

STATE SIGNIFICANT
DEVELOPMENT APPLICATION

13-15 & 17 OXFORD ST &
2 VERONA ST, PADDINGTON

CONTENTS

DRAWING NUMBER	DRAWING TITLE	REVISION	DATE
DA_001	Cover Page & Contents	02	10.04.26
DA_002	Landscape Installation & Maintenance Specification		
DA_003	Landscape Controls & Schedules		
DA_004	Landscape Controls & Schedules		
DA_100	Landscape Master Plan		
DA_101	Ground Floor - East		
DA_102	Ground Floor - West		
DA_103	Level 1 - West		
DA_104	Level 2 - West		
DA_105	Level 3 - West		
DA_106	Level 4 - East		
DA_107	Level 4 - West		
DA_108	Level 5 - East		
DA_109	Level 6 - West		
DA_110	Level 7 - East		
DA_116	Level 7 - West		
DA_200	Canopy Coverage Plan		
DA_300	Details - Typical		
DA_401	Landscape Design Report		
DA_402	Landscape Design Report		
DA_403	Landscape Design Report		
DA_404	Landscape Design Report		
DA_405	Landscape Design Report		

PROJECT NAME:
MIXED USE DEVELOPMENT WITH INFILL AFFORDABLE HOUSING – OXFORD
AND VERONA STREET, PADDINGTON

ENGAGING PARTY:
17 OXFORD ST PTY LTD

APPLICATION NUMBER:
SSD-87245208

PROJECT ADDRESS	DRAWING TITLE	DRAWN BY	CHECKED BY	DATE	JOB NUMBER	DRAWING NUMBER	
13-15 & 17 OXFORD ST & 2 VERONA ST, PADDINGTON	STATE SIGNIFICANT DEVELOPMENT APPLICATION Cover Page & Contents	LD	MF	10.04.26	25.159	DA_001	WYER & CO
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SCHEDULES

EXISTING TREE SCHEDULE					
TREE NO.	BOTANICAL NAME	COMMON NAME	HEIGHT (MM)	SPREAD (MM)	ACTION/COMMENT
T1	Platanus x acerifolia	London Plane Tree	14000	8000	Retain
T2	Platanus x acerifolia	London Plane Tree	14000	8000	Retain
T3	Platanus x acerifolia	London Plane Tree	14000	8000	Retain
T4	Platanus x acerifolia	London Plane Tree	16000	14000	Retain
T5	Platanus x acerifolia	London Plane Tree	16000	14000	Retain
T6	Archontophoenix cunninghamiana	Bangalow Palm	5000	3000	Remove
T7	Cyathea cooperi	Tree Fern	3000	2000	Remove
T7	Cyathea cooperi	Tree Fern	6000	2000	Remove
T8	Yucca elephantipes	Spinless Yucca	5000	3000	Remove
T9	Ficus lyrata	Fiddle-leaf fig	6000	5000	Remove
T10	Ficus lyrata	Fiddle-leaf fig	6000	3000	Remove
T11	Ficus lyrata	Fiddle-leaf fig	7000	4000	Remove
T11A	Monstera deliciosa	Monstera	2500	1200	Remove
T12	Hymenosporum flavum	Native Frangipani	7000	4000	Remove
T12A	Dicksonia sp.	Tree Fern	1000	1500	Remove
T12B	Cyathea sp.	Tree Fern	3000	2000	Remove
T12C	Dicksonia sp.	Tree Fern	1500	1500	Remove

REFER TO ARBORIST REPORT PREPARED BY JACKSON NATURE WORKS

CONTROLS

PLANNING REQUIREMENTS

THESE LANDSCAPE PLANS ARE IN GENERAL ACCORDANCE WITH PLANNING CONTROLS:

- CITY OF SYDNEY DCP (DEVELOPMENT CONTROL PLAN 2012)

SECTION 3: GENERAL PROVISIONS

LANDSCAPE CODE (VOLUME 2)

- ADG (APARTMENT DESIGN GUIDE)
- SEPP (STATE ENVIRONMENTAL PLANNING POLICY)

CONTROLS

SITE AREA: 2533m²

LANDSCAPE /DEEP SOIL AREA REQUIRED
LANDSCAPE AREA = 30% OF SITE = 759m²
DEEP SOIL = 7% OF SITE = 177m²

LANDSCAPE /DEEP SOIL AREA ACHEIVED
LANDSCAPE AREA = 36.5% OF SITE = 924m²
DEEP SOIL = 7% OF SITE = 177m²

REFER TO ARCHITECTS DRAWINGS FOR LANDSCAPE AREA AND DEEP SOIL PLAN

PROJECT
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DRAWING TITLE
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Landscape Controls & Schedules

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SCHEDULES

CONTROLS

PLANT SCHEDULE							
ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	MATURE SPREAD	MATURE HEIGHT	REMARKS
Trees							
Acos	3	Angophora costata	Smooth-barked Apple	Advanced	6.0 - 12.0m	25 - 30m	Australian Native
Bru-l	1	Brachychiton rupestris	Queensland Bottle Tree	Advanced	3.5 - 5.0m	8.0 - 13.0m	Australian Native
TlaL	2	Tristaniopsis laurina 'Luscious'	Water Gum	45 Ltr	6.0 - 8.0m	8.0 - 10.0m	Australian Native
Palms - Cycads							
Lau	7	Livistona australis	Cabbage Tree Palm	Advanced	2.0 - 4.0m	10.0 - 20.0m	Australian Native
Pro	22	Phoenix roebelenii	Dwarf Date palm	Advanced	1.5 - 2.5m	2.0 - 4.0m	
Rexc	12	Rhapis excelsa	Lady Palm	300 mm	1.0 - 1.5m	1.5 - 4.0m	
Zfu	49	Zamia furfuracea	Cardboard Plant	300 mm	1.5 - 2.0m	1.0 - 1.5m	Low Water Use
Shrubs							
CalCP	102	Correa alba 'Coastal Pink'	Coastal Pink Correa	300 mm	1.0 - 2.0 m	1.0 - 2.0m	Australian Native
Rsm	33	Rhaphiolepis 'Snow Maiden'	Indian Hawthorn	300 mm	0.5 - 1.0m	0.5 - 1.0m	
Perennials							
Dor	6	Doryanthes excelsa	Gynea Lily	300 mm	0.9 - 1.2m	0.75 - 0.9m	Australian Native
Grasses							
Llt	653	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	140 mm	0.6 - 0.9m	0.45 - 0.6m	Australian Native
PalN	384	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	140 mm	0.5 - 0.7m	0.6 - 0.8m	Australian Native
LcoLC	120	Lomandra confertifolia 'Little Con'	Little Con	140 mm	0.4 - 0.5m	0.3 - 0.4m	Australian Native
Groundcovers							
Bma	188	Brachyscome multifida 'Alba'	White Rock Dasiy	140 mm	0.9 - 1.2m	0.0 - 0.3m	Australian Native
Cagl	149	Carpobrotus glaucescens	Pigface	140 mm	1.2 - 2.0 m	0.0 - 0.3 m	Australian Native
Ced	38	Cissus 'Ellen Danica'	Oak Leaf Ivy	140 mm	1.2 - 2.0m	0.0 - 0.3m	
Jl	99	Juniper lutchuensis	Shore Juniper	140 mm	2.0 - 3.5m	0.0 - 0.3m	
Mpar	108	Myoporum parvifolium	Creeping Boobialla	140 mm	0.9 - 1.2m	0.1 - 0.2m	Australian Native
Vhe	377	Viola hederacea	Native Violet	140 mm	1.2 - 2.0m	0.0 - 0.3m	Australian Native
Succulents							
Atb	27	Agave 'Tennyson Blue'	Agave Tennyson Blue	300 mm	0.3 - 1.0m	0.3 - 1.0m	Low Water Use
Climbers							
Hsc	4	Hibbertia scandens	Golden Guinea Flower, Snake Vine	140 mm	3.5 - 6m	0.0 - 0.3m	Australian Native
Pjw	63	Pandorea jasminoides 'Flat White'	White Jasmine	200 mm	1.0 - 2.0m	0.2 - 0.4m	
Ferns							
Aosp	383	Doodia aspera	Rasp Fern	200 mm	0.3 - 0.6m	0.2 - 0.4m	Australian Native
Cco	3	Cyathea cooperi	Coin Spot Tree Fern	Advanced	3.0 - 4.0m	6.0 - 15m	Australian Native
Da	13	Dicksonia antarctica	Man Fern	Advanced	2.0 - 4.0m	2.0 - 4.0m	Australian Native
Total:	2846						

NATIVE SPECIES

AUSTRALIAN NATIVE SPECIES PROPOSED: 18 / 72%
AUSTRALIAN NATIVE QUANTITY PROPOSED: 2566 / 90%

TOTAL LOW WATER USE/NATIVE QUANTITY PROPOSED 2642 / 93%

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13-15 & 17 OXFORD ST &
2 VERONA ST, PADDINGTON

DRAWING TITLE
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Landscape Controls & Schedules

