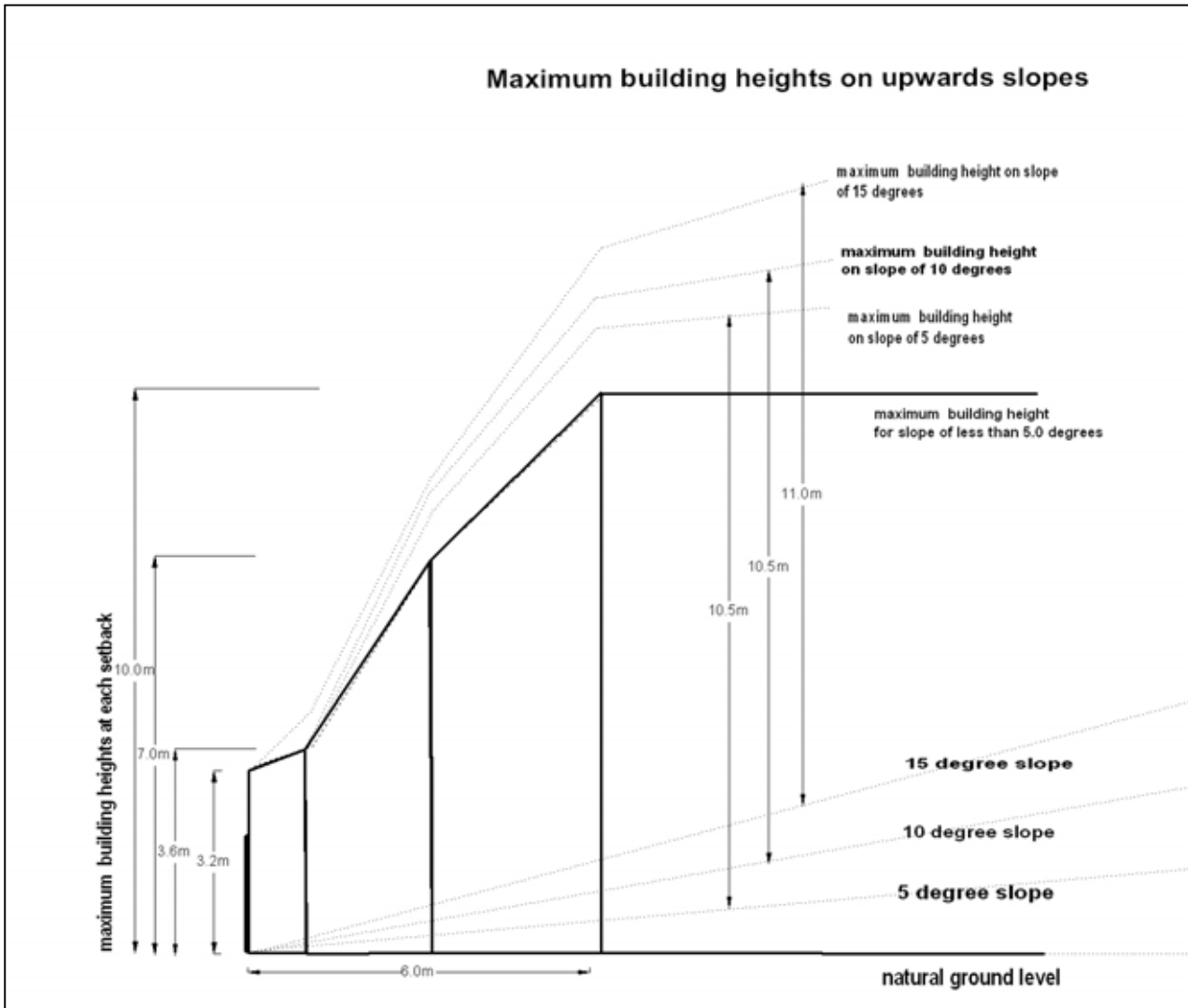


4.3 Setback profiles and sloping sites

