

AVIATION ROAD URBAN RENEWAL MASTER PLAN PROJECT

Aviation Road, Laverton

Masterplan for Hobsons Bay City Council

We acknowledge the traditional custodians of the land, and pay our respects to their elders past present and emerging, recognising their continuing connection to land, waters and culture.

Issue	Title	Date	Prepared	Checked
1	Aviation Road - Draft Concept Package	22/04/2022	CH	ZC/NM
2	Aviation Road - Draft Concept Package	04/05/2022	CH	ZC
3	Aviation Road - Draft Concept Package	10/11/2022	CH/JS	ZC
4	Aviation Road - Concept Package	08/06/2023	HZ	ZC
5	Aviation Road - Concept Package	08/09/2023	HZ	ZC/NM
6				
7				
8				

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APPENDIX: A	LAND OWNERSHIP PLAN
APPENDIX: B	WHAT WE HEARD REPORT





INTRODUCTION

01

1.0 INTRODUCTION

1.0 REGIONAL CONTEXT

Laverton is located on the land of the Yalukit Wilum of the Boon Wurrung country and the Kulin Nation, the traditional custodians of the what is now called the Hobsons Bay region.

Located within the westernmost area of the City of Hobsons Bay, Laverton neighbours Altona Meadows, Williams Landings, Laverton North and Seabrook. Only approximately 30 minutes to the Melbourne CBD and 45 minutes to the Geelong CBD. Many transport lines run through Laverton including the Princes Freeway and Princes Highway and the Werribee train line. Laverton was largely developed post World War I, and is known for the RAAF base still partially retained that was built next to it.

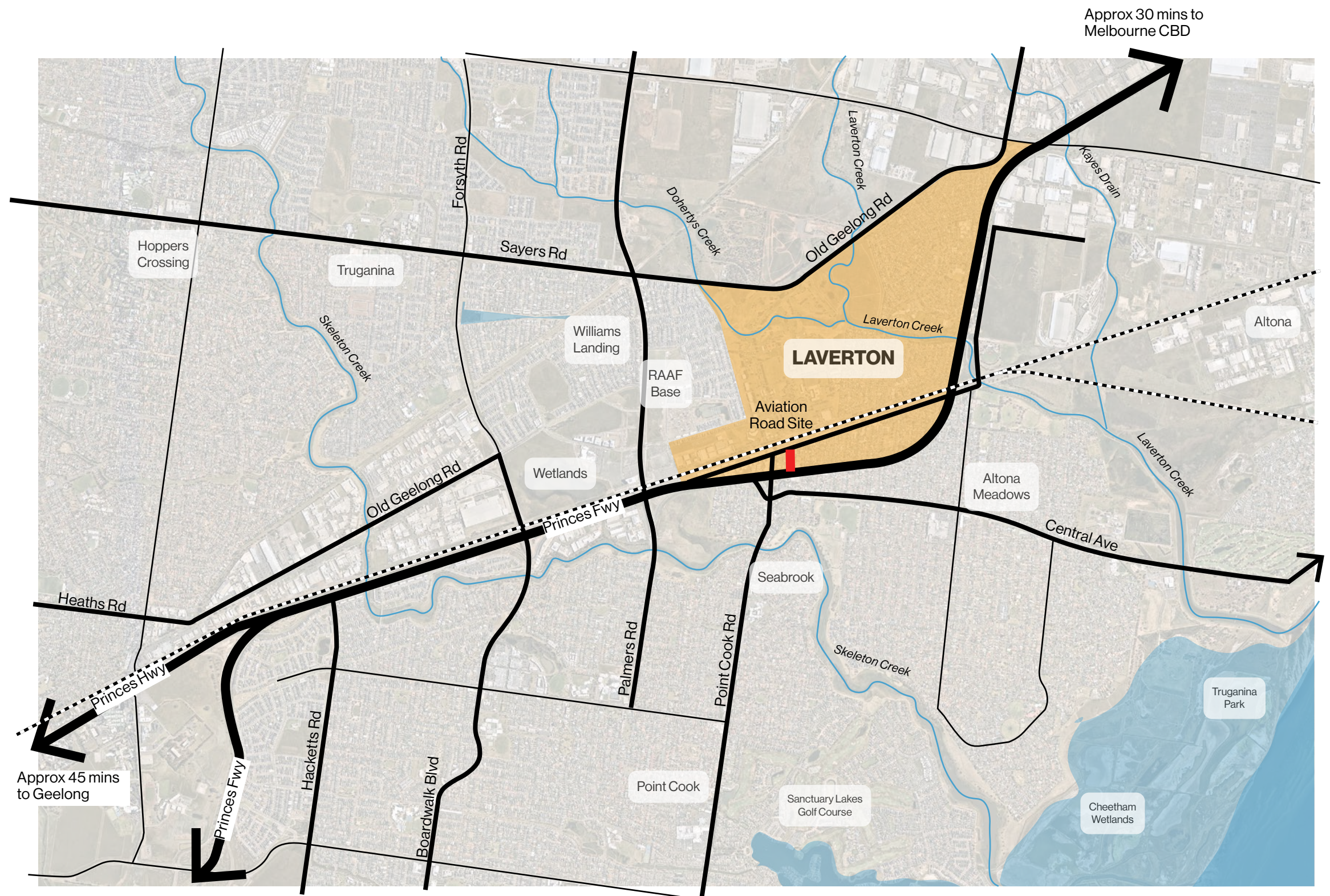
Currently it is mainly a residential suburb with approximately 5,000 residents but looking to increase by 45.49% in 20 years. Comparing to other Australia neighbourhoods Laverton has many socio-economic challenges with low income levels and high unemployment rates.

Several wetlands, reserves and lakes spot the Hobsons Bay area and creeks traverse into Altona Bay and the larger Port Phillip Bay. Close to both major Melbourne cities and bay shoreline Laverton is ideally located.

The Aviation Road Precinct in Laverton is situated in the western portion of Hobsons Bay and runs perpendicular and crosses south of the main railway line to Werribee. Aviation Road runs between Railway Ave and Princes Fwy as a collector road through Laverton.

Commercial properties are accessed directly from this road and via local streets that link up with this connector. A freeway on and off ramp to the Princes Freeway is located at the south end of Aviation Road and contributes to the significant proportion of the traffic on Aviation Road

Laverton Better Places guide sees a holistic approach to changing and better designing Laverton's new projects like Aviation Road Urban Renewal.









SITE ANALYSIS

02

2.1 CONTEXT / LANDSCAPE CHARACTER

Township

- Laverton is generally separated & disconnected, divided by the railway line, utilising Maher Road.
- The Aviation Road site is located adjacent to the highway, and serves as one of Laverton's primary commercial hubs.
- The site is significant to connection of Laverton, utilising the highway connection to filter traffic through the commercial hub through to connecting road network including Maher Road and Railway Avenue.
- There are limited public open space areas in the close vicinity to Aviation Road.

Art and Public Identity

- Sculpture and Public Artwork currently exists throughout town, although minimal in Aviation Road Precinct.
- Aviation road site hold potential to build on this.
- Linking Laverton Public Artwork network successfully connects areas such as McCormack Park and Bladin Street. There is an opportunity to expand this sentiment throughout the Aviation Road Precinct.

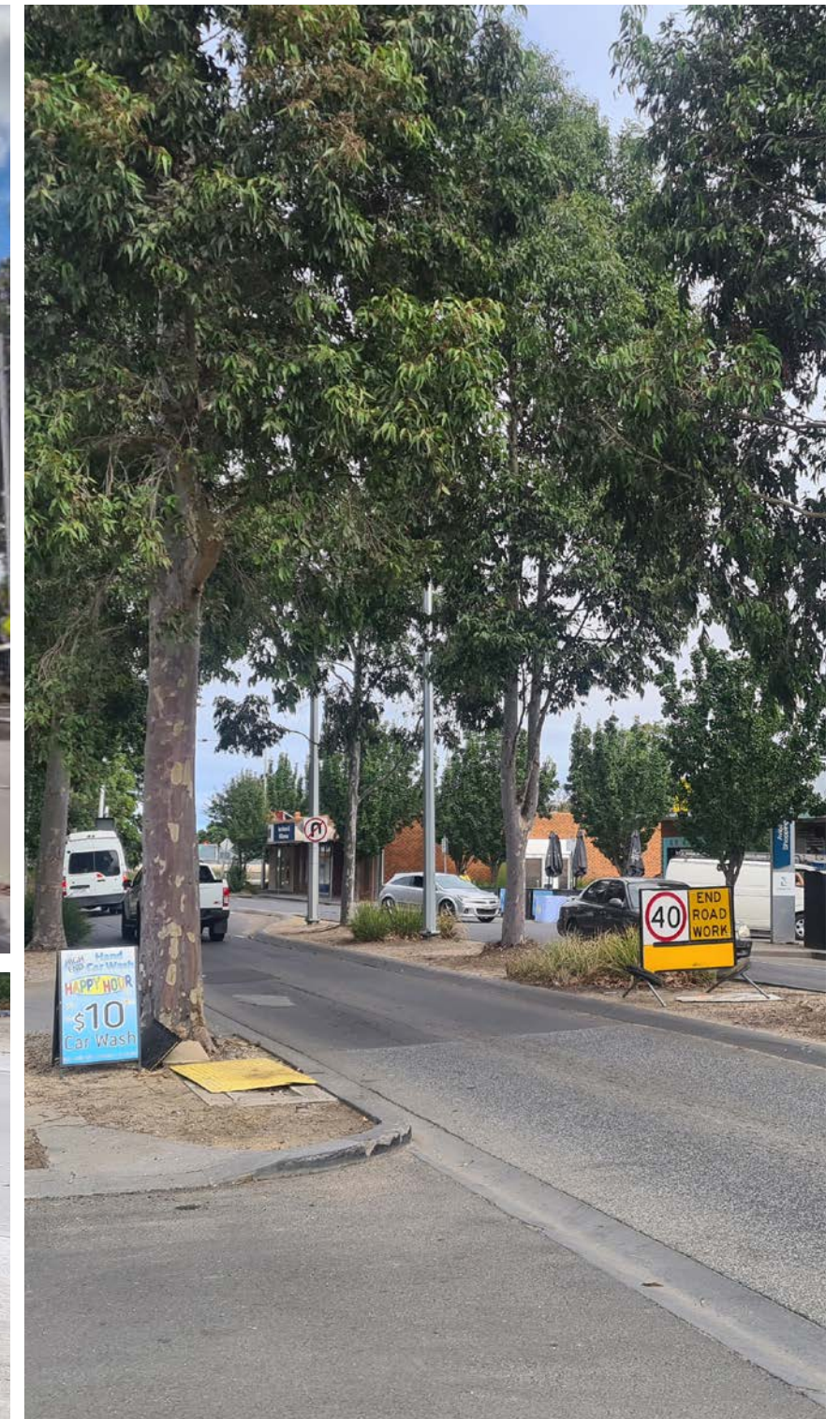


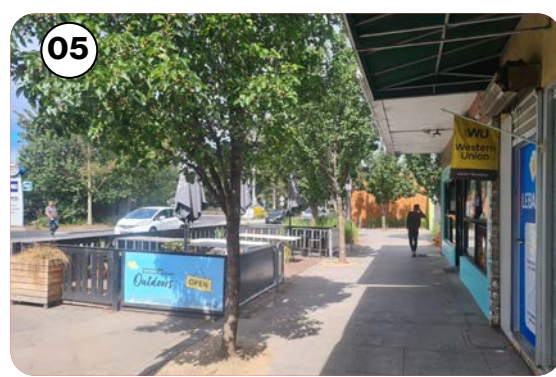


2.2 VEGETATION ANALYSIS

Vegetation

- There are different types of vegetation at Aviation Road including verge, buffer plantings, garden beds and established trees.
- The existing established trees mainly consist of Eucalyptus species, Corymbia species, Allocasuarina species and shrubs.
- Several young trees around store fronts and open spaces.
- Shade and denser planting is found at the Aviation Road but few lower ground planting under the shade





2.3 CIRCULATION

Pedestrian

- Inconsistent path width and disconnections creating community division and elongated journey
- Limited crossing point in the Aviation Road
- Pedestrian connection and accessibility to and within car park are disjointed and not available
- Informal connections to Train Station

