

STATE SIGNIFICANT
DEVELOPMENT APPLICATION

13-15 OXFORD ST &
2 VERONA ST,
PADDINGTON

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ENGAGING PARTY:
17 OXFORD ST P/L

PROJECT	DRAWING TITLE	DRAWN BY	CHECKED BY	DATE	JOB NUMBER	DRAWING NUMBER	
VERONA PADDINGTON 13-15 OXFORD ST & 2 VERONA ST, PADDINGTON	STATE SIGNIFICANT DEVELOPMENT APPLICATION Cover Page & Contents	LD	MF	19.11.25	25.159	DA_001	
		REVISION		SCALE	THIS DRAWING IS PROTECTED BY COPYRIGHT. INFORMATION PROVIDED WITHIN THESE DRAWINGS MUST BE CONFIRMED BY CONTRACTOR TO MEET SITE CONDITIONS AND BUILDING STANDARDS. ALL DIMENSIONS MUST BE VERIFIED ON SITE.		
		01		1:1 @ A3	WYER & CO		

SCHEDULES

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

REFER TO ARBORIST REPORT PREPARED BY JACKSON NATURE WORKS

CONTROLS

COUNCIL REQUIREMENTS -CITY OF SYDNEY COUNCIL

THESE LANDSCAPE PLANS ARE IN GENERAL ACCORDANCE WITH COUNCIL PLANNING CONTROLS:

- CITY OF SYDNEY DCP (DEVELOPMENT CONTROL PLAN 2012)

SECTION 3: GENERAL PROVISIONS

LANDSCAPE CODE (VOLUME 2)

CONTROLS

SITE AREA: 2533m²

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

LANDSCAPE /DEEP SOIL AREA ACHEIVED
LANDSCAPE AREA = 35% OF SITE = 889m²
DEEP SOIL = 7% OF SITE = 177m²

REFER TO ARCHITECTS DRAWINGS FOR LANDSCAPE AREA AND DEEP SOIL PLAN

PROJECT

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

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Landscape Controls & Schedules

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SCHEDULES

PLANT SCHEDULE							
ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	MATURE SPREAD	MATURE HEIGHT	REMARKS
Trees							
Acos	1	Angophora costata	Smooth-barked Apple	Advanced	6.0 - 12.0m	25 - 30m	Australian Native
Palms - Cycads							
Lau	12	Livistona australis	Cabbage Tree Palm	Advanced	2.0 - 4.0m	10.0 - 20.0m	Australian Native
Mc	6	Macrozamia communis	Macrozamia	400 mm	1.5 - 3.0m	1.5 - 3.0m	Australian Native
Pro	25	Phoenix roebelenii	Dwarf Date palm	Advanced	1.5 - 2.5m	2.0 - 4.0m	
Rexc	22	Rhapis excelsa	Lady Palm	300 mm	1.0 - 1.5m	1.5 - 4.0m	
Zfu	44	Zamia furfuracea	Cardboard Plant	300 mm	1.5 - 2.0m	1.0 - 1.5m	Low Water Use
Shrubs							
CalCP	97	Correa alba 'Coastal Pink'	Coastal Pink Correa	300 mm	1.0 - 2.0 m	1.0 - 2.0m	Australian Native
Rsm	29	Rhaphiolepis 'Snow Maiden'	Indian Hawthorn	300 mm	0.5 - 1.0m	0.5 - 1.0m	
Perennials							
Dor	24	Doryanthes excelsa	Gynea Lily	300 mm	0.9 - 1.2m	0.75 - 0.9m	Australian Native
Grasses							
Llt	551	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	140 mm	0.6 - 0.9m	0.45 - 0.6m	Australian Native
PalN	408	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	140 mm	0.5 - 0.7m	0.6 - 0.8m	Australian Native
LcoLC	90	Lomandra confertifolia 'Little Con'	Little Con	140 mm	0.4 - 0.5m	0.3 - 0.4m	Australian Native
Groundcovers							
Bma	157	Brachyscome multifida 'Alba'	White Rock Dasiy	140 mm	0.9 - 1.2m	0.0 - 0.3m	Australian Native
Cagl	124	Carpobrotus glaucescens	Pigface	140 mm	1.2 - 2.0 m	0.0 - 0.3 m	Australian Native
Ced	45	Cissus 'Ellen Danica'	Oak Leaf Ivy	140 mm	1.2 - 2.0m	0.0 - 0.3m	
Jco	118	Juniperus conferta	Shore Juniper	140 mm	2.0 - 3.5m	0.0 - 0.3m	Low Water Use
Mpar	100	Myoporum parvifolium	Creeping Boobialla	140 mm	0.9 - 1.2m	0.1 - 0.2m	Australian Native
Vhe	232	Viola hederacea	Native Violet	140 mm	1.2 - 2.0m	0.0 - 0.3m	Australian Native
Succulents							
Atb	20	Agave 'Tennyson Blue'	Agave Tennyson Blue	300 mm	0.3 - 1.0m	0.3 - 1.0m	Low Water Use
Climbers							
Hsc	32	Hibbertia scandens	Golden Guinea Flower, Snake Vine	140 mm	3.5 - 6m	0.0 - 0.3m	Australian Native
Mde	108	Monstera deliciosa 'Taureii'	Swiss Cheese Plant	200 mm	1.0 - 3.0m	1.0 - 3.0m	
Pjw	100	Pandorea jasminoides 'Flat White'	White Jasmine	200 mm	1.0 - 2.0m	0.2 - 0.4m	
Ferns							
Aosp	213	Doodia aspera	Rasp Fern	200 mm	0.3 - 0.6m	0.2 - 0.4m	Australian Native
Cco	4	Cyathea cooperi	Coin Spot Tree Fern	Advanced	3.0 - 4.0m	6.0 - 15m	Australian Native
Da	7	Dicksonia antarctica	Man Fern	Advanced	2.0 - 4.0m	2.0 - 4.0m	Australian Native
Total:	2569						

CONTROLS

NATIVE SPECIES

AUSTRALIAN NATIVE SPECIES PROPOSED: 16 / 64%
AUSTRALIAN NATIVE QUANTITY PROPOSED: 2058 / 80%

TOTAL LOW WATER USE/NATIVE QUANTITY PROPOSED 2240 / 87%

PROJECT

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

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Landscape Controls & Schedules

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19.11.25

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JOB NUMBER

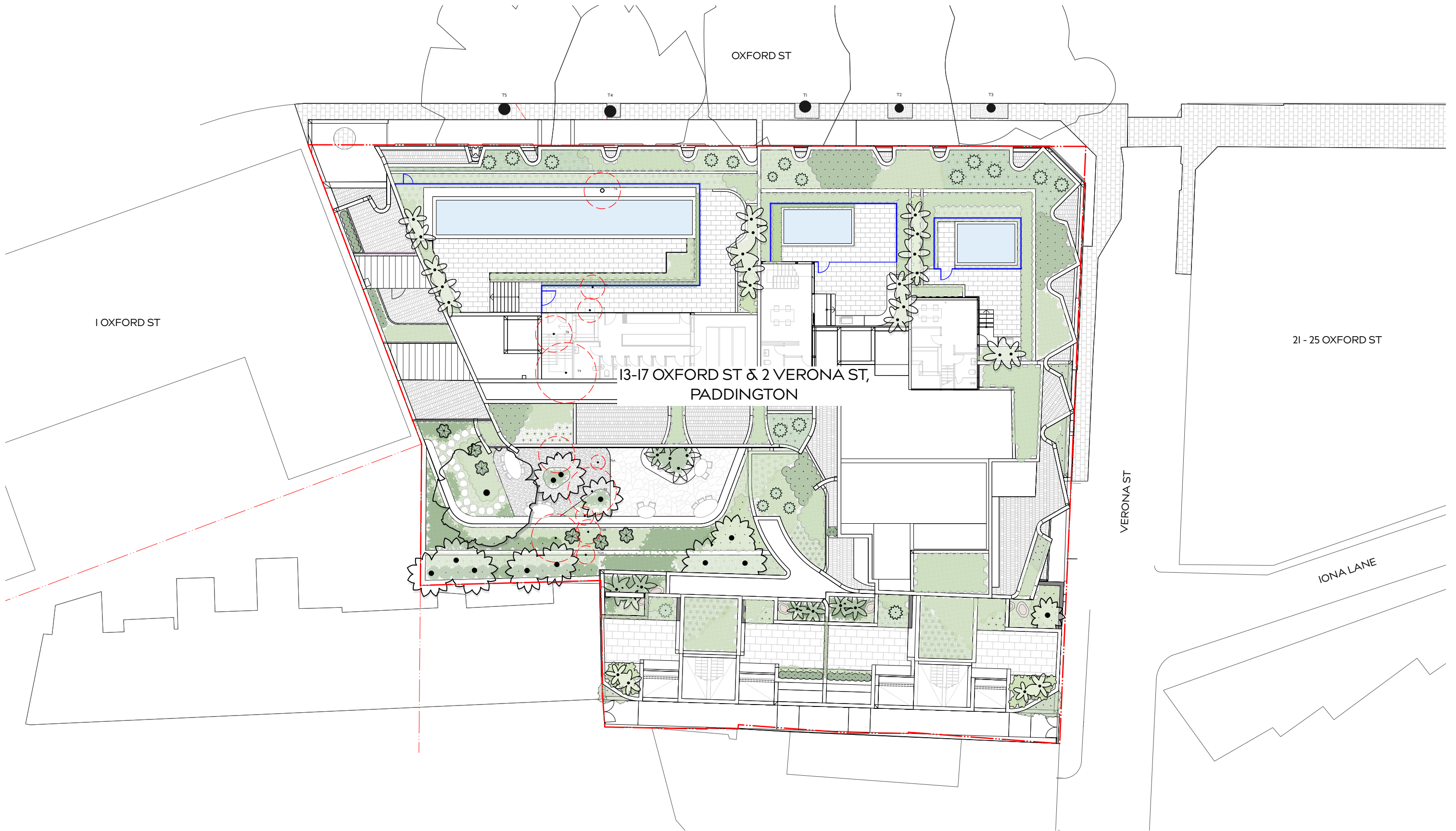
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PROJECT

