

# *Landscape Architecture Report*

MIXED USE RESIDENTIAL DEVELOPMENT  
194-214 Oxford Street & 2 Nelson Street  
BONDI JUNCTION, NSW

prepared for: Westgate BJ Pty Ltd  
MARCH 2025  
ISSUE\_ Revision 02 - SSSA  
prepared by Black Beetle

*Black Beetle celebrates and respects Aboriginal and Torres Strait Islander histories, truths, peoples and country on the lands where we create our projects.*

# No 1. Executive Summary

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## 1.1 EXECUTIVE SUMMARY

This Landscape Architecture Report has been prepared by Black Beetle Pty Ltd to accompany an Amending State Significant Development Application (SSDA) for a shop top housing development at 194-214 Oxford Street and 2 Nelson Street and part of Osmund Lane, Bondi Junction. The site is made up of nine lots. The legal description of the site is outlined in Table 1.

Table 1 Legal Description

Property Address	Title Description
194 Oxford Street Bondi Junction	Lot 10 in DP260116
196 Oxford Street Bondi Junction	Lot 11 in DP260116
198 Oxford Street Bondi Junction	Lot 12 in DP260116
200 Oxford Street Bondi Junction	Lot 13 in DP260116
204 Oxford Street Bondi Junction	Lot 16 in DP68010
	Lot 1 in DP79947
214 Oxford Street Bondi Junction	Lot 1 in DP708295
2 Nelson Street Bondi Junction	Lot 1 in DP583228
Part of Osmund Lane	Lot 1 in DP1300781

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-77175998).

# No 1. Consultant Declaration

## PROJECT DETAILS

PROJECT NAME  
Application number SSD-77175998

Address of subject land: 194-214 Oxford Street and 2 Nelson Street, Bondi Junction

Lot / DP

194 Oxford Street Bondi Junction	Lot 10 in DP260116
196 Oxford Street Bondi Junction	Lot 11 in DP260116
198 Oxford Street Bondi Junction	Lot 12 in DP260116
200 Oxford Street Bondi Junction	Lot 13 in DP260116
204 Oxford Street Bondi Junction	Lot 16 in DP68010
	Lot 1 in DP79947
214 Oxford Street Bondi Junction	Lot 1 in DP708295
2 Nelson Street Bondi Junction	Lot 1 in DP583228
Part of Osmund Lane	Lot 1 in DP1300781

## REPORT DETAILS

Name of report this declaration relates Landscape Architecture Report

Report reference no. Rev 02

Report date 11 March 2025

Company name (inc. ABN / ACN) Black Beetle Landscape Architects  
ABN: 38 143 570 816  
ACN: 143 570 816

Author name Ilia Kokalevski

Author qualifications Registered Landscape Architect #1330

Author address Level 1, 1073 Pittwater Road, Collaroy NSW 2097

DECLARATION BY CONSULTANT  
Name

Ilia Kokalevski

Registration no.

#1330

Organisation registered with

AILA (Australian Institute of Landscape Architects)

Declaration

- The undersigned declares that Landscape Architecture Report:
  - has been prepared in accordance with the following policy, guidelines, or legislative requirements:
    - Waverley Council
    - Development Control Plan 2022 - Waverley Council*

GANSW - Government Architect New South Wales

*Better Placed - Better Placed is an integrated design policy for the built environment in NSW*

*Biodiversity in Place - A framework to improve urban biodiversity in NSW*

*Connecting with Country - Good practice guidance on how to respond to Country in the planning, design and delivery of built environment projects in NSW.*

*Greener Places- The Greener Places framework will help to create a healthier, more liveable NSW.*

NSW Government / Planning & Environment

*Apartment Design Guide -Tool for improving the design of residential apartment development*

- contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the Landscape Architecture Report relates;
- does not contain information that is false or misleading;
- identifies and addresses the relevant Planning Secretary's environmental assessment requirements (SEARs) for the project;
- identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments to which the Landscape Architecture Report relates;

Signature



Date

11 March 2025

# No 2. Introduction

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## 2.1 INTRODUCTION

Following a design excellence competition, development consent was granted to DA-400/2021 (herein, referred to as the parent development consent) which authorised demolition of existing buildings and the construction of a shop top housing development comprising ground floor retail and 10 storeys of residential apartments above the retail podium, across two tower buildings (herein referred to as Building A and Building B). Subsequently, an amending DA (DA-360/2023) was approved on 28 August 2024 which amended the Basement Levels 4, 3, 2 and 1 and the Ground Floor Level of the approved development under the parent development consent.

The proposed SSDA generally seeks approval for the redevelopment of 194-214 Oxford Street, 2 Nelson Street and part of Osmund Lane, Bondi Junction, proposing to retain key design principles in accordance with the parent consent. The proposal will provide additional residential dwellings, in accordance with the in-fill affordable housing provisions under the State Environmental Planning Policy (Housing) 2021 and incorporate a 30% increase in Gross Floor Area (GFA) and building height.

The development of the site has physically commenced pursuant to the development consent, with demolition and excavation completed. Construction Certification has been obtained and construction is intended to continue for the lower portion of the building (up to Level 8).

Simultaneously with the construction of the lower parts of the building, the proponent seeks approval for new works to the remaining levels of the building (above level 9) as well as the internal fit out and servicing for the whole of the building (Basement to Level 16).

It is intended that the relationship between the approval of the SSDA and the existing consents be managed through the imposition of a condition pursuant to s 4.17(1)(b) of the EP&A Act and lodgement of a Notice of Modification pursuant to cl. 67 of the EP&A Regulation to ensure consistency across all development consents.

