14/11/2019
C125Pt2mona

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**.

GARDEN CITY SUBURBS

1.0 Neighbourhood character objectives

14/11/2019
C125Pt2mona

To support new development that contributes to the preferred garden city character through well landscaped and spacious gardens that include canopy trees.

To promote the preferred garden city character by minimising hard paving throughout the site by limiting the length and width of accessways and limiting paving within open space areas.

To support new development that minimises building mass and visual bulk in the streetscape through generous front and side setbacks, landscaping in the front setback and breaks and recesses in the built form.

To support new development that locates garages and carports behind the front walls of buildings.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

14/11/2019
C125Pt2mona

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

22/11/2019
C160mona

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?
Yes

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?
No

4.0 Requirements of Clause 54 and Clause 55

14/11/2019
C125Pt2mona

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 7.6 metres from the front street. Side street setbacks in accordance with standards A3 and B6 continue to apply.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 50 per cent.
Permeability	A6 and B9	The site area covered by pervious surfaces should be at least 30 per cent.
Landscaping	B13	New development should provide or retain: ▪ At least one canopy tree, plus at least one canopy tree per 5 metres of site width; ▪ A mixture of vegetation including indigenous species; ▪ Vegetation in the front, side and rear setbacks; and ▪ Vegetation on both sides of accessways.

	Standard	Requirement
		A canopy tree should reach a mature height at least equal to the maximum building height of the new development.
Side and rear setbacks	A10 and B17	A new wall not on or within 200mm of a rear boundary should be set back at least 5 metres. Side setback requirements in accordance with standards A10 and B17 continue to apply.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	A dwelling should have private open space consisting of an area of 75 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room.
	B28	A dwelling or residential building should have private open space consisting of: ▪ An area of 75 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room; or ▪ A balcony or roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1.2 metres in height.

5.0 Maximum building height requirement for a dwelling or residential building

14/11/2019
C125Pt2mona

None specified.

6.0 Application requirements

14/11/2019
C125Pt2mona

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.
- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services.

7.0 Decision guidelines

14/11/2019
C125Pt2mona

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development provides an appropriate transition to built form on adjoining sites.
- The robustness of proposed materials and finishes.
- The impact of the shape and dimensions of the lot on the ability of the development to meet any requirements of this schedule.
- The location and number of vehicle crossovers.

- The impact of the development on nature strips and street trees.
- The location, quantity and species of vegetation provided.

19/04/2018
C125(Part 1)

SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ4**.

DANDENONG VALLEY ESCARPMENT AREAS

1.0 Neighbourhood character objectives

19/04/2018
C125(Part 1)

To ensure new development maintains the important view lines to the Dandenong Ranges, along the streets and between buildings.

To ensure development is defined by its spacious and generous garden settings, tall canopy trees and consistent built form and setbacks.

To encourage open gardens to the street, and the planting and retention of significant trees.

2.0 Minimum subdivision area

19/04/2018
C125(Part 1)

The minimum lot size for subdivision is 300 square metres.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

19/04/2018
C125(Part 1)

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	500 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

19/04/2018
C125(Part 1)

	Standard	Requirement
Minimum street setback	A3 and B6	Minimum setback from front street – 7.6 metres. Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
Site coverage	A5 and B8	50%
Permeability	A6 and B9	30%
Landscaping	B13	Retain or provide at least one canopy tree plus one canopy tree per 5 metres of site width with a minimum mature height equal to the height of the roof. The species of canopy trees should be native, preferably indigenous.
Side and rear setbacks	A10 and B17	Side setbacks – 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Rear setback – 5 metres
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	An area of 75 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling or residential building with a

	Standard	Requirement
		minimum area of 35 square metres, a minimum dimension of 5 metres, convenient access from a living room and clear of all structures and services.
Front fence height	A20 and B32	1.2 metres

5.0 Maximum building height requirement for a dwelling or residential building

19/04/2018
C125(Part 1)

None specified.

6.0 Application requirements

19/04/2018
C125(Part 1)

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan prepared by a landscape architect or a suitably qualified landscape designer, drawn to scale and dimensioned which:
  - Responds and enhances the 'Dandenong Creek Escarpment'.
  - Identifies, retains and protects significant vegetation on the site and significant vegetation on adjoining properties in proximity to the development which contributes to the character of the area, including the identification of tree protection zones.
  - Proposes new canopy trees and other vegetation that will enhance the landscape character of the creek environs particularly within the front, side and rear setbacks, along driveways and walkways, and within private open space areas.
  - Provides a schedule of all proposed trees, shrubs and ground covers including the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material.
  - Provides the location and details of all fencing and external lighting.
  - Identifies the extent of any cut and fill, embankments or retaining walls associated with the landscape treatment of the site.
  - Contains details of all proposed surface materials including pathways, patios or decked areas and measures to reduce stormwater runoff such as porous paving, swales and infiltration, ponding areas and grey water reuse.
- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services.

7.0 Decision guidelines

19/04/2018
C125(Part 1)

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed development incorporates landscape scheme that contributes to the 'Dandenong Creek Escarpment'. Specifically, whether the proposal:
  - Provides sufficient and well located open space, primarily unencumbered easements, to provide for a large trees to be retained or planted within the front, side and rear setbacks, and secluded open space areas. Environmental weeds and artificial grass should not be used.
  - Sites buildings to minimise the need to remove significant trees, and protect significant trees on the site and adjoining properties.

  - Minimises hard paving throughout the site including limiting driveway lengths and providing landscaping on both sides of driveways, and restricting the extent of paving within open space areas.
  - Maximises planting opportunities adjacent to the street by excluding hard paving such as car parking, turning circles and driveways.
  - Includes the potential to break up the appearance of building mass through the provision of space for trees and vegetation between dwellings on the same site.
- Whether the development complements the landscape setting by including the following features:
  - Built form that is sufficiently recessed and articulated, as viewed from the open space adjoining the creek and neighbouring properties, to reduce visual bulk and ensure vegetation is the dominant element as viewed from the open space and adjoining properties.
  - Buildings that visually recede into a continuous backdrop of canopy trees by avoiding visually intrusive upper storeys and large expanses of blank walls.
  - Built form that steps down towards the creek valley with the slope of the land.
  - The use of robust and low maintenance materials and finishes that blend with, rather than contrast with, the surrounding natural environment and will withstand weathering and create minimal adverse impacts (for instance, safe walking surfaces and limited reflective materials).
  - Appropriate side and rear boundary fencing, in terms of heights and material choices.
- How vehicle crossovers are located and minimised in number to prevent traffic disruption, and preserve nature strips, front gardens and street trees.
- Where the dimensions of an irregular shaped or corner lot make it difficult to meet side and rear setback standards, variation to these standards will be considered where the development proposal demonstrates that it contributes to ‘garden city’ character. Specifically, whether the variation or reduction in setback allows the development to:
  - Provide sufficient and well located open space elsewhere on the site, primarily unencumbered by easements, to provide for large trees to be retained or planted within front, side and rear setbacks, and secluded open space areas. Environmental weeds and artificial grass should be avoided.
  - Retain or plant vegetation in the front setback that softens the appearance of built form and contributes to the public realm.
  - Minimise the impact to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to the adjoining properties.
  - Establish setbacks that are appropriate taking into account the shape of the lot and the setbacks of adjoining properties.

19/01/2006
VC37

SCHEDULE 1 TO THE NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO1**.

WAVERLEY PARK NEIGHBOURHOOD CHARACTER AREA

1.0 Statement of neighbourhood character

19/01/2006
VC37

The preferred neighbourhood character of Waverley Park is for a concentrated and intensive built form of individual dwellings, terraces and townhouses, and multi-storey apartment buildings, within a framework of local streets, prominent precinct parks and a broader open space and pedestrian circulation system.

The preferred neighbourhood character is the result of integrated site, built form and lot planning, design and development for the whole of Waverley Park by its single developer. The design and preferred neighbourhood character are intended to be implemented through full construction by the developer.

The preferred neighbourhood character of Waverley Park incorporates:

- Comprehensive built form and lot layout planning and development incorporating integrated architectural design to ensure compatibility of building styles, interrelationships and texture, colours and finishes.
- Buildings and lots designed and constructed providing residents with high levels of amenity while incorporating extensive lengths of walls on boundaries, two and three storey walls on some boundaries, higher site coverage and balconies, verandahs, porches and other building features protruding into setbacks, all as part of the design and implementation of a planned intensive high density urban form.
- Buildings generally at about three metres setback from street frontages and 1.5 metres from sideages but in some situations (to meet specific design intentions such as to provide strong visually distinct borders to important vistas, 'statement' buildings at intersections and hard edges to public spaces) with buildings built to one or more street boundaries.
- The scale and juxtaposition of dwellings composed within each streetscape and ranging from one to three levels (excluding the apartment buildings), based on particular site location and massing arrangements.
- The retention and promotion of significant views and vistas within the site.
- A generally concentric (based on the oval) main road pattern reminiscent of the previous radial street layout.
- Precincts based on structured open spaces and clearly delineated circulation paths that provide permeability, passive surveillance of public areas and greater safety.
- Retention of the oval.
- Re-use of the retained portion of grandstand for administrative, commercial, sporting and community purposes such as a convenience shop, gymnasium, sports clubrooms, offices and associated facilities.
- The remainder of the stands will be removed but with the mounding adapted to include a ring of apartment buildings to a maximum height of RL104 metres (up to about four storeys excluding basements) except for either side of the remaining grandstand in which case the apartment buildings will be to a maximum height of RL 121.1 metres (up to about seven storeys excluding basements).
- Beyond the apartment buildings, townhouses and 'terraces' stepping down the slope to medium density dwellings that will be developed on the remainder of the site and include about 1250 dwellings.
- Provision of a lake as a main water feature and sited generally in the area of the existing lake.

The preferred neighbourhood character has been designed to offer variety but with a clear description of the built form including compatible proportions, harmonious materials palettes (such as brick, corrugated iron, weatherboard, glass, tile and render), selected colour finishes and landscape, to be developed and retained in each. All future development will be consistent with the documented preferred neighbourhood character.

Specific design standards have been developed and apply to development in Waverley Park.

2.0 Neighbourhood character objective

19/01/2006
VC37

The objective for Waverley Park is to create a neighbourhood character that:

- Exhibits a planned higher dwelling density and built form intensity.
- Reflects the coordinated planning, design and building of a new community including lots, streets, other infrastructure, dwellings, other buildings, open spaces and the landscape.
- Is maintained into the future by additions and alterations being consistent with the original character as constructed by the developer of Waverley Park.

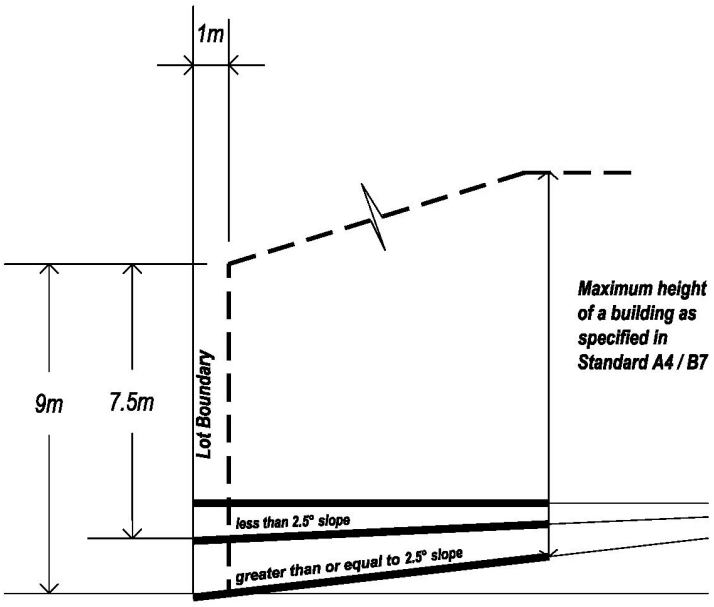
3.0 Modification to Clause 54 and Clause 55 standards

19/01/2006
VC37

<table>
<tr><th>Standard</th><th>Modified requirement</th></tr>
<tr><td>A3</td><td>Walls of buildings should be set back from streets the distance specified in Table A1.

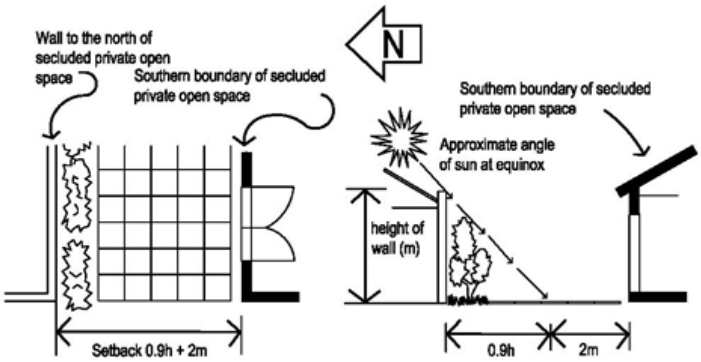
Porches, pergolas, balconies, verandahs, facias, gutters and eaves may encroach into the setbacks of this standard.

Table A1 Street setback
<table>
<tr><th>Development Context</th><th>Minimum Setback From Front Street (Metres)</th><th>Minimum Setback From A Side Street (Metres)</th></tr>
<tr><td>All situations</td><td>3 metres except where lesser setbacks are:
▪ Generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or
▪ Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park.</td><td>1 metre except where lesser setbacks are:
▪ Generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or
▪ Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park.</td></tr>
</table></td></tr>
<tr><td>A4 and B7</td><td>The maximum building height should not exceed 10 metres above the finished ground level, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 12 metres above the finished ground level.</td></tr>
</table>

Standard	Modified requirement
	In the case of a three-storey dwelling, the maximum building height should not exceed 13 metres above the finished ground level, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 15 metres above the finished ground level. The maximum building height may be varied if it is specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park.
A5	The site area covered by buildings should not exceed 80 per cent, except where it is: ▪ Generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park.
A10	A new building not on or within 150mm of a boundary should be set back from side or rear boundaries 1 metre plus 0.3 metres for every metre of height over 7.5 metres above the finished ground level unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case 1 metre plus 0.3 metres for every metre of height over 9 metres above the finished ground level. A dwelling facing onto and directly abutting public open space may be built on or within 150mm of the common boundary. Sunblinds, verandahs, balconies, porches, eaves, fascias, gutters, chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach into the setbacks of this standard. Landings having an area of not more than 2 square metres, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard. **Diagram A1 Side and rear setbacks** 
A11 and B18	The length of walls of a building on a lot constructed on or within 150mm of a side or rear boundary of the lot or a carport on a lot constructed on or within 1 metre of a side or rear boundary of the lot should not abut the boundaries for a combined length of more than:

Standard	Modified requirement
	▪ 50 per cent of the combined length of the perimeter boundaries of the lot, unless the building has one or more common walls with an abutting building on another lot, in which case the length of walls may abut the boundaries for a combined length of up to 100 per cent of the length of the perimeter boundaries of the site, ▪ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, ▪ The length specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park, whichever is the greater. A wall or carport may fully abut a side or rear boundary beyond that specified above where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 8.5 metres above the finished ground level on the abutting property boundary. A building on a boundary includes a building set back up to 150mm from a boundary. The height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed 7.5 metres above the finished ground level unless: ▪ The slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the new wall should not exceed 9 metres above the finished ground level, ▪ Abutting a higher existing or simultaneously constructed wall, ▪ Generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or ▪ Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park.
A17 and B28	A dwelling or residential building should have private open space consisting of: ▪ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
A18	The private open space should be located on the north side of the dwelling, if practicable. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall and secluded private open space is an area of 25 square metres. **Diagram A5 Solar access to open space**

Standard	Modified requirement



A19 and B31

The design of buildings, including:

- Façade articulation and detailing,
- Window and door proportions,
- Roof form, and
- Verandahs, eaves and parapets,

should respect the existing or preferred neighbourhood character.

Garages and carports should be visually compatible with the development and the preferred neighbourhood character.

A20

The design of front fences should complement the design of the dwelling and any front fences on adjoining properties.

A front fence within 3 metres of a street should not exceed the maximum height specified in Table A2.

Table A2 Maximum front fence height

Street Context	Maximum Front Fence Height
Streets in a Road Zone, Category 1	2 metres
Other streets	1.5 metres

B6

Walls of buildings should be set back from streets the distance specified in Table B1.

Porches, pergolas, balconies, verandahs and eaves may encroach into the setbacks of this standard.