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13-15 OXFORD ST & 2 VERONA ST,
PADDINGTON

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Landscape Master Plan

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LEGEND

- BOUNDARY

EXTENT OF WORKS

SETBACKS

STRUCTURE ABOVE

STRUCTURE BELOW
- EXISTING TREE - RETAINED

EXISTING TREE - REMOVED

EXISTING TREE - TRANSPLANTED
- EXISTING LEVELS

PROPOSED LEVELS

TOP OF WALL LEVELS

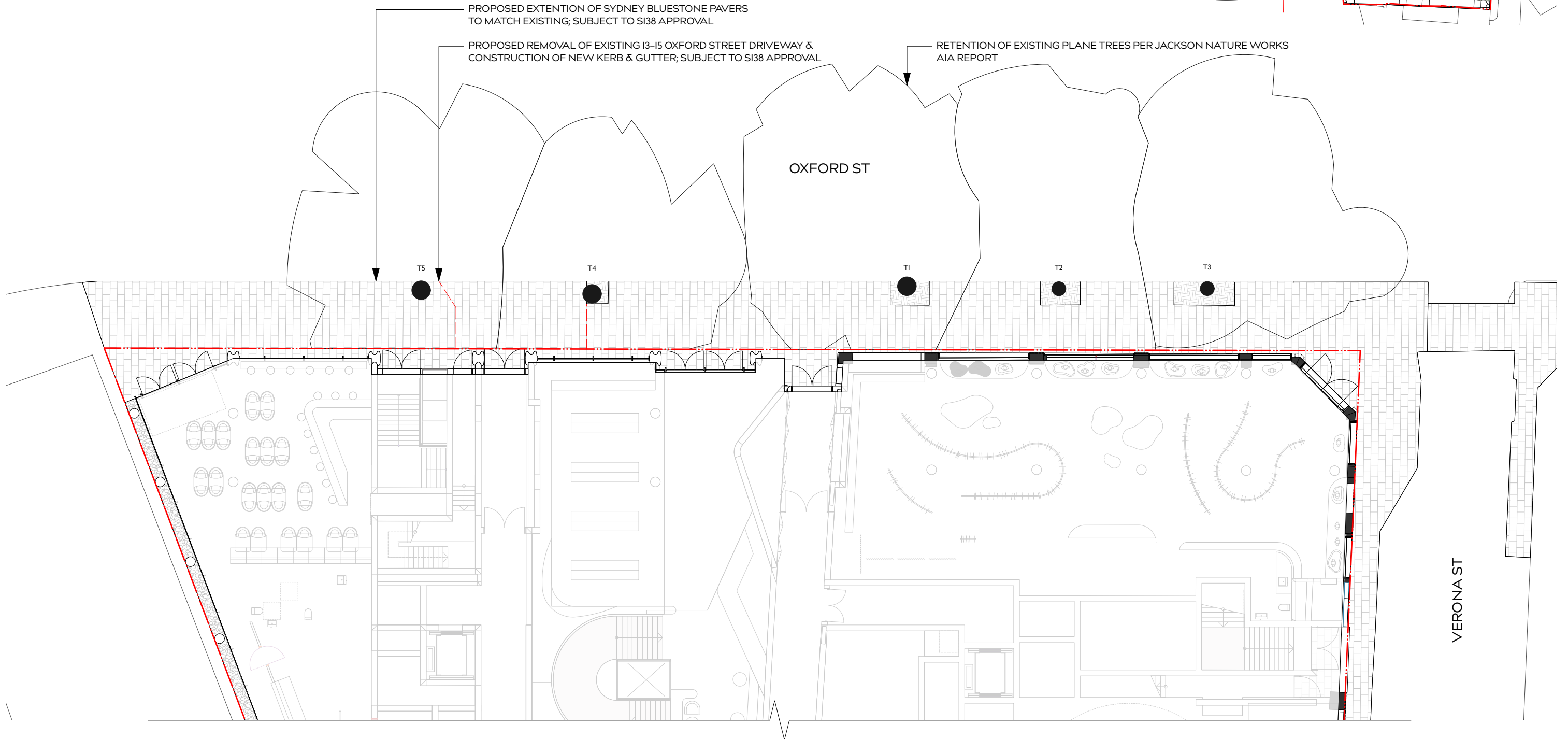
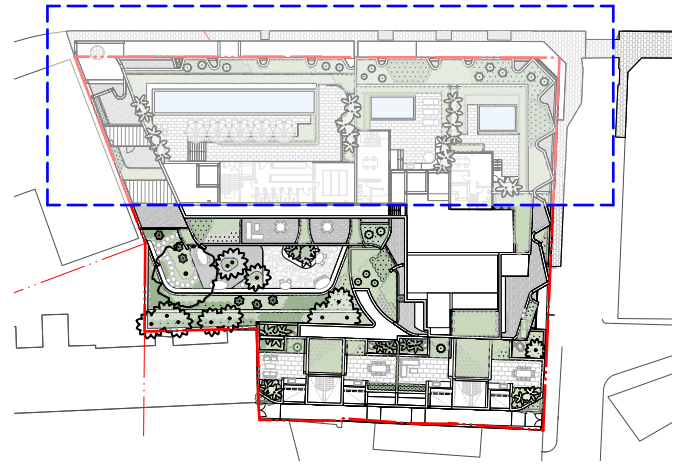
GARDEN EDGING
- CRAZY PAVING

PAVING

DECORATIVE PEBBLE
- GARDEN BED
Greenlife Mulch & Compost

LAWN
Sir Walter Buffalo

DECKING



PROJECT

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

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Ground Floor - East

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LEGEND

- BOUNDARY

EXTENT OF WORKS

SETBACKS

STRUCTURE ABOVE

STRUCTURE BELOW
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EXISTING TREE - REMOVED