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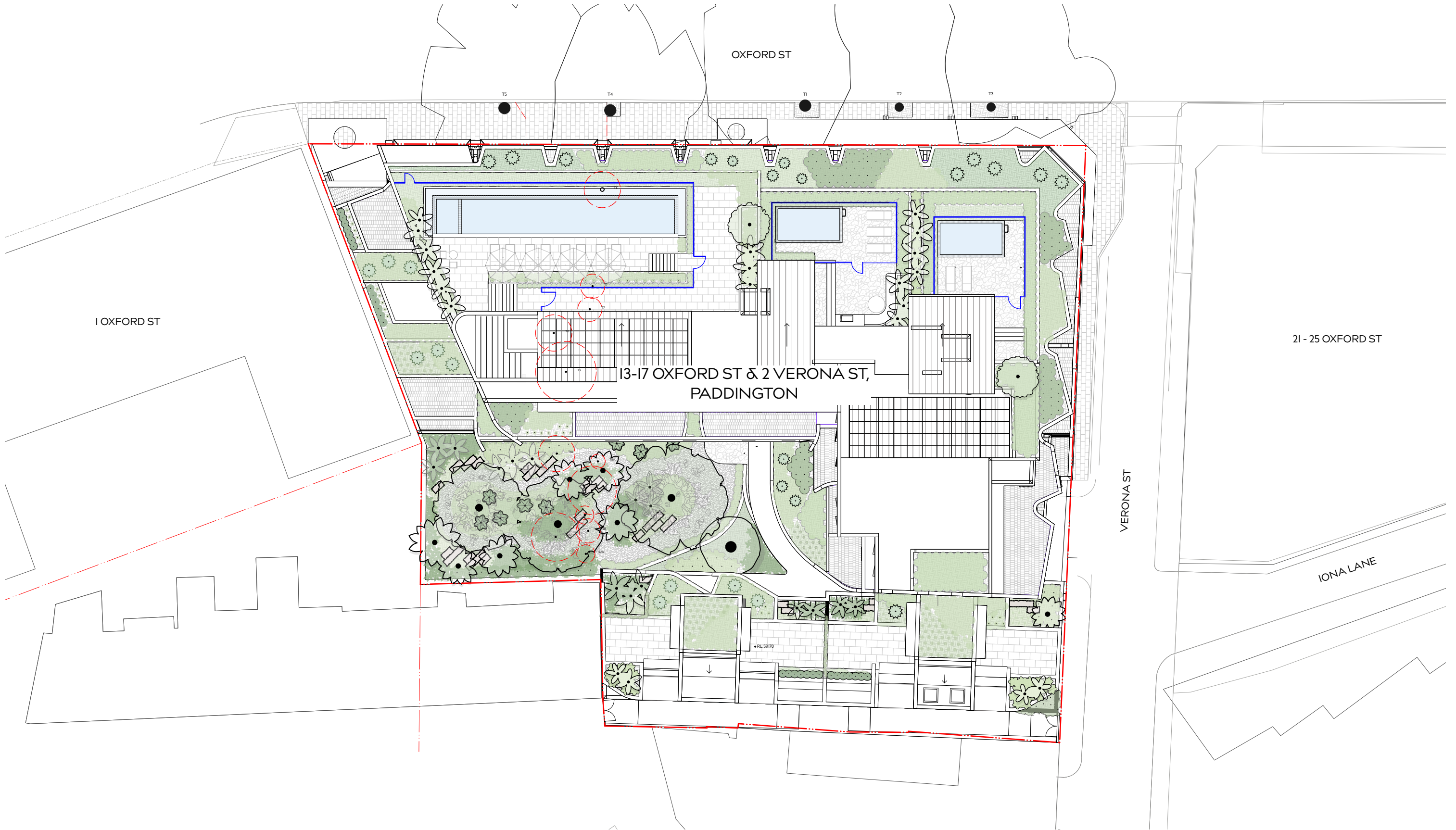
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2 VERONA ST, PADDINGTON

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STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Landscape Master Plan

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LEGEND

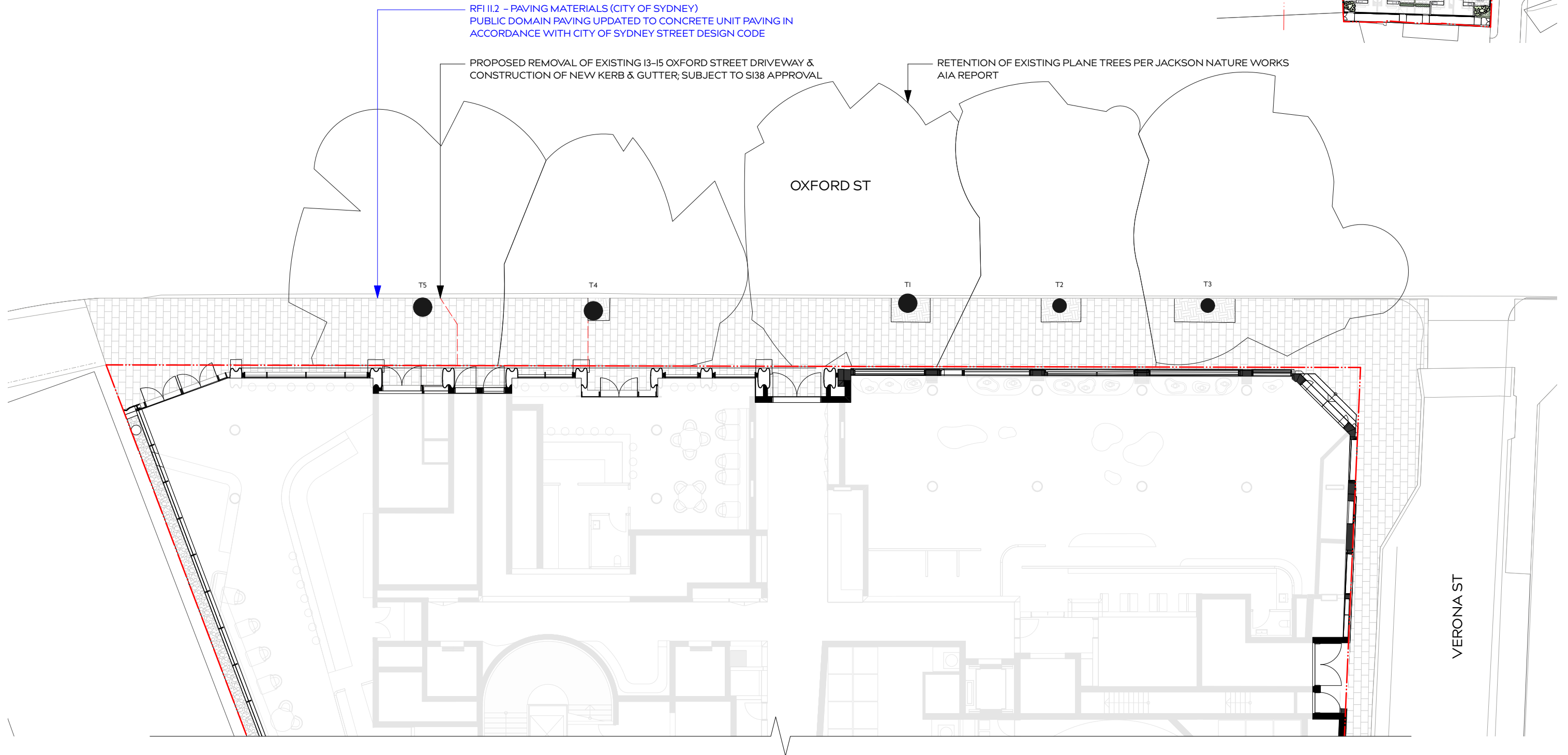
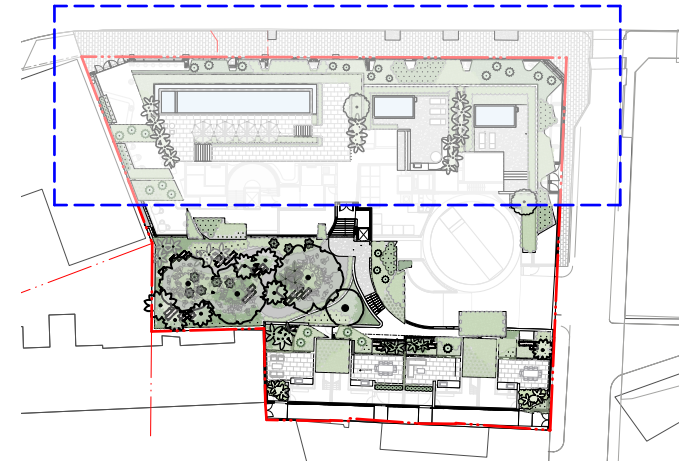
- BOUNDARY
- STRUCTURE ABOVE
- STRUCTURE BELOW
- GARDEN EDGING

- EXISTING TREE - RETAINED
- EXISTING TREE - REMOVED

- EXISTING LEVELS
- PROPOSED LEVELS
- TOP OF WALL LEVELS

- CRAZY PAVING
- PAVING
To Architects spec.

