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2.2 Surrounding area

The surrounding area near 39 Lyons Street Rosedale, features a mix of residential homes, commercial establishments, and some vacant land. Local businesses including a tattoo shop, the Rosedale Tavern, and a stock and real estate agent, contribute to the town's small business environment and community atmosphere.

The presence of residential properties helps maintain the town's community-oriented character. This blend of residential and commercial uses reflects the balanced and vibrant nature of Rosedale, supporting both its economic activity and its welcoming, small-town atmosphere.

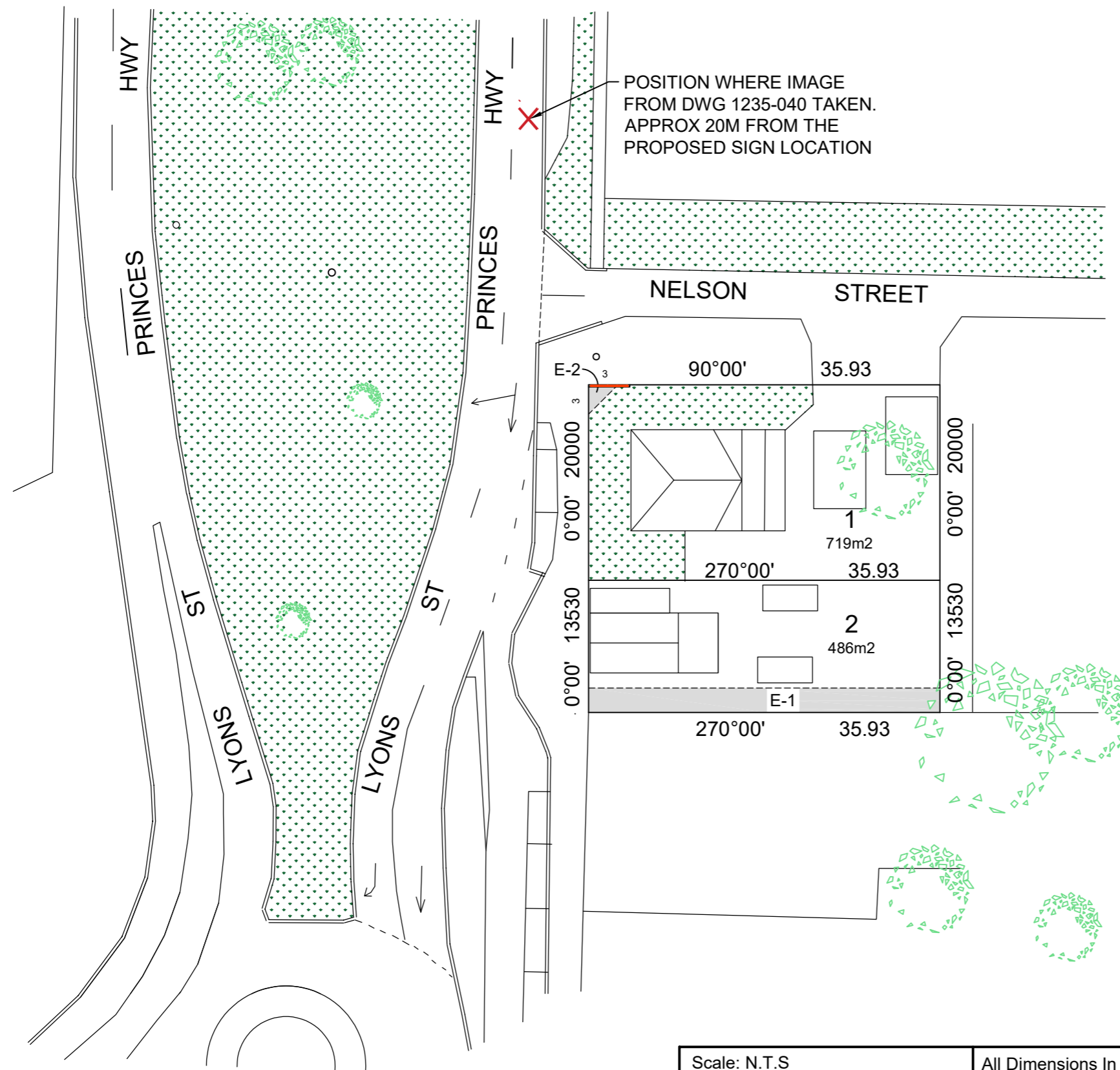
The aerial view in Figure 1 above shows the site (indicated by a white outline) within the context of the adjoining properties and the broader area.



