

LOT MISCLOSE
0.000 m

SOIL DESCRIPTION
Sand
Refer to Survey

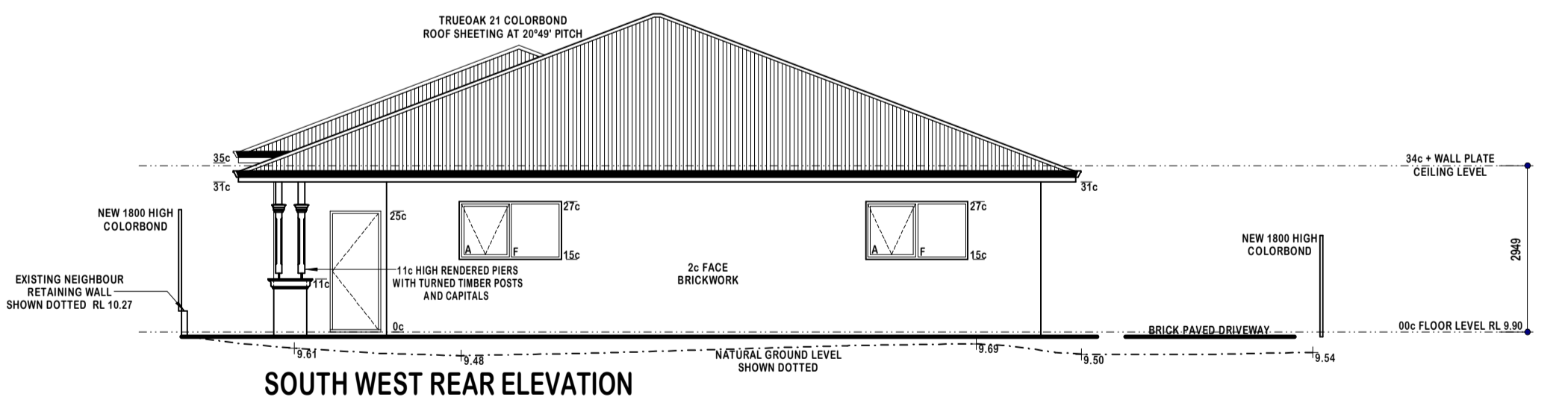
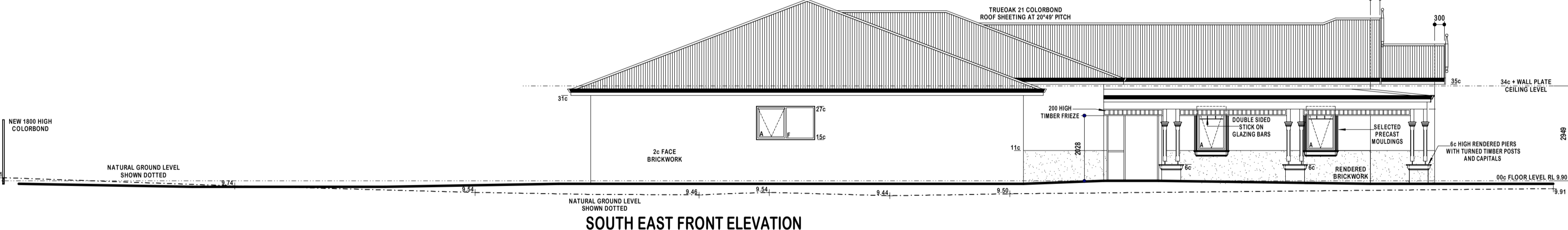
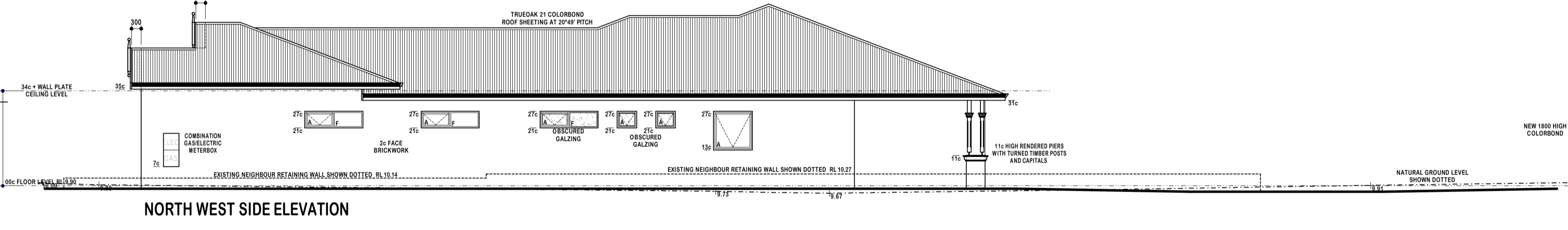
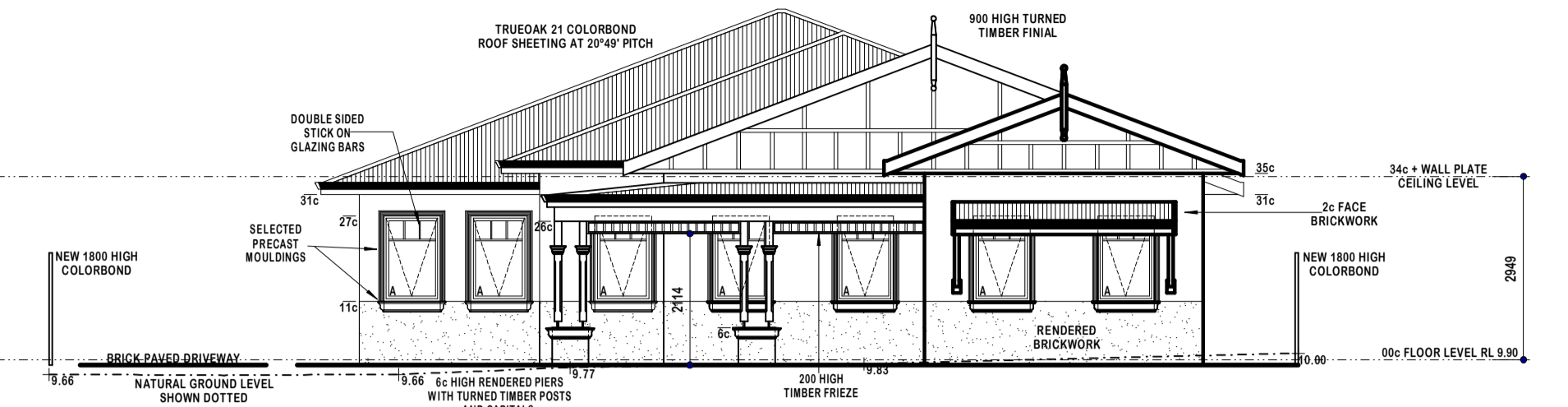
DISCLAIMER:
 Lot boundary lines on survey are based on landgate plan only. Survey does not include title search and as such may show easements or other interests not shown on plan. This should be checked to verify all details and for any easements or other interests which may affect building on the property.