EXISTING TREE - TRANSPLANTED
- EXISTING LEVELS

PROPOSED LEVELS

TOP OF WALL LEVELS

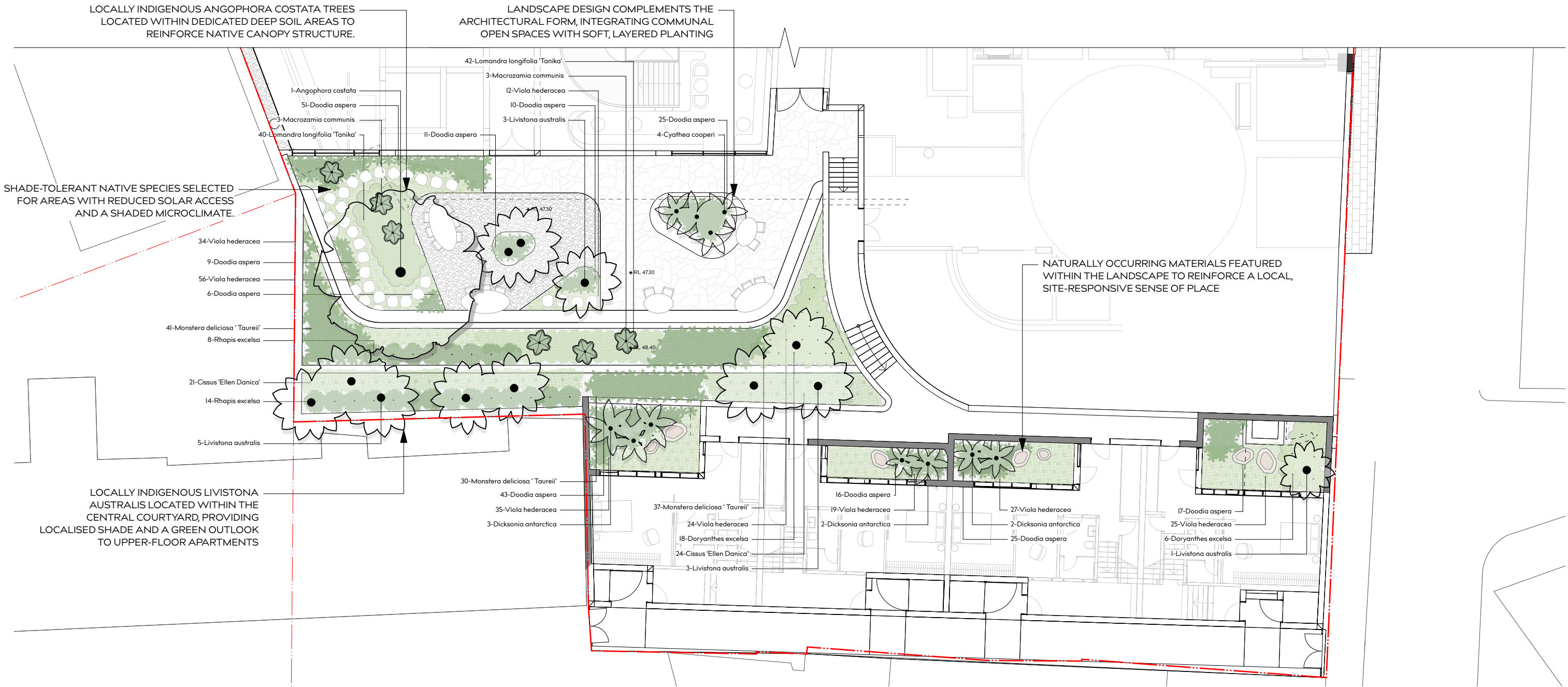
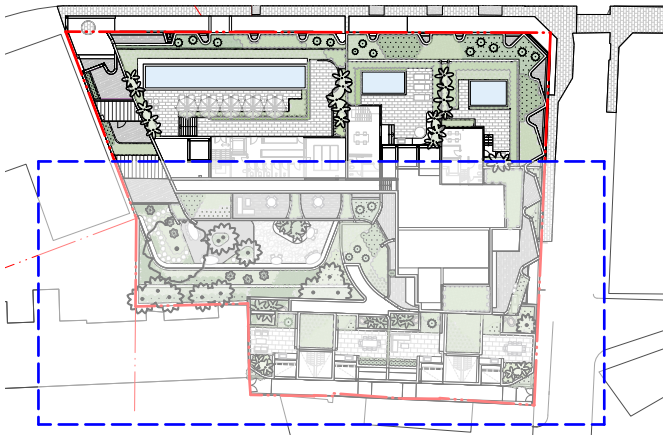
GARDEN EDGING
- CRAZY PAVING

PAVING

DECORATIVE PEBBLE
- GARDEN BED
Greenlife Mulch & Compost

LAWN
Sir Walter Buffalo

DECKING



PROJECT

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

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Ground Floor - West

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LEGEND

BOUNDARY

EXTENT OF WORKS

SETBACKS

STRUCTURE ABOVE

STRUCTURE BELOW

EXISTING TREE - RETAINED

EXISTING TREE - REMOVED

EXISTING TREE - TRANSPLANTED

EXISTING LEVELS

PROPOSED LEVELS

TOP OF WALL LEVELS

GARDEN EDGING

CRAZY PAVING

PAVING

DECORATIVE PEBBLE

GARDEN BED
Greenlife Mulch & Compost

LAWN
Sir Walter Buffalo

DECKING

PROJECT

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

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Level I - West

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- · — BOUNDARY
- — — EXTENT OF WORKS
- — — SETBACKS
- - - - STRUCTURE ABOVE
- — — STRUCTURE BELOW

EXISTING TREE - RETAINED

EXISTING TREE - REMOVED

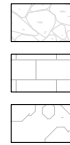
EXISTING TREE - TRANSPLANTED

+ exRL 00.00 EXISTING LEVELS

+ RL 00.00 PROPOSED LEVELS

+ TOW.00.00 TOP OF WALL LEVELS

--- GARDEN EDGING



CRAZY PAVING



PAVING



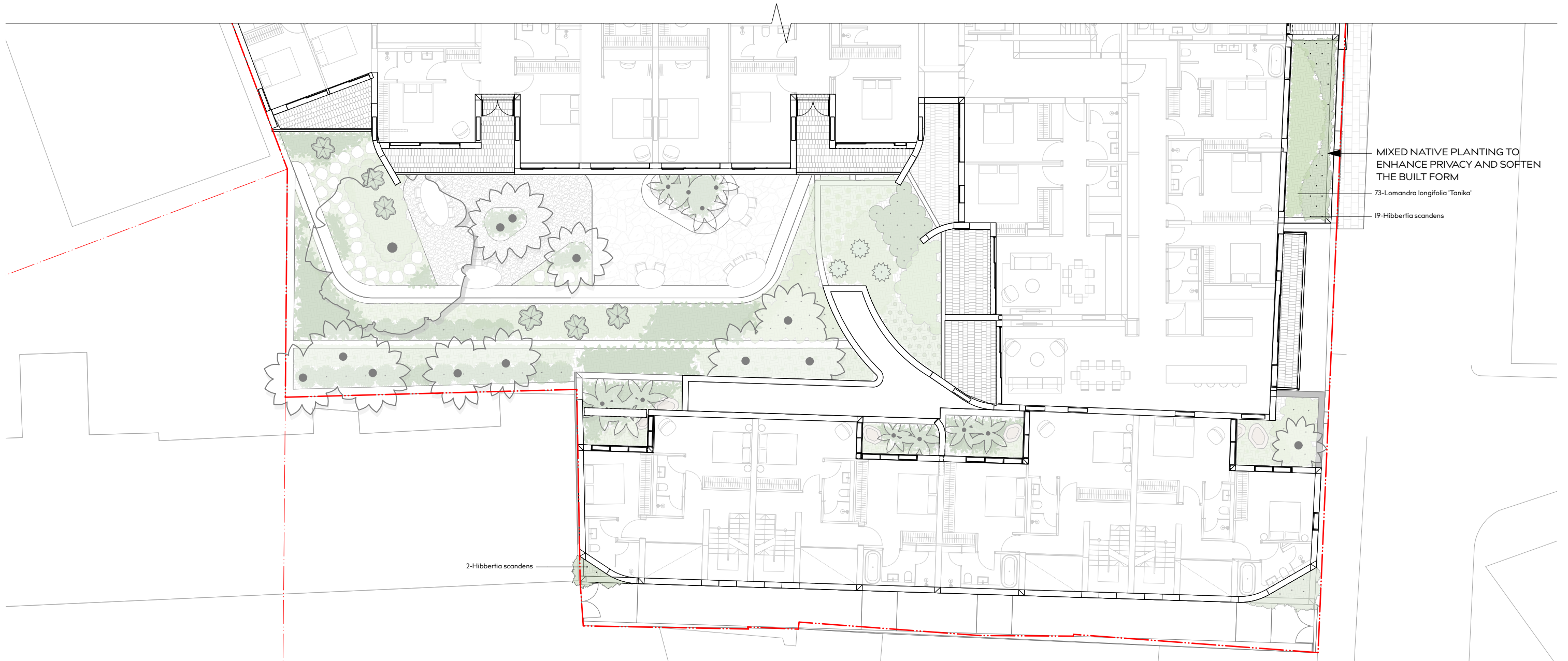
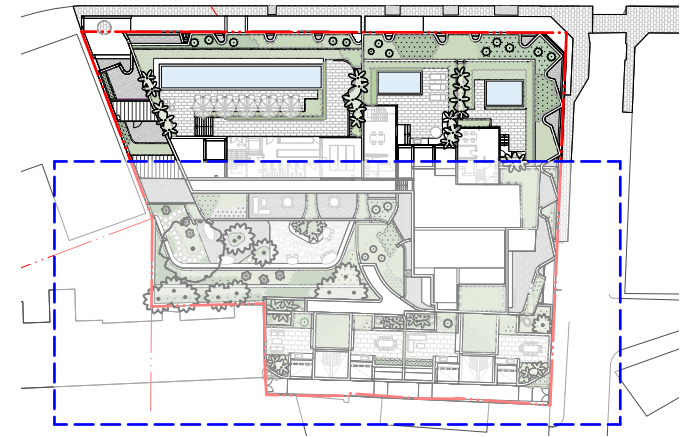
DECORATIVE
PEBBLE



GARDEN BED
Greenlife Mulch & Compost



LAWN
Sir Walter Buffalo

 DECKING

- MIXED NATIVE PLANTING TO ENHANCE PRIVACY AND SOFTEN THE BUILT FORM

- 73-Lomandra longifolia 'Tanika'

