

Ginninderry

Designing & Building on Sloping Blocks:

How to maximise the potential of elevated land

Drive through any suburb in Australia, and you're bound to find beautiful and interesting homes that have been built on a sloping block. Why? Because a well-designed home on elevated land offers opportunities that are not available on flat land.

The key is to understand what the site presents and take advantage of the slope in the design process with opportunities to create:

- Interesting split level designs;
- Opportunity for great under-the-house storage;
- Separate spaces on multiple levels;
- High ceilings and opportunities for highlight windows;
- Great views where the land is elevated.

Building to the natural topography reduces the visual bulk of the home from the street and also improves streetscape appeal. While there are generally some additional costs with earthworks, these can be minimised by building to the slope and selecting a builder, designer or architect that has experience working on sloping land and that can build within your budget.

Generally sloping block types can be divided into three broad directional categories:

- Up sloping blocks – these slope up from the street to the back boundary
- Down sloping blocks – these slope down from the street to the back boundary
- Side sloping blocks – these slope from side to side rather than from front to back.

The steepness level of the block combined with the direction of the slope will impact the design of a home. The table below shows the change in level across the block based on the steepness and block depth:

SLOPE		BLOCK DEPTH				
		15m	20m	25m	28m	30m
Minor	5%	0.75	1	1.25	1.4	1.5
	7.50%	1.15	1.5	1.875	2.1	2.25
Moderate	10%	1.5	2	2.5	2.8	3
	12.50%	1.85	2.5	3.125	3.5	3.75
Steep	15%	2.25	3	3.75	4.2	4.5

Fall in metres*

*Falls indicated are for up sloping blocks or down sloping blocks. Change in levels for side sloping blocks will depend on block width.

When using this brochure, purchasers should refer to their individual block plans to determine their sloping block type and steepness levels. This will help to guide the design process and making important decisions about the building process. Our Design Manager is also available to meet with you and discuss design options to suit your block.

For more information

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Retaining Wall Restrictions:

Due to the difference in elevation between adjacent blocks on sloping areas, retaining walls and fencing, can cause issues if not restricted.

To avoid this on sloping blocks at Ginninderry:

- Retaining walls may not be greater than 1m in height.
- Retaining walls may not be located less than 1m from the rear boundary of a block, for some sloping blocks.

Disclaimer: The Suburban Land Agency (SLA), Riverview Developments (RD) and Riverview Projects (ACT) Pty Ltd (RP) make no warranty to the accuracy or completeness of information in this brochure and recommends obtaining independent legal, financial and accounting advice before considering purchasing or making an offer to purchase land or a house and land package. The plans, examples and information contained herein are for illustrative purposes only and should not, without further inquiry, be relied upon as to their ultimate accuracy, to the extent permitted by law; the SLA, RD and RP will not be responsible for any loss or damage that may be incurred as a result of your reliance upon this material.

Sloping Block Type

Slope

Up sloping from the street

Down sloping from the street

Side to side Sloping

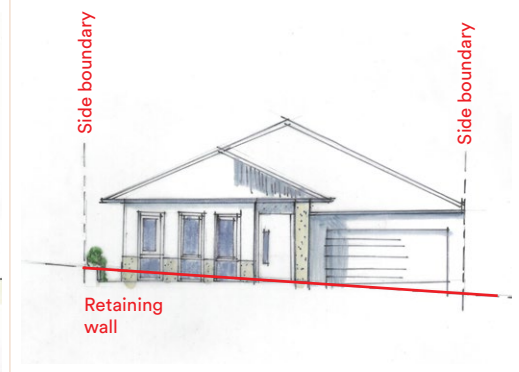
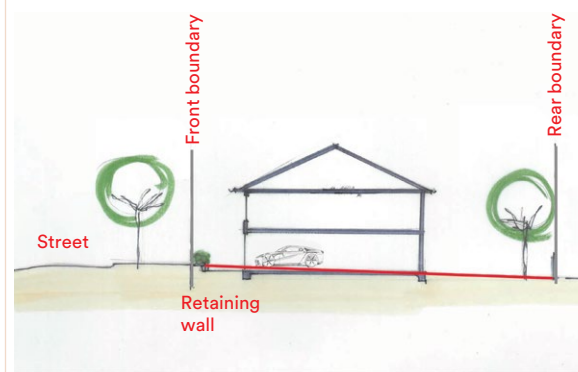
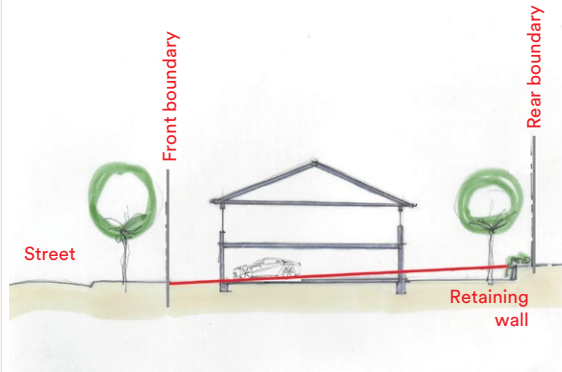
Minor: 0-5% slope

Considerations:

- Low garden retaining wall in the front or back
- Driveway sloping up to the house.

