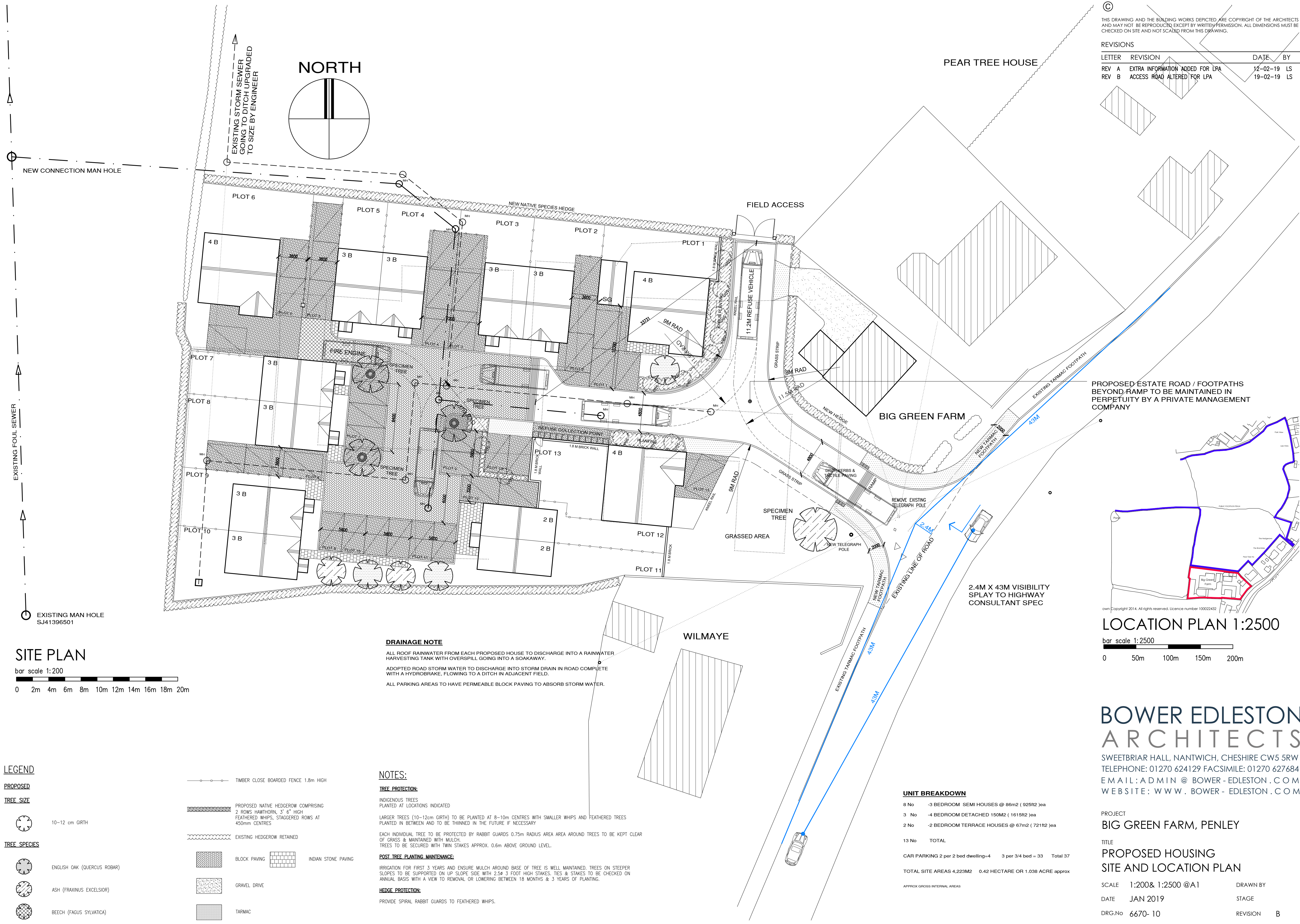


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REVISIONS			
LETTER	REVISION	DATE	BY
REV A	EXTRA INFORMATION ADDED FOR LPA	12-02-19	LS
REV B	ACCESS ROAD ALTERED FOR LPA	19-02-19	LS



DRAINAGE NOTE

ALL ROOF RAINWATER FROM EACH PROPOSED HOUSE TO DISCHARGE INTO A RAINWATER HARVESTING TANK WITH OVERSPILL GOING INTO A SOAKAWAY.

ADOPTED ROAD STORM WATER TO DISCHARGE INTO STORM DRAIN IN ROAD COMPLETE WITH A HYDROBRAKE, FLOWING TO A DITCH IN ADJACENT FIELD.

ALL PARKING AREAS TO HAVE PERMEABLE BLOCK PAVING TO ABSORB STORM WATER.

NOTES:

TREE PROTECTION:

INDIGENOUS TREES PLANTED AT LOCATIONS INDICATED

LARGER TREES (10-12cm GIRTH) TO BE PLANTED AT 8-10m CENTRES WITH SMALLER WHIPS AND FEATHERED TREES PLANTED IN BETWEEN AND TO BE THINNED IN THE FUTURE IF NECESSARY.

EACH INDIVIDUAL TREE TO BE PROTECTED BY RABBIT GUARDS 0.75m RADIUS AREA AROUND TREES TO BE KEPT CLEAR OF GRASS & MAINTAINED WITH MULCH.