Table B1 Street setback

Development Context	Minimum Setback From Front Street (Metres)	1 metre except where lesser setbacks are:
Buildings of three or less storeys, excluding a basement	3 metres except where lesser setbacks are:	1 metre except where lesser setbacks are:

<table>
<tr><th>Standard</th><th>Modified requirement</th></tr>
<tr><td></td><td>
<table>
<tr><th>Development Context</th><th>Minimum Setback From Front Street (Metres)</th><th>1 metre except where lesser setbacks are:</th></tr>
<tr><td></td><td>▪ Generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or
▪ Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park.</td><td>▪ Generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or
▪ Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park.</td></tr>
<tr><td>Buildings of four or more storeys, excluding a basement</td><td>3 metres except where a podium to a building contains on its upper level an area of landscaped open space, where the minimum setback is 0 metre.</td><td>0 metre.</td></tr>
</table>
</td></tr>
<tr><td>B8</td><td>The site area covered by buildings should not exceed 80 per cent, except where:
▪ A podium to a building contains on its upper level an area of landscaped open space, where the site area covered by the podium may be up to 100 per cent,
▪ It is generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or
Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park.</td></tr>
<tr><td>B9</td><td>At least 20 per cent of the site should not be covered by impervious surfaces, except where:
▪ A podium to a building contains on its upper level an area of landscaped open space, where the site may be fully covered by impervious surfaces,
▪ It is generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or
Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park.</td></tr>
<tr><td>B17</td><td>A new building not on or within 150mm of a boundary should be set back from side or rear boundaries 1 metre plus 0.3 metres for every metre of height over 7.5 metres above finished ground level unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case 1 metre plus 0.3 metres for every metre of height over 9 metres above finished ground level.
A building facing onto and directly abutting public open space may be built on or within 150mm of the common boundary.
Sunblinds, verandahs, porches, eaves, fascias, gutters, chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach into the setbacks of this standard.</td></tr>
</table>

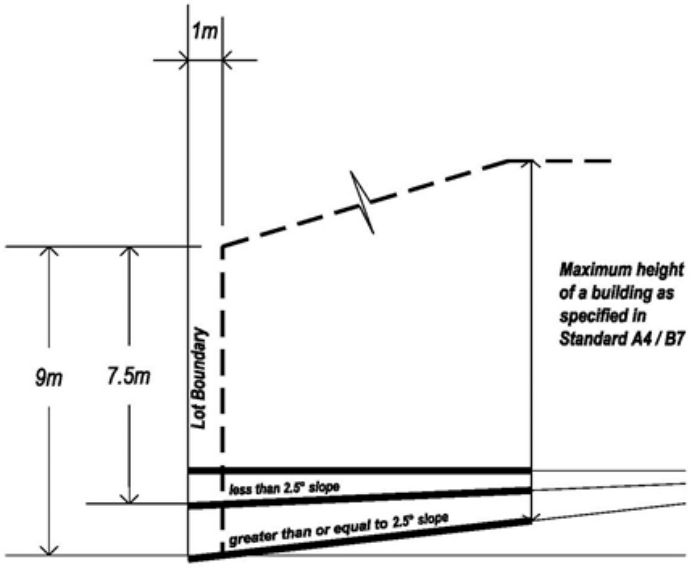
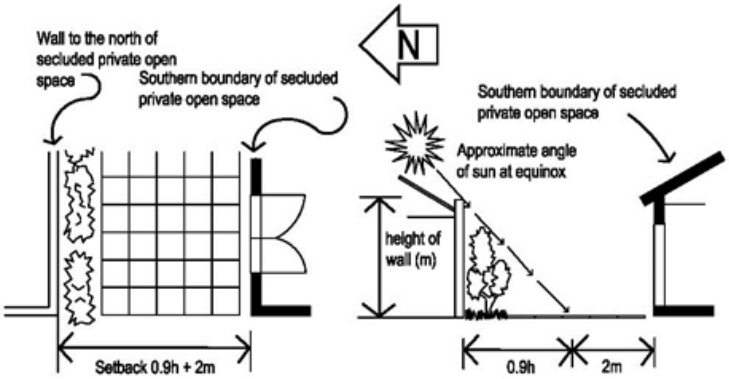
Standard	Modified requirement
	Landings having an area of not more than 2 square metres, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard. **Diagram B1 Side and rear setbacks** 
B29	The private open space should be located on the north side of the dwelling, if practicable. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall and secluded private open space is an area of 25 square metres. Diagram B5 Solar access to open space 
B32	The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed the maximum height specified in Table B3.

Table B3 Maximum front fence height

Street Context	Maximum Front Fence Height
Streets in a Road Zone, Category 1	2 metres
Other streets	1.5 metres

4.0 Decision guidelines

19/01/2006
VC37

Before deciding on an application, the responsible authority must consider:

- The design response.
- The Waverley Park Concept Plan, August 2002.

WAVERLEYPARK

CONCEPT PLAN

AUGUST 2002

hpa
architects
planners
interior designers

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1.0 INTRODUCTION

1.1 WAVERLEY PARK

Waverley Park is about 80 hectares of land abutting Wellington Road to the north, Jacksons Road to the east and the Monash Freeway to the south, located in Mulgrave and is approximately 23 kilometres east of central Melbourne.

Waverley Park was occupied previously by the Australian Football League (AFL) and used as a football ground with a 16 bay multi-tiered stadium (referred to as the Sir Kenneth Luke stand), football oval, outer seating and stands, open gravel and grass carparking and a concentric road network which accessed the carparking.

The AFL determined in the late 1990's Waverley Park was surplus to its requirements and put the land up for sale. Mirvac was the successful purchaser and intends to re-develop the land as a comprehensive residential community based on a more intense built form utilising single dwellings and multi-storey apartment buildings. Eventually, Waverley Park will house about 1500 dwellings of which about 1250 will be individual dwellings with the remainder in the form of higher density multiple dwellings and apartment buildings.

1.2 BASIS OF PREFERRED NEIGHBOURHOOD CHARACTER

This Waverley Park Concept Plan report was prepared by HPA Architects and outlines the preferred future neighbourhood character of Waverley Park.

The preferred character is based on the intended comprehensive planning and development of Waverley Park by Mirvac while incorporating recognised culturally historic elements associated with its previous use. Mirvac intends to plan, design and construct fully the total development including all dwellings.

The proposed development and its preferred character will differ from many other parts of the Melbourne built form but a similar example of what is proposed can be seen at The Heath (Kingston Road, Heatherton - Melway Map reference 78D11).

1.3 PURPOSE OF WAVERLEY PARK CONCEPT PLAN

The Monash Planning Scheme (the Scheme) categorises its residential areas into a series of character precincts, based on consultant studies completed in 1997.

Waverley Park was at that time neither zoned for residential development nor presumably envisaged as a future residential area and thus was not included as a character precinct.

This Waverley Park Concept Plan forms the basis of new character Precinct F (Waverley Park) added to the Scheme via Amendment C20.

AERIAL PHOTOGRAPH OF WAVERLEY PARK SITE

1.4 WAVERLEY PARK PREFERRED NEIGHBOURHOOD CHARACTER

The preferred neighbourhood character of Waverley Park is a concentrated and intensive built form of individual dwellings, terraces and townhouses, and multi-storey apartment buildings, within a framework of local streets, prominent precinct parks and a broader open space and pedestrian circulation system.

The preferred neighbourhood character is an integrated site of built form and lot planning, design and development for the whole of Waverley Park by its single developer. The design and preferred neighbourhood character are intended to be implemented through full construction by the developer.

The preferred neighbourhood character of Waverley Park incorporates:

- Comprehensive built form and lot layout planning and development incorporating integrated architectural design to ensure compatibility of building styles, interrelationships and texture, colours and finishes
- Buildings and lots designed and constructed providing residents with high levels of amenity while incorporating extensive lengths of walls on boundaries, two and three storey walls on some boundaries, higher site coverage and balconies, verandahs, porches and other building features protruding into setbacks, all as part of the design and implementation of a planned intensive high density urban form
- Buildings generally at about 3 metres setback from street frontages and 1.5 metres from sideages but in some situations (to meet specific design intentions such as to provide strong visually distinct borders to important vistas, 'statement' buildings at intersections and hard edges to public spaces) with buildings built to one or more street boundaries
- The scale and juxtaposition of dwellings composed within each streetscape and ranging from one to three levels (excluding the apartment buildings), based on particular site location and massing arrangements
- The retention and promotion of important views and vistas within and outside the site
- A generally concentric (based on the oval) main road pattern reminiscent of the previous use of the land
- Precincts based on structured open spaces and clearly delineated circulation paths which provide permeability, passive surveillance of public areas and greater safety
- Re-use of the retained portion of grandstand for administrative, sporting and community purposes such as a convenience shop, gymnasium, sports clubrooms, merchandise store, offices and associated facilities
- The remainder of the stands removed and replaced by a ring of high density apartment buildings rising in height from up to four storeys to up to seven storeys either side of the remaining grandstand and containing about 250 apartments
- Beyond the apartment buildings, townhouses and 'terraces' stepping down the slope to medium density dwellings which will be developed on the remainder of the site and include about 1250 dwellings
- Provision of a lake as a main water feature and sited generally in the area of the existing lake.

The preferred neighbourhood character has been designed to offer variety in Waverley Park but with a clear description of the built form including compatible proportions, harmonious materials palettes (such as brick, corrugated iron, weatherboard, glass,tile and render), selected colour finishes and landscape, to be developed and retained in each. All future development will be consistent with the preferred neighbourhood character articulated in this document.

VIEW OF SIR KENNETH LUKE STAND

2.0 NEIGHBOURHOOD AND SITE

2.1 THE SITE

Waverley Park is located approximately twenty kilometres to the south east of the Melbourne Central Activities District (CAD). It has frontages to Wellington Road, Jacksons Road and the Monash Freeway and an approximate area of 80 hectares.

The attributes and character of Waverley Park are generally derived from its past use as an Australian Football League (AFL) ground.

The dominant built form is the stadium that surrounds the oval and in particular the main Sir Kenneth Luke Stand. The central axis of this Stand is occupied and highlighted by a large mosaic mural that depicts aspects of the former Victorian Football League.

The land surrounding the stadium was used primarily as a car park during AFL games, which is reflected in the generally sparse landscape of grass and gravel. A lake to the south of the stadium and several remnant stands of trees provide some visual interest to the former car park.

The road network associated with the car park is a series of concentric rings centred on the oval connecting to Wellington Road to the north and Jacksons Road to the east.

Significant views and vistas link various features of Waverley Park, including the lake, oval, Sir Kenneth Luke Stand and the main Wellington Road and Jacksons Road access points. Important views are also obtained from Waverley Park towards the Dandenong ranges, the skyline of the Melbourne CAD and Port Phillip Bay.

A 36.5 metres (approximate) wide easement containing high voltage (220 kilovolt) power lines traverses the southern portion of Waverley Park from east to west.

The stadium is constructed on a ridgeline that traverses Waverley Park in a north-south direction. The gently undulating topography of the remainder of Waverley Park is interrupted by a moderately steep embankment and gully in the north east corner, a depression surrounding the lake and a rise in the south east corner.

2.2 THE NEIGHBOURHOOD

Wellington Road forms the majority of the northern boundary of Waverley Park and is a four-lane, divided primary arterial road with a reservation width of approximately 67 metres. It carries in the order of 36,000 vehicles per day and connects Emerald in the east with Brighton (via North Road) in the west. Wellington Road provides access to the Monash Freeway, approximately one kilometre to the west of Waverley Park.

Land on the north side of Wellington Road, opposite Waverley Park, is occupied by the existing residential area of Wheelers Hill, including the Cumberland View Retirement Village. Jells Road is opposite the north west corner of Waverley Park and is a four-lane, undivided primary arterial. It connects Waverley Road in the north with Wellington Road in the south. The intersection of Jells Road and Wellington Road is signalised.

Jacksons Road forms the majority of the eastern boundary of Waverley Park and is a primary arterial road. It connects Wellington Road in the north with the Princes Highway (via Elonera Road) in the south. Jacksons Road provides access to northbound (Melbourne CAD) traffic and egress for southbound traffic, on the Monash Freeway approximately 200 metres to the south of Waverley Park. The intersection of Jacksons Road and Wellington Road is signalised.

Land on the east side of Jacksons Road, opposite Waverley Park, is occupied by the existing residential area of Mulgrave.

The remainder of the land to the north and east of Waverley Park is occupied by Boise Cascade and the Body Shop. The Boise Cascade building is used for warehousing and distribution, is approximately 7 metres high and is set back approximately 1 metre and 3 metres from the northern and eastern boundaries of Waverley Park, respectively. The Body Shop building is used for warehousing and distribution, is approximately 7 metres high and is set back approximately 25 metres from the northern boundary of Waverley Park.

The Monash Freeway forms the southern boundary of Waverley Park and is a six-lane, divided freeway. It connects the South Gippsland Freeway and Princes Highway in the east with the Melbourne CAD in the west.

Land on the south side of the Monash Freeway, opposite Waverley Park, is generally occupied by

SITE CONTEXT WITHIN 20km PROXIMITY TO THE CBD

the existing residential area of Mulgrave.

The Safeway Stores Office and Distribution Centre generally occupies the land to the west of Waverley Park. It consists of offices, warehousing, associated loading docks and an open grassed area. The building closest to the common boundary with Waverley Park is approximately 7 metres high and is set back approximately 1 metre from the boundary.

The remainder of the land to the west of Waverley Park is occupied by a zone electricity substation. The substation is approximately 3 metres high and is set back approximately 5 metres from the western boundary of Waverley Park.

The Monash Municipal Strategic Statement (MSS), identifies the residential land on the:

- north side of Wellington Road;
- east side of Jacksons Road;
- south side of the Monash Freeway;

as all within Residential Character Type E. The Residential development and character policy (Clause 22.01) of the Scheme provides the following 'current character statement' for Residential Character Type E.

"This area is characterised by a variety of building types. Most are one and two storey 1970's and 1980's brick veneer single and double fronted villas. A range of brick colours are used but the palette is often consistent within neighbourhoods. The roofs are varied but in most areas have low pitched hip forms."

New buildings constructed post 1985 are often extremely large, up to 3 storeys high and eclectic in architectural style. Generally, the smaller buildings are on the lower slopes of the valley-side, the flatter land of the valley floor and plateau tops.

The interaction of the buildings with the topography creates a variety of levels in the steepest neighbourhoods and a need for retaining walls to the front of some properties.

Few properties have walls or fences. Some however have large prominent walls combined with metal railings.

Gardens are well planted and horticulturally diverse. Large stand-alone trees are common in front gardens, especially on the steeper slopes. Rockeries delineate the edges of some gardens.

This Character Type has a large proportion of open space and a close relationship to the semi-natural landscape of the Dandenong Creek valley".

Various bus routes operate along the perimeter of Waverley Park.

The following schools are within 2.5 kilometres of Waverley Park.

- St Justin's Catholic Primary School to the north.
- Mulgrave Primary School to the east
- Nazareth Catholic College and St Elizabeth's Catholic Primary School to the south east.
- Carawatha College and Silverton Primary School to the south.
- Wellington Secondary College to the south west.
- Albany Rise Primary School to the west.
- Mazenod College, Brandon Park Primary School, Wheelers Hill Secondary College and Waverley Meadows Primary School to the north west.

Monash University is approximately five kilometres to the west of Waverley Park along Wellington Road.

The Wheelers Hill Shopping Centre on Jells Road to the north is within 1.5 kilometres of Waverley Park. The Waverley Gardens Shopping Centre is at the intersection of Jacksons Road and Police Road, approximately 400 metres south of Waverley Park. Other major shopping centres within 7.5 kilometres of Waverley Park include the following.

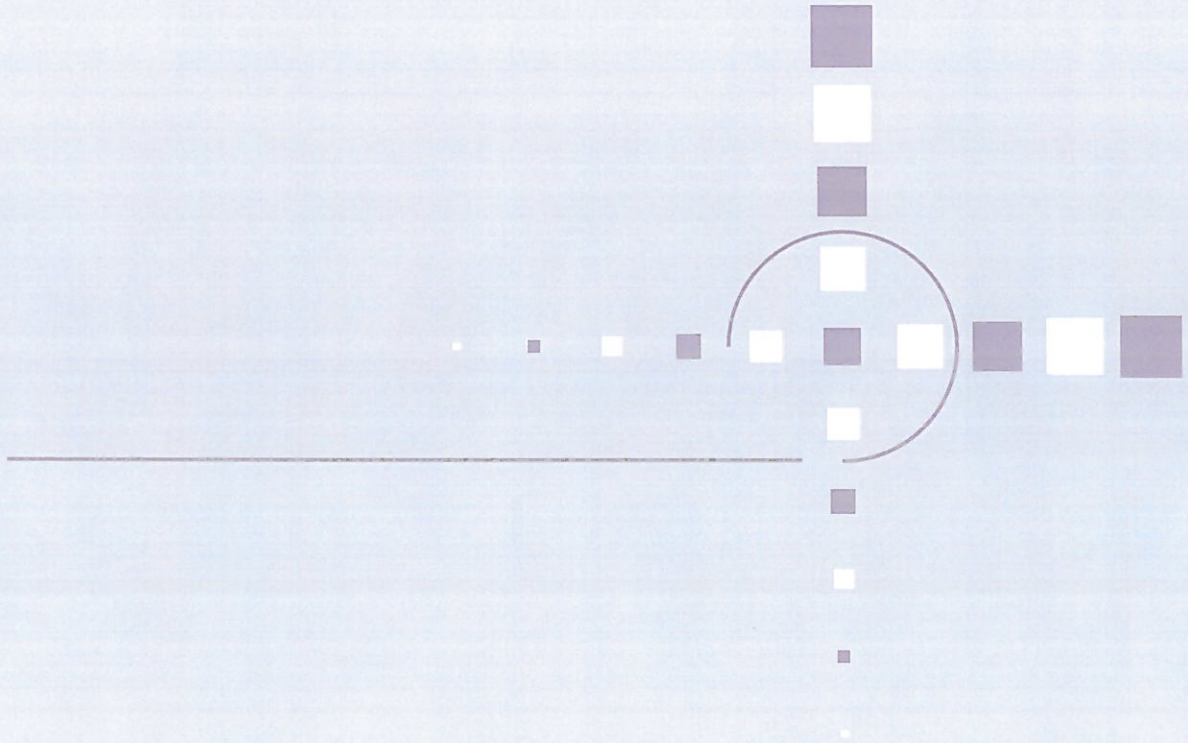
- Stud Park Shopping Centre to the east.
- Dandenong Plaza Shopping Centre to the south east.
- Springvale Shopping Centre to the south west.
- Brandon Park and The Glen Shopping Centres to the north west.

