Architectural RFI Submission

MRVC Redevelopment
Stage B (Thomas Street Apartments)

October 2018
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### Project Contact

- **Client**: HAMTON Hostplus JVMV Pty Ltd
  - Suite 8/111 High Street
  - Prahran, VIC, 3181

- **Architecture**: Rothelowman
  - 153 Sturt Street
  - Southbank, VIC, 3006

- **Town Planning**: Tract
  - Level 6/6 Riverside Quay
  - Southbank, VIC, 3006

- **Traffic Consultant**: GTA Consultants
  - PO Box 24005
  - Melbourne, VIC, 3000

- **Environmental Consultant**: Ark Resources
  - 8/6-10 Northumberland Street
  - South Melbourne, VIC, 3205

- **Heritage Consultant**: Lovell Chen
  - 176 Wellington Parade
  - East Melbourne, VIC, 3002

- **Civil Consultant**: Meinhardt
  - 501 Swanston Street
  - Melbourne, VIC, 3000

- **Waste Consultant**: Leigh Design
  - PO Box 2599
  - Mt Waverley, VIC, 3149

- **Project Contact**: Chris Hayton
  - Principal
  - T +61 3 9268 6800
  - ChrisH@rothelowman.com.au
1.0 Design Evolution & Response
Re-imagined Outdoor Living....... 
What if we could Elevate the Front Yard? 
What if you could turn the Verandah into a Tree? 
What if we could create a Platform for Living?
1.0 Design Evolution and Response

1.02 Design Evolution

1. Planning Envelope

2. Planning Envelope with Street Wall

45 Degree Setback
11m Street Wall
20m Mandatory Height
3m Setback
3. Planning Envelope Articulated into 3 Forms

4. Street Wall Articulation
1.0 Design Evolution and Response

HEDGE
Historically the hedge defined front yards & gardens and provided privacy.

CONTEMPORARY HEDGE
The hedge has been re-imagined as a way to elevate the front yard over 3 levels whilst also providing privacy between balconies.

VERANDA
Historically the verandah was used to create an outdoor living room.

CONTEMPORARY VERANDA
The verandah has been re-imagined to allow each balcony to have an area of double height space.

THE VERANDA & HEDGE AS A LIVEABLE STREET WALL
The hedge and the verandah, historical & familiar suburban elements, have been appropriated to create an elevated front yard, an extended outdoor room and a liveable street wall.
2.0 Design Proposal
2.0 Design Proposal

2.01 Perspective View - The Street Wall

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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Landscaping shown on perspective images is indicative only and is subject to landscape architect's design.
2.0 Design Proposal

2.03 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.
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.
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.
3.0 Apartment Analysis
3.0 Apartment Analysis

Apartment Type 1A & 1B

FUNCTIONAL LAYOUT:

Living ROOM DEPTH:

WINDOWS:

STORAGE:

ACCESSIBILITY:

MINIMUM REQ. COMMENTS

NATURAL VENTILATION:

PRIVATE OPEN SPACE:

FUNCTIONAL LAYOUT:

Bedroom(s)

LAYOUT:

INSTANCES:

TYPE:

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

Width:

- Internal:

Area:

- Total:

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.

10.0 m²

10.0 m³

8.0 m²

3.3 m

6.0 m³

1.8 m

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.
### 3.0 Apartment Analysis

#### 3.02 Apartment Type 1C & 1D

**Apartment Type 1C**

<table>
<thead>
<tr>
<th>Layout</th>
<th>APT No.</th>
<th>Type</th>
<th>MIN.</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Room Depth</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Storage</td>
<td></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Accessibility</td>
<td></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Natural Ventilation</td>
<td></td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Private Open Space</td>
<td></td>
<td>3.3 m</td>
<td>6.0 m³</td>
<td>1.8 m</td>
</tr>
</tbody>
</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.