PHOTO 1: Subject Site – North East





PHOTO 2: Subject Site – West



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-  EASEMENTS
- E-1 SEWER & DRAINAGE
- E-2 SEWER & DRAINAGE
-  PROPOSED SIGN
-  EXISITING GREEN AREAS

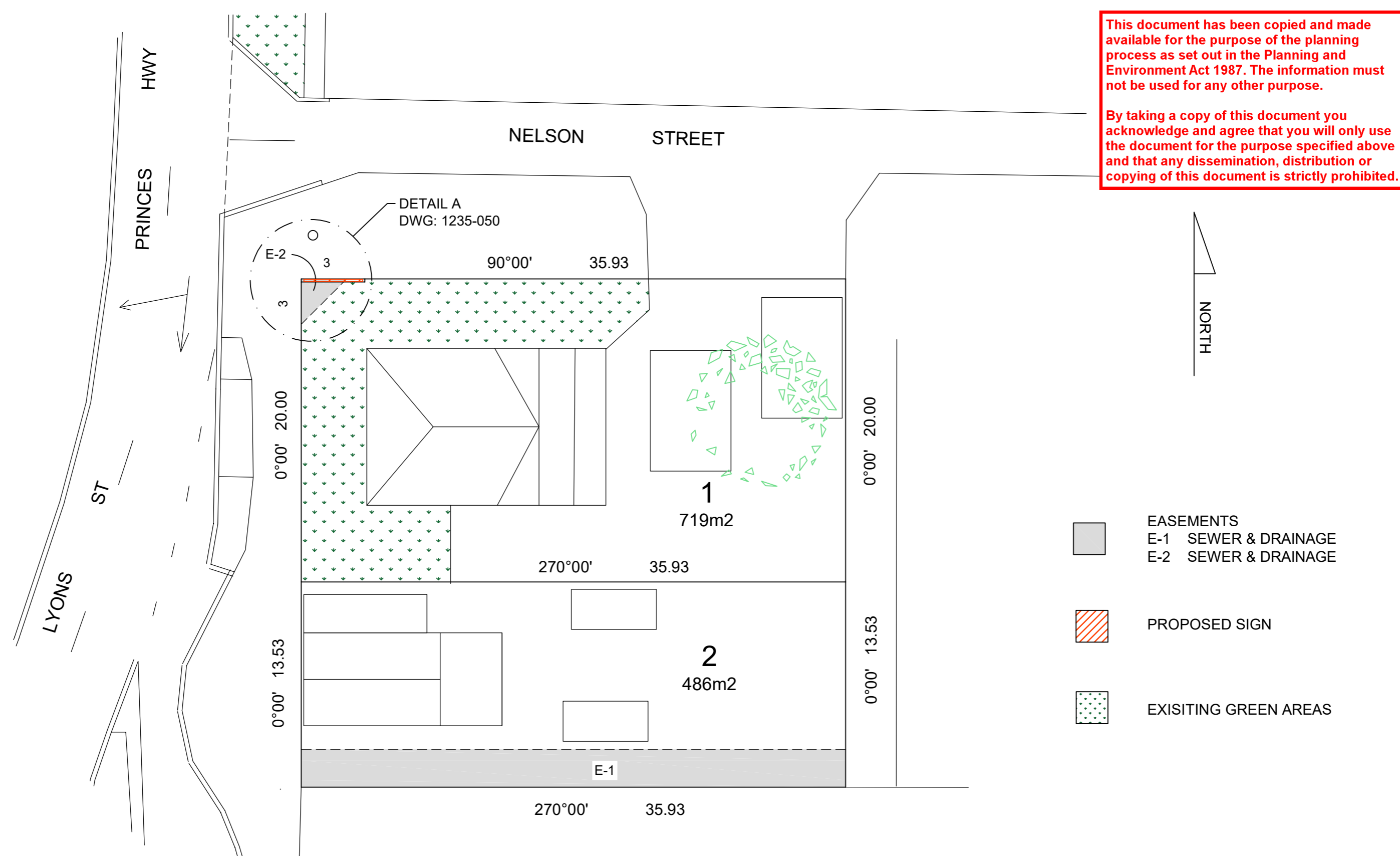
Scale: N.T.S		All Dimensions In mm		DRAWING NUMBER: 1235-000	
				TITLE: 39 LYONS STREET, ROSEDALE	
				PROPOSED SIGNAGE - PLANNING	
PROJECT:				EXISTING TITLE PLAN	
Drawn By	Date Drawn	Approved By	Revision	Sheet No:	A2
AG	22/02/2021		B	1 Of 1	

