LEGEND

1. Submission area - 94 Holyhead Street -Township and Settlement (2GP)
2. Balmoral farmhouse - Historic Building overlay (2GP)
3. Taieri River
4. Taieri Road Bridge
5. SH87 / Mountfort Street
6. Flood bank
7. Outram Glen
8. Holyhead Street Structure Plan - 94 Holyhead Street - Township and Settlement (2GP)

LEGEND

- Vehicles travelling north-east
- Vehicles approaching Outram
- Site area visible to road view
- Site area not visible to road view
- Holyhead St structure plan area
- View points - refer Fig. 3 & 4

Viewpoint 1 - Balmoral Farmhouse and field, viewed from north-east road approach to Outram

Viewpoint 2 - SH87 (Mountfort Street) and the main site area - viewed from the flood bank

Proposed Building Restriction Area
> No permanent or temporary strucures except for fences to 1.2m in height.
> No vegetation allowed to grow to more than 2.0m in height.

NOTES:

Existing structures

Zone Boundary

4.

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Client/Location
Balmoral Developments (Outram) Ltd
94 Holyhead Street, Outram

Purpose/Drawing Title
Plan of View Space to be Protected over Lot 27 SUB-2017-32

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Surveyed by	---	Original Size: A3	Scale: 1:1,500
Designed by	KAB		
Drawn by	KAB		
Checked by	KAB		
Approved by	KAB		DO NOT SCALE
Job Ref: D15829		Sheet No: 1 of 1	Revision No: B / Date Created: 27/04/2017

PLOT DATE 27 April, 2017 - 9:18 AM BY Kurt Bowen

Mountfort Street (SH No 87)

Lot 50 to vest as Accessway

50 280m²

Lot 49 to vest as Legal Road

Existing Entrance

49 140m²

46 1240m²

45 1030m²

44 1010m²

52 150m²

47 740m²

To vest as Legal Road

51 160m²

42.5m

42 1110m²

41 1210m²

40 1160m²

39 1050m²

38 1050m²

37 1520m² (1660m² Total)

ROW 'D'

36 1550m²

43 1160m²

35 1380m²

34 1470m²

33 1510m²

32 1290m²

22.5m

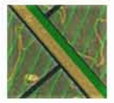
20m wide Building Restriction Area

ROW 'E'

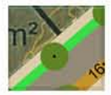
0 20m approx.

Legend

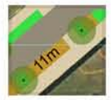
2m boundary set back.
Photinia 'red robin'
planted @ 8m centres



4m pedestrian alley.
3m path + 1.5m planting bed.
Hedge planting to 1m.
Hebe, lavander or rosa sp.



2m foot path + 1.5m grass strip.
Pyrus calleryana 'aristocrat'
@ 8 - 9m centres



6m clear carriageway.
3m deep parrallel parking.
2m foot path.
1.5m tree planting beds.