# No 2. Introduction

Specifically, the SSDA seeks development consent for:

### **Proposed New Works:**

- Construction of Levels 9 - 17 of the residential tower including Buildings A (Western Tower) and Building B (Eastern Tower) comprising:
  - Building A (Western Tower, Residential Levels 9-13) with a maximum height of 42.5m
  - Building B (Eastern Tower, Residential Levels 9-16) with a maximum height of 54.0m
  - Communal open space on Level 11 (Building A).
  - Plant and lift overrun.
  - Public Domain Works
- Internal fit out of Level 9 to 16

### **Proposed Amendments to Existing Parent Development Consent**

- Internal fit out from Basement Levels 01 - 04
- Internal fit out from Ground Level to Level 08
- The allocation of 1,708m<sup>2</sup> of affordable housing on Levels 1,2 and 3 of Building A and Building B
- Additional services to overall development including an additional plant area at ground floor and an addition of a second substation
- Basement services, including additional parking spaces and updated storage and waste storage areas
- Awning over the ground retail along Oxford St and addition of a glazing window to create visual continuation from the neighbouring retail.

### **Cumulative Development (Existing Parent Development Consent and Subject SSDA)**

- Construction of a shop-top housing development, comprising a podium with ground floor retail, two residential towers (Building A and Building B) as well as four levels of basement parking and associated public domain works.
  - The delivery of a total of 11,288m<sup>2</sup> of GFA.
  - 467m<sup>2</sup> of retail GFA.
  - 85 apartments, equating to a total residential GFA of 10,792m<sup>2</sup> including 1,708m<sup>2</sup> (17 apartments) of affordable housing GFA.
  - 29m<sup>2</sup> GFA for communal amenities, incl. WC, steam room and sauna
  - The apartments will comprise the following mix:
    - 1 bedroom 2 (2%)
    - 2 bedroom 35 (42%)
    - 3 bedroom 48 (56%)
  - 4 levels of basement for 138 car parking spaces and 45 motorbike parking spaces, with vehicular access from Osmund Lane.
  - Storage areas and services.
  - Communal open space and associated landscaping.

### **Purpose of this Report**

The purpose of the project is to facilitate the delivery of (market and affordable) housing at a strategically located site and to deliver a built form outcome that is consistent with the outcomes of the design competition.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 25/10/2024 and issued for the Amending SSDA (SSD-77175998). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 2 - SEARs Requirement

Item	Description of Requirement	Section Reference (this Report)
8. Trees and Landscaping	<ul style="list-style-type: none"> <li>• Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site.</li> <li>• Provide a detailed site-wide landscape plan, that:                             <ul style="list-style-type: none"> <li>- details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).</li> <li>- provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.</li> <li>- demonstrates how the proposed development would:                                     <ul style="list-style-type: none"> <li><i>contribute to long term landscape setting in respect of the site and streetscape.</i></li> <li><i>mitigate the urban island effect and ensure appropriate comfort levels on-site.</i></li> <li><i>contribute to the objective of increased urban tree canopy cover.</i></li> <li><i>maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.</i></li> </ul> </li> </ul> </li> </ul>	Section 3, 4, 5 and 7  Landscape design is in accordance with DA Consent and has construction commenced

# No 2. Introduction

## 2.1 THE SITE

The site is located at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction within the Waverley LGA. The site is comprised of multiple allotments and is legally described as:

- 194-214 Oxford Street, Bondi Junction (the western portion of the site):
  - Lot 10 in DP260116
  - Lot 11 in DP260116
  - Lot 12 in DP260116
  - Lot 13 in DP260116
  - Lot 16 in DP260116
  - Lot 1 in DP708295
  - Lot 1 in DP79947
- 2 Nelson Street, Bondi Junction (eastern portion of the site):
  - Lot 1 in DP583228
- Part of Osmund Lane
  - Lot in DP1300781

The land size is 2,480m<sup>2</sup> (2,599.1m<sup>2</sup> including the land beneath Osmund Lane) with a northern frontage to Sydney Enfield Drive, an eastern frontage to Nelson Street, a southern frontage to Oxford Street and western frontage to York Road.

The immediate urban context surrounding the site is characterised by a mix of commercial, retail, residential, and recreational land uses with Centennial Park located to the west and south-west of the site.

The site is in proximity to the Bondi Junction shopping and transport hub to the east, comprising Bondi Junction Westfield Shopping Centre, a pedestrian shopping mall and Bondi Junction Train Station. The site is located within the Western Precinct of Bondi Junction. The site is closely located to two (2) bus stops recognised as ID 202260 'Oxford St before York Rd' approximately 57m from the site and ID 202238 'Oxford St after York Rd' approximately 96m from the site. The site is in proximity to the Bondi Junction Train Station being within 800m from the site (5-minute walk).

The lot at 2 Nelson Street contains a local landscape heritage item I506 'Norfolk Pine-Landscape'. The remainder of the site has recently been demolished in accordance with the existing development consents.

The site will be progressively developed under the existing approvals and the remaining works will be the subject of this application.

Figure 2 - Site Location Plan



Source: Urbis GIS, 2024

Figure 3 - Aerial Photograph



Source: Urbis GIS, 2024

# No 3. Landscape Statement

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The landscape design strategy for this project is based on providing a series of spaces that are focused on providing meaningful connections with the site, country, with the community and with the surrounding suburb and city beyond.

We see an opportunity to provide a place to gain access to sunlight, to engage in social and recreational activity. The landscape plays an important part in enriching the lives of the inhabitant. It is important to the user experience and our concept offers significant 'Greening', captures and reflects different pieces of history and character that it used to be part of.

The following set of principles guide our approach.

