

8-24 Nicholson Street, Wollstonecraft - Flood Impact and Risk Assessment

Prepared for Traders in Purple

October 2025

Project Number S25091

Version A

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Document Control				
Revision	Date	Prepared	Reviewed	Approved
A	22/10/2025	L. Baumgartner	D. Wood	D. Wood

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1. SEARs Declaration

Declaration		
Name	Daniel Wood	
Professional Qualifications	Beng (Civil), RPEQ	
The undersigned declares that this 8-24 Nicholson Street, Wollstonecraft - Flood Impact and Risk Assessment has been prepared in response to the following SEARs requirements issued for the Project on 23 June 2025 for SSD-86462209:		
SEARs item	SEARs Issue and Assessment Requirement	Relevant Section of this Report that addresses SEARs Requirement
19. Flood Risk	Flood Risk - Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine; - The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans - The site access and egress routes - the potential effects of climate change, - any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines - Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. - Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	Section 2.5 – Council Floodplain Management Policy Section 3.2 Flood Impact Assessment Section 3.3 Compliance to Flood Controls Section 3.4 Compliance to SEARs Requirements
Signed		
Dated	22/10/2025	

2. Introduction

2.1 Purpose of Report

BG&E Pty Limited (BG&E) has been engaged by Trader in Purple to prepare a Flood Impact and Risk Assessment (FIRA) for the proposed development, located at 8-24 Nicholson Street, Wollstonecraft.

The aim of this report is to address flood risks with relation to the SEARS issued for the site (SSD-86462209) on the 23rd of June 2025.

19. Flood Risk

- Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine;
 - The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans
 - The site access and egress routes
 - the potential effects of climate change,
 - any relevant provisions of the *NSW Flood Risk Management Manual*, and any other relevant guidelines
- Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the *Flood Impact and Risk Assessment – Flood Risk Management Guide LU01*. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.
- Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).

If required:

Flood Impact and Risk Assessment (FIRA)

This assessment has been prepared with reference to the Flood Risk Management Guide LU01, which outlines the necessary steps and considerations for evaluating flood risks, impacts, and mitigation strategies.

2.2 Proposed Development

The site is located at 8-24 Nicholson Street, Wollstonecraft with approximately 3011 m². The site is located near the upper catchment of The North Sydney LGA, with the Pacific Highway forming the catchment crest.

The proposed development comprises a 12-storey residential apartment building with a maximum height of 43 metres. The design includes three basement levels for car parking, with vehicle access provided from Oxley Street.

2.3 Available Data

The preparation of this FIRA has utilised the following information:

- Site specific SEAR (SSD-86462209) 2025 – NSW Department of Planning, Housing and Infrastructure
- Floodplain Management Policy (Interim) 2022 – North Sydney Council
- North Sydney FRMS&P Flood Model 2022 - North Sydney Council
- Architectural drawings dated 25/10/2025 - Group GSA Pty Ltd
- Landscape drawings dated 16/10/2025 – Ground Ink
- Civil drawings and design DEM dated 21/10/2025 – BG&E
- Property survey 8-24 Nicholson 2024 – Surveyplus
- Site inspection photos 08/07/2025 – BG&E
- Pipe CCTV reports -16/07/2025 –Quron Pty Ltd

2.4 Terminology

The frequency of a flood event is expressed in terms of its Annual Exceedance Probability (AEP); the probability of an event being equalled or exceeded within a year. Smaller magnitude events are described by Exceedances per Year (EY); the average number of times a year in which the event is likely to be equalled or exceeded. Previously flood probabilities have been described by the Average Recurrence Interval (ARI); that is the average time period between occurrences equalling or exceeding a given value. Some documents, such as Development Control Plans and Guidelines still refer to the ARI terminology.

For example, a 1% AEP event has a 1% chance (i.e. a 1 in 100 chance) of being equalled or exceeded in any one year and is equivalent to a 100 year Average Recurrence Interval (ARI) event. In the same way, a 5% AEP event is the equivalent of a 20 year ARI event.

The Probable Maximum Flood (PMF) is the largest flood that could conceivably occur at a particular location, typically derived from the most severe combination of meteorological and catchment conditions considered reasonably possible. Unlike design events such as the 1% AEP, which have a defined statistical probability of occurring in any given year, the PMF does not have a specific probability assigned. Instead, it represents an extreme, theoretical upper bound of flooding.

2.5 Council Floodplain Management Policy

2.5.1 Flood Control Overlay

Image 1 was derived from the North Sydney Local Government Area–Wide Floodplain Risk Management Study and Plan (FRMS&P), endorsed by Council in 2022. A portion of the site has been identified as Category B Flood Tagged land, defined as being “located on or adjacent to a localised flood with significant flood depth or flow that is not part of the identified or designated floodway.” Although the mapping indicates that flood depths across the affected portion of the lot are likely to be shallow (generally less than 0.1 m), the property remains tagged as Category B due to ponding in the southeast corner of the lots.

Accordingly, the site is subject to Council’s Interim Floodplain Management Policy, which supplements the provisions of the Development Control Plan (DCP) and applies to all land within the designated Flood Planning Area.



Image 1 – Flood Hazard Category

2.5.2 Development Control Requirements

In addition to the SEARS supplied, the development has been reviewed to ensure it is in accordance with local council development controls ([floodplain-management-policy-interim-2022](#)). The document has been reviewed to determine appropriate flood planning level requirements (refer below) as well as ensuring the development accords with necessary controls on the potential impact of the development on adjacent properties.

Development		Flood Planning Level
Residential	Habitable rooms	Minimum of 1% AEP flood level + 0.3m
	Habitable rooms Outside FPA	Minimum of 0.3m above surrounding ground level (existing)
	Non-habitable rooms such as a laundry or garage (excluding below-ground car parks)	Minimum of 1% AEP flood level
Below ground garage/car park	All below ground car parks in FPA	Minimum of: • 1% AEP flood level + 0.3m, OR • the PMF whichever is the lower (see Note 1)
	Below-ground car park outside FPA	Minimum of 0.3m above the surrounding ground level (existing)

How the development achieves compliance with these requirements is provided within the outcomes of this assessment.

3. Flood Risk and Impact Assessment

3.1 Flood Assessment

The proposed development at Nicholson Street is located upstream within the North Sydney Local Government Area (LGA), which is managed by North Sydney Council (NSC). This assessment draws on the North Sydney LGA-Wide Floodplain Risk Management Study and Plan (FRMS&P), endorsed by Council in 2022, to define the design flood behaviour within the relevant catchment.

BG&E obtained the Council's hydraulic model to assess existing flood risk at 8–24 Nicholson Street, Wollstonecraft, and to quantify potential changes in flood behaviour resulting from the proposed development. The Council's flood study identifies part of the subject lot as Category B Flood Tagged, meaning the land is located on or adjacent to a localised flood area with significant flood depth or flow, but not within an identified or designated floodway.

The local catchment draining to the site is primarily of small urban lots and roadways extending from the Pacific Highway crest boundary. Following intense rainfall events, overland flow paths form at the south-western corner of the site. Flood modelling indicates that, for the 1% AEP event, peak flood depths on the site do not exceed 0.5 metres. Surface runoff reaches the site from both Oxley Street and Nicholson Street. The existing 1% AEP flood extent is shown in Figure 1

In order to ensure the proposed development does not result in adverse impacts to surrounding properties, a flood impact assessment, which takes into account the built form of the development, is necessary.

3.1.1 Existing Conditions Model updates

Noting the regional nature of the model that covers the site, it was considered prudent to update the model with local information. The TUFLOW model was updated to accurately represent local site conditions. As part of this process, minor adjustments to friction (some incorporation of dense vegetation at the end of Nicholson St and a reorientation of the grid to align to Oxley St and Nicholson St was undertaken.

Updates to improve model accuracy were:

- Incorporation of the detailed ground survey, including retaining walls along the southern and western boundaries of the site. This includes update and reinforcement of kerb and drain levels in the model.
- Integration of the 2020 LiDAR dataset for areas outside of the detailed ground survey
- Rotation of the model grid to align with Oxley Street and Nicholson St.
- Updates to the pipe network to reflect surveyed conditions including adjustments to alignment, dimensions and invert levels to align to the survey undertaken.
- Minor adjustments to Manning's roughness values

The model version was unchanged. It is noted that other minor adjustments were undertaken outside of the area of interest where the reorientation of the grid resulted in issues between the 1D invert levels present and the 2D DEM. These were of no consequence to the assessment and were undertaken only to enable the model to run.

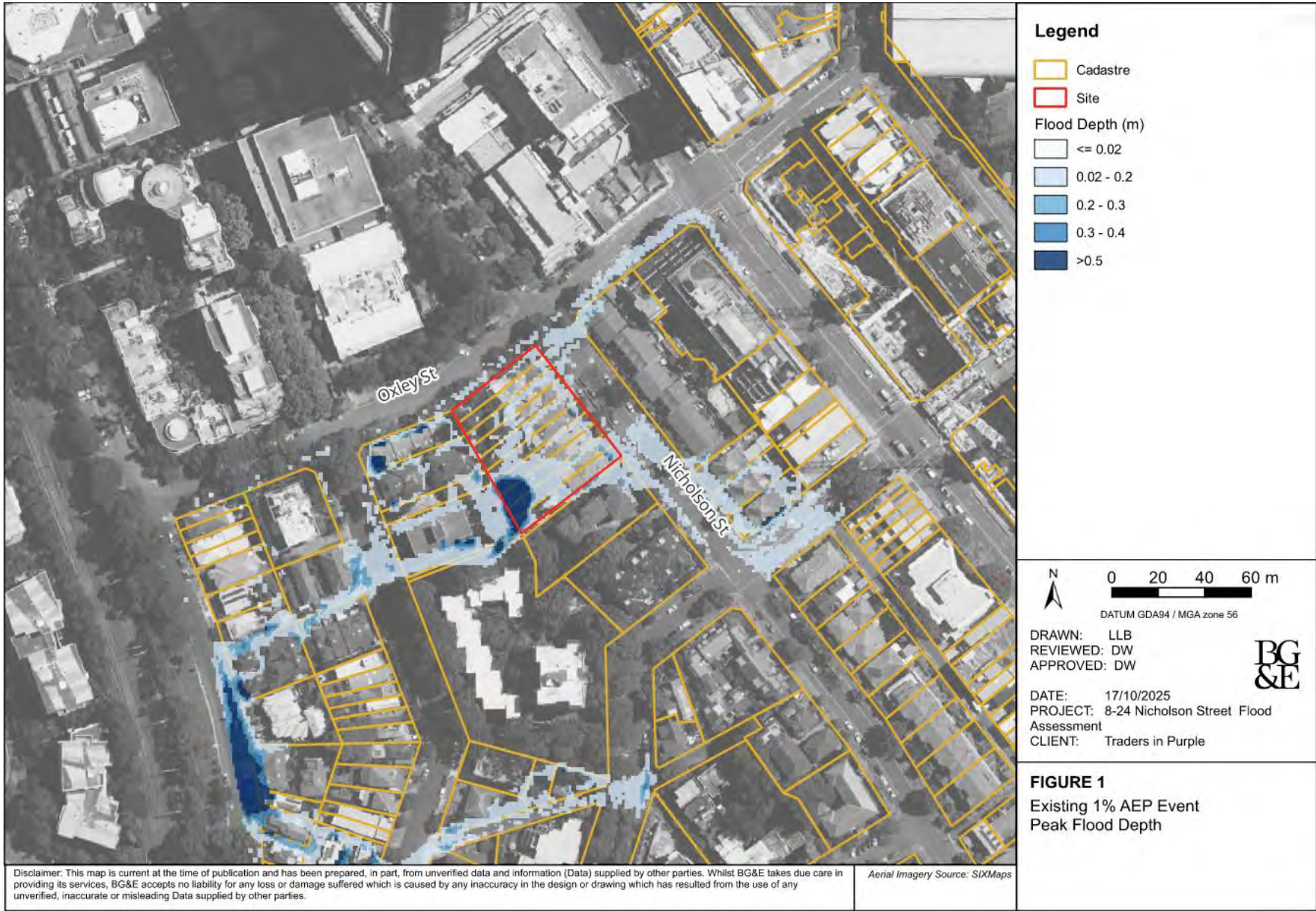


Figure 1 - Existing 1% AEP flood extent

3.1.2 Updated Existing Condition Flood Behaviour Results

The updated existing conditions model provides a more realistic representation of local flood behaviour by incorporating survey data, refined LiDAR topography, and adjustments to drainage and hydraulic parameters. As shown in Figure 2, with the site bounded by Oxley Street to the north and Nicholson Street to the east, shows clearer definition of flow paths and more ponding patterns.

In the supplied model, shallow inundation (<0.2 m) spreads broadly across Nicholson Street and with less defined ponding within the site. In the updated model, the overland flow now better aligned to the road corridors. Within the site, the results indicate localised ponding in the south-western corner (generally consistent with the supplied model), with depths exceeding 0.5 m, reflecting the influence of retaining walls and improved representation of the pipe network.

In the updated 1% AEP event(Figure 3 & Figure 4), shallow ponding is observed along the low-lying area near the rear of the site and within the Oxley Street (typical <0.3 m).

During the PMF event(Figure 5 & Figure 6), the flood extent increases slightly compared to the 1% AEP event, with minor deepening of ponded areas (typically <0.5 m). The general flood pattern remains consistent with the overall flow pattern and minor localised ponding and the rear of the property and road kerb.

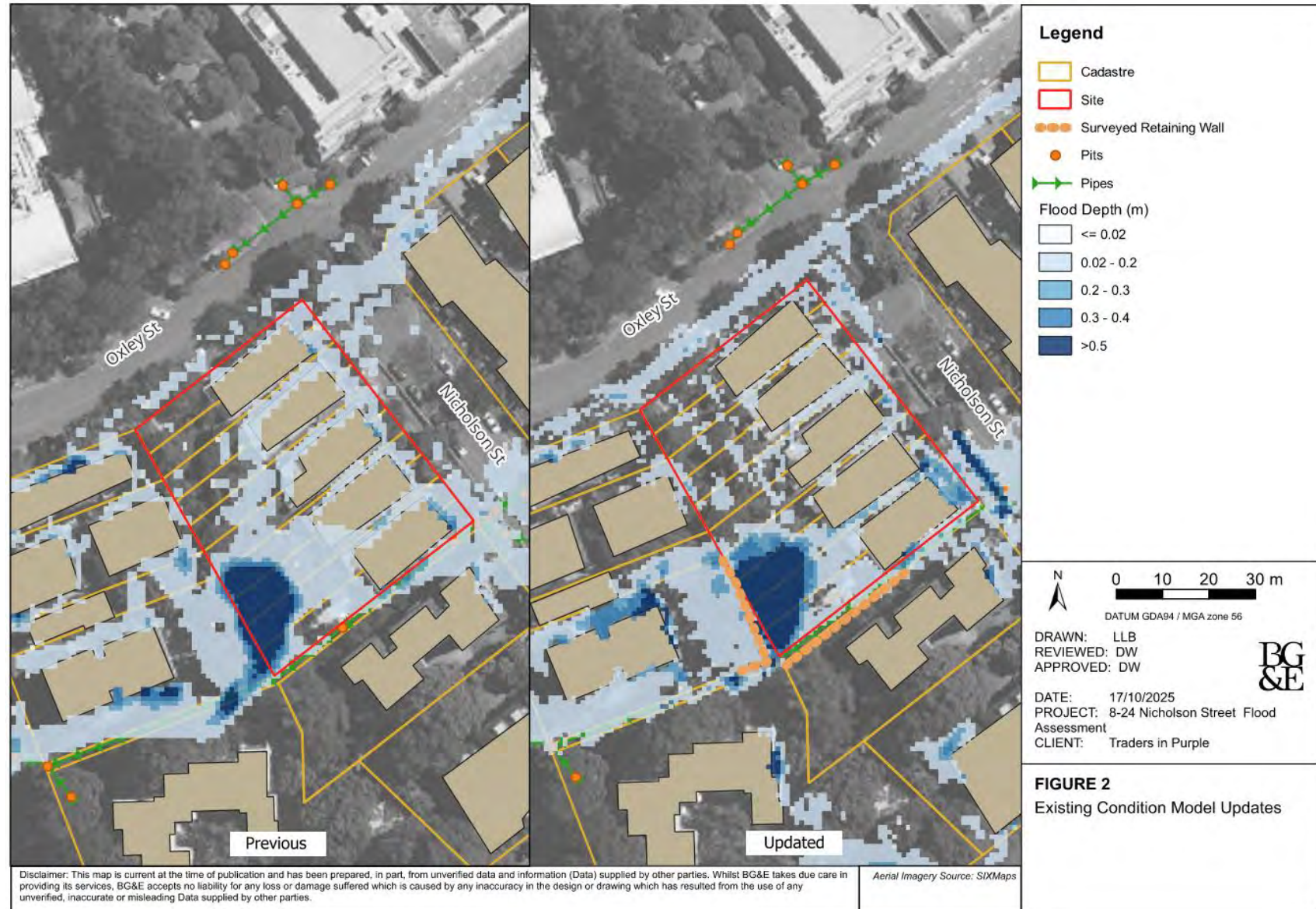


Figure 2 - Model updates

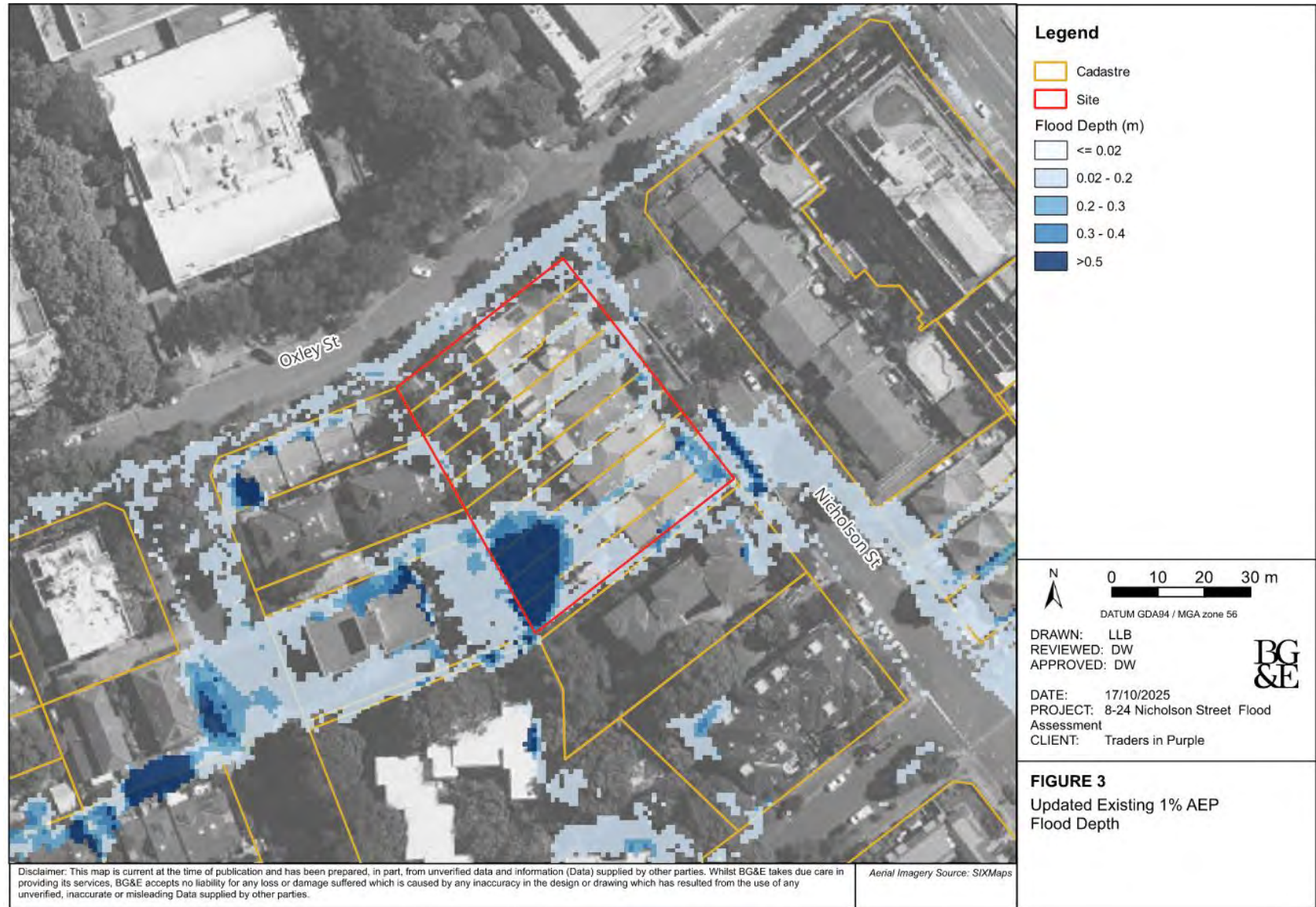


Figure 3 – Updated Existing 1% AEP Flood Depth

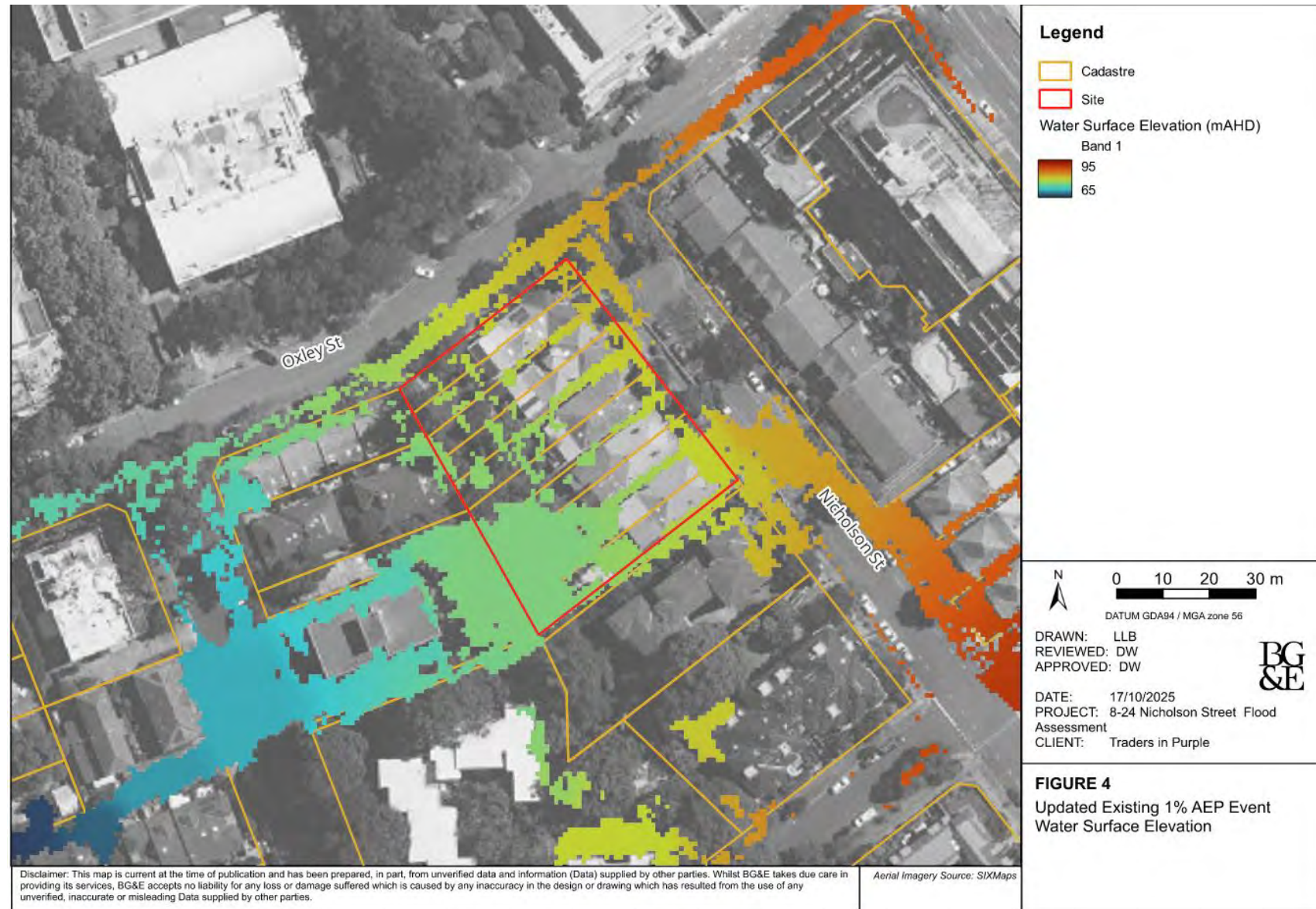


Figure 4 - Updated Existing 1% AEP Water Surface Elevation

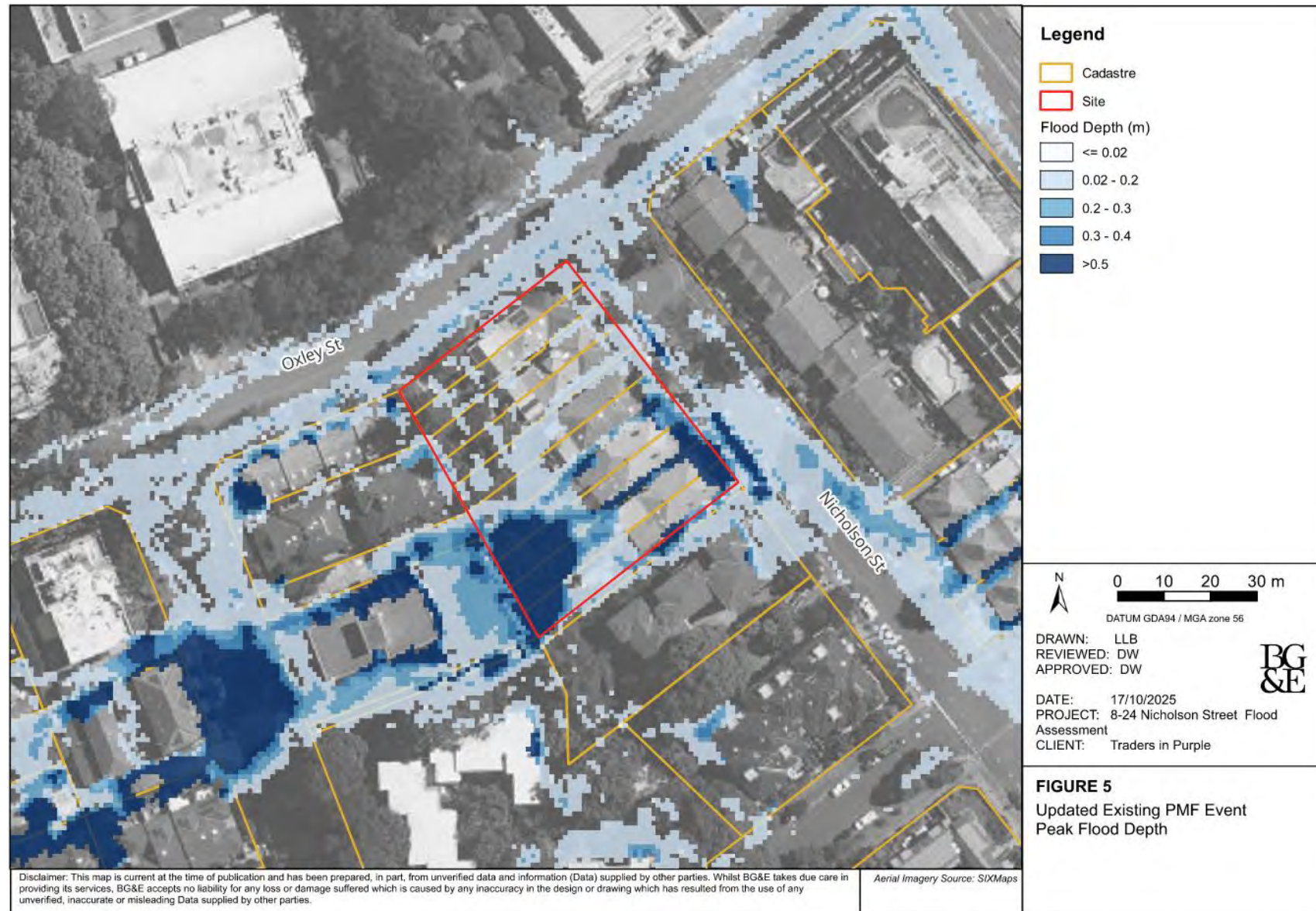


Figure 5 - Updated PMF Existing Flood Depth

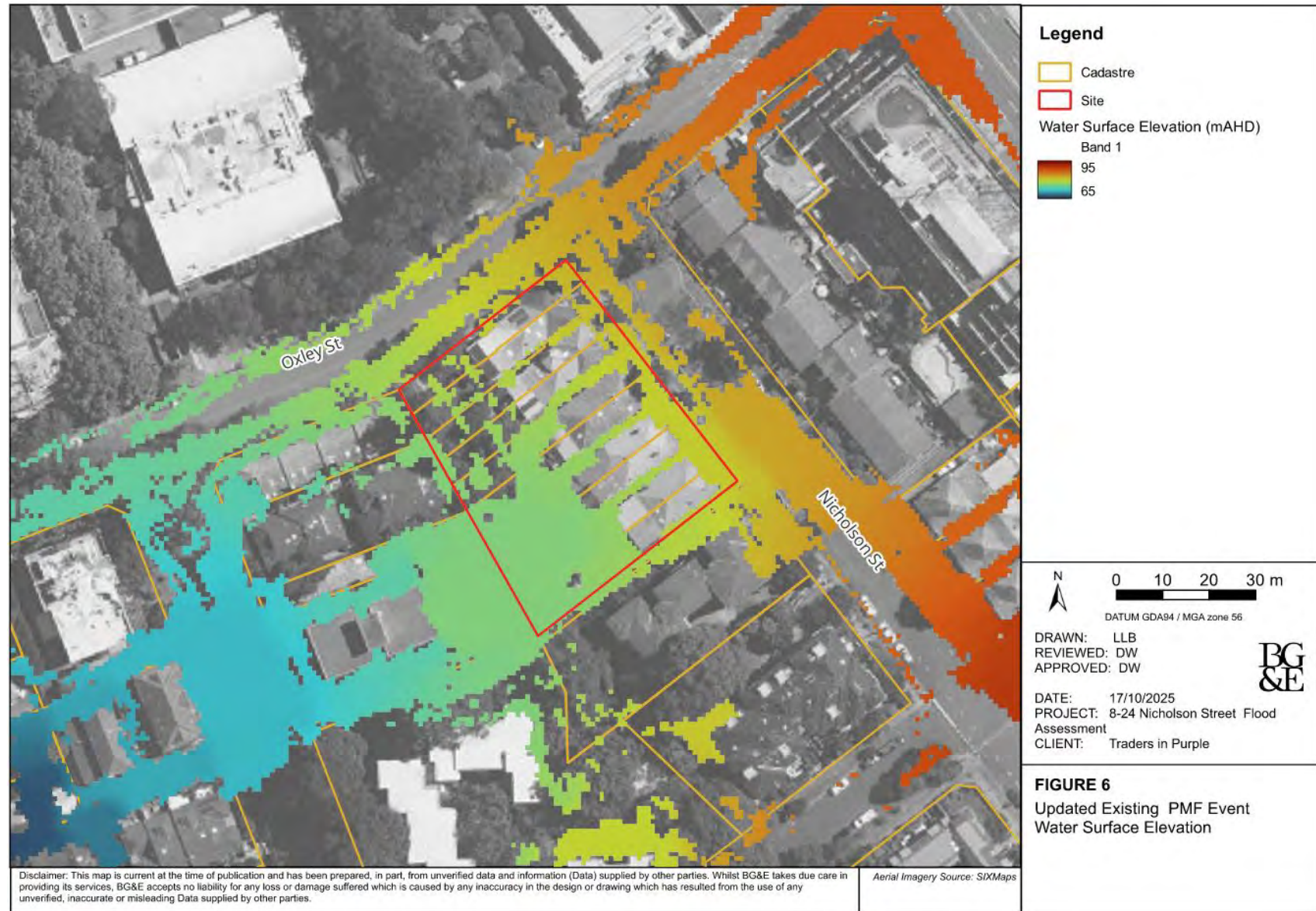


Figure 6 - Updated PMF Existing Water Surface Elevation

3.1.3 Developed Case

The proposed development presented for this assessment include groundfloor(Figure 7) and lower groundfloor (Figure 8). Refer to Table 3-1 for the location of interests with the proposed finished floor level.