- GARDEN BED
Greenlife Mulch & Compost
- DECORATIVE
PEBBLE



PROJECT

13-15 & 17 OXFORD ST &
2 VERONA ST, PADDINGTON

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Ground Floor - East

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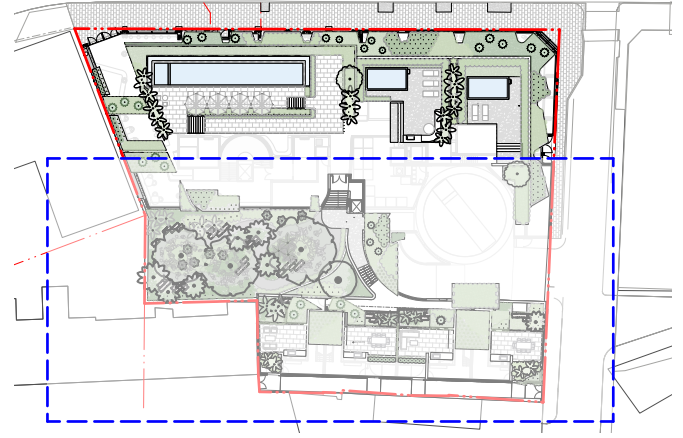
LEGEND

- BOUNDARY
- STRUCTURE ABOVE
- STRUCTURE BELOW
- GARDEN EDGING

- EXISTING TREE - RETAINED
- EXISTING TREE - REMOVED

- EXISTING LEVELS
- PROPOSED LEVELS
- TOP OF WALL LEVELS

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- PAVING To Architects spec.
- GARDEN BED Greenlife Mulch & Compost
- DECORATIVE PEBBLE



LANDSCAPE DESIGN COMPLEMENTS THE ARCHITECTURAL FORM, INTEGRATING COMMUNAL OPEN SPACES WITH SOFT, LAYERED PLANTING

LOCALLY INDIGENOUS LIVISTONA AUSTRALIS LOCATED WITHIN THE CENTRAL COURTYARD, PROVIDING LOCALISED SHADE AND A GREEN OUTLOOK TO UPPER-FLOOR APARTMENTS

RFI 19 - DEEP SOIL (DPHI)
PROPOSAL AMENDED TO REMOVE ALL STRUCTURES WITHIN DEEP SOIL ZONES. COURTYARD LEVELS RAISED TO PROVIDE ADDITIONAL PLANTING ABOVE BASEMENT 1 (IN ADDITION TO REQUIRED 7% DEEP SOIL). LANDSCAPE DESIGN UPDATED ACCORDINGLY.

LOCALLY INDIGENOUS ANGOPHORA COSTATA TREES LOCATED WITHIN DEDICATED DEEP SOIL AREAS TO REINFORCE NATIVE CANOPY STRUCTURE.

SHADE-TOLERANT NATIVE SPECIES SELECTED FOR AREAS WITH REDUCED SOLAR ACCESS AND A SHADED MICROCLIMATE.

NATURALLY OCCURRING MATERIALS FEATURED WITHIN THE LANDSCAPE TO REINFORCE A LOCAL, SITE-RESPONSIVE SENSE OF PLACE

RFI 8.1 - DEEP SOIL (CITY OF SYDNEY)
DEEP SOIL AREA CONSOLIDATED AND FREE OF STRUCTURES. MINIMUM WIDTH INCREASED TO 6M (ADG COMPLIANT). UPDATED LAYOUT SHOWN WITH INCREASED LANDSCAPE AREA AND PLANTING DEPTH OVER SLAB.

RFI 7 - COMMUNAL OPEN SPACE (CITY OF SYDNEY)
COMMUNAL OPEN SPACE AT ROOFTOP AND COURTYARD LEVEL ACCESSIBLE TO ALL RESIDENTS INCLUDING AFFORDABLE HOUSING AND TERRACES A-D

- 36-Viola hederacea
- 12-Doryanthes excelsa
- 88-Doodia aspera
- 6-Dicksonia antarctica
- 5-Macrozamia communis
- 59-Lomandra longifolia 'Tanika'
- 27-Monstera deliciosa 'Toureii'
- 3-Angophora costata
- 91-Viola hederacea
- 72-Viola hederacea
- 3-Livistona australis
- 12-Rhapis excelsa
- 60-Doodia aspera
- 37-Viola hederacea
- 43-Doodia aspera
- 35-Viola hederacea
- 3-Dicksonia antarctica
- 3-Macrozamia communis
- 49-Lomandra longifolia 'Tanika'
- 3-Livistona australis
- 88-Doodia aspera
- 3-Cyathea cooperi
- 46-Doodia aspera
- 27-Lomandra longifolia 'Tanika'
- 52-Lomandra longifolia 'Tanika'
- 31-Viola hederacea
- 38-Cissus 'Ellen Danica'
- 1-Brachychiton rupestris
- 28-Monstera deliciosa 'Toureii'
- 10-Doryanthes excelsa
- 16-Doodia aspera
- 21-Viola hederacea
- 2-Dicksonia antarctica
- 29-Viola hederacea
- 2-Dicksonia antarctica
- 25-Doodia aspera
- 17-Doodia aspera
- 25-Viola hederacea
- 6-Doryanthes excelsa
- 1-Livistona australis

PROJECT
13-15 & 17 OXFORD ST &
2 VERONA ST, PADDINGTON

DRAWING TITLE
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Ground Floor - West

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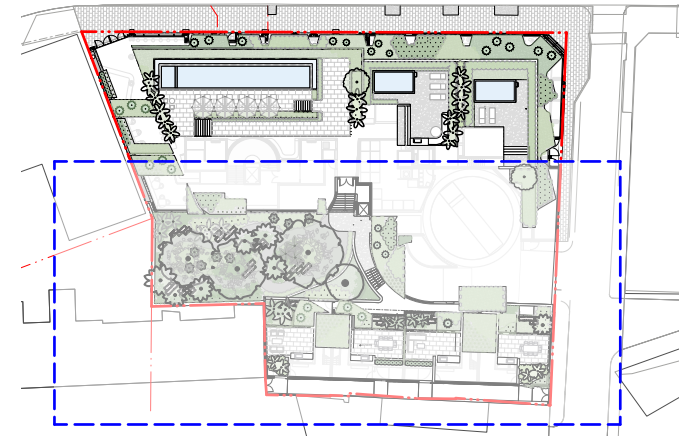
LEGEND

- BOUNDARY
- STRUCTURE ABOVE
- STRUCTURE BELOW
- GARDEN EDGING

- EXISTING TREE - RETAINED
- EXISTING TREE - REMOVED

- EXISTING LEVELS
- PROPOSED LEVELS
- TOP OF WALL LEVELS

- CRAZY PAVING
- PAVING To Architects spec.
- GARDEN BED Greenlife Mulch & Compost
- DECORATIVE PEBBLE



PROJECT

13-15 & 17 OXFORD ST &
2 VERONA ST, PADDINGTON

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Level I - West

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LEGEND

- BOUNDARY

STRUCTURE ABOVE

STRUCTURE BELOW

GARDEN EDGING
- EXISTING TREE - RETAINED

EXISTING TREE - REMOVED
- + RL 00.00

EXISTING LEVELS

+ RL 00.00

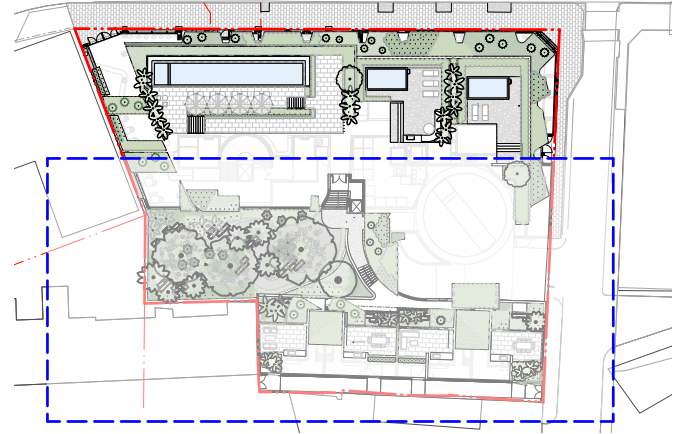
PROPOSED LEVELS

+ TOW 00.00

TOP OF WALL LEVELS
- CRAZY PAVING

PAVING
To Architects spec.
- GARDEN BED
Greenlife Mulch & Compost

DECORATIVE
PEBBLE



NO LANDSCAPING PROPOSED ON LEVEL 2



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DEVELOPMENT APPLICATION
Level 2 - West

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LEGEND

- BOUNDARY

STRUCTURE ABOVE

STRUCTURE BELOW

GARDEN EDGING
- EXISTING TREE - RETAINED

EXISTING TREE - REMOVED
- + RL 00.00

EXISTING LEVELS

+ RL 00.00

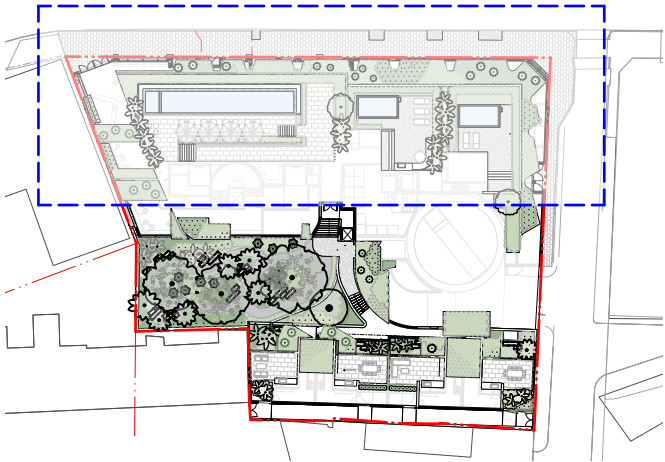
PROPOSED LEVELS

+ TOW 00.00

TOP OF WALL LEVELS
- CRAZY PAVING

PAVING
To Architects spec.
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PROJECT
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DRAWING TITLE
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Level 4 - East