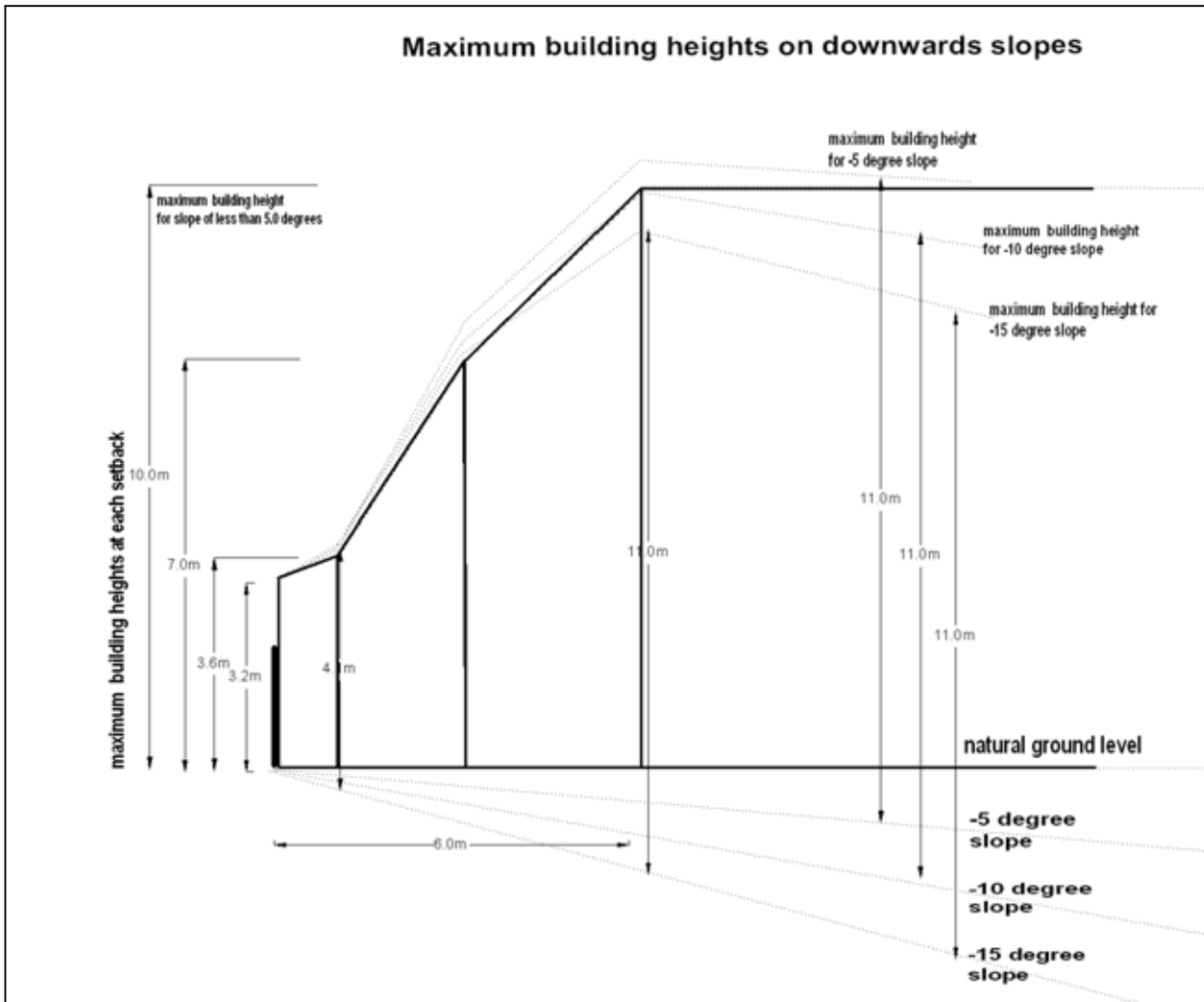
Diagrams in this section:

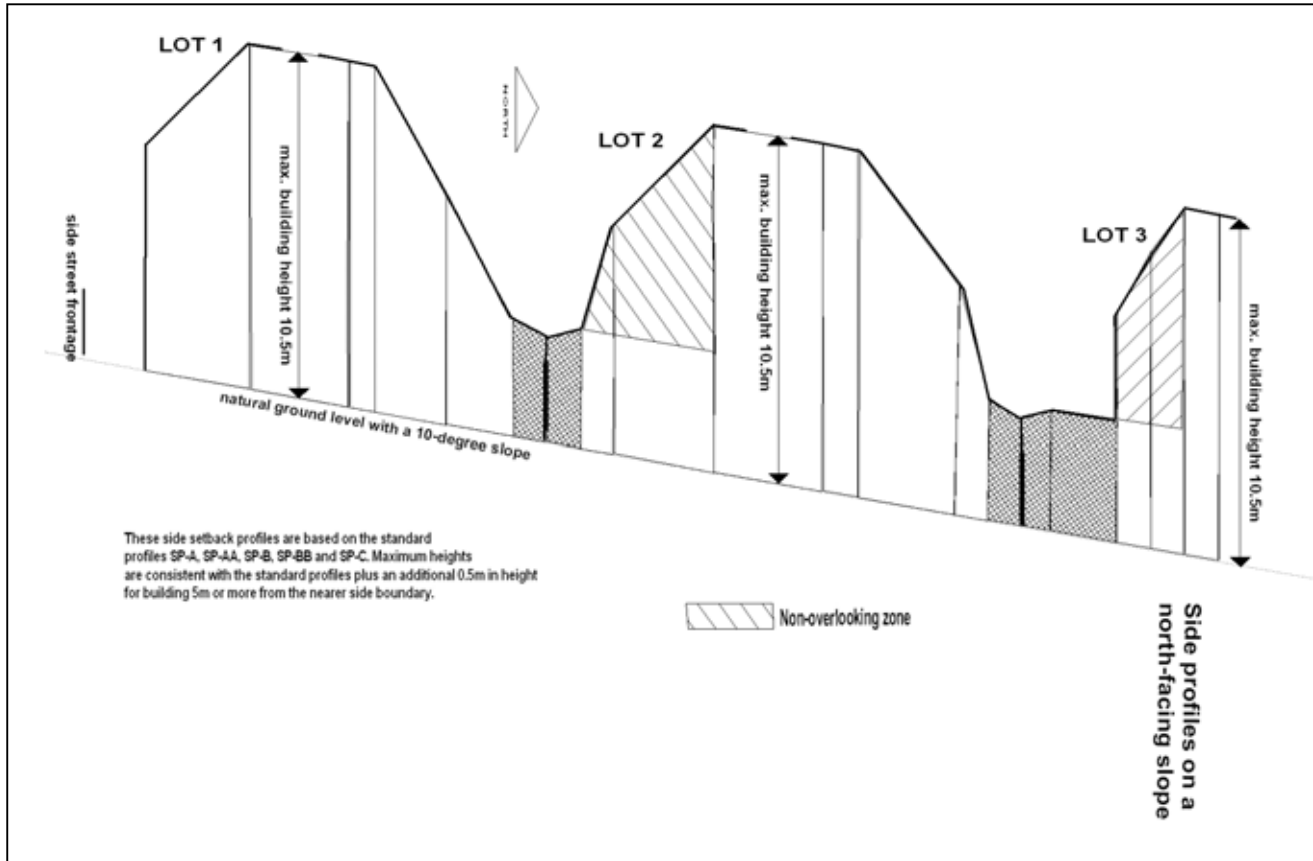
- Maximum building heights on upwards slopes
- Maximum building heights on downwards slopes
- Side profiles on a north facing slope
- Side profiles on a south facing slope
- Interpreting building heights for sloping sites - where profiles meet

Note to web users: This diagram represents maximum building heights resulting from application of the table of height allowances in Part 5: Section 2.1 of the *Building Envelopes Information Kit, First Edition*.