Table 3-1:Key location for flood assessment

Location	FFL (mAHD)
Basement carpark entrance on Oxley St	80.18
Fire stairs exit next to the basement carpark entrance	80.30
Residential entrance on Oxley St	82.1
Main building pedestrian entrance on Nicholson St	
Residential entrance x2 on Nicholson St	
Building entrance to rear garden on Nicholson St	
Rear building Fire Pump Room Entrance	78.8

3.1.4 Development Case Representation within the Model

A digital elevation model (DEM) of the proposed development (2025-08-13 Design Design Surface_GDA_94) was incorporated into the hydraulic model to represent the developed case. The surface was developed based off the civil design for the development. The building footprint was set to the proposed levels throughout, with the loading zone level present on Oxley Street (80.18 mAHD) and the ground floor level present on Nicholson St (82.1 mAHD). The proposed flood wall on the north west corner of the site was reinforced within the TufLOW model with a zshp to ensure the wall was present. No other adjustments to the existing model were made, noting that in general the vegetated area at the rear of the development is to remain consistent with the existing vegetated condition. Appendix A and provides higher resolution versions of the architectural plans for the ground and lower ground levels.



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3.9 LANDSCAPE PLAN - GROUND FLOOR



Figure 9 - Development Landscape Plan

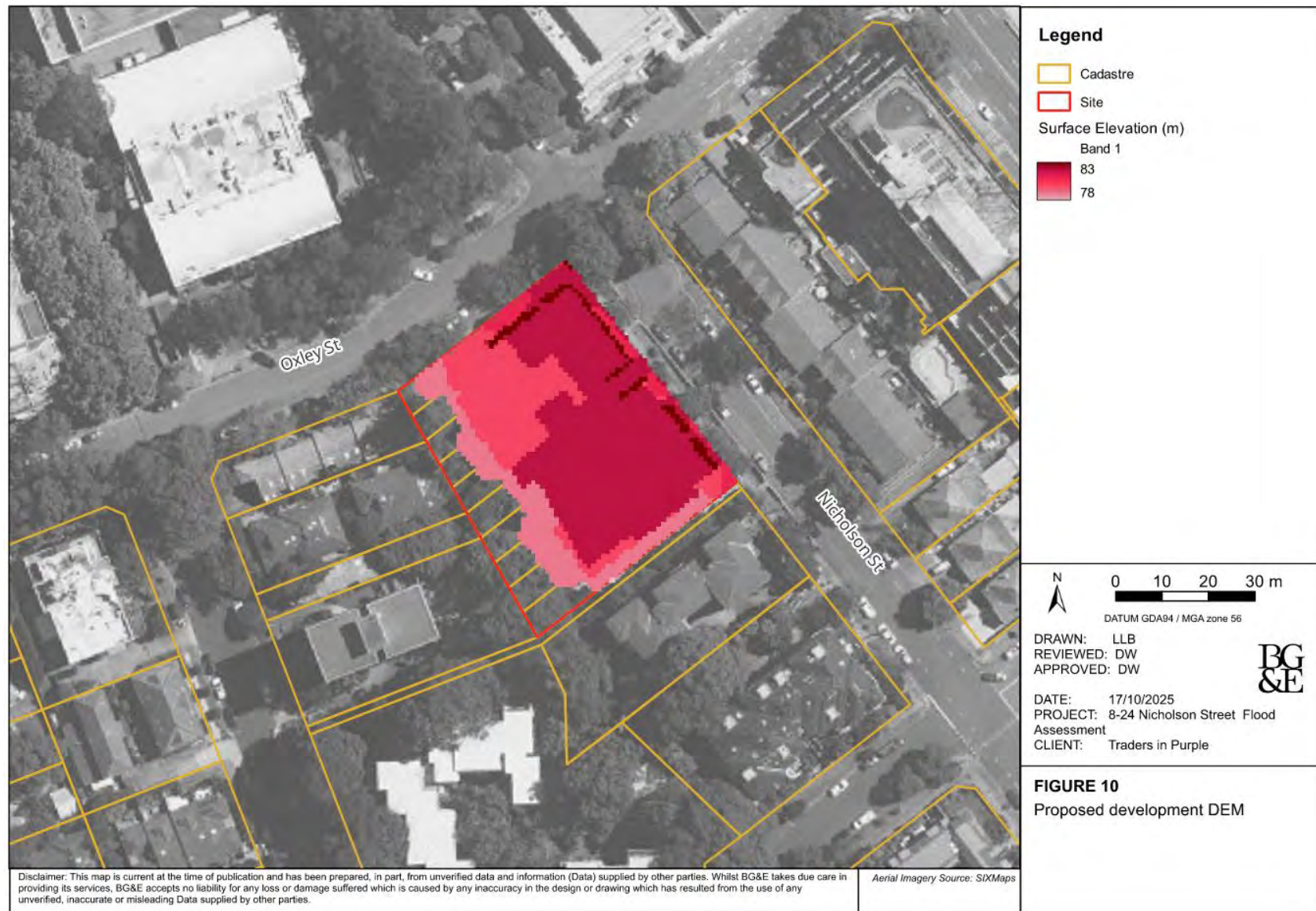


Figure 10 – Proposed development DEM

3.1.5 Developed Condition Flood Behaviour Results

The developed condition model incorporates the proposed building layout, including the basement carpark ramp on Oxley Street and the main pedestrian entrance from Nicholson Street. The building footprint has been blocked to represent the structure, with all finished floor levels above the PMF levels.

In the 1% AEP event (Figure 11 & Figure 12), shallow inundation continues to occur across Nicholson Street and adjacent verges; however, the flow paths are constrained to the roadway and existing stormwater drain. The entire building footprint is elevated above the 1% AEP flood event. The southern corner of the site continues to experience deep inundation, consistent with the flooding in the pre-development condition. Appropriate signage highlighting the risk of inundation should be incorporated into the design at this location.

Under the PMF scenario (Figure 13 & Figure 14), the extent of flooding across Nicholson Street increases, but remains largely confined to the roadway and kerb line. The site itself continues to experience ponding in the southern corner. All access points are identified to be above the PMF flood level.

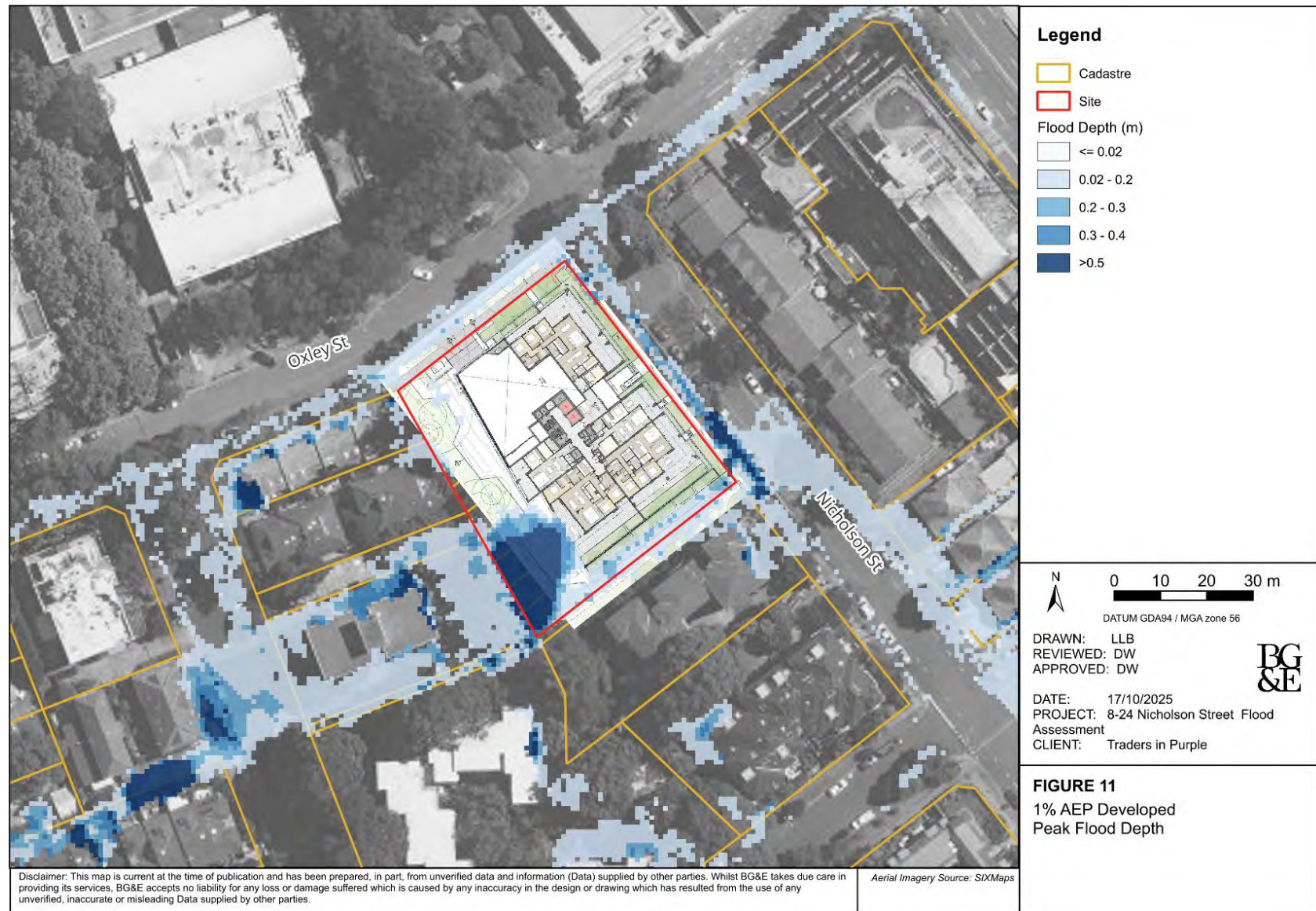


Figure 11 - 1% AEP Developed Flood Depth

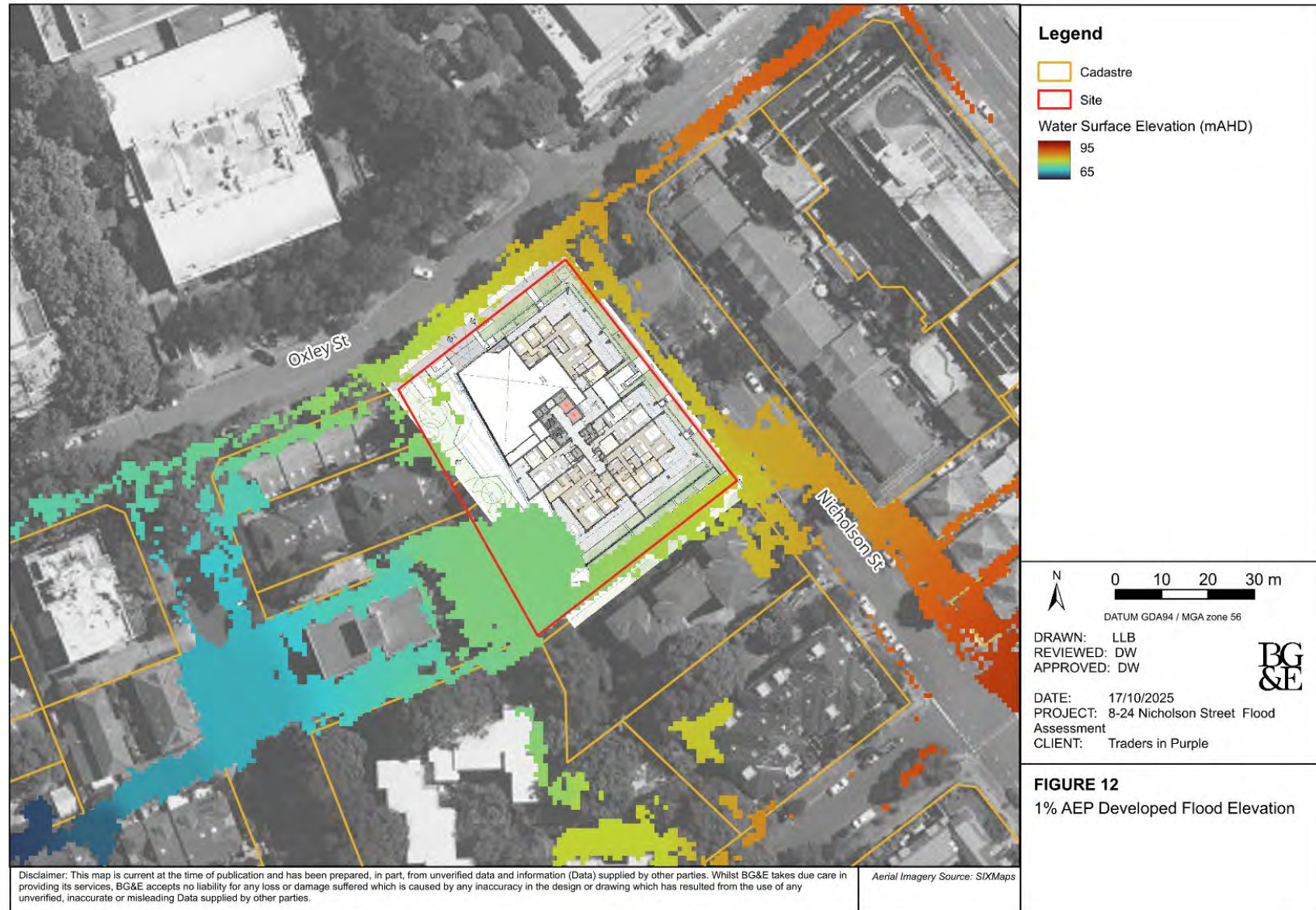


Figure 12 - 1% AEP Developed Flood Level

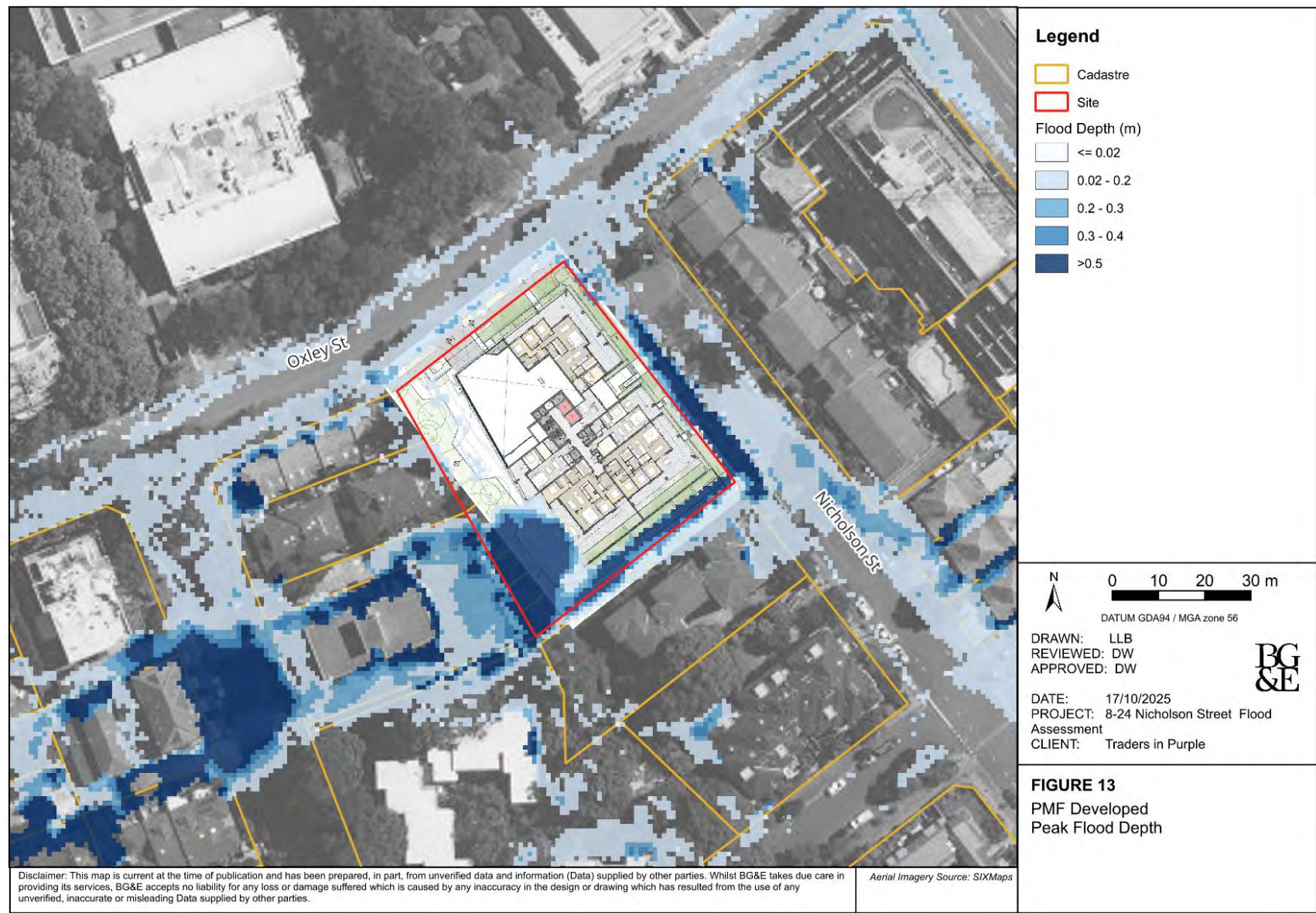
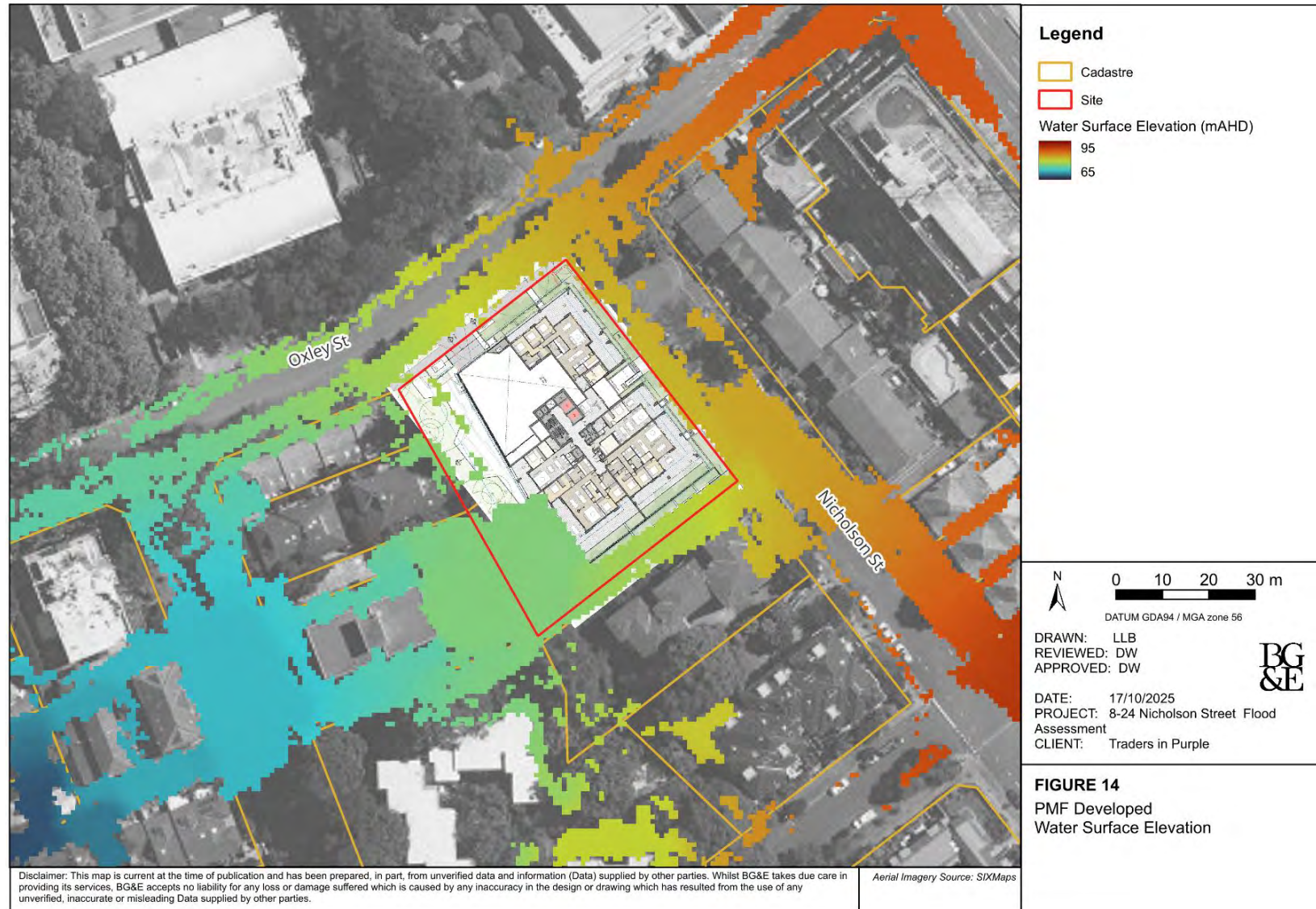


Figure 13 – PMF Developed Flood Depth



3.2 Flood Impact Assessment

Figure 15 presents the predicted flood level impacts of the proposed development for the 1% AEP event. The results show that changes in water levels are minor and localised, with most impacts limited to areas immediately adjacent to the building footprint. Most increases are less than 0.05 m, with small, isolated areas showing increases exceeding 0.1 m. These exceedances are confined within the existing drainage easement on the southern boundary of the site and the drain in front of the property and are considered acceptable.

The magnitude and extent of these changes are minimal and do not alter the broader flood behaviour within the catchment. In accordance with the Flood Risk Management Guide LU01, changes less than 0.01 m are generally considered negligible, and exceedances occurring within a drainage easement are acceptable. The proposed development is considered to result in negligible change to the existing flood condition and thus complies with Councils requirements.

Some minor computation variations are noted along Oxley St however the dispersed nature and the presence of reductions nearby indicates minor model instability rather than true impacts due to the development.

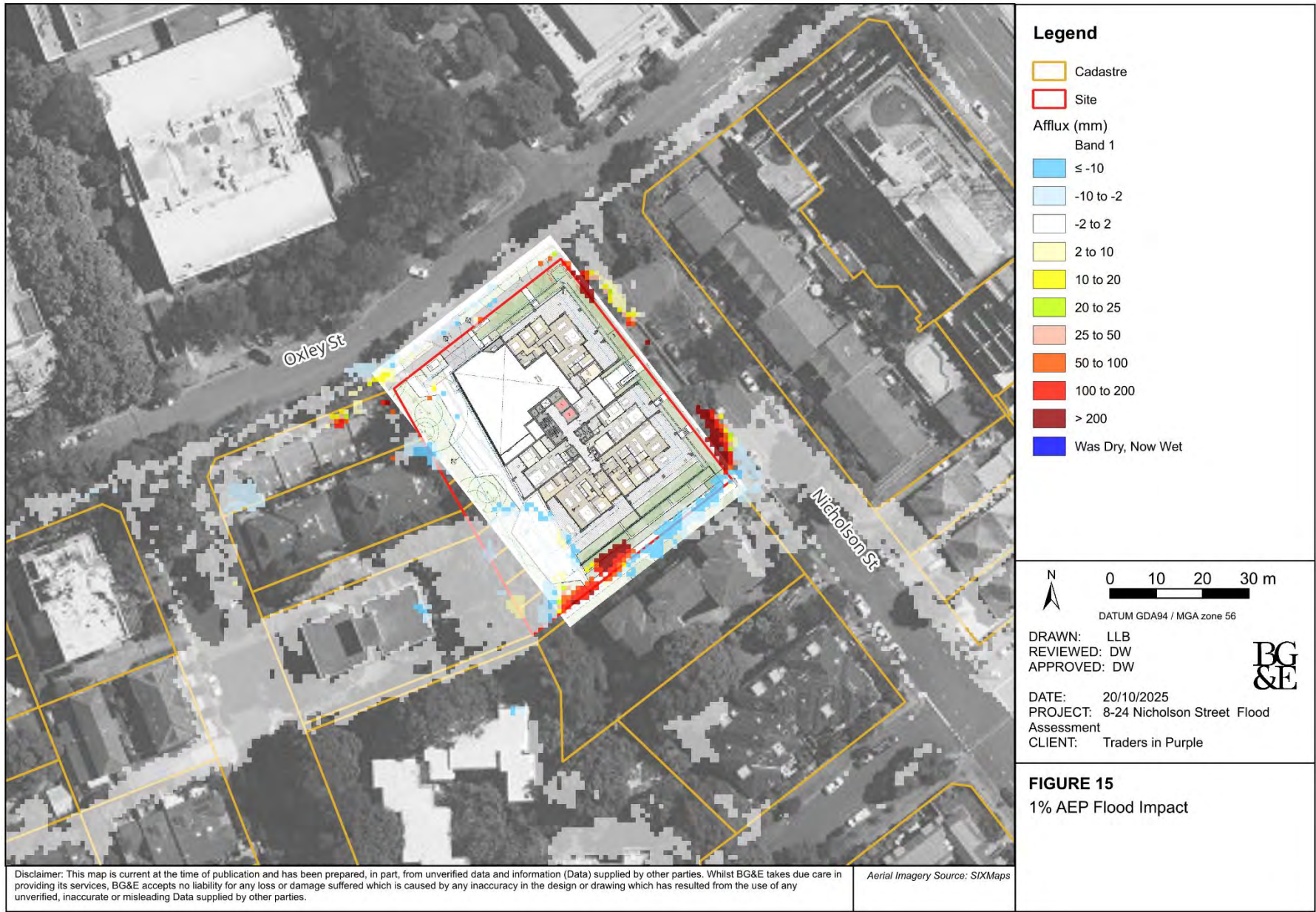


Figure 15- 1% AEP Flood Impact

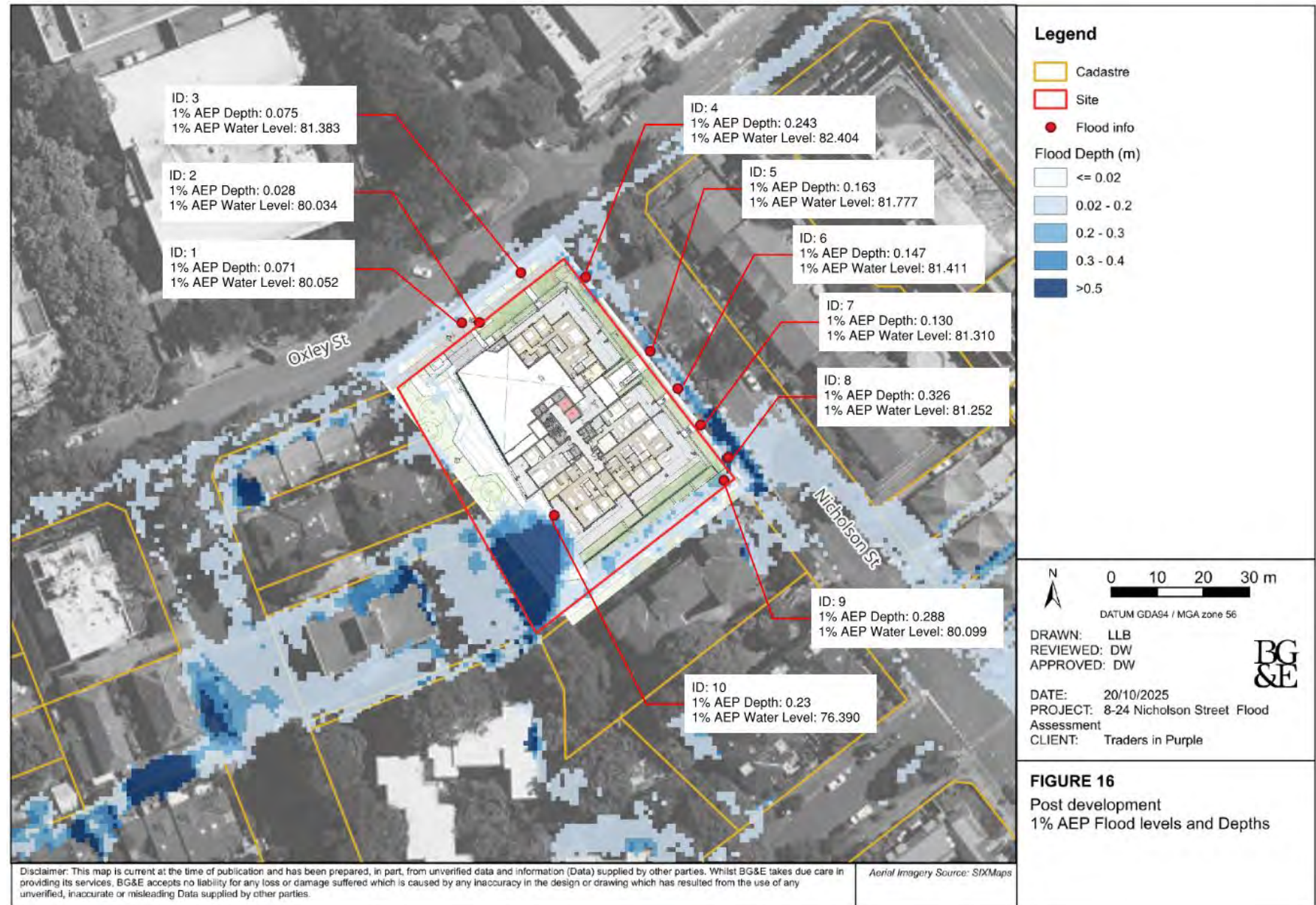


Figure 16- Post development 1% AEP flood levels and depth

3.3 Compliance to Flood Controls

As outlined in North Sydney Council's Floodplain Management Policy (Interim) 2022, all development within the Local Government Area (LGA) must comply with the flood-related development requirements specified in the policy. Section 4.4 of the document sets out the applicable Flood Planning Level (FPL) criteria for proposed developments and is summarised in Table 3-2. The FPL incorporates a fixed freeboard allowance that provides a safety margin for uncertainties in flood modelling and site conditions such as wave action and turbulence. This allowance does not include any provision for climate change impacts however at this site the impacts of climate change are considered to be low, with the variation between the PMF and 1% AEP observed to be very small.

