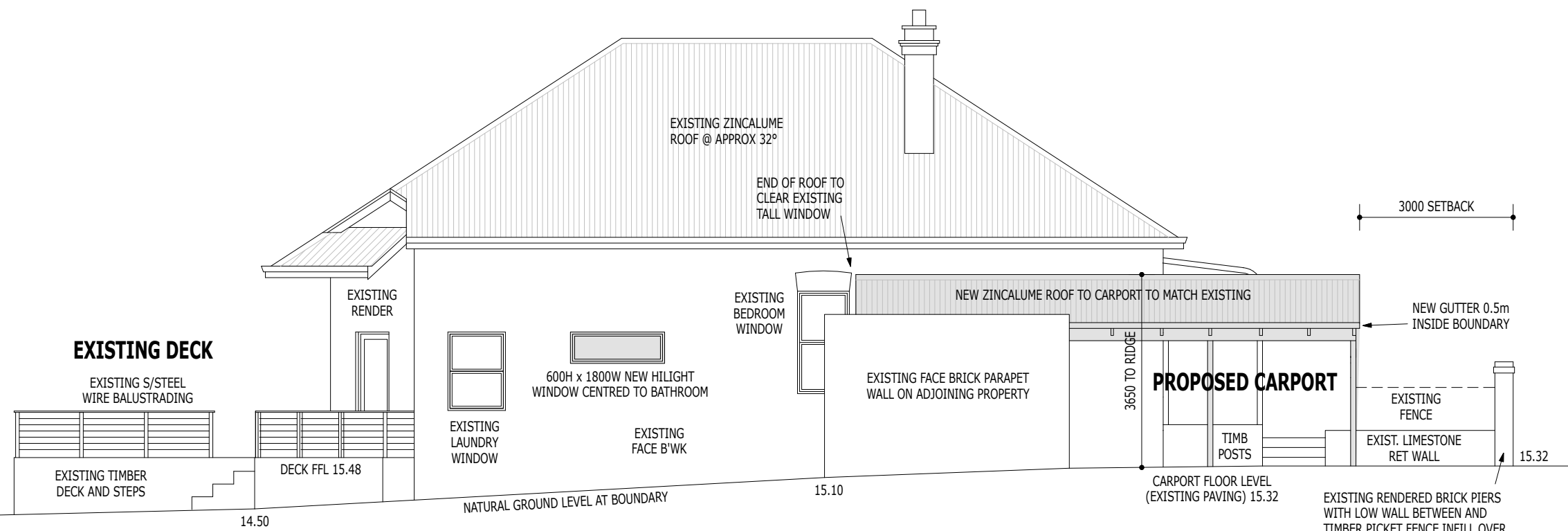


ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

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**EAST ELEVATION (FRONT)**



**SOUTH ELEVATION**

CLIENT:  
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ADDRESS:  
**PROPOSED ADDITIONS TO LOT 82  
41 BEDFORD ST EAST FREMANTLE**



