

LOT 82

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

LOT MISCLOSE

0.000 m

SOIL DESCRIPTION

Sand
Refer to Survey

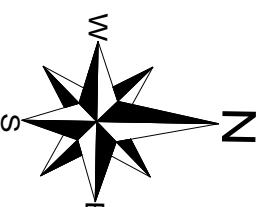
DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building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

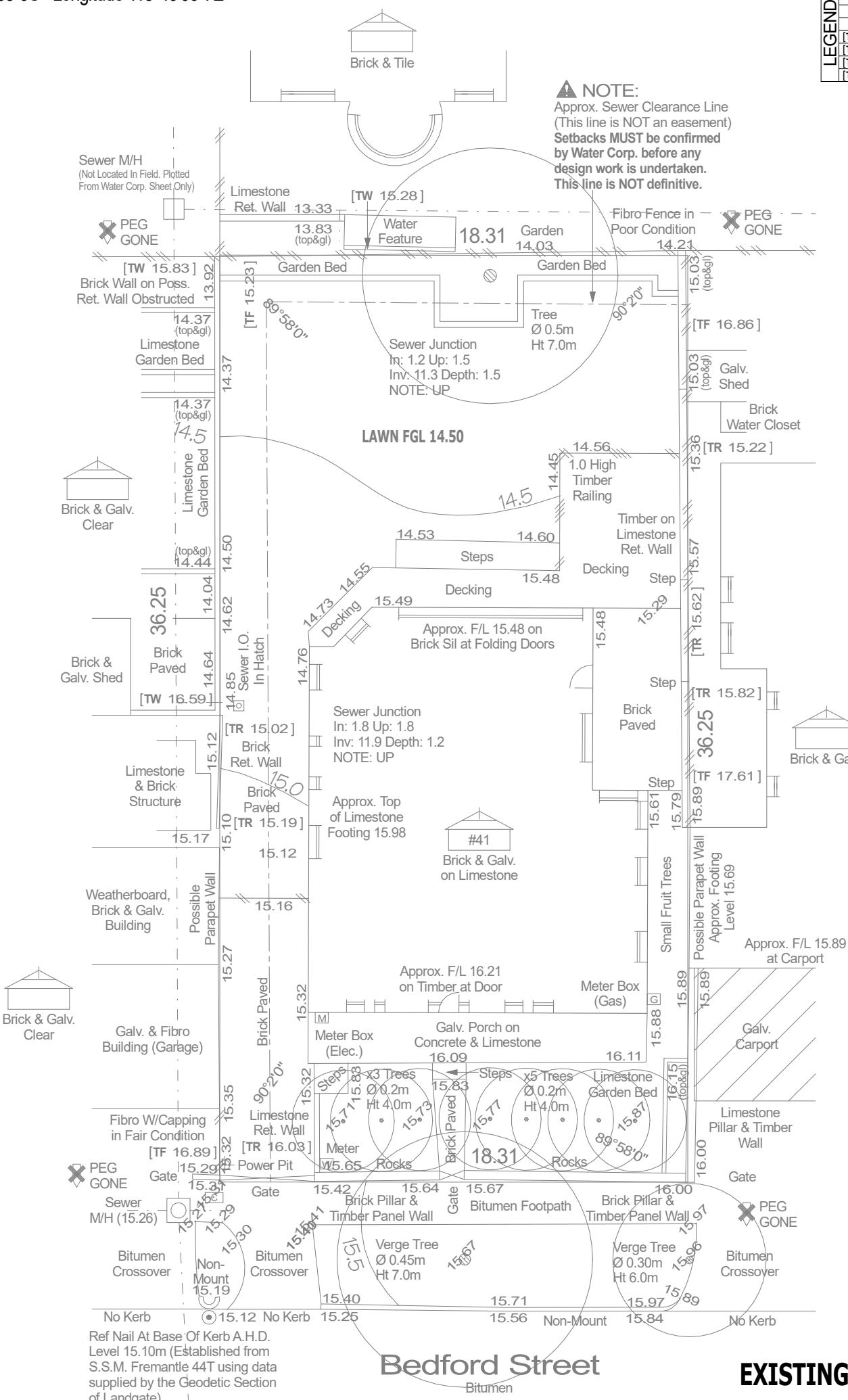
DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or 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.



Scale 1:200

0 2 4 6 8

Scale 1:200 Date: 29 Nov 19



COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors

© J/No: 462566 Drawn: F.Croasdale

CLIENT:

Walsh, Gemma

CONTRACT / JOB NO.