Cycle Connection

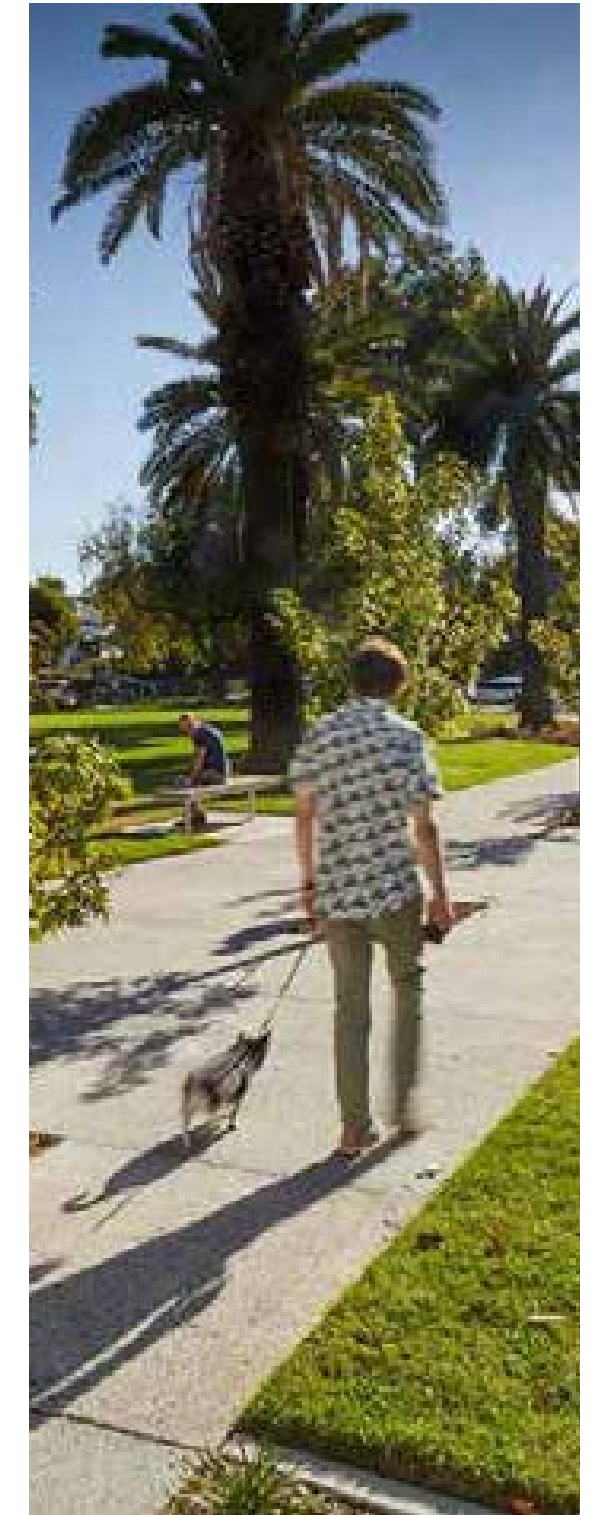
- Cycle connectivity is limited throughout Aviation Road Precinct
- Lack of connection to broader context
- Unsafe cycle connectivity through to Railway Avenue shared path connection.

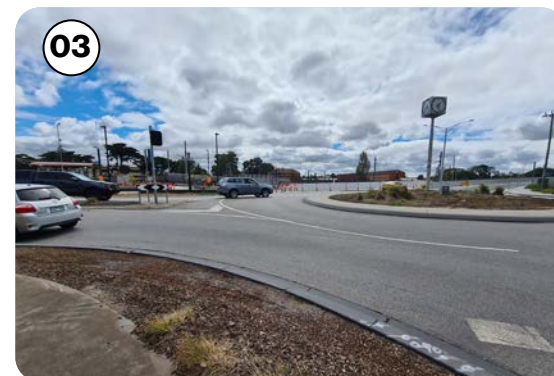
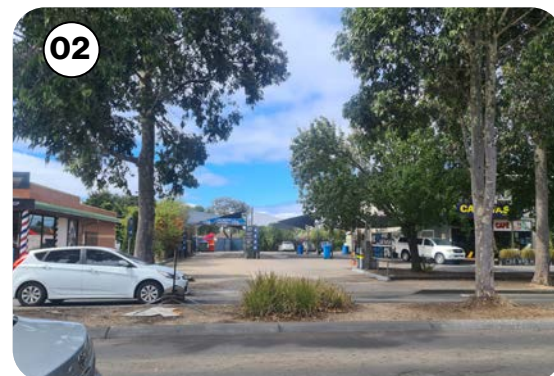
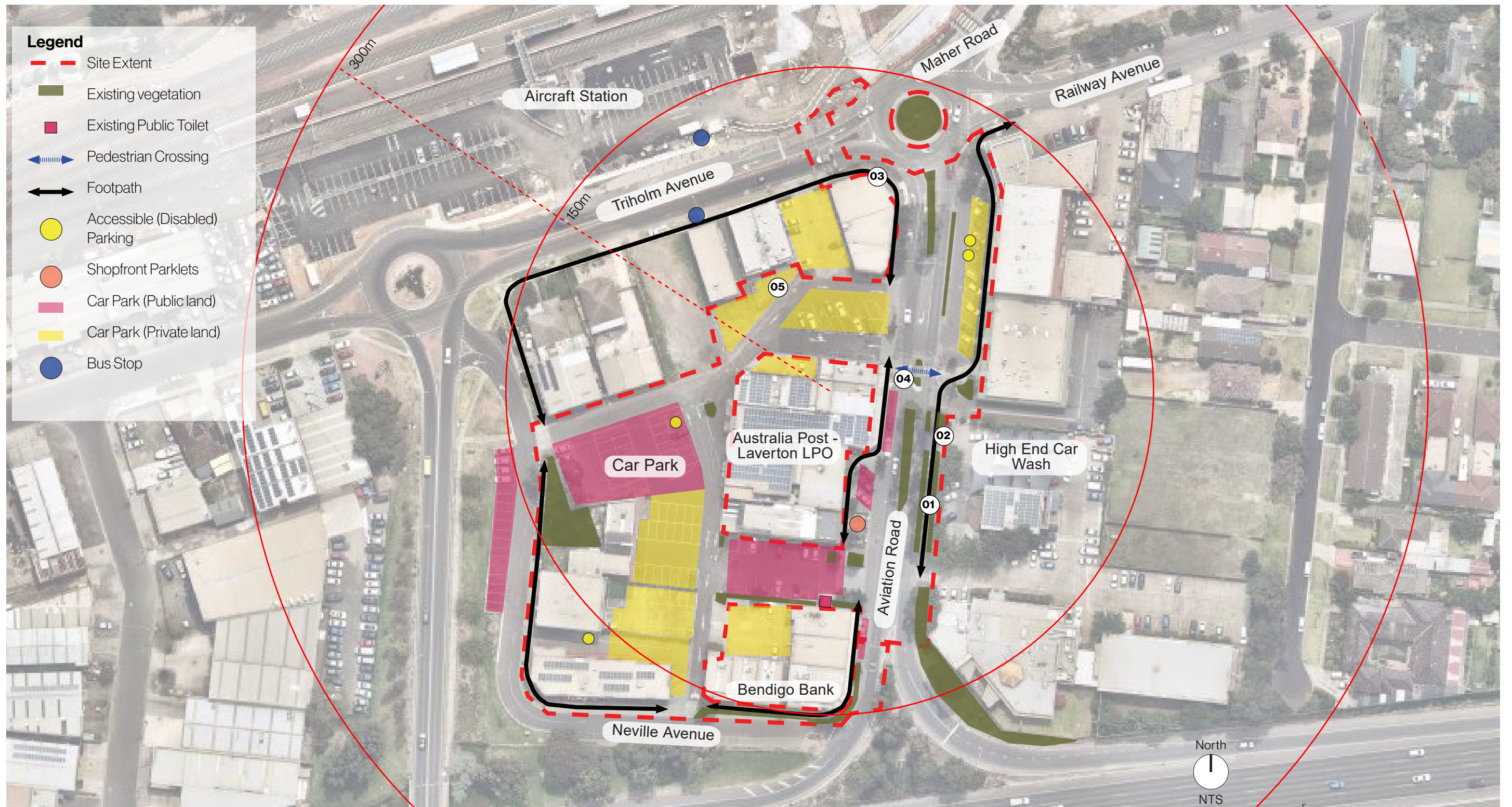
Public Transport

- Aircraft Rail Station
- There is a bus stop at the Triholm Avenue for commuters and public that's near the site. Bus Route 496
- Laverton Station accessible via Railway Avenue

Car parking

- Public car parks are located close to shop fronts on Aviation Road with two Disabled parking.
- Large portion of car park for public use is located behind the buildings where private car parks are also located.
- Few car park spaces have been transformed into a parklet or outdoor dining area for the local businesses.





2.4 MATERIALS AND FIXTURES

MATERIALS & PUBLIC INFRASTRUCTURE

Hardscape

- Existing paving condition varies from very poor to moderate condition around the site. Car park and vehicle accessible areas are more damaged compared to pedestrian path and shop fronts.
- Exposed aggregate, paint marking and mix of gravel are visible around the shop fronts and through the car park.
- Asphalt pavement finishes around drainage pits at car park are heavily damaged and in need of upgrade.

Public Space

- Outstands around store fronts and crossing are identified as an open space for customers and dwelling place.
- Public toilet is located near Bendigo Bank building in adjacent to the car park and garden bed