- Respect and Share the History
- Embrace the Local Environment
- Meaningful Water System
- Greening

The landscape celebrates the blend of greenery and local character, featuring a rich and diverse range of native plant species. A balance of native and exotic planting creates a green setting for experience and discovery. The landscape strategy contributes to the whole precinct philosophy of being expressive, encouraging interaction between human and habitat.

In general, the Landscape set out to:

- a) Provide a functional, stimulating environment and holistic responsive to the site and architecture of the development and establish a visually and environmentally sensitive landscape, complimentary to the architecture and urban surrounding, while providing quality space for the occupants.
- b) Select plant species suited to the various microclimatic conditions and desired requirements /characteristics of the site. The plant selection is a mix of both native and exotic species. All species have been cross-checked with relevant Weed and Noxious Species Lists and BASIX requirements.
- c) The Landscape aims for an environmental and an integrated landscape experience with the buildings and function, activating the site and creating a vibrant place to live including providing a place of safety, accessibility, wellbeing and connection.
- d) The landscape also aims to achieve the objectives and principles outlined in relevant guidelines, or legislative requirements – by providing desired ideologies of security, accessibility, belonging, locality, peace of mind, community and health and wellbeing.

The landscape design for this project provides a simple yet sophisticated aesthetic for the development by providing a multi layered experience from ground level to rooftop. The refined and simple palette of materials and plants combine to provide the development with a character and point of difference from surrounding developments and streetscape in general.

Sustainable design principles have been considered in the design through the selection of plants for this development including the reuse/transplanting of the existing established tree / palm canopy. The inclusion of native and hardy exotic plants combines for their suitability for the micro-climatic conditions of the development.

A mixture of native and exotic species create a multi-layered landscape that provides texture and softens the structural elements within the design. The planting selections are hardy and drought tolerant to cope with the environment and exposed planter and rooftop positions.

The upper floor landscapes are dedicated as communal and private terraces for residential use. The focus for these terraces is to provide access to outdoors and break out spaces that maximise green amenity and vertical green corridors.

The landscape design ensures the proposed development sits comfortably within the site and surrounding neighbourhood context including. The landscape is simple in its structure and material yet functional and responsive to the neighbours and patrons. It responds well to the sites varying spaces and challenges.

## ESD INITIATIVES

Environmental sustainability is a key priority in modern urban development, ensuring that projects minimize their ecological footprint while enhancing the natural environment. This document outlines the key Environmental Sustainable Design (ESD) initiatives incorporated into the project, focusing on water conservation, biodiversity enhancement, urban greening, and heat mitigation strategies. By implementing these measures, the project aims to create a resilient and sustainable urban ecosystem that benefits both people and the environment.

### COLLECTION OF RAINWATER

*Rooftop Rainwater Harvesting:* The project incorporates a rainwater collection system on the rooftop, enabling efficient harvesting of rainwater for various uses.

*On-Site Recycled Water:* Collected rainwater will be treated and reused for irrigation, reducing reliance on potable water sources and enhancing water efficiency.

*Sustainable Irrigation:* The harvested rainwater will be utilized for landscape maintenance, ensuring greenery is sustained with minimal environmental impact.

### BIODIVERSITY AND HABITAT

*Landscape Terraces as Biodiversity Hubs:* Strategically designed landscape terraces will serve as habitats for city flora and fauna, enhancing urban biodiversity.

*Vertical Habitat Corridors:* The project integrates vertical green corridors that encourage the growth of local plant species and provide shelter for urban wildlife.

*Precinct Activation & Urban Network Enhancement:* The green infrastructure will function as a catalyst for urban renewal, fostering ecological connections within the precinct and supporting a resilient urban ecosystem.

### STREET TREES AND CANOPY RETENTION

*Retention of Existing Trees:* The project prioritizes the preservation of mature / heritage tree, maintaining the ecological balance and existing natural canopy.

*Enhanced Public Domain Spaces:* Additional tree planting in public spaces will contribute to a greener, more inviting environment.

*Increased Canopy Cover:* Expanding tree coverage will improve air quality, provide shade, and mitigate heat-related impacts within the site and surrounding urban areas.

### REDUCTION IN URBAN HEAT ISLAND EFFECT

*Green Corridors & Urban Cooling:* The introduction of green corridors and landscaped spaces will aid in lowering temperatures by absorbing heat and providing natural insulation.

*Retention & Addition of Trees:* Preserving existing trees while planting new ones will enhance shading and cooling effects, reducing heat absorption in built-up areas.

*Low-Water Maintenance Green Roofs & Terraces:* Green roofs and terraces with drought-resistant plants will minimize water usage while offering thermal regulation benefits.

*Improved Thermal Comfort:* By integrating natural cooling elements, the development will create comfortable spaces for residents, workers, and visitors, enhancing overall well-being.

These ESD initiatives align with sustainable urban development goals, fostering a healthier, more resilient environment. Through water conservation, biodiversity support, urban greening, and climate-responsive design, this project aims to create a forward-thinking and ecologically responsible built environment.

# No 4. Landscape Principles

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## 4.1. LANDSCAPE CONTEXT

- Responds to surrounding natural features promoting visual connections to flora and fauna to allow nurturing and healing through landscape and provide occupants with their own high quality garden experience.
- Designed to provide the highest quality with maximum linkages and is consistent with the retention of the long term environmental and cultural quality of the locality.
- Develops landscape areas as a gathering point for the community which includes a range of recreation and leisure experiences.
- Develop landscape areas for all age groups and as a gathering point for the community.
- An overarching vision and design philosophy for a distinctive urban and landscape design 'theme' reflecting the site location, local history, environment and surrounding recreational assets.
- Urban form blurs the transition between public and private use.

