Architectural Amendment Submission

MRVC Redevelopment
Stage B (Thomas Street Apartments)

February 2019
Architectural Town Planning Submission

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Client
HAMTON Hostplus JVMV Pty Ltd
Suite 8/111 High Street
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Southbank, VIC, 3006

Landscape Architect
Tract
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Southbank, VIC, 3006

Traffic Consultant
GTA Consultants
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Melbourne, VIC, 3000

Environmental Consultant
Ark Resources
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South Melbourne, VIC, 3205

Heritage Consultant
Lovell Chen
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East Melbourne, VIC, 3002

Civil Consultant
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Melbourne, VIC, 3000

Waste Consultant
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Principal
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217157 MVRC Stage B Amendment Submission
1.0 Design Proposal
Disclaimer: Perspective images are presented as an artist's impression of the development.
Landscaping shown on perspective images is indicative only and is subject to Landscape Architect's design.
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Disclaimer: Perspective images are presented as an artist's impression of the development. Landscaping shown on perspective images is indicative only and is subject to Landscape Architect's design.
1.0 Design Proposal / 1.03 Perspective View - Lobby

Disclaimer: Perspective images are presented as an artist’s impression of the development. Landscaping shown on perspective images is indicative only and is subject to Landscape Architect’s design.
1.0 Design Proposal / 1.05 Perspective View - Pedestrian Link
2.0 Apartment Analysis
### Apartment Type 1C

- **FUNCTIONAL LAYOUT:**
  - **Living:**
  - **Bedroom(s):** Y

- **LAYOUT:**
  - **Instances:** 4
  - **Type:** 1C

- **MINIMUM VOLUME:**
  - **R.:** 4.9 m³
  - **K.:** 3.4 m³
  - **C.:** 0.8 m³

- **MINIMUM AREA:**
  - **R.:** 12.5 m²
  - **K.:** 10 m²
  - **C.:** 8.0 m²

- **ACCESSIBILITY:**
  - **Private Open Space:** Yes

- **Note:** All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink. Note: 2700 Ceiling unless otherwise noted. Subject to design development.

### Apartment Type 1D

- **FUNCTIONAL LAYOUT:**
  - **Living:**
  - **Bedroom(s):** Y

- **LAYOUT:**
  - **Instances:** 1
  - **Type:** 1D

- **MINIMUM VOLUME:**
  - **R.:** 4.3 m³
  - **K.:** 3.4 m³
  - **C.:** N/A

- **MINIMUM AREA:**
  - **R.:** 10.0 m²
  - **K.:** 10.0 m³
  - **C.:** 8.0 m²

- **ACCESSIBILITY:**
  - **Private Open Space:** Yes

- **Note:** All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink. Note: 2700 Ceiling unless otherwise noted. Subject to design development.
### 2.0 Apartment Analysis

#### 2.04 Apartment Type 2C & 2D

**LAYOUT: 2C**

**Type:** 2 Bed

**MINIMUM ROOM DEPT:**
- Living: 3.4m
- Bedroom(s): 3.0m

**FUNCTIONAL LAYOUT:**
- Living
- Bedroom(s)

**ROOM DEPT:**
- 9m maximum depth
- 1.2m wide for saddleback

**STORAGE:**
- Breezepath between 5m and 18m

**ACCESSIBILITY:**
- Internal: 9.2m² + external store

**NATURAL VENTILATION:**
- Breezepath

**PRIVATE OPEN SPACE:**
- Width: 3.6m
- Area: 60.1m²

**COVERAGE:**
- Y

**MINIMUM REQS:**
- Y

**COMMENTS:**
- N

### Note:
- All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.
- Note: 2700 Ceiling unless otherwise noted. Subject to design development.