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LEGEND

- BOUNDARY
- STRUCTURE ABOVE
- STRUCTURE BELOW
- GARDEN EDGING

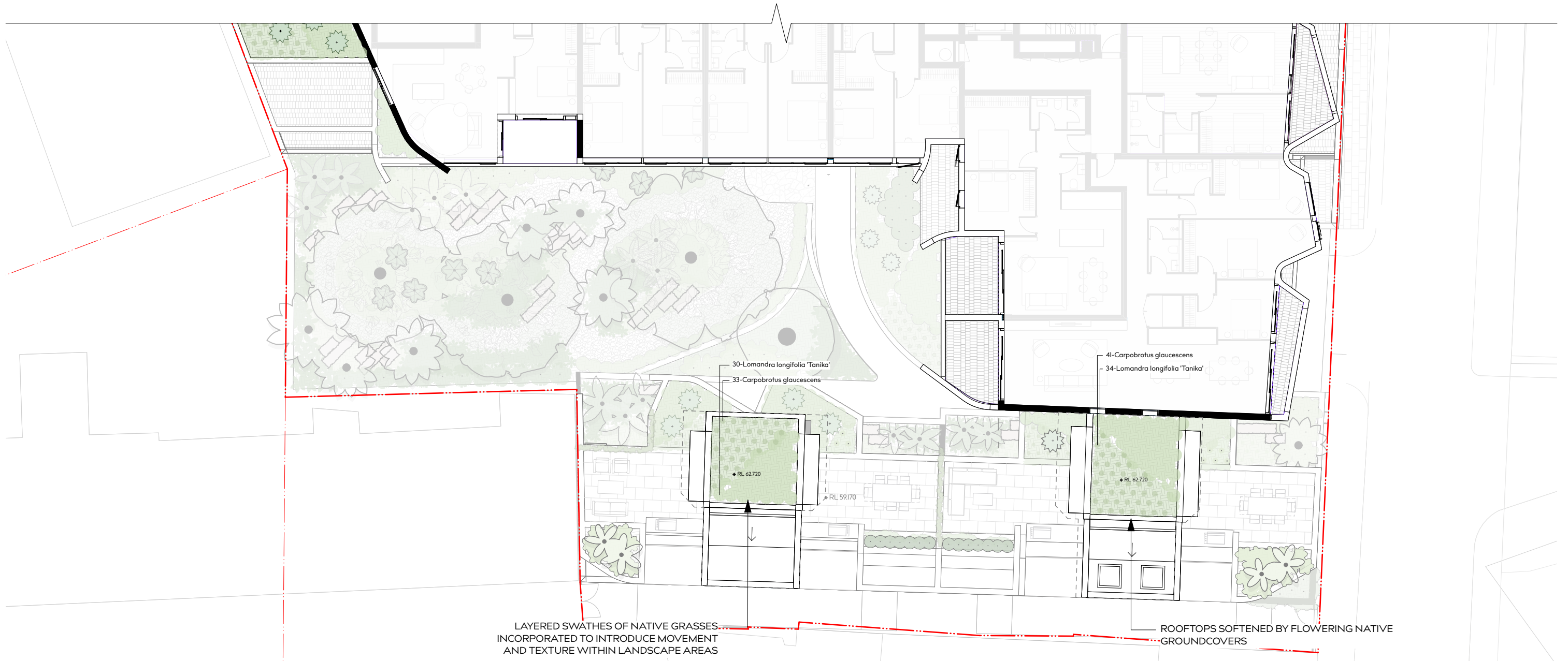
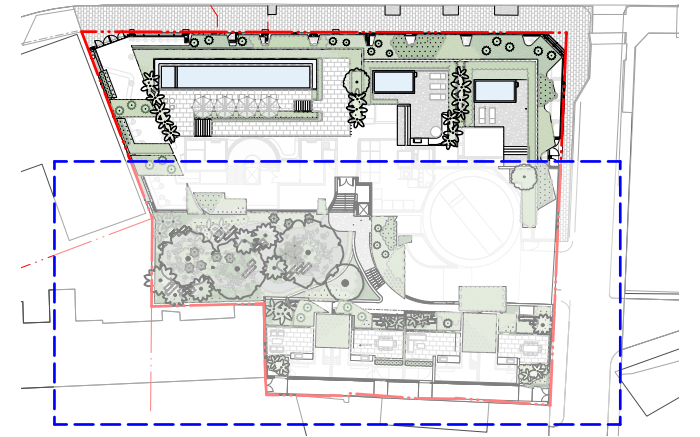


- EXISTING TREE - RETAINED
- EXISTING TREE - REMOVED

- EXISTING LEVELS
- PROPOSED LEVELS
- TOP OF WALL LEVELS

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PROJECT
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DRAWING TITLE
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DEVELOPMENT APPLICATION
Level 4 - West

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LEGEND

- BOUNDARY

STRUCTURE ABOVE

STRUCTURE BELOW

GARDEN EDGING
- EXISTING TREE - RETAINED

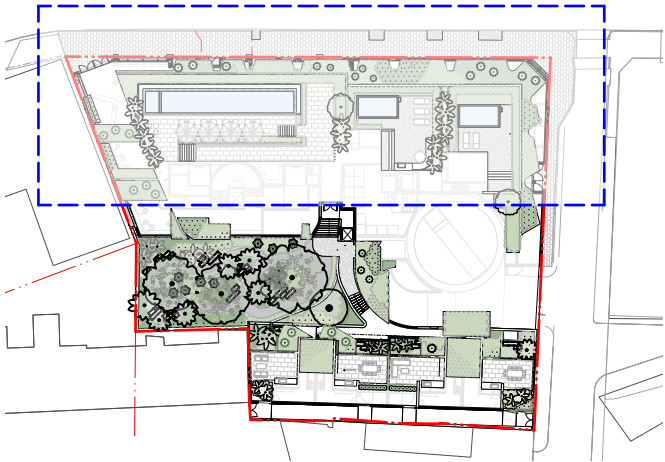
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- EXISTING LEVELS

PROPOSED LEVELS

TOP OF WALL LEVELS
- CRAZY PAVING

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Greenlife Mulch & Compost

DECORATIVE
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PROJECT

13-15 & 17 OXFORD ST &
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DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Level 5 - East

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LEGEND

-
- BOUNDARY

STRUCTURE ABOVE

STRUCTURE BELOW

GARDEN EDGING

EXISTING TREE - RETAINED

EXISTING TREE - REMOVED

EXISTING LEVELS

PROPOSED LEVELS

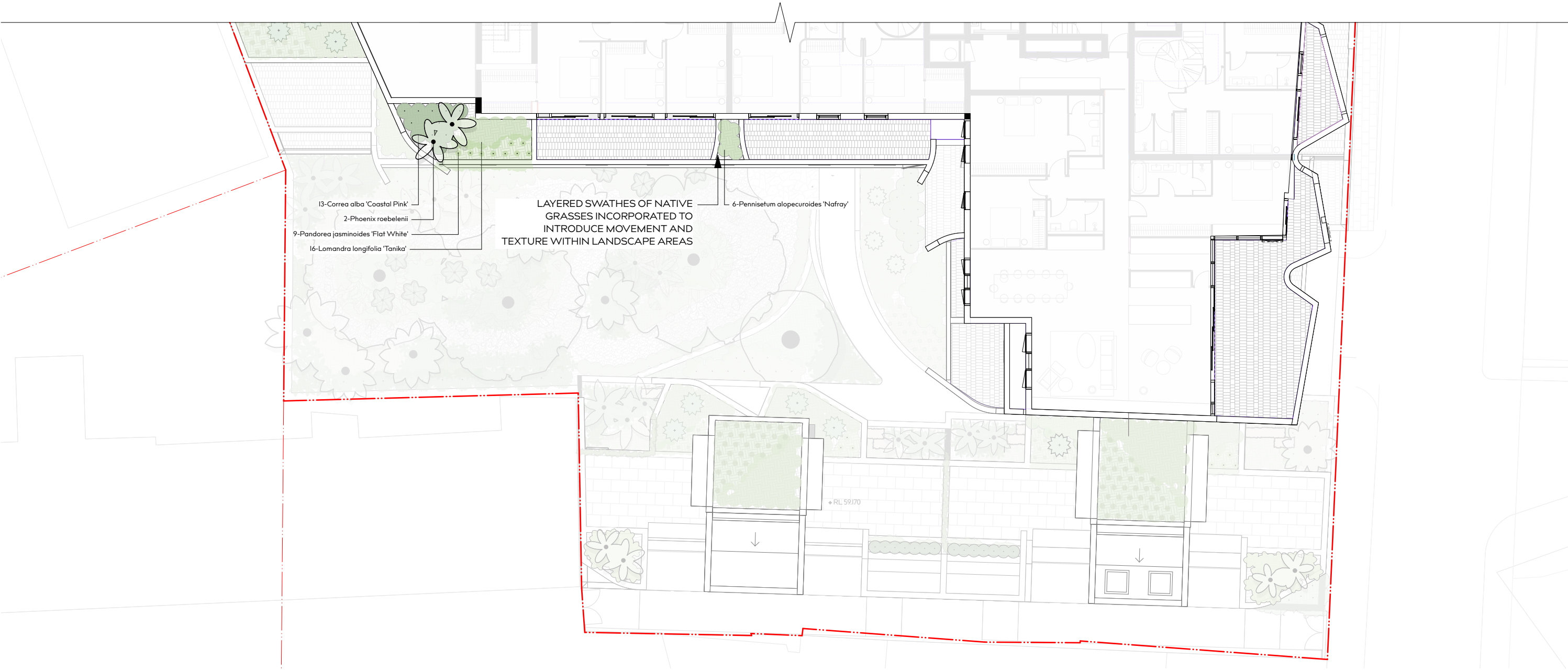
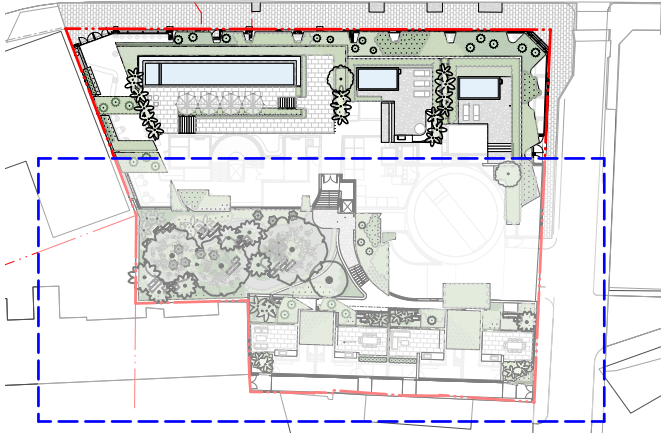
TOP OF WALL LEVELS

