



SITTING PRETTY

WHY A SLOPING LOT COULD BE JUST WHAT YOU'RE LOOKING FOR



TIRED OF LIVING LIFE



Today, more and more people are discovering the unique opportunities for creative design and lifestyle advantages that only a split-level home on a sloping lot can offer.

Inside, split-level homes allow for sophisticated-yet-practical interiors worthy of a glossy magazine. Outside, you'll appreciate the way in which the building and garden flows elegantly with the lay of the land, settling naturally into its surroundings.

It's all about working with the slope, not against it. Take this approach and the home you build will be truly special.

WHY YOU'LL LOVE A SLOPING LOT

Not only can they be pleasing to the eye, but split-level homes built on sloping lots also offer a range of practical benefits. They take a smart approach to building design that lets you make the most of every square metre of your lot.

For starters, there's the view.

Googong is not a flat, featureless development. The township's gently undulating terrain makes it possible to see beyond surrounding homes to the spectacular local views and surrounding natural backdrops.

ON THE LEVEL?



WORTH THE EFFORT

The planning and construction of a house on a sloping lot can sometimes take a little more effort, because it's a more complicated process than building on a regular level lot.

In most cases, the land of the sloping lot is 'stepped' to address the slope resulting in split levels inside, while outside, retaining walls or garden treatments deliver garden 'rooms'.

As a result of the complexity of a sloping lot build, the process costs more money than a conventional level lot build. But we believe the results that are possible with a sloping lot design are what set these homes apart from the rest. Split-level homes can be truly unique, inside and out. Just take a look around Googong – many of the most beautiful homes with the best views in the township have been built on sloping lots.



Then there's the practical use of space.

A split-level design creates plenty of extra space for living, maximising floor space.

There's potential for high street appeal.

Sloping lots allow for interesting designs that look great from the street. What's more, you can site your garage or storage area in a lower position, reducing the visual impact of your garage on the front of your home.

Extra storage and garaging spaces.

Sloping lot designs allow for extra storage space that fits effortlessly into the building plan. The extra space comes in the form of undercrofts for three or four car tandem garaging or workspaces, as well as smaller spaces such as cellars and walk-in cupboards.

THE DIFFERENT DEGREES OF SLOPING LOTS

The fundamentals of building on a sloping lot apply whether the fall across your lot is one metre or four metres. However, lots with the greatest fall can offer some of the more unique design opportunities. These lots tend to be large, so there's scope to build a house that meets the needs of everyone in the family. What's more, they'll often have views – and with split-level design, these views can be captured from multiple rooms in your home rather than just the lucky one or two.

THE HORTHS ARE ON A

When the level lots at Googong that Nathaniel and Sarah Horth had pinned their hopes on were sold, they decided to take the road less travelled and build on a sloping lot instead. Since making the call, they've not looked back.

'Our sloping lot allowed us to build in an excellent location. The outlook from our front room is amazing,' says Nathaniel. 'We must have some of the best views in Googong.'

'When our family saw our new house, the view and the overall size of the lot, they understood straight away why we did it,' adds Sarah.



The couple are first to admit, there were some challenges. 'Cutting the site and landscaping the exterior made the build a little more complicated. But those are the things that have made the new house that much more special in the end. It was well worth the extra effort.'

The Horth's 18-month-old daughter, Juliet, is already making good use of the extra space in her new home. 'Juliet's always tearing around the yard and house,' says Nathaniel. 'She definitely loves her new home.'



A WHOLE NEW LEVEL



WHAT'S POSSIBLE WITH



YOU CAN SPLIT ROOMS AND SPACES WITH A CHANGE OF LEVEL THAT MAKES THE HOUSE MORE INTERESTING AND APPEALING.



WITH A SLOPING LOT



YOU CAN RESOLVE CHANGES OF LEVEL WITH ATTRACTIVE LANDSCAPING THAT CREATES A GREAT SETTING FOR STAIRS TO THE HOUSE.