MAP REF.
430-15/28

COASTAL
NO
(Scaled from StreetSmart Directory
Only - Confirm With Shire)

OLD
AREA

LOT 82

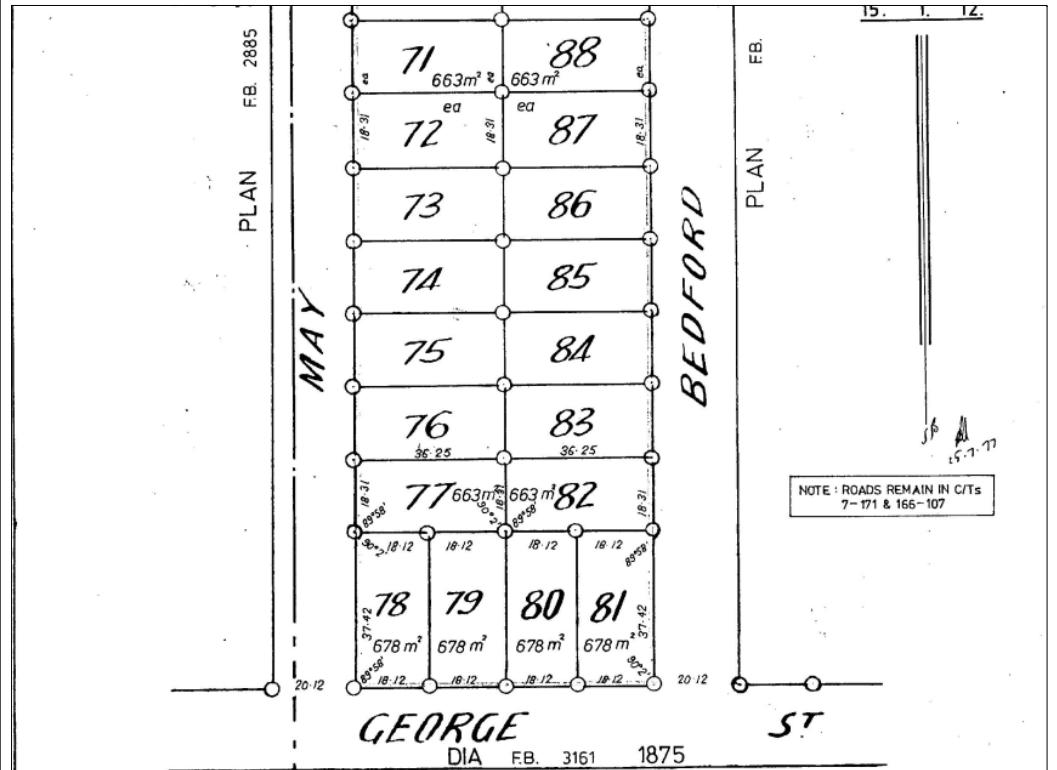
#41 Bedford Street

Suburb East Fremantle

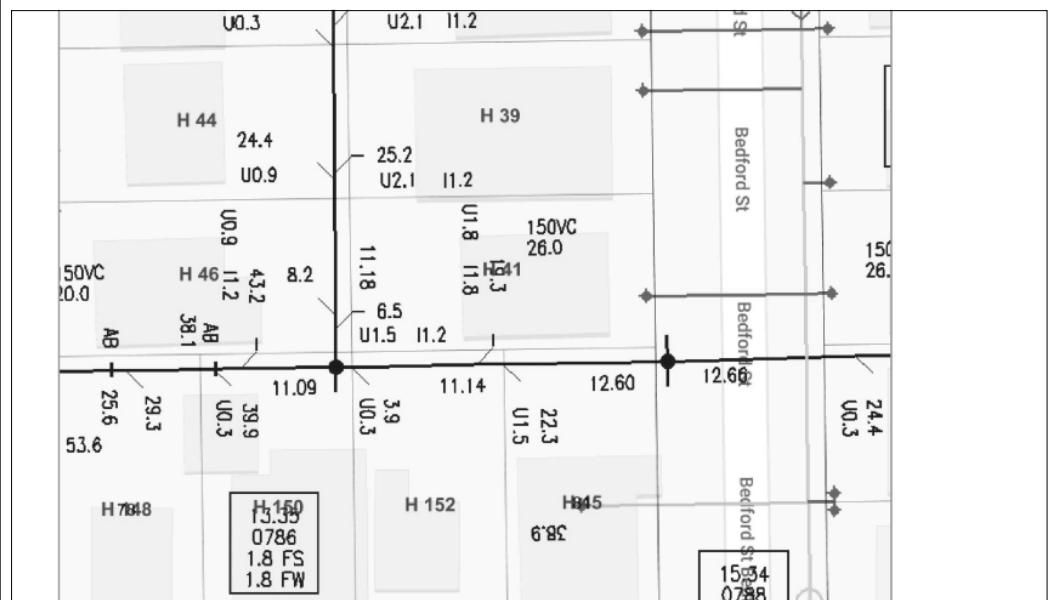
Loc. Auth. TOWN OF EAST FREMANTLE

Plan 3250 Volume 1411 Folio 317