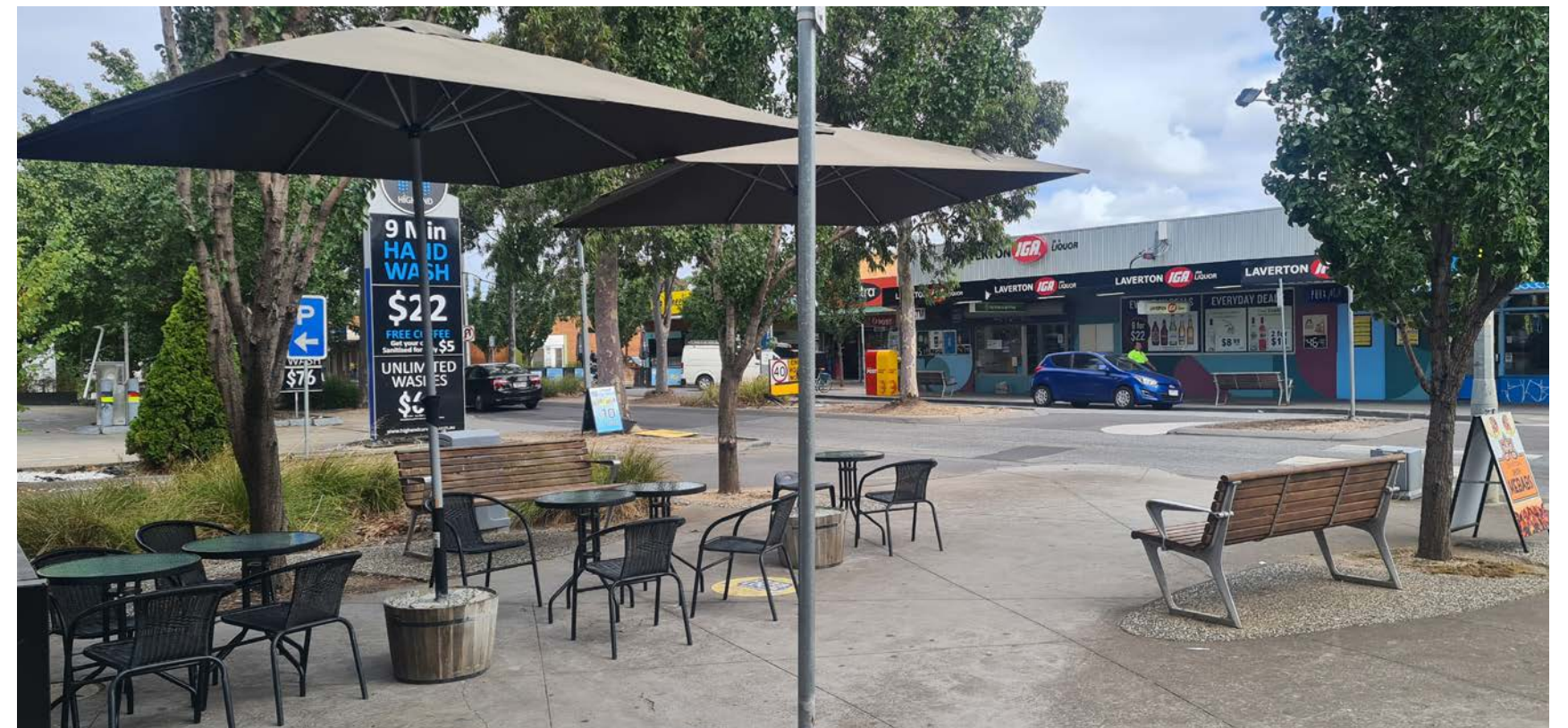
FURNITURE & FIXTURES

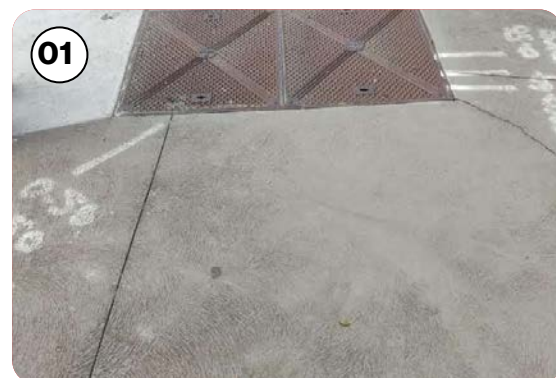
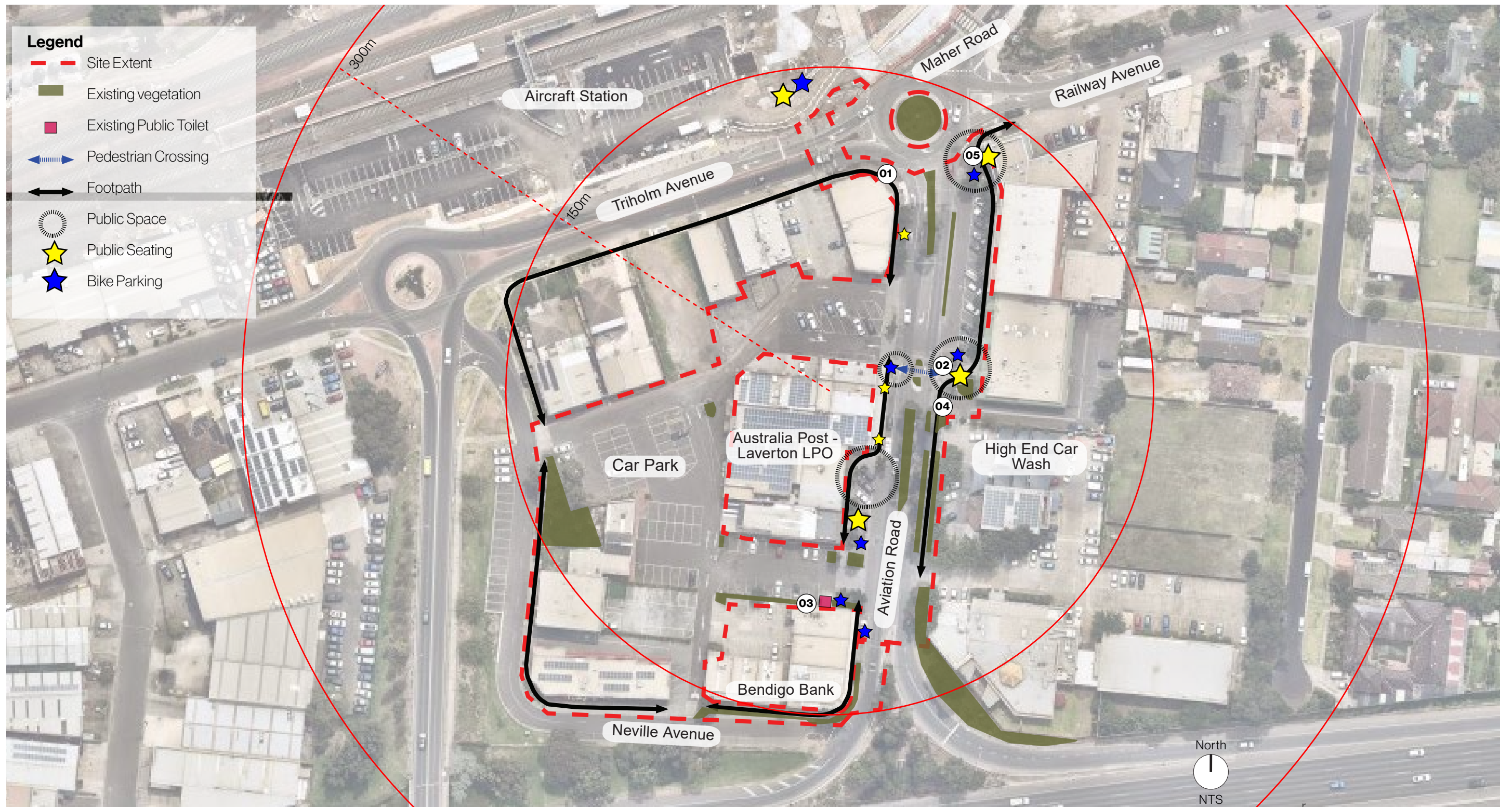
Wayfinding and Signage

- Private and public car park areas have limited lightings and signage for the users to navigate
- Store signs are placed along the pedestrian path

Street Furniture and Fixtures

- Several seating, bins and bike racks are installed throughout Aviation Road near the shop fronts.
- There are several service cabinets and pits located within the pedestrian footpath.
- Shopfronts are occupied by outdoor seating areas and pergolas for customers.









OPPORTUNITIES & CONSTRAINTS

03

3.1 SOFTSCAPE

Opportunities

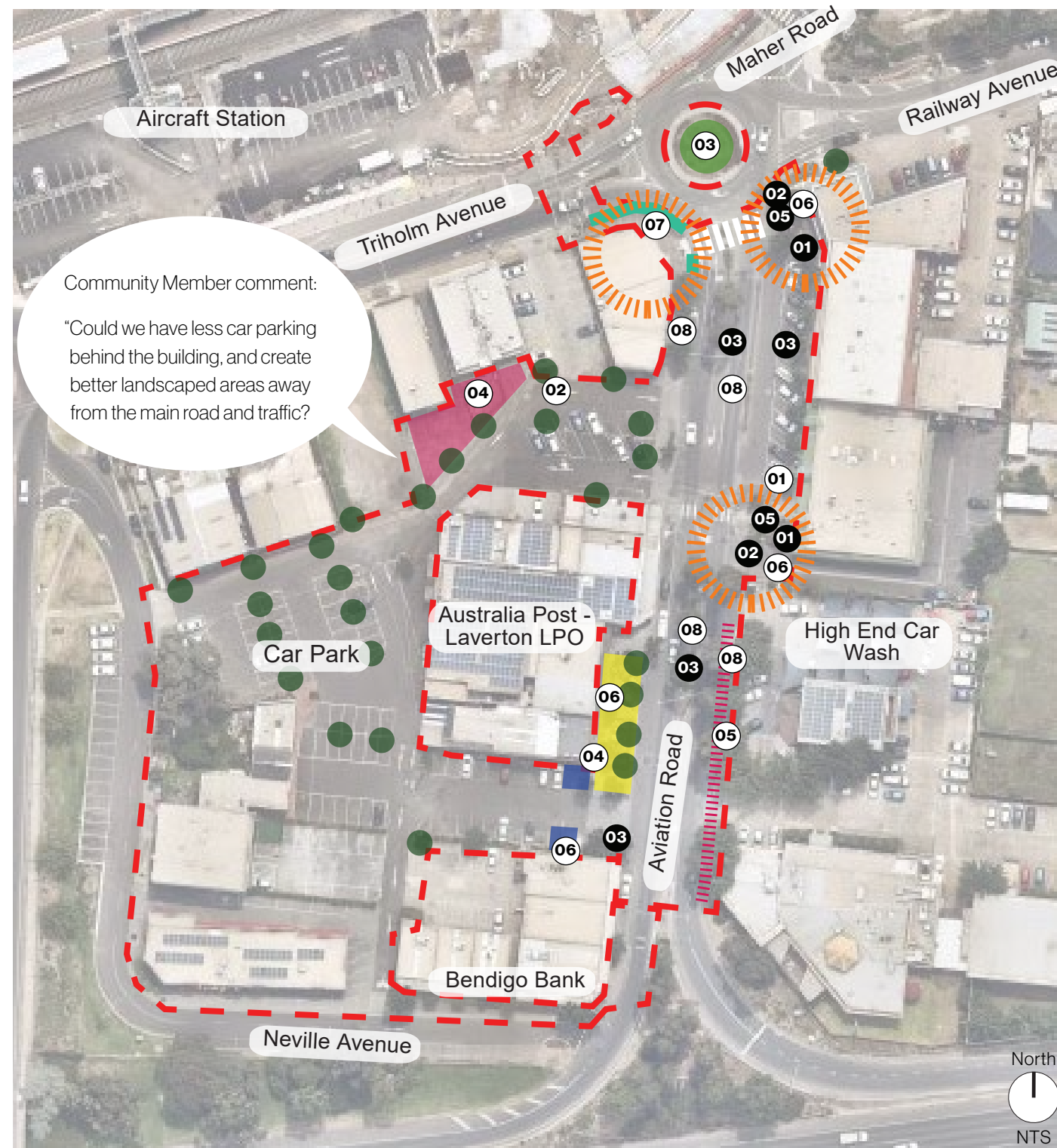
- 01 Additional street trees and buffer planting to shared path.
- 02 Pedestrian connection to be upgraded. Tree planting for amenity
- 03 Vegetate Roundabout: Consistent with Aviation and Railway Ave hardy planting. Increased roundabout collar to accommodate turning circles of heavy
- 04 Potential pedestrian plaza. (Clean, Green, Community Connection)
- 05 Update edging to garden beds to reduce maintenance concerns
- 06 Upgrade area: Consistent with other locations. Increase Vegetation, reduce concrete area
- 07 Formalise Streetscape: Consistent furniture, Tree pits to be cut square
- 08 Understorey and lower ground planting to be upgraded



Upgraded street furniture integrated with garden beds



Additional proposed tree planting within existing car park



Constraints

- 01 Existing Trees to be retained as it provides a shade and enhance green canopy identity of the site
- 02 Selective tree removal: Staged tree replacement to native canopy trees (Benefits
- 03 Service lines and pits clearance requirements to be checked
- 04 Blind spots and sightlines to be considered for drivers and pedestrian users - low shrubs and planting
- 05 Consider drainage for outstands and open spaces with lower finish levels for pedestrian path



Proposed garden beds and upgraded vegetation at existing areas at Aviation Road and car parks

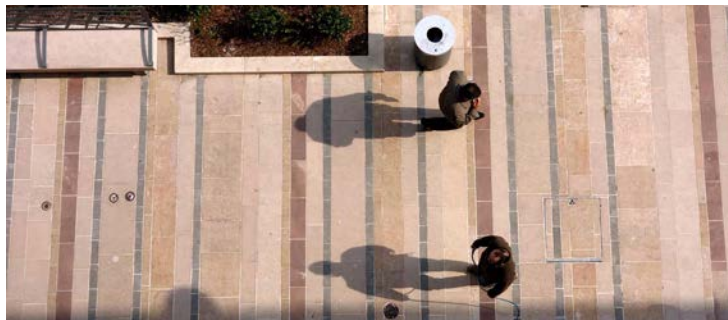
Legend

- Site Extent
- Upgrade Edging
- Proposed Trees
- Potential Shopfront intervention
- Formalised streetscape
- Potential Plaza
- Vegetate Roundabout
- Upgrade streetscape
- Open Space