- 19-Hibbertia scandens

2-Hibbertia scandens

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

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Level 2 - West

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LEGEND

- BOUNDARY

EXTENT OF WORKS

SETBACKS

STRUCTURE ABOVE

STRUCTURE BELOW
- EXISTING TREE - RETAINED

EXISTING TREE - REMOVED

EXISTING TREE - TRANSPLANTED
- EXISTING LEVELS

PROPOSED LEVELS

TOP OF WALL LEVELS

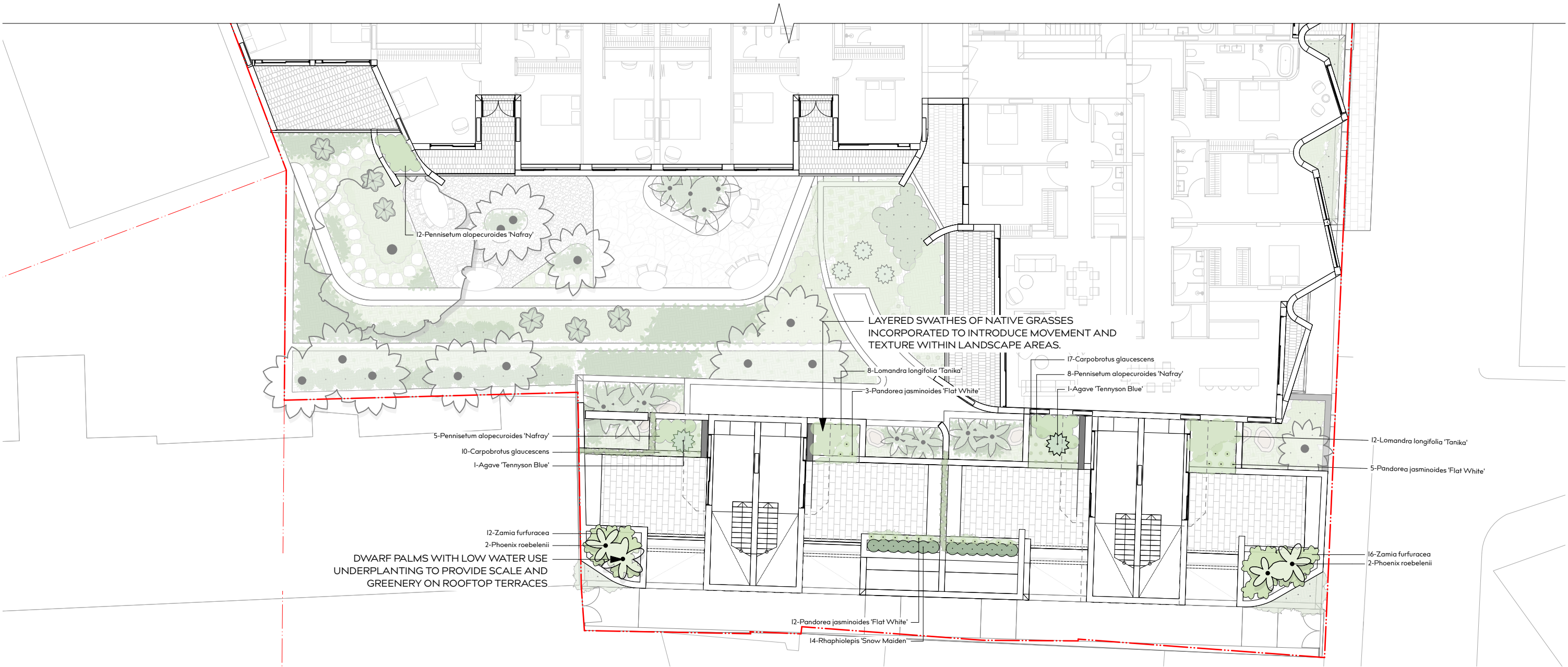
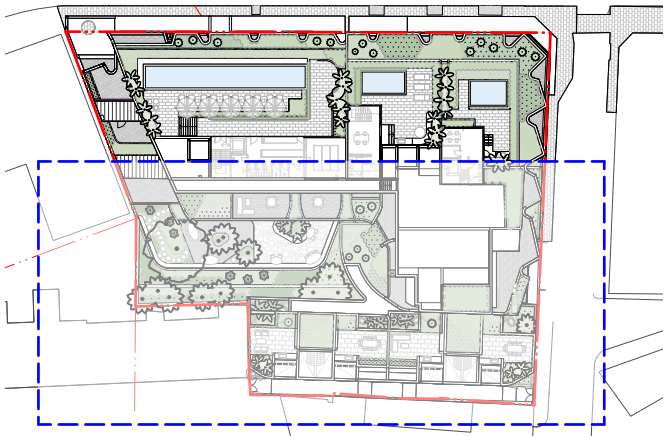
GARDEN EDGING
- CRAZY PAVING

PAVING

DECORATIVE PEBBLE
- GARDEN BED
Greenlife Mulch & Compost

LAWN
Sir Walter Buffalo

DECKING



PROJECT

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

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Level 3 - West

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LEGEND

- BOUNDARY

EXTENT OF WORKS

SETBACKS

STRUCTURE ABOVE

STRUCTURE BELOW
- EXISTING TREE - RETAINED

EXISTING TREE - REMOVED

EXISTING TREE - TRANSPLANTED
- EXISTING LEVELS

PROPOSED LEVELS

TOP OF WALL LEVELS

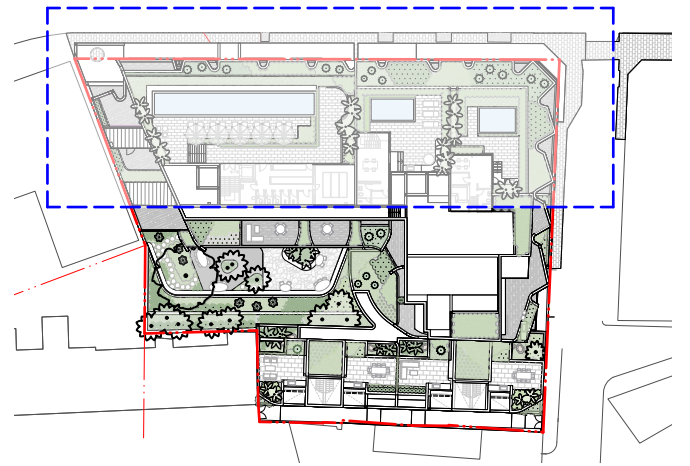
GARDEN EDGING
- CRAZY PAVING

PAVING

DECORATIVE PEBBLE
- GARDEN BED
Greenlife Mulch & Compost

LAWN
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PROJECT

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

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Level 4 - East

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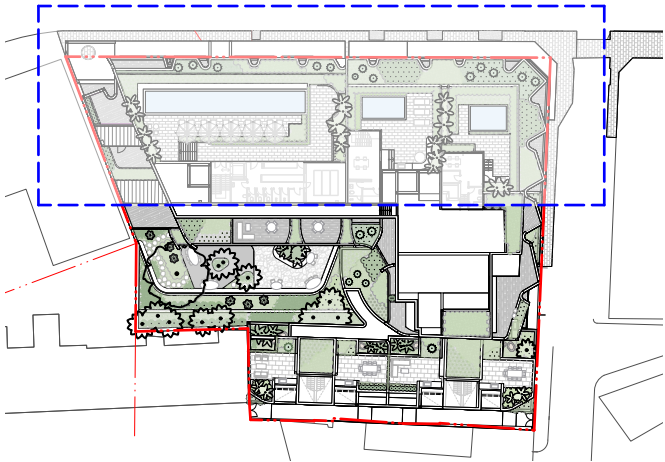
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LEGEND

- BOUNDARY
EXTENT OF WORKS
SETBACKS
STRUCTURE ABOVE
STRUCTURE BELOW
- EXISTING TREE - RETAINED
EXISTING TREE - REMOVED
EXISTING TREE - TRANSPLANTED
- EXISTING LEVELS
PROPOSED LEVELS
TOP OF WALL LEVELS
GARDEN EDGING
- CRAZY PAVING
PAVING
DECORATIVE PEBBLE
- GARDEN BED
Greenlife Mulch & Compost
LAWN
Sir Walter Buffalo
DECKING