---

**Apartment Type 1D**

<table>
<thead>
<tr>
<th>Layout</th>
<th>APT No.</th>
<th>Type</th>
<th>MIN.</th>
<th>Remarks</th>
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<tbody>
<tr>
<td>Living</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Room Depth</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Storage</td>
<td></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Accessibility</td>
<td></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Natural Ventilation</td>
<td></td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Private Open Space</td>
<td></td>
<td>3.3 m</td>
<td>6.0 m³</td>
<td>1.8 m</td>
</tr>
</tbody>
</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.
### Apartment Analysis

**Type 2A & 2B**

#### Apartment Type 2A

<table>
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<th>Function</th>
<th>Minimum Req.</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>Natural Ventilation</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>Private Open Space</td>
<td>Y</td>
<td></td>
</tr>
</tbody>
</table>

**Living Room**
- Depth: 9m
- Windows: 1.2m wide for saddleback
- Breezepath: 5m - 18m

**Bedrooms**
- Master: 3.4x3m
- Secondary: 3x3m
- 9m maximum depth
- 1.2m wide for saddleback

**Other**
- 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 2B

<table>
<thead>
<tr>
<th>Function</th>
<th>Minimum Req.</th>
<th>Comments</th>
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<tr>
<td>Natural Ventilation</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>Private Open Space</td>
<td>Y</td>
<td></td>
</tr>
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</table>

**Living Room**
- Depth: 9m
- Windows: 1.2m wide for saddleback
- Breezepath: 5m - 18m

**Bedrooms**
- Master: 3.4x3m
- Secondary: 3x3m
- 9m maximum depth
- 1.2m wide for saddleback

**Other**
- 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.
3.0 Apartment Analysis / 3.04 Apartment Type 2C & 2D

**FUNCTIONAL LAYOUT:**
- **Living Room:**
- **Depth:**
- **Windows:**
- **Storage:**
- **Accessibility:**

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

**Y/N**
- **Y**

**MINIMUM REQ.**
- **Y**

**Area:**
- **Total:**
- **Internal:**

**Dimensions:**
- **Width:**
- **Area:**

*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 2C**

**APT No.:** 1.08, 2.08, 3.08, 4.08

**APARTMENT 2D**

**A PT No.:** 1.01, 1.02, 2.01, 2.02, 3.01, 3.02, 4.01, 4.02

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3.0 Apartment Analysis

3.05 Apartment Type 2E & 2F

FUNCTIONAL LAYOUT:

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living</td>
<td>3.6 m x 9.0 m</td>
<td>32.4 m²</td>
<td></td>
</tr>
<tr>
<td>Bedroom</td>
<td>3.0 m x 3.0 m</td>
<td>9.0 m²</td>
<td></td>
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</table>

ROOM DEPTH:

<table>
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<tr>
<th>Room</th>
<th>Depth</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Living</td>
<td>3.6 m</td>
<td></td>
</tr>
<tr>
<td>Bedroom</td>
<td>3.0 m</td>
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</table>

STORAGE:

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<th>Type</th>
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<th>Notes</th>
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<tr>
<td>Internal</td>
<td>1.2 m x 2.4 m</td>
<td>2.88 m³</td>
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ACCESSIBILITY:

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MINIMUM REQUIREMENTS:

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<tr>
<td>Living</td>
<td>3.6 m</td>
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</tr>
<tr>
<td>Bedroom</td>
<td>3.0 m</td>
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</table>

PRIVATE OPEN SPACE:

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<th>Dimensions</th>
<th>Area</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>External</td>
<td>4.4 m x 1.5 m</td>
<td>6.6 m²</td>
<td></td>
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<tr>
<td>External</td>
<td>4.4 m x 1.5 m</td>
<td>6.6 m²</td>
<td></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.
3.0 Apartment Analysis

Apartment Type 2G

FUNCTIONAL LAYOUT:
- Living
- Bedrooms:
  - Master: 3.4x3m
  - Secondary: 3x3m
- Room Depth: 9m maximum depth
- Breezepath between 5m and 18m

ROOMS:
- Width:
  - Internal: 3.6m
  - Total: 9.0m
- Area:
  - Width: 2.0m
  - Total: 4.0m

STORAGE:
- Breezepath between 5m and 18m

NATURAL VENTILATION:
- Y/N
- Y

PRIVATE OPEN SPACE:
- Y/N
- Y

ACCESSIBILITY:
- N

Note: All dimensions and volumes are nominal only. Volumes exclude fridge, dishwasher, oven, rangehood and undersink.
Note: 2700 Ceiling unless otherwise noted. Subject to design development.
3.0 BADs Analysis