KNOW YOUR SLOPING

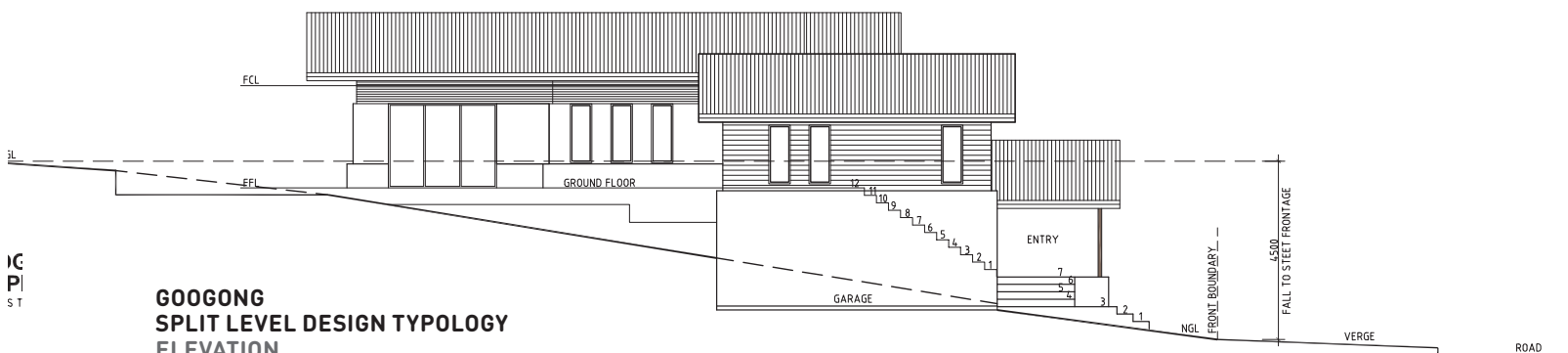
LOTS THAT FALL FROM BACK TO FRONT

This kind of slope provides excellent opportunities for ‘stepping’ the house up the slope, resulting in great views from the mid and upper levels. In the example pictured below, notice how the garden terrace and steps work together to resolve the slope.

This house demonstrates three levels to the street – garage, foyer/formal lounge, and additional living above the garage.

Your designer or builder will advise you about potential site works, such as the construction of retaining walls. These works should be factored into your overall costs.

Within a lot of this kind, the upper level of a split-level house typically opens to a flat outdoor garden area. If there is additional slope at the back of the lot, you can create tiered terraces for visual interest, a courtyard-style wall to define the entertaining areas, or a combination of both.



GOOGONG SPLIT LEVEL DESIGN TYPOLOGY ELEVATION

LOT FALLS TO STREET FRONTAGE
SCALE 1:100 AT A3



- ↑ ENJOY UNINTERRUPTED VIEWS ACROSS THE LANDSCAPE FROM UPPER LEVELS.
- INTERNALLY, SPLIT LEVELS CAN PROVIDE OPPORTUNITY FOR CREATING VOIDS AND LARGER HEIGHT WINDOWS.

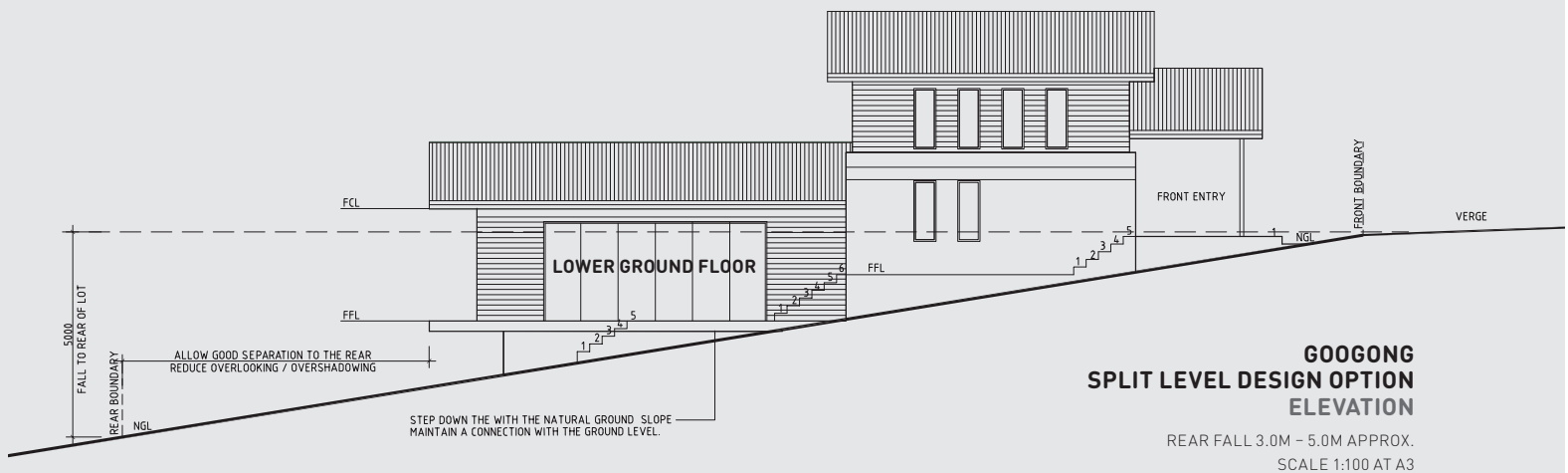
LOTS

LOTS THAT FALL FROM FRONT TO BACK

When the lot slopes from front to back, and the ground level of the house sits a little below the street level, you'll have opportunities when building to take advantage of the views from the rear of your new house.