---

**LAYOUT: 2D**

**Type:** 2 Bed

**MINIMUM ROOM DEPT:**
- Living: 3.4m
- Bedroom(s): 3.0m

**FUNCTIONAL LAYOUT:**
- Living
- Bedroom(s)

**ROOM DEPT:**
- 9m maximum depth
- 1.2m wide for saddleback

**STORAGE:**
- Breezepath between 5m and 18m

**ACCESSIBILITY:**
- Internal: 12.7m² + external store

**NATURAL VENTILATION:**
- Breezepath

**PRIVATE OPEN SPACE:**
- Width: 3.6m
- Area: 60.1m²

**COVERAGE:**
- Y

**MINIMUM REQS:**
- Y

**COMMENTS:**
- N

### Note:
- All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.
- Note: 2700 Ceiling unless otherwise noted. Subject to design development.
2.0 Apartment Analysis / 2.05 Apartment Type 2E & 2F

### Apartment Type 2E

**FUNCTIONAL LAYOUT:**
- **Living Room Depth:** Internal: 3.6 m
  - Area: 9.0 m³
- **Bedrooms:**
  - Master: 3.4x3m
  - Secondary: 3x3m
- **Windows:**
  - 1.2m wide for saddleback
- **Breezepath:**
  - Between 5m and 18m

**Accessibility:**
- Internal: 12.5m² + External Store
- Internal: 9.5m² + External

**Note:**
- All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood, and undersink.
- 2700 Ceiling unless otherwise noted. Subject to design development.

### Apartment Type 2F

**FUNCTIONAL LAYOUT:**
- **Living Room Depth:**
  - Internal: 3.6 m
  - Area: 9.0 m³
- **Bedrooms:**
  - Master: 3.4x3m
  - Secondary: 3x3m
- **Windows:**
  - 1.2m wide for saddleback
- **Breezepath:**
  - Between 5m and 18m

**Accessibility:**
- Internal: 12.0 m²
- Internal: 8.0 m²

**Note:**
- All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood, and undersink.
- 2700 Ceiling unless otherwise noted. Subject to design development.
FUNCTIONAL LAYOUT:

LIVING ROOM DEPTH:

WINDOWS:

STORAGE:

ACCESSIBILITY:

NATURAL VENTILATION:

PRIVATE OPEN SPACE:

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and underbench.

Note: 2700 Ceiling unless otherwise noted. Subject to design development.
### Apartment Type 3C

**FUNCTIONAL LAYOUT:**
- Living: 12.0 m², Area: 12.0 m²
- Bedroom(s): 1

**ROOM DEPTH:**
- Internal: 3.6 m
- Area: 12.0 m³

**STORAGE:**
- Internal: 18.0 m³

**ACCESSIBILITY:**
- Natural Ventilation: Y
- Private Open Space: Y

**MINIMUM REQ. COMMENTS**
- Natural Ventilation: Y
- Private Open Space: Y

**NATURAL VENTILATION:**
- Y/N: Y

**PRIVATE OPEN SPACE:**
- Y/N: Y

**FUNCTIONAL LAYOUT:**
- Bedroom(s): 1

**LAYOUT:**
- Instances: 1
- Type: Master: 3.4x3m. Secondary: 3x3m.
- 9m maximum depth.
- 1.2m wide for saddleback.
- Breezepath between 5m and 18m.

**Note:**
- All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, kitchenhood and undersink.
- 2700 Ceiling unless otherwise noted. Subject to design development.

### Apartment Type 3D

**FUNCTIONAL LAYOUT:**
- Living: 12.0 m², Area: 12.0 m²
- Bedroom(s): 1

**ROOM DEPTH:**
- Internal: 3.6 m
- Area: 12.0 m³

**STORAGE:**
- Internal: 18.0 m³

**ACCESSIBILITY:**
- Natural Ventilation: Y
- Private Open Space: Y

**MINIMUM REQ. COMMENTS**
- Natural Ventilation: Y
- Private Open Space: Y

**NATURAL VENTILATION:**
- Y/N: Y

**PRIVATE OPEN SPACE:**
- Y/N: Y

**FUNCTIONAL LAYOUT:**
- Bedroom(s): 1

**LAYOUT:**
- Instances: 1
- Type: Master: 3.4x3m. Secondary: 3x3m.
- 9m maximum depth.
- 1.2m wide for saddleback.
- Breezepath between 5m and 18m.