3.2 HARDSCAPE

Opportunities

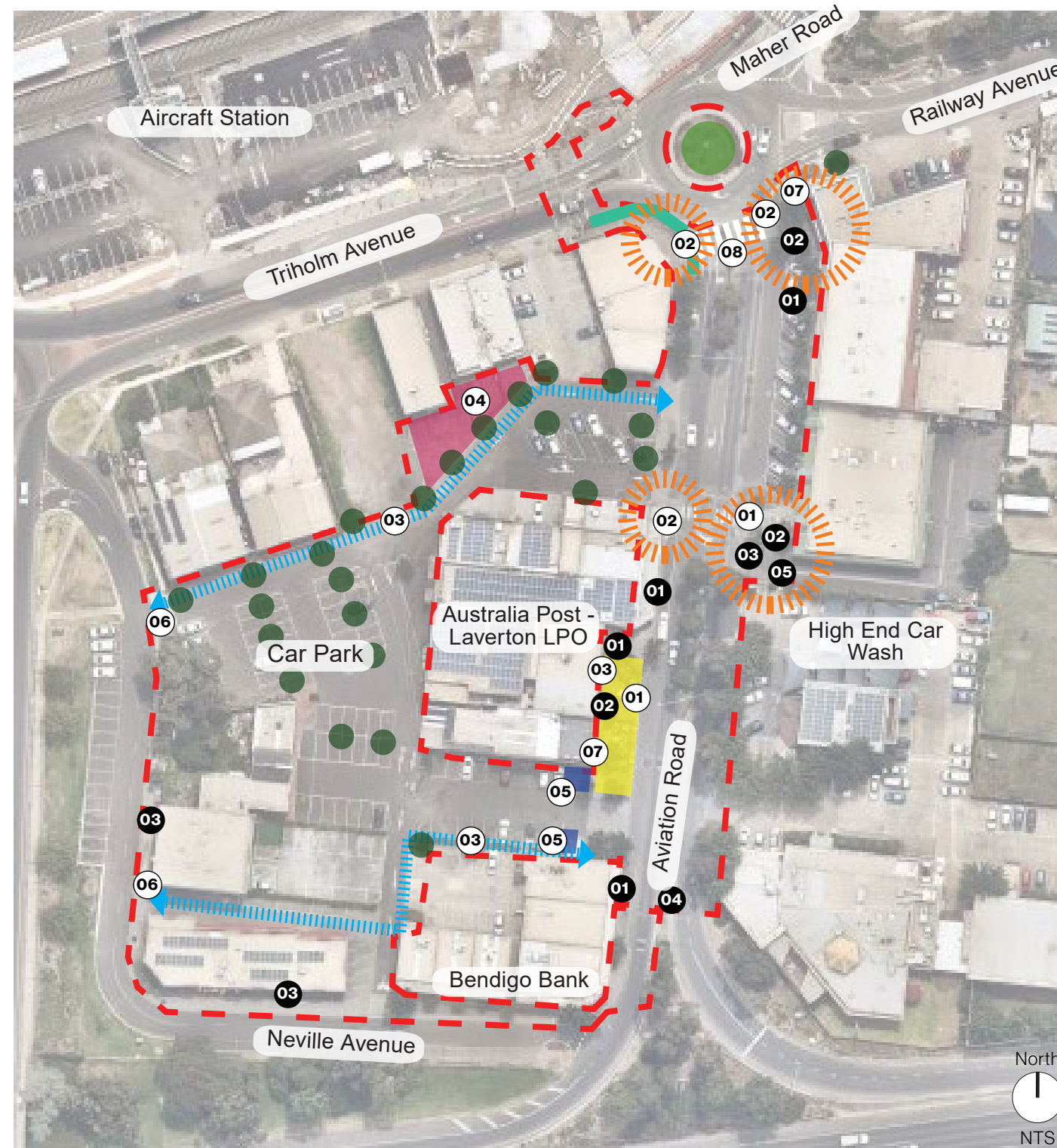
- 01 Reconfiguration of car parking to enable a widened pedestrian space, which can be used for beautification of the streetscape with additional landscaping and amenities.
- 02 Pedestrian connection to be upgraded around crossing and outstands
- 03 Potential streetscape works to shopfront rear entry areas.
- 04 Potential pedestrian plaza. (Clean, Green, Community Connection)
- 05 Potential opportunity: Trade car parking spaces for open space
- 06 Proposed Footpath to match in with existing path
- 07 Existing paving to be repaired in where identified
- 08 Formalised Pedestrian crossing (OMG to confirm): Benefits safety for pedestrian and cyclist permeability



Reconfigured and upgraded pavement for pedestrian path



Formalised pedestrian crossing points



Constraints

- 01 On-street car parking services local business and is difficult to reduce/change.
- 02 Limited existing public open space and furniture.
- 03 Pedestrian paths often littered with debris and mulch spill over from adjacent site.
- 04 South end of Aviation Road is an on-ramp and off-ramp from Princes Hwy.
- 05 A mixture of concrete paving dominate the pedestrian footpath and appears outdated.



Different paving pattern and finishes applied to shop fronts and outdoor dining areas

Legend

- Site Extent
- Proposed Path
- Proposed Trees
- Potential Shopfront intervention
- Formalised streetscape
- Potential Plaza
- Vegetate Roundabout
- Upgrade streetscape
- Open Space

3.3 ACCESS AND FIXTURE

Opportunities

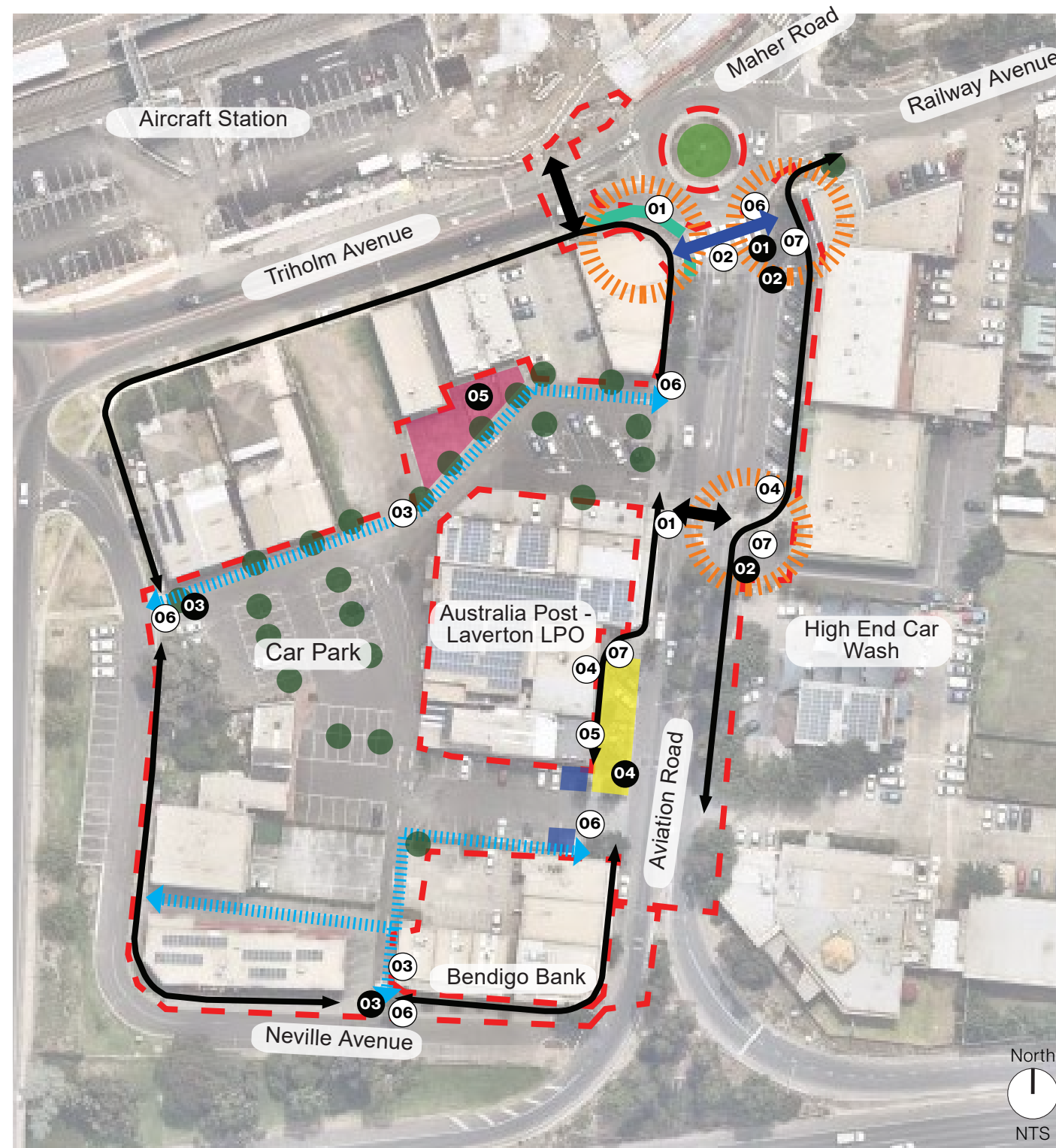
- 01 Formalise and upgrade pedestrian outstand and crossing points
- 02 Proposed crossing for wider connection and safer
- 03 Enhance connections between the Aviation Road and the car park precinct to Neville Avenue
- 04 Creation of wider footpaths and more generous pedestrian space to accommodate shopfront dining space and resting area
- 05 Upgrade street furniture to develop coherent language and design at Aviation Road and around car park
- 06 Implement additional signage and wayfinding devices to assist navigation and improve legibility
- 07 Furniture clutter to be addressed with shop owners: Bin enclosures at front or operational changes to shops.



Wayfinding and signage at access and crossing points



Coherent design for street furniture and fixture to Aviation Road Precinct



Constraints

- 01 Lack of wayfinding to signify the entry to the Aviation Road shopping strip.
- 02 Limited existing public open space and furniture.
- 03 Lack of wayfinding to around car park areas
- 04 Existing outdoor dining parklet is restricted to further expansion from current location as street car parks have high value
- 05 Private land requires a consent and agreement for the access and intervention



Opportunity for integrating seatings with planters

Legend

- | | |
|---|--|
| — Site Extent | ↔ Proposed Crossing |
| → Proposed path | Formalised streetscape |
| ● Proposed Trees | Potential Plaza |
| Pink box Potential Shopfront intervention | ● Vegetate Roundabout |
| ↔ Existing Path | Orange dashed circle Upgrade streetscape |
| | Blue box Open Space |



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CONCEPT SKETCH

04

4.1 KEY DESIGN VISION AND PRINCIPLES

ACCESSIBLE & SAFE

To improve the accessibility around Aviation Road for visitors, residents and businesses, a formalised path and additional pedestrian crossing points are proposed. This can be achieved via a range of methods, including wider path, implement signage and wayfinding, and connections within car park.