Significant expanses of public open space are within 2.5 kilometres of Waverley Park, including the following.

- Columbia Park to the north.
- Mulgrave Reserve, Gladeswood Reserve, Dandenong Creek and the Melbourne Water Police Road Retarding Basin to the east.
- WJ Turner and GJ Duggan Reserves to the south.
- Southern Reserve to the south west.
- Wellington Reserve to the west.
- Freeway Reserve and Lum Reserve to the north west.

The Parks Victoria managed Jells Park, Chesterfield Farm, Shepherds Bush and Bushy Park Wetlands to the north and Churchill National Park and Lysterfield Park to the east are within 7.5 kilometres of Waverley Park.

DESIGN ISSUES



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3.0 DESIGN ISSUES

There are a range of physical characteristics within the site which have been identified as potential constraints and design issues. The Mirvac response to these design issues and in particular to the heritage issues, has formed the basis of the concept plan design.

The following design issues have been identified at Waverley Park.

WAVERLEY PARK

3.1 ACCESS AND CIRCULATION

The existing access points from Wellington Road and Jacksons Road have identified heritage value but are not sufficient in number to service the redevelopment of Waverley Park. The existing road pattern is responsive to the shape of the oval, however, it does not address the wider issues of drainage and topographical variation and is inefficient for a new residential area.

3.2 NOISE ATTENUATION

The noise generated by some roads and land uses which abut Waverley Park has the potential to affect the amenity of the future residents. An opportunity exists to incorporate noise attenuation into the development.

3.3 VIEWS AND VISTAS

Views and vistas with identified heritage value exist within Waverley Park. Other important views are provided from Waverley Park towards the Dandenong Ranges, the skyline of the Melbourne CAD and Port Phillip Bay. There is an opportunity for the redevelopment of Waverley Park to capitalise on these views and vistas.

Waverley Park has views into the adjoining properties to the north east (Boise Cascade and the Body Shop) and the west (Safeway) and over the Monash Freeway. The screening of these views may be required to maintain the amenity of the adjoining properties and to create appropriate amenity for the future residents of Waverley Park.

3.4 TOPOGRAPHY

The topographical variation across Waverley Park described above should be addressed by the redevelopment in the road alignments, orientation of lots, drainage strategy and detailed design of dwellings.

3.5 PEDESTRIAN PERMEABILITY

The roads that abut Waverley Park have the potential to create physical and psychological barriers that can discourage the wider community from accessing any recreational and community facilities that are likely to be provided at Waverley Park. The pedestrian / bicycle network to be provided at Waverley Park should address this issue and also create appropriate connections to the public transport, educational, shopping and open space services and facilities in the neighbourhood.

3.6 DRAINAGE AND OVERLAND FLOW

Waverley Park experiences a high level of rainfall that drains into the lake to the south of the stadium and into the north east corner of the site. Drainage retention and overland flow path requirements combine with the relatively high level of rainfall to create the opportunity for a network of open spaces and water bodies to be incorporated into the redevelopment of Waverley Park.

3.7 OVERHEAD POWERLINES

As outlined above, an easement containing high voltage power lines traverses the southern portion of Waverley Park from east to west. Overhead power lines also extend along the south side of Wellington Road and the west side of Jacksons Road adjacent to Waverley Park. The opportunity exists for the visual amenity of Waverley Park and the adjoining roads to be improved by the placement of all of these powerlines underground as part of the redevelopment.

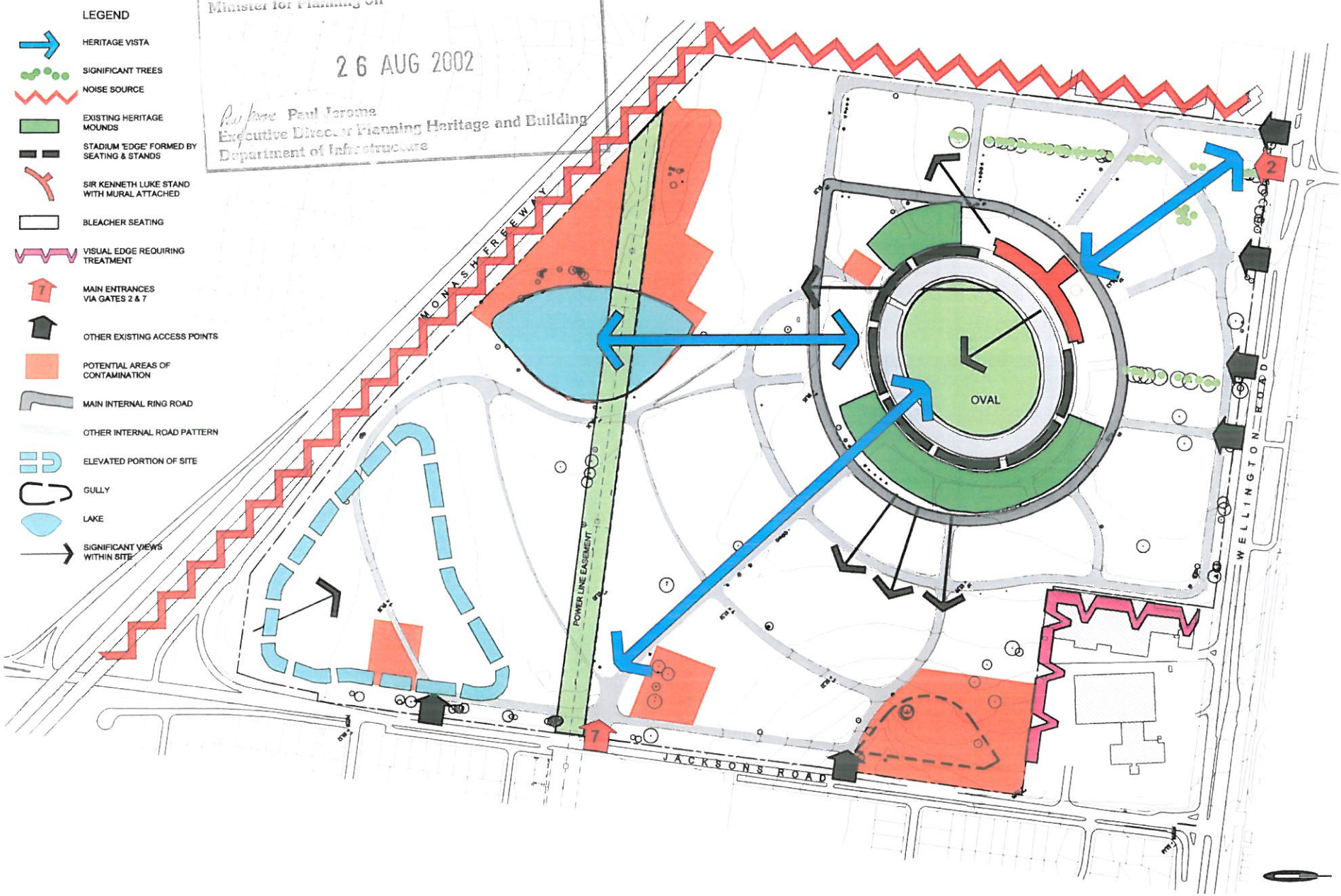
3.8 LANDSCAPE CHARACTER

The landscape character of Waverley Park reflects the previous use of the land surrounding the stadium as a car park during AFL games. It is a generally sparse landscape of grass and gravel with the lake and several remnant stands of trees providing visual interest. The opportunity exists for the redevelopment of Waverley Park to create landscaped areas that incorporate existing trees where possible and contribute to the Garden City Character of the City of Monash (Monash).

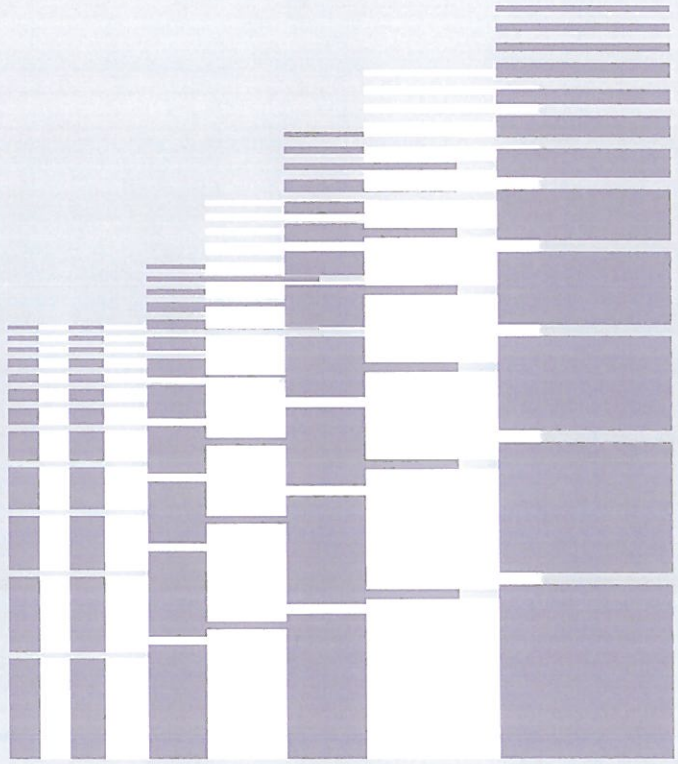
3.9 HERITAGE VALUES

The heritage values of Waverley Park have been identified and documented by Heritage Victoria. The redevelopment addresses the following heritage elements.

- The Sir Kenneth Luke Stand.
- The football oval.
- The mounding and amphitheatre atmosphere surrounding the oval.
- The lake and the views linking the lake with the stadium, including the oval and the Sir Kenneth Luke Stand.
- The concentric rings road pattern.
- The diagonal view corridors between Gates 2 and 7 and the Sir Kenneth Luke Stand.
- The mosaic mural on the Sir Kenneth Luke Stand.
- The potential for the documentation of the AFL history of Waverley Park



URBAN PLANNING



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4.0 URBAN PLANNING

Mirvac has designed Waverley Park to be a model new suburb offering the best in new residential development strategies.

Mirvac's design gives clear representation to the opportunities and constraints identified in the Neighbourhood and Site Description report, March 2002. Matters of circulation, heritage, E.S.D., views, slope, adjacent uses, existing trees, drainage, noise and landscape character have all been addressed and integrated within the design. More importantly however these issues underlie a vision for the site which aspires to excellence in the planning, design and construction of a fully integrated housing community.

The design approach has focused on a proven strategy of quality design, good planning and value-adding. The approach to Waverley Park will build upon the innovative methods Mirvac has developed at The Heath and Beacon Cove which lead the industry in both quality and liveability.

Key features of Mirvac's development of the new Waverley Park suburb will include:

- The total development of the site by Mirvac of about 1500 dwellings including houses and apartments
- A highly integrated high-amenity development
- A carefully planned network of local neighbourhoods, each with its own identity and open space focus, which are connected by a carefully integrated masterplan of roads, open space and landscape vistas
- The retention of heritage-listed elements
- The adaptive re-use of the grandstand, heritage view axes, existing roads and stands of trees, the power easement, the drainage corridors and the geometry of the old stadium layout, to

BEACON COVE : FULLY INTEGRATED MIRVAC DEVELOPEMENT

4.1 DESIGN PHILOSOPHY

The Mirvac design philosophy and subdivision strategy offers the following positive urban design outcomes:

- Articulation of the old stadium areas as the natural 'hub' or 'heart' of the development and the use of larger buildings to recreate the landmark scale and form of the former Waverley Park stadium
- Retention of the lake, view corridor and playing field areas as the principle open space facilities of the site and retention of an oval at the symbolic community centre of the development
- Development of significant areas of wetlands and public parks across the site which transform the drainage needs into major environment and recreation assets
- Development of a clear town plan which integrates the residential neighbourhoods, open space, transport routes, community facilities and other elements within the site and within the broader urban context generally whilst recognising the adequate supply of major community, retail, entertainment and commercial facilities in close proximity to the site
- Planning for public transport facilities to, within and through the site
- Planning for pedestrian and cyclist paths
- Planning of the road network with attention to safe points of access, traffic volumes, streetscapes and road hierarchies
- Undergrounding of the high-voltage powerlines and relocation of easement
- The provision of suitable edge treatments to adjoining land uses to manage visual and acoustic requirements

4.2 CONCEPT PLAN AND SUBDIVISION MASTERPLAN

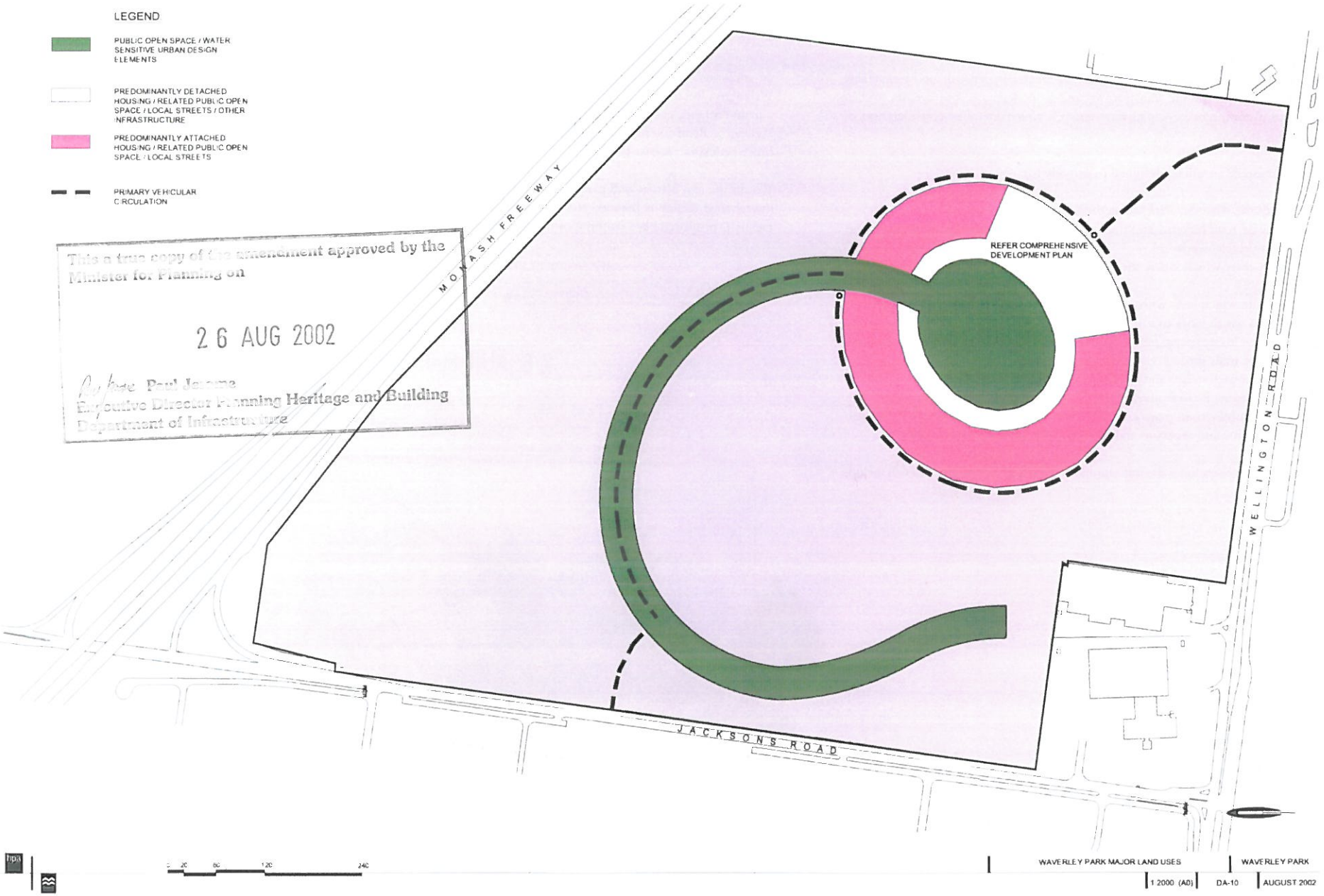
Mirvac's approach to the urban planning of Waverley Park is based upon design principles which seek to develop a genuine sense of place and community. Urban design elements including the patterning of the street network, open space connectivity, heritage interpretation and pedestrian permeability will be combined and spatially arranged to foster a sense of community and a memorable experience of Waverley Park.

Characteristics of the Waverley Park Concept Plan to be included in the subdivision masterplan (endorsed under the Waverley Park planning permit):

- A clear hierarchy of interlinking open spaces ranging from neighbourhood to small precinct parks providing definition and identity to the subdivisional stages
- A strong diagrammatic street pattern responsive to the undulating landform and providing legibility of the site and a sense of place enhanced by the termination of vistas with local landmarks
- A defining visual framework which contributes to the sense of place and legibility through views which focus internally upon landmark features and outward toward geographic features such as Mt Dandenong , Dandenong Creek and Port Phillip Bay
- An active recreational environment promoting site wide access for pedestrians and cyclists via a continuous path network providing a high level of permeability throughout the site and connecting with external networks
- A celebration of the heritage aspects of the site through the promotion of the stadium as the community hub, retention of key features including the oval, promotion of significant views and inclusion of an historic interpretative path network
- A clear hierarchy of places from the suburb to the neighbourhood to the local precinct
- A clear hierarchy of roads from the entry road which forms a spine through the site, to the collector road and the local access street

The Mirvac orientation of lots and arrangement of precincts will assist with the definition of staging for the development. These characteristics will include:

- A pattern of subdivision which develops local neighbourhoods of approximately 100 residential lots each and with a focus upon a neighbourhood park
- Lots, where possible, oriented east-west to streets to maximise northern sunlight
- Roads and superlots consistent with an urban structure of up to 150m in length with a curvilinear street alignment. Pedestrian access further describes the urban pattern as continuous road reserves and vista lines, generating diverse and interesting road alignment with improved amenity and linkages with open space areas
- Lots to provide for the Mirvac design of boundary line zippering, zero lot lining and courtyard house types which maximise land use efficiency and solar penetration to gardens and houses
- A range of dwelling types including apartments, townhouses, terraces and detached dwellings



URBANPLANNING

4.3 SUBDIVISION MASTERPLAN DETAIL

4.3.1 ACCESS AND CIRCULATION

Mirvac's subdivision strategy requires a commitment to circulation networks and accessibility. The routes of private and public transport as well as pedestrians and cyclists, will be integrated within a comprehensive pathway network which includes consideration of linkages to outside the site.