Table 3-2: Compliance with Flood Controls of North Sydney Council

Building Zone	ID Number	Building Use	Flood Levels (m AHD)	FFL (m AHD)	Compliant
Basement Carpark Oxley St Entrance	1	Access to Below Ground Garage / Car Park <i>1% AEP flood level +0.3m or the PMF, whichever is lower.</i>	1% AEP: 80.05 +0.3m = 80.35 PMF=80.07	80.18	Y
Fire Evacuation Stairs				80.30	Y
Ground Floor Main Building residential entrance	5	Residential habitable levels <i>1% AEP flood level +0.3m</i> Access to Below Ground Garage / Car Park via voids <i>1% AEP flood level +0.3m or the PMF, whichever is lower.</i>	1% AEP: 81.78 +0.3m = 82.08 PMF=82.00	82.1	Y
Ground Floor residential entrance	3		1% AEP: 81.38 +0.3m = 81.68 PMF=81.43		Y
	6		1% AEP: 81.41 +0.3m = 81.71 PMF=81.98		Y
	7		1% AEP: 81.31 +0.3m = 81.61 PMF=82.02		Y
Ground Floor residential entrance (Non-habitable)	9	<i>1% AEP flood level +0.3m or the PMF, whichever is lower (where access to basement is present)</i>	1% AEP: 80.01 +0.3m = 82.08 PMF=		Y
Lower ground floor Fire Pump room	10	<i>1% AEP flood level</i>	1% AEP: 76.39 +0.3m = 76.69 PMF=76.54	78.8	Y

3.4 Compliance SEARs Requirements

The intent of the Secretary's Environmental Assessment Requirements (SEARs) is to ensure that developments appropriately identify flood-related risks, assess potential impacts on and off-site, and demonstrate compliance with relevant flood planning controls. This includes consideration of flood behaviour up to the Probable Maximum Flood (PMF), site access and egress during flood events, and the potential influence of climate change.

The flood impact assessment presented in this report has addressed these objectives by examining flood behaviour at the site for both the 1% AEP and PMF events, including mapping of flood extent, depth, and water levels. Site access during flood conditions has also been assessed based on the proposed layout, including the carpark entry from Oxley Street and the main building entrance from Nicholson Street.

3.4.1 Velocity Conditions and Flood Risk

Under existing conditions (Figure 17), flood conveyance through the site is primarily concentrated along the rear portion and adjacent drainage path extending between Oxley Street and Nicholson Street. Velocities across most of the site are low, Localised higher velocities (up to 1.25 m/s) are observed near the central flow path.

Following development (Figure 18), the proposed building footprint and associated hardstand areas redirect overland flow around the structure toward the southern and eastern boundaries. All flow ends at the same location, being the ponded area at the south-west corner of the property. The development results in high velocities being contained within the easement along the edge of the property. This is an emergency egress path in the event of fire however outside of this it is considered to be a non-trafficked area. As such, this is considered appropriate.

With regards to hazard, in the 1% AEP event, all areas with the exception of the south west corner are considered to be H1-H2 hazard under AIDR General flood hazard vulnerability curves (AIDR 2017). The south west corner is considered to be H3, which is unsafe for Unsafe for vehicles, children and the elderly. This area is proposed to contain appropriate signage to ensure users are aware of the risks that may be present during rare rainfall events. This management strategy is discussed in Section 3.4.4. Along the building edge within the overland flow path there is noted to be some H4 present – these within the overland flow corridor and are due to velocity. Noting this area is not proposed to be trafficked this is not considered to be of concern.

The assessment undertaken confirms the development does not increase downstream velocities or flood hazard. Flow patterns remain consistent with existing conditions, with floodwaters contained within landscaped and kerb areas. The identified ponded zone should be noted as localised depression and appropriate signage provided

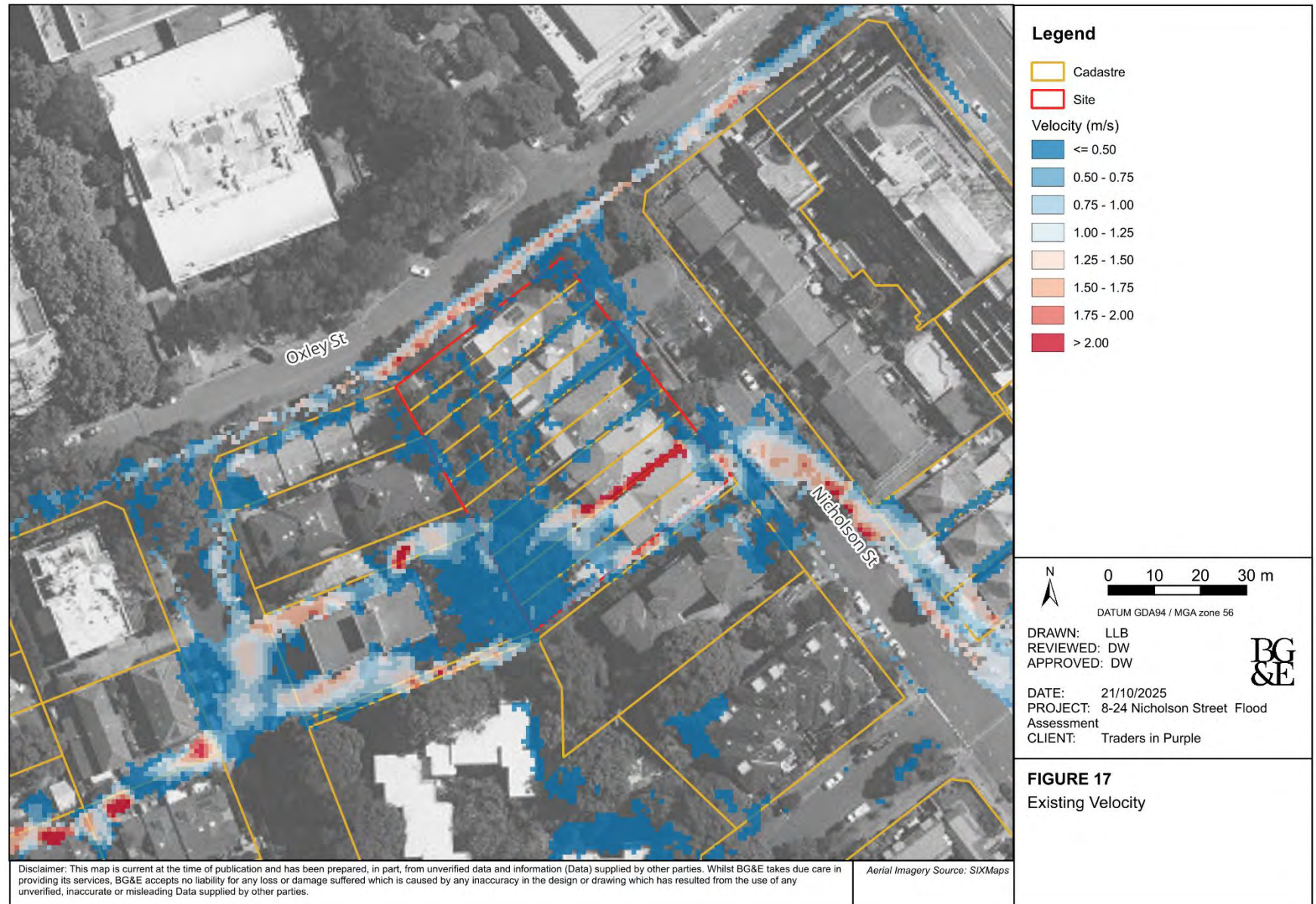


Figure 17 – Existing Velocity

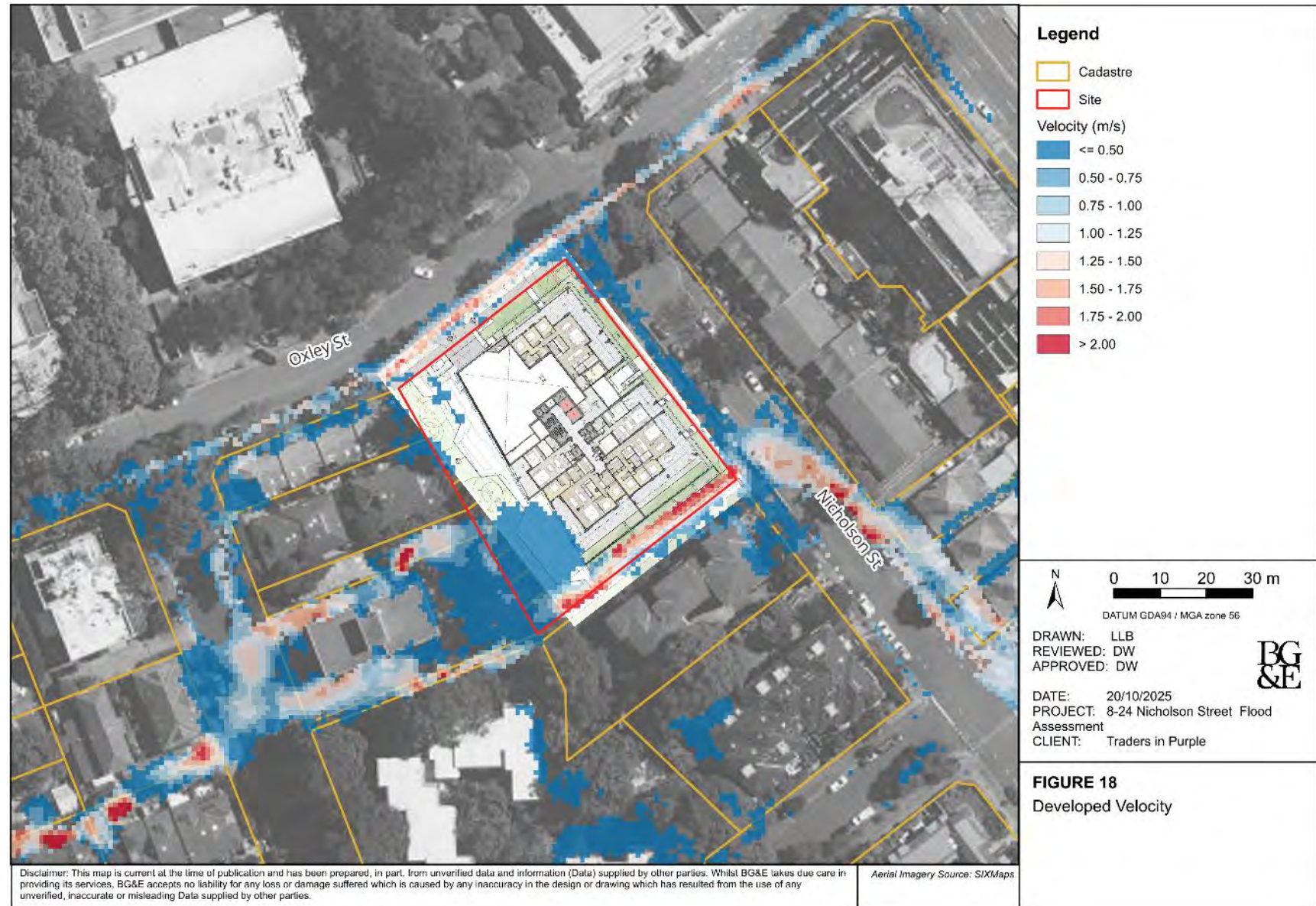


Figure 18 – Developed Velocity

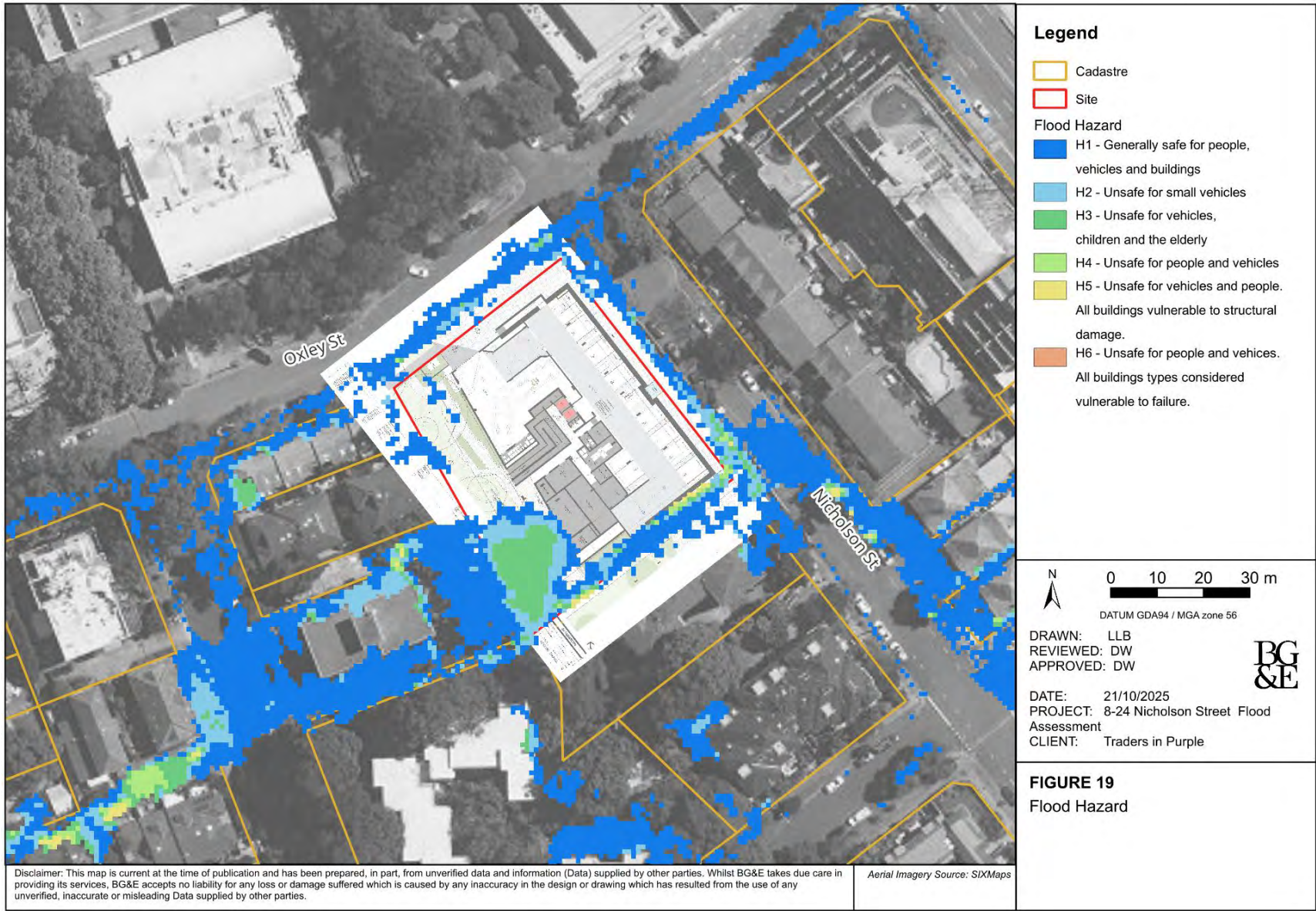


Figure 19 – Flood Hazard

3.4.2 Site Access and Egress Points

Two primary access and egress points are provided for the proposed development, as shown on Figure 20, noting that some ground floor apartments also have private egress points. Fire stairs are present onsite and have separate egress points but are not considered relevant for consideration of flood impacts (noting that these egress points all meet the required flood immunity requirements) given the very low likelihood of a fire evacuation occurring at the same time as a 1% AEP rainfall event.

During rare flood events both access points may be subject to minor surface inundation within the roadway and drains adjacent to the exits. The modelling results indicate that shallow ponding occurs in front of these entries; however, the depth is low, and duration of inundation are limited (<30 mins). Inundation is generally contained within the roadway kerb and channel, with no significant flow path, or breakout flows present.

At all locations, the proposed development levels remain above the adjacent surface flow path levels up to and including in the PMF event. As the inundation that may be experienced will be shallow and short duration, flood impacts at the access points are considered manageable and acceptable within the context of local flood behaviour

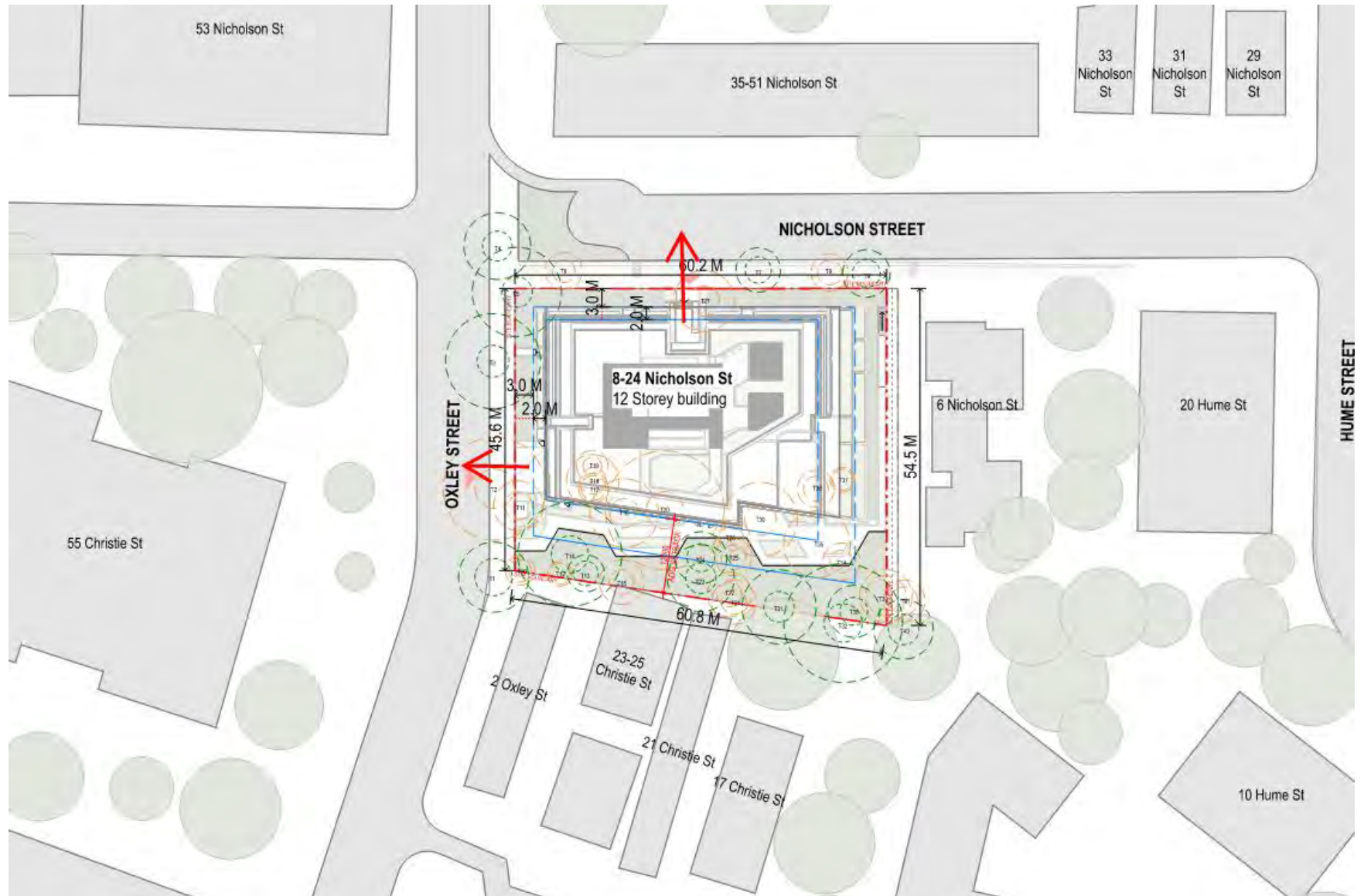


Figure 20- Site Egress Point

3.4.3 Effects of Climate Change

Given the small difference between the PMF and 1% AEP flood levels (around 0.04 m), the site is not considered to be at significant additional risk under climate change scenarios. Given the small variations between the PMF and 1% AEP (existing conditions) any increase due to climate change is not considered likely to significantly change the risk or function of the property. All proposed entrances are higher than the PMF levels observed and thus considered to be appropriate in the event of climate change resulting in increased flood levels at the site.

3.4.4 Flood Risk Management Measures

All access points are located above the PMF and/or the 1% AEP + 300 mm. The levels were derived based on the modelling undertaken and adjusted to appropriately consider the flood risk. At the rear of the property however, where water ponds, it is recommended signage is placed at the location to ensure that people are aware the area may be inundated in severe storms. It should be noted that as the area has no roof protection, the likelihood of people being present in an event that causes inundation in this area is considered low, as most persons would have sought shelter up on the podium area of the building. Similarly, the overland flow path on the south west of the site may experience fast flow during rainfall events. It is recommended signage is present within the area to inform users that it is an overland flow path and may be subject to inundation during heavy rainfall.

Due to the very short duration of flooding experienced by the site, it is considered that a Flood Emergency Management Plan (FEMP) is not required. Any FEMP developed would be unable to be enacted in the period of inundation that would be experienced. In general, at the entrance points water is contained within the drainage and kerbs, as such signage is not proposed as the inundation present will be functioning as designed within the drainage systems.



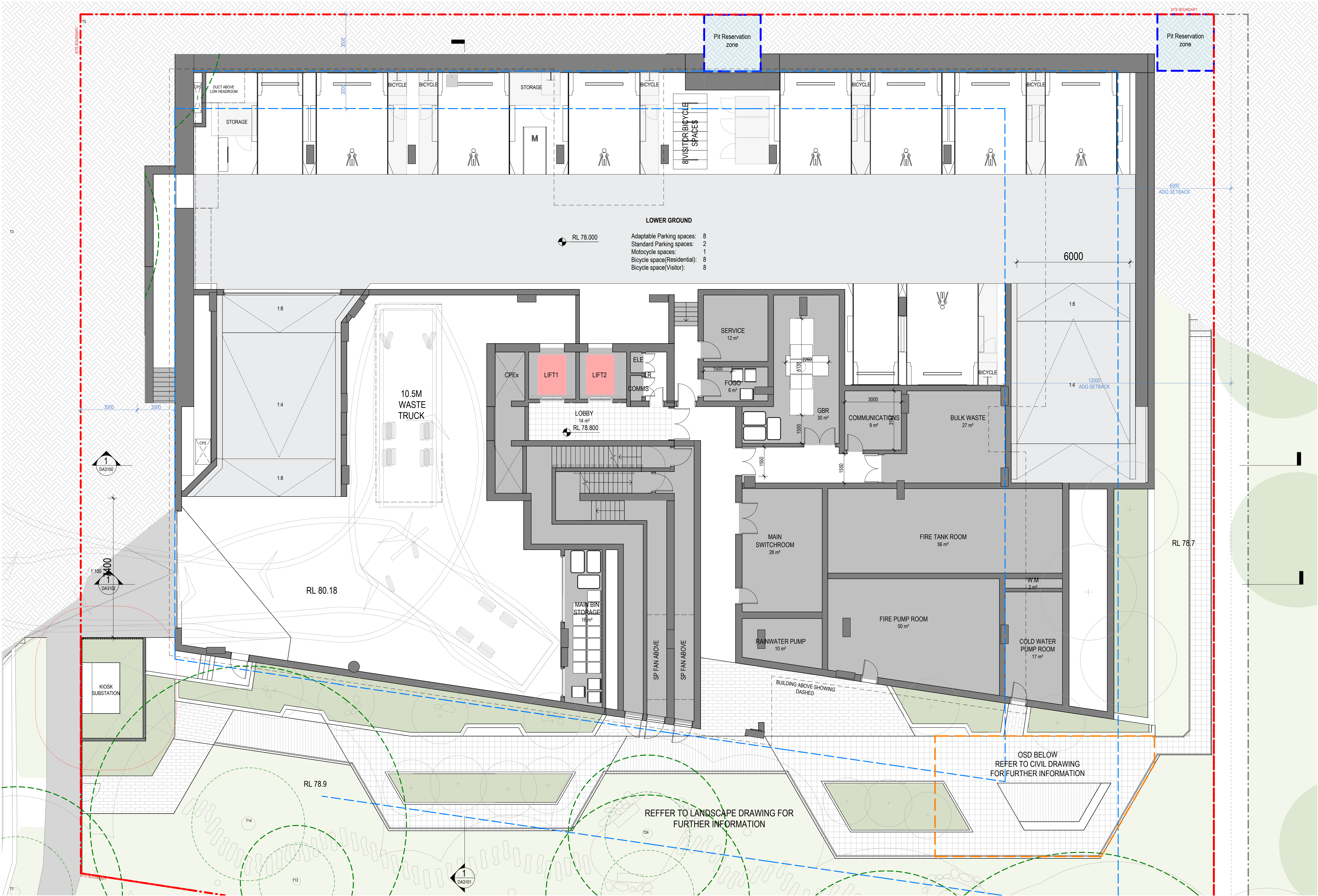
Example Signage

4. Conclusions

This Flood Impact Assessment has been prepared to support the proposed development located at the corner of Oxley Street and Nicholson Street. The existing conditions model was updated to incorporate 2020 LiDAR data, detailed site survey, pipe inspection records, and refinements to hydraulic inputs, forming the basis for comparison with the developed scenario.

The developed model includes the proposed building footprint and assesses flood behaviour for both the 1% AEP and PMF events. The impact assessment evaluated changes in flood levels resulting from the development layout and confirms that any increases are minor and remain contained within the existing drainage easement, with no adverse impact on adjacent properties. All entrance levels and floor levels have been set above the applicable flood planning level of 1% AEP + 0.30 m (or PMF where relevant), confirming that the proposed development satisfies both Council flood control requirements and the relevant SEARS requirements.

Appendix A - Architectural Drawings – Lower Groundfloor



Amendments		
Issue	Description	Date
3	FOR INFORMATION	08/25/2025
4	FOR INFORMATION	08/29/2025
5	FOR INFORMATION	09/11/2025
6	FOR INFORMATION	09/17/2025
7	FOR INFORMATION	09/18/2025
8	FOR INFORMATION	09/24/2025
9	FOR INFORMATION	09/30/2025
10	FOR REVIEW	10/01/2025
11	FINAL DRAFT	10/03/2025
A	FOR DA SUBMISSION	10/10/2025
LB	FOR DA SUBMISSION	10/17/2025

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Project Title
8 Nicholson St, Wollstonecraft NSW 2065

Drawing Title
LOWER GROUND FLOOR PLAN

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Do not scale drawings. Use figured Dimensions.

DA SUBMISSION				
Plotted and checked by	SZ	Approved	AE	
Verified	SC	Drawing Created (by)	SC	
Drawing Created (date)				17/10/25
Scale	Project No	Drawing No	Issue	
1 : 100	A252180	DA2002	B	
@ A1				

10/17/2025 3:46:57 PM

Appendix B - Architectural Drawings - Groundfloor



Amendments		
Issue	Description	Date
2	FOR REVIEW	08/20/2025
3	FOR INFORMATION	08/25/2025
4	FOR INFORMATION	08/29/2025
5	FOR INFORMATION	09/11/2025
6	FOR INFORMATION	09/17/2025
7	FOR INFORMATION	09/18/2025
8	FOR INFORMATION	09/24/2025
9	FOR REVIEW	10/01/2025
10	FINAL DRAFT	10/03/2025
A	FOR DA SUBMISSION	10/10/2025
LB	FOR DA SUBMISSION	10/17/2025

URBAN PLANNERS
PlannING&CO.
+61 406 428 465
BUILDING SERVICES
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+61 419 995 327
STRUCTURE
BG&E
+61 2 9250 3083

LANDSCAPE
Ground Ink
+61 2 9411 3279
TRAFFIC
Ason Group
+61 2 9083 6601
NCC
-

Client
8 NICHOLSON STREET WOLLSTONECRAFT PTY LTD
2/222 Pitt St, Sydney NSW 2000

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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
8 Nicholson St, Wollstonecraft NSW 2065
Drawing Title
GROUND FLOOR PLAN
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Do not scale drawings. Use figured Dimensions.

DA SUBMISSION				
Plotted and checked by	SZ	Verified	SC	Approved
Drawing Created (date)		Drawing Created (by)	SC	
Scale	Project No	Drawing No	Issue	
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@ A1				

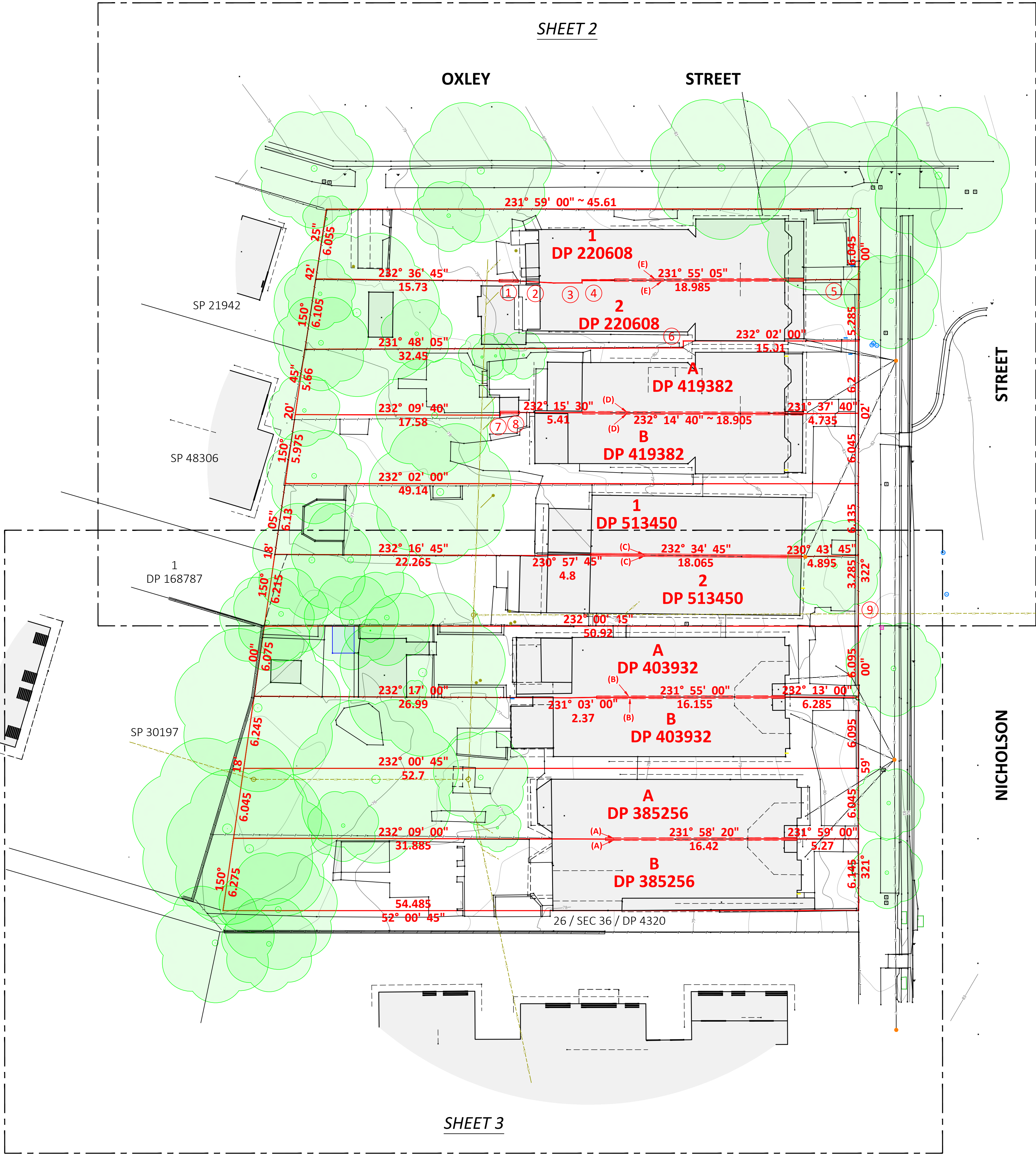
10/17/2025 3:47:02 PM

Appendix C - Survey Plan

WINDOW/DOOR SCHEDULE		
No.	TOP RL	BOT. RL
D1	79.26	NOT VIS.
W1	81.91	80.66
W2	81.37	80.08
W3	81.33	80.10
W4	97.80	95.98
W5	95.12	93.30
W6	92.41	90.59
W7	89.72	87.90
W8	87.01	85.19
W9	84.31	82.48
W10	81.59	79.77
W11	78.89	77.07
W12	97.80	96.47
W13	95.12	93.79
W14	92.41	91.08
W15	89.72	88.39
W16	87.01	85.68
W17	84.31	82.98
W18	81.59	80.27
W19	78.89	77.57
W20	97.80	96.47
W21	95.12	93.79
W22	92.41	91.08
W23	89.72	88.39
W24	87.01	85.68
W25	84.31	82.98
W26	81.59	80.27
W27	78.89	77.57
W28	97.80	95.98
W29	95.12	93.30
W30	92.41	90.59
W31	89.72	87.90
W32	87.01	85.19
W33	84.31	82.48
W34	81.59	79.77
W35	78.89	77.07
W36	84.09	83.00
W37	86.84	85.75
W38	89.60	88.50
W39	84.60	83.09
W40	87.18	85.67
W41	89.76	88.25
W42	85.81	84.26
W43	88.57	NOT VIS.
W44	91.15	89.83
D2	85.71	NOT VIS.
D3	88.47	NOT VIS.
D4	91.15	NOT VIS.
W45	85.81	84.26
W46	88.57	87.24
W47	91.16	89.83
W48	92.51	NOT VIS.
W49	92.51	NOT VIS.
W50	87.08	85.30
W51	89.84	88.05
W52	92.53	91.01
W53	86.84	85.72
W54	89.59	88.50
W55	92.36	91.27
W56	87.08	85.30
W57	89.84	88.05
W58	92.52	90.94
W59	84.38	83.35
W60	84.38	83.35

- NOTES**
- Do not scale from this plan.
 - The purpose of this Detail Survey plan is to show detail and levels for planning and design. Do not use the information shown for any other purpose.
 - Plan coordinates have been determined from ground (real) distances and are related to an MGA (GDA2020) (grid) point of origin. A scale factor must be applied to convert plan coordinates to true MGA (GDA2020) grid coordinates.
 - A preliminary fixation of subject site boundaries has been made. Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is recommended to define the boundaries of the site.
 - Contours are an indication of the topography and should only be used for planning purposes. Spot levels only should be used for detailed design.
 - The relationship of built form and natural features to boundaries is diagrammatic and if critical should be confirmed by a Boundary Survey. Boundary setbacks (if shown) are approximate only.
 - The location of any easements and interests shown has been calculated from the creating document noted in the Certificate of Title(s) for the subject site only and current at the date of survey. Easements and interests remote to the survey area have not been investigated. We strongly recommend obtaining an updated Certificate of Title prior to any design or construction.
 - Building and feature descriptions are to be used for general identification purposes only and may require further investigation.
 - Underground services location and levels shown on this plan are in accordance with the accuracies stated in ASS488-2013 Classification of Subsurface Utility Information (SU) and have been determined by an underground service locating consultant. Underground services linework is indicative only. Point data only should be used for detailed design. SurveyPlus Pty Ltd takes no responsibility for the accuracy or completeness of any underground service information. Other visible services have been located by survey. It is recommended to contact Before You Dig Australia and the relevant service authority prior to commencement of any work.
 - Only those windows visible and unobscured from within the subject property on the date of survey have been located.
 - Tree information and canopy location is approximate (and not necessarily symmetrical) and if critical may require further assessment.
 - The DWG format file for this plan is integral and contains additional spatial information not able to be displayed in the PDF file.
 - This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus.
 - These notes and interests noted in the Certificate of Title form an integral part of this plan and must not be erased.