3.10 Duplex Type 2A & 2B

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

**ROOM DEPTH:**
- 9m maximum depth.

**WINDOWS:**
- 1.2m wide for saddleback.

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

**ACCESSIBILITY:**
- Internal: 3.6m Width
- Area: 12.0 m²

**PRIVATE OPEN SPACE:**
- Area: 9.0 m³
- Width: 2.0 m

**MINIMUM REQ.**
- Y/N
- Y

**COMMENTS**
- 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.
3.0 BADs Analysis

3.11 Duplex Type 2C & 2D

FUNCTIONAL LAYOUT:
- Living
- Bedroom(s)

ROOM DEPTH:
- Maximum depth: 9m
- 1.2m wide for saddleback

WINDOWS:
- Breezepath between 5m and 18m

STORAGE:
- Internal: 12.0 m²
- 3.6 m
- 9.0 m³

ACCESSIBILITY:
- Internal: 24.3 m²
- 3.6 m
- 12.0 m³

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.
4.0 Shadows
4.0 Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

9am – Existing

9am – Proposed

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

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

10am – Existing

10am – Proposed

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.
The following shadow diagrams represent times as noted for the equinox on the 22nd September.

11am – Existing

11am – Proposed

Total Communal Courtyard Area: Approx. 1065m²
The following shadow diagrams represent times as noted for the equinox on the 22nd September.

**12pm – Existing**

**12pm – Proposed**

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

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

1pm – Existing

1pm – Proposed

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

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

2pm – Existing

2pm – Proposed

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.
The following shadow diagrams represent times as noted for the equinox on the 22nd September.

3pm – Existing

3pm – Proposed

Total Communal Courtyard Area: Approx. 1065m²
5.0 Drawings
### 5.0 Drawings

<table>
<thead>
<tr>
<th>Drawing Type</th>
<th>Drawing Code</th>
</tr>
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<tbody>
<tr>
<td>Site Plan</td>
<td>TP 00.01</td>
</tr>
<tr>
<td>Demolition/Existing Conditions</td>
<td>TP 00.02</td>
</tr>
<tr>
<td>Height Diagram</td>
<td>TP 00.03</td>
</tr>
<tr>
<td>Basement 03</td>
<td>TP01.01</td>
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<tr>
<td>Basement 02</td>
<td>TP01.02</td>
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<tr>
<td>Basement 01</td>
<td>TP 01.03</td>
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<tr>
<td>Lower Ground Floor</td>
<td>TP 01.04</td>
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<tr>
<td>Ground Floor</td>
<td>TP 01.05</td>
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<tr>
<td>Level 01</td>
<td>TP 01.06</td>
</tr>
<tr>
<td>Level 02</td>
<td>TP 01.07</td>
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<tr>
<td>Level 03</td>
<td>TP 01.08</td>
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<td>Level 04</td>
<td>TP 01.09</td>
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<td>Level 05</td>
<td>TP 01.10</td>
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<td>Roof</td>
<td>TP 01.11</td>
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<td>Elevations</td>
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<td>Elevations</td>
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<td>Fence Elevations</td>
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<td>TP 03.01</td>
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<td>Ramp Sections</td>
<td>TP 03.02</td>
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<tr>
<td>Development Summary</td>
<td>TP 06.01</td>
</tr>
</tbody>
</table>
ALL EXISTING BUILDINGS, CARPARKING, KERBS AND LANDSCAPE TO BE DEMOLISHED UNLESS NOTED OTHERWISE

EXISTING CROSSOVER TO BE REMOVED

PRIVACY SCREEN (25% TRANSPARENCY) TO 1700mm FFL

HIGH LEVEL WINDOW SILL HEIGHT 1700mm ABOVE FFL

RAIN WATER TANK NOTE:

TO BE READ IN CONJUNCTION WITH INTERNAL AND EXTERNAL FINISHES SCHEDULE

ABBREVIATIONS:

- 02.08.18 TOWN PLANNING
- 03.10.18 RFI Submission

MVRC Redevelopment
Demolition / Existing Condition Plan

217157 03/02/18 CA 1:200

TP00.02 A

St Kilda, Melbourne, Sydney
www.rothelowman.com.au

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THOMAS STREET

STAGE A (PROPOSED)

