

averley

BUILDING ON SLOPE GUIDE

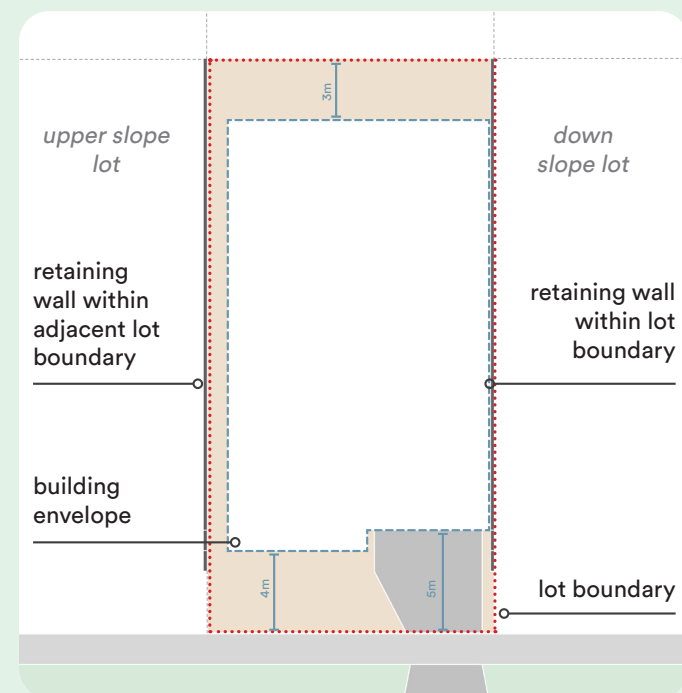
Averley has been designed with the natural slope and landscape in mind. In order to achieve this, the majority of lots have been designed as “benched and retained” lots in order to accommodate standard project home builder product.

This approach ensures additional site and build costs are minimised, delivering affordable outcomes for your new home.

THE BUILDING ENVELOPE

The building envelope is defined as the area within the minimum setback requirements:

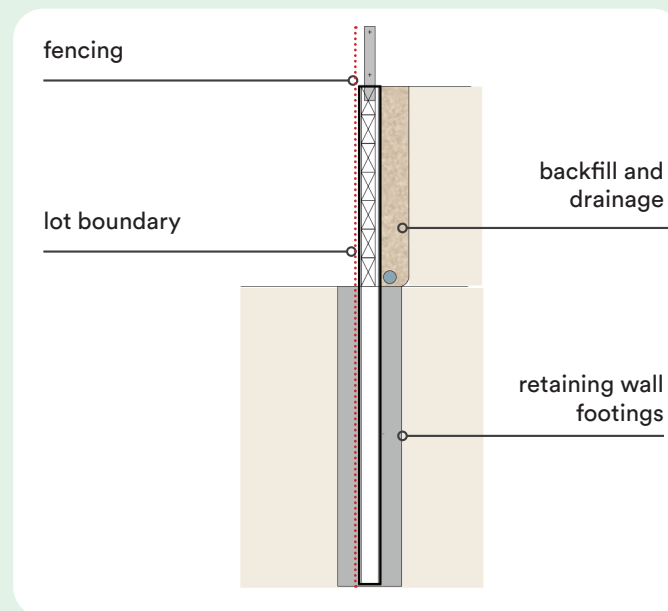
- Front Setback 4m
- Rear Setback 3m
- Side Setback 1m
- Side Setback Garage 0m



RETAINING WALLS

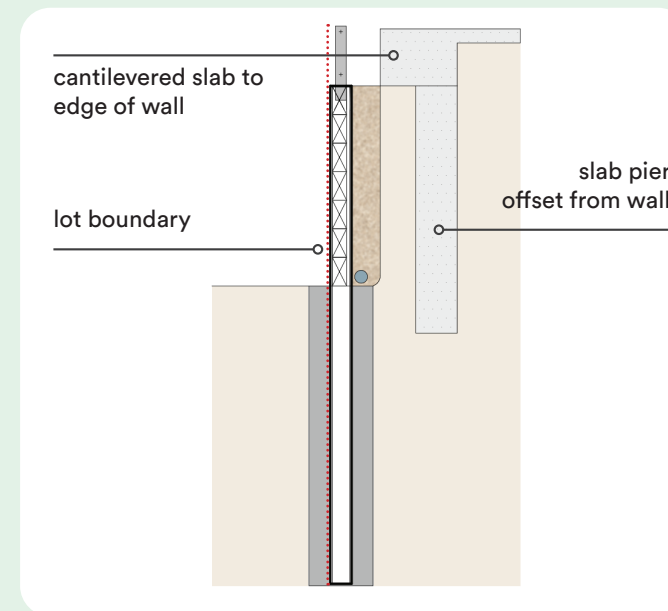
Retaining walls are design to “retain” the upper slope within the lot. The retaining walls are therefore generally located within the lot boundary and are ‘owned’ by the upper slope lot owner.

RETAINING WALL DIAGRAM



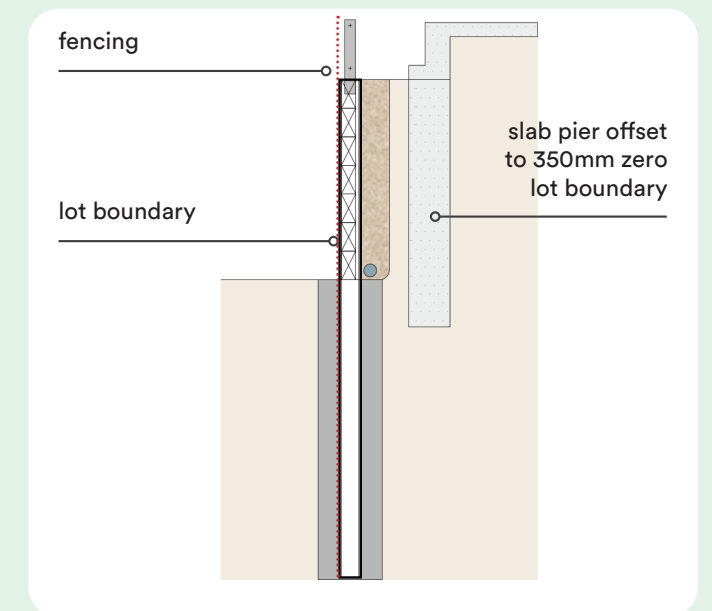
The retaining wall is located within the upper slope lot.

OPTION 1 - CANTILEVERED



The slab of the garage is pierced adjacent to the retaining wall and cantilevered to the edge of the retaining wall. In this arrangement the retaining wall is not load bearing for the slab and is supported by the piers. This arrangement allows you to maximise the full width of your lot.

OPTION 2 - OFFSET



The slab of garage is offset from the retaining wall. The slab may be offset up to 350mm which is considered a “zero boundary” under Clause 3.3 of the draft MCP. This arrangement may be more appropriate for larger lot frontages where there is greater flexibility.

Lots will generally be constructed with:

- A maximum fall of 300mm across the Building Envelope.
- Side, and/or side and rear retaining, to a maximum height of 1m installed by Lendlease.
- Side fencing, to be installed by Lendlease.