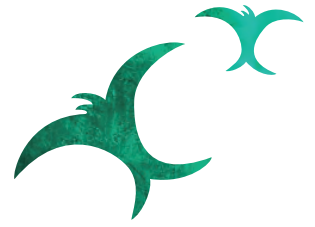


sloping land



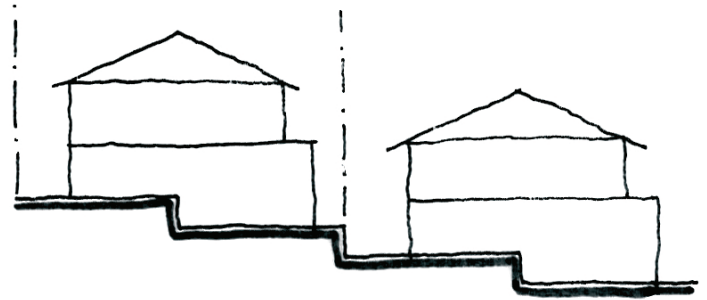
TO BE READ IN CONJUNCTION WITH THE CALDERWOOD VALLEY HOME DESIGN GUIDELINES.

For all housing on sloping land, the dwelling must maintain a built form presence (other than the roof) to the street. For example, where your land falls away from the street, the top floor of your home must be above or at level with the street at the highest point of your block.

Construction Methods

If your block has split level, alternative building methods such as elevated construction, split slab construction, brick build up construction or a combination of these are required to minimise the amount of earthworks necessary and the impact on neighbouring land. The following requirements apply:

- For elevated construction the underside of flooring must be screened to minimise the visual impact of under floor services. This may be achieved through battening, landscaping or a combination of both;
- The minimum step in a split slab is 340mm.



Retaining & Earthworks (also refer to Retaining Walls in Page 15 of the Calderwood Valley Home Design Guidelines)

Earthworks and the use of retaining walls must be kept to a minimum and you must consider their impact on adjoining blocks.

This will result in a number of benefits including better aspect to potential views, reduced impact on neighbours, existing structures and services (i.e. Zero boundary walls, retaining, fencing and neighbouring dwellings) and assisting drainage. Please contact the Calderwood Valley Covenant Team on 1300 733 245 to discuss your neighbours potential retaining requirements or provide details if available.

- Fill is not to be imported or exported to alter the natural surface level of your block prior to commencing earthworks for preparation of a building platform;
- The import or export of fill is acceptable within brick build-up and split level construction.
- Any earthworks on your block should consider in equal cut and fill levels, the import or export of fill is discouraged.

Combined Boundary Retaining Walls

It is recommended that you discuss with your neighbour a combined or shared retaining wall for your side/rear boundaries. The combined wall height allowed, is the sum of the average heights of the two lot boundaries but cannot exceed a maximum height of 1.5m.

Additional Retaining Wall Requirements

- Where side retaining walls protrude forward of the front building wall, they must be tapered to meet the finished ground line;
- Plain masonry blocks are not permitted.
- Retaining walls constructed by Lendlease must not be altered or removed without written permission by Lendlease.
- Where a retaining wall adjoins a park or street frontage and a fence is to be located above the wall, one of the following treatments must be incorporated to improve appearance:
 - 500mm wide landscaped area planted with ground covers and/or shrubs between the wall and the fence; OR
 - use of an open style fence