CRAZY PAVING

PAVING
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Greenlife Mulch & Compost

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PEBBLE



PROJECT

13-15 & 17 OXFORD ST &
2 VERONA ST, PADDINGTON

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Level 6 - West

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LEGEND

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- STRUCTURE ABOVE
- STRUCTURE BELOW
- GARDEN EDGING
- EXISTING TREE - RETAINED
- EXISTING TREE - REMOVED

EXISTING LEVELS

PROPOSED LEVELS

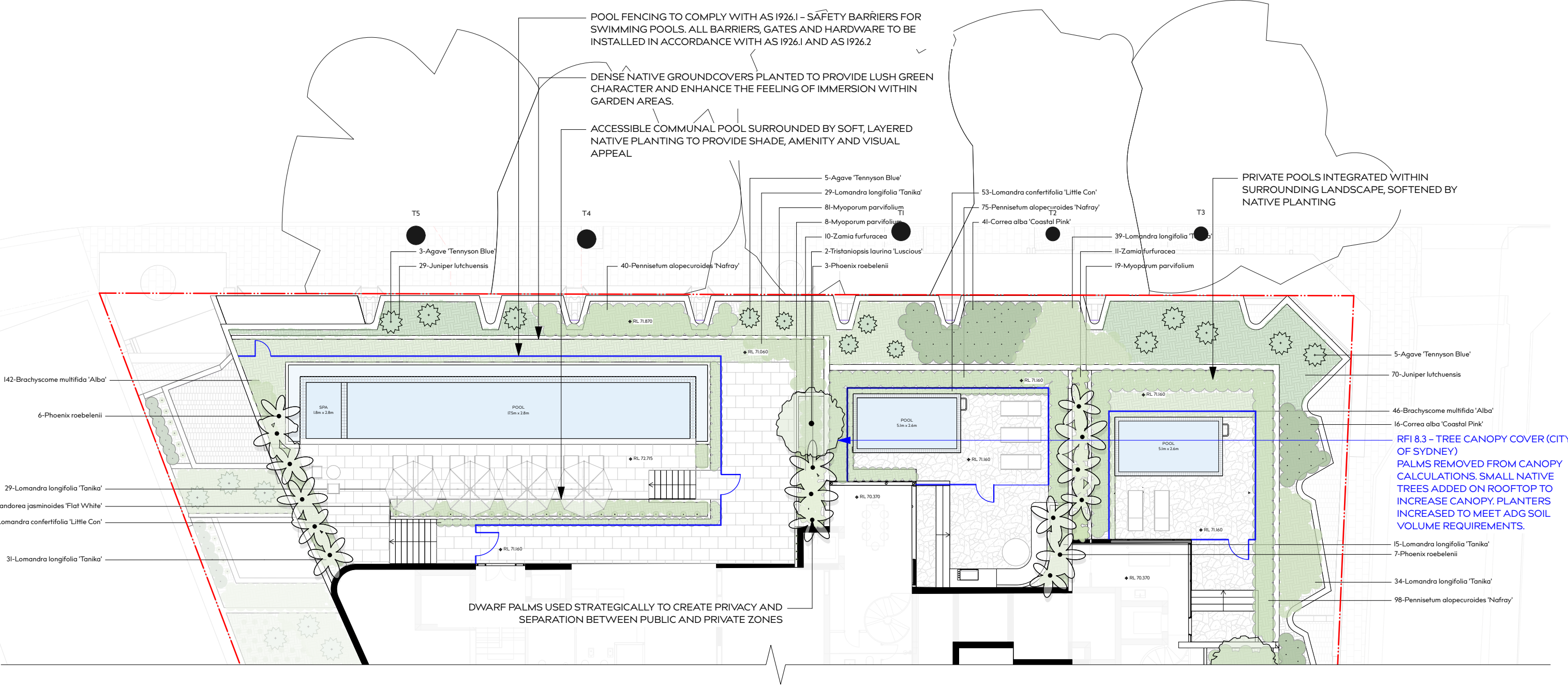
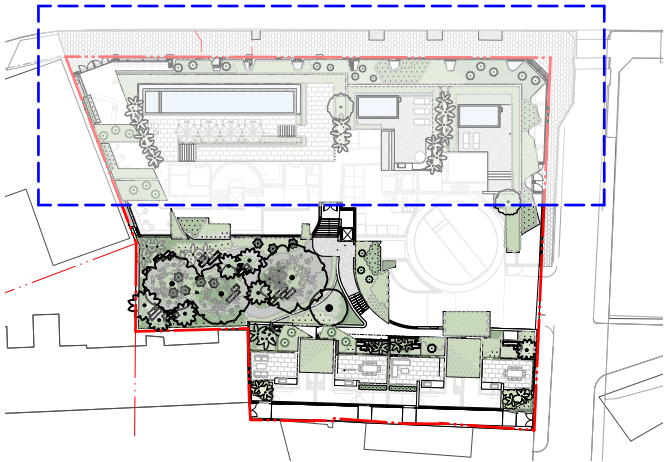
TOP OF WALL LEVELS

CRAZY PAVING

PAVING
To Architects spec.

GARDEN BED
Greenlife Mulch & Compost

DECORATIVE
PEBBLE



PROJECT
13-15 & 17 OXFORD ST &
2 VERONA ST, PADDINGTON

DRAWING TITLE
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Level 7 - East

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REVISION
02

DATE
10.04.26

SCALE
1:200 @ A3

JOB NUMBER
25.159

DRAWING NUMBER
DA_110

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LEGEND

- BOUNDARY
- STRUCTURE ABOVE
- STRUCTURE BELOW
- GARDEN EDGING

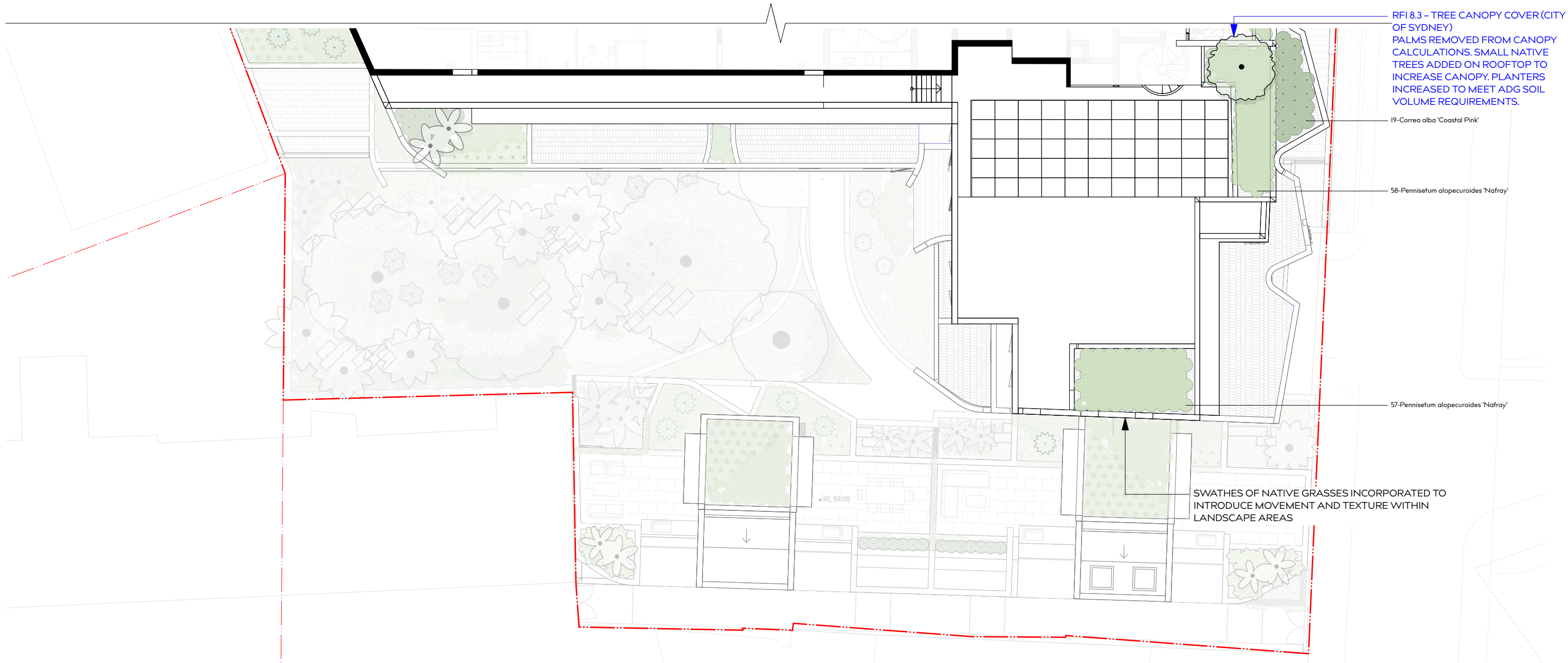
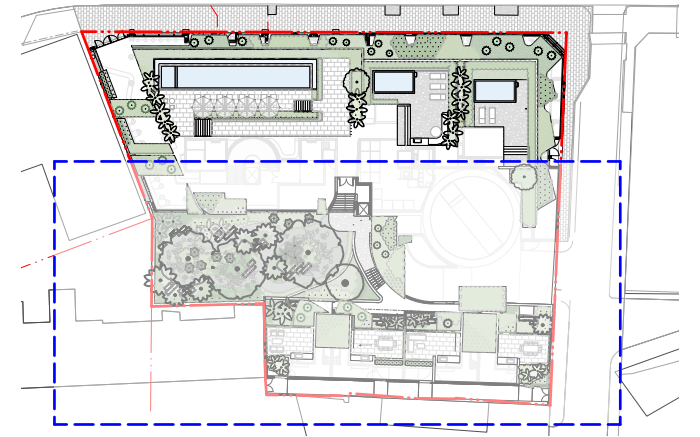


- EXISTING TREE - RETAINED
- EXISTING TREE - REMOVED

- EXISTING LEVELS
- PROPOSED LEVELS
- TOP OF WALL LEVELS

- CRAZY PAVING
- PAVING
To Architects spec.