The subdivision masterplan will be designed to provide for:

- Consistency with the Waverley Park Concept Plan
- A clear hierarchy of road patterns and road reserve widths which satisfy all public and private transport vehicle needs
- Points of vehicle entry which satisfy the needs of safety, traffic volume and convenience
- A defined bus route which links with existing off-site bus and train networks and provides bus stops which work to a 400 metre catchment
- Pedestrian and bicycle circulation paths combined with the road system to develop an extensive system of trails through the open space network
- Off-site linkages for pedestrians and cyclists connecting to several points along the Wellington and Jacksons Road frontages
- A clear pattern of subdivision, roads and open space which makes circulation through the site understandable and access to and from the site, safe and convenient

Vehicular access to the site includes the utilisation of existing access points and will include an additional entrance from Jacksons Road and the upgrading of the main entrances at Wellington Road and Jacksons Road. In total, there will be five shared entrances to the site, a main entrance each from Wellington Road and Jacksons Road, left-in left-out access in Wellington Road and secondary left-in left-out access points along Jacksons Road. Numerous other pedestrian access points will be provided.

Within the site Mirvac will make provision for the inclusion of bus stops. A future bus interchange facility is planned for Wellington Road. Access from within the site to the facility is proposed via a continuous network of pathways and open space corridors.

POSSIBLE BUS SHELTER ON WELLINGTON ROAD

4.3.2 OPEN SPACE CONNECTIVITY

The provision of quality open space is a central component of the Mirvac planning for Waverley Park. A variety and hierarchy of open space is proposed to be fully integrated using parks, linkages, wetlands, overland flow paths, road reserves and circulation spaces. The open space network will be structured within a three tiered heirarchy which includes the oval and wetlands as the first level, neighbourhood parklands as the second level and the local precinct parks as the third.

Key features of the subdivision masterplan will include:

- Provision of open space parkland to all stages of the development
- Provision of many types, shapes and sizes of open space including an oval which offers shared public space
- Retention of key on-site and off-site vistas as open space linkages
- The strength of interconnectedness of open space and the permeability of the site to a choice of convenient routes
- Carefully shaped and dimensioned open spaces which are designed purposefully for their use and character
- A wetland environment surrounding the lake and extending along a major crescent space
- Neighbourhood and precinct parklands

ILLUSTRATIVE SKETCH OF OPEN SPACE PARKLANDS SURROUNDING LAKE

4.3.3. VISUAL FRAMEWORK

Views and vistas are an important historic element of the site as they contribute to a sense of legibility and place. Heritage Victoria has nominated a range of views and vistas and the subdivision masterplan will weave these into the visual framework and legibility of the site. These views will include the focus upon the grandstand from the main entrance at Wellington Road and through the site from Jacksons Road.

Views include:

- Views through the site connecting the lake and grandstand
- Views through the site toward the grandstand
- Views into the site from the Freeway looking toward the lake
- Views out from the site toward Mt Dandenong, Dandenong Creek, Port Phillip Bay and the city
- Visual attractors and landmark views of the grandstand, oval and lake
- Visual containment of the crescent road by a wetland corridor
- Main view into the site toward the grandstand and former procession ground

ILLUSTRATIVE SKETCH OF VIEWS AND OPEN SPACE CORRIDOR LINKING INTO THE OVAL

4.3.4 DRAINAGE AND OVERLAND FLOW

The proposed drainage strategy utilises the existing drainage system which drains predominantly to the south and east of the site, and retains use of the main detention areas of the site, including the lake and gully adjacent Jacksons Road. Efficiency of the drainage system is intended to be achieved through the modification and expansion of the lake, creation of additional parkland retention areas and provision of an inter-connecting overland flow path, designed as a wetland environment.

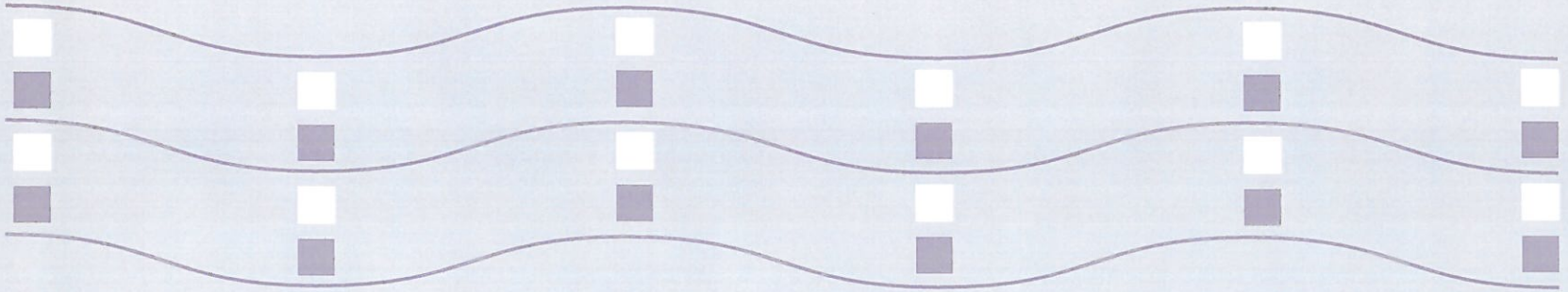
The drainage requirements are proposed to be fully integrated with the design of parklands as functional recreation areas adding to the character of the landscape. A wetland environment, extending east and west from the lake, will meander through a curvilinear parkland environment, providing landscape character which includes a reticulated water system and water polishing plant material. The lake will be remodelled to become a landscape feature with passive recreational opportunities and act as a visual focus for adjacent residential properties.

4.3.5 OVERHEAD POWERLINES

It is the intent of Mirvac to re-align and underground the overhead high voltage lines which traverse the site from Jacksons Road to beyond the Monash Freeway. In accordance with a commitment to enhance the open space amenity for the community, the proposal to underground the wires will provide the opportunity to utilise the easement as road reserve or open space parkland.

INDICATIVE IMAGE OF PROPOSED OVERLAND WETLAND DRAINAGE

HERITAGE RESPONSE



hpa
architects
planners
interior designers

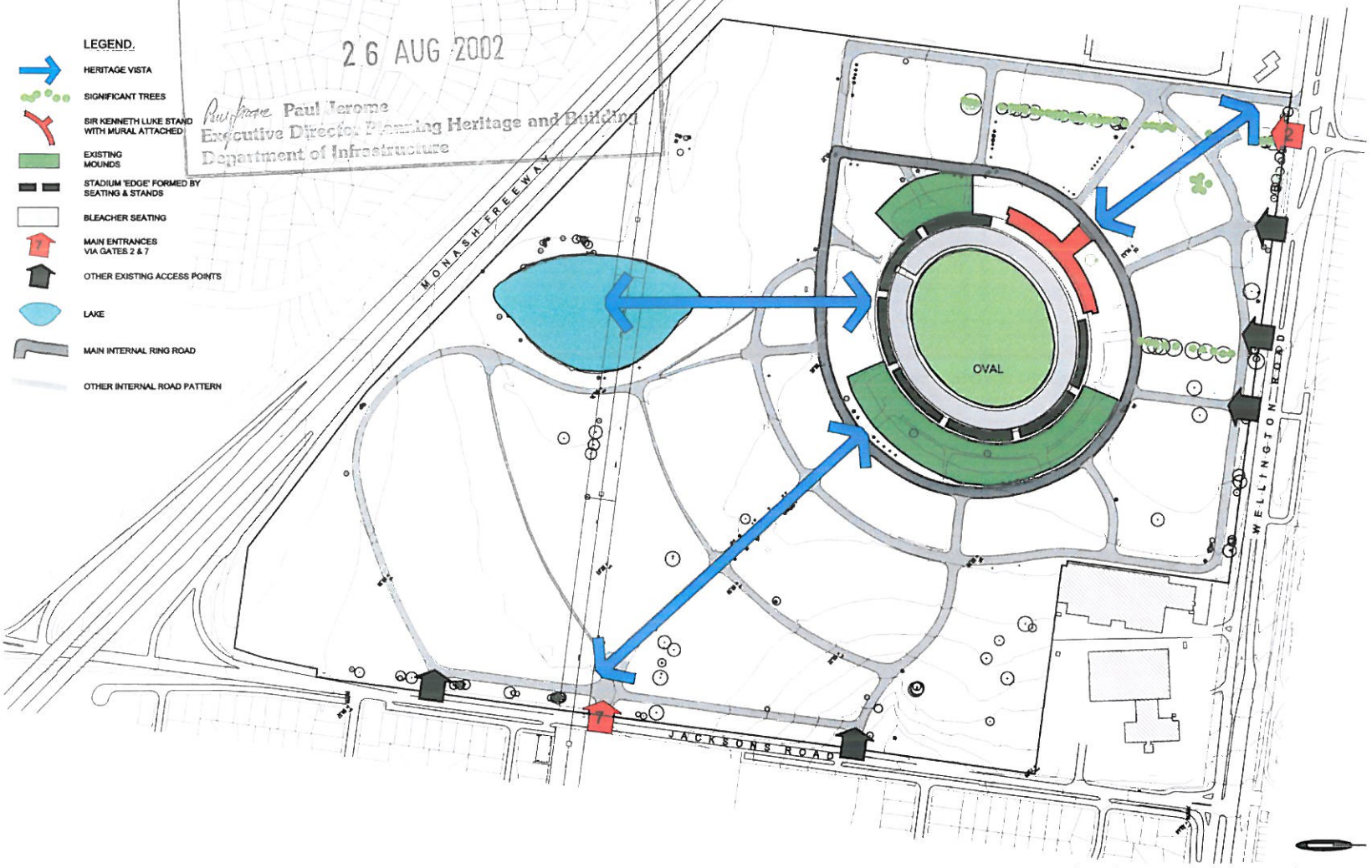
5.0 HERITAGE RESPONSE

Mirvac has responded to the stated heritage values of the Waverley Park site. Central to the design philosophy of the Mirvac development of Waverley Park as a new residential subdivision is the retention of an appropriate portion of the Sir Kenneth Luke Stand, creation of a range of dwelling and lifestyle opportunities and adaptive re-use of the oval and remainder of the stadium area.

Mirvac's responses to heritage issues focus upon :

- Sir Kenneth Luke stand
- VFL football mural
- Oval
- Mounding and amphitheatre atmosphere surrounding the oval
- Retention lake and views connecting the lake with the oval and stand
- Concentric ring road layout
- Diagonal view corridors between gates 2 and 7 and the grandstand
- Documentation of AFL history
- Main entrance points
- Some stands of mature exotic trees
- Retention of Waverley Park as a suburb name

Responses and strategies to each of the considerations are outlined in the following section.



5.1 SIR KENNETH LUKE STAND

Strategies:

- Retain the central eight bays of the Sir Kenneth Luke Stand as a commercial, health, recreation and community facility
- Provide an adaptive reuse of the Stand
- Promote the Sir Kenneth Luke Stand as a community hub for Waverley Park
- Promote an active edge and frontage to the oval from within the Stand
- Maximise views from all levels within the Sir Kenneth Luke Stand, particularly toward the oval
- Promote opportunities for the establishment of businesses servicing the local community as well as residents
- Provide for training and administration facilities and use of the football oval to become shared public space
- Apartment buildings up to a maximum height of RL 121.1m (up to seven storeys excluding basement) flank either side of the stand, responding to the scale and mass of the structure whilst the buildings surrounding the oval are up to a maximum of RL 104m (up to four storeys excluding basement) and reiterate the significance of the oval
- Retain entry from existing major entry points (Gates 2 and 7) and where practicable, retain portions of the existing road network particularly around the stadium
- Maintain the Stand as the focus of the site and as a regional landmark structure

The Stand is the most visually dominant built form of the site and together with the oval will provide a significant focus within Waverley Park (and beyond) as it will become once more, the community hub. Eight bays of the Stand will be retained, utilising six of the bays to incorporate a range of mixed use activities leaving the end bays generally in their present state thereby exposing the skeletal structure of the grandstand. It is proposed buildings adjacent the stadium will be set back from the structure to ensure views are retained.

Mirvac proposes to retain the top level seating tier of the stadium across the retained eight bays and leave intact the bleacher seating in response to Heritage Victoria requirements. A race from the basement of the stand to the oval is proposed to be retained for use.

ARTISTS IMPRESSION OF THE REFURBISHED SIR KENNETH LUKE STAND WITH EIGHT BAYS : VIEWED FROM FORECOURT

ARTISTS IMPRESSION OF THE RETAINED SIR KENNETH LUKE STAND : VIEW FROM THE OVAL

This a true copy of the amendment approved by the Minister for Planning on

26 AUG 2002

Paul Jerome
Executive Director Planning Heritage and Building
Department of Infrastructure

5.2 OVAL

Strategies:

- Retain the existing playing field as a shared public open space asset with a functional football field at its centre

Surrounding the oval will be a running / walking trail and row of trees. The oval will be retained at a proposed size comparable with the MCG. It is intended to become a community focus for Waverley

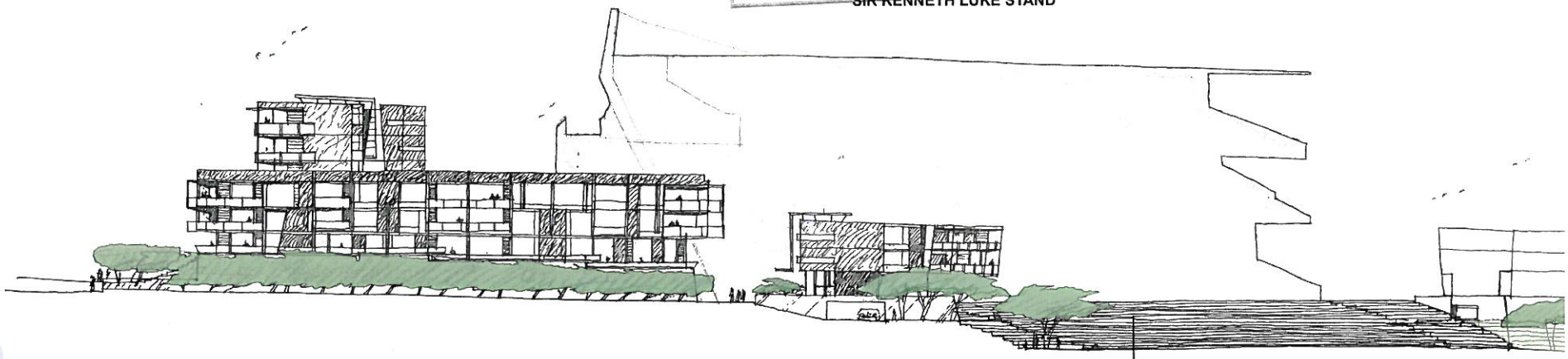
5.3 APARTMENT BUILDINGS

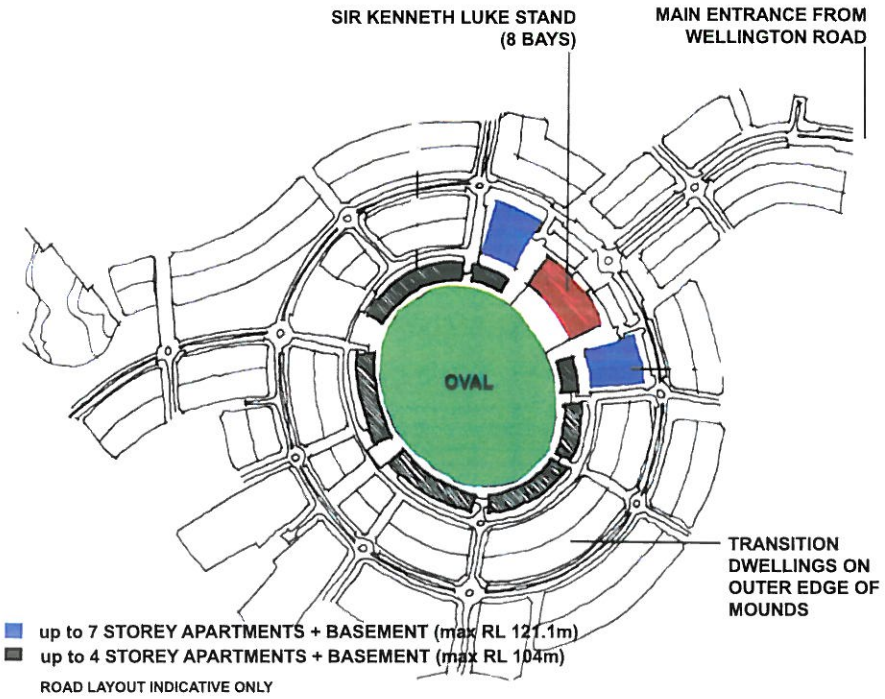
Strategies:

- Represent the former massing of the stadium with high density development in the form of apartment buildings
- Mitigate adverse acoustic characteristics if emanating from oval use

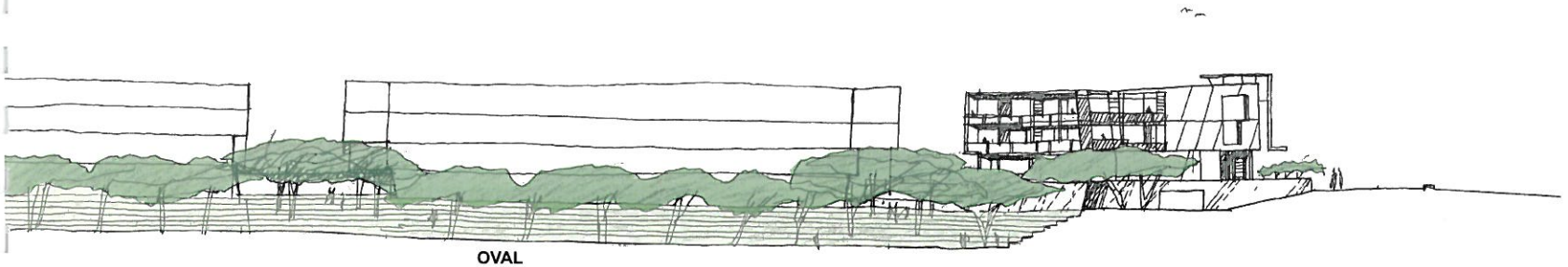
The remainder of the stands will be removed but with the existing mounding adapted to include a raing of apartment buildings to a maximum height of RL104metres (up to four storeys excluding basements) except for either side of the remaining grandstand in which case the apartment buildings will be to a maximum height RL 121.1metres (up to seven storeys excluding basements) .