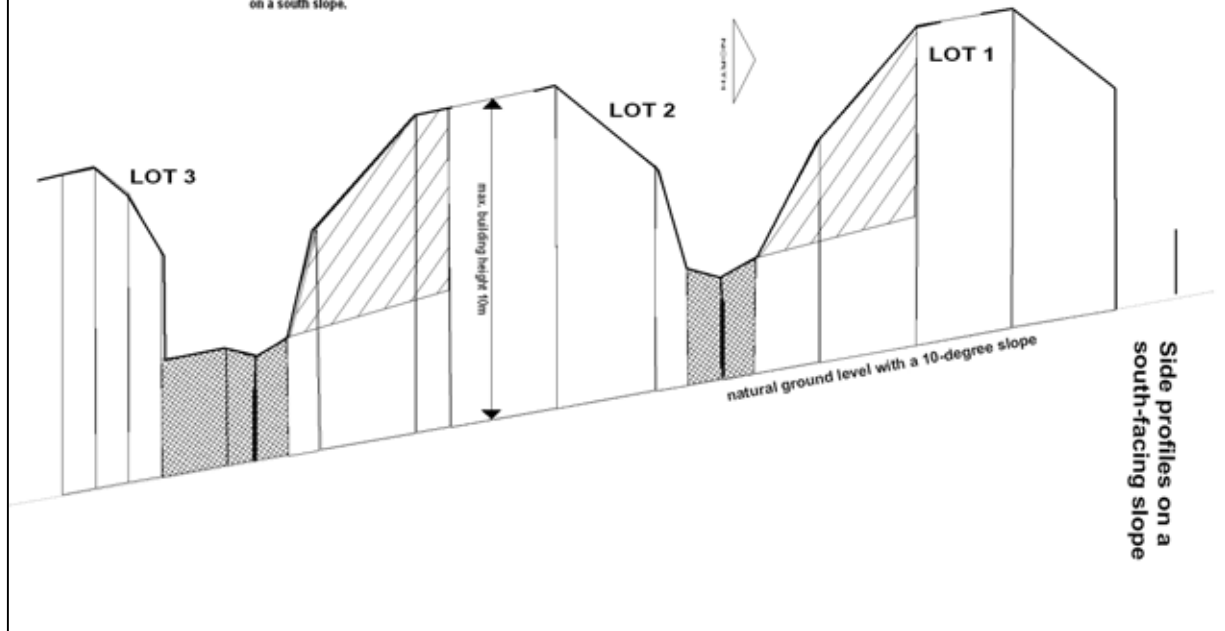


Note to web users: This diagram represents maximum building heights resulting from application of the table of height allowances in Part 5: Section 2.1 of the *Building Envelopes Information Kit, First Edition*.