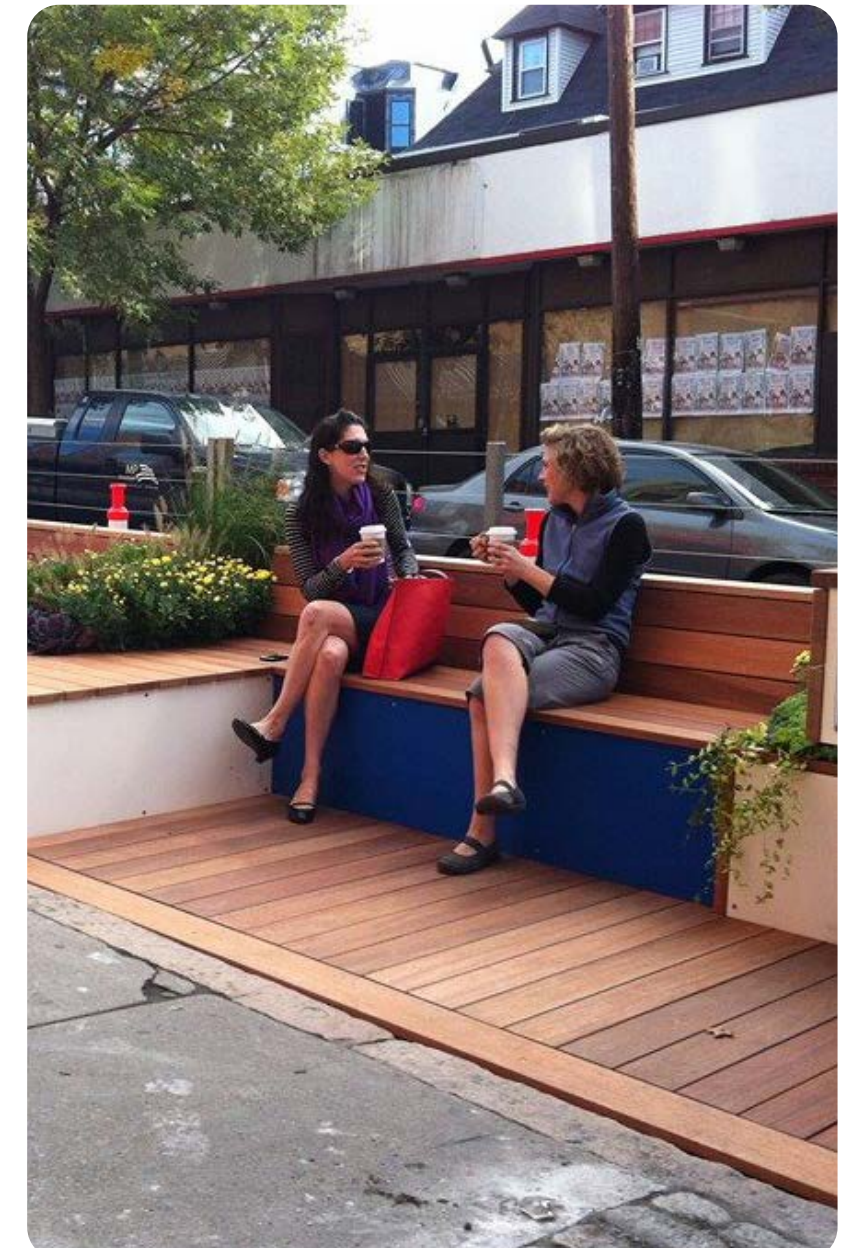
FUNCTIONAL & RESPONSIBLE

To create pedestrian prioritised spaces and activate open spaces at shop fronts, an improved car parks, upgrade vegetation at the precinct with additional garden beds will enable users to feel comfortable and experience greener space.



ATTRACTIVE & ADAPTIVE

Create flexible and adaptive space at Aviation Road developed with a pedestrian priority design that provides additional spaces for all users while balancing the needs of commercial business for vehicle access.