BASEMENT 1 CARPARK

TYP 2400

2527.8 m²

5400 5800 5400

Carpark

STORE 13.2m³

STORE 13.2m³

STORE 13.2m³

STORE 13.2m³

STORE 13.2m³

STORE 13.2m³

STORE 13.2m³

STORE 14.0m³

65.8 m²

SUBSTATION

25.5 m²

WATER METER

SERVICE VEHICLE ACCESS

RESIDENTIAL CARPARK ACCESS

76 BIKES

34.7 m²

SWITCHROOM

37.7 m²

COMMS AND SECURITY

STORE 39.1m³

STORE 10.1m³

FUTURE CONNECTION

4100

5800

FUTURE CONNECTION

2m @ 1:8

12.5m @ 1:5

7m @ 1:16

14.6m @ 1:16

FENCE TO LOADING

CONVEX MIRROR

2450

3000 8800

1000

1000

2500 1450 1200 1200 1500

E-WASTE 1m²

1200

FUTURE CARSPACES SUBJECT TO FUTURE APPLICATION

38 CAR SPACES (35 RESIDENTIAL 3 VISITOR)

AHD 24.300

AHD 24.050

AHD 25.370

AHD 24.460

AHD 24.460

AHD 24.300

7000

170.0 m²

SUBJECT TO FUTURE APPLICATION

100.0 m²

SUBJECT TO FUTURE APPLICATION

MVRC Redevelopment

Basement 01

217157

Date 14/11/17

Project No. PG

Scale 1:200

Diagram No. A

THOMAS STREET

STAGE A (PROPOSED)
### Level GFA (Excluding Terrace) / GFA Parking / NSA Residential / Residential Amenities / Circulation & Services / Terrace POB / 1 Bed / 2 Bed 1 Bath / 2 Bed 2 Bath / 3 Bed / Duplex / Totals

<table>
<thead>
<tr>
<th>Level</th>
<th>GFA (Excluding Terrace)</th>
<th>GFA Parking</th>
<th>NSA Residential</th>
<th>Residential Amenities</th>
<th>Circulation &amp; Services</th>
<th>Terrace POB</th>
<th>1 Bed</th>
<th>2 Bed 1 Bath</th>
<th>2 Bed 2 Bath</th>
<th>3 Bed</th>
<th>Duplex</th>
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<td>3</td>
<td>2</td>
<td>5</td>
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<td>12</td>
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<td>221.8 m²</td>
<td>3</td>
<td>2</td>
<td>5</td>
<td>2</td>
<td>0</td>
<td>12</td>
</tr>
<tr>
<td>Ground</td>
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<td>153.1 m²</td>
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<td>221.8 m²</td>
<td>3</td>
<td>2</td>
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<td>221.8 m²</td>
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<td>2</td>
<td>5</td>
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<td>2</td>
<td>5</td>
<td>2</td>
<td>0</td>
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<tr>
<td>Level 5</td>
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<td>382.1 m²</td>
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<td>242.5 m²</td>
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### CARPARKS

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<tr>
<th>Level</th>
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<tr>
<td>Basement 01</td>
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<td>0.0 m²</td>
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<tr>
<td>Ground</td>
<td>1902.0 m²</td>
<td>0.0 m²</td>
<td>0.0 m²</td>
<td>0</td>
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<tr>
<td>Level 1</td>
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<td>0.0 m²</td>
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<tr>
<td>Level 2</td>
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<tr>
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<tr>
<td>Level 4</td>
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</tr>
<tr>
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<td>0.0 m²</td>
<td>0</td>
</tr>
<tr>
<td>Roof</td>
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<td>0.0 m²</td>
<td>0.0 m²</td>
<td>0</td>
</tr>
<tr>
<td>Totals</td>
<td>6713.0 m²</td>
<td>1061.1 m²</td>
<td>30812.0 m²</td>
<td>0</td>
</tr>
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</table>