REV	DESCRIPTION	DATE	DRAWN	CHECKED	APPROVED
B	REFINED SIGN ON PLAN	31/05/24	AG		
A	ISSUED FOR PLANNING	16/04/24	AG		



1 2 3 4 5 6 7 8 9 10 11

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-  EXISITING GREEN AREAS

Scale: N.T.S	All Dimensions In mm		DRAWING NUMBER: 1235-015
		TITLE: 39 LYONS STREET, ROSEDALE PROPOSED SIGNAGE - PLANNING PROPOSED SITE PLAN	
		PROJECT:	
Drawn By AG	Date Drawn 22/02/2021	Approved By	Revision: B Sheet No: 1 Of 1 A2

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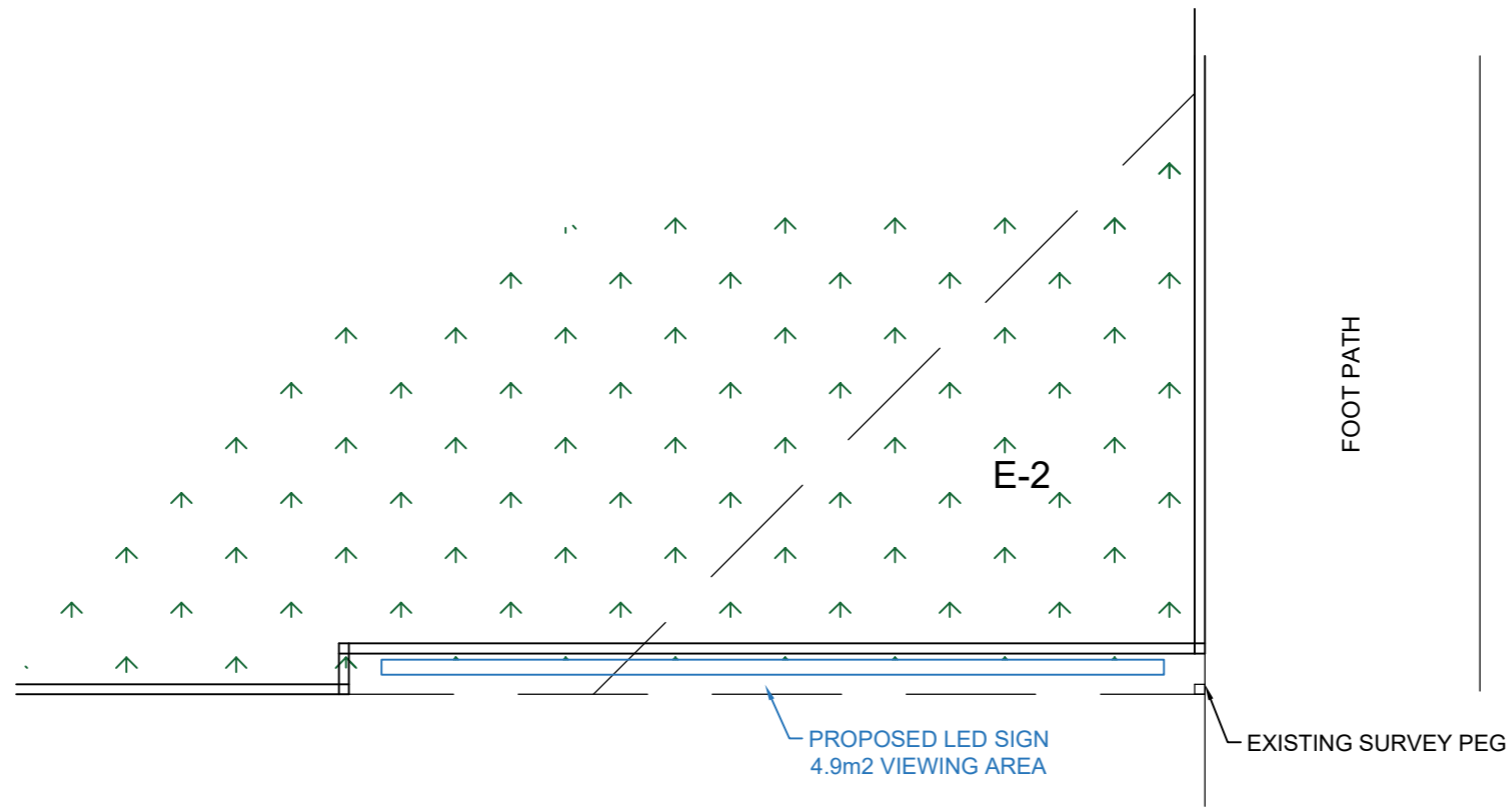
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Scale: N.T.S		All Dimensions In mm		DRAWING NUMBER: 1235-040	
				TITLE: 39 LYONS STREET, ROSEDALE	
				PROPOSED SIGNAGE - PLANNING PERSPECTIVE VIEW	
PROJECT:				Drawn By: AG	Date Drawn: 22/02/2021
				Approved By:	Revision: A
				Sheet No: 1 Of 1	A2