- GARDEN BED
Greenlife Mulch & Compost
- DECORATIVE
PEBBLE



RFI 8.3 - TREE CANOPY COVER (CITY OF SYDNEY)
PALMS REMOVED FROM CANOPY CALCULATIONS. SMALL NATIVE TREES ADDED ON ROOFTOP TO INCREASE CANOPY. PLANTERS INCREASED TO MEET ADG SOIL VOLUME REQUIREMENTS.

19-Correa alba 'Coastal Pink'

58-Pennisetum alopecuroides 'Nafray'

57-Pennisetum alopecuroides 'Nafray'

SWATHES OF NATIVE GRASSES INCORPORATED TO INTRODUCE MOVEMENT AND TEXTURE WITHIN LANDSCAPE AREAS

PROJECT

13-15 & 17 OXFORD ST &
2 VERONA ST, PADDINGTON

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Level 7 - West

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CONTROLS

THESE LANDSCAPE PLANS ARE IN GENERAL ACCORDANCE WITH PLANNING CONTROLS:

- SYDNEY DEVELOPMENT CONTROL PLAN (2012)

CONTROLS

SITE AREA: 2533m²

TREE CANOPY AREA

- TREE CANOPY COVERAGE REQUIRED = 379.89m² (15% OF SITE AREA)
- TREE CANOPY COVERAGE EXISTING = 187.5m² (7% OF SITE AREA)
- TREE CANOPY COVERAGE PROPOSED = **403m² (15.9% OF SITE AREA)**

LEGEND - TREE CANOPY AREA

- BOUNDARY
- EXISTING TREE - RETAINED
- EXISTING TREE - REMOVED
- PROPOSED TREE CANOPY

NOTE - TREE SIZE BASED ON CITY OF SYDNEY TREE SPECIES LIST.

RFI 8.3 - TREE CANOPY COVER

PALMS REMOVED FROM CANOPY CALCULATIONS. SMALL NATIVE TREES ADDED ON ROOFTOP TO INCREASE CANOPY. PLANTERS INCREASED TO MEET ADG SOIL VOLUME REQUIREMENTS.

PROJECT

13-15 & 17 OXFORD ST &
2 VERONA ST, PADDINGTON

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Canopy Coverage Plan

DRAWN BY CHECKED BY

LD MF

DATE

10.04.26

REVISION

02

SCALE

1:300 @ A3

JOB NUMBER

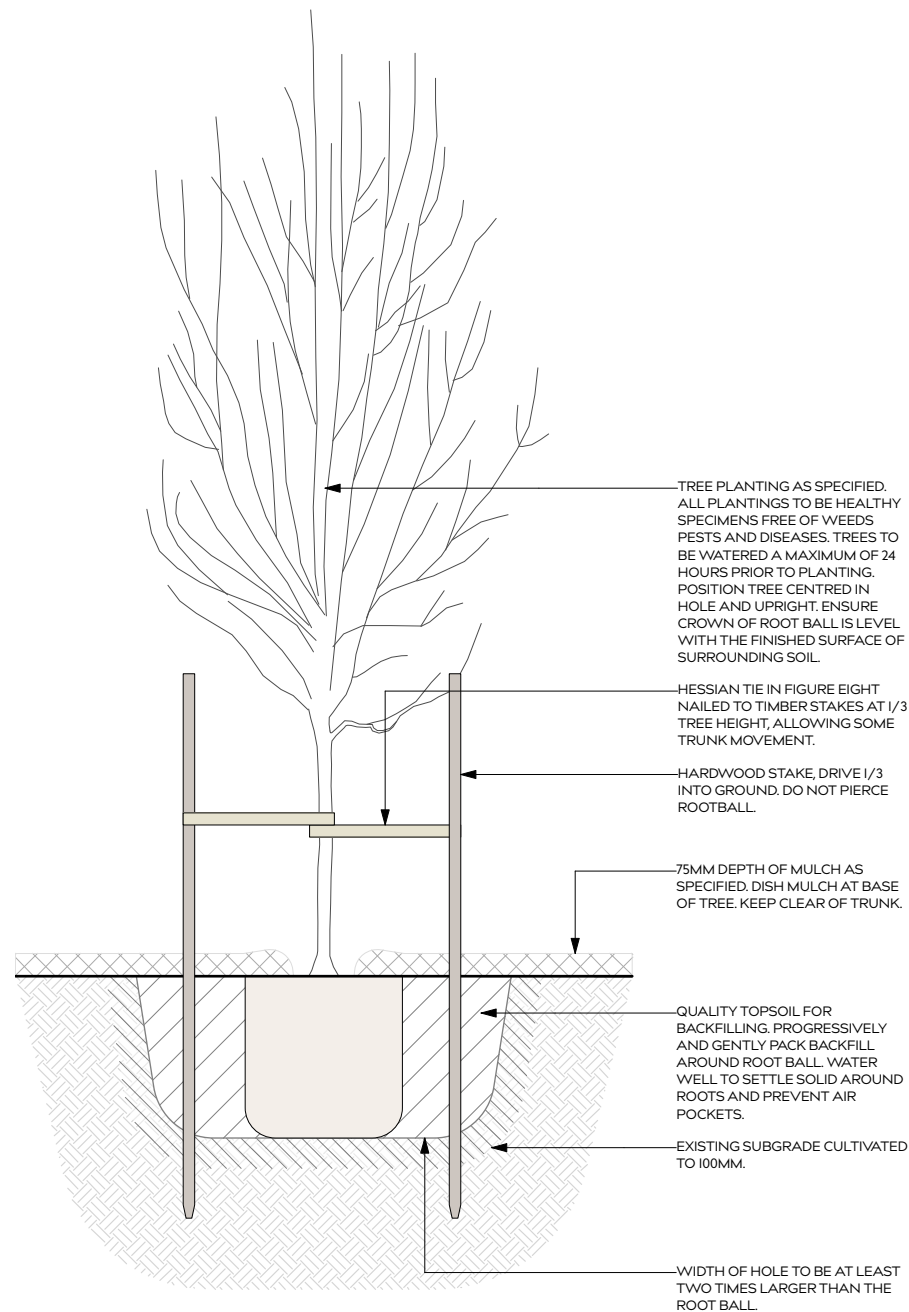
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DRAWING NUMBER

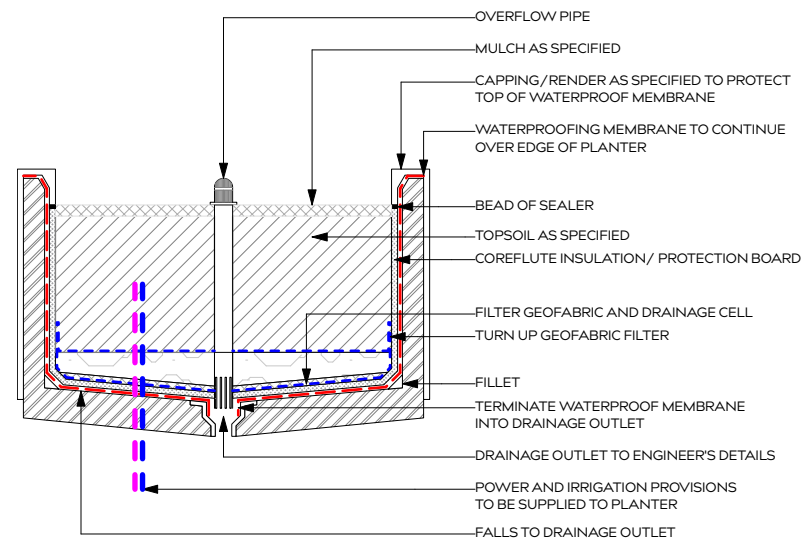
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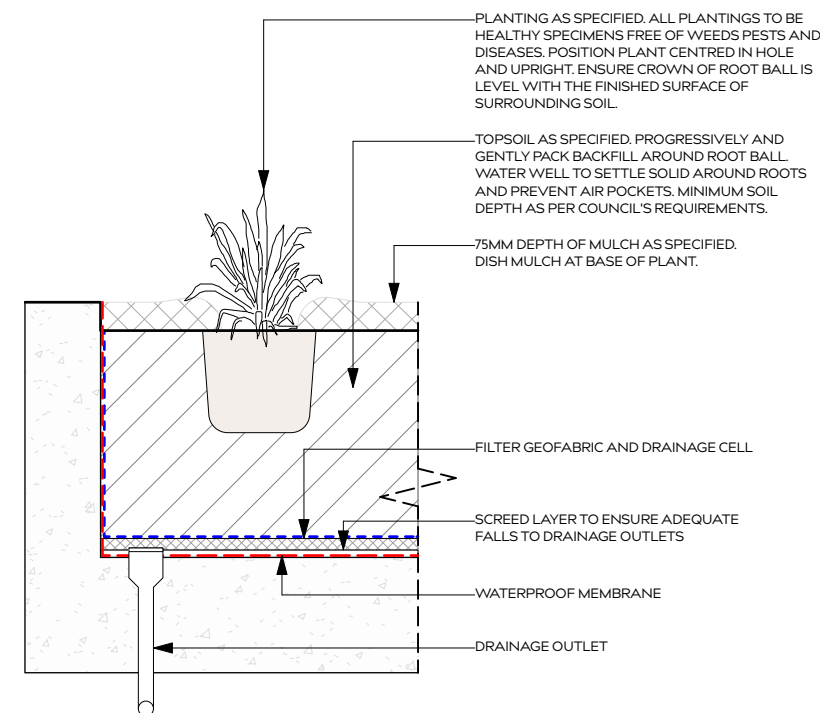
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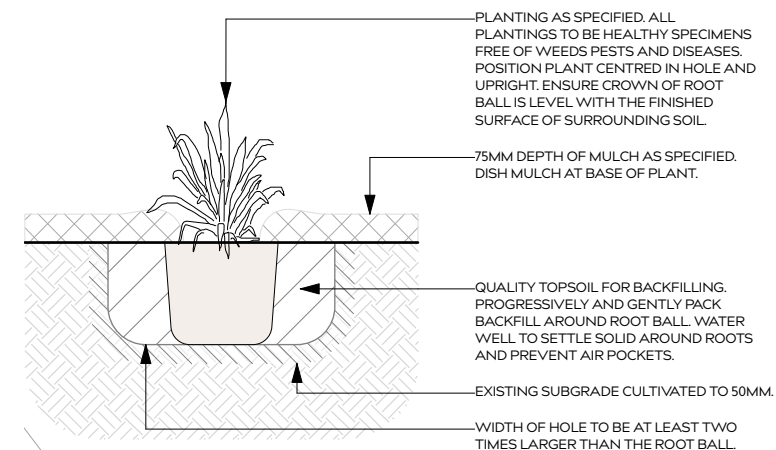
1 | TYPICAL DETAIL - TREE PLANTING
SCALE: 1:25