*For preliminary feasibility purposes. Areas are not to be used for purposes of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia’s recommended method of measurement. ROTHELOWMAN Property Pty. Ltd. under all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies ROTHERLOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document in other projects without the permission of ROTHERLOWMAN Property Pty. Ltd. Until no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.
MVRC Redevelopment
Stage B - Thomas Street Apartments
<table>
<thead>
<tr>
<th>Landscape Concept - Ground Floor</th>
<th>01</th>
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<tbody>
<tr>
<td>Vertical Gardens Concept Plans - Levels 1-5</td>
<td>02-03</td>
</tr>
<tr>
<td>Roof Terrace Concept Plan</td>
<td>04</td>
</tr>
<tr>
<td>Landscape Sections</td>
<td>05</td>
</tr>
<tr>
<td>Planting Palette - Garden beds</td>
<td>06</td>
</tr>
<tr>
<td>Planting Palette - Vertical Gardens</td>
<td>07</td>
</tr>
<tr>
<td>Character Images</td>
<td>08</td>
</tr>
<tr>
<td>Planting Soil Depths</td>
<td>09</td>
</tr>
</tbody>
</table>
Ground Floor

An integral part of the pedestrian network is included in this stage with the extension of the north-south pedestrian link. This link includes a shared path, bike parking, garden beds and tree cover.

The Thomas street interface includes raised planters with trees and lush garden beds to provide green relief and a softening of the built environment.

Interim Communal Landscape

A key objective of the site’s redevelopment is to provide high quality communal spaces for the building’s residents. The final design for the GF public space will be completed as the adjoining precinct is established. As an interim solution a large open space is proposed featuring synthetic grassing, table tennis & loose furniture for lounging.

Ground Level Landscape Plan

A key objective of the site’s redevelopment is to provide high quality communal spaces for the building’s residents. The final design for the GF public space will be completed as the adjoining precinct is established. As an interim solution a large open space is proposed featuring synthetic grassing, table tennis & loose furniture for lounging.
Vertical Gardens, Levels 1, 2, 3, 5

An integral part of the landscape concept includes ‘green curtains’ which extend between levels 1-3 on the Thomas Street facade. This gesture sets the tone for the development and establishes landscape as a key component of the built form.

The design will be based around a wire mesh trellis system with growing medium provided on the balconies of levels 1-3. Level 5 features hanging plants trained to grow over a louvre system.

Note: All planters to have minimum 500mm internal planter width and 500mm soil depth.
Indicative Imagery

Project: Adelaide Hospital Oval
Company: Ronstan
Product: AG44 Trellis System

LEVEL 3 & 5 Landscape Plan
MVRC Redevelopment, Stage B

All planters to have minimum 500mm internal planter width and 500mm soil depth

Level 3 & 5 Landscape Plan
MVRC Redevelopment, Stage B
Roof Terrace

The level 6 roof terrace provides a place for communal outdoor retreat, quiet contemplation and social engagement with other residents. The perimeter is enclosed by a glass balustrade and lush evergreen planting with a feature deciduous tree as a focal point of the garden bed. In-built timber seating & firepit provide a space to relax and mingle while the outdoor kitchen and dining table provide a setting for communal meals. Raised planters for vegetables, citrus & herbs are provided to the western end of the terrace.
Sections

MVRL Redevelopment, Stage B

**Section AA @ 1:75**

- INTERIM COMMUNAL TERRACE
- PERMANENT LANDSCAPE
- APARTMENTS

**Section BB @ 1:75**

- Raised planter for small trees. Refer planting palette for example species.
- Feature tree in raised planter. Refer planting palette for example species.
- Deep soil planting featuring trees and shade tolerant plants.
- Raised planter to entry.
- Raised planter to Lower Ground for shrubs & climbing species.
- Raised planter to entry.
- Raised planter for shrubs, level 1-3. Refer planting palette for example species.
- Raised planters featuring bush/edge & cascading/trailing plants & tree.
- Raised planter for shrubs & ground covers.
- Raised planter for shrubs, level 6. Refer planting palette for example species.
- Raised planter for citrus & herbs as part of communal gardens.
- Feature tree in raised planter. Refer planting palette for example species.
- Deep soil planting featuring trees and shade tolerant plants.
- Raised planter to entry.