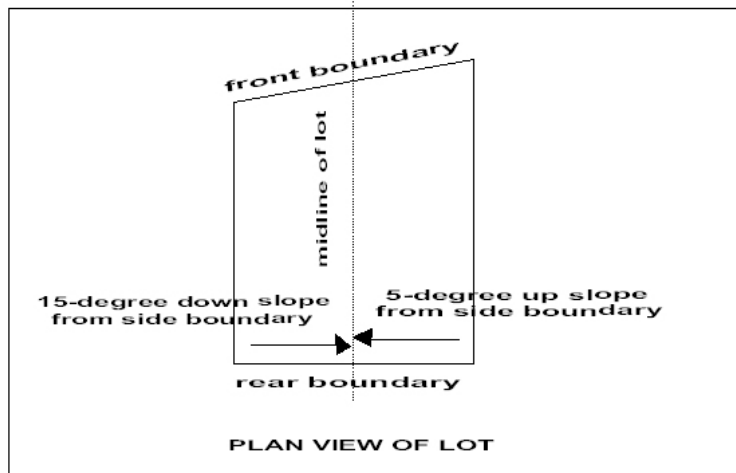
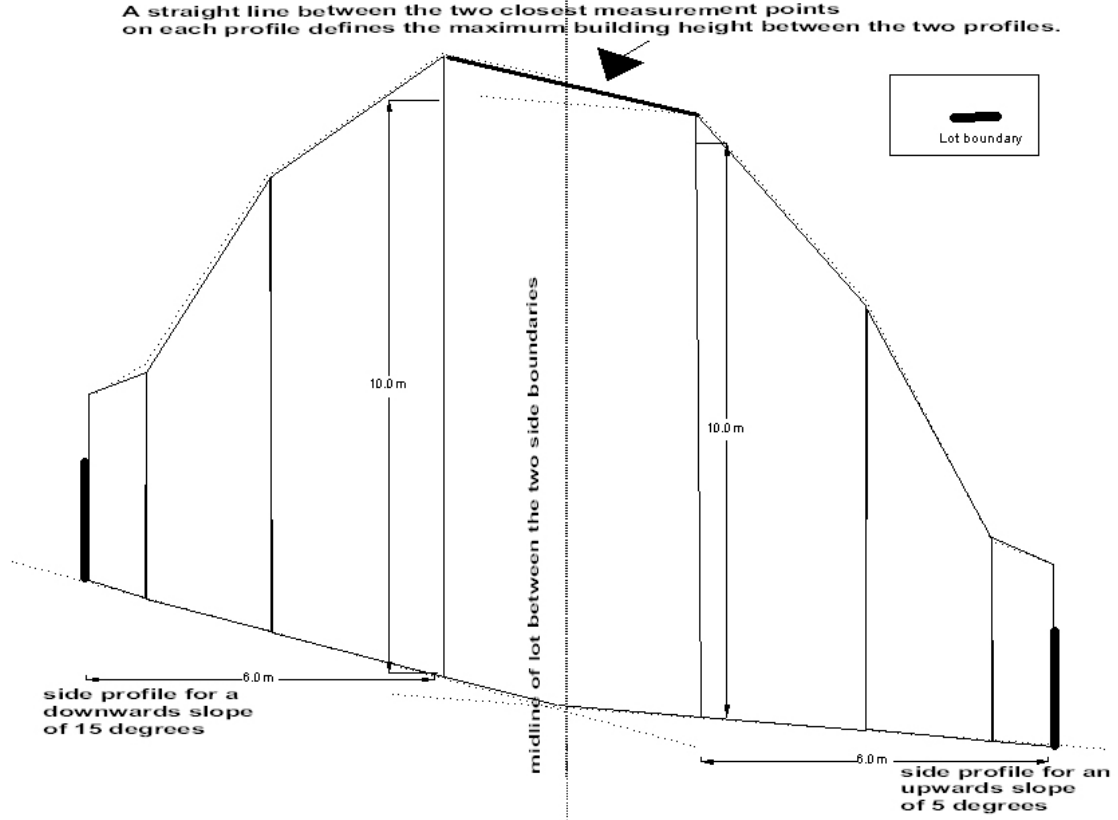


These side setback profiles are based on the standard profiles SP-A, SP-AA, SP-B, SP-BB and SP-C. Maximum heights are consistent with the standard profiles, as the lots are on a south-facing slope and the additional height allowed for other sloping sites may have greater amenity impacts on a south slope.



Interpreting building heights for sloping sites - where profiles meet

A straight line between the two closest measurement points on each profile defines the maximum building height between the two profiles.



Glossary

Boundary Wall Zone (BWZ) - An area of a lot shown on a plan or in a setback profile in which walls or roofs can be built within one metre of the boundary. Notes to the BWZ should specify how it applies.

Measurement point – A point at which a maximum height point corresponds to a specified side setback.

Non-Overlooking Zone (NOZ) - An area of the lot shown on a plan or in a setback profile in which buildings on the lot cannot contain habitable room windows or raised open spaces that allow a direct view of a neighbouring property.

Party wall – A wall on a boundary that has been designed to allow buildings to be built on both sides of the boundary.

Slope – The average fall or rise from the lot boundary, measured from the boundary to the midline of the lot. The midline is equidistant from opposite boundaries.

Upward slope – At any cross-section across a lot, natural ground level is higher at the centre of the cross section than the natural ground level of the lot boundary at that cross-section. May also be referred to as a positive (+) slope.

Downward slope – At any cross-section across a lot, natural ground level is lower at the centre of the cross section than the natural ground level of the lot boundary at that cross-section. May also be referred to as a negative (-) slope.

Lengthways slope – the slope falls or rises along the long axis of the lot, which is usually from front to rear.

Crossways slope – the slope falls or rises from one side boundary to the other.