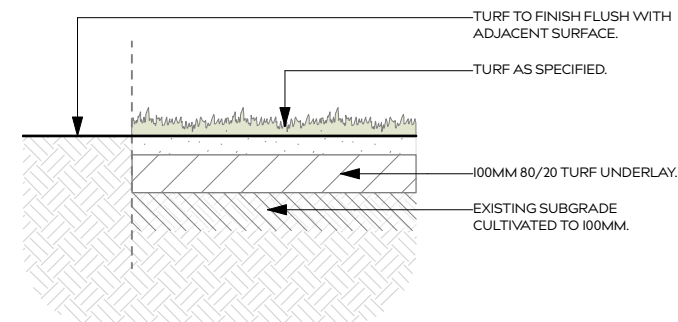
2 | TYPICAL DETAIL - WATERPROOFING DETAIL
SCALE: 1:50



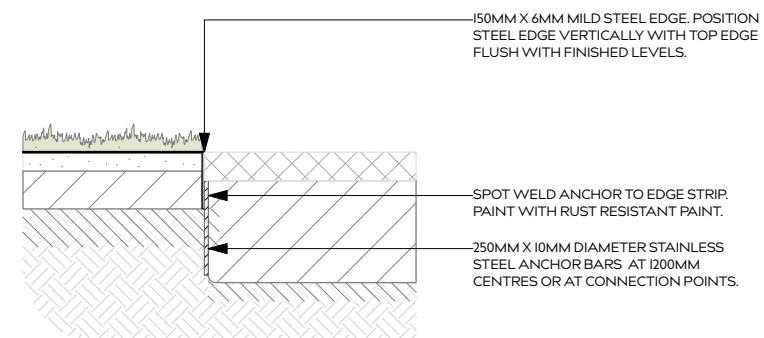
3 | TYPICAL DETAIL - PLANTING ON SLAB
SCALE: 1:20



4 | TYPICAL DETAIL - MASS PLANTING
SCALE: 1:20



5 | TYPICAL DETAIL - TURF
SCALE: 1:20



6 | TYPICAL DETAIL - STEEL EDGE
SCALE: 1:20

PROJECT
13-15 & 17 OXFORD ST &
2 VERONA ST, PADDINGTON

DRAWING TITLE
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Details - Typical

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10.04.26

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VARIES @ A3

JOB NUMBER
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DRAWING NUMBER
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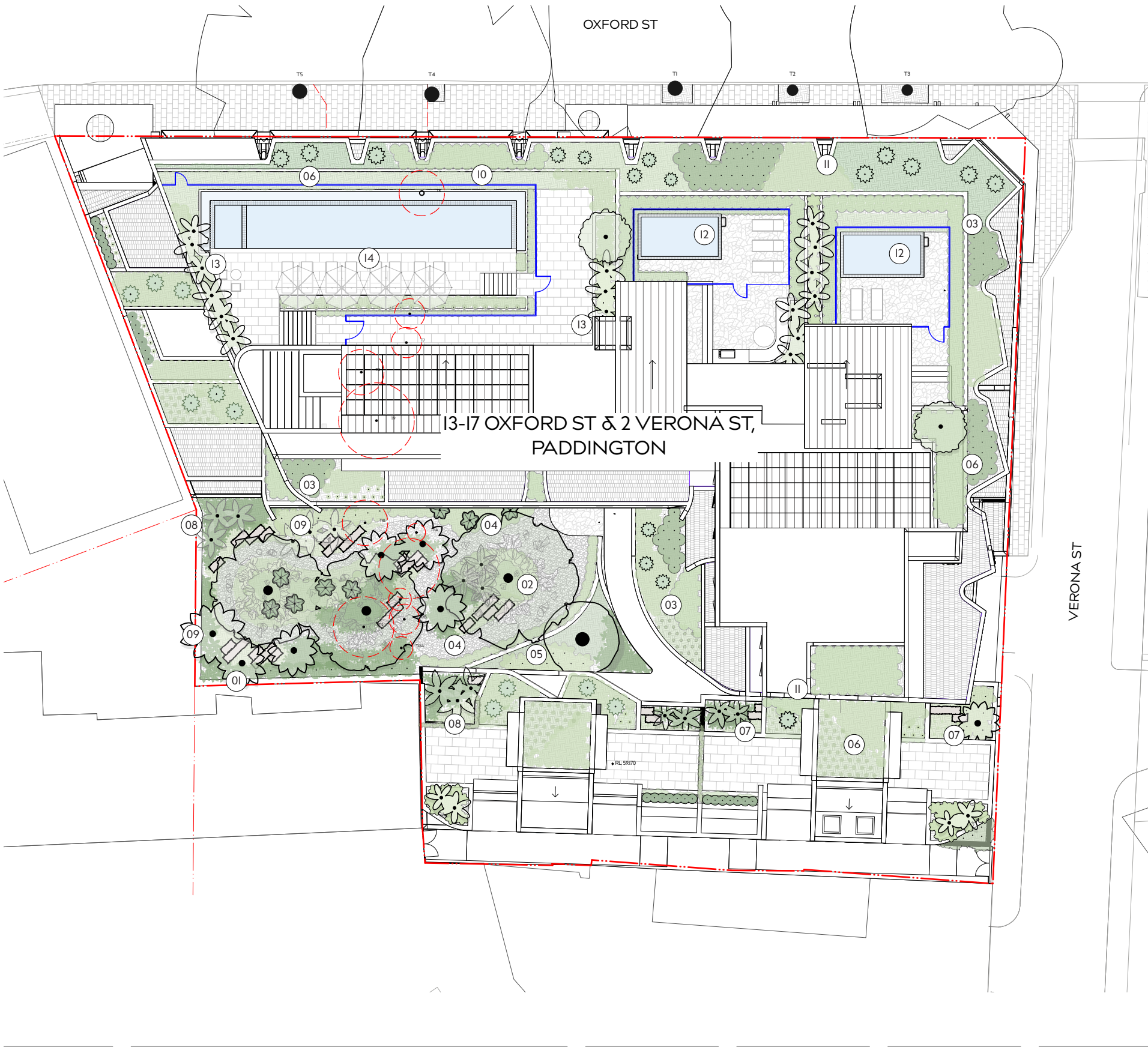
LANDSCAPE DESIGN REPORT

PROJECT:	ADDRESS:
Mixed use development with in-fill affordable housing - Oxford and Verona Street, Paddington	13-15 and 17 Oxford Street and 2 Verona Street, Paddington
APPLICATION NUMBER:	10.04.26
SSD-87245208	Revision 02

LANDSCAPE

MASTER PLAN

- 1. Locally indigenous *Livistona australis* located within the central courtyard, providing localised shade and a green outlook to upper floor apartments
- 2. Locally indigenous *Angophora costata* trees located within dedicated deep soil areas and generous soil volume areas
- 3. Layered planting scheme comprising of native shrubs, grasses and groundcovers to enhance the ecological value of the site
- 4. Native planting celebrated as features within the landscape
- 5. Landscape design to complement the architectural form, integrating communal open space with soft, layered planting
- 6. Resilient, low water use and low maintenance planting
- 7. Naturally occurring materials featured and celebrated within the landscape to reinforce a sense of place
- 8. Large native tree ferns reinforcing sense of canopy and intimacy within private landscaped courtyards
- 9. Shade tolerant plant species adapted to shaded microclimate
- 10. Dense native groundcovers, enhancing the feeling of green within the garden areas
- 11. Layered swathes of native grasses, providing movement within landscape areas
- 12. Private pools designed to sit within surrounding landscape
- 13. Dwarf palms used to create privacy and separation between public and private space
- 14. Accessible communal pool surrounded by soft, layered planting



LANDSCAPE

LOCAL CONTEXT

The proposed landscape design responds and connects to it’s broader environmental context to strengthen local biodiversity and tree canopy coverage to provide shade and amenity to local residents.

