

**APPENDIX XXIII LOT 1 DP 65123 (1051A Dyers Pass Road) AREA
REFERRED TO IN RULES, CHAPTER 19 (Updated
March 2008)**

- (a) The building platform shall be located as far as practical on either Site 2 or Site 5 shown on the diagram below.
- (b) All areas of cut and fill shall not exceed 2 metres in vertical height. The building platform may be stepped.
- (c) Where the cut is made into soil or other unconsolidated material, the slope of the cut face shall not exceed a ratio of 1 Vertical: 1.5 Horizontal unless a retaining wall is installed.
- (d) Building platform is limited to 1000m². All buildings, earthworks and associated vegetation clearance must be within this platform.
- (e) All retaining walls on the residential site must be screened by planting. Revegetating or sealing of disturbed and non-stabilised areas shall be undertaken as soon as is practicable following disturbance or removal of vegetative cover. Straw mulch and batter blankets shall be applied on slopes between 1H:2V and 1H:1V (100% coverage is required). If it is not practicable to establish vegetation on the cut face, the consent holder shall establish vegetation at the base of the cut at a density not less than 1 tree or shrub for every 5 square metres of visible batter.
- (f) All planting for landscaping or screening purposes on the Rural zoned portion of the site shall be in indigenous species.

Explanation

Stepping of the building platform is allowed to reduce the visual impact of the creation of building platforms, and to encourage the design of housing that “steps” down the hill.

The building platform including cartilage area is designed to confine areas of “domestication” to the vicinity of the building and to reduce the impact of the development on the natural landscape values on the environment.

Siting the building with simple native landscaping is the desired character.

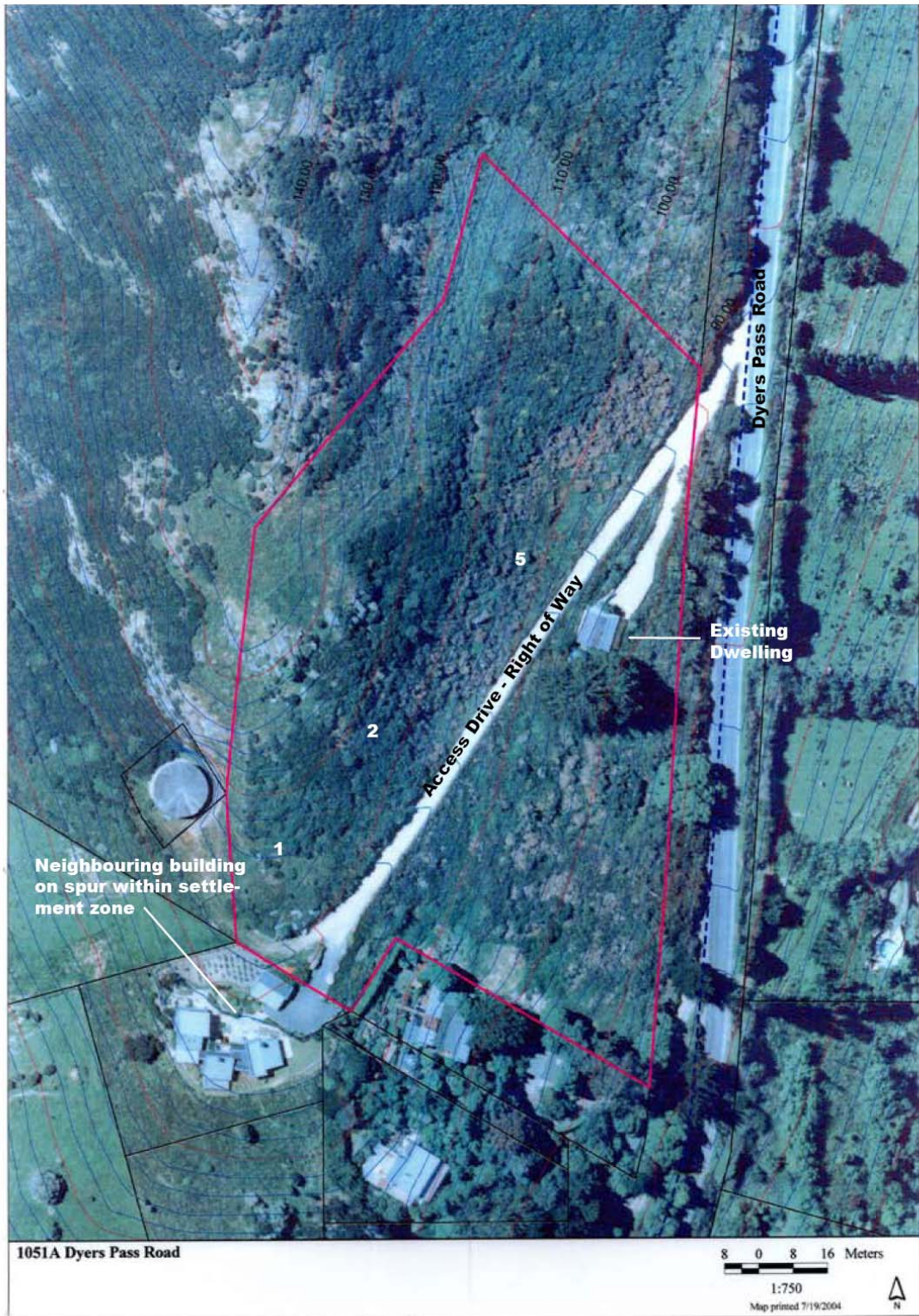


Figure 3 Aerial photo with contour information (provided by Mr Grimsdale) showing location of potential building sites.