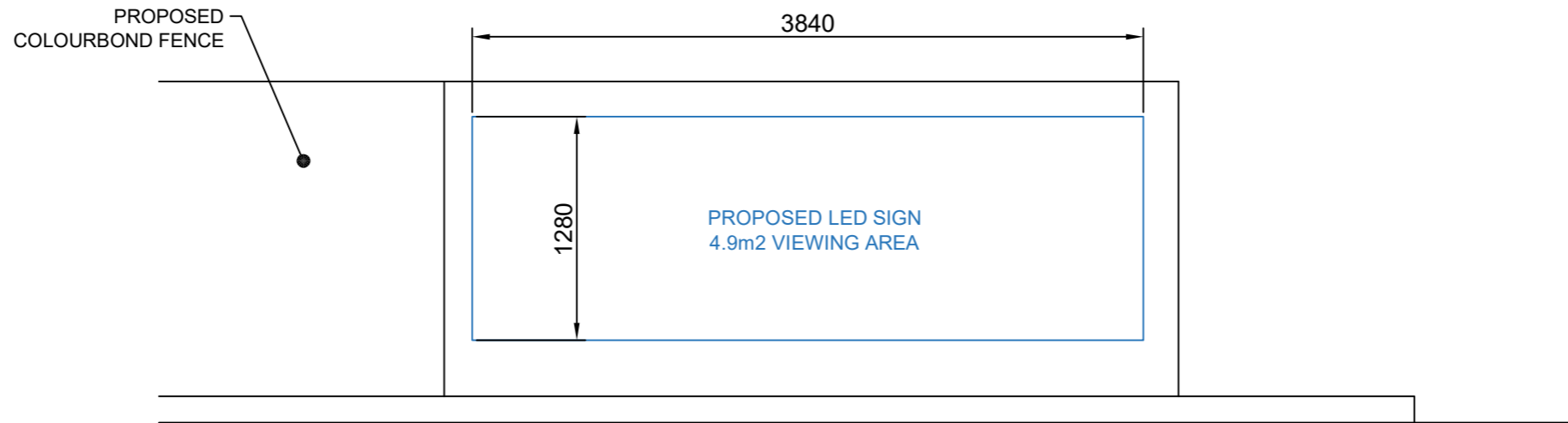
REV	DESCRIPTION	DATE	DRAWN	CHECKED	APPROVED
A	ISSUED FOR PLANNING	16/04/24	AG		

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DETAIL A
1235-015



NORTH ELEVATION

Scale: N.T.S	All Dimensions In mm	DRAWING NUMBER: 1235-050	
		TITLE: 39 LYONS STREET, ROSEDALE PROPOSED SIGNAGE - PLANNING DETAIL A	
		PROJECT:	
Drawn By AG	Date Drawn 22/02/2021	Approved By	Revision B
Sheet No: 1 Of 1		A2	