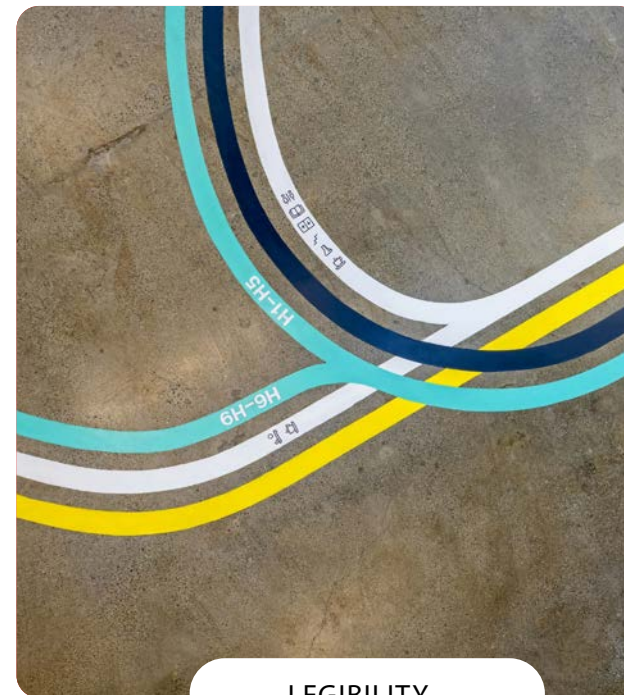
VISION 1 - ACCESSIBLE AND SAFE

SAFE PEDESTRIAN CROSSINGS

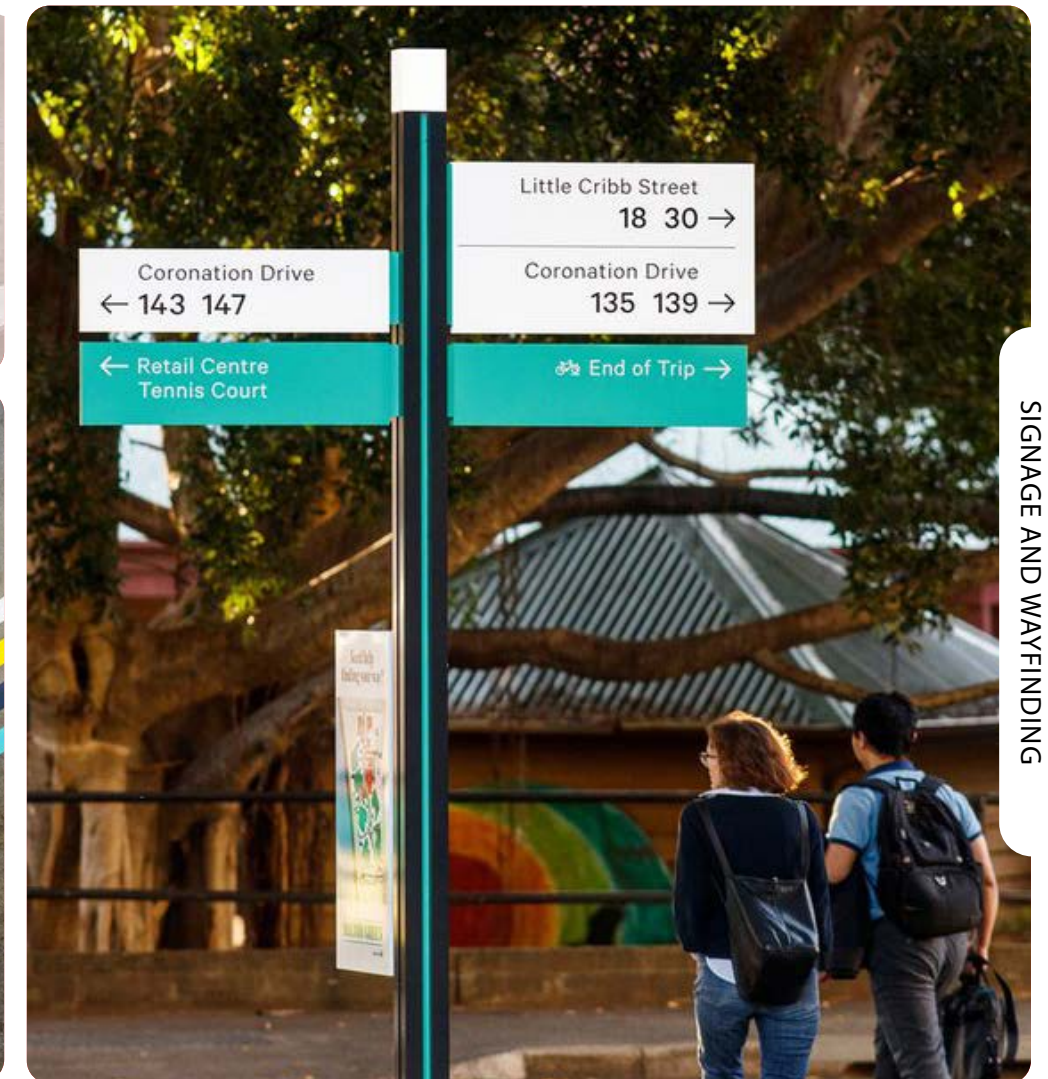
FORMALISE
CONNECTIONS



CREATE ACCESSIBILITY FOR EVERYONE TO
INTERACT IN THE COMMUNITY



LEGIBILITY



SIGNAGE AND WAYFINDING



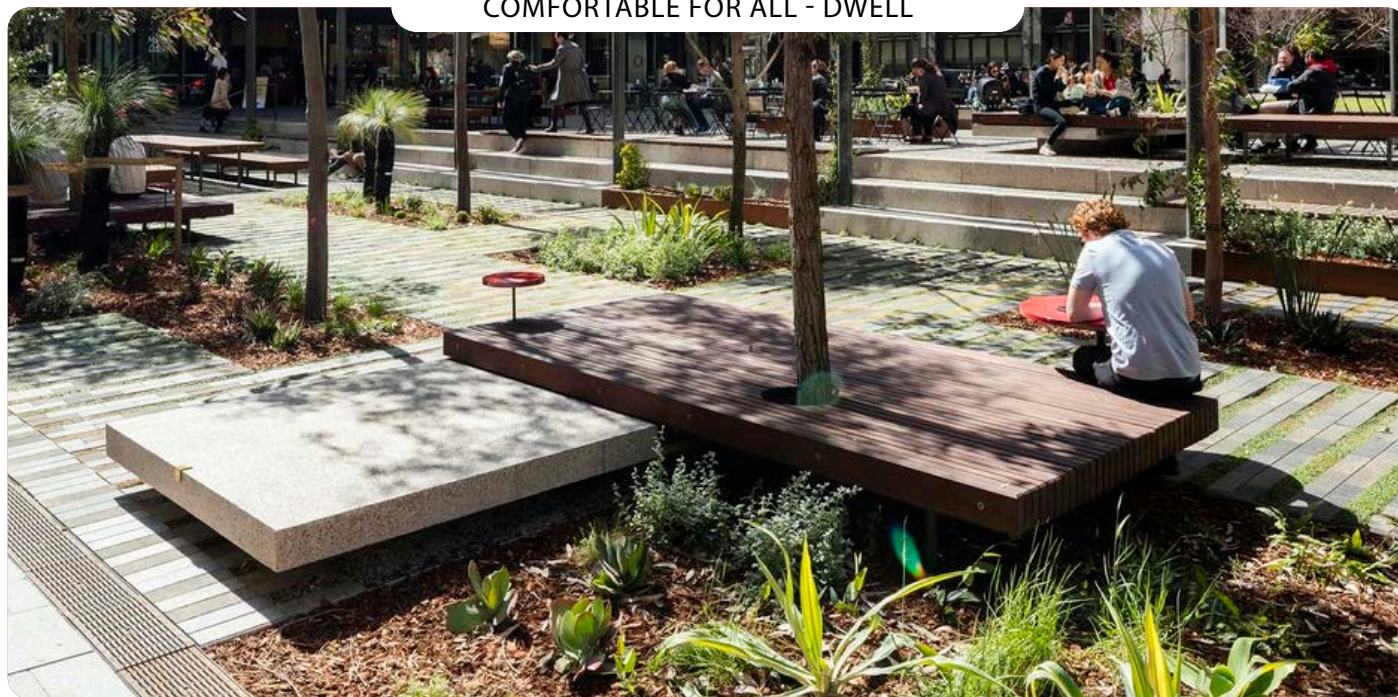
VISION 2 - FUNCTIONAL & RESPONSIBLE

PEDESTRIAN PRIORITY

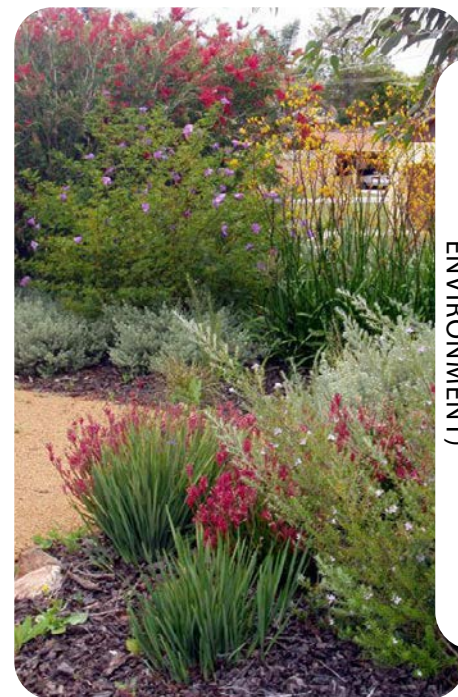
CAR PARKING IMPROVEMENTS



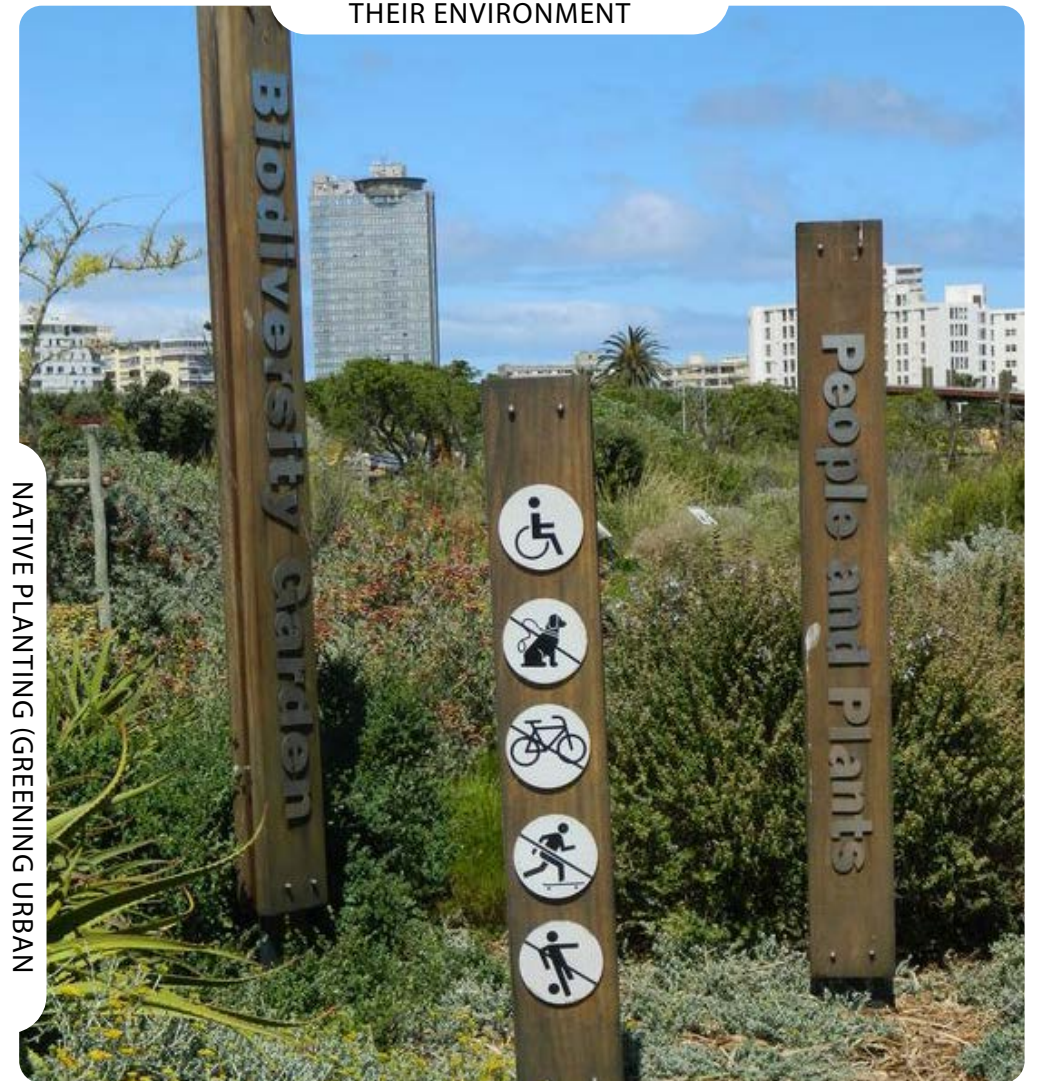
CONNECTING LOCALS WITH THEIR ENVIRONMENT



COMFORTABLE FOR ALL - DWELL

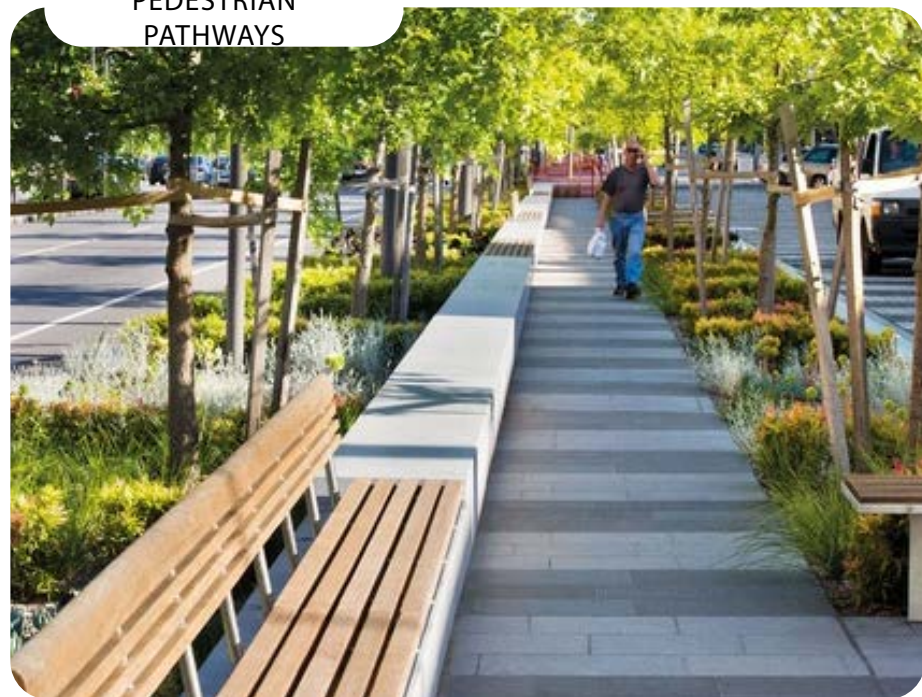


NATIVE PLANTING (GREENING URBAN ENVIRONMENT)