- (A) CROSS EASEMENT (F958264)
(B) CROSS EASEMENT (G875794)
(C) CROSS EASEMENT (J969598)
(D) CROSS EASEMENT (H659884)
(E) CROSS EASEMENT (J613635)



SHORT LINE SCHEDULE		
No.	BEARING	DISTANCE
1	232°17'45"	1.64
2	235°22'45"	2.985
3	231°54'45"	2.485
4	141°54'45"	0.23
5	231°27'45"	4.71
6	51°48'05"	0.595
7	52°09'40"	0.23
8	232°02'00"	1.645
9	321°59'00"	2.78

Stuart John Hildebrand
STUART JOHN HILDEBRAND
REGISTERED SURVEYOR NSW NO. SU008832

SITE PLAN



CLIENT
8 NICHOLSON STREET
WOLLONSTONECRAFT PTY LTD

REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY
C	11.09.2025 UNDERGROUND SEWER SERVICE INFORMATION ADDED	DO	RS	DO
B	14.03.2024 CALCULATED LOT AREAS ADDED	—	SH	SH
A	11.03.2024 AS SURVEYED ON SITE	DO	RS	JC

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Byron Bay P 02 6672 1256
office@surveyplus.com.au
Tweed Heads P 07 5536 6467
office@surveyplus.com.au

DATE OF SURVEY	06.03.2024 & 09.09.2025
ORIGIN OF LEVELS	SSM 86492 RL 83.697 (AHD)
ORIGIN OF COORDS	SSM 86492 (MGA-GDA2020)
CONTOUR INTERVAL	0.5m

DRAWING TITLE

DETAIL SURVEY PLAN
LOT A & B DP 385256, LOT A & B DP 403932, LOT 1 & 2 DP 513450,
LOT A & B DP 419382, LOT 1 & 2 DP 220608
No. 8-24 NICHOLSON STREET, WOLLSTONECRAFT



SCALE	AS SHOWN(A1)
REVISION	C
SHEET	1 OF 3
REF	23199_DET_1C

NOTES

- Do not scale from this plan.
- The purpose of this Detail Survey plan is to show detail and levels for planning and design. Do not use the information shown for any other purpose.
- Plan coordinates have been determined from ground (real) distances and are related to an MGA (GDA2020) (grid) point of origin. A scale factor must be applied to convert plan coordinates to true MGA (GDA2020) grid coordinates.
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- Underground services location and levels shown on this plan are in accordance with the accuracies stated in A55488-2013 - Classification of Subsurface Utility Information (SUI) and have been determined by an underground service locating consultant. Underground services linework is indicative only. Point data only should be used for detailed design. SurveyPlus Pty Ltd takes no responsibility for the accuracy or completeness of any underground service information. Other visible services have been located by survey. It is recommended to contact Before You Dig Australia and the relevant service authority prior to commencement of any work.
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- These notes and interests noted in the Certificate of Title form an integral part of this plan and must not be erased.

LEGEND	
BOL	- Bollard
FL	- Floor Level
G XX.XX	- Gutter RL XX.XX
GASM	- Gas Meter
IL XX.XX	- Invert Level RL XX.XX
PP	- Power Pole
R XX.XX	- Ridge/Roof RL XX.XX
SI	- Sign
SIP	- Sewer Inspection Point
SL XX.XX	- Surface Level RL XX.XX
SMH	- Sewer Manhole
STW	- Stormwater
SV	- Stop Valve
TPIT	- Telecommunication Pit
UPIT	- Unknown Pit
WM	- Water Meter
ET	- Overhead Comms/Electricity Wires
US	- Underground Sewer Service (Approx. Location by BYDA)

WINDOW/DOOR SCHEDULE			
No.	TOP RL	BOT. RL	NOT VIS.
D1	79.26	80.66	
W1	81.91	80.66	
W2	81.37	80.08	
W3	81.33	80.10	
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W5	95.12	93.30	
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W18	81.59	80.27	
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W35	78.89	77.07	
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W38	89.60	88.50	
W39	84.60	83.09	
W40	87.38	85.67	
W41	89.76	88.25	
W42	85.81	84.26	
W43	88.57	NOT VIS.	
W44	91.15	89.83	
D2	85.71	NOT VIS.	
D3	88.47	NOT VIS.	
D4	91.15	NOT VIS.	
W45	85.81	84.26	
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W47	91.16	89.83	
W48	92.51	NOT VIS.	
W49	92.51	NOT VIS.	
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W52	92.53	91.01	
W53	86.84	85.72	
W54	89.59	88.50	
W55	92.36	91.27	
W56	87.08	85.30	
W57	89.84	88.05	
W58	92.52	90.94	
W59	84.38	83.35	
W60	84.38	83.35	

CLIENT
**8 NICHOLSON STREET
WOLLONSTONECRAFT PTY LTD**

REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY
C	11.09.2025 UNDERGROUND SEWER SERVICE INFORMATION ADDED	DO	RS	DO
B	14.03.2024 CALCULATED LOT AREAS ADDED	DO	SH	SH
A	11.03.2024 AS SURVEYED ON SITE	DO	RS	JC

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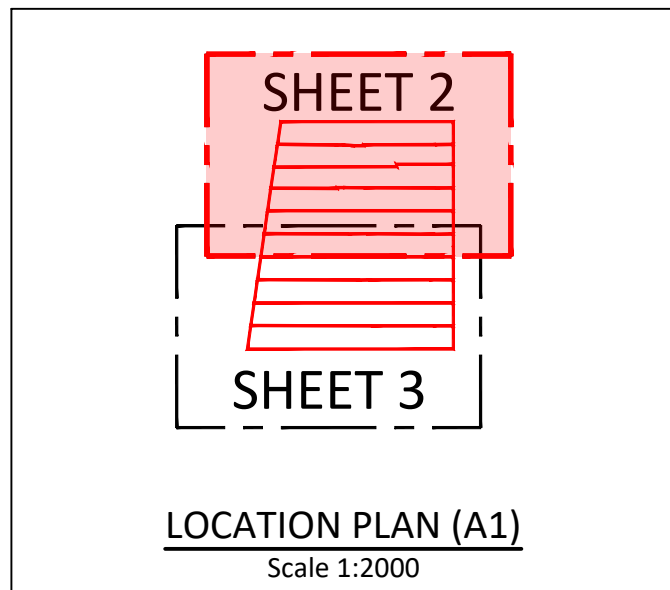
Sydney P 02 9551 2921
info@surveyplus.com.au
Byron Bay P 02 6672 1256
office@surveyplus.com.au
Tweed Heads P 07 5536 6467
office@surveyplus.com.au

DATE OF SURVEY	06.03.2024 & 09.09.2025
ORIGIN OF LEVELS	SSM 86492 RL 83.697 (AHD)
ORIGIN OF COORDS	SSM 86492 (MGA-GDA2020)
CONTOUR INTERVAL	0.5m

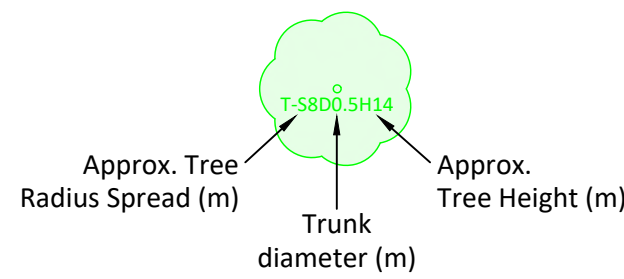
DRAWING TITLE

DETAIL SURVEY PLAN
LOT A & B DP 385256, LOT A & B DP 403932, LOT 1 & 2 DP 513450, LOT A & B
DP 419382, LOT 1 & 2 DP 220608
No. 8-24 NICHOLSON STREET, WOLLSTONECRAFT

SCALE	AS SHOWN(A1)
REVISION	C
SHEET	2 OF 3
REF	23199_DET_1C



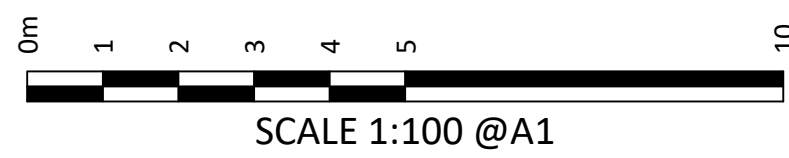
TREE DIAGRAM



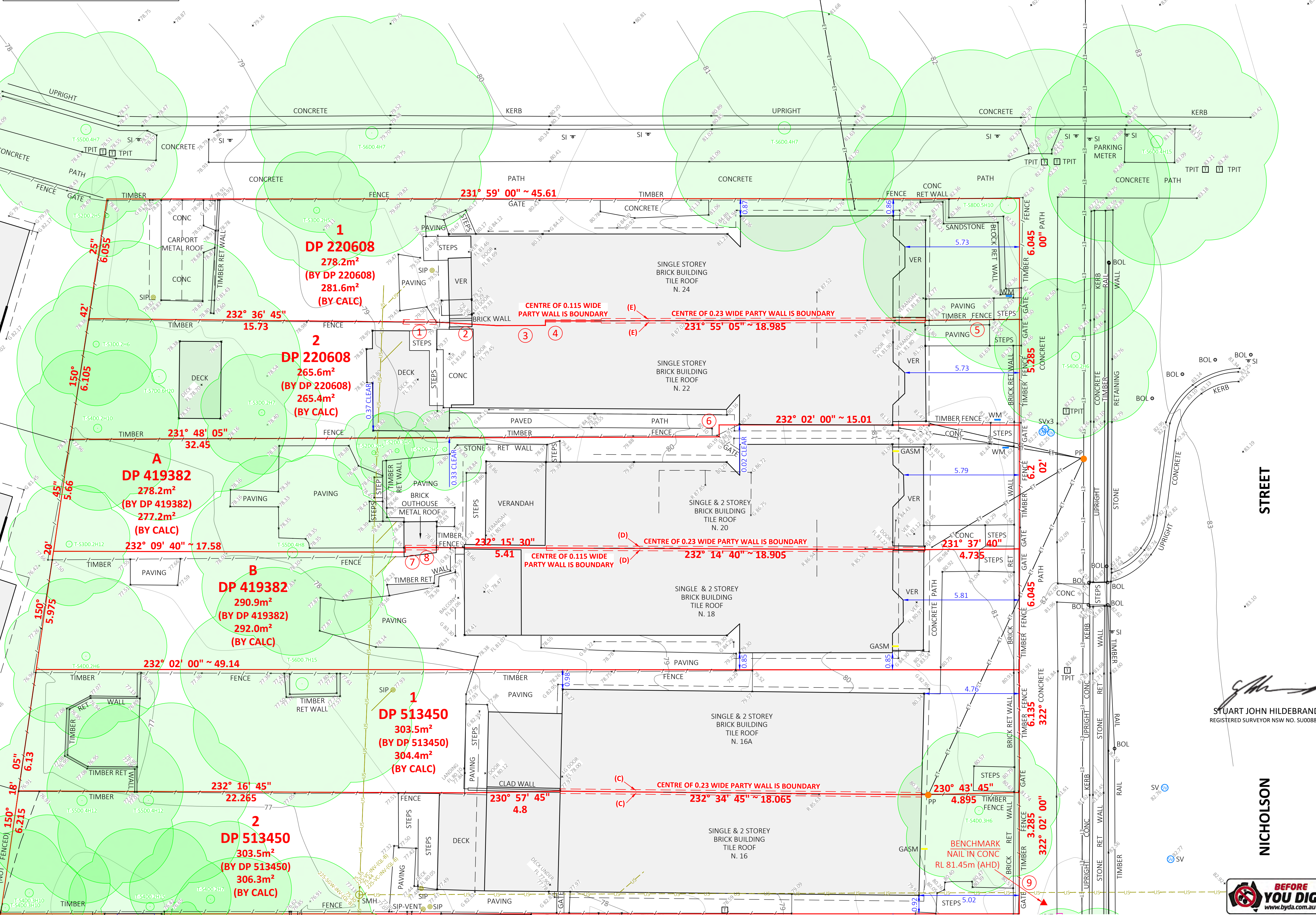
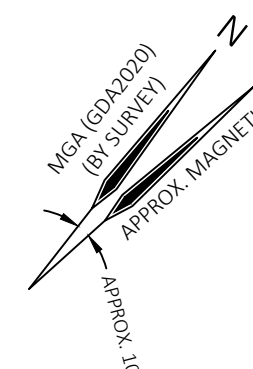
- (A) CROSS EASEMENT (F958264)
- (B) CROSS EASEMENT (G875794)
- (C) CROSS EASEMENT (J969598)
- (D) CROSS EASEMENT (H659884)
- (E) CROSS EASEMENT (J613635)

UNDERGROUND SERVICE CODES & LEVELS

Pipe diameter/size 300-PVC-INVC (QL-A) A55488 Quality (mm) & material Position Located
(QL-A) - Validated, measured directly to Utility (Potholed)
(QL-B) - Traced, electronic detection of Utility
(QL-C) - Aligned to Utility surface features
(QL-D) - Indicative, as per BYDA diagrams or existing records



No.	BEARING	DISTANCE
1	232°17'45"	1.64
2	235°22'45"	2.985
3	231°54'45"	2.485
4	141°54'45"	0.23
5	231°27'45"	4.71
6	51°48'05"	0.595
7	52°09'40"	0.23
8	232°02'00"	1.645
9	321°59'00"	2.78



STUART JOHN HILDEBRAND
REGISTERED SURVEYOR NSW NO. SU008832

NICHOLSON



Appendix D - Stormwater Inspection

Project

Project name	8-24 Nicholson St Wollstonecraft
Project date	16/07/2025
Job End Date	16/07/2025

Client

Company	Traders In Purple Pty Ltd
Responsible person	Simon Nesbitt
Street	Governor Phillip Tower, L27, 1 Farrer Place,
City	SYDNEY, NSW 2000
Phone	1300 432 432
E-Mail	tradersinpurple.com



Project remarks

QURON Pty Ltd

43 Robert Street, TELOPEA, NSW 2117

Tel. 0408 924 445

admin@quron.com.au

**Table of Contents**

Project name	Project number	Project date
8-24 Nicholson St Wollstonecraft	Pre-Dilapidation	16/07/2025

Project Information	P-1
Section Profile	P-2
Section: 1; MH 4 - MH 3	1
Section: 2; MH 3 - MH 2	6
Section: 3; MH 2 - MH 1	8
Section: 4; DEAD END - MH 2	9
Section: 5; PIT 1 - PIT 2	11

QURON Pty Ltd

43 Robert Street, TELOPEA, NSW 2117

Tel. 0408 924 445

admin@quron.com.au

**Project Information**

Project name 8-24 Nicholson St Wollstonecraft	Project number Pre-Dilapidation	Project date 16/07/2025
---	---	-----------------------------------

Client

Company: Traders In Purple Pty Ltd
Responsible person: Simon Nesbitt
Division:
Street: Governor Phillip Tower, L27, 1 Farrer Place,
:
City: SYDNEY, NSW 2000
Phone: 1300 432 432
Fax:
Mobile: 0438 238 278
E-Mail: tradersinpurple.com

**Contractor**

Company: QURON Pty Ltd
Responsible person: Dean Clogher
Division: CCTV Inspection & Reports
Street: 43 Robert Street
City: TELOPEA, NSW 2117
Phone: 0408 924 445
Fax: N/A
Mobile: 0408 924 445
E-Mail: admin@quron.com.au

Section Profile

Project name 8-24 Nicholson St Wollstonecraft	Project number Pre-Dilapidation	Project date 16/07/2025
---	---	-----------------------------------

Section No.	US MH	DS MH	Date of Inspection	Address/Location	Material	Inspected Length	Pipe Asset ID
1	MH 4	MH 3	16/07/2025	Nicholson St	Vitrified clay	51.47	LIVE SEWER (S1)
2	MH 3	MH 2	16/07/2025	Nicholson St	Vitrified clay	13.67	LIVE SEWER (S2)
3	MH 2	MH 1	16/07/2025	Nicholson St	Vitrified clay	18.16	LIVE SEWER (S3)
4	DEAD END	MH 2	16/07/2025	Nicholson St	Vitrified clay	14.95	LIVE SEWER (S4)

4 x Circular 225 = 98.24 Section Length [m] (98.24 Inspected Length)

Section No.	US MH	DS MH	Date of Inspection	Address/Location	Material	Inspected Length	Pipe Asset ID
5	PIT 1	PIT 2	16/07/2025	Nicholson St	Reinforced Concrete	106.75	STORMWATER (S1)

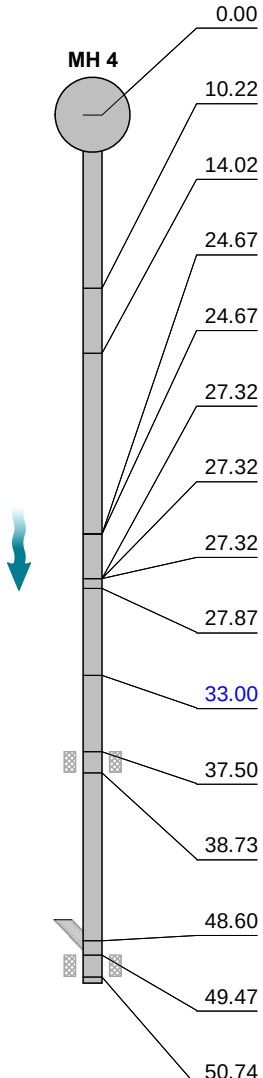
1 x Circular 750 = 106.75 Section Length [m] (106.75 Inspected Length)

Total: 5 = 204.99 Section Length [m] (204.99 Inspected Length)

Section Inspection - 16/07/2025 - LIVE SEWER (S1)

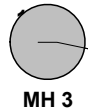
Date of Inspection 16/07/2025	Time of Inspection 7:30 AM	Asset Owner Sydney Water	Pipe Asset ID LIVE SEWER (S1)	Nr. 1
Project name 8-24 Nicholson St Wollstonecraft	Case/Job Number. Pre-Dilap	Coding Standard WSA 05-2008 2.2	Name of operator Adam Dempsey	Job Number AD 16-07-2025-J1

City SYDNEY	US MH MH 4	Unit Length 0.00 m
Address Nicholson St	Direction Downstream	GIS length 0.00 m
Location Type Footpath or verge	DS MH MH 3	Inspected Length 51.47 m
Operation Gravity Sewer	Use Sewage	Year Laid
Profile Circular 225mm	Purpose of inspection Pre-Dilapidation Inspection	
Lining Material Not Applicable	Method of inspection CCTV Tractor Camera	
Lining Type Manufacturer's lining	Precipitation No precipitation	
Dia/Height 225 mm	Cleaning The conduit was not cleaned prior to the inspection	
Material Vitrified clay	Flow control No measures taken	
General comment		

1:445	[m]	Code	Observation Text	MPEG	Photo	Grade
	0.00	STMH	Start node, maintenance hole, Nodename:, MH 4 / MH ON FOOTPATH OUTSIDE No.7	00:00:00		
	10.22	CLW	Longitudinal wall crack, at joint, width: 0.1mm at 1 o'clock	00:01:47	1	1
	14.02	RF	Fine roots--a relatively small number of flexible minor roots, Obstruction: <5% from 10 o'clock to 11 o'clock	00:02:44	2	1
	24.67	RF	Fine roots--a relatively small number of flexible minor roots, at joint, Obstruction: <5% at 7 o'clock	00:04:38	3	1
	24.67	RF	Fine roots--a relatively small number of flexible minor roots, at joint, Obstruction: 5-20% from 2 o'clock to 5 o'clock	00:04:54	4	1
	27.32	RF	Fine roots--a relatively small number of flexible minor roots, at joint, Obstruction: <5% from 4 o'clock to 5 o'clock	00:05:39	5	1
	27.32	RF	Fine roots--a relatively small number of flexible minor roots, at joint, Obstruction: <5% from 7 o'clock to 8 o'clock	00:05:56	6	1
	27.32	CCW	Circumferential wall crack, at joint, width: 0.5mm from 5 o'clock to 7 o'clock	00:06:02	7	1
	27.87	RF	Fine roots--a relatively small number of flexible minor roots, at joint, Obstruction: 5-20% from 10 o'clock to 2 o'clock	00:06:28	8	1
	33.00	RM	A mass of mostly fine roots, which has developed into an interwoven clump, at joint, Obstruction: 5-20% from 2 o'clock to 5 o'clock	00:07:52	9	3
	37.50	S01 RPL	Point repair, localised lining--less than the complete inspection length, length: 600mm from 12 o'clock to 12 o'clock, Start #	00:08:44	10	
	38.73	F01 RPL	Point repair, localised lining--less than the complete inspection length, length: 600mm from 12 o'clock to 12 o'clock, Finish #	00:09:02	11	
	48.60	JNGO	Junction open, good workmanship, height: 150mm at 3 o'clock	00:10:30	12	
	49.47	S02 RPL	Point repair, localised lining--less than the complete inspection length, length: 1000mm from 12 o'clock to 12 o'clock, Start #	00:10:51	13	
	50.74	F02 RPL	Point repair, localised lining--less than the complete inspection length, length: 1000mm from 12 o'clock to 12 o'clock, Finish #	00:11:20	14	

Section Inspection - 16/07/2025 - LIVE SEWER (S1)

Date of Inspection 16/07/2025	Time of Inspection 7:30 AM	Asset Owner Sydney Water	Pipe Asset ID LIVE SEWER (S1)	Nr. 1
Project name 8-24 Nicholson St Wollstonecraft	Case/Job Number. Pre-Dilap	Coding Standard WSA 05-2008 2.2	Name of operator Adam Dempsey	Job Number AD 16-07-2025-J1



[m]
51.47

Code
FMMH

Observation Text

Finish node, maintenance hole, Nodename:, MH 3 / MH OUT
 THE REAR GARDEN OF No.16

MPEG
00:11:37

Photo

Grade

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
2	2.0	0.1	3.0	1	7	30.0	0.7	36.0	3

Section Pictures - 16/07/2025 - LIVE SEWER (S1)

City	Address/Location		Pipe Asset ID	Job Number
SYDNEY	Nicholson St	16/07/2025	LIVE SEWER (S1)	AD 16-07-2025-J1



1, 00:01:47, 10.22
 Longitudinal wall crack, at joint, width: 0.1mm at 1 o'clock



2, 00:02:44, 14.02
 Fine roots--a relatively small number of flexible minor roots,
 Obstruction: <5% from 10 o'clock to 11 o'clock



3, 00:04:38, 24.67
 Fine roots--a relatively small number of flexible minor roots, at
 joint, Obstruction: <5% at 7 o'clock



4, 00:04:54, 24.67
 Fine roots--a relatively small number of flexible minor roots, at
 joint, Obstruction: 5-20% from 2 o'clock to 5 o'clock



5, 00:05:39, 27.32
 Fine roots--a relatively small number of flexible minor roots, at
 joint, Obstruction: <5% from 4 o'clock to 5 o'clock



6, 00:05:56, 27.32
 Fine roots--a relatively small number of flexible minor roots, at
 joint, Obstruction: <5% from 7 o'clock to 8 o'clock

Section Pictures - 16/07/2025 - LIVE SEWER (S1)

City	Address/Location		Pipe Asset ID	Job Number
SYDNEY	Nicholson St	16/07/2025	LIVE SEWER (S1)	AD 16-07-2025-J1



7, 00:06:02, 27.32
 Circumferential wall crack, at joint, width: 0.5mm from 5 o'clock to 7 o'clock



8, 00:06:28, 27.87
 Fine roots--a relatively small number of flexible minor roots, at joint, Obstruction: 5-20% from 10 o'clock to 2 o'clock



9, 00:07:52, 33.00
 A mass of mostly fine roots, which has developed into an interwoven clump, at joint, Obstruction: 5-20% from 2 o'clock to



10, 00:08:44, 37.50
 Point repair, localised lining--less than the complete inspection length, length: 600mm from 12 o'clock to 12 o'clock, Start #



11, 00:09:02, 38.73
 Point repair, localised lining--less than the complete inspection length, length: 600mm from 12 o'clock to 12 o'clock, Finish #



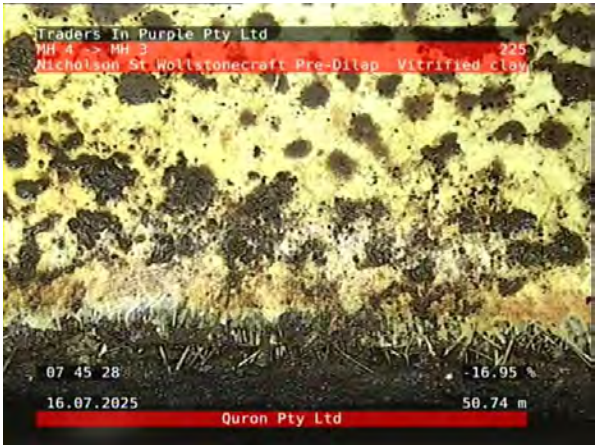
12, 00:10:30, 48.60
 Junction open, good workmanship, height: 150mm at 3 o'clock

Section Pictures - 16/07/2025 - LIVE SEWER (S1)

City SYDNEY	Address/Location Nicholson St	16/07/2025	Pipe Asset ID LIVE SEWER (S1)	Job Number AD 16-07-2025-J1
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13, 00:10:51, 49.47
Point repair, localised lining--less than the complete inspection length, length: 1000mm from 12 o'clock to 12 o'clock, Start #



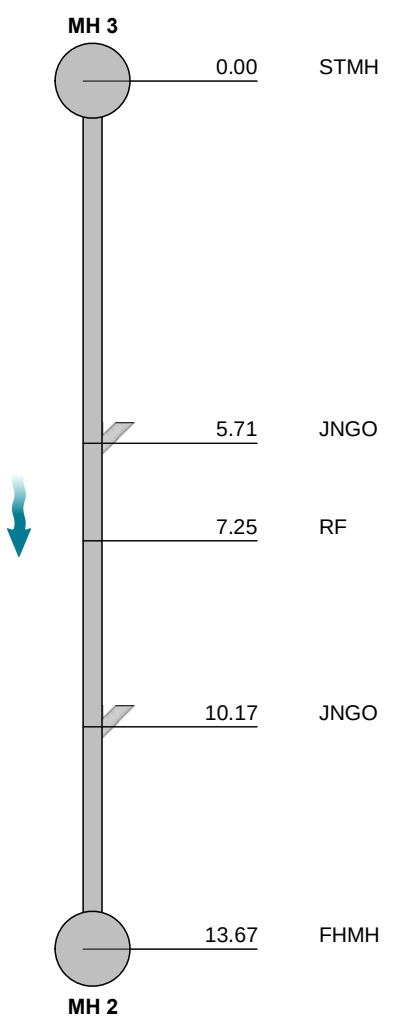
14, 00:11:20, 50.74
Point repair, localised lining--less than the complete inspection length, length: 1000mm from 12 o'clock to 12 o'clock, Finish #

Section Inspection - 16/07/2025 - LIVE SEWER (S2)

Date of Inspection 16/07/2025	Time of Inspection 7:49 AM	Asset Owner Sydney Water	Pipe Asset ID LIVE SEWER (S2)	Nr. 2
Project name 8-24 Nicholson St Wollstonecraft	Case/Job Number. Pre-Dilap	Coding Standard WSA 05-2008 2.2	Name of operator Adam Dempsey	Job Number AD 16-07-2025-J1

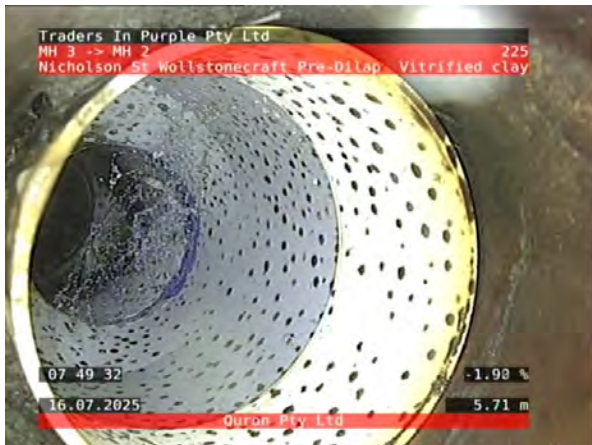
City SYDNEY	US MH MH 3	Unit Length 0.00 m
Address Nicholson St	Direction Downstream	GIS length 0.00 m
Location Type Footpath or verge	DS MH MH 2	Inspected Length 13.67 m
Operation Gravity Sewer	Use Sewage	Year Laid
Profile Circular 225mm	Purpose of inspection Pre-Dilapidation Inspection	
Lining Material Not Applicable	Method of inspection CCTV Tractor Camera	
Lining Type Manufacturer's lining	Precipitation No precipitation	
Dia/Height 225 mm	Cleaning The conduit was not cleaned prior to the inspection	
Material Vitrified clay	Flow control No measures taken	