**Sections**

MVRL Redevelopment, Stage B
### Planting Palette: Garden Bed Species

**PLANTING SCHEDULE: MVRC, Stage B - Thomas Street Apartments**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Mature Size</th>
<th>Install Size</th>
<th>Shade Tolerance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Citrus reticulata</strong></td>
<td>Emperor Mandarin</td>
<td>3 x 3m</td>
<td>300mm</td>
<td>Full</td>
</tr>
<tr>
<td><strong>Syzygium australe 'Pinnacle'</strong></td>
<td>Pinnacle</td>
<td>7 x 1.5m</td>
<td>2m</td>
<td>Part to Full</td>
</tr>
<tr>
<td><strong>Magnolia grandiflora 'Exmouth'</strong></td>
<td>Exmouth</td>
<td>12 x 5m</td>
<td>2m</td>
<td>Part</td>
</tr>
<tr>
<td><strong>Jacaranda mimosifolia</strong></td>
<td>Jacaranda</td>
<td>12 x 5m</td>
<td>2m</td>
<td>Part</td>
</tr>
<tr>
<td><strong>Betula nigra 'Dura Heat'</strong></td>
<td>River Birch</td>
<td>9 x 7 m</td>
<td>2m</td>
<td>Part</td>
</tr>
<tr>
<td><strong>Oreganum majorana</strong></td>
<td>Oregano</td>
<td>Spreading to 0.5m</td>
<td>150mm</td>
<td>Part to Full</td>
</tr>
<tr>
<td><strong>Asparagus densiflorus 'Myserii'</strong></td>
<td>Foxtail Fern</td>
<td>0.6 x 1m</td>
<td>150mm</td>
<td>Part</td>
</tr>
<tr>
<td><strong>Laurus nobilis 'Miles Choice'</strong></td>
<td>Bay Tree</td>
<td>6 x 3m</td>
<td>2m</td>
<td>Part to Full</td>
</tr>
<tr>
<td><strong>Cycas revoluta</strong></td>
<td>Sago palm</td>
<td>3.5 x 2m</td>
<td>150mm</td>
<td>Part</td>
</tr>
<tr>
<td><strong>Correa glabra 'Ivory Lantern'</strong></td>
<td>Rock Correa</td>
<td>0.5 x 0.5m</td>
<td>150mm</td>
<td>Part</td>
</tr>
<tr>
<td><strong>Waterhousea floribunda 'ST1'</strong></td>
<td>Whisper Weeping Lilly Pilly</td>
<td>8 x 5m</td>
<td>2m</td>
<td>Part to Full</td>
</tr>
<tr>
<td><strong>Plectranthus argentatus</strong></td>
<td>Silver Plectranthus</td>
<td>1 x 1.5m</td>
<td>150mm</td>
<td>Part to Full</td>
</tr>
<tr>
<td><strong>Winter Rose</strong></td>
<td>0.3 x 0.4m</td>
<td>150mm</td>
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<tr>
<td><strong>Acer palmatum</strong></td>
<td>Japanese Maple</td>
<td>4 x 4m</td>
<td>2m</td>
<td>Part to Full</td>
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<tr>
<td><strong>Lagerstroemia indica x fauriei 'Natchez'</strong></td>
<td>Crepe Myrtle</td>
<td>6 x 4m</td>
<td>2m</td>
<td>Part</td>
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<tr>
<td><strong>Elaeocarpus eumundii</strong></td>
<td>Smooth Leaved Quandong</td>
<td>7 x 3m</td>
<td>2m</td>
<td>Part</td>
</tr>
<tr>
<td><strong>Arthropodium cirratum</strong></td>
<td>Renga renga lily</td>
<td>1 x 1m</td>
<td>150mm</td>
<td>Part to Full</td>
</tr>
<tr>
<td><strong>Cast Iron Plant</strong></td>
<td>1 x 1m</td>
<td>150mm</td>
<td>Part to Full</td>
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<tr>
<td><strong>Dichondra argentea 'Silver Falls'</strong></td>
<td>Silver Falls</td>
<td>Spreading to 1m</td>
<td>150mm</td>
<td>Part to Full</td>
</tr>
<tr>
<td><strong>Clivia miniata alba</strong></td>
<td>Kaffir Lilly</td>
<td>0.6 x 0.8m</td>
<td>150mm</td>
<td>Part to Full</td>
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<tr>
<td><strong>Hedera canariensis</strong></td>
<td>Canary Island Ivy</td>
<td>Climbing to 10m</td>
<td>150mm</td>
<td>Part to Full</td>
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<tr>
<td><strong>Hemerocallis Day Lily</strong></td>
<td>0.7 x 0.6m</td>
<td>150mm</td>
<td>Part</td>
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<tr>
<td><strong>Myorporium Parvifolium</strong></td>
<td>Creeping Boobialla</td>
<td>Spreading to 1.5m</td>
<td>150mm</td>
<td>Part</td>
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<tr>
<td><strong>Rosemary officinalis prostratus</strong></td>
<td>Prostrate Rosemary</td>
<td>Spreading to 1.5m</td>
<td>150mm</td>
<td>Part</td>
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<tr>
<td><strong>Lomandra 'Tankika'</strong></td>
<td>Tanika</td>
<td>0.5 x 0.6m</td>
<td>150mm</td>
<td>Part</td>
</tr>
<tr>
<td><strong>Parthenocissus tricuspidata Boston Ivy</strong></td>
<td>Climbing</td>
<td>200mm</td>
<td>Part to Full</td>
<td></td>
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<tr>
<td><strong>Parthenocissus quinquefolia Virginia Creeper</strong></td>
<td>Climbing</td>
<td>200mm</td>
<td>Part to Full</td>
<td></td>
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<tr>
<td><strong>Trachelospermum asiaticum 'Flat Mat'</strong></td>
<td>Flat Mat</td>
<td>Spreading to 2m</td>
<td>150mm</td>
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</tr>
<tr>
<td><strong>Trachelospermum jasminoides Star Jasmine</strong></td>
<td>Climbing</td>
<td>200mm</td>
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<td></td>
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<tr>
<td><strong>Pachysandra terminalis Japanese Spurge</strong></td>
<td>Spreading to 2m</td>
<td>150mm</td>
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<td></td>
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<tr>
<td><strong>Juniperus horizontalis Juniper</strong></td>
<td>Spreading to 1m</td>
<td>150mm</td>
<td>Part</td>
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<tr>
<td><strong>Parthenocissus quinquefolia Virginia Creeper</strong></td>
<td>Climbing</td>
<td>200mm</td>
<td>Part to Full</td>
<td></td>
</tr>
<tr>
<td><strong>Trachelospermum jasminoides Star Jasmine</strong></td>
<td>Climbing</td>
<td>200mm</td>
<td>Part to Full</td>
<td></td>
</tr>
<tr>
<td><strong>Culinary Planting</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Common Maidenhair</strong></td>
<td>0.45 x spreading</td>
<td>150mm</td>
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Planting Palette: Green Curtain Species