PROJECT

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

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Level 5 - East

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LEGEND

- BOUNDARY

EXTENT OF WORKS

SETBACKS

STRUCTURE ABOVE

STRUCTURE BELOW
- EXISTING TREE - RETAINED

EXISTING TREE - REMOVED

EXISTING TREE - TRANSPLANTED
- EXISTING LEVELS

PROPOSED LEVELS

TOP OF WALL LEVELS

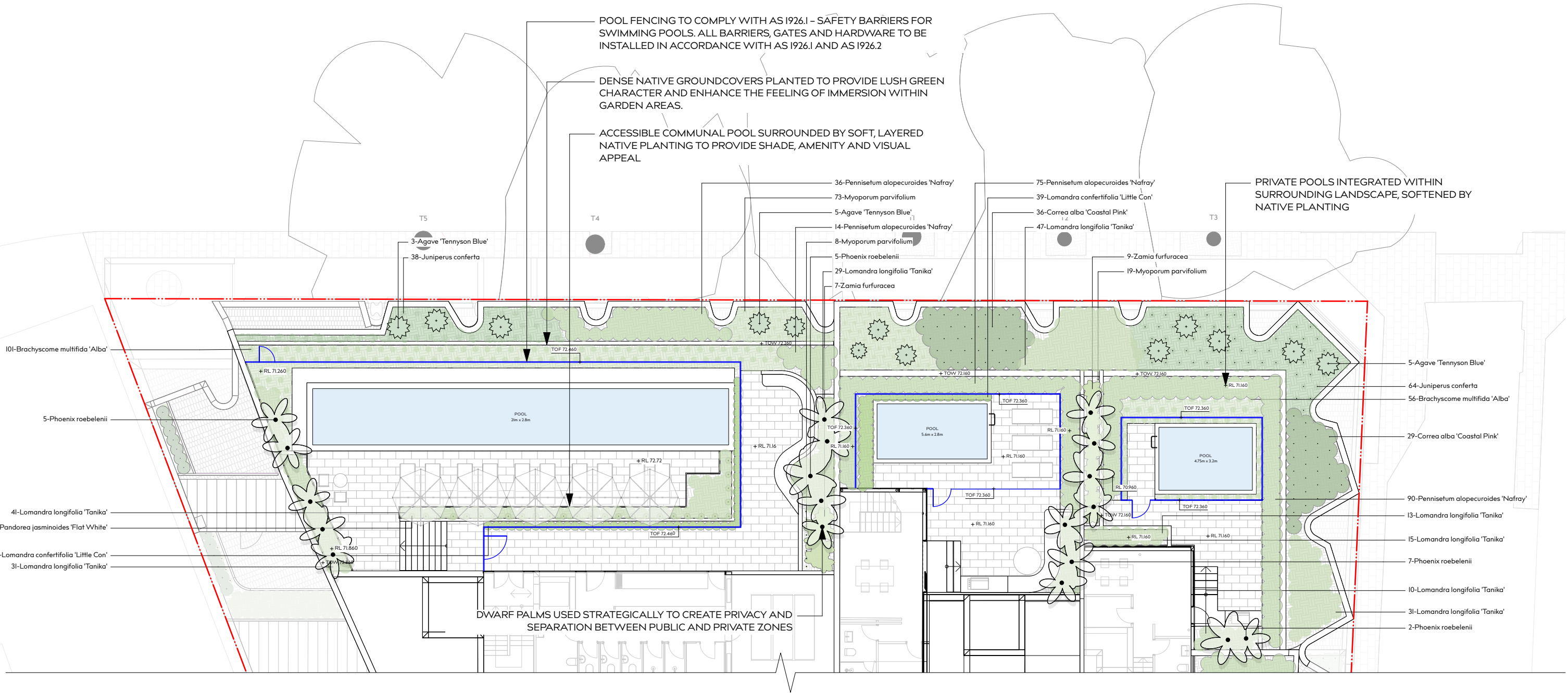
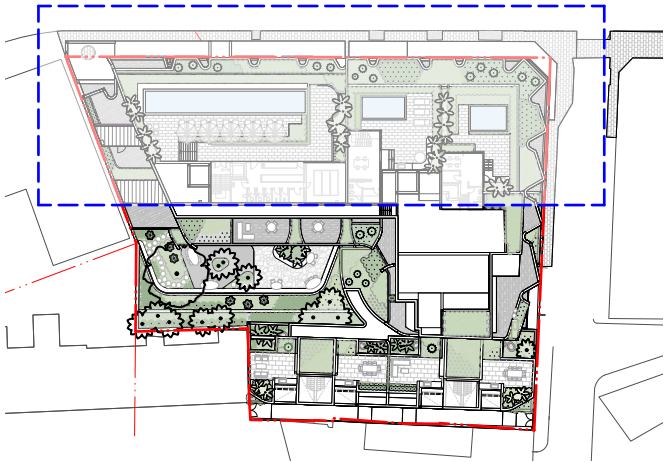
GARDEN EDGING
- CRAZY PAVING

PAVING

DECORATIVE PEBBLE
- GARDEN BED
Greenlife Mulch & Compost

LAWN
Sir Walter Buffalo

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PROJECT

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

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Level 7 - East

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LEGEND

- BOUNDARY

EXTENT OF WORKS

SETBACKS

STRUCTURE ABOVE

STRUCTURE BELOW
- EXISTING TREE - RETAINED

EXISTING TREE - REMOVED

EXISTING TREE - TRANSPLANTED
- EXISTING LEVELS

PROPOSED LEVELS

TOP OF WALL LEVELS

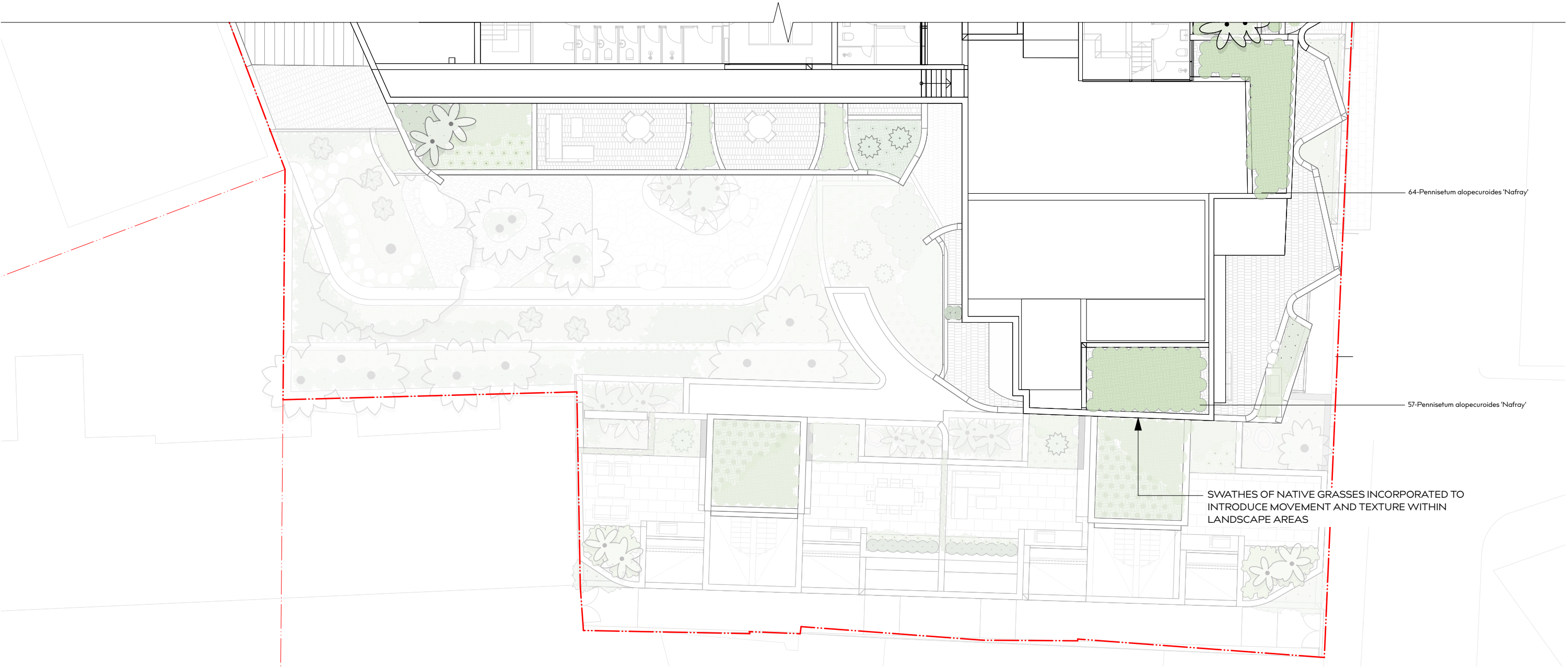
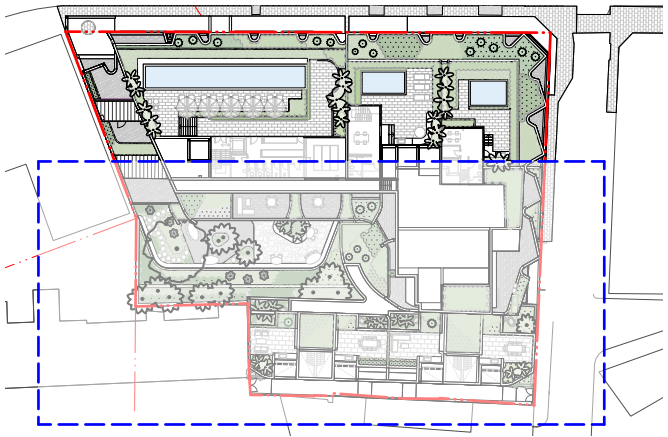
GARDEN EDGING
- CRAZY PAVING