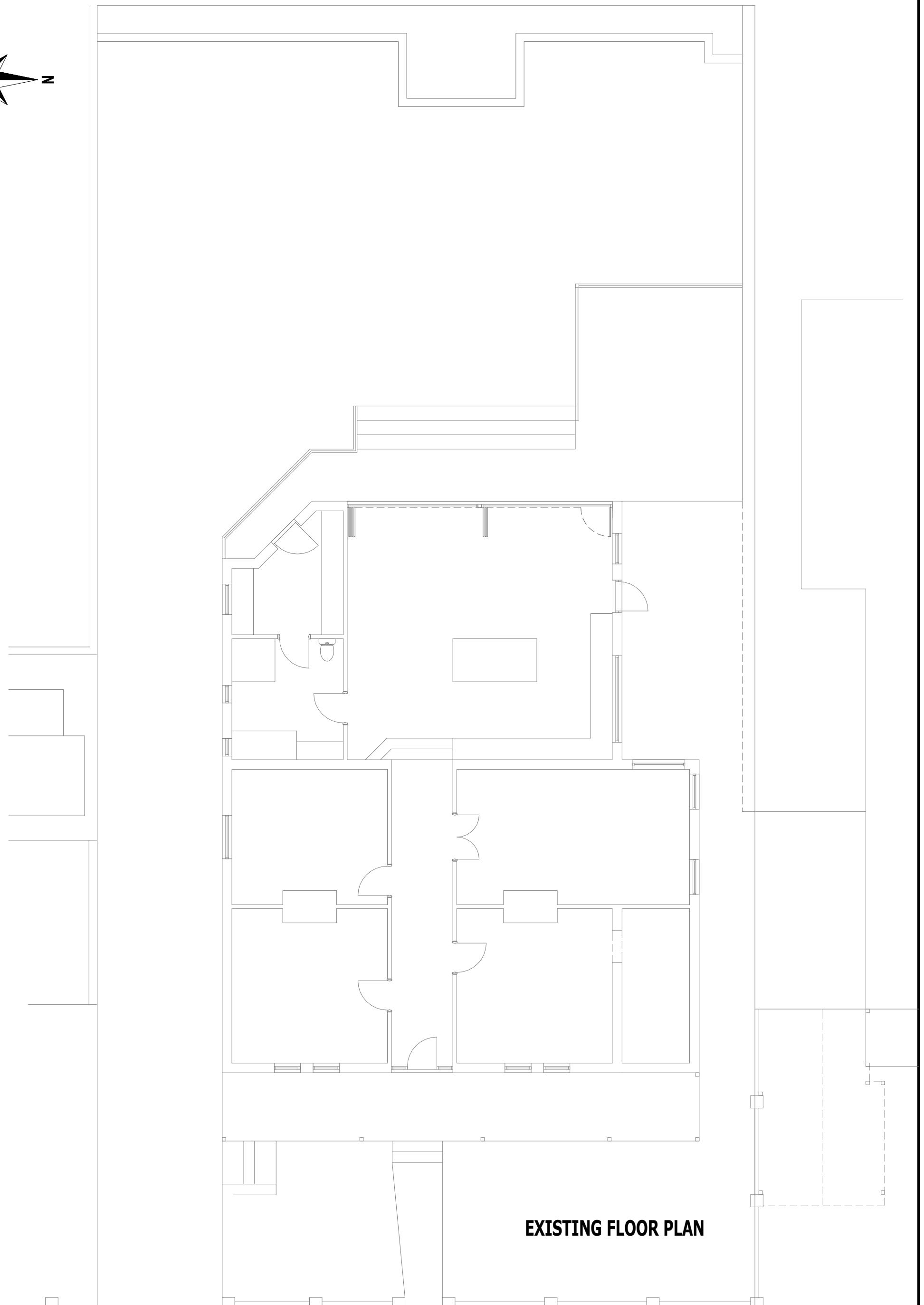
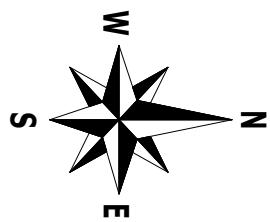
Location Check Title



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



NOTE : EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING WALLS / FENCES / GATES / ETC. DO NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.