General comment

1:119	[m]	Code	Observation Text	MPEG	Photo	Grade
						
	0.00	STMH	Start node, maintenance hole, Nodename:, MH 3 / MH OUT THE REAR GARDEN OF No.16	00:00:00		
	5.71	JNGO	Junction open, good workmanship, height: 150mm at 10 o'clock	00:01:36	1	
	7.25	RF	Fine roots--a relatively small number of flexible minor roots, at joint, Obstruction: <5% from 7 o'clock to 8 o'clock	00:02:00	2	1
	10.17	JNGO	Junction open, good workmanship, height: 150mm at 10 o'clock	00:02:36	3	
	13.67	FMMH	Finish node, maintenance hole, Nodename:, MH 2 / MH IN THE REAR GARDEN OF No.10	00:03:10		
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak
0	0.0	0.0	0.0	1	1	1.0
						SER Mean
						0.1
						SER Total
						1.0
						SER Grade
						1

Section Pictures - 16/07/2025 - LIVE SEWER (S2)

City SYDNEY	Address/Location Nicholson St	16/07/2025	Pipe Asset ID LIVE SEWER (S2)	Job Number AD 16-07-2025-J1
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1, 00:01:36, 5.71
 Junction open, good workmanship, height: 150mm at 10 o'clock



2, 00:02:00, 7.25
 Fine roots--a relatively small number of flexible minor roots, at joint, Obstruction: <5% from 7 o'clock to 8 o'clock



3, 00:02:36, 10.17
 Junction open, good workmanship, height: 150mm at 10 o'clock

Section Inspection - 16/07/2025 - LIVE SEWER (S3)

Date of Inspection 16/07/2025	Time of Inspection 7:55 AM	Asset Owner Sydney Water	Pipe Asset ID LIVE SEWER (S3)	Nr. 3
Project name 8-24 Nicholson St Wollstonecraft	Case/Job Number. Pre-Dilap	Coding Standard WSA 05-2008 2.2	Name of operator Adam Dempsey	Job Number AD 16-07-2025-J1

City SYDNEY	US MH MH 2	Unit Length 0.00 m
Address Nicholson St	Direction Downstream	GIS length 0.00 m
Location Type Footpath or verge	DS MH MH 1	Inspected Length 18.16 m
Operation Gravity Sewer	Use Sewage	Year Laid
Profile Circular 225mm	Purpose of inspection Pre-Dilapidation Inspection	
Lining Material Not Applicable	Method of inspection CCTV Tractor Camera	
Lining Type Manufacturer's lining	Precipitation No precipitation	
Dia/Height 225 mm	Cleaning The conduit was not cleaned prior to the inspection	
Material Vitrified clay	Flow control No measures taken	

General comment

1:158	[m]	Code	Observation Text	MPEG	Photo	Grade
MH 2 0.00 STMH Start node, maintenance hole, Nodename:, MH 2 / MH IN THE REAR GARDEN OF No.10 00:00:00 <						

Section Inspection - 16/07/2025 - LIVE SEWER (S4)

Date of Inspection 16/07/2025	Time of Inspection 8:06 AM	Asset Owner Sydney Water	Pipe Asset ID LIVE SEWER (S4)	Nr. 4
Project name 8-24 Nicholson St Wollstonecraft	Case/Job Number. Pre-Dilap	Coding Standard WSA 05-2008 2.2	Name of operator Adam Dempsey	Job Number AD 16-07-2025-J1

City SYDNEY	US MH DEAD END	Unit Length 0.00 m
Address Nicholson St	Direction Upstream	GIS length 0.00 m
Location Type Footpath or verge	DS MH MH 2	Inspected Length 14.95 m
Operation Gravity Sewer	Use Sewage	Year Laid
Profile Circular 225mm	Purpose of inspection Pre-Dilapidation Inspection	
Lining Material Not Applicable	Method of inspection CCTV Tractor Camera	
Lining Type Manufacturer's lining	Precipitation No precipitation	
Dia/Height 225 mm	Cleaning The conduit was not cleaned prior to the inspection	
Material Vitrified clay	Flow control No measures taken	

General comment

1:130	[m]	Code	Observation Text	MPEG	Photo	Grade
MH 2 0.00 3.59 6.19 14.95 DEAD END 14.95						

Section Pictures - 16/07/2025 - LIVE SEWER (S4)

City SYDNEY	Address/Location Nicholson St	16/07/2025	Pipe Asset ID LIVE SEWER (S4)	Job Number AD 16-07-2025-J1
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1, 00:00:50, 3.59
 Defective junction, the connecting conduit is partially or completely blocked, magnitude of obstruction: >75% at 10 o'clock



2, 00:01:23, 6.19
 Junction open, good workmanship, height: 150mm at 10 o'clock



3, 00:03:03, 14.95
 Junction open, good workmanship, height: 150mm at 2 o'clock

Section Inspection - 16/07/2025 - STORMWATER (S1)

Date of Inspection 16/07/2025	Time of Inspection 8:40 AM	Asset Owner North Sydney Council	Pipe Asset ID STORMWATER (S1)	Nr. 5
Project name 8-24 Nicholson St Wollstonecraft	Case/Job Number. Pre-Dilap	Coding Standard WSA 05-2008 2.2	Name of operator Adam Dempsey	Job Number AD 16-07-2025-J1

City SYDNEY	US MH PIT 1	Unit Length 0.00 m
Address Nicholson St	Direction Downstream	GIS length 0.00 m
Location Type Footpath or verge	DS MH PIT 2	Inspected Length 106.75 m
Operation Storm Water Drain	Use Drain	Year Laid
Profile Circular 750mm	Purpose of inspection Pre-Dilapidation Inspection	
Lining Material Not Applicable	Method of inspection CCTV Tractor Camera	
Lining Type Manufacturer's lining	Precipitation No precipitation	
Dia/Height 750 mm	Cleaning The conduit was not cleaned prior to the inspection	
Material Reinforced Concrete	Flow control No measures taken	

General comment

1:670	[m]	Code	Observation Text	MPEG	Photo	Grade
	0.00	STGP	Start node, grated inlet pit, Nodename:, PIT 1 / PIT IN KERB OUTSIDE No.8	00:00:00		
	3.35	SCU	Change of cross section, new shape U shape, height: 750mm, width: 600mm	00:00:40	1	
	3.59	CNGO	Connection, good workmanship, connection appears to be open, height: 150mm at 9 o'clock	00:01:46	2	
	6.63	SH	Hole in wall-surface damage has extended right through the wall of the conduit in places at 9 o'clock	00:02:20	3	5
	11.35	S01 SZ	Other surface damage, SCOURING, Obstruction: <5%, Start #	00:03:15	4	
	13.69	CI	Intruding connection, magnitude of intrusion: <5% at 1 o'clock	00:03:42	5	2
	21.22	CNGO	Connection, good workmanship, connection appears to be open, height: 100mm at 1 o'clock	00:04:52	6	
	37.23	BM	Breaking, some pieces are missing, length of break: 600mm from 5 o'clock to 7 o'clock / INVERT MISSING	00:19:05	7	5
	39.17	S02 FL	Longitudinal fracture, width: 2mm at 6 o'clock, Start #	00:07:37	8	
	41.68	F02 FL	Longitudinal fracture, width: 2mm at 6 o'clock, Finish #	00:07:59	9	3
	55.69	FL	Longitudinal fracture, width: 2mm at 9 o'clock	00:09:42	10	3
	56.47	CNGO	Connection, good workmanship, connection appears to be open, height: 300mm at 9 o'clock	00:10:18	11	
	58.87	GC	General comment / START OF OPEN CHANNEL	00:19:05	12	
	62.52	S03 OBS	Obstruction, an object has been built into the structure, Obstruction: 5-20% from 10 o'clock to 2 o'clock, Start # / BRANCHES & TWIGS	00:11:24	13	
	68.55	FL	Longitudinal fracture, width: 2mm at 4 o'clock	00:12:16	14	3

Date of Inspection 16/07/2025	Time of Inspection 8:40 AM	Asset Owner North Sydney Council	Pipe Asset ID STORMWATER (S1)	Nr. 5
Project name 8-24 Nicholson St Wallstonecraft	Case/Job Number. Pre-Dilap	Coding Standard WSA 05-2008 2.2	Name of operator Adam Dempsey	Job Number AD 16-07-2025-J1

Page 12

Section Pictures - 16/07/2025 - STORMWATER (S1)

City	Address/Location		Pipe Asset ID	Job Number
SYDNEY	Nicholson St	16/07/2025	STORMWATER (S1)	AD 16-07-2025-J1



1, 00:00:40, 3.35
 Change of cross section, new shape U shape, height: 750mm, width: 600mm



2, 00:01:46, 3.59
 Connection, good workmanship, connection appears to be open, height: 150mm at 9 o'clock



3, 00:02:20, 6.63
 Hole in wall-surface damage has extended right through the wall of the conduit in places at 9 o'clock



4, 00:03:15, 11.35
 Other surface damage, SCOURING, Obstruction: <5%, Start #



5, 00:03:42, 13.69
 Intruding connection, magnitude of intrusion: <5% at 1 o'clock



6, 00:04:52, 21.22
 Connection, good workmanship, connection appears to be open, height: 100mm at 1 o'clock

Section Pictures - 16/07/2025 - STORMWATER (S1)

City	Address/Location		Pipe Asset ID	Job Number
SYDNEY	Nicholson St	16/07/2025	STORMWATER (S1)	AD 16-07-2025-J1



7, 00:19:05, 37.23
 Breaking, some pieces are missing, length of break: 600mm
 from 5 o'clock to 7 o'clock / INVERT MISSING



8, 00:07:37, 39.17
 Longitudinal fracture, width: 2mm at 6 o'clock, Start #



9, 00:07:59, 41.68
 Longitudinal fracture, width: 2mm at 6 o'clock, Finish #



10, 00:09:42, 55.69
 Longitudinal fracture, width: 2mm at 9 o'clock



11, 00:10:18, 56.47
 Connection, good workmanship, connection appears to be
 open, height: 300mm at 9 o'clock



12, 00:19:05, 58.87
 General comment / START OF OPEN CHANNEL

Section Pictures - 16/07/2025 - STORMWATER (S1)

City	Address/Location		Pipe Asset ID	Job Number
SYDNEY	Nicholson St	16/07/2025	STORMWATER (S1)	AD 16-07-2025-J1



13, 00:11:24, 62.52
 Obstruction, an object has been built into the structure,
 Obstruction: 5-20% from 10 o'clock to 2 o'clock, Start # /



14, 00:12:16, 68.55
 Longitudinal fracture, width: 2mm at 4 o'clock



15, 00:14:38, 85.47
 Other surface damage, SCOURING, Obstruction: <5%, Finish #



16, 00:14:40, 85.47
 Obstruction, an object has been built into the structure,
 Obstruction: 5-20% from 10 o'clock to 2 o'clock, Finish # /



17, 00:14:48, 85.47
 Change of cross section, new shape circular, height: 750mm,
 width: 750mm



18, 00:14:52, 85.47
 Change of conduit material. New material, Poly Vinyl Chloride
 (o, u or m)

Section Pictures - 16/07/2025 - STORMWATER (S1)

City SYDNEY	Address/Location Nicholson St	16/07/2025	Pipe Asset ID STORMWATER (S1)	Job Number AD 16-07-2025-J1
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19, 00:15:29, 85.47
General comment / END OPEN CHANNEL

Appendix E – Landscape Plan

At BG&E, we are united by a common purpose – we believe that truly great engineering takes curiosity, bravery and trust, and is the key to creating extraordinary built environments.

Our teams in Australia, New Zealand, South East Asia, the United Kingdom and the Middle East, design and deliver engineering solutions for clients in the Property, Transport, Ports and Marine, Water, Defence, Renewables and Resources sectors.

We collaborate with leading contractors, developers, architects, planners, financiers and government agencies, to create projects for today and future generations.

ABN 67 150 804 603

8 - 24 NICHOLSON STREET

WOLLSTONECRAFT NSW 2065

LANDSCAPE SSDA REPORT

GROUND iNK

GROUND iNK

GROUND iNK PTY LTD

LEVEL 4, 56 NERIDAH STREET
CHATSWOOD NSW 2067
(02) 9411 3279

WWW.GROUNDINK.COM.AU

ACKNOWLEDGEMENT

GROUND iNK would like to acknowledge the Traditional Custodians of the land we work on. We pay our respects to Elders past, present and emerging and recognise their ongoing connection to Country.

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
A	16/07/25	DRAFT ISSUE	AP	MK
B	12/09/25	DRAFT ISSUE	AP	MK
C	16/10/25	SSDA ISSUE	AP	MK



The subject application is for a proposed residential redevelopment in the North Shore suburb of Wollstonecraft.

The existing site comprises of detached low-density dwellings, typical of the housing found in this area of Wollstonecraft.

8-24 Nicholson Street encompasses 3,012m², on which a 12-storey residential flat building is proposed.

The development will form part of the Crows Nest Transport Oriented Development Precinct, delivering high-quality, well-designed homes located near key transport links and business districts within the Crows Nest Precinct.

In response to the site's opportunities and constraints outlined in **Section 2**, GROUND iNK's design approach is guided by the design principles described in **Section 3**. These principles inform the landscape treatment from broad design moves through to the detailed on-site landscape outcomes.

While navigating through the challenging topography, the design seeks to connect and strengthen the site's rich biodiversity and celebrate the suburb's character. The landscape design will meet requirements for deep soil zones, canopy cover and communal open space, (as shown in **Section 3**).

Furthermore, the design will incorporate ideas addressed in *Arcadia Landscape Architecture's* Connecting with Country Report (as shown in **Section 2**).

Section 3 also provides a representation of the overall look and feel of the development, achieved through considered materiality and planting selection.



ADDRESS	8-24 Nicholson Street, Wollstonecraft
LOT AREA	3012M ²
ZONE	R4 High Density Residential
UNDERLYING GEOLOGY	Hawkesbury Sandstone, Wianamatta Shale, Alluvial Deposits
PLANT COMMUNITY TYPES	Angophora Foreshore Forest, Sandstone Gallery Rainforest, Disclimax Sandstone Scrub

SSDA REQUIREMENTS

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1.0

SSDA Requirements

The documents and guidelines below have been used to guide the site's design strategy and formulate key principles which will form the basis of the design.

They inform GROUND iNK's approach to creating a landscape-led development that not only meets the needs of residents but also seeks to further enhance connections to the surrounding native ecology while contributing in a positive and meaningful way to connecting to our Indigenous Country.

PROJECT DESCRIPTION

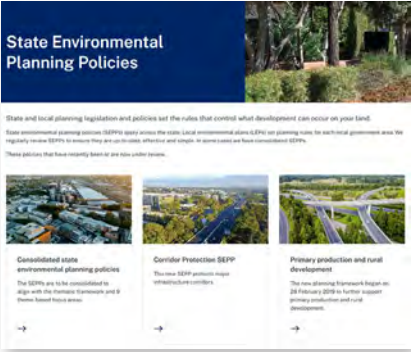
This application seeks approval for a residential flat building at 8-24 Nicholson Street, Wollstonecraft for:

- Site amalgamation,
- Demolition of existing structures on the land and excavation of basement levels,
- The construction of an 12-storey residential flat building, comprising:
 - 3-levels of basement car parking,
 - Car parking, waste storage, loading and building services located to the lower ground level,
 - 12-levels of residential dwellings, comprising 1, 2 and 3-bedroom apartments,
 - Rooftop communal open space,
- Rooftop servicing and plant,
- Vehicle access and egress from Oxley Street,
- Landscaping on the ground floor, lower ground floor and on structure to the rooftop communal open space.

STATUTORY CONTEXT

- Roads Act (1993) - including Section 138 (Not Pictured)
- Sydney Water Act (1994) - Section 73 (Not Pictured)
- State Environmental Planning Policies:
 - State Environmental Planning Policy (Sustainable Buildings) (2022)
 - State Environmental Planning Policy (Resilience and Hazards) (2021)
 - State Environmental Planning Policy (Transport and Infrastructure) (2021)
 - State Environmental Planning Policy (Housing) (2021)
 - State Environmental Planning Policy (Biodiversity and Conservation) (2021)
- Environment Planning and Assessment Act (1979) - Section 1.3 and 4.15

STATE ENVIRONMENTAL PLANNING POLICIES



ENVIRONMENT PLANNING AND ASSESSMENT ACT (1979)



SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

SEARs Requirements Declaration		
Name	Robert Loughman	
Qualifications	BLArch; Registered Landscape Architect (#7813)	
The undersigned declares that this Landscape SSDA report has been prepared in response to the following SEARs requirements issued for the Project on 23/06/2025 for SSD-86462209:		
SEARs item no.	SEARs Requirement	Relevant Section of this Report
14	Trees and Landscaping: • Provide a landscape plan, that: • 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). • Provides evidence that opportunities to retain significant trees have been explored and/or inform the plan. • If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including: • Any existing canopy coverage to be retained on-site.	pg. 05
Signed		
Dated	15/10/2025	

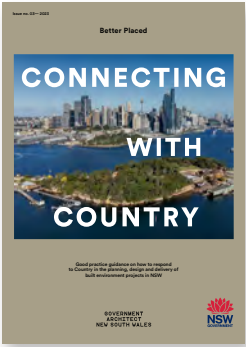
DESIGN WITH COUNTRY

- *Designing with Country Discussion Paper (2020)*
- *Connecting with Country Framework (2023)*

DESIGNING WITH COUNTRY DISCUSSION (2020)



CONNECTING WITH COUNTRY FRAMEWORK (2023)



OTHER STATE GOVERNMENT POLICIES & GUIDELINES

- *Transport Oriented Development Program (2023)*
- *Greener Places Design Guide (2020)*
- *Apartment Design Guide (2021) – ADG 2021*
- *Sydney Green Grid (2017)*
- *Greener Places Design Guide (2020)*

TRANSPORT ORIENTED DEVELOPMENT (2023)



GREENER PLACES DESIGN GUIDE (2021)



APARTMENT DESIGN GUIDE (2021)



SYDNEY GREEN GRID (2017)



LOCAL GOVERNMENT POLICIES & GUIDELINES

- *Crows Nest Transport Oriented Development Precinct Design Guide (2024)*
- *North Sydney Development Control Plan (DCP) (2013)*
- *North Sydney Urban Forest Strategy (2019)*
- *North Sydney Local Environmental Plan (2013) (Not Pictured)*
- *North Sydney Environmental Upgrade Policy (2022) (Not Pictured)*
- *North Sydney Community Strategic Plan (2025 - 2035) (Not Pictured)*

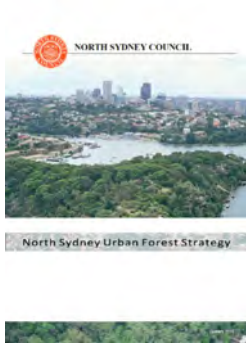
CROWS NEST TRANSPORT ORIENTED DEVELOPMENT (2024)



NORTH SYDNEY DCP (2013)



NORTH SYDNEY URBAN FOREST STRATEGY (2019)



EXISTING CONDITION OF THE SITE/SURROUNDS

- Descending topographic location from Pacific Highway sandstone ridgeline characteristic into vegetated gullies along the harbour
- Solar and flood conditions determining the plant typologies of the site
- Flood conditions determining level of accessibility

POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE EXISTING CONDITION

- Scale of building can potentially impact the visual amenity of its surroundings
- Removal of existing trees on site can result in loss of species' habitat and reduced landscape amenity

PROPOSE MITIGATION MEASURES TO MINIMISE THE POTENTIAL IMPACTS

- Designing an elevated boardwalk to allow access to COS and fire egress whilst retaining existing tree roots and existing understorey plants
- Supplementing existing vegetation with endemic plant species to enhance biodiversity
- Providing street presence with screen planting along building form to establish a soft, green edge

IMPACTS & PROPOSED MITIGATION MEASURES

- As a result of the proposed mitigation measures, the site's existing native vegetation is minimally impacted as it is intended to be retained and protected
- The design of the elevated boardwalk will ensure that residents can safely access COS and avoid flood zones
- The screen planting will ensure that the building form and street presence are softened while providing visual amenity

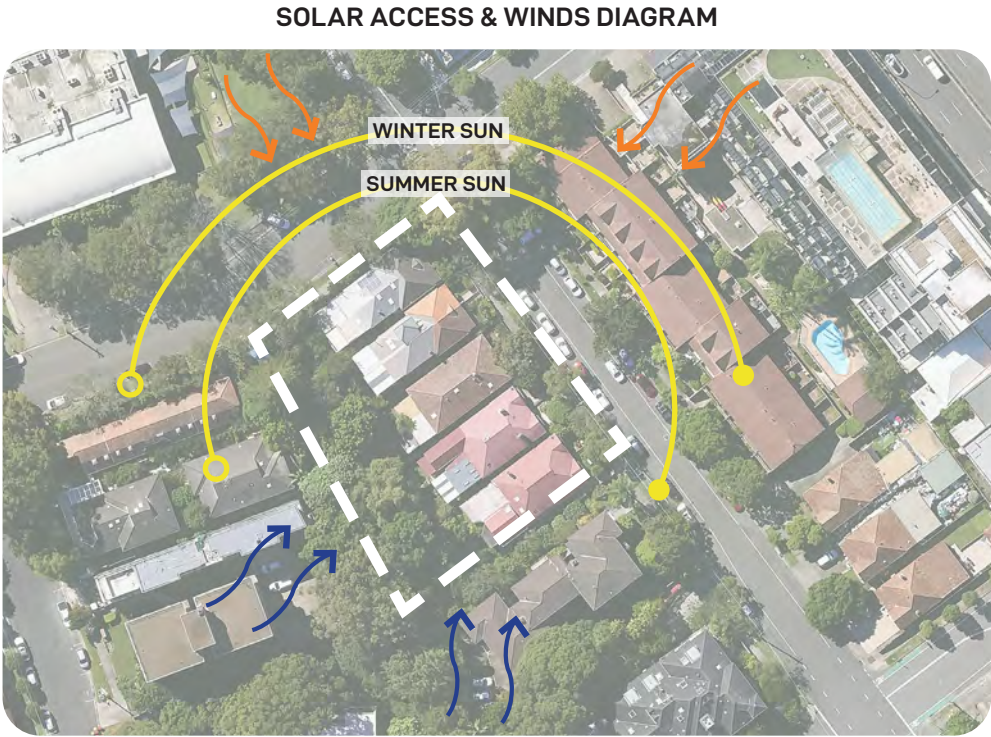


2.0

Site Context & Analysis



LOCAL TRANSPORT DIAGRAM



SOLAR ACCESS & WINDS DIAGRAM

- LEGEND**
- SUNRISE SOLAR ACCESS
 - SUNSET SOLAR ACCESS
 - SUMMER PREVAILING WINDS
 - WINTER PREVAILING WINDS



LOCAL VEGETATION DIAGRAM

- LEGEND**
- EXISTING VEGETATION

TOPOGRAPHY & VIEWS DIAGRAM

The site occupies a prominent position on a steep slope along a local sandstone ridgeline characteristic of the Lower North Shore, descending toward the vegetated gullies towards the harbour. Its alignment along the contour allows the building footprint to manage the change in level efficiently, minimising extensive cut and fill.

From this elevated position, the site offers expansive views across Sydney Harbour and its city skyline, as well as the vegetated gullies and tree canopies, contributing to Wollstonecraft's distinctive bushland character. This creates a strong sense of being immersed within the canopy, particularly from communal open spaces.

The landscape strategy takes advantage of these expansive harbour, city, and tree canopy views, bringing them into communal spaces to enhance visual connection and engagement with the surrounding landscape.



NICHOLSON STREET



OXLEY STREET



GROUND FLOOR VIEW: RETAINING & PROTECTING EXISTING CONNECTION WITH MATURE VEGETATION



ROOF VIEW: CELEBRATING THE HARBOUR & CITY VIEWS

2.2 SURROUNDING EXISTING CONTEXT

Following European settlement, the area that is now Wollstonecraft was sparsely developed and predominantly characterised by timber-getting and bushland, with limited agricultural activity. Logging and small-scale market gardens took advantage of cleared land, particularly where access to transportation routes was available.

The construction of the North Shore railway line in 1890 - followed by the expansion of road infrastructure - significantly accelerated residential growth, transforming the suburb into a desirable living area during the early 20th century. This growth is reflected in the heritage-rich streetscapes of Wollstonecraft, which feature Federation houses, Interwar homes, and Art Deco apartment buildings, all of which contribute to its distinctive architectural character within the North Sydney Council jurisdiction.

The site is characterised by detached dwellings - grand homes within large lots of manicured gardens, set amongst dense tree canopy and significant bushland that supports biodiversity and habitat.

Today, it also enjoys close proximity to the metro line, rail line and Pacific Highway corridor at Crows Nest and St Leonards with its more intense retail and commercial uses and transport connections.

To the south-west, the landscape transitions towards bushland corridors and vegetated gullies that form part of North Sydney Council's identified bushland and 'green link' network. These corridors follow the natural topography of ridgelines and drainage lines that connect to the Sydney Harbour.

Streets are laid predominantly perpendicular from the Pacific Highway but the layout is distorted around heavily vegetated gullies and sloping topography.

URBAN CONTEXT



COMMERCIAL & TRANSPORT HUB ALONG PACIFIC HIGHWAY



TYPICAL STREET LAYOUT IN WOLLSTONECRAFT



FEDERATION ARTS & CRAFTS SYLE HERITAGE HOME IN WOLLSTONECRAFT

PLANT COMMUNITY TYPES



ANGOPHORA FORESHORE FOREST



SANDSTONE GALLERY RAINFOREST



DISCLIMAX SANDSTONE SCRUB

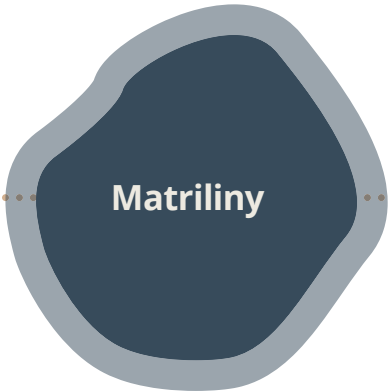


As we design and construct on this Country, we recognise the enduring connection to this land, sea, and sky, and the rich cultural heritage the *Cammeraygal People* bring to our shared community.

The Connecting with Country Report was created by *Arcadia Landscape Architecture* in collaboration with Uncle Dennis Foley who is an elder and a local knowledge holder.



Create spaces that offer moments of calm, protection, and belonging, drawing on the site's deep history and enduring presence. Located near an ancient ridgeline pathway, this place was once a vantage point — a natural refuge where one could look out and feel safe. Incorporating this theme into the design honours the legacy of time and instils a sense of safety and sanctuary rooted in Country.



To foster a deeper connection to Country, this theme embraces Matrilineality, honouring the vital role of women in passing down knowledge, culture, and care. Inspired by the Angophora tree and the identity of North Sydney as the Land of Women, the design reflects strength, spirit, and continuity through feminine perspectives.



To reflect the interconnectedness of Country, this theme highlights the site's relationship with surrounding ecosystems and waterways, emphasising our responsibility to strengthen the green fingers of Sydney Harbour. Positioned near a ridgeline where water flows down toward the harbour, the design can draw inspiration from this natural movement to celebrate and enhance connections between these vital green spaces.