## 4.2 COUNTRY

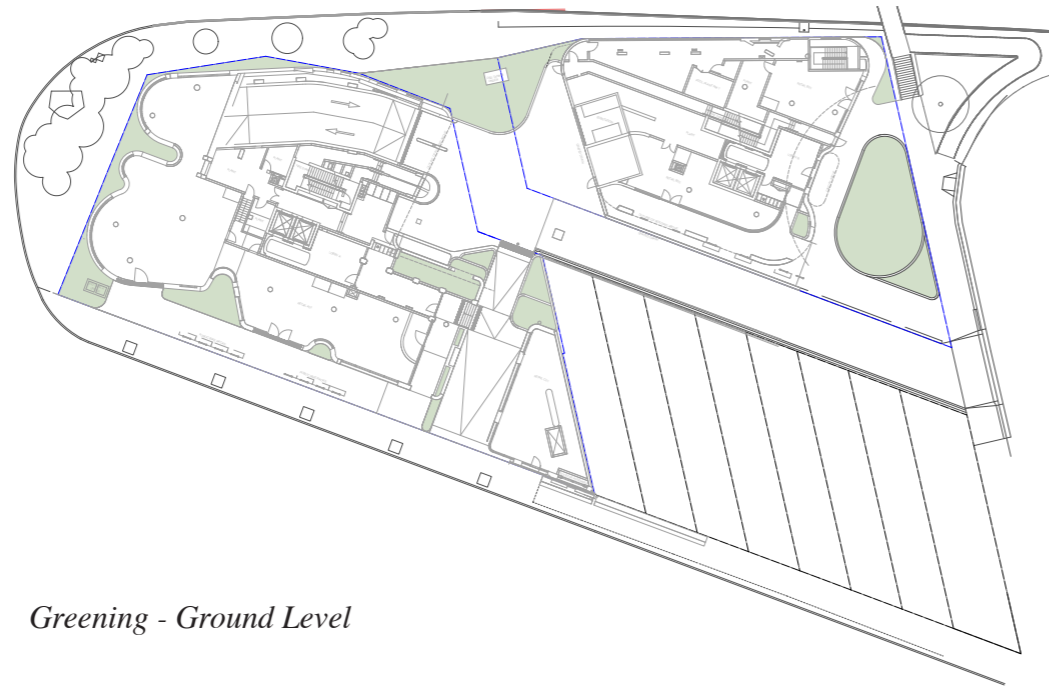
- First Nations Consideration and collaboration as a key component of developing landscape design narrative.
- Promotion of diversity and inclusion for all cultures, communities and identities.
- Considerations for country based around the principles of *Healing Country*, *Revealing Country* and *Caring for Country*.
- Creating spaces that are legible for both First Nations and non-First Nations people.

## 4.3 GREENING

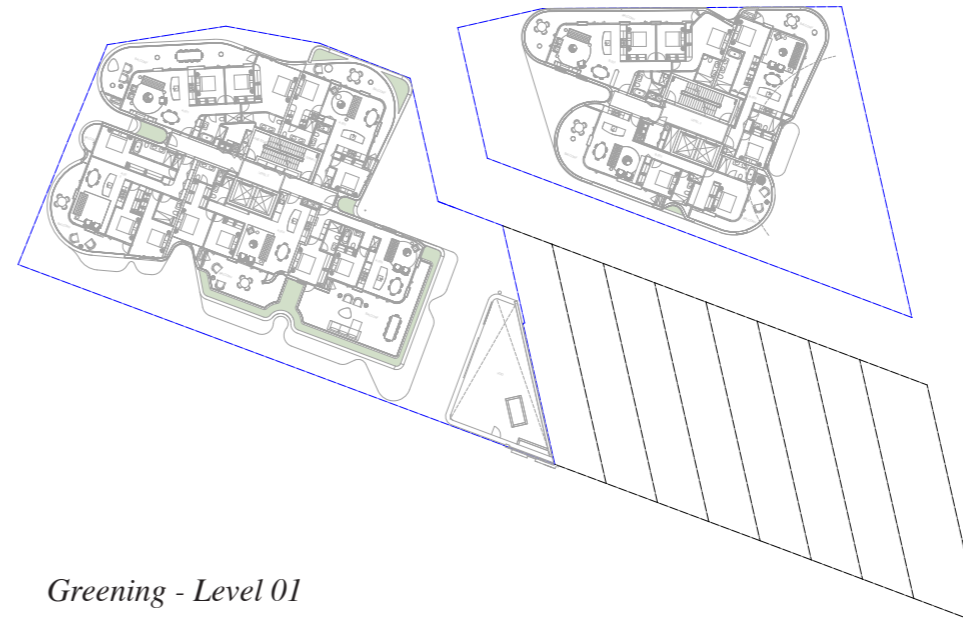
- To ensure the landscape and urban design principles promote environmentally sustainable outcomes.
- Increase in Green Canopy on the site and retention of street trees where viable to create strong vegetative links to adjoining open space networks.
- Incorporation of green infrastructure - focus on rooftop collection of rainwater for harvesting and irrigation.
- Incorporation of landscape to provide visual buffer between adjacent developments.
- Conserve and protect biodiversity and wildlife habitats - Landscape terraces could act as habitat/biodiversity "stepping stones" for flora & fauna.
- Maximising green amenity through planting strategies that are responsive to space types and conditions.
- Increase the use of locally indigenous species, improve the biodiversity of the precinct and streets, and increase habitat for native fauna.
- Design drainage systems that ensure the natural ecological processes are not impacted by the development beyond the site's boundaries and also provide a valuable recreational resource for the community.