EXISTING FLOOR PLAN

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



FRASER KELLY
Architectural Design & Drafting

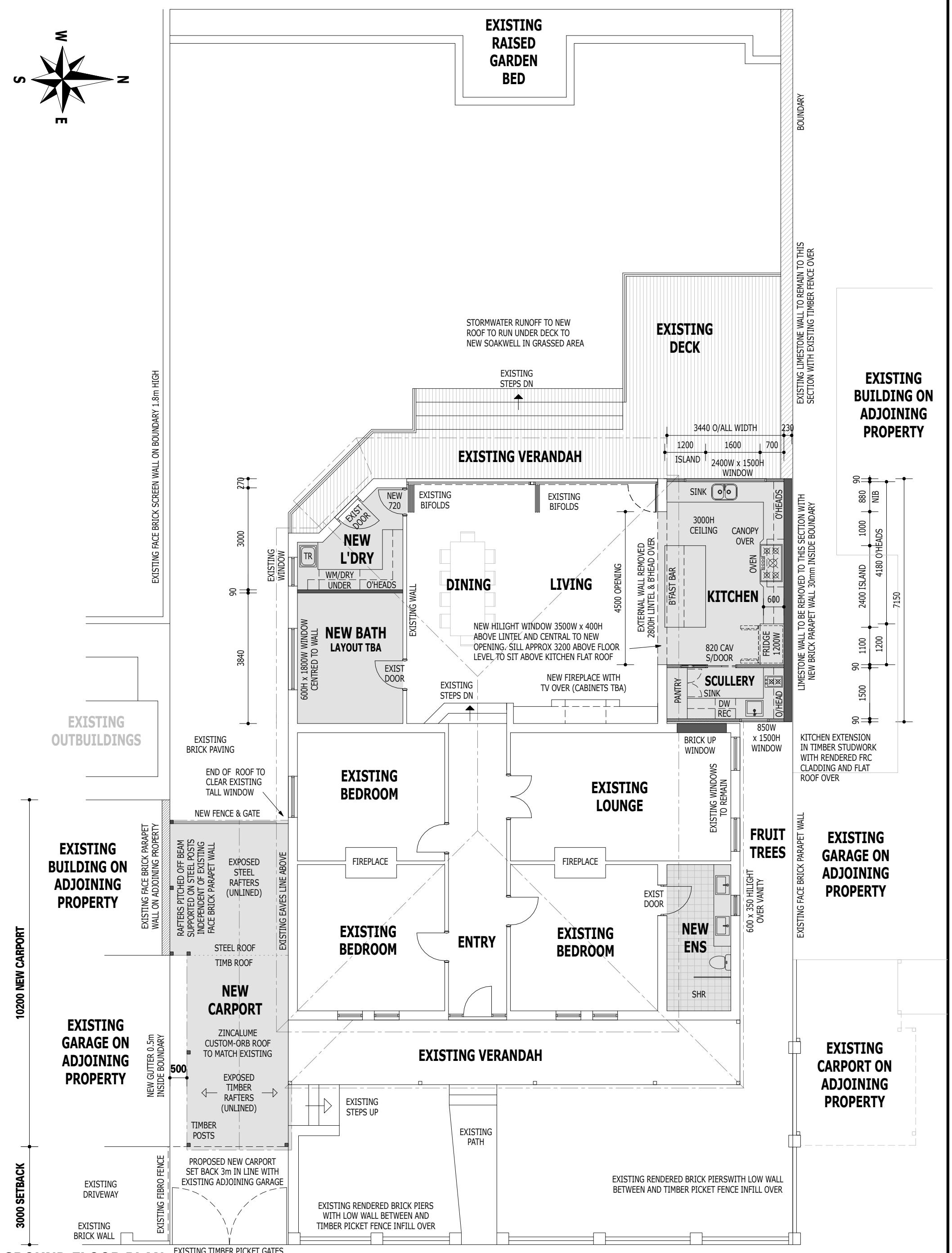
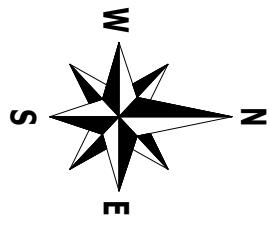
fbkelly@optusnet.com.au

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 REGULATIONS AND REQUIREMENTS WHICH IN THE EVENT OF ANY DISCREPANCY SHALL TAKE PRECEDENCE OVER THESE DRAWINGS.
DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