Homes built on this type of lot typically have an appearance of a single-storey home from the street, but with a double-storey construction to the rear of the home where the slope drops away.

As with other sloping lots, you should discuss with your builder or designer any unique site works that may result from building on a lot of this kind, for example, retaining walls – and again, these works should be factored into your overall costs.



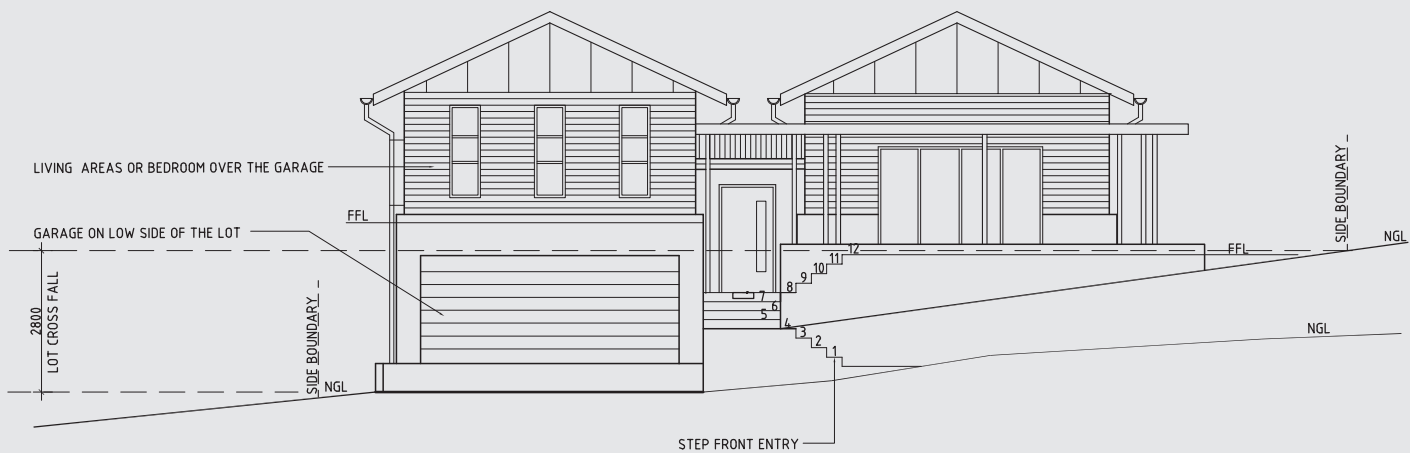
- ↑ A LOWER LEVEL GARAGE PRESENTS A MORE APPEALING FRONTAGE TO THE STREET.
- EVEN A FEW STEPS STRATEGICALLY LOCATED IN THE HOUSE, OR IN A COUPLE OF DIFFERENT LOCATIONS WITHIN THE HOUSE, CAN RESOLVE METRES OF FALL ACROSS A LOT.

KNOW YOUR SLOPING

LOTS THAT FALL FROM ONE SIDE BOUNDARY TO THE OTHER

Where lots slope from one side to the other, there are a couple of common approaches. The first is to step the lot at the side boundaries, paying careful attention to the design of the level change.

Alternatively, the lot can be stepped in the middle of the lot, so that the garage sits at a different level to the house, and the house itself follows the slope down over a few more steps.



GOOGONG SPLIT LEVEL DESIGN OPTION STREET ELEVATION

STREETSCAPE CROSSFALL 2.0M – 3.5M APPROX.
SCALE 1:100 AT A3



- ↑ EXAMPLES OF SIDE-TO-SIDE SLOPING WITH STEPPING IN THE MIDDLE OF THE LOT.
- ↑ GARAGES AND STORAGE OPTIONS ARE EASILY AND NEATLY RESOLVED BY PLACING THESE ON THE LOWER SIDE OF THE LOT.

LOTS

CORNER LOTS

Corner lots give the opportunity to create a great first impression – with two frontages at your disposal, there's potential to create a home with a dramatic presence in the streetscape. And when changes of level are sensitively designed, a corner lot can result in flowing spaces, and – with the right aspect – a spectacular outlook.



↑ SENSITIVELY TIERED GARDEN BEDS CAN ADDRESS A SLOPE WHILE PRESENTING A CLEAR LOT BOUNDARY TO THE STREET.

WANT TO KNOW MORE?

For more information on available sloping lots at Googong, talk to our friendly sales team at the Googong Sales and Information Centre. We can even arrange a free consultation with Googong's design manager, who can talk you through different approaches to building on your preferred lot.



googong.net

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