**FRASER KELLY**  
Architectural Design & Drafting

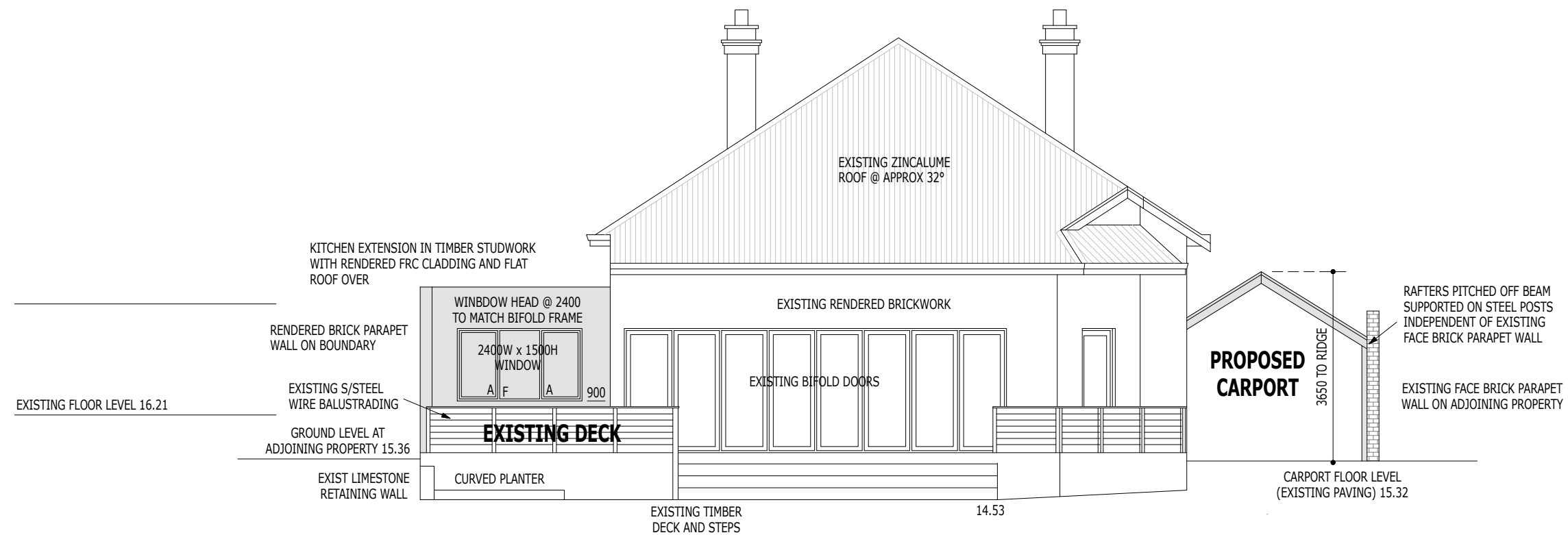
fbkelly@optusnet.com.au

040 3535 222

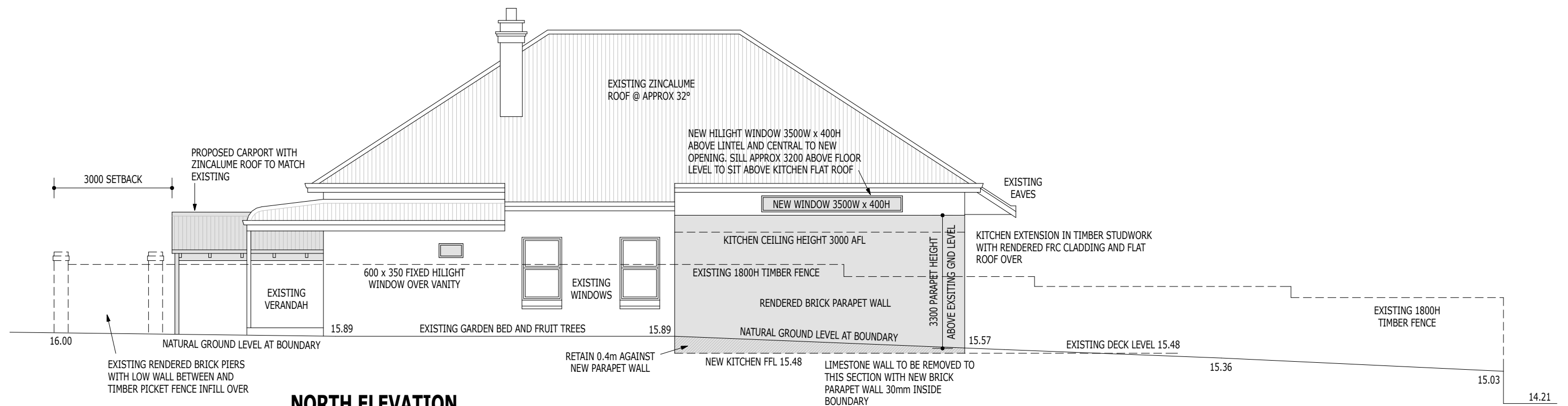
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DWG-REV:  
SCALE: 1 : 100  
SHEET: 05 OF 07  
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**WEST ELEVATION (REAR)**



**NORTH ELEVATION**

CLIENT:  
**GEMMA WALSH**  
ADDRESS:  
**PROPOSED ADDITIONS TO LOT 82  
41 BEDFORD ST EAST FREMANTLE**



**FRASER KELLY**  
Architectural Design & Drafting

fbkelly@optusnet.com.au

040 3535 222

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SHEET: 06 OF 07  
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