DRAWN: FK
DWG-REV: -
SCALE: 1 : 100
SHEET: 03 OF 07
Printed 11/01/2026

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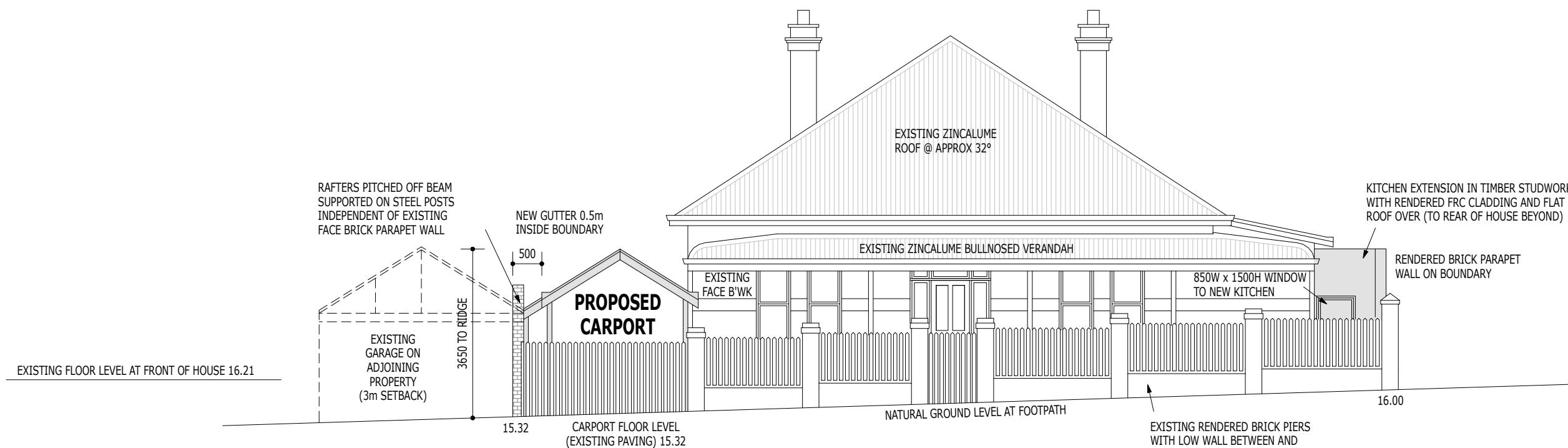
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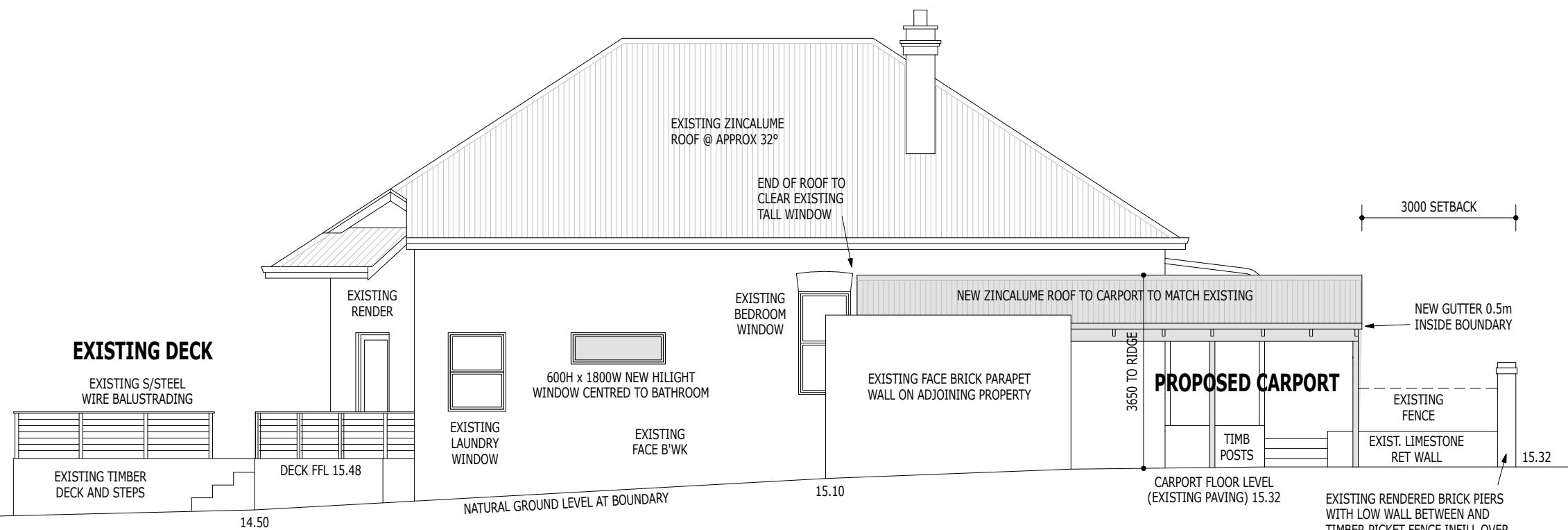
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EAST ELEVATION (FRONT)