PAVING

DECORATIVE PEBBLE
- GARDEN BED
Greenlife Mulch & Compost

LAWN
Sir Walter Buffalo

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PROJECT

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

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Level 7 - West

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CONTROLS

THESE LANDSCAPE PLANS ARE IN GENERAL ACCORDANCE WITH PLANNING CONTROLS:

- SYDNEY DEVELOPMENT CONTROL PLAN (2012)

CONTROLS

SITE AREA: 2533m²

TREE CANOPY AREA

- TREE CANOPY COVERAGE REQUIRED = 379.89m² (15% OF SITE AREA)
- TREE CANOPY COVERAGE EXISTING = 187.5m² (7% OF SITE AREA)
- TREE CANOPY COVERAGE PROPOSED = **380m² (15% OF SITE AREA)**

LEGEND - TREE CANOPY AREA

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

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

PROJECT

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

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Canopy Coverage Plan

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1:300 @ A3

JOB NUMBER

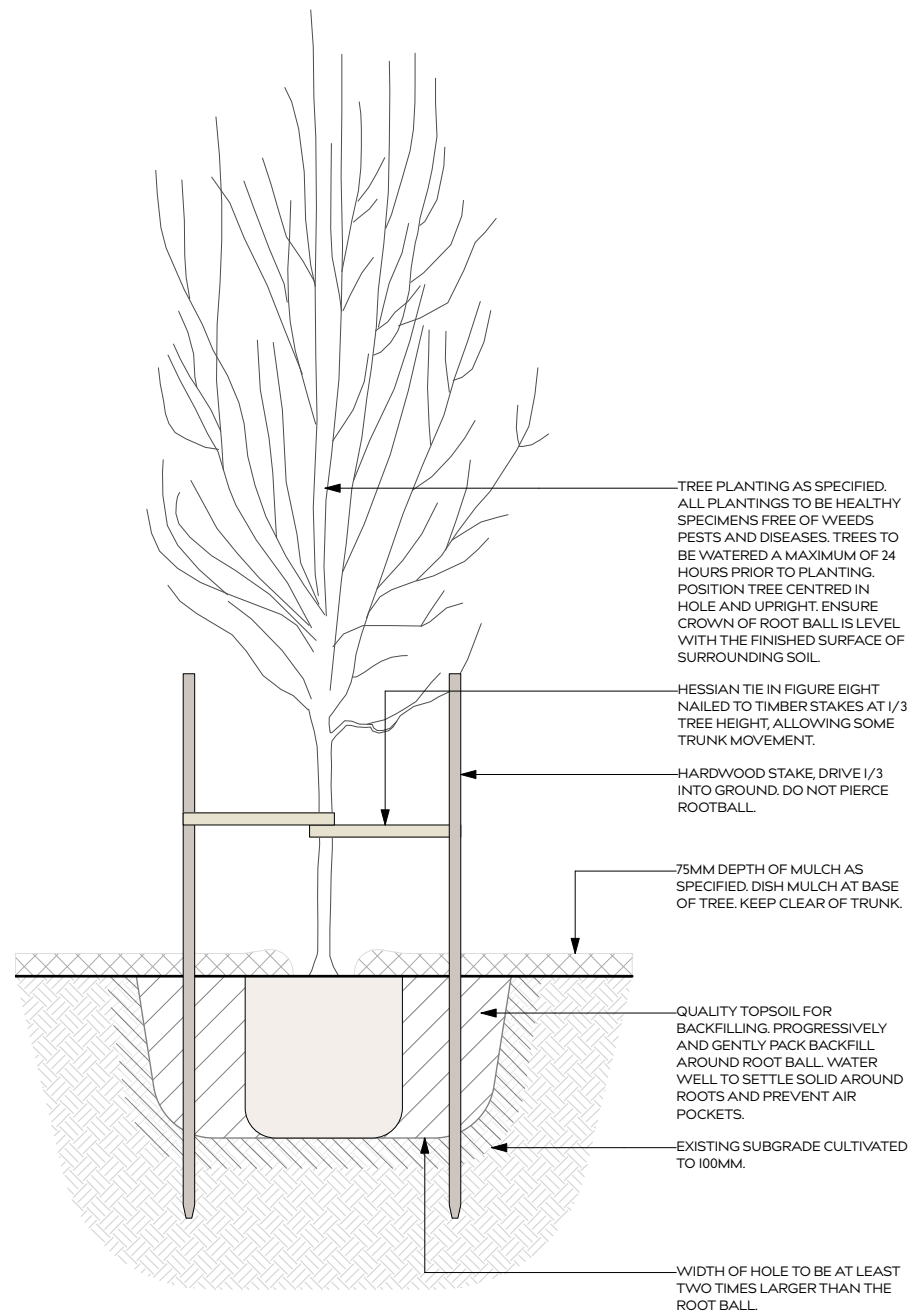
25.159

DRAWING NUMBER

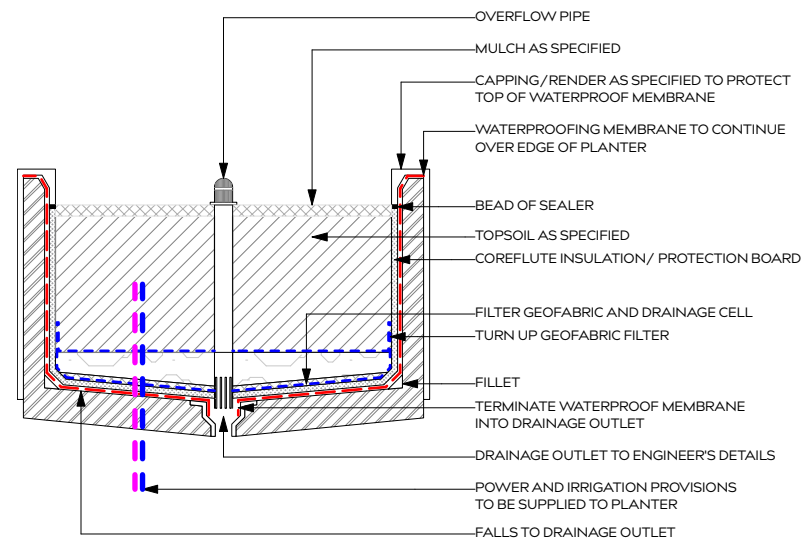
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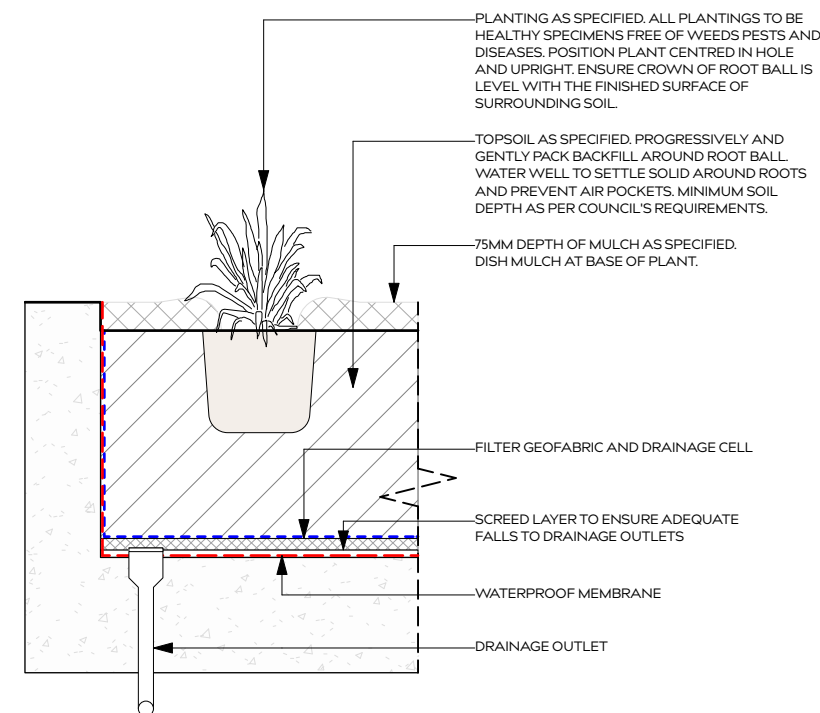
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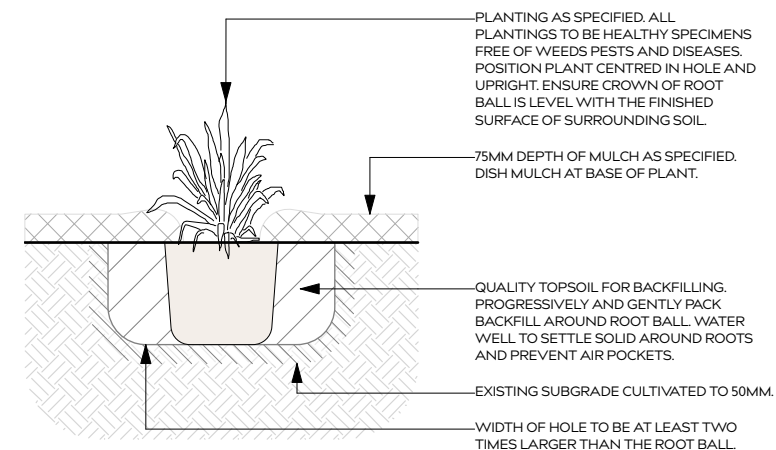
1 | TYPICAL DETAIL - TREE PLANTING
SCALE: 1:25