**Note:**
- All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, kitchenhood and undersink.
- 2700 Ceiling unless otherwise noted. Subject to design development.
**2.0 BADs Analysis**

**2.09 Apartment Type 3E & 3F**

**Apartment Type 3E**

**FUNCTIONAL LAYOUT:**
- Living
  - 3.9x4.9 m
  - Area 18.0 m²

**WINDOW DEPTH:**
- 2.1m wide for saddleback.

**STORAGE:**
- Breezeway between 5m and 18m.

**ACCESSIBILITY:**
- Y/N

**MINIMUM REQ. COMMENTS**
- Y

**NATURAL VENTILATION:**
- Y

**PRIVATE OPEN SPACE:**
- Y

**2700 Ceiling unless otherwise noted. Subject to design development.**

**LAYOUT 3F**

**FUNCTIONAL LAYOUT:**
- Living
  - 3.9x4.9 m
  - Area 18.0 m²

**WINDOW DEPTH:**
- 2.1m wide for saddleback.

**STORAGE:**
- Breezeway between 5m and 18m.

**ACCESSIBILITY:**
- Y/N

**MINIMUM REQ. COMMENTS**
- Y

**NATURAL VENTILATION:**
- Y

**PRIVATE OPEN SPACE:**
- Y

**2700 Ceiling unless otherwise noted. Subject to design development.**

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**Note:** All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink. Note: 2700 Ceiling unless otherwise noted. Subject to design development.
2.0 BADs Analysis / 2.10 Apartment Type 3G

Apartment Type 3G

FUNCTIONAL LAYOUT:
- Living
- Bedroom(s)
- Kitchen
- Bathroom
- Laundry

LAYOUT:
- APT No.
- 3G
- 21

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink. Note: 2700 Ceiling unless otherwise noted. Subject to design development.
2.12 Duplex Type 2C & 2D

FUNCTIONAL LAYOUT:

- Bedroom(s):
  - Duplex Type 2C: Master: 3.4x3m, Secondary: 3x3m.
  - Duplex Type 2D: Master: 3.4x3m, Secondary: 3x3m.

ROOM DEPTH:
- Internal: 9m max, 3.6m.
- Area: 12.0 m² (Duplex 2C Lower), 12.0 m² (Duplex 2D Lower), 12.0 m² (Duplex 2C Upper), 12.0 m² (Duplex 2D Upper).

WINDOWS:
- 12m² MIN.

STORAGE:
- 18.5 m² TER
- BREEZEPATH
- Subject to design development.

ACCESSIBILITY:
- Master: 3.4x3m, Secondary: 3x3m.
- 1.2m wide for saddleback.
- Breezepath between 5m and 18m.

NATURAL VENTILATION:
- Y/N
- Y

PRIVATE OPEN SPACE:
- Y/N
- Y

FUNCTIONAL LAYOUT:

- Bedroom(s):
  - Duplex 2C: Master: 3.4x3m, Secondary: 3x3m.
  - Duplex 2D: Master: 3.4x3m, Secondary: 3x3m.

LAYOUT:
- Duplex 2C
- Duplex 2D

MINIMUM REG.
- 2700 Ceiling unless otherwise noted.
- Subject to design development.

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

Note: 2700 Ceiling unless otherwise noted. Subject to design development.
### Duplex Type 2E & 2F

#### BADs Analysis

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<th>Lower</th>
<th>Upper</th>
<th>Comments</th>
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<tr>
<td>Accessible</td>
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</table>

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink. Note: 2700 Ceiling unless otherwise noted. Subject to design development.

### Functional Layout

#### Duplex Type 2E Lower

- **2 Bed**
- **1**
- **Duplex 2E**
- **SADDLEBACK N/A**

#### Duplex Type 2E Upper

- **2 Bed**
- **1**
- **Duplex 2E**
- **SADDLEBACK N/A**

#### Duplex Type 2F Lower

- **2 Bed**
- **1**
- **Duplex 2F**
- **SADDLEBACK N/A**

#### Duplex Type 2F Upper

- **2 Bed**
- **1**
- **Duplex 2F**
- **SADDLEBACK N/A**

### Notes

- Subject to bulkhead locations.
- Minimum ceiling to bathroom:
  - DUPEX TYPE 2E & 2F: 2400 MM
  - SUBJECT TO BULKHEAD LOCATIONS.
- Minimum ceiling to kitchen:
  - DUPEX TYPE 2E & 2F: 2400 MM
  - SUBJECT TO BULKHEAD LOCATIONS.
- Total area:
  - Duplex Type 2E Lower: 19.3 m²
  - Duplex Type 2E Upper: 23.5 m²
  - Duplex Type 2F Lower: 22.0 m²
  - Duplex Type 2F Upper: 26.5 m²