CREATING
GREEN
CONNECTIONS

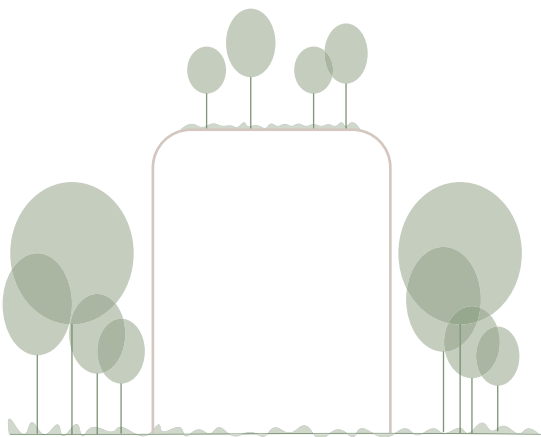


BRINGING THE
HARBOUR
CLOSER



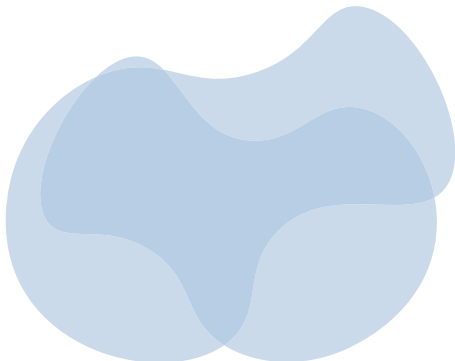
3.0

Design Approach



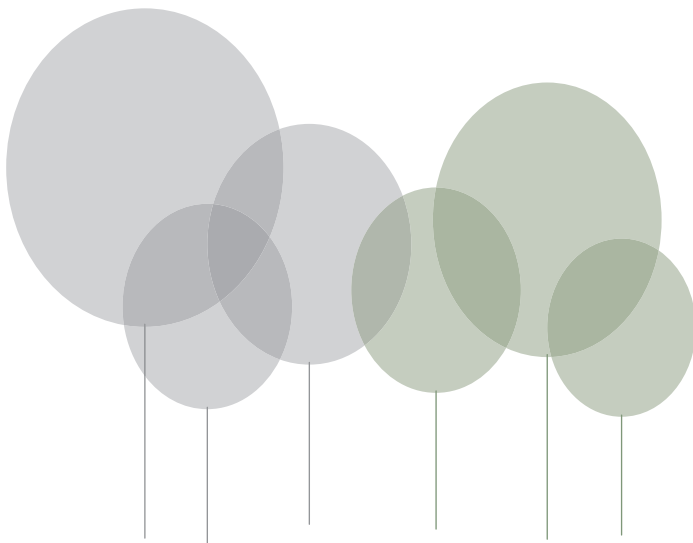
0.1 DESIGNING SPACES THAT HEIGHTEN THE FOREST LANDSCAPE AND HARBOUR VIEWS

- Taking advantage of the site's topographic position to enhance its expansive views
- Embracing the natural contours of the land to develop unique spaces that accentuate the site's character



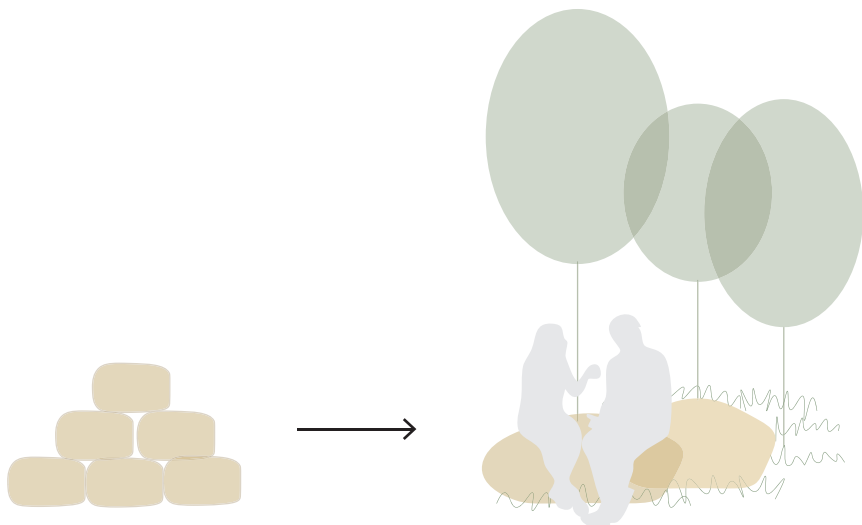
0.2 APPRECIATING STRONG WATER RELATIONSHIP

- Utilising the site's flood zones to navigate communal open space



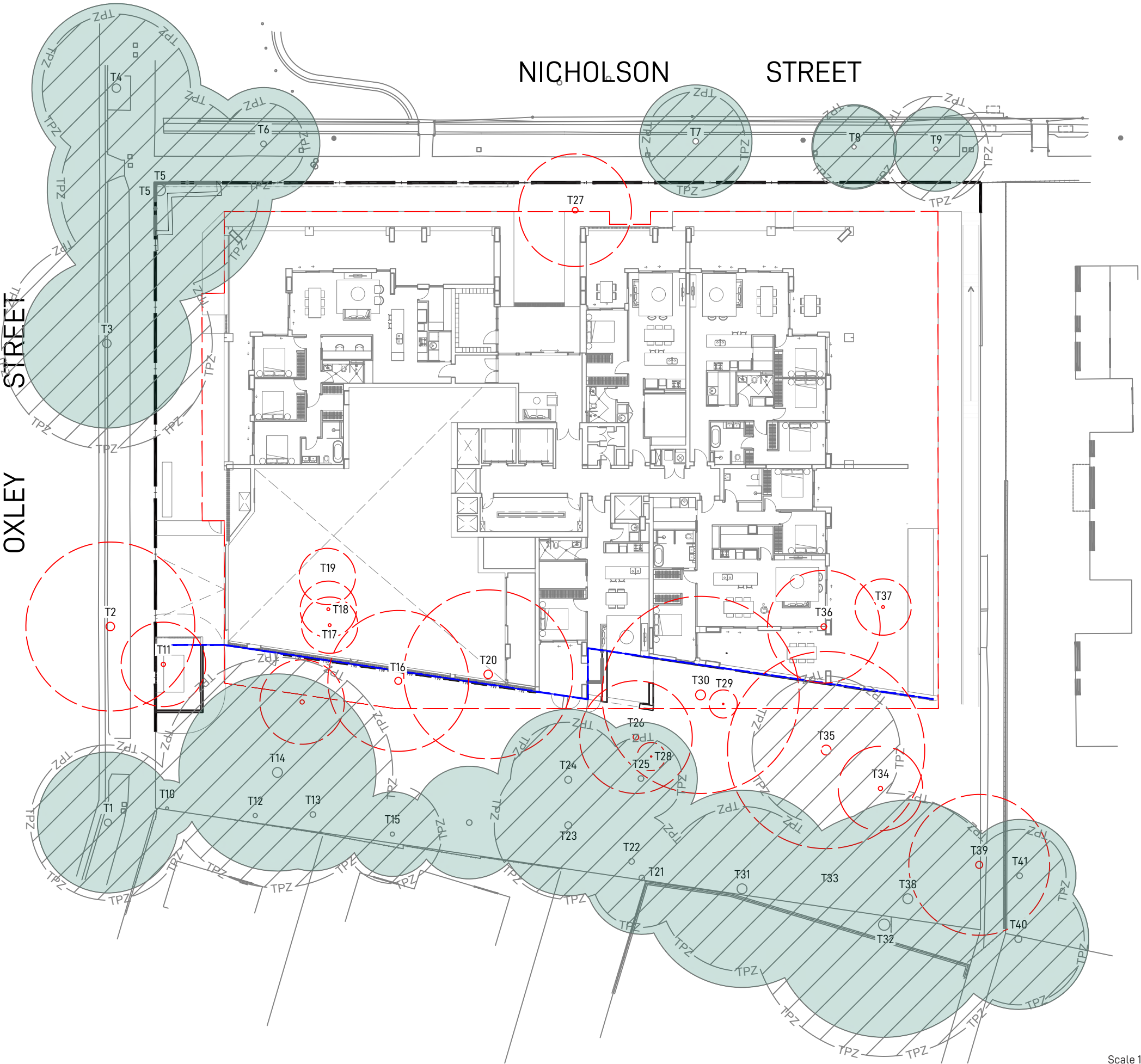
03. COMPLIMENTING PLANTING COMPOSITION OF EXISTING LANDSCAPE CHARACTER

- Carefully selecting plant species to complement existing plant communities of the site and in addition to enhancing visual amenity of the building
- Heightening the connection to endemic nature within the residential setting
- Providing extensive Deep Soil areas to extend the ecology into the site



04. REUSING EXISTING SANDSTONE MATERIAL

- Embracing the underlying geology of the site's ridgeline by reusing excavated sandstone boulders
- Interplaying between land & building form



LEGEND

--- SITE BOUNDARY LINE

--- BASEMENT LINE

T37
EXISTING TREES TO BE REMOVED

T40
EXISTING TREES TO BE RETAINED AND PROTECTED DURING CONSTRUCTION WORKS

TPZ
TREE PROTECTION ZONE

NOTE: REFER TO PRE-DEVELOPMENT TREE ASSESSMENT REPORT PREPARED BY CPS DATED 17 FEBRUARY 2025 FOR EXISTING TREE SPECIES, HEIGHT, ETC

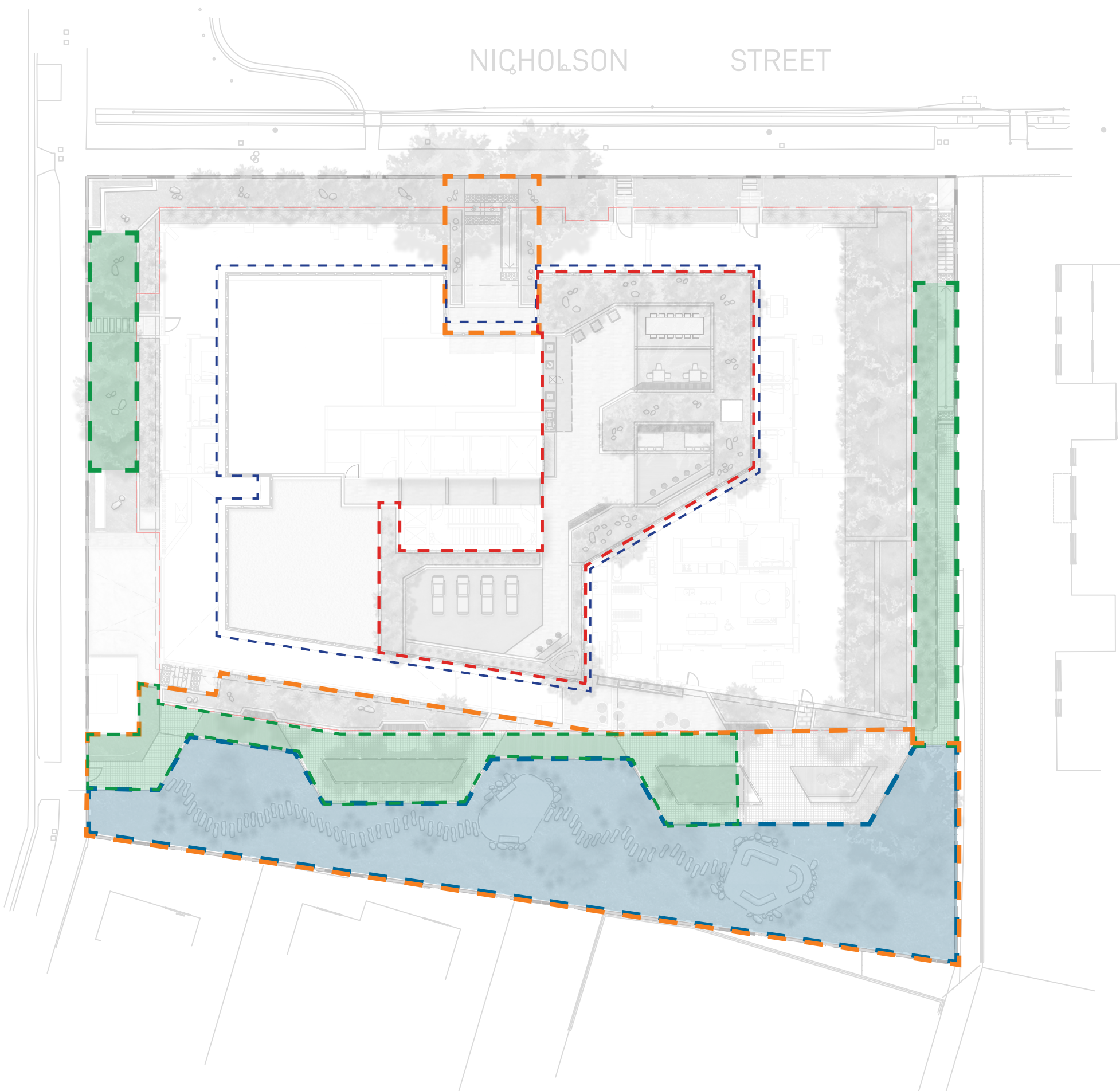
TREE	SCIENTIFIC NAME	COMMON NAME	ACTION
T1	<i>Callistemon viminalis</i>	Weeping Bottlebrush	RETAIN
T2	<i>Callistemon viminalis</i>	Weeping Bottlebrush	REMOVE
T3	<i>Callistemon viminalis</i>	Weeping Bottlebrush	RETAIN
T4	<i>Corymbia maculata</i>	Spotted Gum	RETAIN
T5	<i>Jacaranda mimosifolia</i>	Jacaranda	RETAIN
T6	<i>Callistemon viminalis</i>	Weeping Bottlebrush	RETAIN
T7	<i>Callistemon viminalis</i>	Weeping Bottlebrush	RETAIN
T8	<i>Callistemon viminalis</i>	Weeping Bottlebrush	RETAIN
T9	<i>Callistemon viminalis</i>	Weeping Bottlebrush	RETAIN
T10	<i>Persea americana</i>	Avocado	RETAIN
T11	<i>Acer palmatum</i>	Japanese Maple	REMOVE
T12	<i>Fraxinus griffithii</i>	Evergreen Ash	RETAIN
T13	<i>Syzygium sp.</i>	Lilly Pilly	RETAIN
T14	<i>Araucaria heterophylla</i>	Norfolk Island Pine	RETAIN
T15	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	RETAIN
T16	<i>Camellia sasanqua</i>	Camellia	REMOVE
T17	<i>Gordonia axillaris</i>	Fried Egg Plant	REMOVE
T18	<i>Lagerstroemia indica</i>	Crepe Myrtle	REMOVE
T19	<i>Lagerstroemia indica</i>	Crepe Myrtle	REMOVE
T20	<i>Radermachera sinica</i>	China Doll	REMOVE
T21	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	RETAIN
T22	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	RETAIN
T23	<i>Castanospermum australe</i>	Moreton Bay Chestnut	RETAIN
T24	<i>Castanospermum australe</i>	Moreton Bay Chestnut	RETAIN
T25	<i>Celtis sinensis</i>	Chinese Hackberry	RETAIN
T26	<i>Camellia sasanqua</i>	Camellia	REMOVE
T27	<i>Magnolia sp.</i>	Magnolia	REMOVE
T28	<i>Dyopsis lutescens</i>	Golden Cane Palm	REMOVE
T29	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	REMOVE
T30	<i>Alnus jorullensis</i>	Evergreen Alder	REMOVE
T31	<i>Jacaranda mimosifolia</i>	Jacaranda	RETAIN
T32	<i>Eucalyptus grandis</i>	Flooded Gum	RETAIN
T33	<i>Dyopsis lutescens</i>	Golden Cane Palm	RETAIN
T34	<i>Plumeria sp.</i>	Frangipani	RETAIN
T35	<i>Jacaranda mimosifolia</i>	Jacaranda	REMOVE
T36	<i>Ceratopetalum gummiferum</i>	Nsw Xmas Bush	REMOVE
T37	<i>Camellia japonica</i>	Camellia	REMOVE
T38	<i>Casuarina cunninghamiana</i>	River Sheoak	RETAIN
T39	Dead tree		REMOVE
T40	<i>Glochidion ferdinandi</i>	Cheese Tree	RETAIN
T41	<i>Casuarina cunninghamiana</i>	River Sheoak	RETAIN

*Existing tree heights sourced from Pre-Development Tree Assessment completed by consulting arborist James Hume-Grimm dated 17 February 2025



OXLEY STREET

NICHOLSON STREET



LEGEND

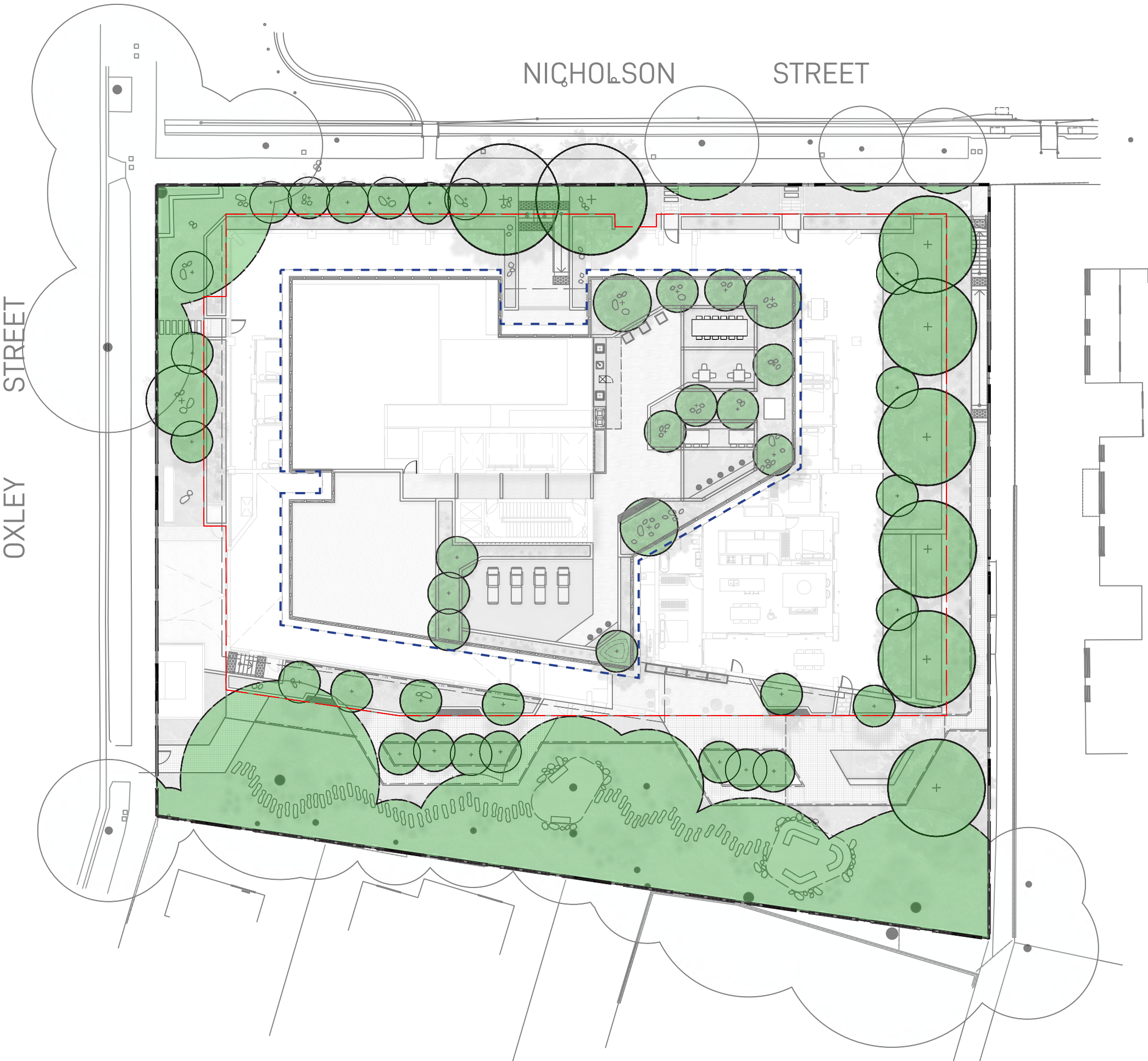
- SITE BOUNDARY LINE
- BASEMENT LINE
- COMMUNAL OPEN SPACE
- ROOF COMMUNAL OPEN SPACE
- TOD DEEP SOIL ZONE
- ADG DEEP SOIL ZONE
- ROOF EXTENT

DEEP SOIL REQUIREMENT

TOTAL SITE AREA	3012M ²
7% OF SITE (ADG REQUIREMENT)	210.84M ²
15% OF SITE (ADG GUIDANCE FOR SITE OVER 1,500M ²)	451.80M ²
25% OF SITE (TOD GUIDE FOR SITE OVER 3,000M ²)	753M ²
DEEP SOIL ACHIEVED USING ADG MEASUREMENT METHOD (MIN. 6M DIMENSION)	472M ² (15.6%)
DEEP SOIL ACHIEVED USING TOD GUIDE METHOD (MIN. 3M X 3M)	798.5M ² (26.5%)
NOTE: THE ABOVE FIGURES ARE CALCULATED AGAINST CROWS NEST TRANSPORT ORIENTED DEVELOPMENT PRECINCT GUIDE 2024 & APARTMENT DESIGN GUIDE 2015	

COS REQUIREMENT

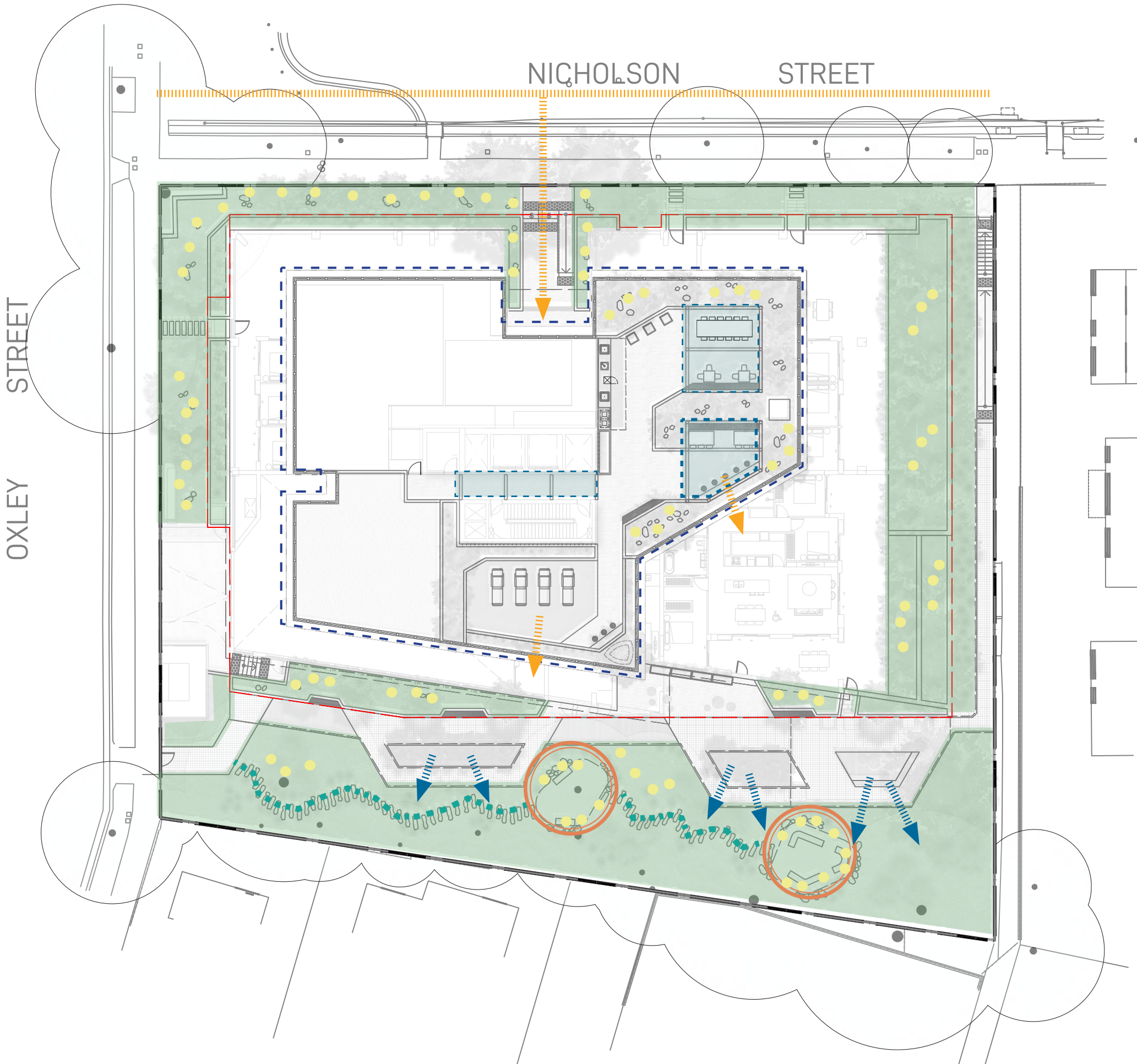
	REQUIRED	PROPOSED
TOTAL SITE AREA	3012M ²	
COMMUNAL OPEN SPACE	752.95M ² (25%)	GF: 837.5M ² (27.8%) ROOF: 375 ² (12.4%)
NOTE: THE ABOVE FIGURES ARE CALCULATED AGAINST CROWS NEST TRANSPORT ORIENTED DEVELOPMENT PRECINCT GUIDE 2024 & APARTMENT DESIGN GUIDE 2015		



LEGEND

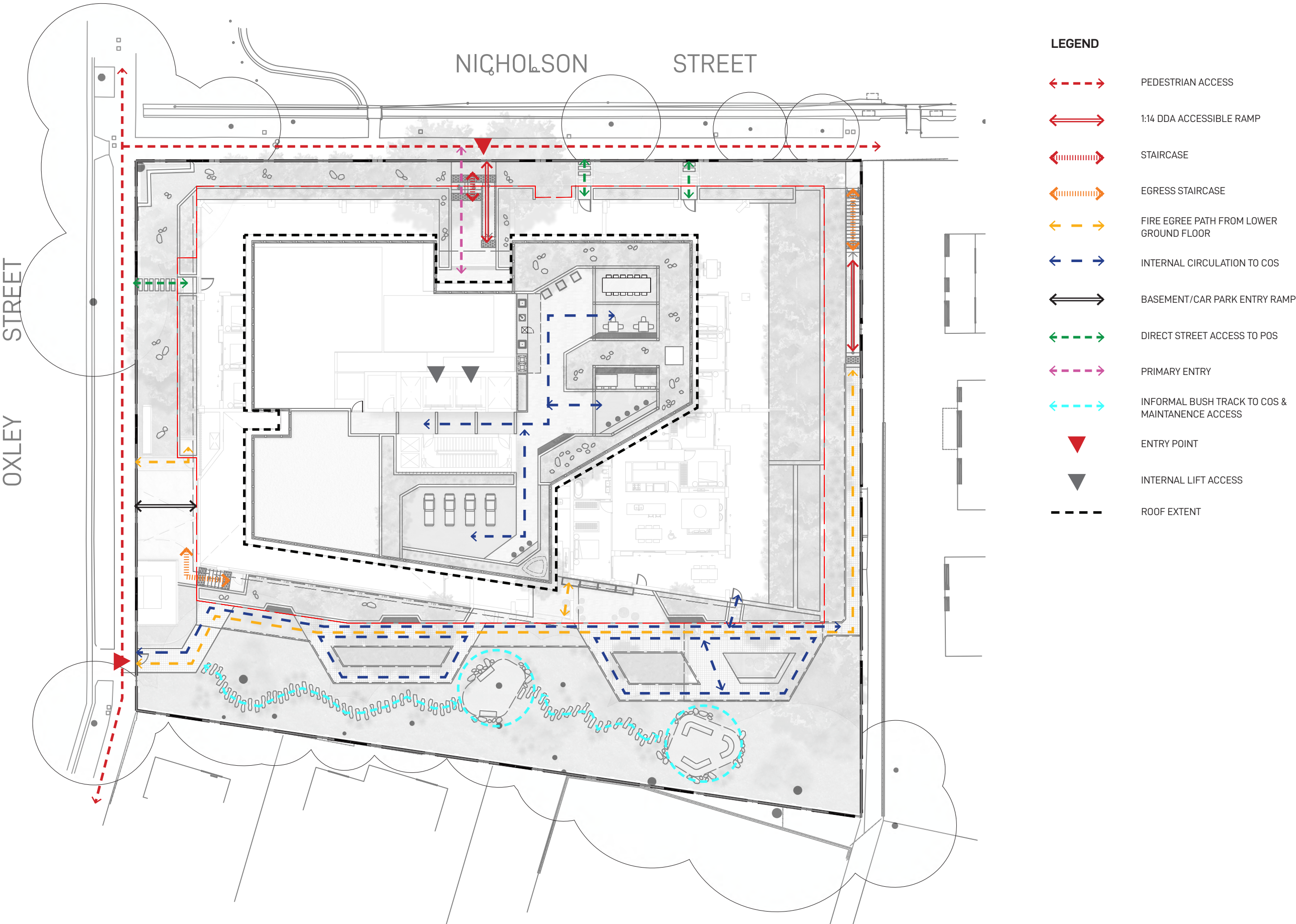
- SITE BOUNDARY LINE
- BASEMENT LINE
- ROOF EXTENT
- EXISTING TREES TO BE RETAINED AND PROTECTED DURING CONSTRUCTION WORKS
- ⊕ PROPOSED TREES

REQUIRED		PROPOSED
CANOPY COVER	1054M ² (35%)	TOTAL CANOPY: 1136M ² (37.7%)
SITE AREA	3012M ²	
NOTE: THE ABOVE FIGURES ARE CALCULATED AGAINST CROWS NEST TRANSPORT ORIENTED DEVELOPMENT PRECINCT GUIDE 2024 & APARTMENT DESIGN GUIDE 2015		



LEGEND

- ROOF EXTENT
- NATIVE PLANTING: EXPRESSION OF ANGOPHORA FORESHORE FOREST, SANDSTONE GALLERY RAINFOREST & DISCLIMAX SANDSTONE SCRUB
- CONNECTING WITH COUNTRY INTERPRETATION: PATTERN LASER CUT INTO ROOF SOFFIT
- EXPRESSION OF GEOLOGY: RE-USE OF EXISTING SANDSTONE MATERIAL
- JOURNEY FROM RIDGELINE OVER CANOPY: BRINGING THE SENSE OF THE GULLY BELOW INTO THE SITE, EXPRESSION OF THE SITE'S TOPOGRAPHY THROUGH FRAMED & EXPANSIVE VIEWS
- BOARDWALK ENCOURAGING VISUAL CONNECTIONS TO BUSH TRACK AND CAMP SITES
- BUSH TRACK: INFORMAL PATH LEADING TO CAMP SITES
- 'CONNECTING WITH COUNTRY' COMMUNITY AND INCLUSION FOCAL POINT: CAMP SITE



- LEGEND**
- PEDESTRIAN ACCESS
 - 1:14 DDA ACCESSIBLE RAMP
 - STAIRCASE
 - EGRESS STAIRCASE
 - FIRE EGREE PATH FROM LOWER GROUND FLOOR
 - INTERNAL CIRCULATION TO COS
 - BASEMENT/CAR PARK ENTRY RAMP
 - DIRECT STREET ACCESS TO POS
 - PRIMARY ENTRY
 - INFORMAL BUSH TRACK TO COS & MAINTANENCE ACCESS
 - ENTRY POINT
 - INTERNAL LIFT ACCESS
 - ROOF EXTENT



TREES



ANGOPHORA COSTATA



ELAEOCARPUS
RETICULATUS



FLINDERSIA AUSTRALIS



LIVISTONA AUSTRALIS



MAGNOLIA 'TEDDY BEAR'



MELALEUCA
QUINQUENERVIA



WATERHOUSEA
FLORIBUNDA

SHRUBS



ACMENA SMITHII



BACKHOUSIA MYRTIFOLIA



DORYANTHES EXCELSA



GREVILLEA
'SANDRA GORDON'



MELALEUCA THYMIFOLIA



PITTOSPORUM REVOLUTUM



WESTRINGIA 'AUSSIE BOX'

GRASSES & GROUNDCOVERS



BANKSIA
'BIRTHDAY CANDLES'



CASUARINA 'COUSIN IT'



CYCAS REVOLUTA



DIANELLA REVOLUTA



DICHONDRA REPENS



DICHONDRA
'SILVER FALLS'



GARDENIA 'O SO FINE'



GOODENIA 'GOLD COVER'



LOMANDRA FILIFORMIS



MYOPORUM PARVIFOLIUM



POA LABILLARDIERI



PRATIA PURPURASCENS

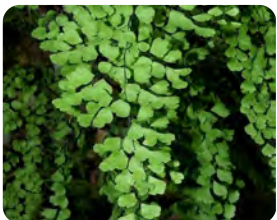


THEMEDA AUSTRALIS



ZOYSIA TENUIFOLIA

SHADE TOLERANT



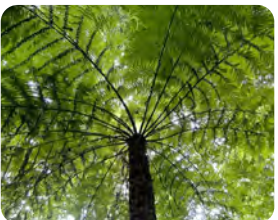
ADIANTUM AETHIOPICUM



BLECHNUM CARTILAGINEUM



CLIVIA MINIATA



CYATHEA AUSTRALIS



DICKSONIA
ANTARCTICA



GLEICHENIA RUPESTRIS



HARDENBERGIA VIOLACEA



LIRIOPE MUSCARI
'AMETHYST'



PHILODENDRON XANADU



RHAPIS EXCELSA



SPATHIPHYLLUM
'SENSATION'