The apartment buildings flanking and surrounding the oval reinforce the outer seating and mounds of the oval. Their scale and form create a sense of enclosure similar to the ambience created when seated on the bleachers surrounding the oval. The adapted mounds and their sense of elevation are retained and together with the change in topography they create an important transition between the development surrounding the oval and medium density dwellings beyond. The change in topography also provides the opportunity for a varied built environment response and a visual and physical transition between the multi-level apartments and low-rise dwellings.



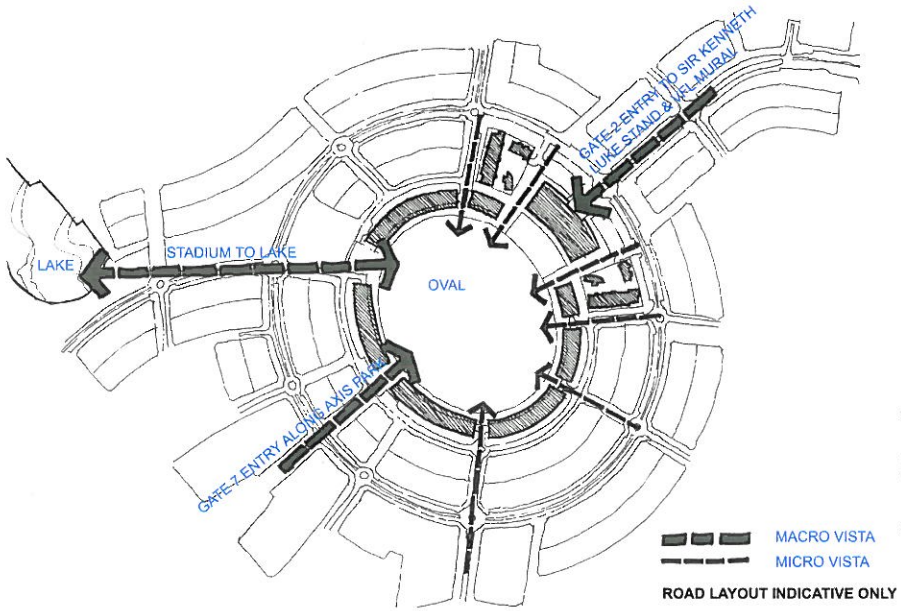


INDICATIVE PLAN OF APARTMENTS FLANKING SIR KENNETH LUKE STAND AND SURROUNDING THE OVAL

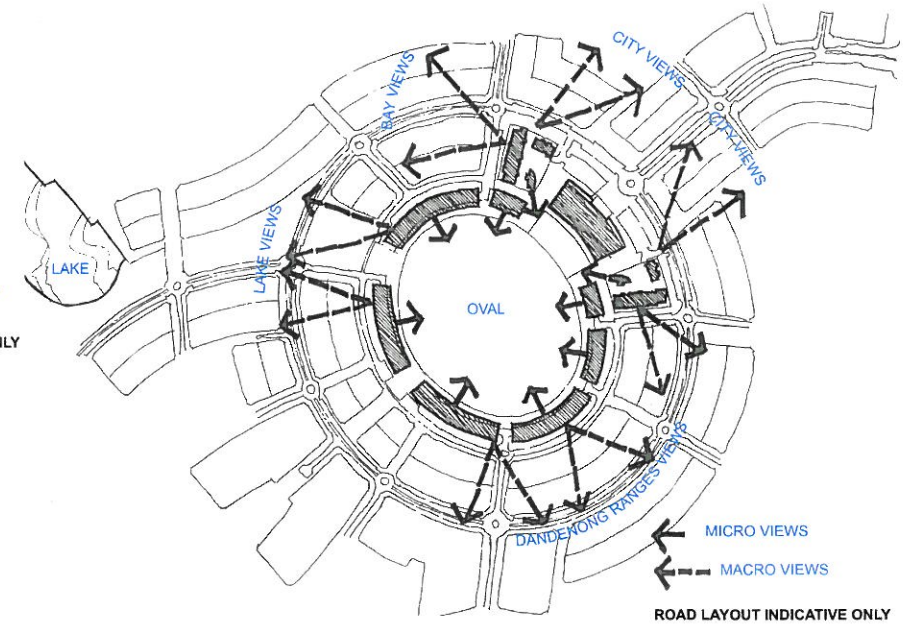


5.3.1 SITING OF APARTMENT BUILDINGS

The apartment buildings surrounding the oval and flanking the Sir Kenneth Luke Stand have been sited to maximise views into the oval, provide visual connectivity with site features and relate the massing of the Sir Kenneth Luke Stand and smaller stands surrounding the oval. The buildings are also arranged to maximise views toward Mt Dandenong, Dandenong Creek, Port Phillip Bay and the city.



INDICATIVE LOCATIONS OF BUILDINGS SURROUNDING THE OVAL



INDICATIVE VIEWS FROM PROPOSED APARTMENT BUILDINGS

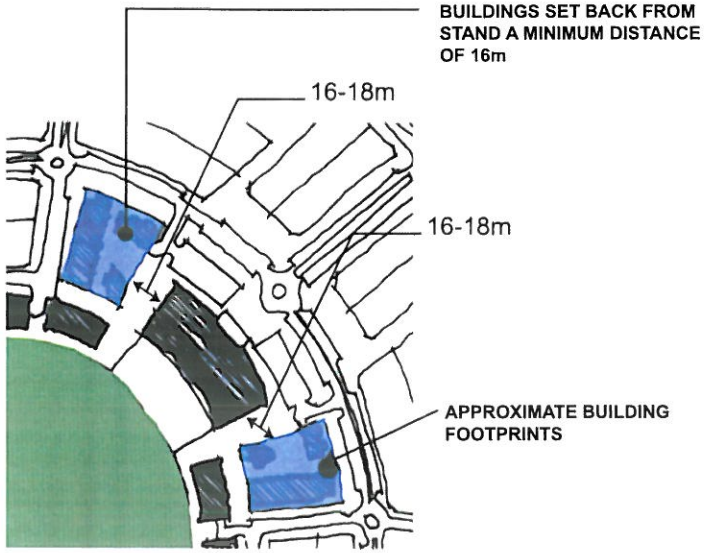
5.3.2 APARTMENT BUILDING ENVELOPES

Building envelopes for apartment buildings are determined in response to the existing massing and scale of the outer seating stands surrounding the oval and the Sir Kenneth Luke Stand. Building footprints also relate to the former mass of the existing structures.

On either side of the Sir Kenneth Luke Stand there are two building envelopes with approximate footprints as shown. Building heights on either side of the stand will not exceed the roof height of the stand which has an RL of approximately 121.1m. The arrangement of buildings flanking either side of the stand provides a 16 to 18m wide terraced open space, providing a setback from the Stand.

Building design within this location will focus upon providing an appropriate visual setback and aesthetic response to the Sir Kenneth Luke Stand, through the siting and use of compatible materials.

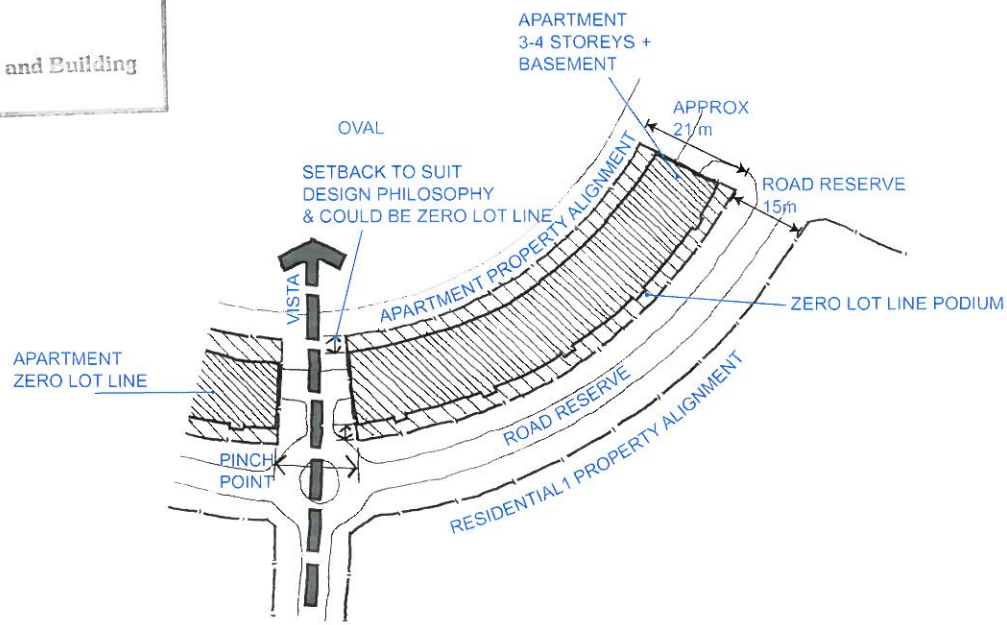
Building envelopes for the apartments surrounding the oval will be of a smaller scale and mass than those flanking the sides of the Stand. The buildings will provide a visual transition to the scale of the oval and generally represent the scale of the seating stands. The apartment height will not exceed the seating stands which have an approximate RL of 104m. A further visual and physical transition is created by the dwellings located on the mounds surrounding the outer ring of apartments.



PLAN ILLUSTRATING INDICATIVE PLACEMENT OF BUILDINGS FLANKING EITHER SIDE OF SIR KENNETH LUKE STAND

5.3.3 ZERO LOT ALIGNMENTS FOR APARTMENT BUILDINGS

The zero lot line provides the opportunity to focus views through an architecturally contrived pinch point, generating visual interest and diversity. Mirvac propose the apartment buildings along the edge of parklands and open space corridors be aligned on the boundary, utilising the zero lot line principle. Pedestrian and visual access is retained through the open space between the buildings and the end apartments create an active edge through the placement of windows and balconies into the space. Whilst the podium of the building may have a zero lot alignment, apartment floors above podium may be recessed.



INDICATIVE ZERO LOT ALIGNMENT AND SITING PLAN FOR BUILDINGS

5.4 STREET NETWORK AND PATTERN

Strategy:
- Retain a portion of the existing street network

The street network within the site will replicate the concentric pattern with a main spine travelling through the site, connecting the Wellington and Jacksons Road entrances and circumnavigating the oval and stadium. This main road provides legibility to the site and retains the integrity of the original street network surrounding the stadium.

The street pattern will respond to other site characteristics including drainage requirements, integration of the powerline easement, connectivity of public open space corridors, retention of significant views, orientation of lots and alignment with contours.

The main entrance from Wellington Road in the northwest corner will be realigned to ensure the mosaic mural and Sir Kenneth Luke Stand are the central focus. The new alignment will respect the former significance of this entrance which is where the Australian Football League (AFL) grand procession once occurred. The main entrances of Wellington and Jacksons Roads will be connected by inference through the main visual axis.

5.5 MOUNDS

Strategy:
- Retain but adapt the mounds surrouding part of the oval and fomer seating area

The mounds which partially wrap around the oval will be adapted with dwellings built upon them.

5.6 VIEWS AND VISTAS

Strategy:
- Retain the vista line between existing gates 2 and 7 and the grandstand which dominate the geometry of the site

Views and vistas which connect to the Stand and significant features within the site will be promoted through the use of open space corridors. In particular, the view toward the mural attached to the Stand will be promoted through the realignment of the main entrance from Wellington Road.

5.7 EXISTING VEGETATION

Stategy:
- Retain significant vegetation which is healthy and has plenty of vigor

A number of trees within the site have been included within the heritage overlay and the development seeks to retain as many trees as possible, contingent upon their health and vigor.

5.8 LAKE

Strategy:
- Retain a lake and link into a broader wetlands and open space system

A lake will be retained in a location similar to the present lake. The vista from the lake to the Stand will be retained and the lake itself remodelled to provide recreational opportunities.

5.9 AFL COMMEMORATIVE RESPONSE

Strategies:
- Provide an interpretative trail / running and walking track which meanders through the site and provides informative interpretative elements along the path
- Reuse existing materials, such as the timber from the seating, along the pathway, in the creation of public furniture and in sculptural elements where possible
- Reinstate goal posts on the oval
- Preserve the name of Waverley Park and thus retain the cultural identity of the site
- Investigate opportunities for naming streets with some relationship to the former use of the site

The above strategies represent Mirvac's response to the AFL history of Waverley Park and is subject to discusions with the AFL and Heritage Victoria.

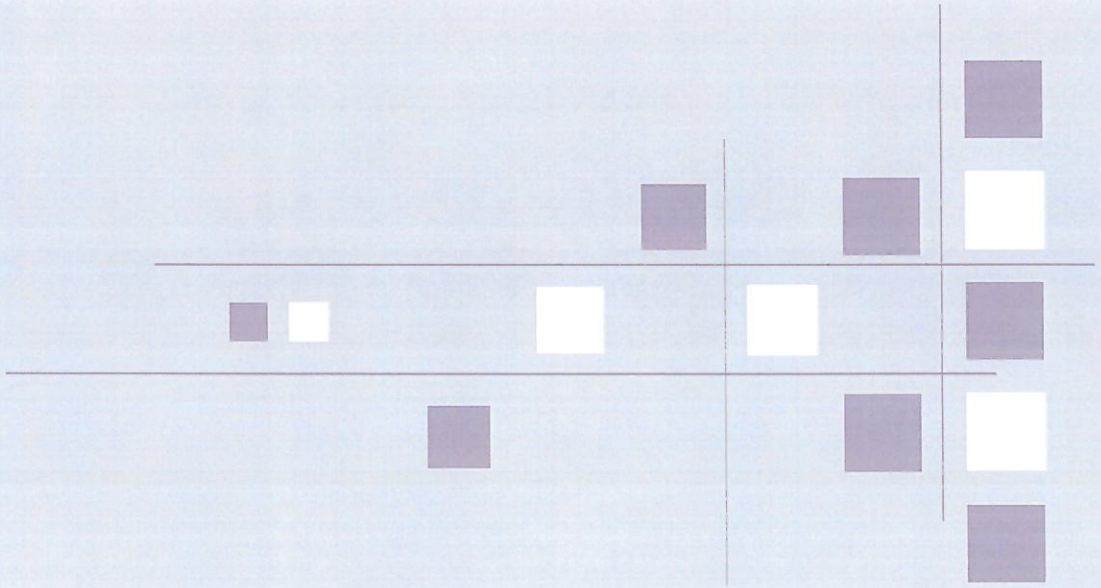
5.10 RETAINING WAVERLEY PARK AS A SUBURB NAME

Strategies:
- Retain the name Waverley Park as the name for the new suburb and in doing so, retain the cultural association of the site to a former football ground

The retention of the name and associated values will be further enhanced through the retention of various heritage elements such as retention of part of the Sir Kenneth Luke Stand.

INDICATIVE STREETSCAPE AND ARCHITECTURAL CHARACTER

DESIGN RESPONSE



hpa
architects
interior designers

6.0 DESIGN RESPONSE

6.1 ARCHITECTURAL STYLE AND CHARACTER

Mirvac's development of the Waverly Park site is predominantly medium and high density dwellings with a range of styles and types, promoting a variety of interfaces with roads, open space parklands and the built environment. Mirvac dwellings will be predominantly 2 storey with variances from single storey , up to 3 storeys in key locations. Lot configurations will include 'zippered lots', parkland frontage houses (4 and 5 cluster arrangements) with shared vehicular access and transition dwelling styles which will utilise the slope to create multi-level higher density living opportunities.

The architectural vernacular of dwellings will be defined by the form, choice and arrangement of contextual materials. The designs will be drawn from historic references to architecture typical of Australia and Melbourne, applied as a contemporary interpretation and will draw upon textures such as brick, render, tile, glass and timber. The apartment buildings will explore the use of structurally exposed materials and finishes including glass, steel and concrete.