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**Drawing No.**: TP05.12
**Author**: 217157 MVRC Redevelopment
**Stage B - Thomas Street Apartments**

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**Thomas Street, Moonee Ponds**

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**217157 MVRC Stage B Amendment Submission**

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**Revisions**

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**Scale**: @ A1
**Project No.**
**Drawing Date**: 6/02/2019 4:56:54 PM

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**Brisbane, Melbourne, Sydney**

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**www.rothelowman.com.au**
3.0 Shadows
3.0 Shadows
The following shadow diagrams represent times as noted for the equinox on the 21st June.

**Disclaimer:** Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

**Total Communal Courtyard Area:** Approx. 1065m²

**Approx 149m²**
3.0 Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 21st June.

10am – Existing

10am – Proposed

Total Communal Courtyard Area: Approx. 1065m²

Approx 114m²

Total Communal Courtyard Area: Approx. 1065m²
3.0 Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 21st June.

11am – Existing

11am – Proposed

Total Communal Courtyard Area: Approx. 1065m²

Approx 65m²
3.0 Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 21st June.

12pm – Existing

12pm – Proposed

Total Communal Courtyard Area: Approx. 1065m²
3.0 Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 21st June

1pm – Existing

1pm – Proposed

Total Communal Courtyard Area: Approx. 1065m²

Approx 47m²
3.0 Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 21st June.

2pm – Existing

2pm – Proposed

Total Communal Courtyard Area: Approx. 1065m²

Approx 127m²
The following shadow diagrams represent times as noted for the equinox on the 21st June.

3pm – Existing

3pm – Proposed

Approx 199m²

Total Communal Courtyard Area: Approx. 1065m²

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.
4.0 Materials
4.0 Materials

4.01 Materials Schedule

- Applied Finish
  - AF01 - Charcoal

- Concrete Finish
  - CF01 - Concrete Light

- Glazing
  - GT01 - Clear
  - GT02 - Glazing Grey

- Cladding System

- Metal Finish
  - MF01 - Charcoal
  - CF02 - Concrete Dark

- Brick Finish
  - BK01 - Brick Light
  - BK02 - Brick Dark
  - CS01 - Charcoal

Thomas Street, Moonee Ponds 217157 MVRC Stage B Amendment Submission
5.0 Drawings
### 5.0 Drawings

#### 5.01 Drawing List

<table>
<thead>
<tr>
<th>Description</th>
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<td>Site Plan</td>
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<tr>
<td>Demolition/Existing Conditions</td>
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<td>Height Diagram</td>
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<td>Basement 03</td>
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<td>Basement 02</td>
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## Table: Building Summary

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<tr>
<td>Roof 01</td>
<td>341.5 m²</td>
<td>0.0 m²</td>
<td>0.0 m²</td>
<td>0.0 m²</td>
<td>0.0 m²</td>
<td>0.0 m²</td>
<td>0.0 m²</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</tr>
</tbody>
</table>

### CAR PARKS

<table>
<thead>
<tr>
<th>Level</th>
<th>Residential</th>
<th>Visitor</th>
<th>Bicycle Parks</th>
<th>Stores</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement 03</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>34</td>
</tr>
<tr>
<td>Basement 02</td>
<td>55</td>
<td>0</td>
<td>0</td>
<td>51</td>
</tr>
<tr>
<td>Basement 01</td>
<td>30</td>
<td>3</td>
<td>16</td>
<td>25</td>
</tr>
<tr>
<td>Ground</td>
<td>0</td>
<td>0</td>
<td>16</td>
<td>1</td>
</tr>
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### CAR PARKS

<table>
<thead>
<tr>
<th>Apartment</th>
<th>Residential</th>
<th>Visitor</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Bed</td>
<td>28</td>
<td>0</td>
</tr>
<tr>
<td>3 Bed</td>
<td>40</td>
<td>0</td>
</tr>
<tr>
<td>1 Visitor</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>1 Bed</td>
<td>13</td>
<td>0</td>
</tr>
<tr>
<td>Grand total</td>
<td>50</td>
<td>25</td>
</tr>
</tbody>
</table>