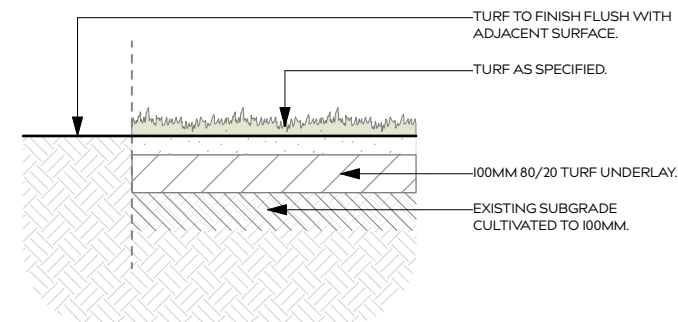
2 | TYPICAL DETAIL - WATERPROOFING DETAIL
SCALE: 1:50



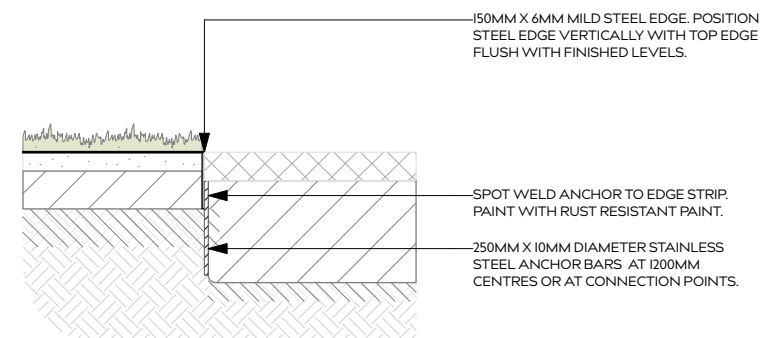
3 | TYPICAL DETAIL - PLANTING ON SLAB
SCALE: 1:20



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



5 | TYPICAL DETAIL - TURF
SCALE: 1:20



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

PROJECT

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

DRAWING TITLE

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Details - Typical

DRAWN BY CHECKED BY

LD MF

REVISION

01

DATE

19.11.25

SCALE

VARIES @ A3

JOB NUMBER

25.159

DRAWING NUMBER

DA_300

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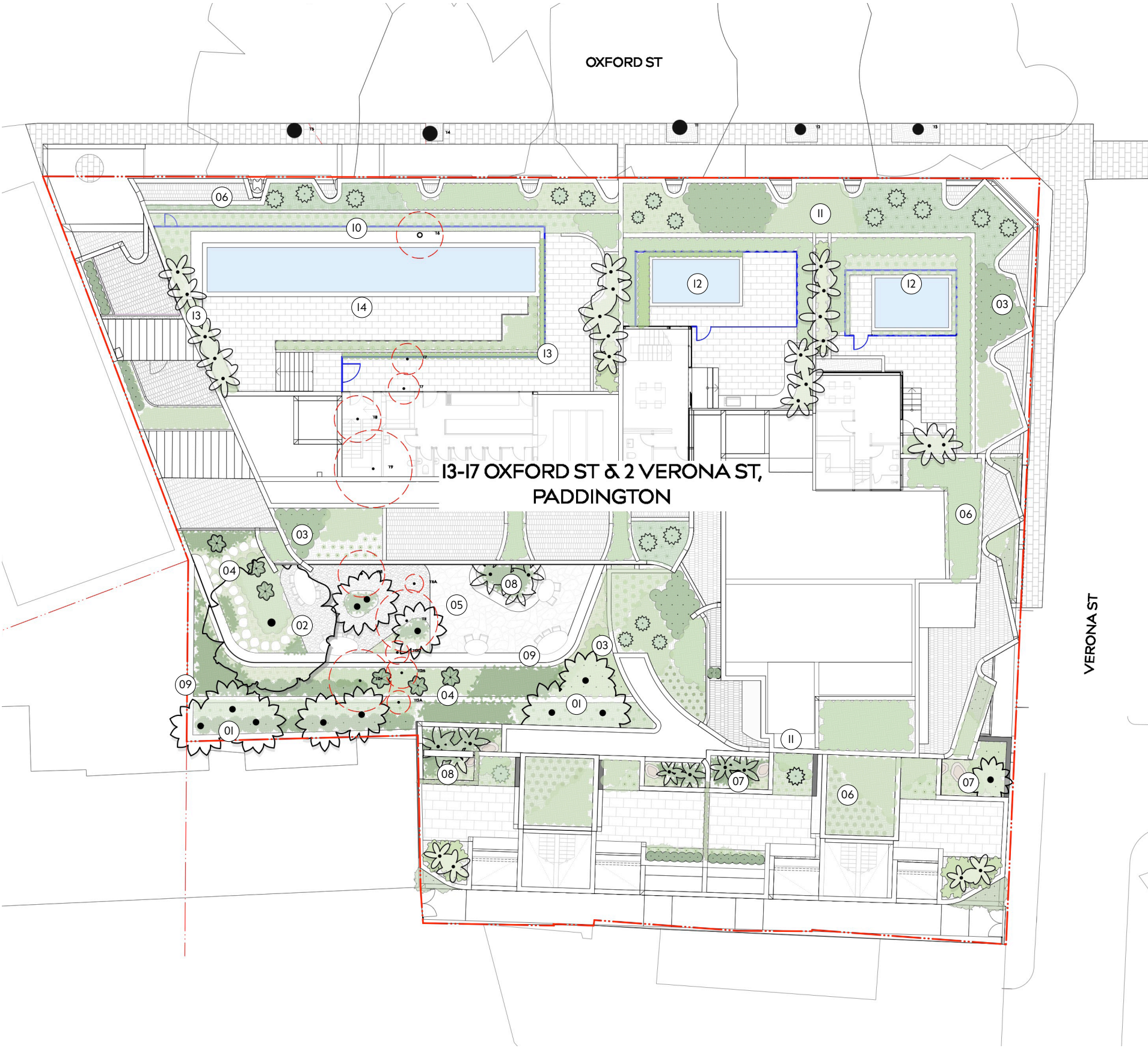
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LANDSCAPE DESIGN REPORT