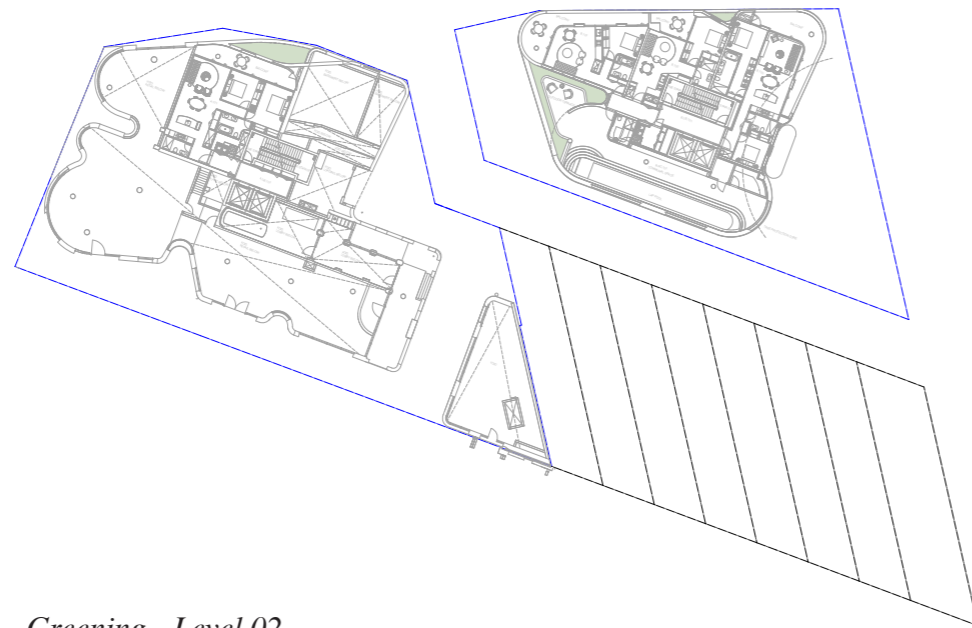
# No 5. Greening



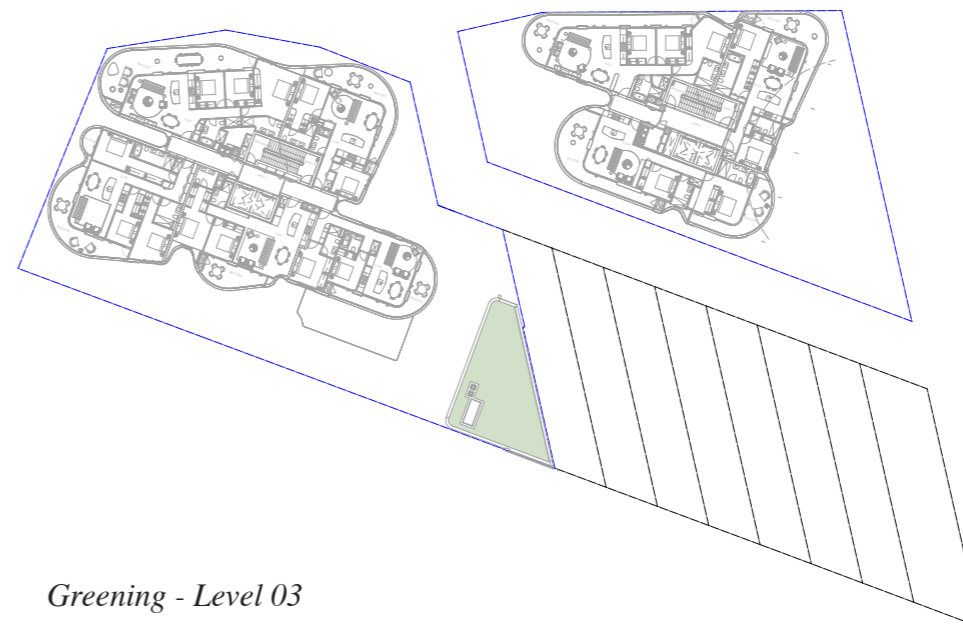
*Greening - Ground Level*



*Greening - Level 01*



*Greening - Level 02*



*Greening - Level 03*

## *Greening*

The proposed trees, as well as significant areas of planting proposed as part of development will provide a significant increase in green cover on the site. The proposal will achieve at total 32.8% green cover within the project boundary.