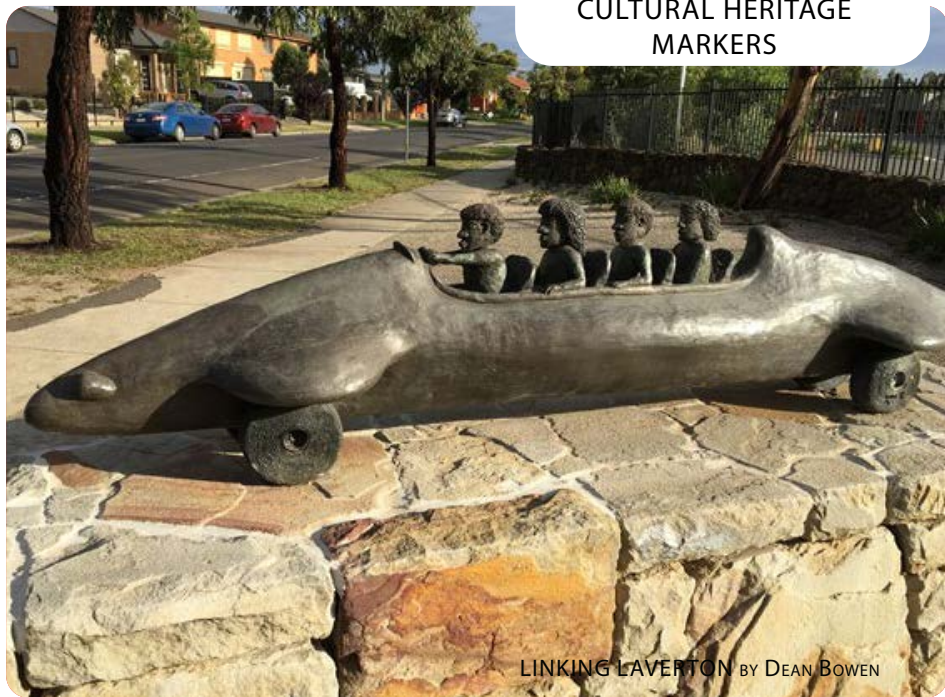




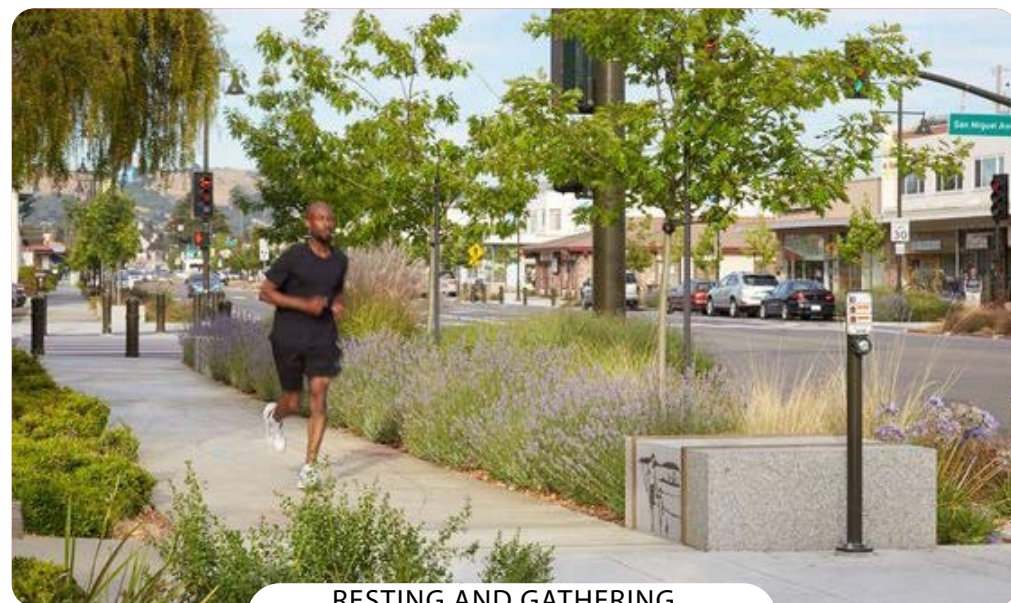
SEATING ALONG
PEDESTRIAN
PATHWAYS



PUBLIC ARTWORK AND
CULTURAL HERITAGE
MARKERS



LINKING LAVERTON BY DEAN BOWEN



RESTING AND GATHERING
SPACES

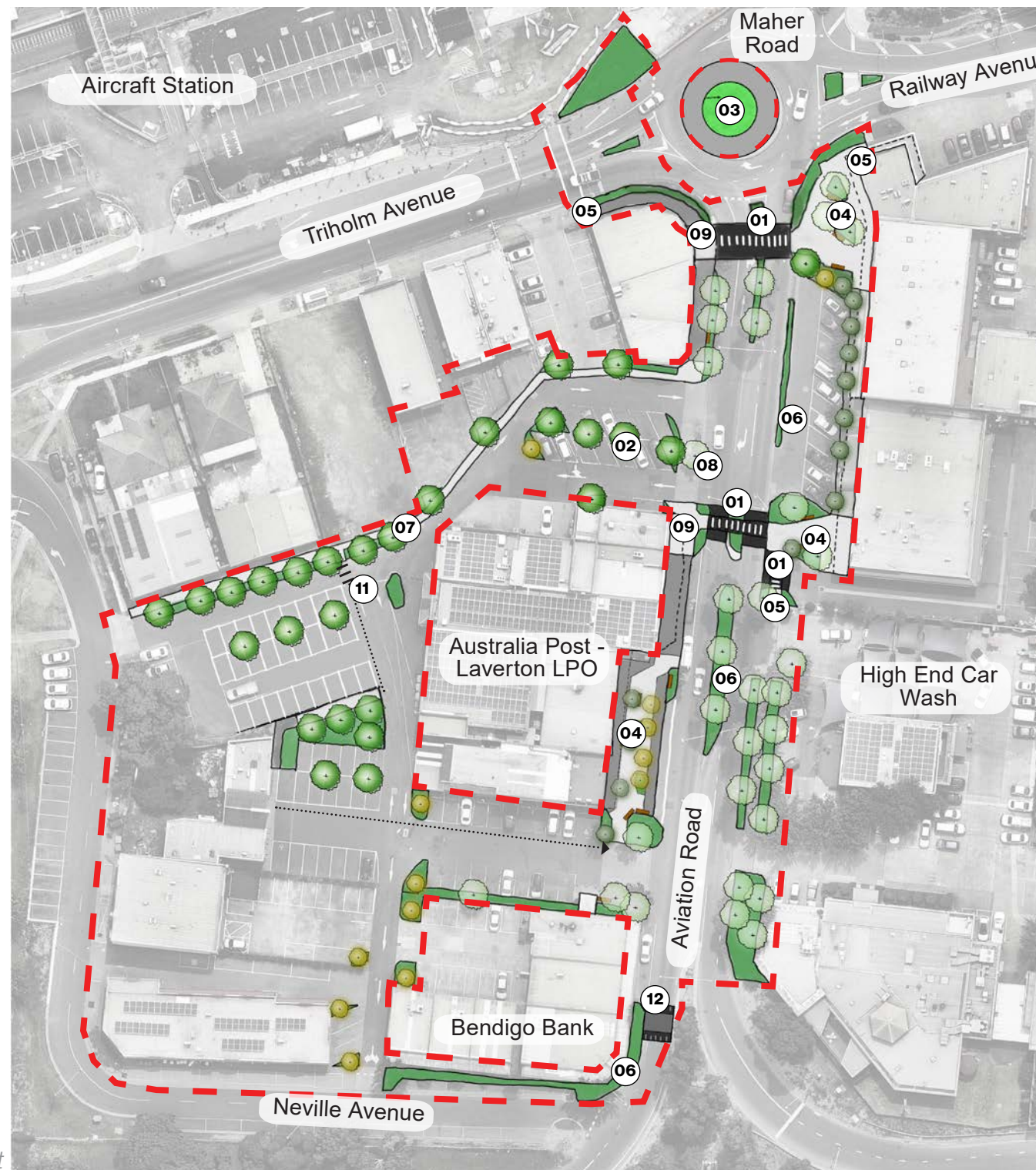


INCORPORATED SMALL COMMUNITY
ART AND CREATIVE INITIATIVES

4.2 CAR PARK CONCEPT SKETCH - OPTION 1

Legend

- Site Extent
- ① Proposed Crossing
- ② Proposed Trees
- ③ Vegetate Roundabout
- ④ Improve shopfront access and visibility
- ⑤ Connection to existing path
- ⑥ Road buffer planting
- ⑦ Proposed Pedestrian Link
- ⑧ Existing Tree
- ⑨ Formalised path to match proposed crossing
- ⑩ Proposed Garden Beds
- ⑪ Proposed Pedestrian Crossing & Painted Path
- ⑫ Raised Speed Hump



Number of off-street car parks:

Existing - 65 Private, 55 Public

Proposed as shown - 65 Private, 54 Public

Concept plans are subject to further detailed design and documentation. Ideas proposed on private property are subject to negotiations and owner consent



Formalised open space and shopfront with tree shade and upgraded street furniture



Car park with additional tree plantings for shade and greenery



Outdoor dining areas and public space for community

4.3 CAR PARK CONCEPT SKETCH - OPTION 2

Legend

- Site Extent
- 01 Proposed Crossing
- 02 Proposed Trees
- 03 Vegetate Roundabout
- 04 Improve shopfront access and visibility
- 05 Connection to existing path
- 06 Road buffer planting
- 07 Open Space (Shade trees/Seating/Tables/Hard paving/Raised Garden beds/Event Space)
- 08 Proposed Shared Zone in Car Park
- 09 Existing vegetation
- 10 Existing Tree
- 11 Formalised path to match proposed crossing
- 12 Proposed Garden Beds
- 13 Proposed Pedestrian Crossing
- 14 Proposed Pedestrian Link
- 15 Proposed Parallel Parking
- 16 Raised Speed Hump
- 17 Promote Active Frontages

Number of off-street car parks:

Existing - 65 Private, 55 Public

Proposed as shown - 65 Private, 27 Public

Concept plans are subject to further detailed design and documentation.

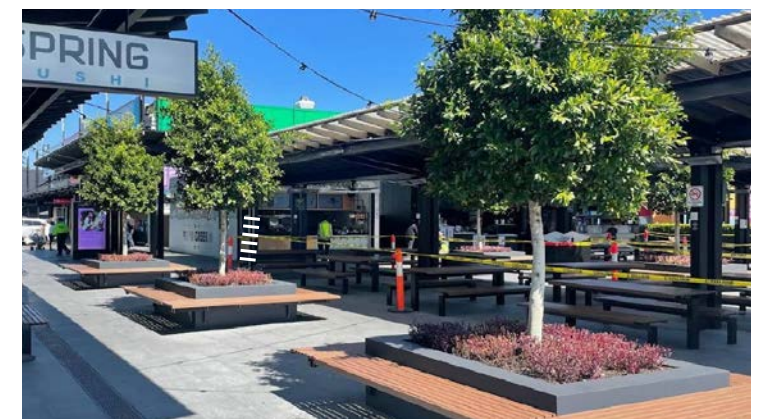
Ideas proposed on private property are subject to negotiations and owner consent



Facilitate active frontages of private businesses and linkage towards the open space, through new open space at the car park for event, markets and activities with shade trees and amenities.



Provide greener and safer pedestrian access at Aviation Road and link to wider existing paths.



Trees and garden bed integrated with seats and tables in front of shop fronts.

4.4 CAR PARK OPTION RECOMMENDATION

Based on initial community consultation feedback, including the results of a What We Heard report, GroupGSA proposes the following options for further exploration by Hobsons Bay City Council.

Car Park Option 2, accompanied by the incorporation of an open space within the existing car park, presents the most optimised solution for the local community, based on our analysis. This option offers the potential to accommodate a variety of activities that are currently unfeasible within the site. The introduction of new activities and events would yield potential economic benefits for businesses that leverage the adjacent open space, thereby activating the frontage area.

The proposed open space would foster opportunities for enhanced community engagement, aligning with the overarching vision for the precinct. By transforming it into an attractive destination, the open space would encourage people to linger and enjoy the surroundings rather than merely passing through.

Furthermore, integrating the open space within the car park has the potential to regulate traffic flow and enhance pedestrian safety, establishing a safer and seamless connection to the nearby shop fronts.

The inclusion of this open space could also trigger a ripple effect, stimulating further development and extending its benefits to the surrounding sites in the Aviation Road Precinct.

To effectively realize the vision set forth by Option 2, GroupGSA recommends that Hobsons Bay City Council implement several small-scale and temporary interventions. These interventions may include establishing temporary activation zones and organizing special market days or similar community events to boost the utilization of these spaces.

Simultaneously, the Council is encouraged to advocate for the benefits of an activated frontage toward the proposed open space to local businesses and adjacent landowners. Providing guidance on achieving this objective and, where appropriate, assisting with funding would be valuable contributions by the Council in garnering support for this change, particularly since convincing traders can be challenging when it entails the removal of car parking.

Additionally, the Council should continue to explore and investigate opportunities for land swaps or acquisitions of private land. These efforts would help improve traffic circulation, create additional open space opportunities, and establish clear boundaries for public spaces within the precinct.

In summary, GroupGSA's recommendation of Car Park Option 2, combined with the inclusion of an open space, offers a well-optimized solution that aligns with the community's feedback. Implementing this option would unlock various benefits for the local community, such as enhanced economic opportunities, improved pedestrian safety, and increased community engagement. To ensure the success of this vision, it is essential for the Council to pursue temporary interventions, advocate for an activated frontage, and explore opportunities for land swaps or acquisitions.



Refer page 21 for concept option 2



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CONCEPT DESIGN

05

5.1 CONCEPT DESIGN - OPTION 2 (PREFERRED)

Legend

- Site Extent
- 01 Proposed Crossing
- 02 Proposed Trees
- 03 Vegetate Roundabout
- 04 Improve shopfront access and visibility
- 05 Connection to existing path
- 06 Road buffer planting
- 07 Open Space (Shade trees/Seating/Tables/Hard paving/Raised Garden beds/Event Space)
- 08 Proposed Shared Zone in Car Park
- 09 Existing vegetation
- 10 Existing Tree
- 11 Formalised path to match proposed crossing
- 12 Proposed Garden Beds
- 13 Proposed Pedestrian Crossing
- 14 Proposed Pedestrian Link
- 15 Proposed Parallel Parking
- 16 Raised Speed Hump
- 17 Promote Active Frontages

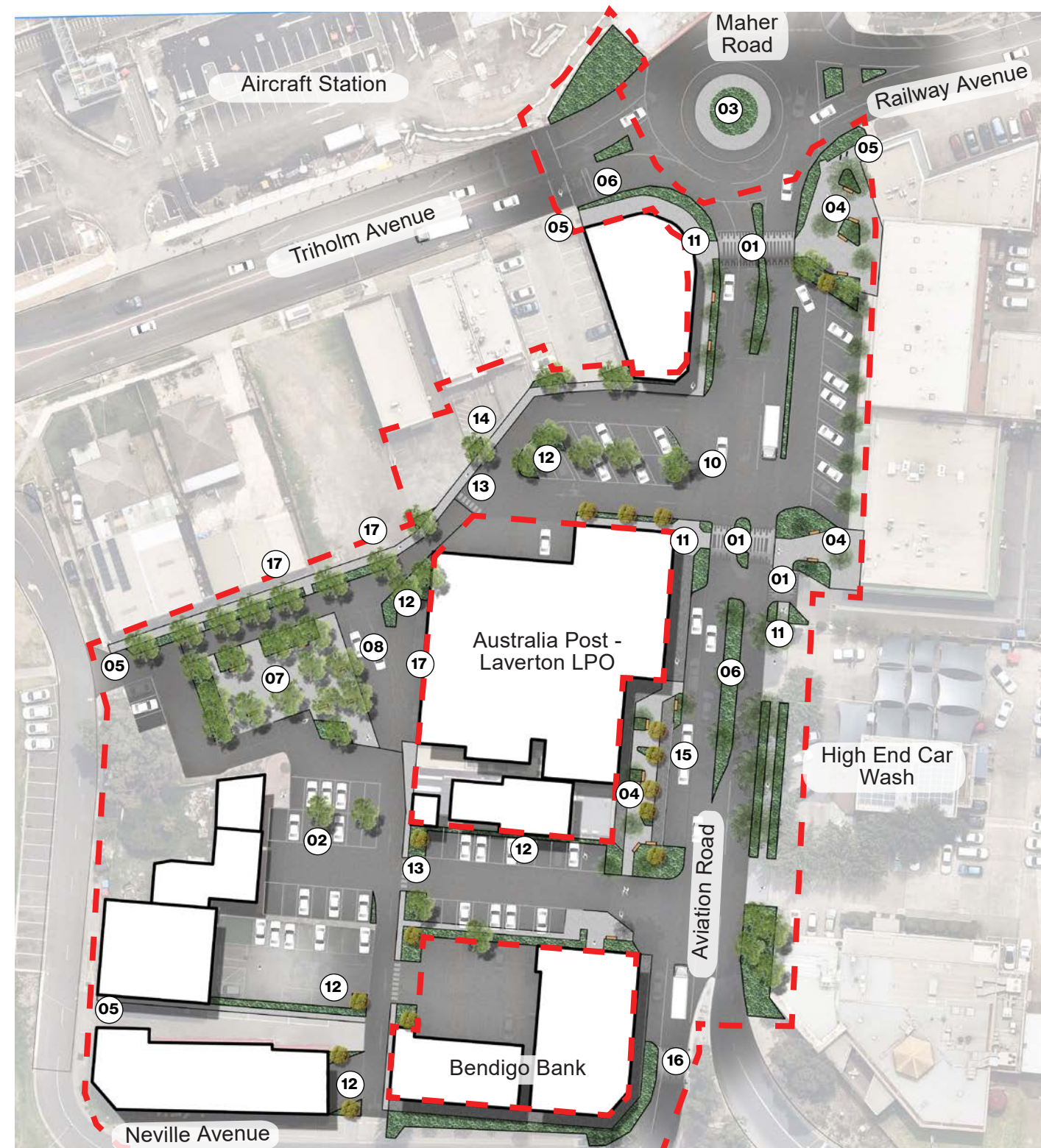
Number of off-street car parks:

Existing - 65 Private, 55 Public

Proposed as shown - 65 Private, 27 Public

Concept plans are subject to further detailed design and documentation.

