

RULES OF MEASUREMENT

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703.01 Measuring Heights

A. Level Site

Building height calculated from a level site is measured as the vertical distance in metres, floors and storey taken from the grade

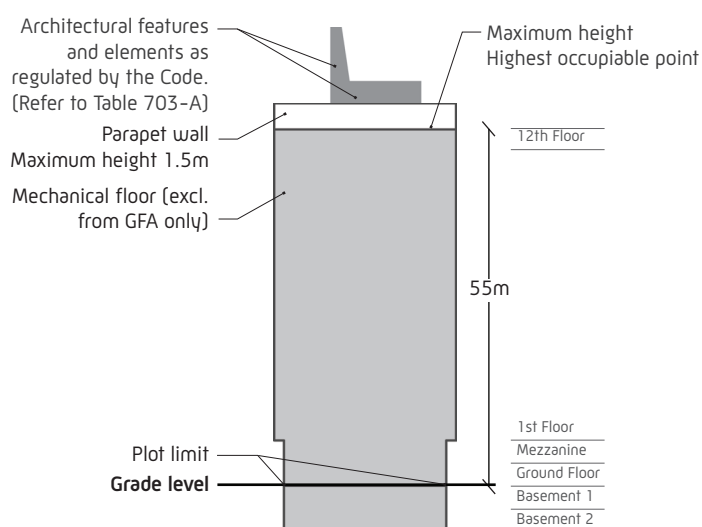


Figure No:703.A: Level Site.

level, shown on the figure below, to the highest occupiable point.

B. Sloping Site

Building height calculated from a sloping site is measured as the vertical distance, in metres from the point where the base reference plane intersects with the sloping grade level.

In terms of the number of floors/storeys, these are calculated as the number of floors/storeys, excluding any basement projections above the grade level, from where the grade level intersects with the lowest plot level point.

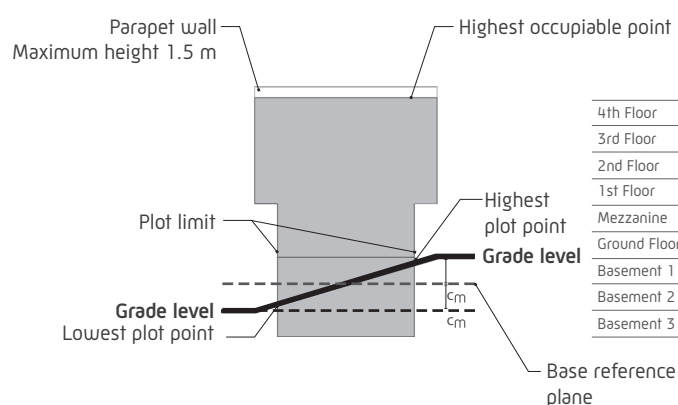


Figure No:703.B: Sloping Site

C. Height Exceptions

The structures listed in Table 703-A may exceed the maximum proposed building height for the district in which they are located, subject to the limitations stated in the table and provided that no portion of a structure in excess of the building height limit may contain habitable areas or outdoor advertising. Any airport, military or superseding Government authorised height limits shall supersede these maximums and the lower shall prevail.

D. Basements

In terms of the regulation tables, basements are not considered to constitute a floor or a storey for the purposes of determining the overall permitted height of the building using these parameters. However, that part of any basement which projects above grade level, shall be counted in the overall permitted maximum height of the building in metres.

Any habitable space within a basement shall count towards the overall allowable GFA for the building.

Basements are primarily considered appropriate to provide below grade parking and to accommodate non-habitable operations, in terms of the Code.