TRACHELOSPERMUM
JASMINOIDES



VIOLA HEDERACEA



VIBURNUM ODORATISSIMUM

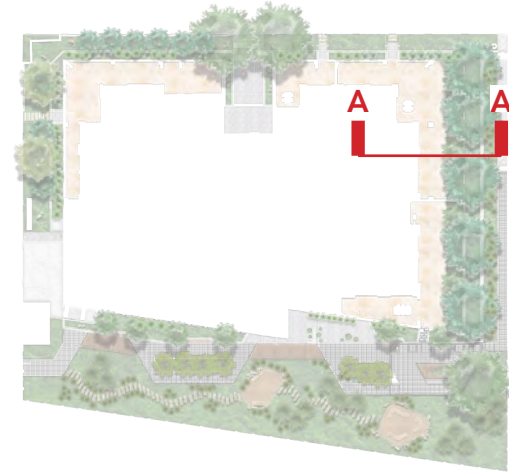
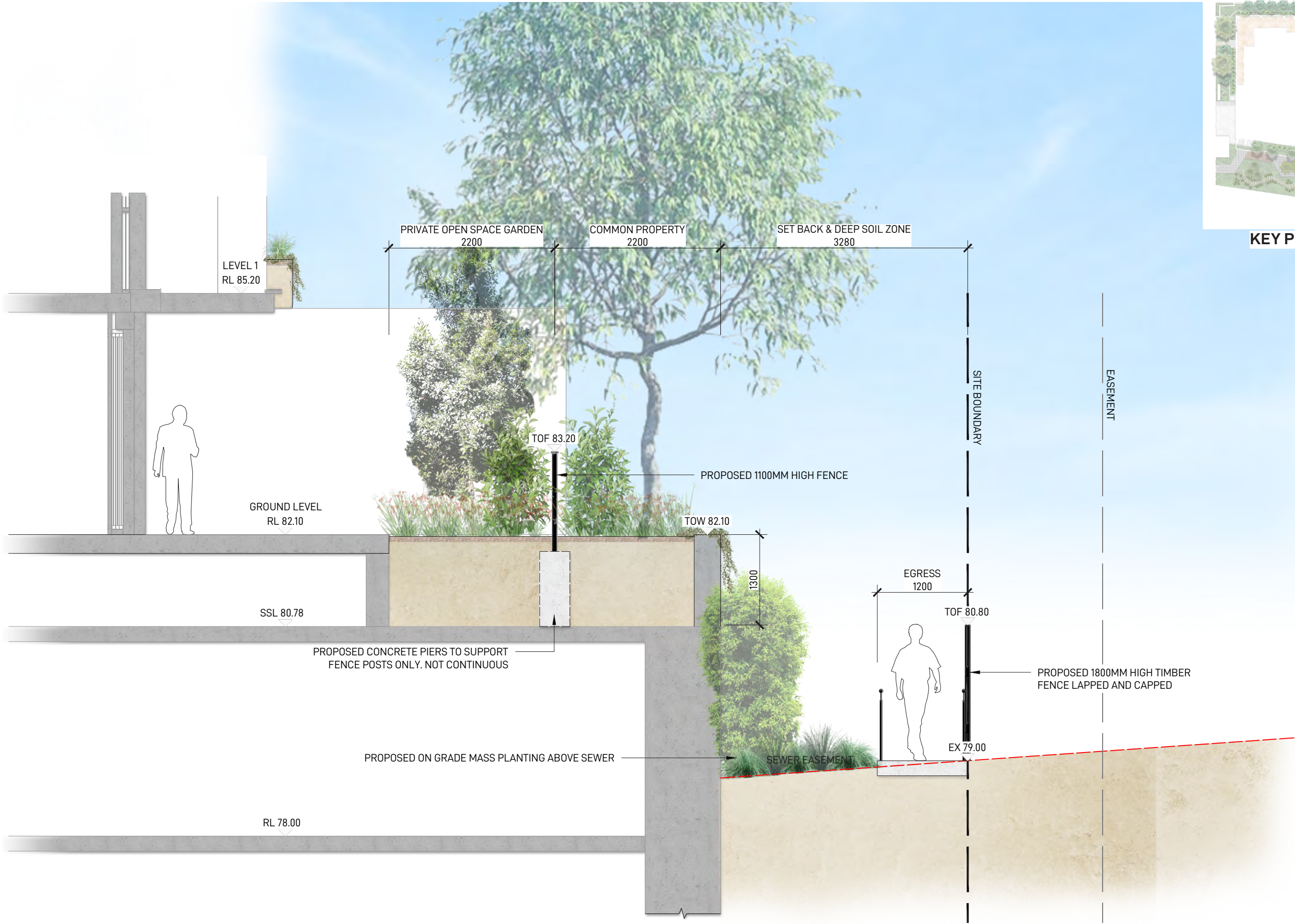
3.9 LANDSCAPE PLAN -GROUND FLOOR



- 1 PROPOSED TERRACED PLANTERS TO SCREEN FACADE AND PROVIDE PRIVACY
- 2 PROPOSED RAISED PLANTER TO PROVIDE PLANTING BUFFER AGAINST PRIVATE BALCONIES
- 3 PROPOSED CENTRALISED ENTRY STATEMENT WITH FEATURE PLANTING EDGE AND PAVING
- 4 PROPOSED MASS PLANTING ABOVE EXISTING SEWER
- 5 PROPOSED TREES ALONG OXLEY AND NICHOLSON STREET TO PROVIDE AMENITY AND REINFORCE STREET PRESENCE
- 6 PROPOSED FEATURE BOULDERS RE-USED FROM EXISTING EXCAVATED SANDSTONE ON SITE
- 7 PROPOSED BOARDWALK CONNECTION TO OXLEY STREET
- 8 PROPOSED SEATING TO PROVIDE PASSIVE OPPORTUNITIES AND A PLACE OF SANCTUARY
- 9 PROPOSED SUBTERRANEAN FEATURE PALMS TO PROVIDE AMENITY TO ELEVATED PLATFORM DECKING
- 10 PROPOSED ENDEMIC SUPPLEMENTARY GULLY STYLE PLANTING TO EXISTING TREES
- 11 PROPOSED INFORMAL BUSH TRACK ALONG GULLY TO STRENGTHEN AND CELEBRATE THE SITE'S CONNECTION TO WATERWAYS
- 12 PROPOSED RAISED PLANTER AND TENSILE WIRES TO PROVIDE PLANTING BUFFER AND GREEN WALL EFFECT AGAINST FACADE
- 13 PROPOSED 1.2M WIDE EGRESS FOOTPATH TO NICHOLSON STREET

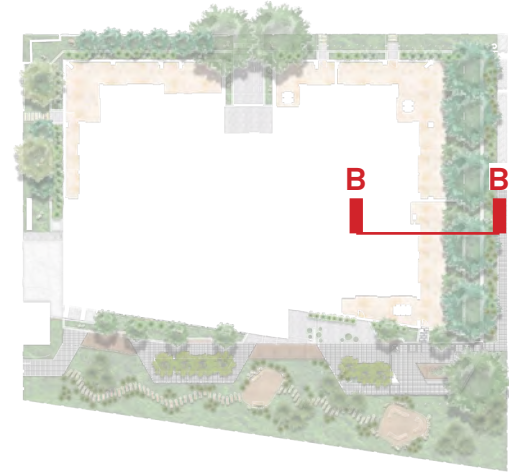
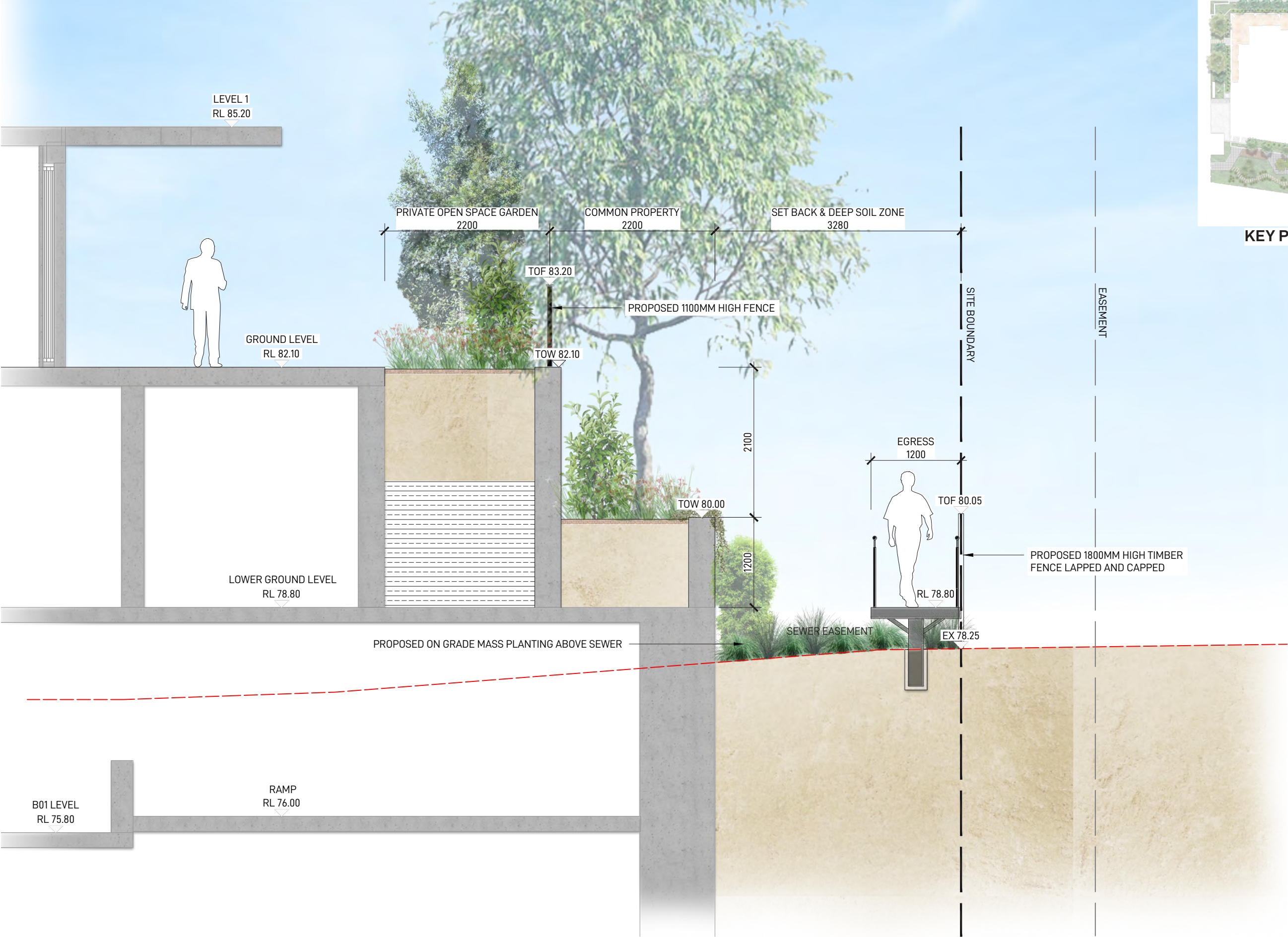


3.10 LANDSCAPE GROUND FLOOR SECTION - A-A

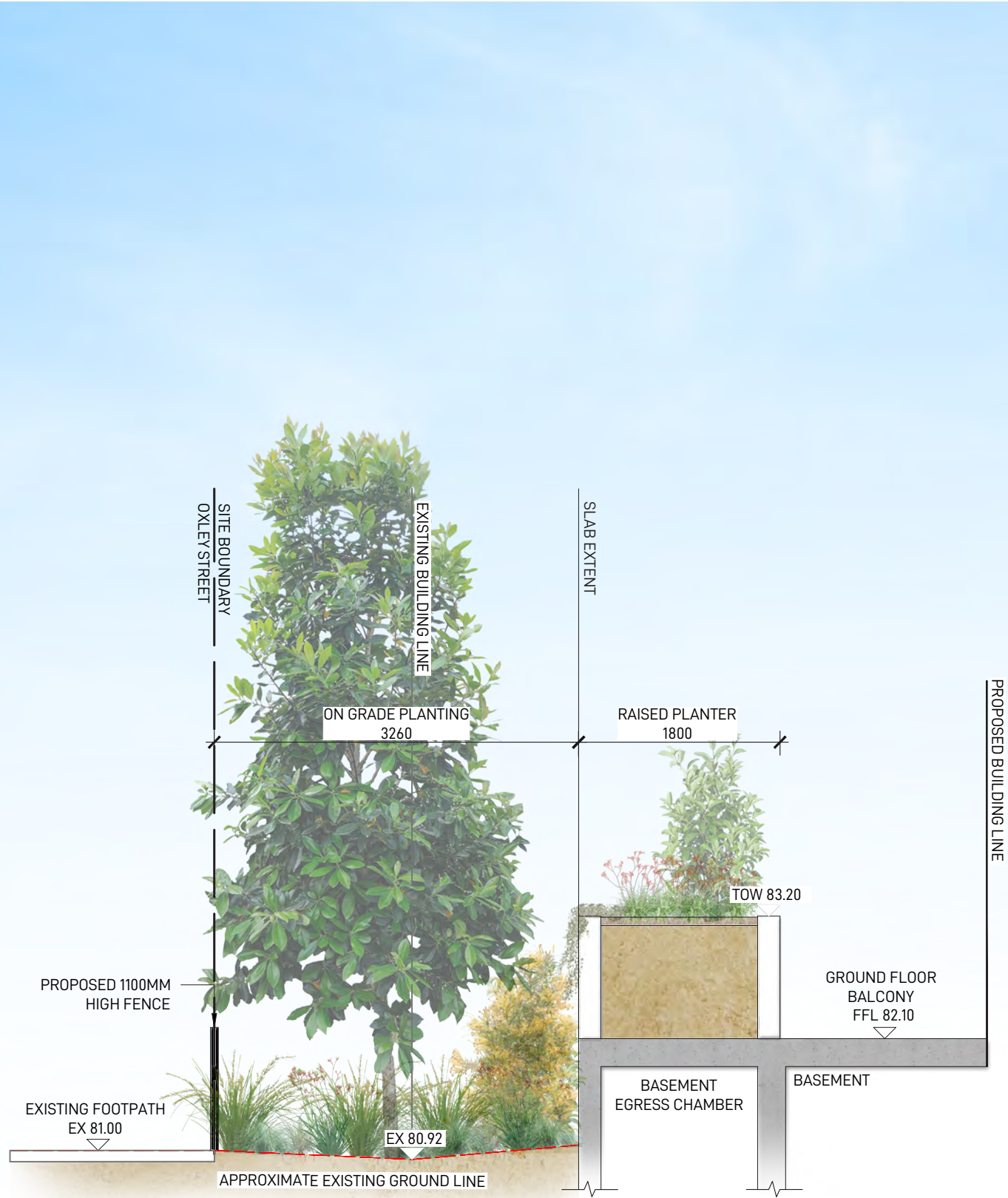


KEY PLAN - NOT TO SCALE

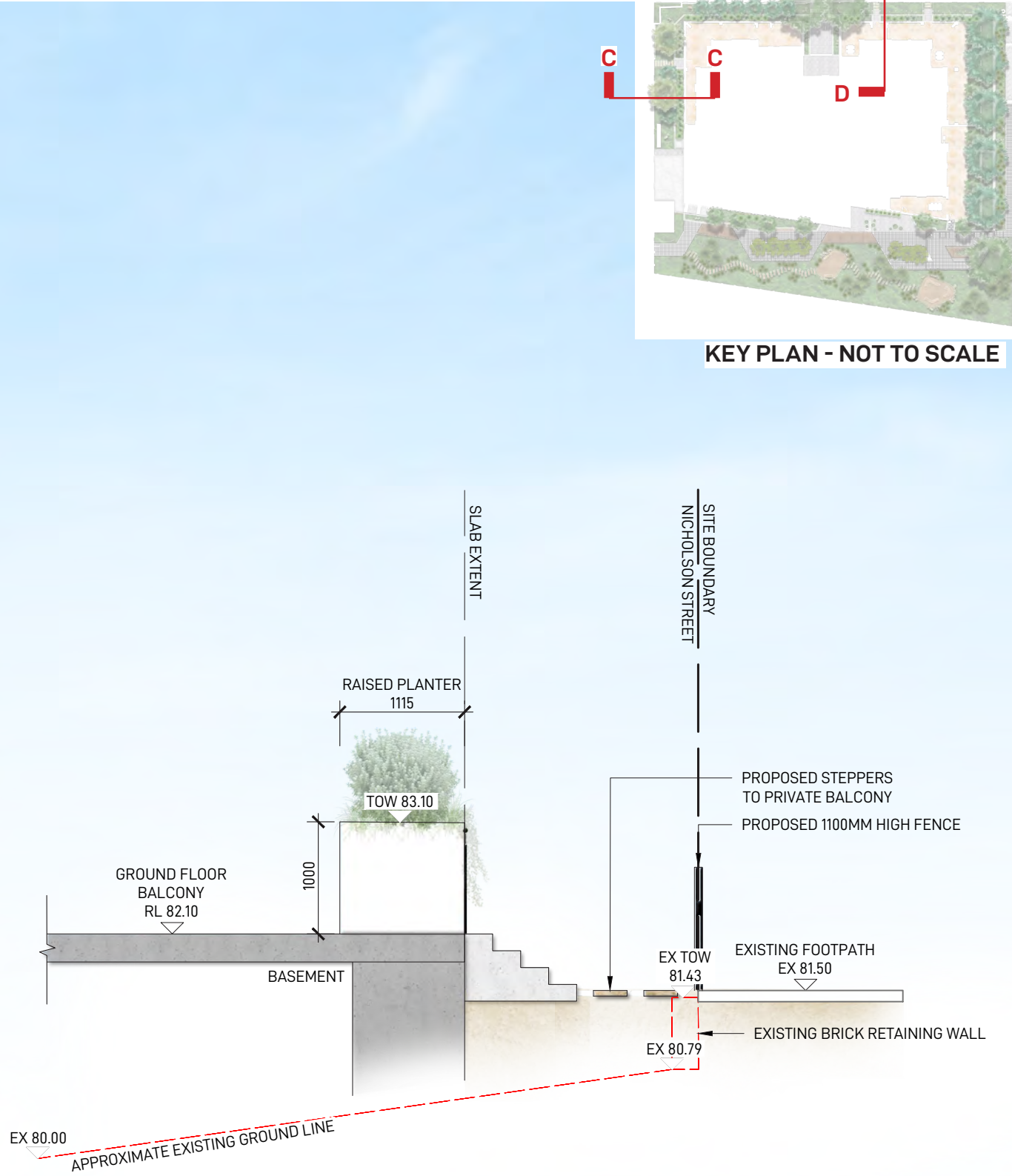
3.11 LANDSCAPE GROUND FLOOR SECTION - B-B



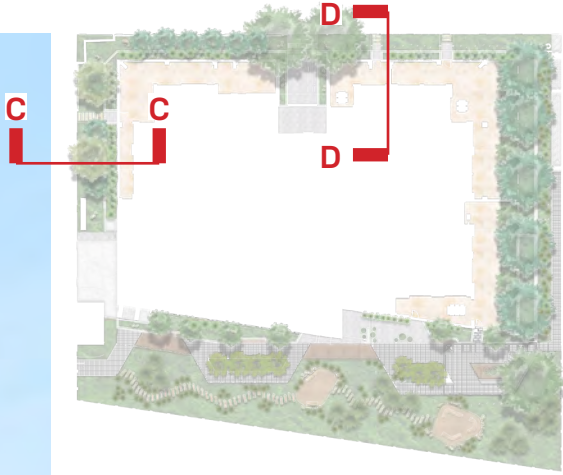
KEY PLAN - NOT TO SCALE



LANDSCAPE SECTION C-C



LANDSCAPE SECTION D-D



KEY PLAN - NOT TO SCALE

3.13 LANDSCAPE GROUND FLOOR SECTION - E-E



TREES



BANKSIA INTEGRIFOLIA



CUPANIOPSIS ANACARDIODES



FRAXINUS 'URBANITE'



LAGERSTROEMIA INDICA



MAGNOLIA 'TEDDY BEAR'



OLEA EUROPAEA

SHRUBS



ADENANTHOS 'SILVER STREAK'



AGAVE ATTENUATA



AGAVE 'BLUE GEM'



CRASSULA 'SILVER DOLLAR'



CYCAS REVOLUTA



DORYANTHES EXCELSA



RHAPHIOLEPIS 'ORIENTAL PEARL'



STRELITZIA REGINAE



WESTRINGIA 'GREY BOX'

GRASSES & GROUNDCOVERS



ANIGOZANTHOS 'REGAL VELVET'



ANIGOZANTHOS 'YELLOW GEM'



CASUARINA 'COUSIN IT'



DIANELLA 'CLARITY BLUE'



EREMOPHILA 'BLUE HORIZON'



FESTUCA GLAUCA



GARDENIA 'O SO FINE'



LOMANDRA 'LIME TUFF'



PHORMIUM 'BRONZE BABY'



ROSMARINUS OFFICINALIS PROSTRATUS



SENECIO VITALIS



TRACHELOSPERMUM JASMINOIDES



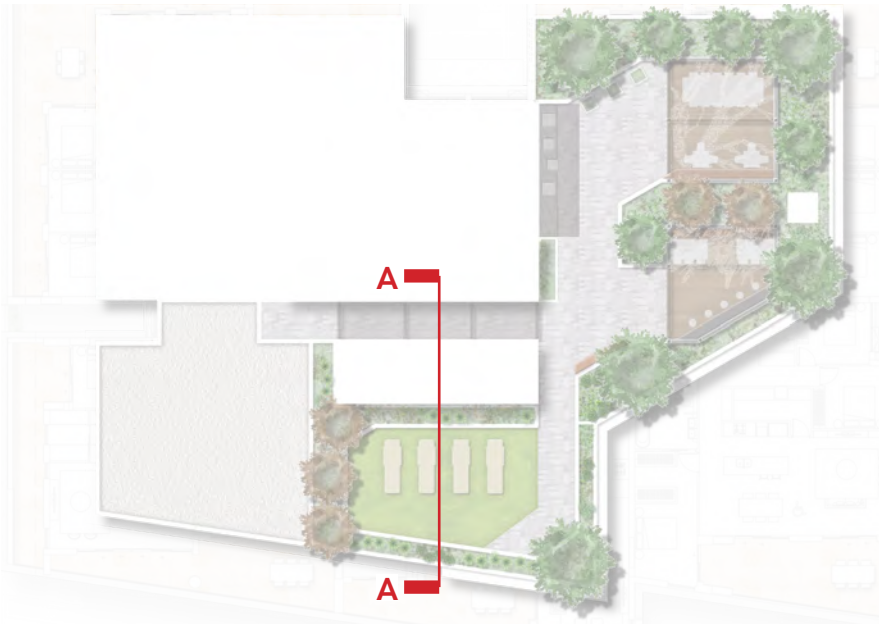
WESTRINGIA 'LOW HORIZON'



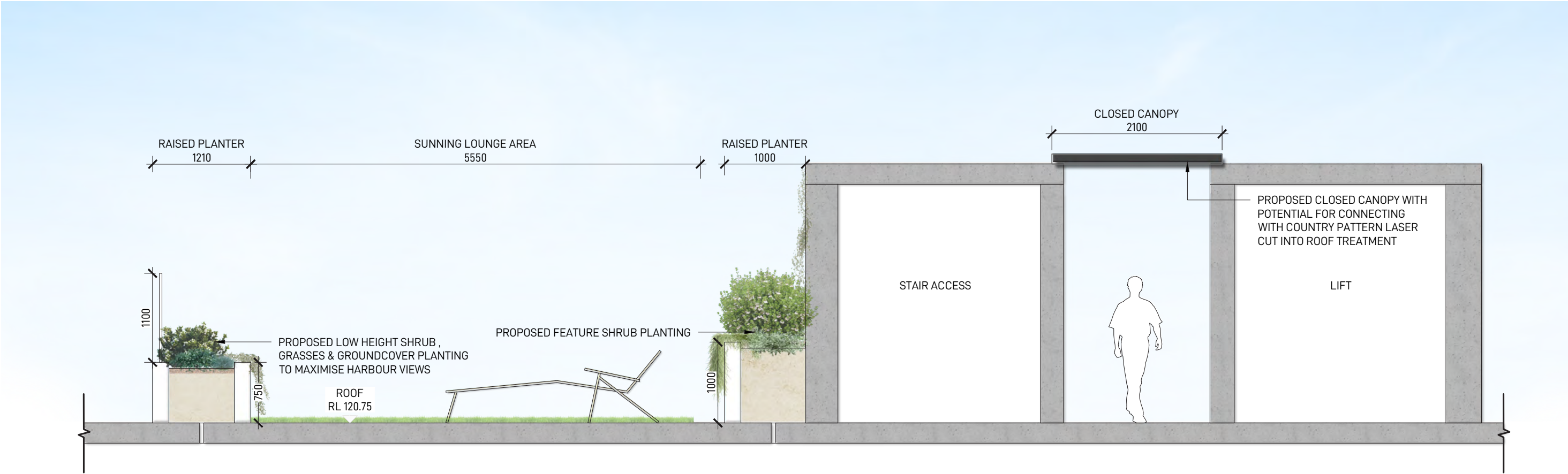
ZOYSIA TENUIFOLIA



- 1 PROPOSED SOLID ROOF STRUCTURE WITH POTENTIAL FOR CONNECTING WITH COUNTRY PATTERN LASER CUT INTO SOFFIT AND BACKLIT OVER COMMUNAL ALFRESCO & FLEXIBLE DINING TABLES & CHAIRS
- 2 PROPOSED SMALL RAISED HERB GARDEN
- 3 PROPOSED BUILT-IN BBQ WITH 2 COOKTOP, 1 SINK, 1 BAR FRIDGE AND HOUSING ENCLOSURE FOR BIN/RECYCLING
- 4 PROPOSED BUILT-IN SEATING SURROUNDED WITH FEATURE PLANTING
- 5 PROPOSED BUILT-IN BAR TABLES & STOOLS FACING TOWARDS HARBOUR VIEWS
- 6 PROPOSED CLIMBER PLANTING WITH TRELLIS WIRES ATTACHED TO LIFT CORE AND FIRE STAIRS FOR VERTICAL GREEN WALL EFFECT
- 7 PROPOSED SUNNING LOUNGE AREA MAXIMISING HARBOUR VIEWS
- 8 PROPOSED LOW HEIGHT SHRUB, GRASSES & GROUNDCOVER PLANTING TO MAXIMISE HARBOUR VIEWS
- 9 PROPOSED MEDIUM HEIGHT SHRUB PLANTING FOR PRIVACY NEIGHBOURING PROPERTIES
- 10 PROPOSED COMPACT UPRIGHT TREE PLANTING TO FRAME VIEWS TOWARDS THE HARBOUR
- 11 PROPOSED 1.1M HIGH PALISADE BALUSTRADE ON RETAINING WALL
- 12 PRIVACY SCREEN TO PLANT AREAS
- 13 METAL FRAME & SOLID ROOF STRUCTURE OVER LIFT CORE AND FIRE STAIRS

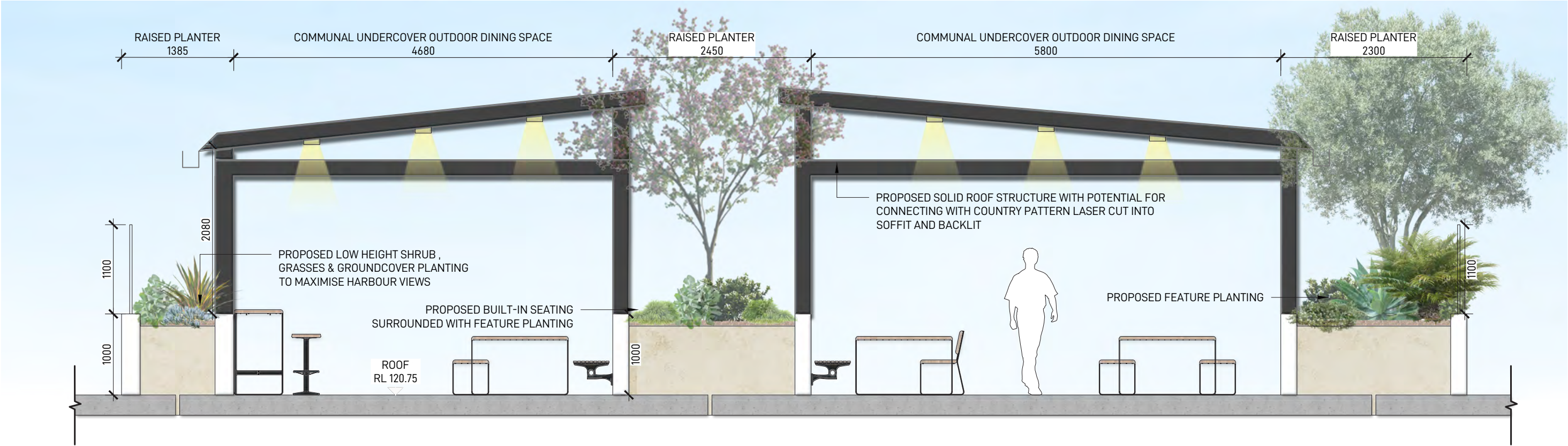


KEY PLAN - NOT TO SCALE





KEY PLAN - NOT TO SCALE



SHRUBS



ACMENA 'ALLYNM MAGIC'



BUXUS MICROPHYLLA



CALLISTEMON 'BETTER JOHN'



CORDYLINE 'RED STAR'



CRASSULA 'SILVER DOLLAR'



RHAPIS EXCELSA



RHAPHIOLEPIS 'ORIENTAL PEARL'



WESTRINGIA 'BLUE GEM'



WESTRINGIA 'GREY BOX'

GRASSES & GROUNDCOVERS



ANIGOZANTHOS 'REGAL VELVET'



ANIGOZANTHOS 'YELLOW GEM'



CASUARINA 'COUSIN IT'



DIANELLA 'TASRED'



DICHONDRA
'SILVER FALLS'



GARDENIA 'O SO FINE'



LIRIOPE MUSCARI
'AMETHYST'



LOMANDRA 'LIME TUFF'



PHILODENDRON 'LITTLE PHIL'



ROSMARINUS OFFICINALIS
PROSTRATUS



SENECIO VITALIS



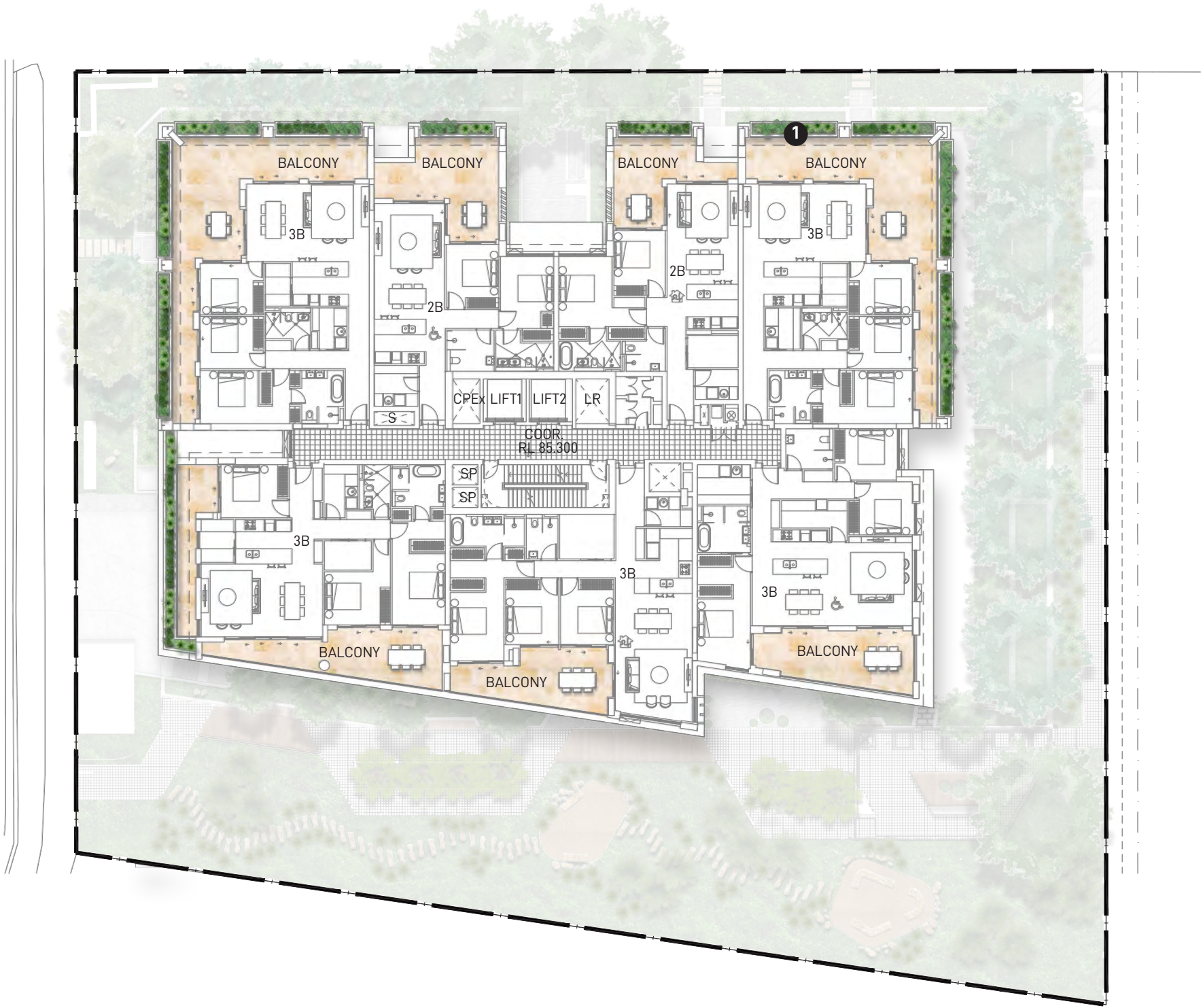
VIOLA HEDERACEA



WESTRINGIA 'LOW HORIZON'