Within the central courtyard of the development, a grouping of locally indigenous Angophora costata are strategically located within a generous deep soil garden area, ensuring its long-term health and success within the landscape. More broadly, a number of locally indigenous Livistona australis are introduced in an effort to return dappled canopy that not only provides screening between dwellings, but to create a lush, green outlook to the upper floor apartments.

A layered understory, comprising of native species including Macrozamia communis, Doryanthes excelsa and Doodia aspera seek to enhance the ecological value of the site, and reinforce the local ecosystems of the Paddington community.

The use of locally indigenous and native vegetation has been prioritised throughout the whole landscape, in an effort to protect, expand and improve the presence of native vegetation.



1. Locally indigenous Livistona australis located within the central courtyard, providing localised shade and a green outlook to upper floor apartments



2. Locally indigenous Angophora costatas located within deep soil and generous soil volume areas



3. Layered planting scheme comprising of native shrubs, grasses and groundcovers to enhance the ecological value of the site



4. Native planting celebrated as features within the landscape

LANDSCAPE

GROUND FLOOR COURTYARD & PRIVATE GARDENS

The central courtyard is designed as a quiet, introspective garden, offering a private retreat for passive use and visual amenity rather than active gathering. The space is experienced both within and from above, with layered planting used to soften built edges and create a sense of enclosure.

Key species include *Dicksonia antarctica*, *Cyathea cooperi*, *Lomandra longifolia* and *Viola hederacea*, contributing to a shaded, immersive landscape character. Permeable gravel surfaces support water management

Ground floor private gardens are similarly designed as green retreats, complementing the architectural form and providing a cohesive landscape language across the development.



5. Landscape design to complement the architectural form, integrating communal open space with soft, layered planting



6. Resilient, low water use and low maintenance planting



7. Naturally occurring materials featured and celebrated within the landscape to reinforce a sense of place



8. Large native tree ferns reinforcing sense of canopy and intimacy within private landscaped courtyards



9. Shade tolerant plant species adapted to shaded microclimate



10. Dense native groundcovers, enhancing the feeling of green within the garden areas

LANDSCAPE

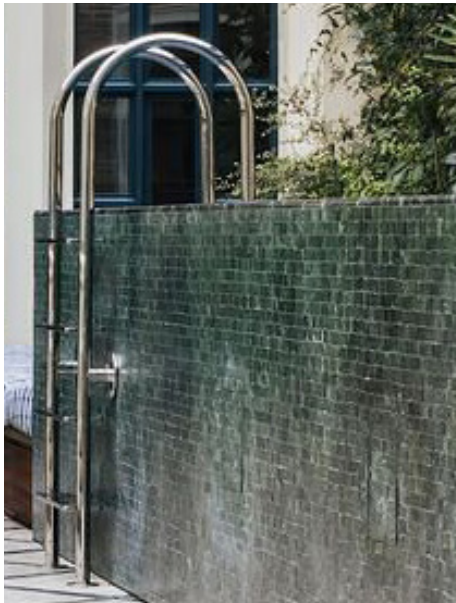
LEVEL 07 PUBLIC SPACE & PRIVATE GARDENS

The Level 07 communal rooftop space is designed to maximise form and function for the residents. The integration of an accessible pool, deck and seating area surrounding by bold planting is necessary for residential amenity. Dwarf Palms and native trees are used to create privacy and separation between public and private space, with soft underplanting inviting users to gather.

Large swathes of native shrubs, grasses and groundcovers, such as *Correa alba* and *Pennisetum ‘Nafray’*, intermixed with low maintenance and low water use succulents, create a unique identity that promote district views, connecting the development to the broader community context.



11. Layered swathes of native grasses, providing movement within landscape areas



12. Private pools designed to sit within surrounding landscape



13. Dwarf palms used to create privacy and separation between public and private space



14. Accessible communal pool surrounded by soft, layered planting



6. Resilient, low water use and low maintenance planting

LANDSCAPE

DEEP SOIL & TREE CANOPY

Deep soil areas have been provided within the central courtyard to provide optimal conditions to support mature trees and deep-rooted planting capable of achieving the Urban Tree Canopy Targets outlined in City of Sydney’s Landscape Code (Vol 2).

Refer to Architectural Drawings A503 for Landscape Area / Deep Soil Area Calculations.

Tree Canopy Area has been calculated based on the combined area of Existing and Proposed Trees as per the guidelines outlined in the City of Sydney Landscape Code (Vol 2), and exceeds the required minimum tree canopy percentage.

Refer to Landscape Plan DA_200 for Tree Canopy Area Calculations.

LANDSCAPE

MAINTENANCE

To accommodate site conditions, the ongoing maintenance of green roofs and planters is to be facilitated using safety harnesses and anchor points. Anchor points are to be concealed from view within garden areas and are to be installed by a suitably qualified safety professional in accordance with relevant Australian Standards, regulations, and guidelines.

Additionally, and consistent with the City of Sydney Landscape Code requirements for green roofs, the planting design prioritises native, low-water-use and low-maintenance species. This approach supports biodiversity, reduces irrigation demand, and minimises the frequency at which maintenance is required.



THANK YOU

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RFI LANDSCAPE RESPONSE



CLIENT	PROJECT ADDRESS	DATE
17 Oxford Street Pty Ltd	13-17 Oxford Street & 2 Verona Street, Paddington NSW	10.04.26

This letter has been prepared by the landscape architect in response to the comments received from agencies following the exhibition of the project which relate to the proposed development at 13–17 Oxford Street & 2 Verona Street, Paddington. As the appointed landscape architect for the project, we have reviewed the comments provided and updated the plans in coordination with the project architect TZG. The RFIs relating to landscape are outlined below, along with our responses and corresponding design revisions.

AGENCY - CITY OF SYDNEY

8.1 - Deep Soil *The proposed deep soil zone is encumbered by structures such as retaining walls, footings and bench seating. The actual deep soil area provided by the development (approximately 5% of the site area) is significantly less than that currently stated.*

Clause 19(2)(c) of the Housing SEPP imposes a non-discretionary development standard requiring a deep soil zone of at least 15% of the site area, with a minimum dimension of 3m. Design guidance in Objective 3E-1 of the ADG also states that 15% deep soil should be provided on sites greater than 1,500sqm. The proposed development should be amended to improve the proposed deep soil areas, with a focus on improving the width of any areas to at least 3m and unimpeded both above and below ground.

Response The proposal has been updated to consolidate the deep soil area, removing all structures including retaining walls, footings and bench seating. The area achieves the 7% requirement with a minimum dimension of 6m, in accordance with the ADG for sites greater than 1,500m².

In addition, courtyard levels have been raised to enable increased planting depth above the Basement 1 slab, providing supplementary planting areas beyond the minimum deep soil requirement. The courtyard layout and landscape design have also been updated to reflect these changes.

AGENCY - CITY OF SYDNEY

8.2 - Landscaping Maintenance *Many areas of proposed landscaping on structure do not appear viable due to their dimensions and location. Planting areas less than 300mm in width are not sufficient for plants to establish and should be revised. The design and maintenance access for areas of landscaping on structure should be reviewed to ensure safe access can be provided.*

Response The proposal has been updated to remove or increase planters to a minimum width of 300mm. Maintenance access to planters has been reviewed in coordination with TZG. To accommodate site conditions, ongoing maintenance of green roofs and planters will be facilitated via safety harness systems and anchor points. Anchor points will be concealed within garden areas and installed by a suitably qualified professional in accordance with relevant Australian Standards and guidelines. Planting has also been selected to prioritise native, low water-use and low-maintenance species, reducing the frequency of required maintenance.

Pumps and tanks are to be specified by the hydraulic engineer in the detailed design stage.

AGENCY - CITY OF SYDNEY

8.3 - Tree Canopy Cover	<i>The tree canopy analysis relies on several Palms or Cycads which do not meet the City's criteria of a tree at their most mature dimensions. Palm trees, fruit trees or short-lived species are not a suitable species selection to provide the required canopy coverage. Canopy trees are to be selected to provide the required 15% canopy coverage.</i> <i>There is insufficient space within the deep soil area to provide the required 15% canopy coverage and planting on structure should be considered. Any proposed planting on structure should meet the minimum requirements of soil volume as outlined in City of Sydney Landscape Code Volume 2.</i>
Response	The proposal has been updated to include small and medium trees both on structure and within deep soil zones to achieve the 15% canopy coverage as per the ADG. All palms have been removed from the calculations. Planters on structure have been reviewed and increased to ensure compliance with ADG minimum soil volume requirements for trees on slab.

AGENCY - CITY OF SYDNEY

11.2 – Paving Material	Paving of the public domain is to be concrete unit paving, instead of bluestone paving proposed, in accordance with the City's Street Design Code.
Response	The paving materials have been updated and annotated in the amended package.

AGENCY – DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE (DPHI)

19 – Deep Soil	Provide clarification of deep soil calculations, noting that the proposed deep soil zone is dissected by structures including retaining walls, footings and bench seating.
Response	The proposal has been amended to remove all retaining walls, footings and bench seating present within the deep soil. The courtyard levels have also been raised allow for additional planting areas above the Basement 1 slab (in addition to the the 7% required deep soil.) and the design of the courtyard and landscaping has been amended.