SOUTH ELEVATION

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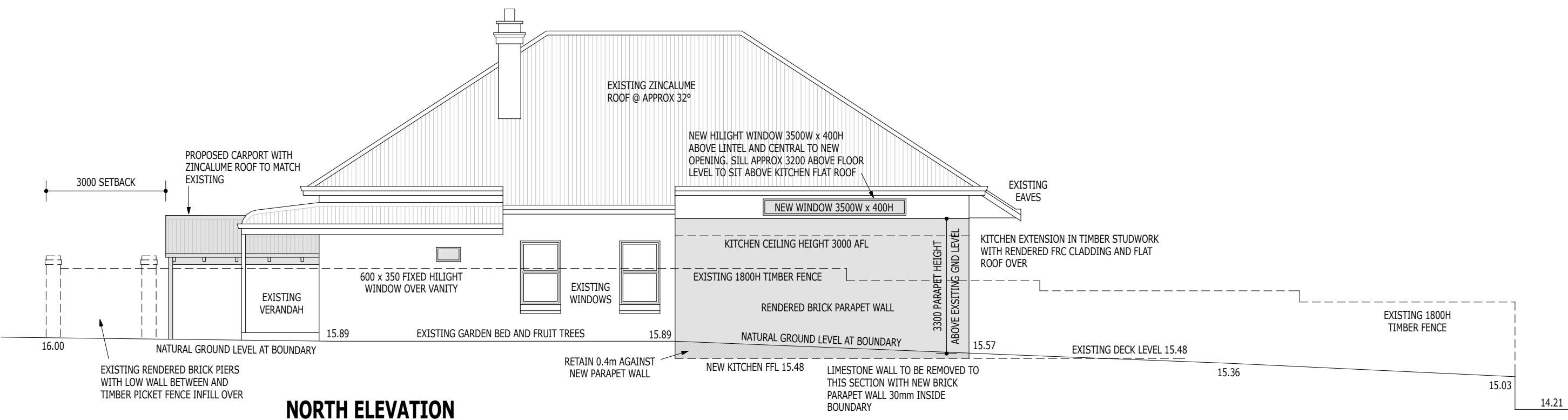
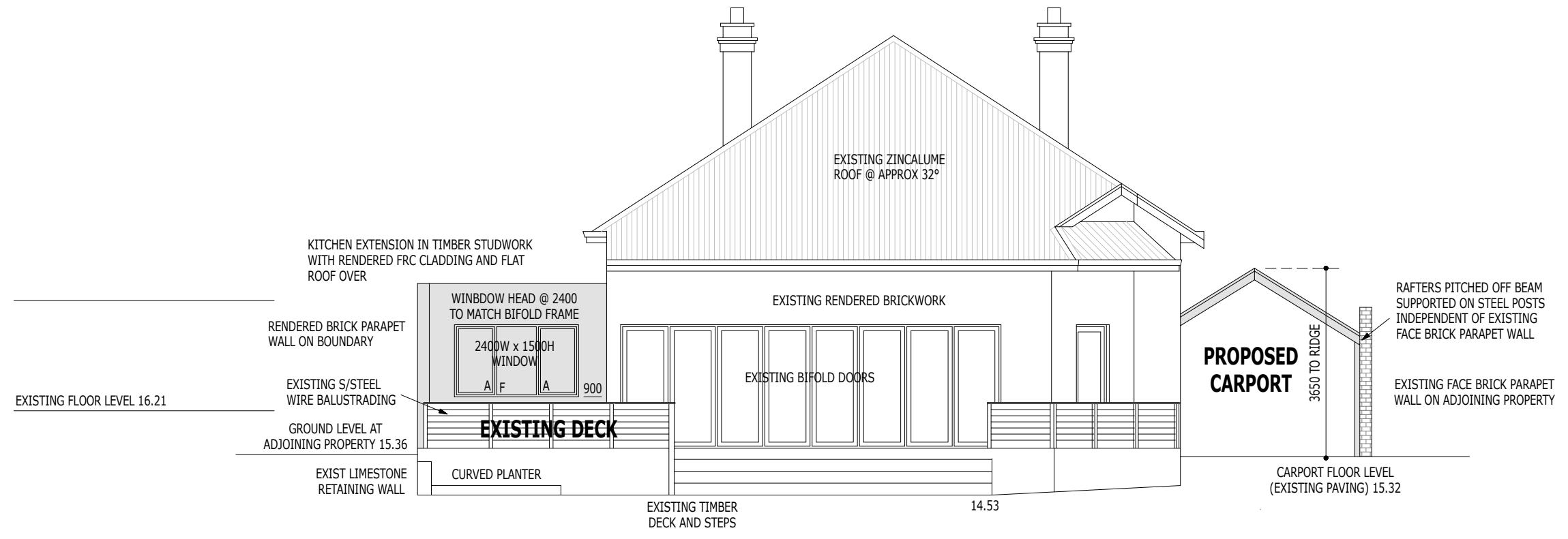
