

## Park Rise Woodford – Lot Gradient, Retaining Walls, and Detailed Dimensions

The dimensions (including width, length and area) and the slope of each lot is shown on the disclosure plan for each lot - available from the relevant link below on this page. For instance, lot 1 has a slope of 1.0 m across the 30 m long lot (a 1/30 or 3.3.% average gradient or slope), at a constant gradient.

The disclosure plans for each lot also show the amount and location of cut and fill utilised by the civil works to provide the lot as well as the plans show the location and height of retaining walls which are all located on boundaries of a lot, if and the where required. The estate has been painstakingly designed to minimise the slope on each lot to an absolute minimum while also minimising the height of engineered retaining at boundaries to prevent as much overlooking of lots by other lots as possible.

The estate has been provided with excellent engineered retaining throughout where needed, to eliminate the need for in-lot retaining, other than landscape standard retaining as may be preferred by a lot owner (for instance for aesthetic reasons). Estate retaining is MBRC approved in accordance with civil works plan for the estate, as well completed works are MBRC certified.

Overall, the estate affords elevation and views of the surrounding area, and retaining some minor slope is required to enable the site to be situated across the rise of the large and gently sloping hill it is situated on, and afford the elevation, breezes and views.