Schedule

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<thead>
<tr>
<th>CLIMBING SPECIES</th>
<th>COMMON NAME</th>
<th>MATURE SIZE</th>
<th>INSTALL SIZE</th>
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<tbody>
<tr>
<td>Pandorea jasminoides</td>
<td>Bower of Beauty</td>
<td>Climbing</td>
<td>200mm</td>
</tr>
<tr>
<td>Parthenocissus quinquefolia</td>
<td>Virginia Creeper</td>
<td>Climbing</td>
<td>200mm</td>
</tr>
<tr>
<td>Parthenocissus henryana</td>
<td>Silver Vein Creeper</td>
<td>Climbing</td>
<td>200mm</td>
</tr>
<tr>
<td>Trachelospermum jasminoides</td>
<td>Star Jasmine</td>
<td>Climbing</td>
<td>200mm</td>
</tr>
</tbody>
</table>

Green Entry Planting: Level 1-5

Climbers

Indicative Imagery:

Project: Adelaide Hospital Oval
Company: Ronstan
Product: AGS4 Trellis System

Project: Our Lady of Mercy College
Company: Ronstan
Type: AGS4 Trellis System

Ronstan Typical Cable Trellis System: AGS4
**Materials**

**Ground Level**

Robust materials softened by playful breakout spaces

**Private Spaces**

Privacy screens with creepers, lush planting, seat walls to planters, artificial turf

**Roof Terrace**

Raised gardenbed to terrace perimeter with inbuilt timber seating

**Green Entry**

Climbing plants on cable and wires system to create green curtain like effect between levels 1-3

---

**Character Images**

MMI: Redevelopment, Stage B
**Legend**

- **DEEP SOIL PLANTING OR NATURAL GROUND**
  - 900mm DEPTH OVER STRUCTURE
- **SHRUB PLANTERS**
  - 300mm DEPTH TYPICAL
- **PLANTING IN POTS**
  - TEMPORARY LANDSCAPE

**NOTE:** DETAIL IS EXAMPLE ONLY AND SUBJECT TO COUNCIL APPROVAL.

**Detail:** Planter on Structure (NTS)