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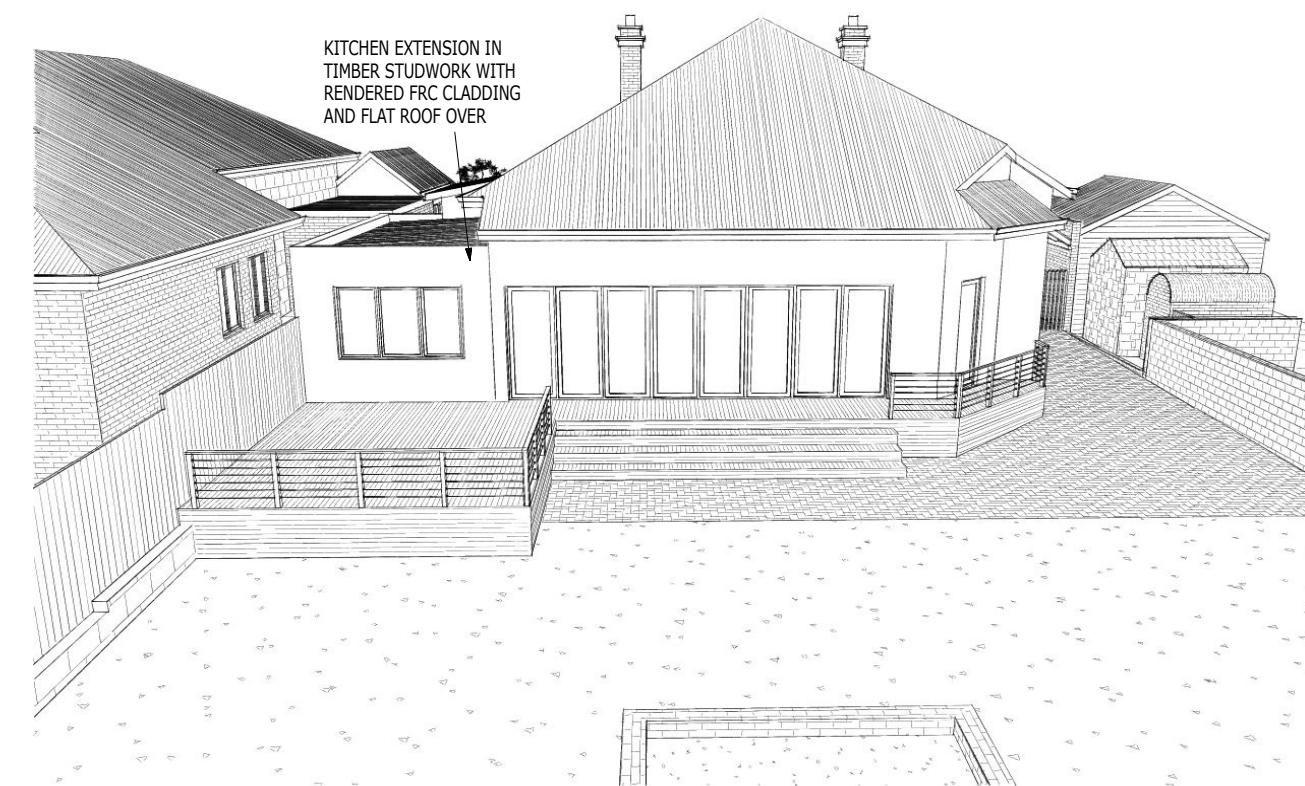
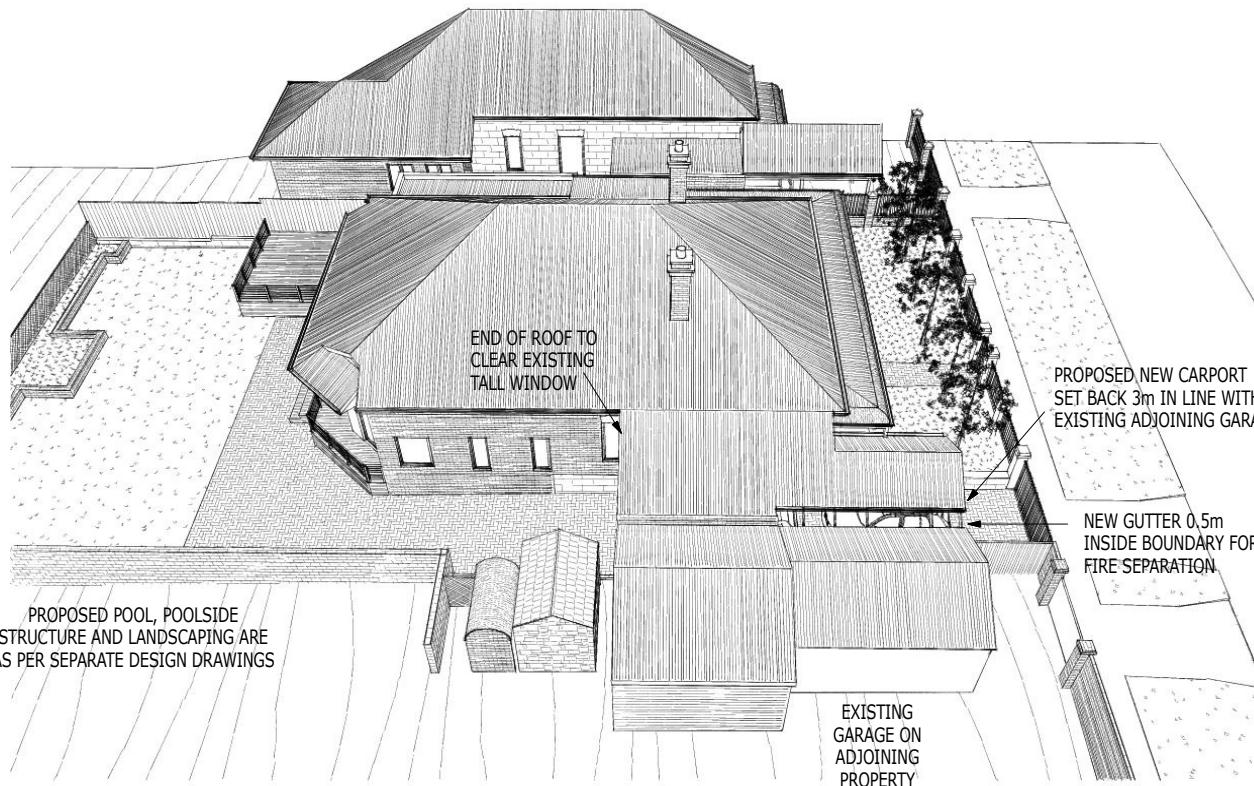