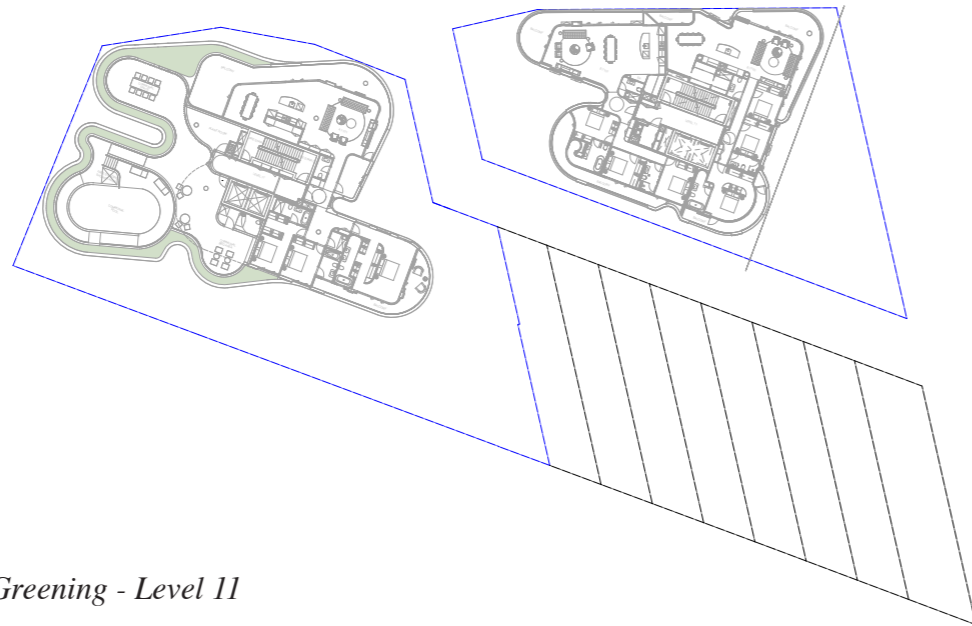
Total Site Area : 2,480m<sup>2</sup>

Proposed Greening Ground Levels - Level 17 : 813m<sup>2</sup> (32.8% of total boundary area)

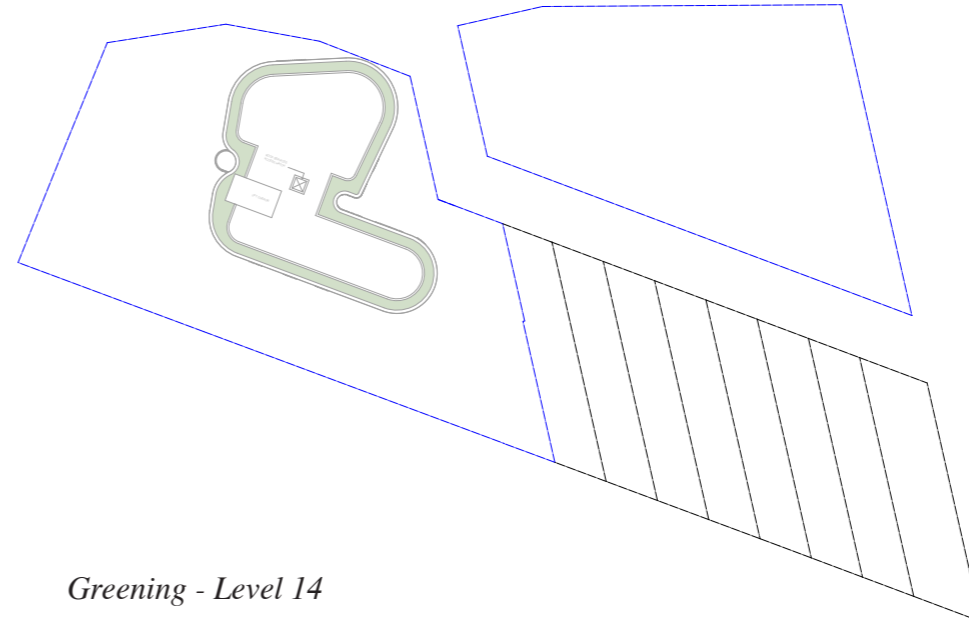
Proposed Greening Level 09 - Level 17 : 294m<sup>2</sup> (11.85% of total SSDA boundary area)

# No 5. Greening

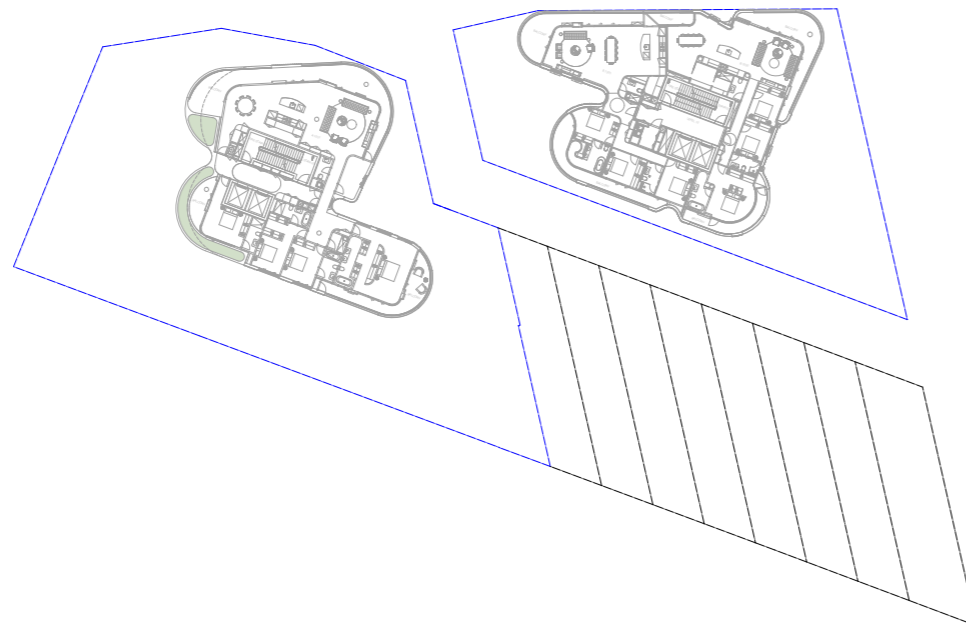
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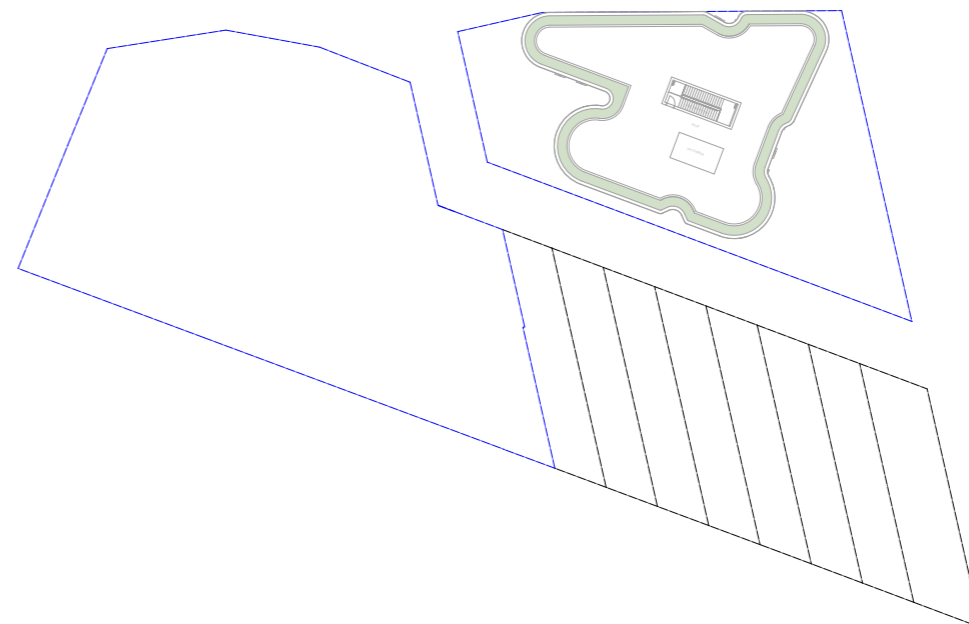
*Greening - Level 11*