A ring of apartment buildings of consistent scale will circle the football oval with two taller buildings flanking either side of the Sir Kenneth Luke stand. The apartment buildings adjacent the stand will rise to a maximum height of RL 121.1m (up to 7 storeys excluding basement) in response to the scale and mass of the former grandstand structure. Apartment buildings surrounding the oval will reflect the massing of the former seating areas and rise up to a maximum height of RL 104m (up to 4 storeys excluding basement).

SKETCH OF BUILT ENVIRONMENT CHARACTER

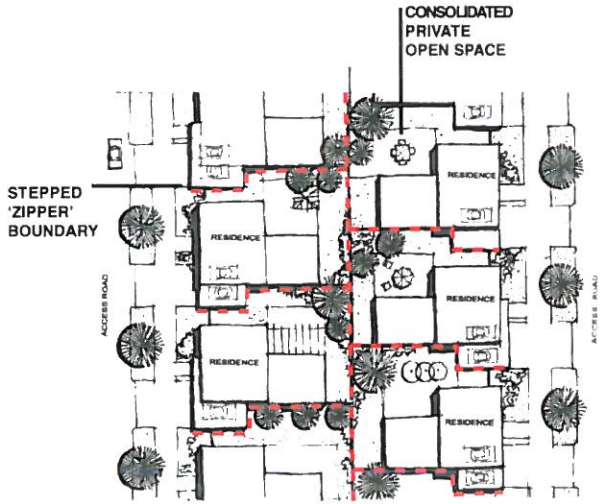
6.2 LOT CONFIGURATIONS

Lot configurations will include 'zippered lots' and cluster dwellings which are also referred to as four or five pack lots.

6.2.1 'ZIPPERED LOTS'

A zippered lot utilises a site boundary between two dwellings which is aligned along the articulated wall of one of the dwellings. The lot boundary matches the wall of the adjacent dwelling, creating a 'zippered' site boundary.

The 'zipped' boundary reorganises private open space into a consolidated area and eliminates the narrow linear strip of space usually assigned to the side of a dwelling in a conventional lot arrangement. Living areas and views from the ground level are focused upon the private open space area with additional privacy created by a solid boundary wall devoid of overlooking windows. The two storey component of the dwelling is located at the front with the single storey to the rear of the dwelling. This design provides solar penetration to the rear private open space area.



INDICATIVE ZIPPERED LOT PLAN

6.2.2 CLUSTER DWELLINGS

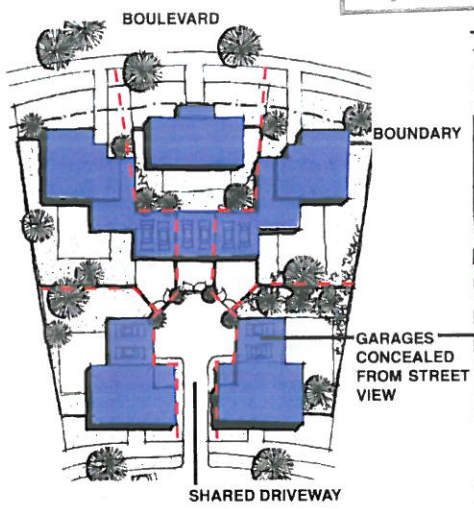
Cluster dwellings are an arrangement of four or five dwellings which have frontages to a street, parkland or wide road verge. They are arranged with individual titles and lots with an interconnecting system of site boundaries. All dwellings share a common driveway entrance. All other attributes of the size and style of dwellings are the same as conventional Mirvac houses.

Benefits of the cluster dwelling arrangement include:

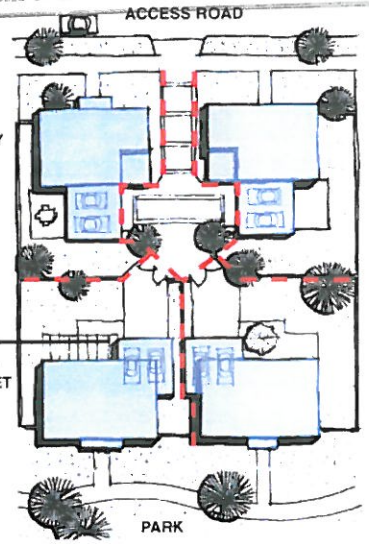
- The opportunity to create a parkland or street frontage which provides direct pedestrian access
- A consolidated streetscape with safe pedestrian access and minimal driveway crossovers
- The opportunity for extensive tree planting and landscaping to the verge of the street
- An interesting streetscape in which driveways and garages are concealed
- A reduced number of driveways, amounting to 1 per 4/5 dwellings
- Passive surveillance of public open space

Situations in which this arrangement may be used include:

- Parkland frontage
- Wide verge frontage to main streets
- Crescent shaped boulevard road



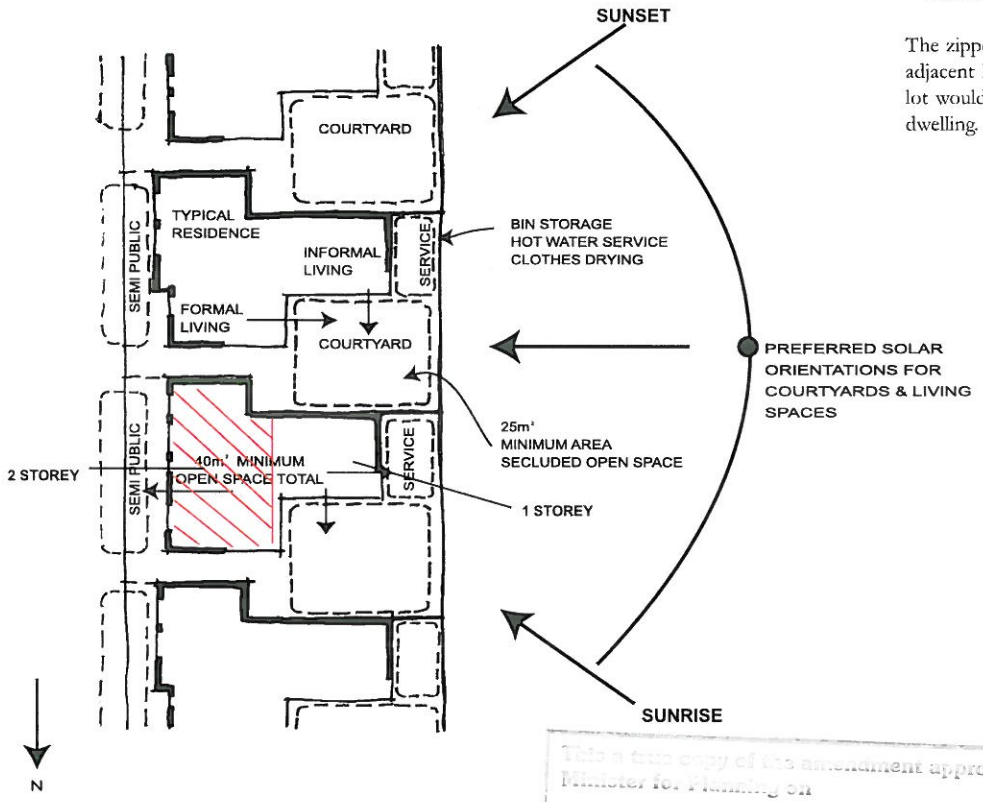
INDICATIVE FIVE-CLUSTER DWELLING ARRANGEMENT WITH BOULEVARD FRONTAGE



INDICATIVE FOUR-CLUSTER DWELLING ARRANGEMENT WITH PARKLAND FRONTAGE

6.3 SOLAR ACCESS

The curvilinear street pattern, defined by the form of the oval, provides significant challenges to orientation. A typical lot is orientated however, to maximise the capture of afternoon northern sunlight within the private open space of the lot.



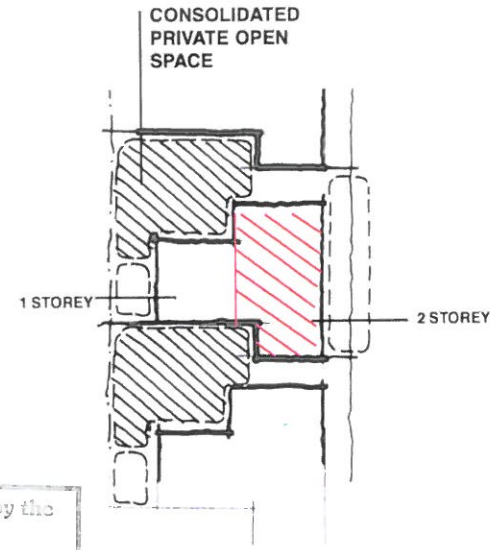
SOLAR ACCESS TO PRIVATE OPEN SPACE ENHANCED BY ZIPPERED LOTS AND CAREFUL ORIENTATION

6.4 PRIVATE OPEN SPACE

A consolidated private open space area which meets and often exceeds a minimum requirement of 40m2 is a central and integral component of a Mirvac designed housing lot. The Mirvac principle for private open space provides recreational opportunities on two levels:

- Consolidated private open space within individual dwelling lots
- Public open space in the form of neighbourhood parklands which are within comfortable walking distance for residents.

The zippered lot utilises a continuous common boundary wall, providing privacy from the adjacent house. It also maximises use of the private open space which in a conventional lot would typically occur in one or more parts with unusable space on either side of the dwelling.



MIRVAC ZIPPERED LOT

6.5 BOUNDARY INTERFACE TREATMENTS

The boundaries of Waverley Park are defined by major road corridors and light industrial adjacent uses. For the purpose of this principle, the boundaries which abut Waverley Park dwellings shall be referred to as 'interface boundaries'. Specific interface boundary characteristics and locations surrounding Waverley Park include:

- Urban edges and street frontages to major roads
- Noise attenuation requirements along the Monash Freeway
- Light industrial landuses and visually dominant buildings adajcent to the site

Mirvac has developed a range of boundary interface treatments which respond to the adjacent landuses and achieve the following design objectives:

- Promote an active street frontage
- Create a residential street elevation with street address
- Mitigate acoustic characteristics
- Encourage pedestrian permeability through boundaries where appropriate
- Minimise adverse visual impacts from adjacent landuses and buildings

Within the objectives of achieving innovative interface boundary design responses, priority is given to the provision of secluded private open space within dwellings and the maximisation of solar access to gardens and courtyards.

The Mirvac response to these boundary interface treatments includes:

- Main axis of lots paralleling road frontages, to lessen the number of interface lots and provide functional design solutions
- Boundary walls constructed on side or rear interface boundaries and extending the full length of the shared perimeter interface
- Integration of noise attenuation features within the design of the interface boundary wall and house design
- Interweaving of acoustic walls with noise attenuated lot boundary interfaces

The Mirvac design responses to the interface boundary treatments are described as follows.

6.5.1 URBAN EDGE AND STREET FRONTAGES

Waverley Park boundary interfaces include:

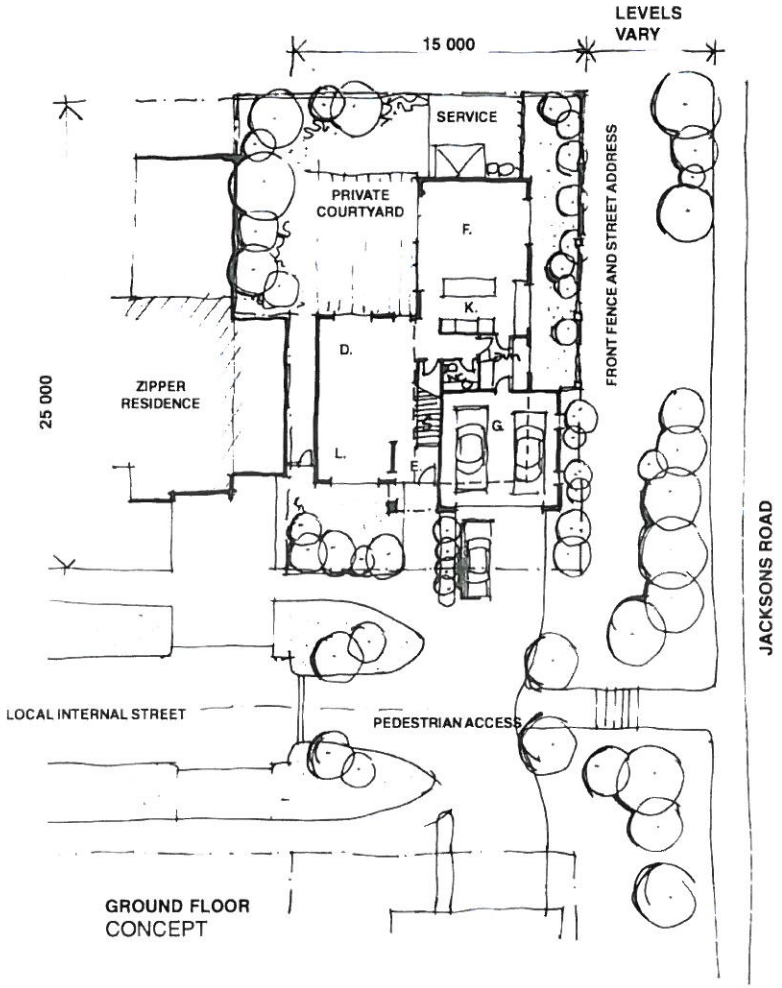
- Wellington Road
- Jacksons Road
- Monash Freeway (noise attenuation characteristics will dominate design responses in this situation)

Mirvac design objectives:

- Create a residential street elevation with street address
- Encourage pedestrian permeability (except to freeway reserve)
- Promote an active street frontage

Mirvac design responses may include:

- Parallel alignment of lots with garages accessed via the local Waverley Park street network and pedestrian access to the house via Wellington or Jackson Roads
- Residential street elevation created through design of house frontage including placement of windows and location of private open space areas
- Pedestrian pathway access from Wellington and Jacksons Roads and alongside dwellings to the local street network



INDICATIVE URBAN EDGE AND BOUNDARY INTERFACE WITH JACKSONS ROAD CREATING A STREET ADDRESS AND RESIDENTIAL ELEVATION

NORTH

INDICATIVE RESIDENTIAL ELEVATION AND STREET ADDRESS TO JACKSONS ROAD

6.5.2 NOISE ATTENUATION

The Waverley Park boundary interface in which noise attenuation is a major consideration is along the Monash Freeway, western boundary adjacent the Safeway distribution outlet and Wellington and Jacksons Roads.

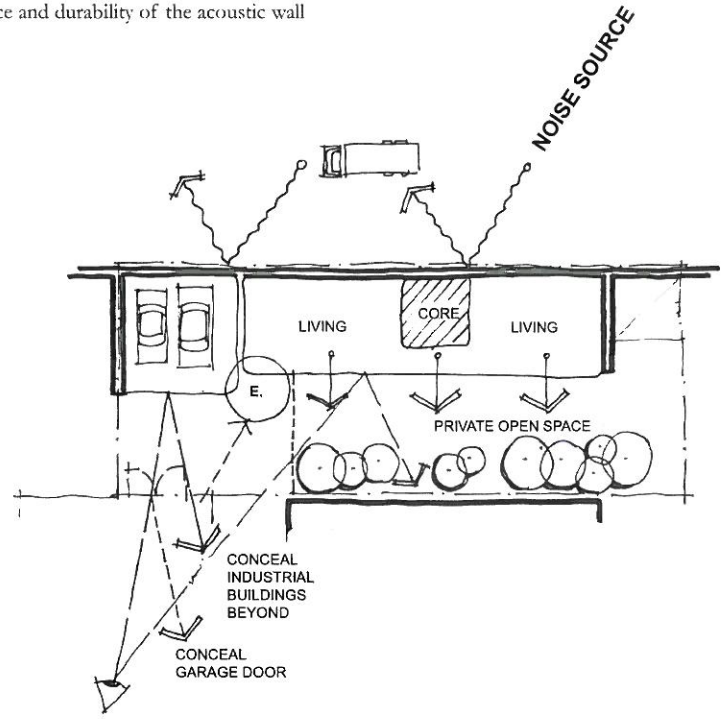
Mirvac boundary interface design objectives:
- Mitigation of adverse acoustic characteristics

Mirvac design responses may include:

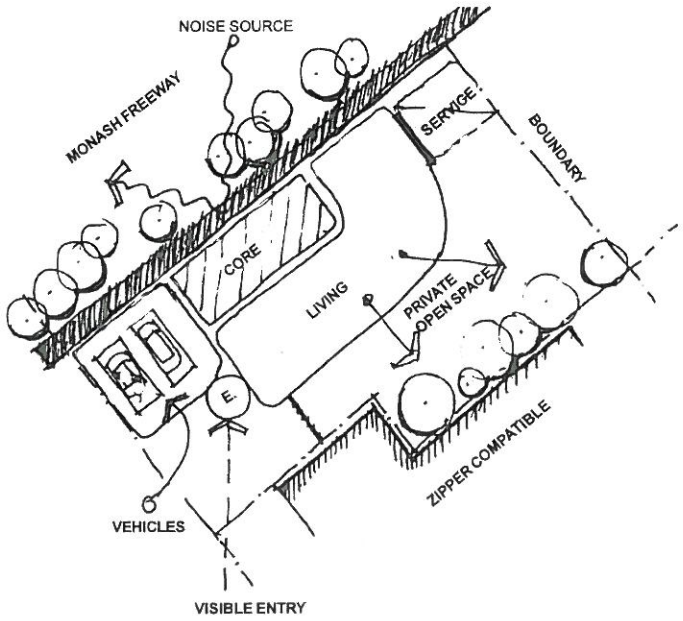
- Alignment of lots abutting boundary with long axis parallel to the site boundary
- Boundary walls extending the full length of the shared interface boundary
- Integration of noise attentuation features within the boundary wall and house design