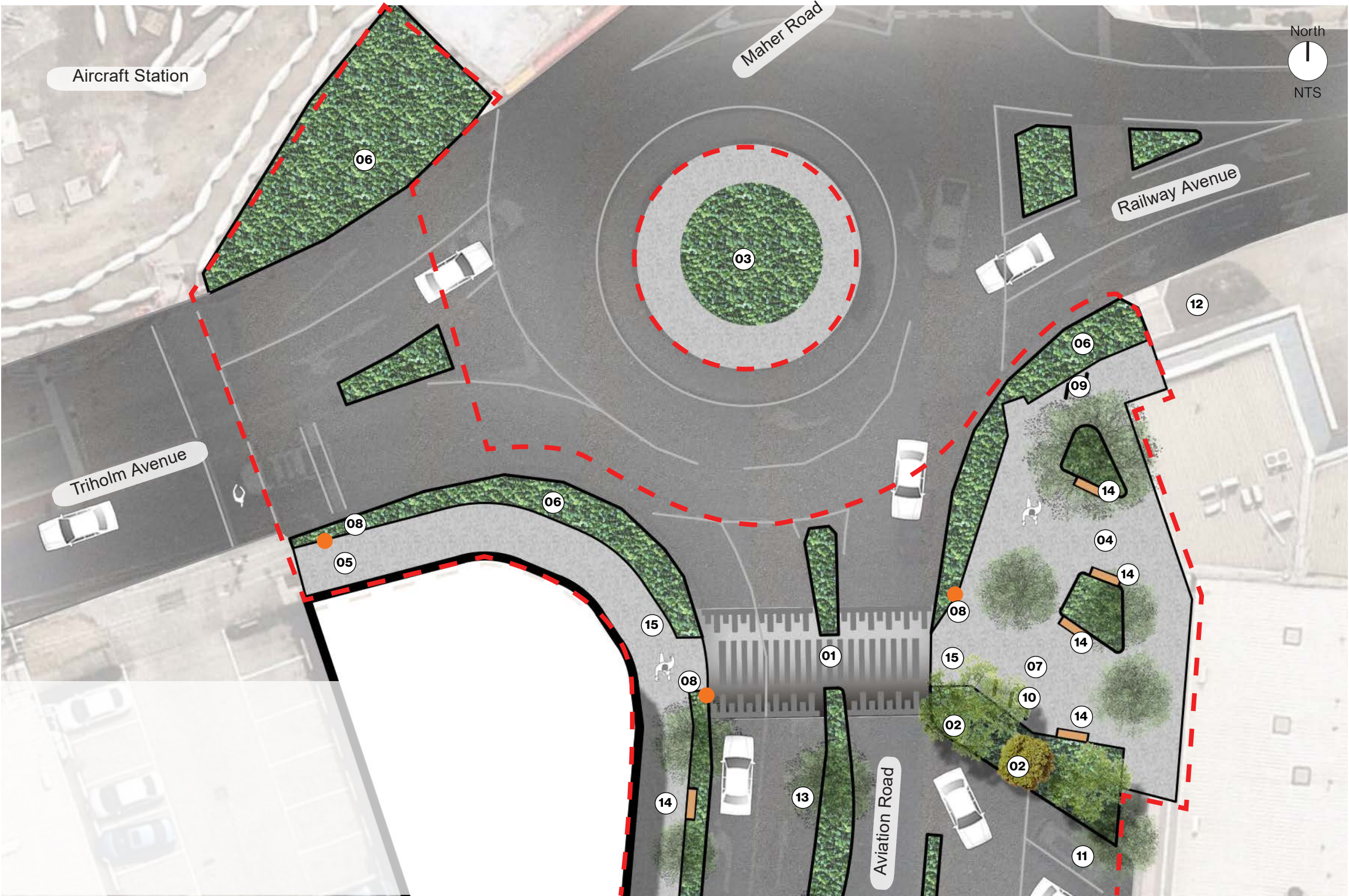
Ideas proposed on private property are subject to negotiations and owner consent



5.2 CONCEPT DESIGN - DETAIL PLAN 1 OF 2

Concept plans are subject to further detailed design and documentation. Ideas proposed on private property are subject to negotiations and owner

- Legend**
- Site Extent
 - 01 Proposed Crossing
 - 02 Proposed Trees
 - 03 Vegetate Roundabout
 - 04 Improve shopfront access and visibility
 - 05 Existing Path
 - 06 Road buffer planting
 - 07 Open Space
 - 08 Wayfinding and Signage
 - 09 Bike Rack
 - 10 Proposed Bike Rack
 - 11 Car Park
 - 12 Existing vegetation
 - 13 Existing Tree
 - 14 Street Furniture
 - 15 Formalised path to match proposed crossing



5.3 CONCEPT DESIGN - DETAIL PLAN 2 OF 2

Concept plans are subject to further detailed design and documentation. Ideas proposed on private property are subject to negotiations and owner consent

- Legend
- 01

02

03

04

05

06

07

08

09

10

11

12

13

14

A
- Site Extent

Proposed Crossing

Proposed Trees

Proposed vegetation

Proposed Footpath

Improve shopfront access and visibility

Existing Path

Road buffer planting

Open Space

Wayfinding and Signage

Existing service cabinets

Car Park

Existing Public Toilet

Existing Tree

Street Furniture

Note: This area has been recently upgraded to increase the footpath trading area in front of the cafe. Renewal of this area may be a long term aspiration



KEY MAP



5.4 MATERIAL + FURNITURE/FIXTURES PALETTE

HARD LANDSCAPE, PATHS AND SURFACE TREATMENTS



FORMALISED PATH



RAISED PEDESTRIAN CROSSING



UNIT PAVING / FEATURE UNIT PAVING



UNIT PAVING / FEATURE UNIT PAVING



EXPOSED AGGREGATE FINISHES

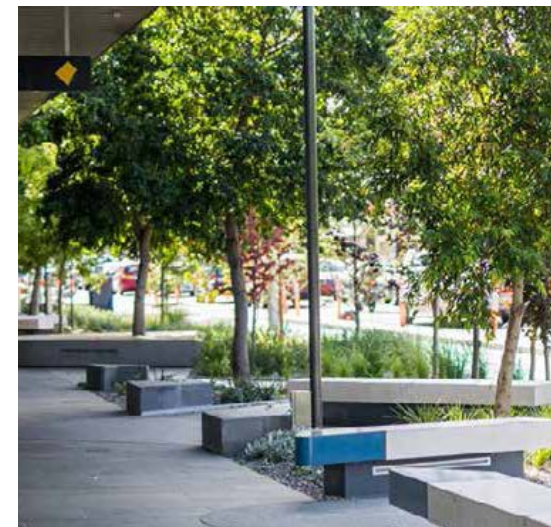
FURNITURE



COUNCIL APPROVED STANDARD SEATING



BIKE HOOPS



STREET SEATING INTERGRATED WITH
BUFFER PLANTING



INTEGRATED SEATING WITH GARDEN BEDS

These images are examples only and are subject to further detailed design.

5.5 SOFTSCAPE PALETTE

SOFT LANDSCAPE



CAR PARK GARDEN BEDS
(APPLY WSUD IF APPLICABLE)



ROAD SIDE/VERGE BUFFER PLANTING



VEGETATION AROUND FORMALISED
PEDESTRIAN PATH AND CROSSINGS



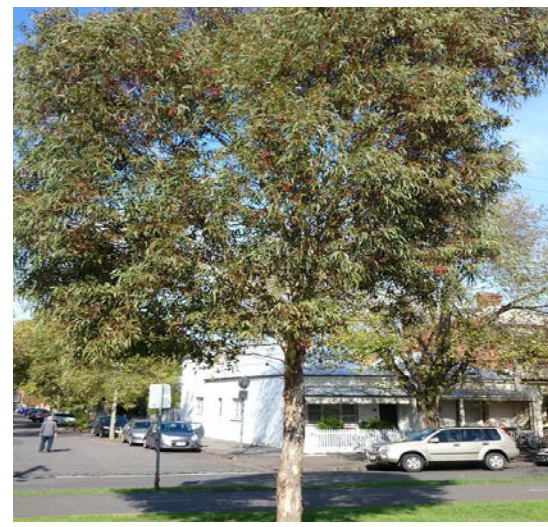
PROPOSED TREE PLANTING AT CAR PARK



UTILISE INDIGENOUS AND NATIVE PLANT
SPECIES FROM A GRASSY WOODLANDS
SPECIES LIST, APPROVED BY COUNCIL.
CONSIDERATION TO BE GIVEN FOR
DIVERSITY OF SPECIES.



PROPOSED ADDITIONAL STREET TREE
PLANTING FOR SHADE AND VISUAL
AMENITY



PROPOSED FEATURE STREET TREE
PLANTING AT KEY CROSSING NODES
ALONG RAILWAY AVENUE TO ASSIST WITH
WAYFINDING AND LANDMARKING

5.6 PLANTING PALETTE

PLANTING SCHEUDLE - PROPOSED TREES				
BOTANIC NAME	COMMON NAME	MATURE HEIGHT X WIDTH (M)	POT SIZE	SPACING
Acacia implexa	Lightwood	15.0 X 12.0	45L	as shown
Allocasuarina Verticillata	Drooping Sheoak	9 x 5.0	45L	as shown
Banksia integrifolia	Coast Banksia	15.0 X 6.0	45L	as shown
Brachychiton populneus x acerifolius	Jerilderie Red	8.0 x 7.0	45L	as shown
Corymbia ficifolia 'Wildfire'	Red Flower Gum	9 x 10	45L	as shown
Corymbia citriodora 'Scentuous'	Dwarf Pink	6.0 x 4.0	45L	as shown
Eucalyptus leucoxylon	Yellow gum	12.0 X 7.0	45L	as shown
Eucalyptus sideroxylon	Iron bark	15.0 X 10.0	45L	as shown
Eucalyptus microcarpa	Grey Box	25 x 15	45L	as shown
Eucalyptus melliodora	Yellow Box	25 x 15	45L	as shown
Lagerstroemia indica	Crepe Myrtle		45L	as shown
Pyrus calleryana 'Capital'	Ornamental Pear		45L	as shown
TOTAL				

SHRUS AND GRASS				
Acacia acinacea	Gold-dust Wattle	2.5 x 2.0	150mm	as shown
Angiozanthos flacidus 'orange', 'pink', 'red', 'yellow'	Kangaroo Paws	0.5-1.0 x 0.5	150mm	4/m2
Correa glabra	Rock Correa	0.5-0.6 x 0.5-0.6	150mm	4/m2
Lomandra filiformis	Wattle Mat Rush	0.5 x 0.4	tubestock	4/m2
Dianella caerulea 'Little Jess'	Little Jess	0.4 x 0.7	tubestock	4/m2
Grevillea 'Robyn Gordon'	Grevillea	1.0-1.5 x 0.5-1.5	150mm	1/m2
Lomandra longifolia 'Tanika'	Lomandra Tanika	0.6 x 0.6	supertube	4/m2
Poa libillardierei	Tussock Grass	1 x 0.5	tubestock	4/m2

GROUND COVER				
Banksia spinulosa 'Birthday Candles'	Banksia	0.5 x 0.5-1.0	150mm	1/m2
Chrysocephalum semipapposum	Clustered Everlasting	0.4-1.0 x 0.5-2.5	150mm	4/m2
Dichondra repens	Kidney Weed	0.1-0.3 x 1.0-5.0	tubestock	6/m2



Acacia implexa



Allocasuarina verticillata



Banksia integrifolia



Brachychiton acerifolius



Corymbia ficifolia 'Wildfire'



Corymbia citriodora 'Scentuous'



Eucalyptus leucoxylon 'Euky Dwarf'



Eucalyptus sideroxylon



Eucalyptus microcarpa



Eucalyptus melliodora



Lagerstroemia indica



Pyrus calleryana 'Capital'

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