*Greening - Level 14*



*Greening - Level 12*



*Greening - Level 17*

# No 6. Tree Canopy



- Proposed Trees (Within Boundary)
- Proposed Trees (Outside Boundary)
- Existing Trees

## Tree Canopy

The landscape design seeks to increase canopy cover and greening across the ground floor site and interface/ deepsoil zone. Canopy trees are also proposed to the upper terrace open spaces, providing shade / greening and microclimate amenity throughout the open spaces. The existing heritage tree will be retained, as well as additional *Zelkova serrata* 'Green Vase' new trees on Oxford Street including *Banksia serrata* / *Corymbia gummifera* (Habitat corridor adjacent Syd Einfeld Drive) are proposed in accordance with Waverley City requirements

Total Site Area : 2,480m<sup>2</sup>  
 Proposed Canopy Coverage Ground Level : 223m<sup>2</sup> (8.99% of total boundary area)  
 Proposed Canopy Coverage Levels 9 -17 : 0m<sup>2</sup> (0% of total SSSDA boundary area)

# No 7. Planting Strategy

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The preservation and restoration of historical vegetation are vital components of the project's landscape strategy. Understanding the native plant communities that once thrived in the area allows for an informed approach to reintroducing native species, supporting biodiversity, and enhancing the site's ecological function. By incorporating historically significant vegetation into the design, the project fosters a stronger connection to the local environment while contributing to long-term sustainability.

## Sydney Coastal Sandstone Foreshore Forest & Sydney Coastal Headland Heath

Historically, the study area was covered by Sydney Coastal Sandstone Foreshore Forest and Sydney Coastal Sandstone Headland Heath, both plant communities found on rocky Hawkesbury Sandstone ocean and harbor headlands along the Sydney coastline. These ecosystems provided critical habitat for native flora and fauna, contributing to regional biodiversity.

Sydney Coastal Sandstone Foreshore Forest: Characterized by dry sclerophyll forests (shrubby sub-formation), these areas are typically windblown with sparse emergent eucalypts. The dominant upper stratum includes:

- *Banksia ericifolia* (common dominant species)
- *Kunzea ambigua* or *Kunzea capitata* (locally abundant)
- Other common woody shrubs: *Acacia longifolia*, *Hakea teretifolia*, *Darwinia fascicularis*, *Baeckea imbricata*, *Leptospermum squarrosum*
- The ground layer consists of sparse sedges and grasses such as *Lepidosperma viscidum*, *Xanthorrhoea resinosa*, *Lepyrodia scariosa*

Sydney Coastal Sandstone Headland Heath: Recognized as part of Eastern Suburbs Banksia Scrub, a threatened ecological community under state and federal legislation. The shrub canopy includes:

- *Leptospermum laevigatum*, *Banksia aemula*, *Kunzea ambigua* (high cover)
- *Acacia longifolia*, *Acacia suaveolens*, *Monotoca elliptica*, *Banksia ericifolia*, *Allocasuarina distyla* (lower cover)
- The ground layer varies based on disturbance and drainage, with common grasses including *Dianella caerulea*, *Xanthorrhoea resinosa*, and *Lomandra glauca*

The Landscape Strategy for the project aims to restore elements of the native landscape by:

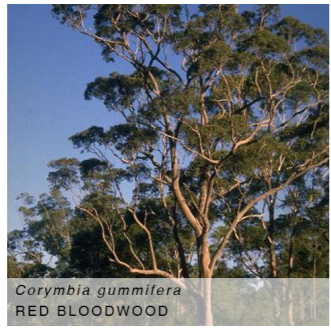
- Reintroducing *Banksia serrata* (Old Man Banksia) and *Eucalyptus gummiifera* (Red Bloodwood)
- Establishing a diverse ground layer of grasses and scramblers that move with the breeze, aligning with Crime Prevention Through Environmental Design (CPTED) principles for upper and lower storey planting throughout the ground plane
- Prioritizing predominantly native plant species in the ground-level landscaping
- Incorporating a mix of native and exotic species in upper terraces, planters, and rooftops to adapt to urban soils and diverse microclimates across the site

By integrating historical vegetation and ecological principles into the landscape design, the project not only enhances urban biodiversity but also promotes climate resilience and ecological sustainability. The thoughtful selection of plant species ensures a balanced approach that respects the region's natural heritage while adapting to the challenges of an urban environment. These efforts contribute to the creation of a greener, more sustainable cityscape, reinforcing the importance of native ecosystems in urban development.