Mirvac design objectives for Monash Freeway interface:

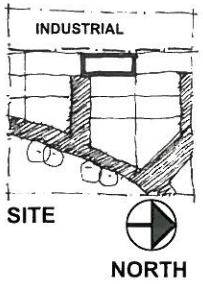
- Utilise the residence as the acoustic wall
- Integrate noise attenuation features within the acoustic wall of the residence
- Articulate the acoustic wall to create a high quality design outcome and enhance the visual amenity for Freeway users
- Integrate the acoustic wall and the landscape design concepts
- Satisfy the relevant authority requirements in terms of accessibility, ownership, maintenance and durability of the acoustic wall

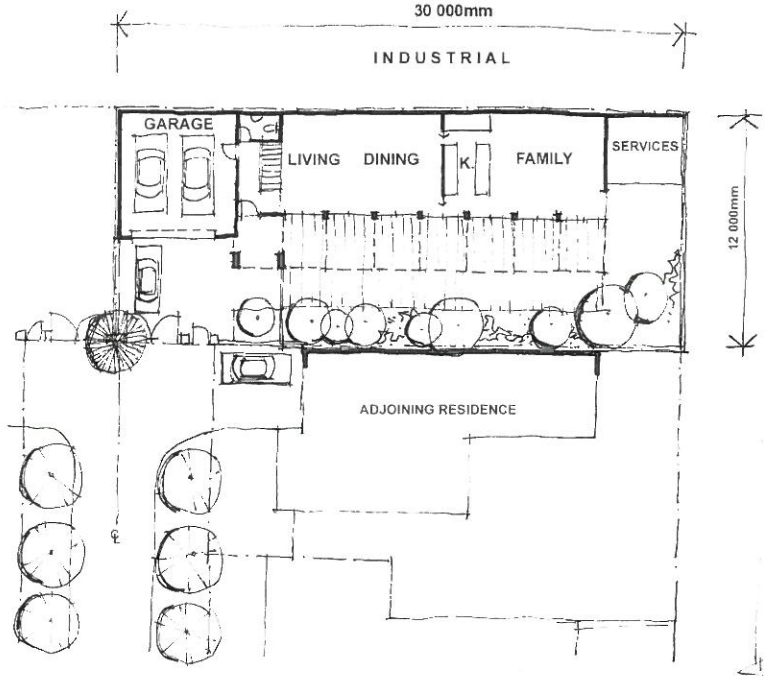


INDICATIVE OPTION FOR NOISE ATTENUATION



INDICATIVE OPTION FOR NOISE ATTENUATION





GROUND FLOOR / SITE PLAN
CONCEPT

6.5.3 INDUSTRIAL INTERFACE

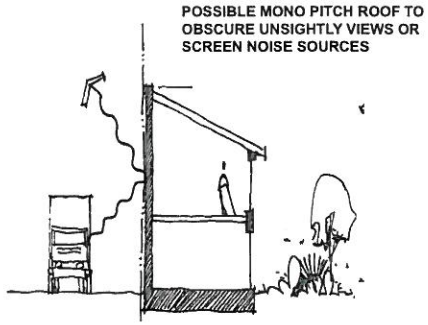
The industrial interface refers to the adjacent landuses with light industrial operations and buildings. This occurs along the western boundary and north-eastern corner of Wellington and Jacksons Roads.

Mirvac boundary interface design objectives include:

- Minimisation of land wastage along unuseable or unattractive buffer areas
- Minimisation of adverse visual impacts of light industrial buildings
- Mitigation of adverse acoustic characteristics

Mirvac design responses may include:

- Boundary walls constructed along the boundary and extending the length of the shared boundary interface
- Alignment of lots (with long axis along boundary) with garages accessed via local streets



POSSIBLE WEST AND SOUTH BOUNDARY SOLUTIONS

6.6 BOUNDARY SETBACKS AND ZERO LOT ALIGNMENTS

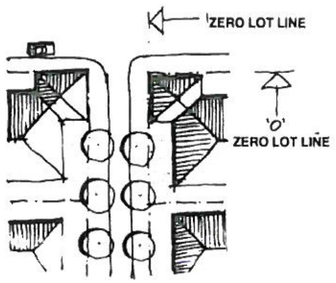
Mirvac developments utilise predominantly 3m frontage setbacks with 1.5m sideage setbacks which create a comfortable sense of scale to the pedestrian environment and public spaces. There are instances when frontage alignments are less than 3m including a zero metre frontage which makes use of public open space frontage. A zero lot alignment allows a dwelling or podium of a building to be built on the site boundary of a lot. The zero alignment to frontages and sideages is not standard practice, however there are a range of situations in which the zero alignment may enhance a streetscape environment and promote visual and physical amenity through variation in setback without compromising characteristics of pedestrian safety, amenity, views and open space opportunities.

Zero lot alignments or less than 3m frontage setback objectives include:

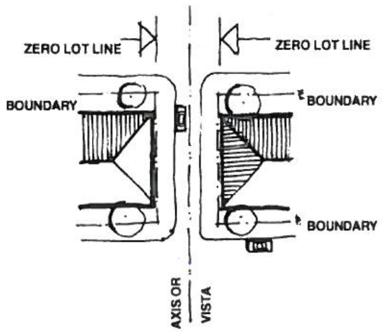
- Promoting and framing a significant viewline or vista such as toward the Sir Kenneth Luke Stand
- Creating a sense of visual and physical interest between buildings to generate identity and diversity in the streetscape
- Varying the visual diversity and interest of a streetscape
- Promoting key sites such as corners, entries, termination of vistas
- Maximising parkland and open space frontages and street addresses

Examples of the practical application of zero lot alignment or less than 3m frontage setbacks include:

- Corner lots
- Parkland frontage
- Boulevard frontage
- Wide verge treatments to significant road corridors such as a boulevard
- Irregular shaped lots
- Transition dwellings between the apartments surrounding the oval and lowrise dwellings

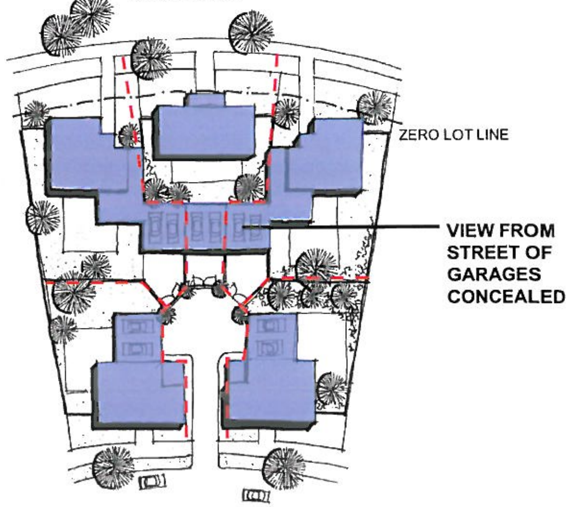


TYPICAL CORNER LOT WITH ZERO ALIGNMENT

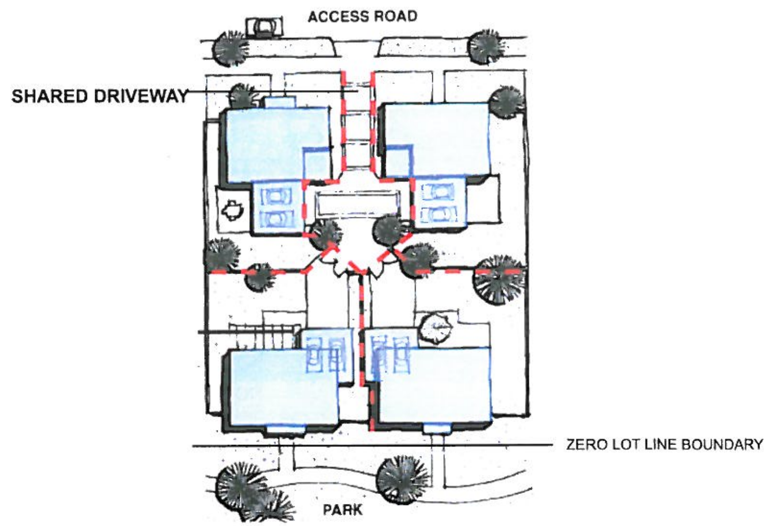


TYPICAL URBAN EDGE IDENTIFICATION ON STREET FRONTAGE AND SIDEAGE

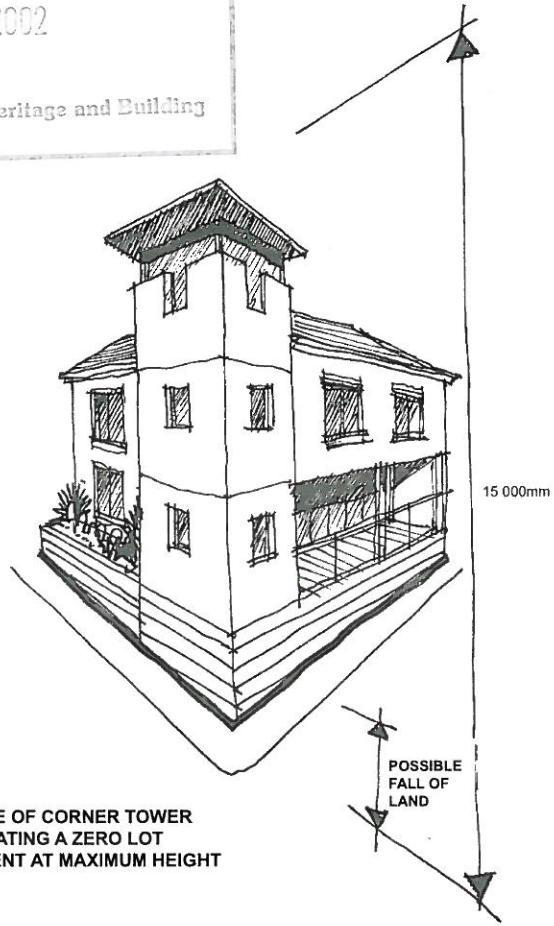
An example of the successful application of the zero lot alignment can be seen in Mirvac's approach to the 'four-cluster' or 'five-cluster' dwellings which have frontage to parklands or wide verge treatments to roads. The zero lot alignment provides the opportunity for an extended area of public open space and increased pedestrian safety with passive survellience of recreational areas.



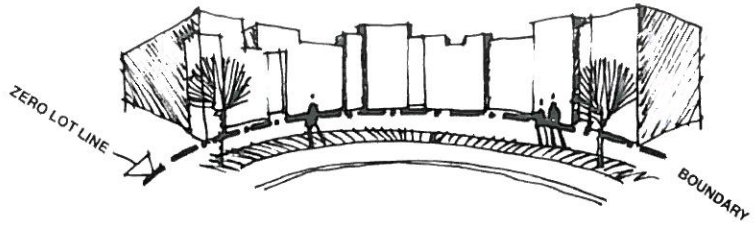
TYPICAL FIVE-CLUSTER DWELLINGS WITH ZERO LOT FRONTAGE TO THE BOULEVARD



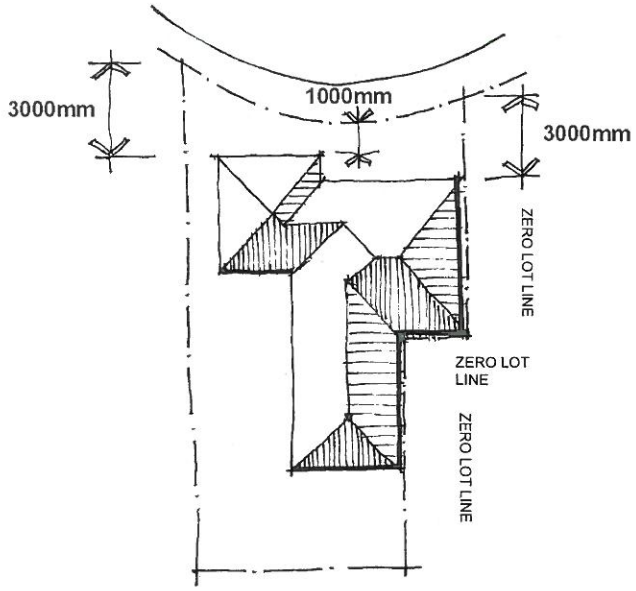
TYPICAL FOUR-CLUSTER DWELLINGS ZERO LOT FRONTAGE TO PARKLAND

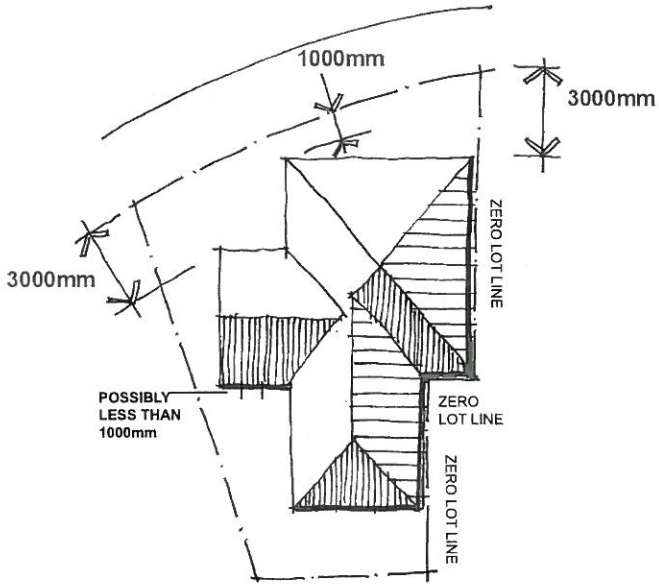


EXAMPLE OF CORNER TOWER ILLUSTRATING A ZERO LOT ALIGNMENT AT MAXIMUM HEIGHT



BOULEVARD DEFINED BY ZERO LOT FRONTAGE





EXAMPLES OF IRREGULAR SHAPE LOTS AND BUILDING SETBACKS

6.7 WALL HEIGHTS ON BOUNDARIES

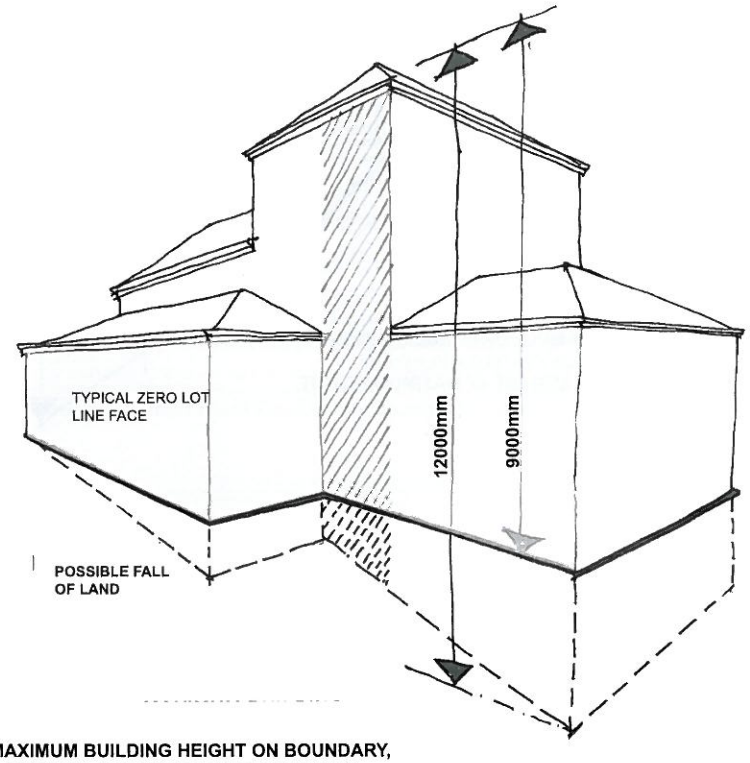
Generally wall heights on boundaries will not exceed 7.5m for residential dwellings however there are situations in which wall heights will range up to 12m on a boundary. The provision for up to 12m walls on boundaries addresses the issues of :

- Sloping land
- 3 storey dwellings on sloping land
- Extended wall heights at boundary interfaces in which there is a need to mitigate adjoining adverse visual and physical landuse characteristics

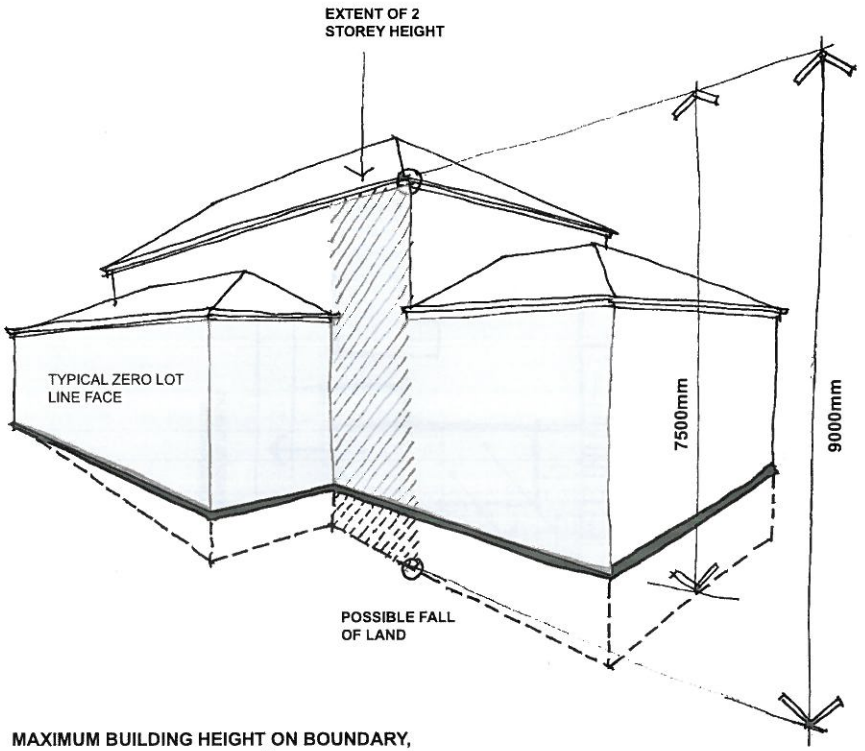
As illustrated, the horizontal extent of the wall is generally limited to a portion only of the total wall length. Walls extending the total length of the boundary will occur at boundary interfaces including the following situations:

- Boundary wall interfaces with an external adjoining landuse
- Boundary wall interfaces in which acoustic characteristics are incorporated
- Boundary wall interfaces of the western and southern boundaries of Waverley Park

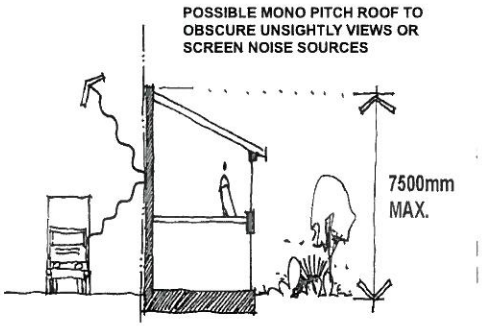
Practical application of this principle can be seen in Mirvac developments of the Heath and Beacon Cove.