LANDSCAPE

MASTER PLAN

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



LANDSCAPE

LOCAL CONTEXT

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

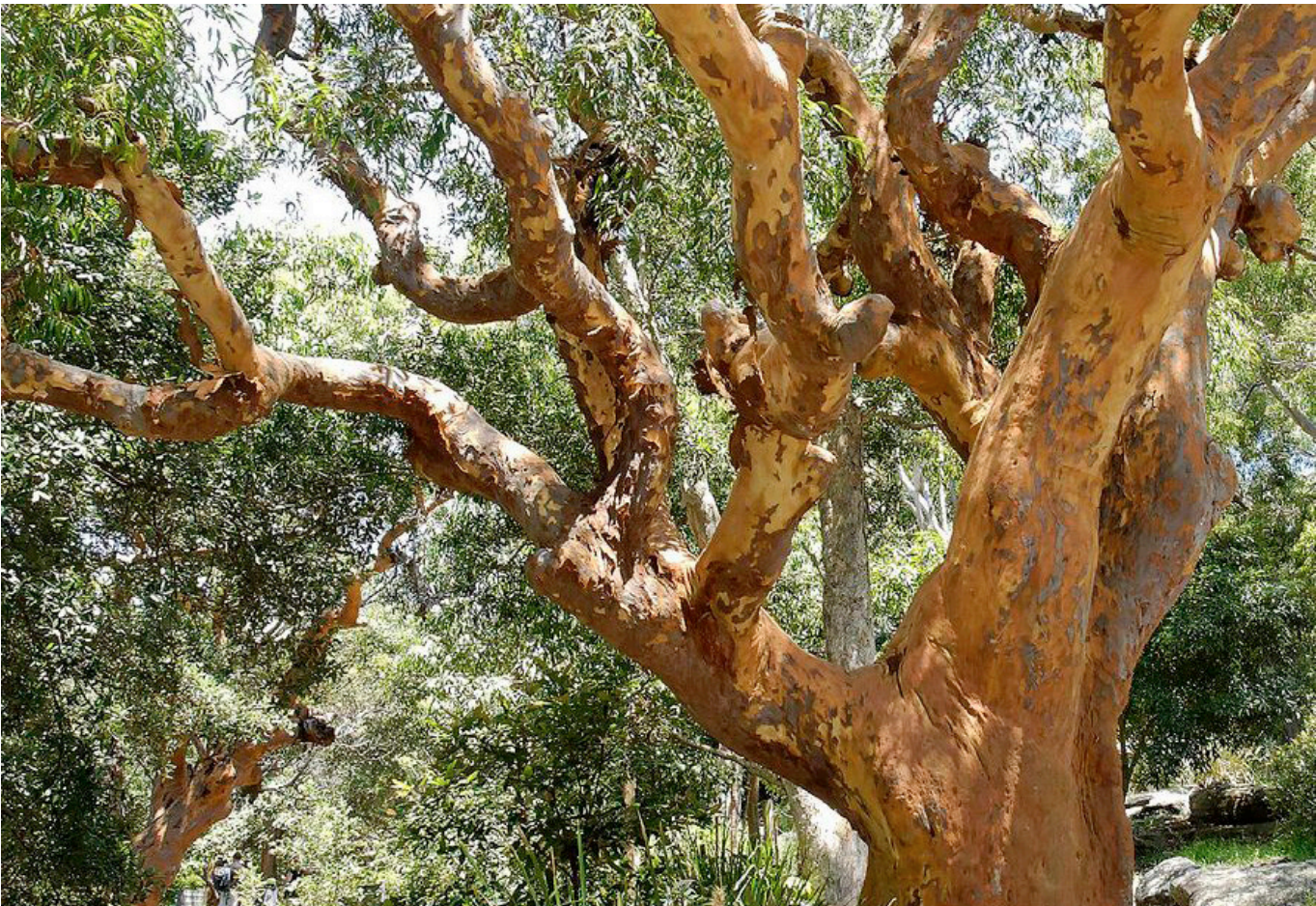
Within the central courtyard of the development, a locally indigenous *Angophora costata* is strategically located within a generous deep soil garden area, ensuring its long-term health and success within the landscape. More broadly, a number of locally indigenous *Livistona australis* are introduced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

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

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



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



2. Locally indigenous *Angophora costata* trees located within dedicated deep soil areas



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



4. Native planting celebrated as features within the landscape

LANDSCAPE

GROUND FLOOR COURTYARD & PRIVATE GARDENS

The central courtyard is designed as a multi-purpose space, allowing residents to rest and relax within an intimate garden setting. Layered planting is used to soften retaining walls, and compliment hard paved surfaces. Key species include *Dicksonia antarctica*, *Cyathea cooperi*, *Lomandra longifolia* and *Viola hederacea*. Permeable gravels are introduced to improve the natural infiltration of stormwater, whilst increasing the amount of usable space for residents.

The ground floor private gardens are designed as green retreats that complement the architectural form and geometry, creating visual amenity and cohesion across the development.



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



6. Resilient, low water use and low maintenance planting



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



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



9. Shade tolerant plant species adapted to shaded microclimate



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

LANDSCAPE

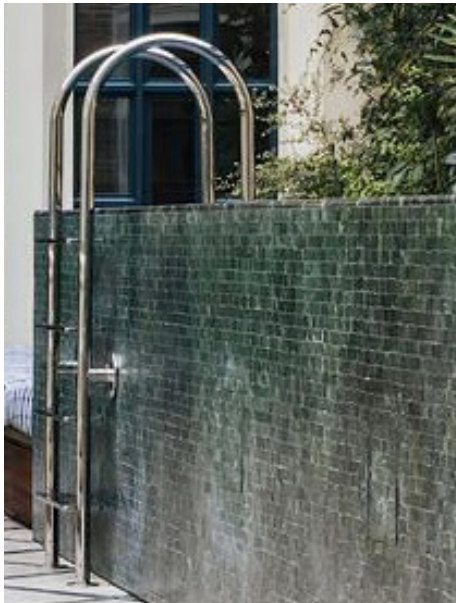
LEVEL 07 PUBLIC SPACE & PRIVATE GARDENS

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

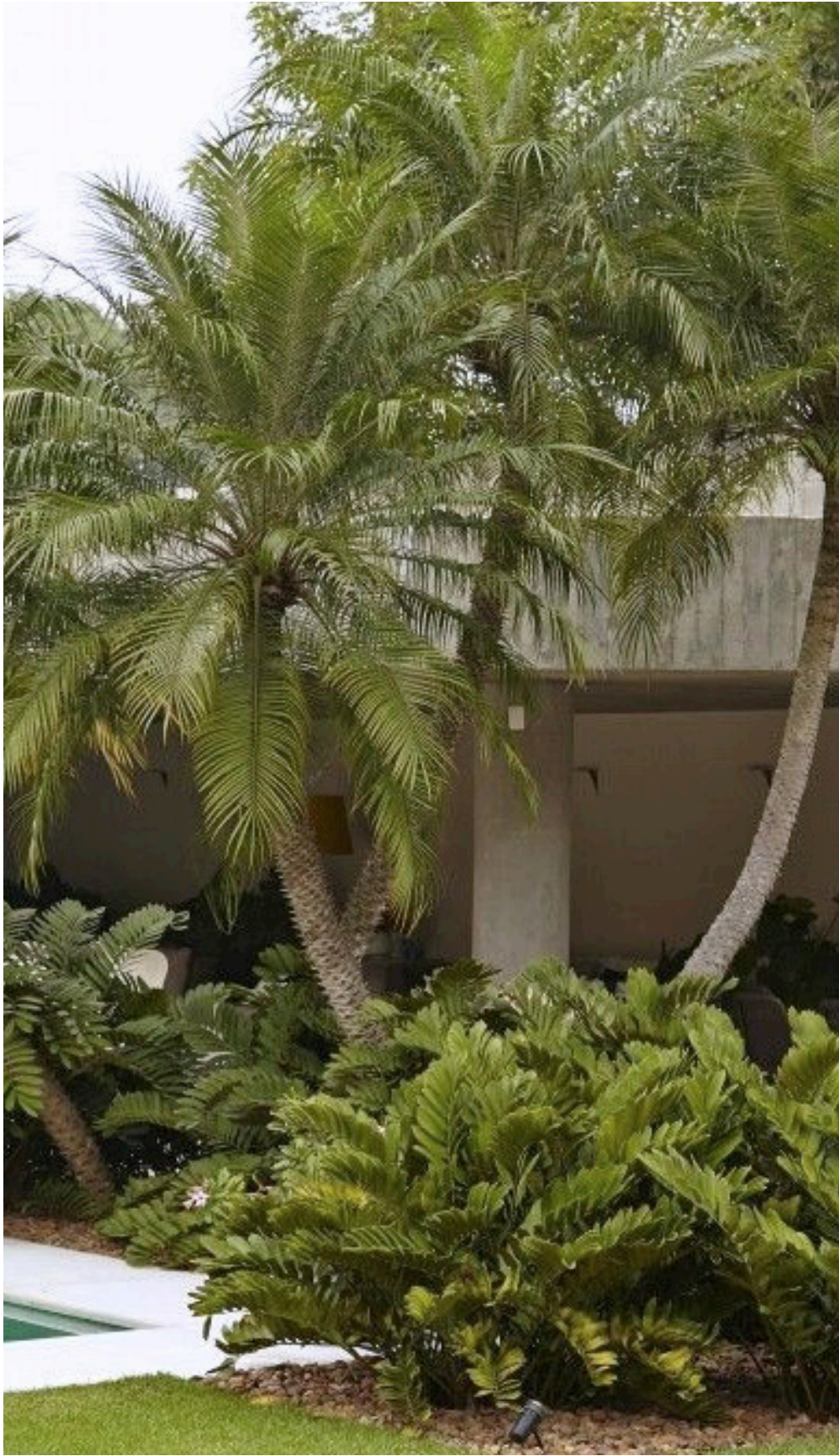
Large swathes of native shrubs, grasses and groundcovers, such as *Correa alba* and *Pennisetum ‘Nafray’*, intermixed with low maintenance and low water use succulents, create a unique identity that promote district views, connecting the development to the broader community context.



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



12. Private pools designed to sit within surrounding landscape



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



14. Accessible communal pool surrounded by soft, layered planting



6. Resilient, low water use and low maintenance planting

LANDSCAPE

DEEP SOIL & TREE CANOPY

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

Refer to Architectural Drawings A553 for Landscape Area / Deep Soil Area Calculations.

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

Refer to Landscape Plan DA_200 for Tree Canopy Area Calculations.

LANDSCAPE

MAINTENANCE

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

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



THANK YOU

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