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 an correct cadastral alignment. Any design 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 storm or mains services. Verification of the location of all internal and main 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 gas/fence and walls which may not be on the correct alignment and are to be worked when managed. Any design that includes additions to any structures shown or portion of structures remaining after any demolition that their door 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.



NSBD
NEIL SALVIA BUILDING DESIGNS
 Architectural Design and Drafting

State 11, 37 Credo Street
 Bedford VIC 3021
 P: 08 9344 6147 M: 0400 570 355
 E: neil@nsbd.com.au W: www.nsbd.com.au

Member 485 Building Designers Association WA (Inc)
 Accredited Member 1502 Building Designers Association WA (Inc)
 Member 884/66 Building Industry Association (USA)

PROPOSED DEVELOPMENT ON
Lot 18 #87 ROSEBERY STREET
BEDFORD

FOR CLIENT : ALBERTO TASSONE

No	DATE	AMENDMENT	DWG
A	---	---	---

SCALE: 1:100 SHEET OF 2
 PRINTED DATE: 23/08/2017 @ 4:01 PM

1. These plans are the sole property of Neil Salvia Building Designs and may not be reproduced or modified in whole or in part without written permission.
 2. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the Supervisors attention.
 3. Do not scale from Drawings.
 4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.

AREAS	
LEASE AREA	245m ²
AMENITIES	36m ²
VERANDAHS	35m ²
NEW TOTAL	316m²
GF PERIMETER	80.90m ²

SITE COVER / OPEN SPACE	
ZONING	R20 - 956m ²
ALLOWABLE SITE COVER	55% - 478m ²
ACTUAL SITE COVER	29.3% - 281m ²
ACTUAL OPEN SPACE	70.7% - 675m ²

Rosebery Street