MAXIMUM BUILDING HEIGHT ON BOUNDARY, 3 STOREYS OR STEEPLY SLOPING LAND



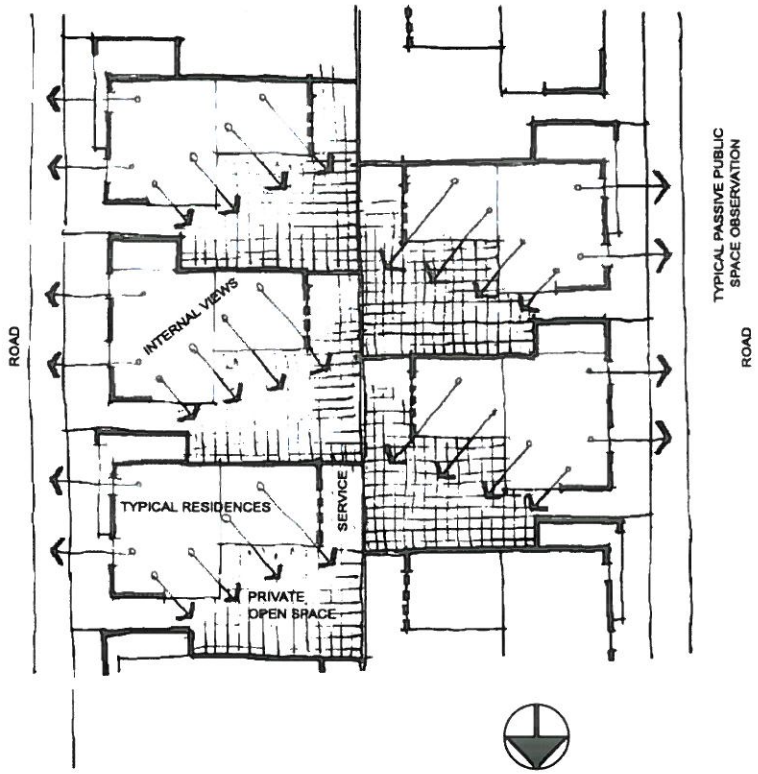
**MAXIMUM BUILDING HEIGHT ON BOUNDARY,
2 STOREY OR SLOPING LAND**



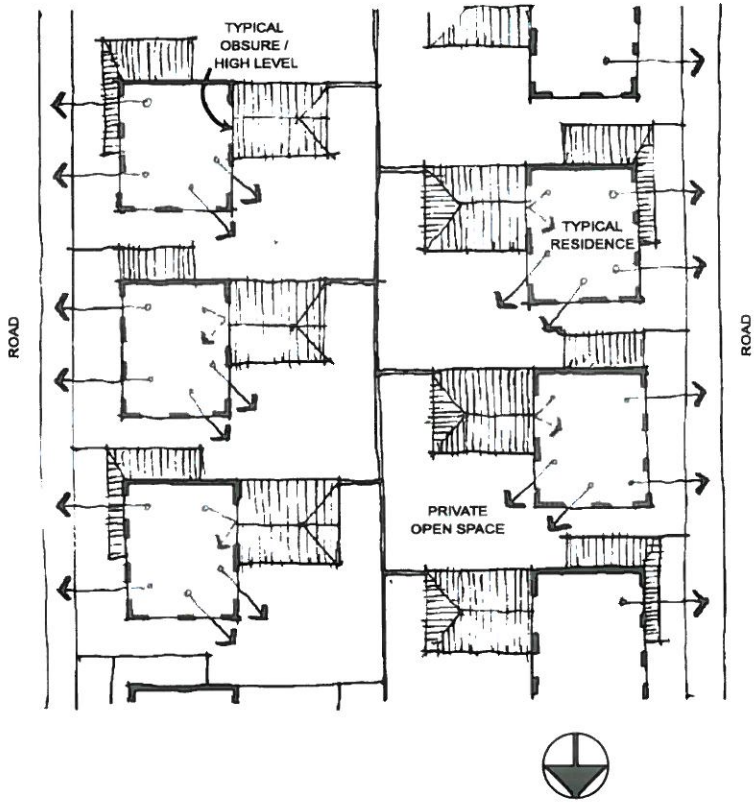
**POSSIBLE WEST AND SOUTH
BOUNDARY SOLUTIONS**

6.8 OVERLOOKING VIEWS

A Mirvac designed property aims to maximise the positive attributes of overlooking views and mitigate the adverse impacts. Overlooking from the ground level of a dwelling is focused toward the private open space and semi-public street frontage. As the building extends in height, where practicable, overlooking views are maximised toward the street frontage and private open space whilst views overlooking adjacent private open space are contained by the strategic placement of windows and use of continuous walls. Minimisation of overlooking views is further achieved by limiting the extent and siting of upper floors to the rear of the dwelling.



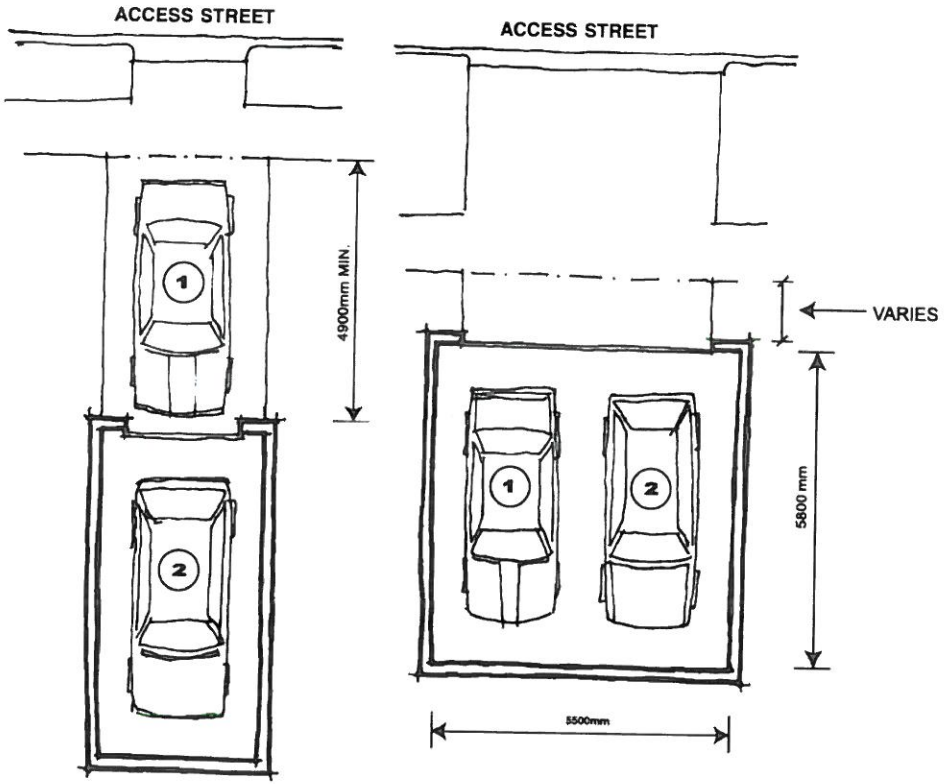
OVERLOOKING - FIRST FLOOR
TYPICAL LINEAR LOTS



OVERLOOKING - GROUND FLOOR
TYPICAL LINEAR LOTS

6.9 CARPARKING

Requirements for off-street parking are met within the typical single garage setback of 4.9m from the boundary alignment. Adequate off-street carparking is provided, (included indented street parking) to avoid the visual and physical clutter of cars parked across pedestrian pathways.



OPTION A.

OPTION B.

OFF STREET CAR PARKING
2 CAR SPACES PER DWELLING

CAR PARKING DIMENSIONS

6.10 EXTENT OF WALLS ON BOUNDARIES AND SITE COVERAGE

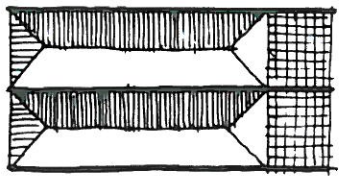
As a general principle, the extent of walls of a dwelling on its boundary will range from 50% to 100% of the combined length of the perimeter boundaries of the site. The most common application will be approximately 50% of the wall on boundary, as Waverley Park will be predominantly comprised of 'zippered lots'.

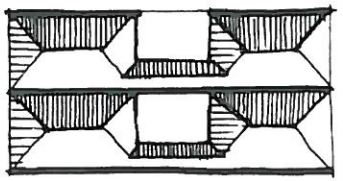
Situations in which the extent of wall on a boundry will exceed 50% include the lots which interface with the Monash Freeway and industrial landuses such as Safeway, Boise Cascade and the Body Shop. Dwelling types for these situations will be predominantly 'wide' as illustrated. The wide dwelling is designed to mitigate potential adverse impacts of noise and overlooking views from within or outside the site.

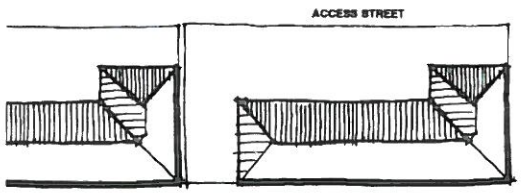
Situations in which the extent of walls on boundaries and site coverage will be up to 100% will be contained to terrace style or courtyard housing. There are limited areas within the site in which this style of dwelling may occur and principles for the application include:

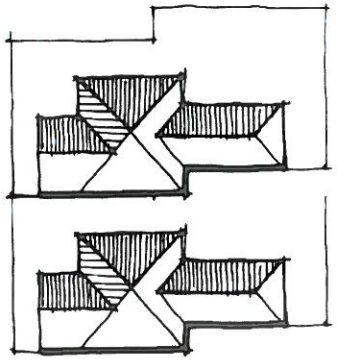
- Areas which provide a visual and physical transition between higher density apartment development around the oval and Sir Kenneth Luke Stand and the conventional low rise dwellings
- Locations which would benefit from visual and physical variation in dwelling types to create diversity in product as well as streetscape and built environment character
- Locations with particular features and landform which would respond positively to a higher density development type

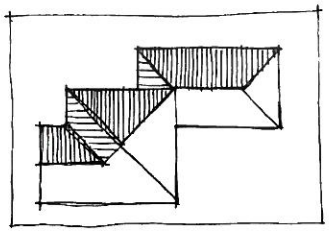
The percentage of site coverage is proportional to the extent of walls on boundaries. As the extent of boundary wall increases, the extent of site coverage will also increase. As a general principle, site coverage will not exceed 80% however dwelling types such as courtyard and terrace style will be up to 100% site coverage.



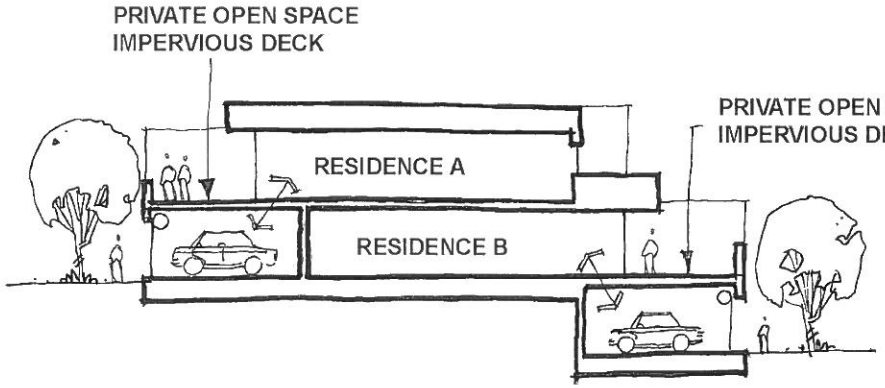








TYPICAL DWELLING TYPES



POSSIBLE 100% SITE COVERAGE

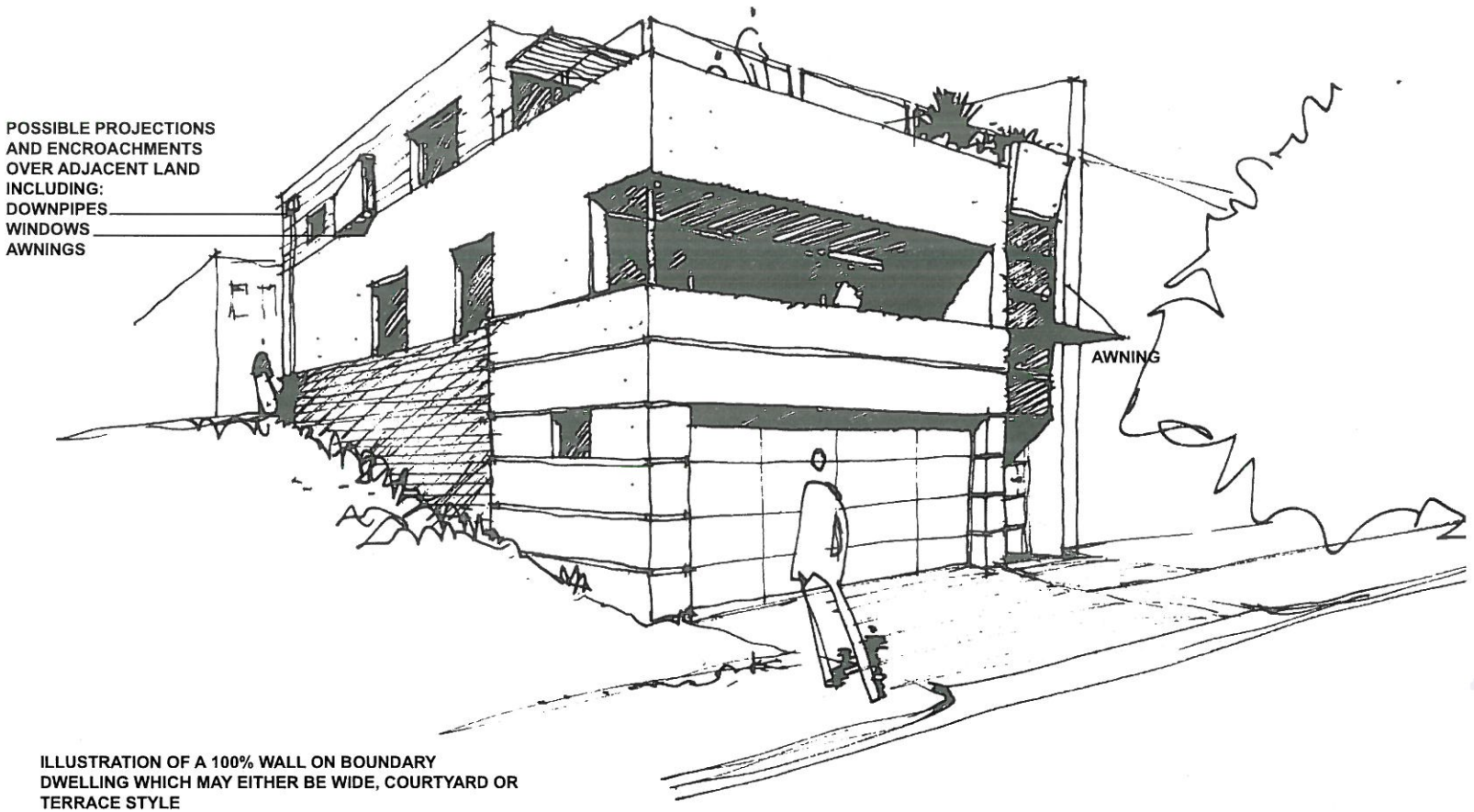


ILLUSTRATION OF A 100% WALL ON BOUNDARY DWELLING WHICH MAY EITHER BE WIDE, COURTYARD OR TERRACE STYLE