

LANDSCAPE SSDA

160 OXFORD ST

DRAWING NUMBER	DRAWING TITLE	REVISION	DATE
SSDA_001	Contents	01	27.01.26
SSDA_002	Landscape Installation & Maintenance Specification		
SSDA_003	Landscape Controls & Schedules		
SSDA_004	Landscape Controls & Schedules		
SSDA_005	Landscape Master Plan		
SSDA_006	Landscape Plan - GF Communal Area		
SSDA_007	Landscape Plan - Shadforth & Oxford St		
SSDA_008	Landscape Plan - LO5		
SSDA_009	Landscape Plan - Rooftop		
SSDA_010	Landscape - Areas		

INSTALLATION SPECIFICATION

PLANTER BEDS

- Soil for plantings over slab or contained areas. Minimum soil depths for planting on any slab:
- Large Trees (>8m height): 150 cubic metres & Min 1200mm excluding 75mm mulch
- Medium Trees (3-8m height): 35cubic metres & Min 1000mm excluding 75mm mulch
- Small Trees (<3 height): 9 cubic metres & Min 800mm excluding 75mm mulch
- Shrubs: Min 500mm excluding 75mm mulch
- Groundcovers: Min 300- 450mm excluding 75mm mulch
- Turf: Min 200mm
- Suitable drainage implemented through use of ag lines, drainage flow cell and geotech fabric.
- Soil to be Planter Box Mix, supplied by Australian Native Landscapes (ANL) or equivalent. Blend of soil, coarse sand, graded ash, nepean sand, composted sawdust, botany humus and composted pine bark.
- Soil to be between 20-50mm below top of retaining wall height, to allow for dropping.

TURFING

- Turf to be laid on minimum 100mm turf underlay, Sand / Soil Blend, supplied by Australian Native Landscapes (ANL) or equivalent
- Turf to be Sir Walter Turf – Premium Buffalo Grass (Registered PBR), supplied by President Turf, or equivalent.

MULCHING

- Place mulch to minimum depth of 75mm, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistent in depth.
- Trees in lawn areas to have 750mm diameter of mulch surrounding.
- Mulch for general garden areas, pots, and planters to be Australian Native Landscapes (ANL) Greenlife Mulch and Compost, or equivalent

TREE PLANTING

- Excavate holes in accordance with dimension of container. The depth of the holes is to be equivalent to the container height plus 100mm and the width of the hole is to be twice that of the container.
- Locate tree to centre of hole and backfill with soil. Firm about root ball.
- All plant material, 45 Litres or over, to be staked with hardwood stake and hessian ties

IRRIGATION

- Automated irrigation system to be implemented. Reputable irrigation brands are to be sourced.
- Use drip lines with emitters at 400mm spacing's for all garden beds.
- Use pop-up spray heads for all lawn areas. Pop-up spray heads are to be spaced according to product specification.
- Conceal irrigation below the mulch layer in planting areas and 150mm below the surface of turf areas. Conceal all components including pipework, fittings, valves, and control equipment.

MAINTENANCE SPECIFICATION

TREE MAINTENANCE

PRUNING

General pruning of branches 30mm or less, to be carried out when required to eliminate disease or damaged growth, thin out crowns, and keep to the intended shape / size in accordance with the Landscape Plan. To be carried out in accordance with Australian Standard "pruning of amenity trees" AS4373-2007.

MULCHING

- The following procedure will be used unless otherwise indicated:
- Place mulch to a minimum depth of 75mm on all planting bed areas, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistent in depth
 - Spread mulch so that after settling it is smooth and evenly graded between design surface levels sloped towards the base of plant stems.
 - Spread mulch to extent of planting beds as shown on the drawings.

FERTILISING

Fertilisation of trees shall be conducted twice a year except where specific problems exist that require additional treatments. Use a fertiliser capable of providing balanced feeding for at least this period i.e. slow release fertiliser. General purpose slow release fertiliser shall be applied in accordance with the Manufacturer's Specifications.

STAKING / TIES

- All plant material, 45 litres or over, to be staked. Two (2) stakes minimum per tree. Stakes used must:
- Be straight, sound hardwood timber, pointed at one end.
 - Free of twists, knots and splits.
 - Stake height shall be 1500mm out of the ground minimum.
 - Advanced plant material to have stakes of 2000mm out of the ground, minimum.
- Position stakes outside of plant root ball and drive firmly into the ground. Stakes are to maintain the stability of the plant in the soil. Fix and tie using hessian cloth at 100mm wide, around the stem of each plant in a figure-eight form to avoid damage to the plant while minimising wind movement. Ties are to be stapled to the stake at a height to give effective support to the plant.

SHRUB MAINTENANCE

PRUNING/TRIMMING/TIP PRUNING

Pruning of shrubs shall be carried out during spring and summer, other pruning of dead wood may be necessary throughout the year. Pruning should reflect the natural growth, flowering and regrowth habit of the individual plant species. Generally, shrubs should be pruned after flowering. Trimming of hedge specimen and topiary plants must be scheduled at times which will assist in maintaining the general character and design intent, an average of 2-3 times per growing season. Tip pruning (the removal of the top 25mm or growing tip) of each branch should be carried out during the active growing season to encourage development of new shoots. Ensure no buds are removed before the flowering season for those relevant shrubs.