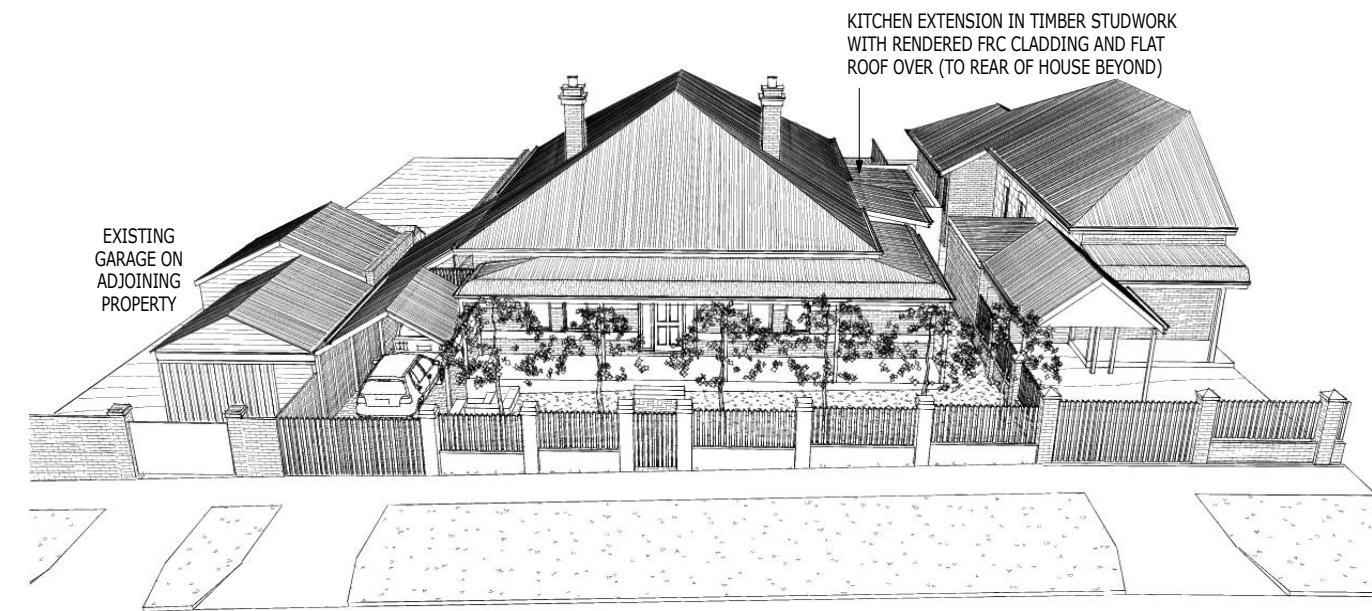
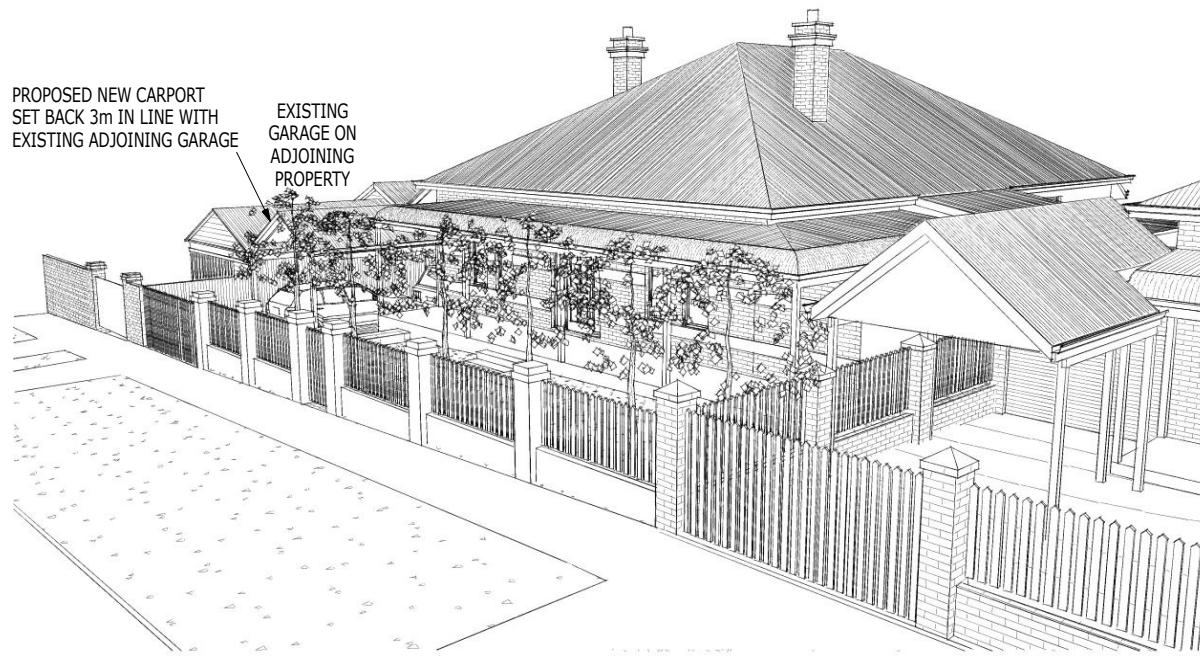
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