OXLEY STREET

NICHOLSON STREET



1 PROPOSED BIOPHILIC DESIGN VIA PRIVATE BALCONY FEATURE PLANTERS WITH UPRIGHT AND TRAILING PLANTS AND SHRUBS TO PROVIDE VISUAL AMENITY AND GREEN ARCHITECTURE

NICHOLSON STREET

OXLEY STREET



1 PROPOSED BIOPHILIC DESIGN VIA PRIVATE BALCONY FEATURE PLANTERS WITH UPRIGHT AND TRAILING PLANTS AND SHRUBS TO PROVIDE VISUAL AMENITY AND GREEN ARCHITECTURE

4.0

Planting Plans

4.1 PLANTING SCHEDULES

GROUND FLOOR

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	NATIVE	POT SIZE	QTY
TREES						
ANG COS	ANGOPHORA COSTATA	SMOOTH BARKED APPLE	15M	✓	400L	2
ANG HIS	ANGOPHORA HISPIDA	DWARF BARKED APPLE	15M	✓	200L	1
CUP ANA	CUPANIOPSIS ANACARDIOIDES	TUCKEROO	10M	✓	200L	3
CYA AUS	CYATHEA AUSTRALIS	ROUGH TREE FERN	5-10M	✓	2M TRUNK	9
DIC ANT	DICKSONIA ANTARCTICA	SOFT TREE FERN	5M	✓	2M TRUNK	21
ELA EUM	ELAEOCARPUS EUMUNDI	QUANDONG	5-10M	✓	200L	4
ELA RET	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	10M	✓	200L	6
FLI AUS	FLINDERSIA AUSTRALIS	CROWS ASH	8-12M	✓	400L	5
LIV AUS	LIVISTONA AUSTRALIS	CABBAGE TREE PALM	15-20M	✓	5M TRUNK	7
MAG TED	MAGNOLIA 'TEDDY BEAR'	TEDDY BEAR MAGNOLIA	4-6M		100L	2
MEL QUI	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	8-15M	✓	200L	1
WAT FLO	WATERHOUSEA FLORIBUNDA	WEEPING LILLY PILLY	10M	✓	100L	4
SHRUBS						
ACM ALL	ACMENA 'ALLYNM MAGIC'	DWARF LILLY PILLY	1M	✓	200MM	56
ACM SMI	ACMENA SMITHII	LILLY PILLY	2-3M	✓	300MM	60
BAC MYR	BACKHOUSIA MYRTIFOLIA	GREY MYRTLE	2-3M	✓	300MM	35
CAL BET	CALLISTEMON 'BETTER JOHN'	BOTTLEBRUSH	0.8M	✓	200MM	38
DOR EXC	DORYANTHES EXCELSA	GYMEA LILY	1-2M	✓	300MM	30
GRE SAN	GREVILLEA 'SANDRA GORDON'	GREVILLEA	3-6M	✓	300MM	4
MEL THY	MELALEUCA THYMIFOLIA	THYME HONEY-MYRTLE	1.2M	✓	300MM	36
PIT REV	PITTOSPORUM REVOLUTUM	ROUGH FRUIT PITTOSPORUM	1.5M	✓	300MM	24
RHA ORI	RHAPHIOLEPIS 'ORIENTAL PEARL'	INDIAN HAWTHORN	0.7M		200MM	51
RHA SPR	RHAPHIOLEPIS 'SPRINGTIME'	INDIAN HAWTHORN	1.5M		200MM	13
WES AUS	WESTRINGIA 'AUSSIE BOX'	COASTAL ROSEMARY	1M	✓	200MM	35
WES BLU	WESTRINGIA 'BLUE GEM'	COASTAL ROSEMARY	1.5M	✓	300MM	4
WES GOL	WESTRINGIA 'GOLDIE BOX'	COASTAL ROSEMARY	0.5M	✓	200MM	14
GRASSES & GROUNDCOVERS						
BAN BIR	BANKSIA 'BIRTHDAY CANDLES'	DWARF HAIRPIN BANKSIA	0.6M	✓	140MM	86
CAR BIC	CAREX BICHENOVIANA	PLAINS SEDGE	0.5-1M	✓	140MM	45
CAS COU	CASUARINA 'COUSIN IT'	SHE-OAK	TRAILING	✓	140MM	116
CYC REV	CYCAS REVOLUTA	SAGO PALM	1M		300MM	44
DIA REV	DIANELLA REVOLUTA	BLUE-FLAX LILLY	0.3-0.6M	✓	140MM	185
DIC REP	DICHONDRA REPENS	KIDNEY WEED	0.3M	✓	140MM	56
DIC SIL	DICHONDRA 'SILVER FALLS'	DICHONDRA	TRAILING		140MM	13
GAR OSO	GARDENIA 'O SO FINE'	CAPE JASMINE	0.3M		140MM	74
GOO GOL	GOODENIA 'GOLD COVER'	HOP GOODENIA	0.3M	✓	140MM	34
LOM FIL	LOMANDRA FILIFORMIS	WATTLE MAT RUSH	0.3-0.6M	✓	140MM	25
LOM KAT	LOMANDRA 'KATIE BELLES'	MAT RUSH	1M	✓	140MM	45
LOM TAN	LOMANDRA 'TANIKA'	MAT RUSH	0.5M	✓	140MM	105
MYO PAR	MYOPORUM PARVIFOLIUM	CREEPING BOOBIALLA	0.3M	✓	140MM	135
POA LAB	POA LABILLARDIERI	COMMON TUSsock-GRASS	0.7M	✓	140MM	51
PRA PUR	PRATIA PURPURASCENS	WHITEROOT	0.2M	✓	140MM	89
THE AUS	THEMEDA AUSTRALIS	KANGAROO GRASS	0.5M	✓	140MM	45
ZOY TEN	ZOYSIA TENUIFOLIA	ZOYSIA GRASS	0.3M	✓	140MM	10
SHADE TOLERANT PLANTS						
ADI AET	ADIANTUM AETHIOPICUM	COMMON MAIDENHAIR FERN	0.3-0.6M	✓	140MM	253
ALO MAC	ALOCASIA MACRORRHIZA	GIANT TARO	2-3M		45L	12
ALP CAE	ALPINIA CAERULEA	NATIVE GINGER	1-2M	✓	300MM	35
ART CIR	ARTHROPODIUM CIRRATUM	NEW ZEALAND ROCK LILY	1M		140MM	192
ASP AUS	ASPLENIUM AUSTRALASICUM	BIRDS NEST FERN	0.5-1M	✓	200MM	51
ASP ELA	ASPIDISTRA ELATIOR	CAST IRON PLANT	1M		200MM	44
BLE CAR	BLECHNUM CARTILAGINEUM	GRISTLE FERN	1-2M	✓	200MM	32
CLI MIN	CLIVIA MINIATA	BUSH LILY	0.5M		140MM	242
DIA TAS	DIANELLA 'TASRED'	TASMANIAN FLAX-LILY	0.7M	✓	140MM	242
DOO ASP	DOODIA ASPERA	PRICKLY RASP FERN	0.5M	✓	140MM	227
GLE RUP	GLEICHENIA RUPESTRIS	CORAL FERN	0.2M	✓	140MM	208
HAR VIO	HARDENBERGIA VIOLACEA	NATIVE SARSAPARILLA	CLIMBER	✓	140MM	28
HIB DEN	HIBBERTIA DENTATA	TRAILING GUINEA FLOWER	0.3M	✓	140MM	128
LIR AME	LIRIOPE MUSCARI 'AMETHYST'	LIRIOPE	0.4M		140MM	640
LIR EVE	LIRIOPE MUSCARI 'EVERGREEN GIANT'	LIRIOPE	0.6M		140MM	420
PHI XAN	PHILODENDRON XANADU	WINTERBOURN PHILODENDRON	1M		200MM	302
RHA EXC	RHAPIS EXCELSA	LADY PALM	2M		300MM	74
SPA SEN	SPATHIPHYLUM 'SENSATION'	GIANT PEACE LILY	1.2M		200MM	54
TRA ASI	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	0.4M		140MM	194
TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	CLIMBER		140MM	28
VIO HED	VIOLA HEDERACEA	NATIVE VIOLET	0.3M	✓	140MM	385
VIB DEN	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	1.2-3M		300MM	51

LEVELS 1 - 3

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	NATIVE	POT SIZE	QTY
SHRUBS						
ACM ALL	ACMENA 'ALLYNM MAGIC'	DWARF LILLY PILLY	1M	✓	200MM	17
BUX MIC	BUXUS MICROPHYLLA	JAPANESE BOX	1M		200MM	23
CAL BET	CALLISTEMON 'BETTER JOHN'	BOTTLEBRUSH	0.8M	✓	200MM	33
COR RED	CORDYLINE 'RED STAR'	CABBAGE TREE	1-2M		200MM	12
CRA SIL	CRASSULA 'SILVER DOLLAR'	JADE PLANT	0.6-0.9M		200MM	5
RHA EXC	RHAPIS EXCELSA	LADY PALM	1.5M		200MM	8
RHA ORI	RHAPHIOLEPIS 'ORIENTAL PEARL'	INDIAN HAWTHORN	0.7M		140MM	59
WES BLU	WESTRINGIA 'BLUE GEM'	COASTAL ROSEMARY	1.5M	✓	300MM	4
WES GRE	WESTRINGIA 'GREY BOX'	COASTAL ROSEMARY	0.4M	✓	140MM	23
GRASSES & GROUNDCOVERS						
ANI REG	ANIGOZANTHOS 'REGAL VELVET'	KANGAROO PAW	0.5M	✓	140MM	46
ANI YEL	ANIGOZANTHOS 'YELLOW GEM'	KANGAROO PAW	0.7M	✓	140MM	46
CAS COU	CASUARINA 'COUSIN IT'	SHE-OAK	TRAILING	✓	140MM	50
DIA TAS	DIANELLA 'TASRED'	TASMANIAN FLAX-LILY	0.7M	✓	140MM	76
DIC SIL	DICHONDRA 'SILVER FALLS'	SILVER PONY-FOOT	TRAILING		140MM	61
GAR OSO	GARDENIA 'O SO FINE'	FRAGRANY GARDENIA	0.3M		140MM	63
LIR AME	LIRIOPE MUSCARI 'AMETHYST'	LIRIOPE	0.4M		140MM	45
LOM LIM	LOMANDRA 'LIME TUFF'	MAT RUSH	0.5M	✓	140MM	37
PHI LIT	PHILODENDRON 'LITTLE PHIL'	LITTLE PHIL	0.4M		140MM	7
ROS OFF	ROSMARINUS OFFICINALIS PROSTRATUS	CREEPING ROSEMARY	TRAILING		140MM	94
SEN VIT	SENECIO VITALIS	NARROW-LEAF CHALKSTICKS	0.3M		140MM	15
VIO HED	VIOLA HEDERACEA	NATIVE VIOLET	0.3M	✓	140MM	32
WES LOW	WESTRINGIA 'LOW HORIZON'	COASTAL ROSEMARY	0.3M	✓	140MM	72

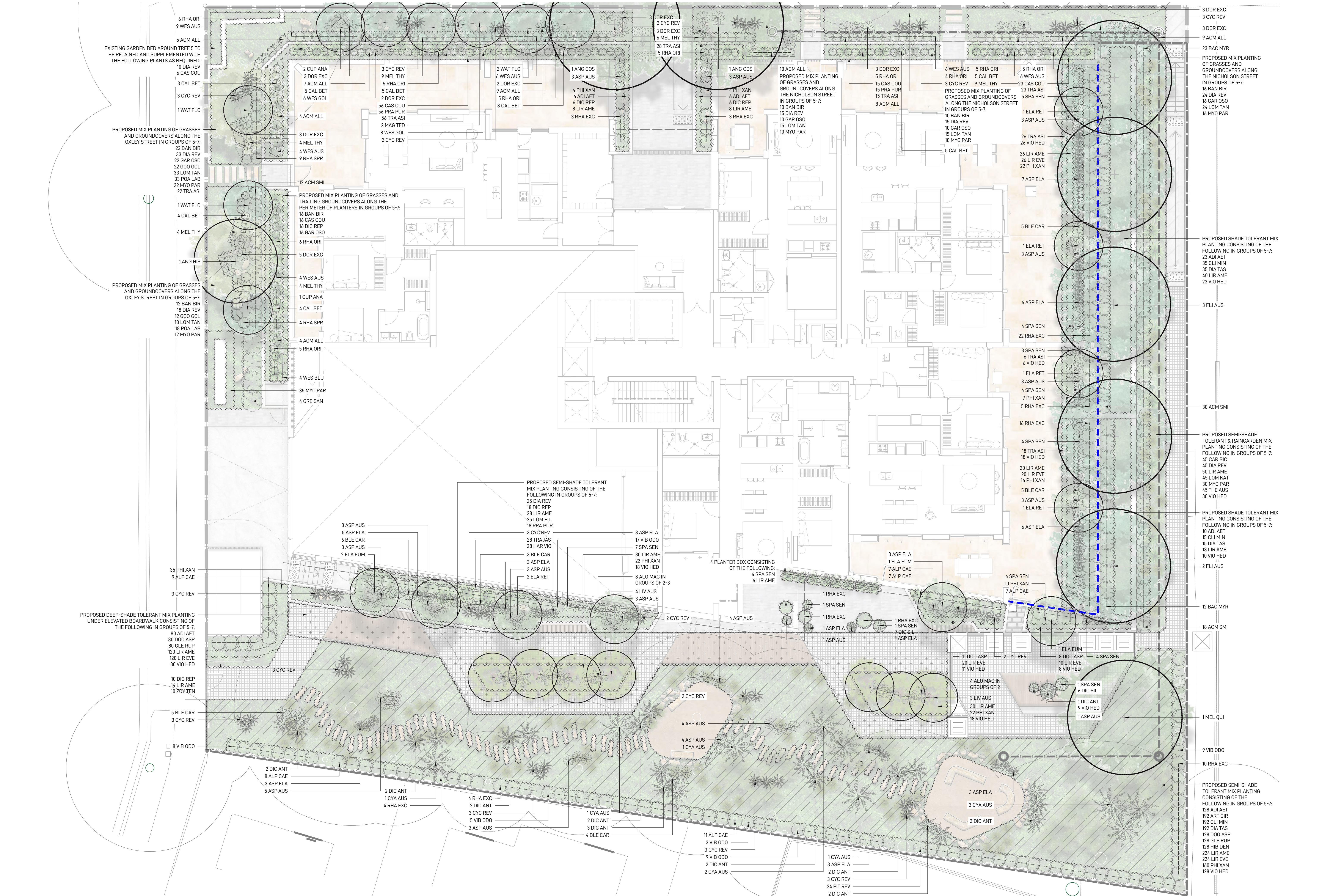
ROOFTOP

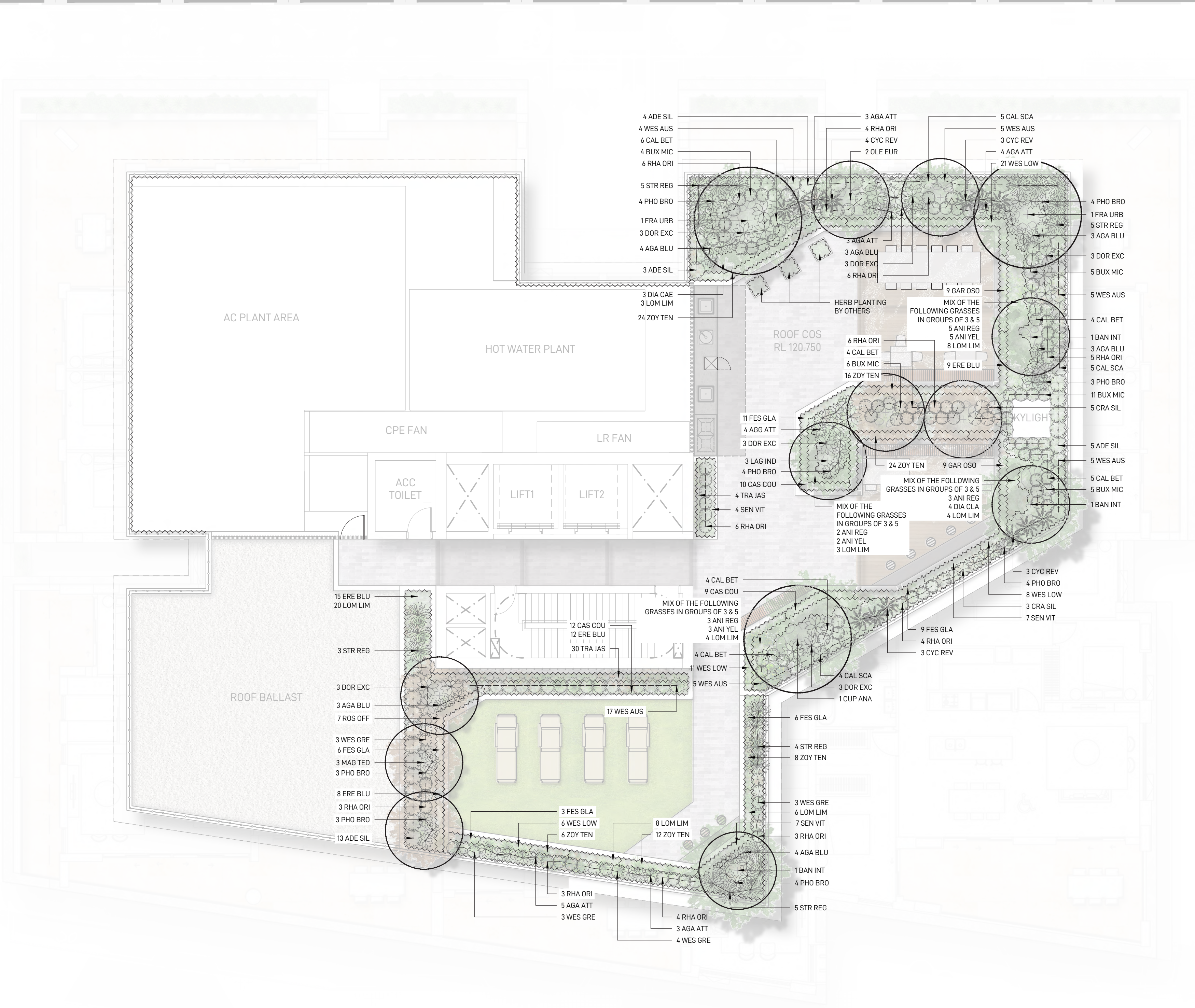
CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	NATIVE	POT SIZE	QTY
TREES						
BAN INT	BANKSIA INTEGRIFOLIA	COAST BANKSIA	10M	✓	100L	3
CUP ANA	CUPANIOPSIS ANACARDIOIDES	TUCKEROO	10M	✓	100L	1
FRA URB	FRAXINUS 'URBANITE'	URBANITE ASH	12-15M		100L	2
LAG IND	LAGERSTROEMIA INDICA	CREPE MYRTLE	4-6M		100L	3
MAG TED	MAGNOLIA 'TEDDY BEAR'	TEDDY BEAR MAGNOLIA	4-6M		100L	3
OLE EUR	OLEA EUROPAEA	OLIVE TREE	5-7M		100L	2
SHRUBS						
ADE SIL	ADENANTHOS 'SILVER STREAK'	DWARF WOOLLY BUSH	0.7-1M	✓	200MM	25
AGA ATT	AGAVE ATTENUATA	FOXTAIL AGAVE	1M		200MM	18
AGA BLU	AGAVE 'BLUE GEM'	BLUE GEM AGAVE	0.4-0.5M		200MM	20
BUX MIC	BUXUS MICROPHYLLA	JAPANESE BOX	1M		200MM	31
CAL BET	CALLISTEMON 'BETTER JOHN'	BOTTLEBRUSH	0.8M	✓	200MM	27
CAL SCA	CALLISTEMON 'SCARLET FLAME'	BOTTLEBRUSH	1-1.5M	✓	200MM	14
CRA SIL	CRASSULA 'SILVER DOLLAR'	JADE PLANT	0.6-0.9M		200MM	8
CYC REV	CYCAS REVOLUTA	SAGO PALM	1M		300MM	13
DOR EXC	DORYANTHES EXCELSA	GYMEA LILY	1-2M	✓	300MM	18
RHA ORI	RHAPHIOLEPIS 'ORIENTAL PEARL'	INDIAN HAWTHORN	0.7M		140MM	50
STR REG	STRELITZIA REGINAE	BIRD OF PARADISE	1-2M		300MM	22
WES AUS	WESTRINGIA 'AUSSIE BOX'	COASTAL ROSEMARY	1M	✓	200MM	41
WES GRE	WESTRINGIA 'GREY BOX'	COASTAL ROSEMARY	0.4M	✓	140MM	13
GRASSES & GROUNDCOVERS						
ANI REG	ANIGOZANTHOS 'REGAL VELVET'	KANGAROO PAW	0.5M	✓	140MM	13
ANI YEL	ANIGOZANTHOS 'YELLOW GEM'	KANGAROO PAW	0.7M	✓	140MM	10
CAS COU	CASUARINA 'COUSIN IT'	SHE-OAK	TRAILING	✓	140MM	31
DIA CLA	DIANELLA 'CLARITY BLUE'	BLUE FLAX LILY	0.5M	✓	140MM	4
ERE BLU	EREMOPHILA 'BLUE HORIZON'	EMU BUSH	0.3M	✓	140MM	44
FES GLA	FESTUCA GLAUCA	BLUE FESCUE	0.5M		140MM	35
GAR OSO	GARDENIA 'O SO FINE'	FRAGRANY GARDENIA	0.3M		140MM	18
LOM LIM	LOMANDRA 'LIME TUFF'	MAT RUSH	0.5M	✓	140MM	56
PHO BRO	PHORMIUM 'BRONZE BABY'	DWARF NEW ZEALAND FLAX	0.8M		140MM	29
ROS OFF	ROSMARINUS OFFICINALIS PROSTRATUS	CREEPING ROSEMARY	TRAILING		140MM	7
SEN VIT	SENECIO VITALIS	NARROW-LEAF CHALKSTICKS	0.3M		140MM	18
TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	CLIMBER		140MM	34
WES LOW	WESTRINGIA 'LOW HORIZON'	COASTAL ROSEMARY	0.3M		140MM	46
ZOY TEN	ZOYSIA TENUIFOLIA	ZOYSIA GRASS	0.3M	✓	140MM	90

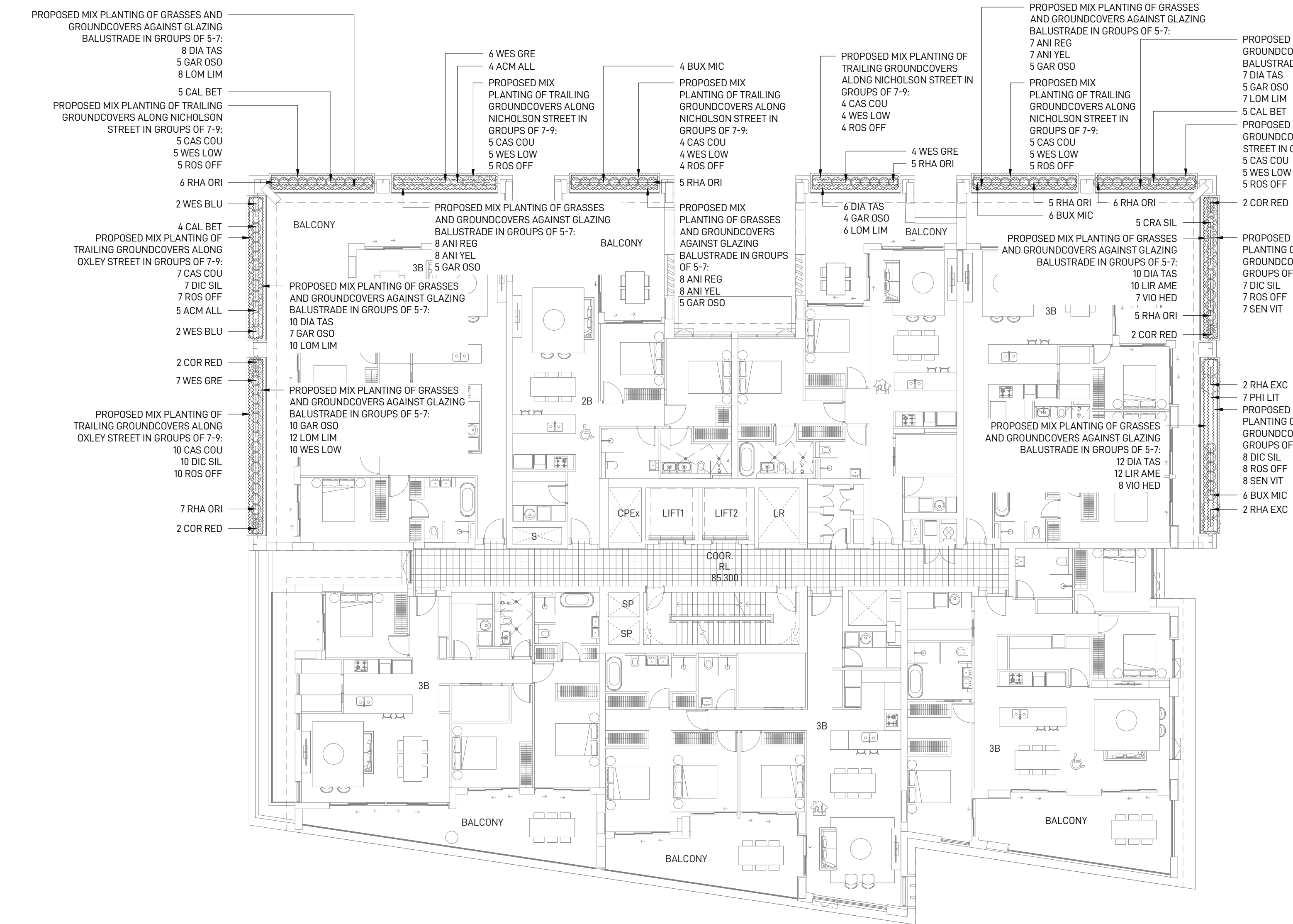
NOTE:

- ALL PLANT STOCK SPECIFIED ABOVE ARE TO BE PROCURED IN ADVANCE TO ENSURE SPECIFIED PLANT STOCK IS AVAILABLE AT THE TIME OF PLANTING
- PLANT STOCK IS TO BE GROWN & MAINTAINED TO NATSPEC GUIDELINES AND COMPLIES WITH AS 2303:2015 'TREE STOCK FOR LANDSCAPE USE'.
- QUANTITIES SHOWN ON PLANTING PLANS TAKES PRECEDENCE OVER PLANT SCHEDULE LISTED ABOVE. CONTRACTOR TO REVIEW AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT
- PLANT QUANTITIES AND SPECIES ARE TO BE CONFIRMED AT TIME OF PROCUREMENT AND ANY SPECIES SUBSTITUTION ARE TO BE REVIEWED & APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT
- LANDSCAPE ARCHITECT TO BE NOTIFIED 1-2 WEEKS PRIOR TO PLANT DELIVERY FOR STOCK INSPECTION & REVIEW TO ENSURE ALL SPECIFIED STOCK DEMONSTRATE GOOD HEALTH FOR INSTALLATION ON PROJECT SITE.

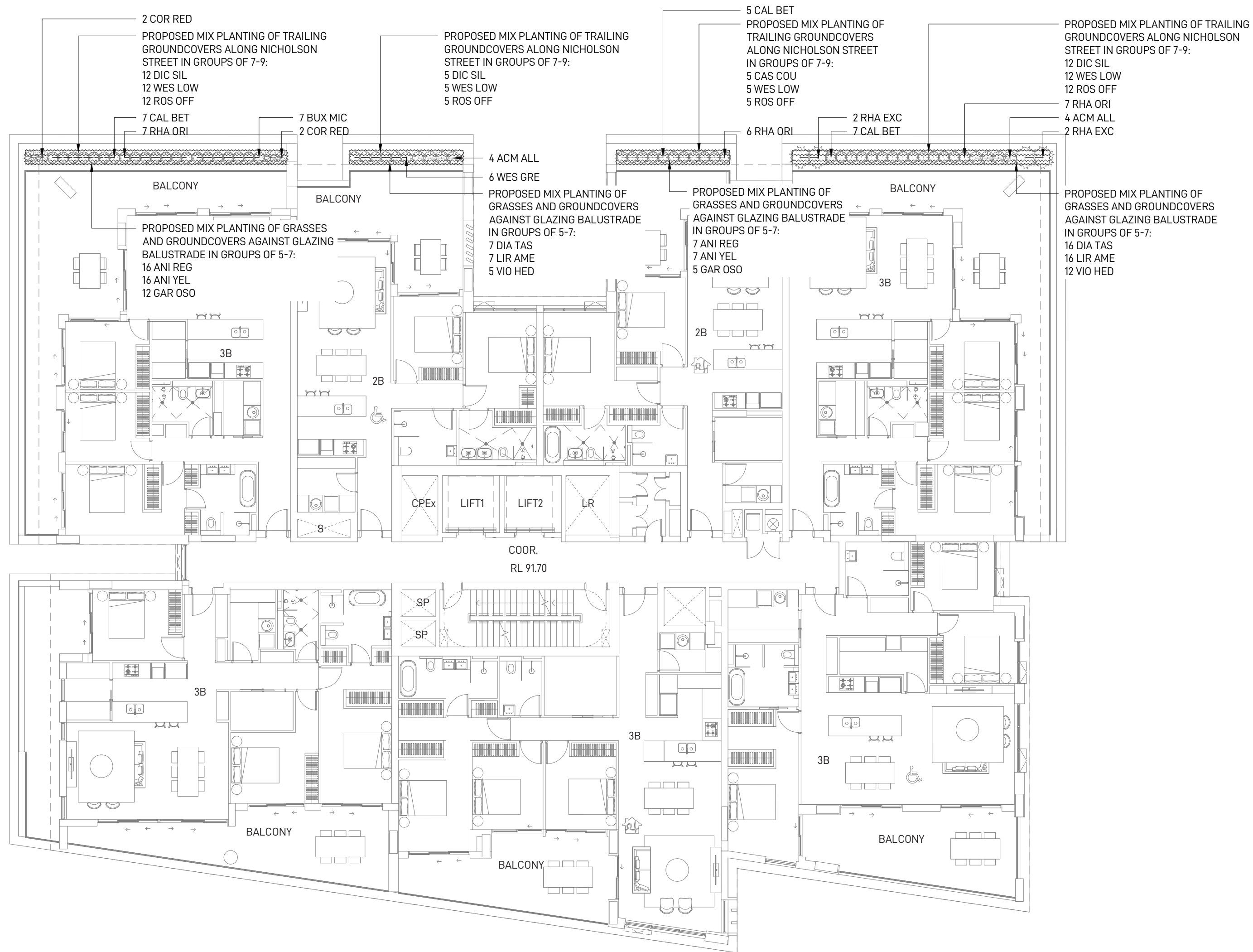
4.2 PLANTING PLAN - GROUND FLOOR







LEVEL 1 & 2



LEVEL 3

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