# No 7. Planting Strategy



*Banksia serrata*  
OLD MAN BANKSIA N



*Corymbia gummifera*  
RED BLOODWOOD N



*Waterhousea floribunda* 'Green Avenue'  
GREEN AVENUE WEEPING LILY PILLY N



*Zelkova serrata* 'Green Vase'  
GREEN VASE JAPANESE ELM N



*Actinotus helianthi*  
FLANNEL FLOWER N



*Actinotus minor*  
LESSER FLANNEL FLOWER N



*Anemone x hybrida*  
JAPANESE WIND FLOWER N



*Banksia ericifolia*  
HEATH LEAFED BANKSIA N



*Billardiera scandens*  
APPLE BERRY N



*Blechnum* 'Silver Lady'  
SILVER LADY FERN N



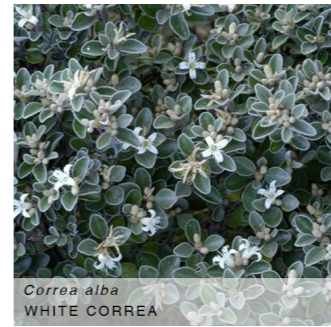
*Carpobrotus glaucescens*  
PIG FACE N



*Chrysocephalum apiculatum*  
YELLOW BUTTONS N



*Cissus antarctica*  
KANGAROO VINE N



*Correa alba*  
WHITE CORREA N



*Crassula* 'Max Cook'  
MAX COOK N



*Dianella revoluta*  
NATIVE FLAX N



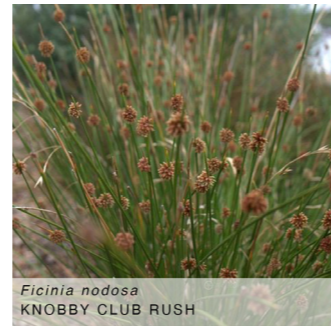
*Dichelachne crinita*  
PLUME GRASS N



*Doryanthes excelsa*  
GYMEA LILY N



*Eriostemon australasius*  
WAX FLOWER N



*Ficinia nodosa*  
KNOBBY CLUB RUSH N



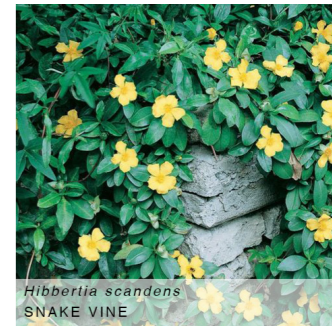
*Gaura lindheimeri*  
BUTTERFLY BUSH N



*Gazania tomentosa*  
SILVER GAZANIA N



*Grevillea lanigera* 'Mt Tamboritha'  
MT TAMBORITHA GREVILLEA N



*Hibbertia scandens*  
SNAKE VINE N



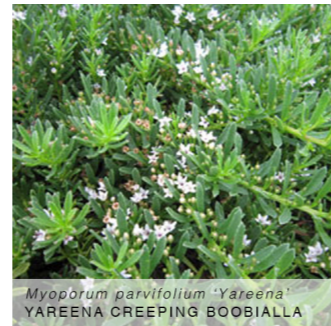
*Kennedia prostrata*  
RUNNING POSTMAN N



*Lomandra* 'Lime Tuff'  
LIME TUFF N



*Lomandra longifolia*  
SPINY HEADED MAT RUSH N



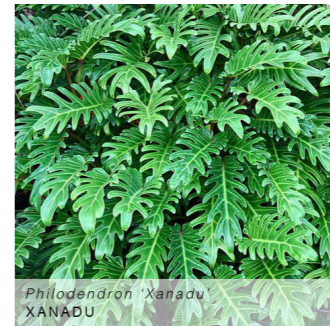
*Myoporum parvifolium* 'Yareena'  
YAREENA CREEPING BOOBIALLA N



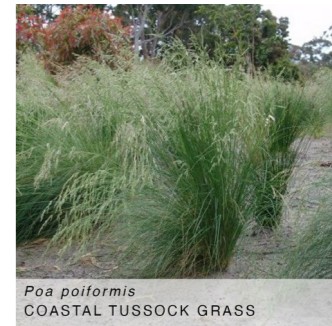
*Neomarica gracilis*  
WALKING IRIS N



*Ozothamnus diosmifolium*  
RICE FLOWER N



*Philodendron* 'Xanadu'  
XANADU N



*Poa poiformis*  
COASTAL TUSSOCK GRASS N



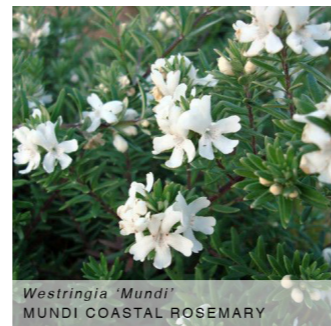
*Pteridium esculentum*  
BRACKEN FERN N



*Westringia* 'Blue Gem'  
BLUE GEM N



*Westringia fruticosa*  
NATIVE ROSEMARY N



*Westringia* 'Mundi'  
MUNDI COASTAL ROSEMARY N



*Xanthorrhoea resinifera*  
OVAL GRASS TREE N

# No 8. Contacts

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