---

*For preliminary feasibility purposes. Areas are not to be used for purpose of leases or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is intended to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia guidelines. This schedule is subject to change. ROTHLEY LOWMAN Property Pty. Ltd. reserves all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies ROTHLEY LOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document in other projects without the permission of ROTHLEY LOWMAN Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.
**Vertical Garden: Planting Palette - Climbers**

**Notes on Planting Palette**

The nominated species have been selected to include:
- Evergreens for year-round verdancy (Trachelospermum jasminoides)
- Fast growing deciduous species (Parthenocissus species & Wisteria sinensis)
- Shade tolerant species for rear of hedge (Pandorea jasminoides & Lonicera japonica)

Maintenance to be undertaken as required (2 - 3 times per year) and is to include:
- Training creeping vines on frame and wires and pruning if needed
- Removal of weeds and leaf litter
- Testing of irrigation system and remote soil moisture sensor

Note: Plants that are inaccessible are to be maintained by use of scissor lift or high access ropes.

**Planting Schedule**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Mature Climbing Size</th>
<th>Install Size</th>
<th>Foliage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Virginia Creeper</td>
<td>Parthenocissus quinquefolia</td>
<td>20-30m</td>
<td>200mm</td>
<td>Deciduous</td>
</tr>
<tr>
<td>Silver Vein Creeper</td>
<td>Parthenocissus henryana</td>
<td>10m</td>
<td>200mm</td>
<td>Deciduous</td>
</tr>
<tr>
<td>Star Jasmine</td>
<td>Trachelospermum jasminoides</td>
<td>6m</td>
<td>200mm</td>
<td>Evergreen</td>
</tr>
<tr>
<td>Chinese Jasmine</td>
<td>Trachelospermum jasminoides</td>
<td>6m</td>
<td>200mm</td>
<td>Evergreen</td>
</tr>
<tr>
<td>Japanese Honeysuckle</td>
<td>Lonicera japonica</td>
<td>10m</td>
<td>200mm</td>
<td>Evergreen</td>
</tr>
</tbody>
</table>

**Vertical Garden: Climbing Systems**

- Vertical Steel Cable
- Steel Mesh Trellis

**Vertical Garden: Sections and Details**

**Vertical Gardens: Trellis System & Planting Details**

MWL Redevelopment, Stage B
<table>
<thead>
<tr>
<th>Case Study</th>
<th>Location</th>
<th>Orientation</th>
<th>Landscape Architect</th>
<th>Species</th>
<th>Year Completed</th>
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</thead>
<tbody>
<tr>
<td>Eve Apartments</td>
<td>Melbourne, Vic</td>
<td>South</td>
<td>Tract Landscape Architecture</td>
<td>Hedera canariensis</td>
<td>2012</td>
</tr>
<tr>
<td>The Commons</td>
<td>Melbourne, Vic</td>
<td>North</td>
<td>Tract Landscape Architecture</td>
<td>Trachelospermum jasminoides</td>
<td>2017</td>
</tr>
<tr>
<td>Tract Terrace</td>
<td>Melbourne, Vic</td>
<td>North</td>
<td>Openwork</td>
<td>Parthenocissus quinquefolia</td>
<td>2015</td>
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<tr>
<td></td>
<td>Brunswick, Vic</td>
<td>North</td>
<td>Openwork</td>
<td>Parthenocissus henryana</td>
<td>2015</td>
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<tr>
<td>St Michael’s Grammar School</td>
<td>Erskinville, NSW</td>
<td>Various</td>
<td>360° Landscape Architecture</td>
<td>Ipomea spp.</td>
<td>2015</td>
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<tr>
<td>The Blackman Hotel</td>
<td>Melbourne, Vic</td>
<td>South</td>
<td>Fytogreen</td>
<td>Trachelospermum jasminoides</td>
<td>2016</td>
</tr>
<tr>
<td>Melbourne Park</td>
<td>Melbourne, Vic</td>
<td>South</td>
<td>Tract Landscape Architecture</td>
<td>Hedera canariensis</td>
<td>2017</td>
</tr>
</tbody>
</table>