TREES TO BE SECURED WITH TWIN STAKES APPROX. 0.6m ABOVE GROUND LEVEL.

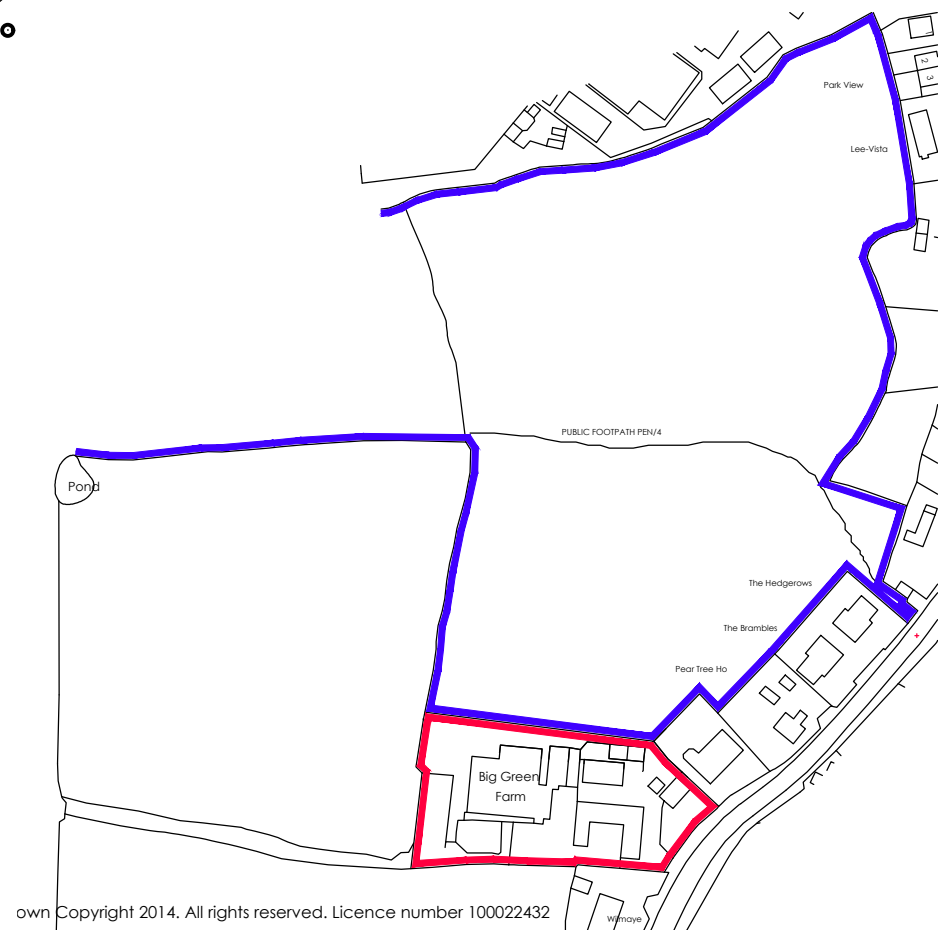
POST TREE PLANTING MAINTENANCE:

IRRIGATION FOR FIRST 3 YEARS AND ENSURE MULCH AROUND BASE OF TREE IS WELL MAINTAINED. TREES ON STEEPER SLOPES TO BE SUPPORTED ON UP-SLOPE SIDE WITH 2.5m 3 FOOT HIGH STAKES. TIES & STAKES TO BE CHECKED ON ANNUAL BASIS WITH A VIEW TO REMOVAL OR LOWERING BETWEEN 18 MONTHS & 3 YEARS OF PLANTING.

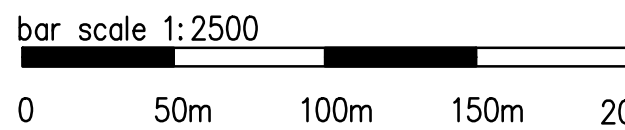
HEDGE PROTECTION:

PROVIDE SPIRAL RABBIT GUARDS TO FEATHERED WHIPS.

PROPOSED ESTATE ROAD / FOOTPATHS BEYOND RAMP TO BE MAINTAINED IN PERPETUITY BY A PRIVATE MANAGEMENT COMPANY



LOCATION PLAN 1:2500



BOWER EDLESTON ARCHITECTS

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PROJECT
BIG GREEN FARM, PENLEY

TITLE
PROPOSED HOUSING
SITE AND LOCATION PLAN

SCALE	1:200& 1:2500 @A1	DRAWN BY	
DATE	JAN 2019	STAGE	
DRG.No	6670- 10	REVISION	B

UNIT BREAKDOWN			
8 No	-3 BEDROOM SEMI HOUSES @ 86m2 (925ft2)ea		
3 No	-4 BEDROOM DETACHED 150M2 (1615ft2)ea		
2 No	-2 BEDROOM TERRACE HOUSES @ 67m2 (721ft2)ea		
13 No	TOTAL		
CAR PARKING 2 per 2 bed dwelling=4 3 per 3/4 bed = 33 Total 37			
TOTAL SITE AREAS 4,223M2 0.42 HECTARE OR 1.038 ACRE approx			
APPROX GROSS INTERNAL AREAS			