Typical construction types on these blocks are:

- Waffle slab on ground



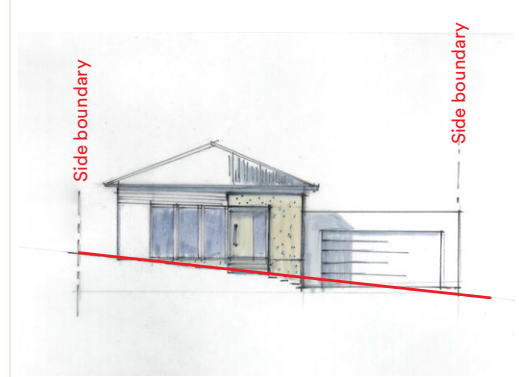
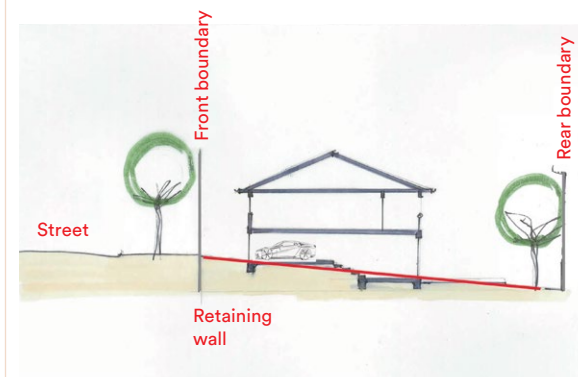
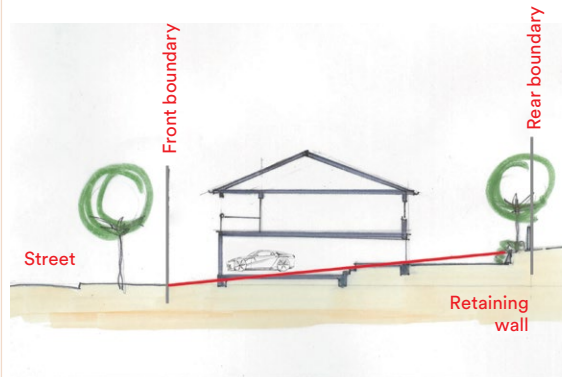
Moderate: 6-10% slope

Considerations:

- Split-level designs with high ceilings
- Combined with tiered retaining walls in the garden design which take up the slope of the block.

Typical construction types on these blocks are:

- Multiple waffle slab on ground
- Suspended slab on brick piers
- Post and beams



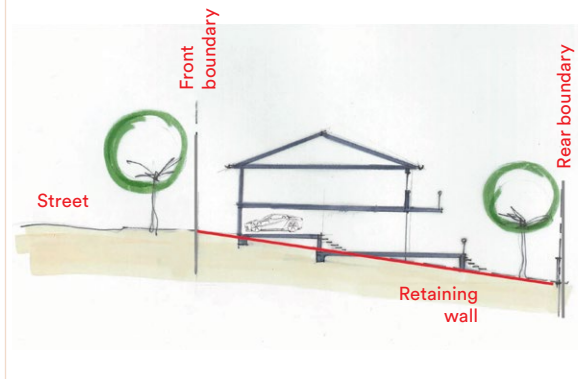
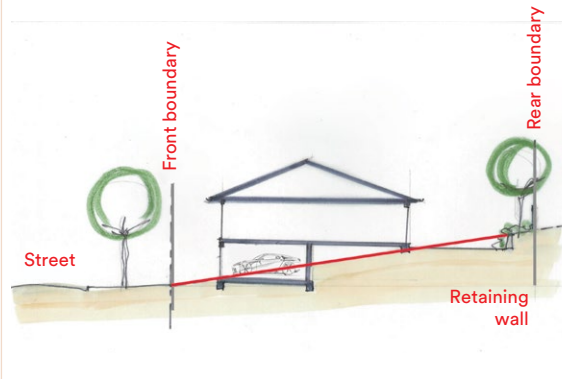
Steep: 11-15% slope

Considerations:

- Use of a Garage Under design to take up some of the slope and maximise any available views from rooms above the garage.

Typical construction types on these blocks are:

- Combination of multiple waffle slab on ground, suspended slab on brick piers and post and beams



Not applicable