MULCHING

- The following procedure will be used unless otherwise indicated:
- Place mulch to a minimum depth of 75mm on all planting bed areas, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistent in depth
 - Spread mulch so that after settling it is smooth and evenly graded between design surface levels sloped towards the base of plant stems.
 - Spread mulch to extent of planting beds as shown on the drawings.

FERTILISING

Fertilisation shall be conducted in September and March except where specific problems exist. Use a fertiliser capable of providing balanced feeding (n:p: k 16:4.4:8.3). Fertilisers shall be applied in accordance with the Manufacturer's Specifications.

WEED MANAGEMENT

MANUAL (HAND) WEEDING

Remove all noxious and local weed species from the site, including root zone. ensure that this material is exported off site and disposed of correctly. Regularly remove by hand weed growth and rubbish that may occur or reoccur throughout the course of works and during the 6-month maintenance period.

HERBICIDES

Eradicate weeds that are unable to be managed by hand weeding with environmentally acceptable methods using non-residual glyphosate herbicide at the recommended maximum rate. care should be taken to protect all trees and shrubs from overspray and avoid spraying if rain is likely within 12hours of the spraying period.

PEST AND DISEASE MANAGEMENT

The maintenance contractor shall be responsible for the control of any pests and diseases which may affect the plants. when it comes to pest control; prevention is better than cure, so ensure where possible to cultivate pest-resistant plants. Best prevention practises are:

- a) Avoid over-watering which can lead to diseases such as mildew and blackspot.
- b) Use seaweed and fish emulsions to boost plants immunity.
- c) Use organic based fertilisers and mulches. these contain microbes that attack the plant pathogens that cause disease.

PESTICIDE AND FUNGICIDE

If artificial pesticides are required, it is recommended that the contractor use only registered pesticides and fungicides. These should be mixed and applied in accordance with the manufacturer's specifications. Safety equipment and clothing must be worn as specified by the manufacturer. Avoid spraying in windy or wet conditions.

IRRIGATION MAINTENANCE

Upon completion of the landscape installation any automated irrigation system shall be brought online (for connection to the BOM). To enable this a WIFI connection shall be provided by owner. The maintenance contractor shall be responsible for ensuring the installed automated irrigation system is regularly maintained and checked. During the maintenance period of the contract, the maintenance contractor shall carry out immediate repairs to any leak, component failure or malfunction, including damage resulting from the activities of other contractors working on site.

The maintenance contractor shall ensure the irrigation system operates to design specification and should include:

- Periodic checks of pressure and flows to ensure they are within acceptable ratings for system operation.
- Periodic checks of system components (e.g. sprinklers, valves, controller, pumps, filters, sensors) to ensure they operate to manufacturer and design specifications.
- Periodic lifting and adjustment of sprinkler heads to ensure they are set and aligned as specified.
- Periodic clearance of vegetation around sprinkler heads.
- Replacement of all worn parts with those matching system requirements in accordance with the original design specification.
- Operation during the non-irrigation season, periodically for a short duration, to flush system and operate components

Irrigation scheduling is a critical component of efficient irrigation management. Irrigation controllers are to be programmed at the start of each season and adjusted accordingly by an experienced contractor.

MAINTENANCE ACCESS

Maintenance anchor points to be specified by architects and installed to Australian Standards.

PROJECT

**TOOHEY MILLER_PADDINGTON
160 OXFORD ST**

DRAWING TITLE

**LANDSCAPE SSDA
Landscape Installation &
Maintenance Specification**

DRAWN BY CHECKED BY

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REVISION

01

DATE

27.01.26

SCALE

1:1 @ A3

JOB NUMBER

25.173

DRAWING NUMBER

SSDA_002

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SCHEDULES

CONTROLS

EXISTING TREE SCHEDULE						
TREE NO.	BOTANICAL NAME	COMMON NAME	HEIGHT (MM)	SPREAD (MM)	D.B.H (MM)	ACTION/COMMENT
T1	Platanus acerifolius	London Plane	16000	16000	1000	Retain
T2	Platanus acerifolius	London Plane	16000	16000	550	Retain
T3	Platanus acerifolius	London Plane	16000	12000	500	Retain
T4	Platanus acerifolius	London Plane	16000	12000	550	Retain
T5	Platanus acerifolius	London Plane	16000	16000	660	Retain
T6	Platanus acerifolius	London Plane	16000	20000	580	Retain
T7	Platanus acerifolius	London Plane	16000	12000	330	Retain
T9	Sapium sebiferum	Chinese Tallow Tree	8000	2000	180	Retain
T11	Sapium sebiferum	Chinese Tallow Tree	12000	6000	370	Retain
T16	Sapium sebiferum	Chinese Tallow Tree	10000	4000	300	Retain
T17	Sapium sebiferum	Chinese Tallow Tree	10000	4000	200	Retain
T18	Sapium sebiferum	Chinese Tallow Tree	12000	4000	226	Retain
T19	Sapium sebiferum	Chinese Tallow Tree	8000	2000	300	Remove
T20	Syagrus romanzoffiana	Cocos Palm	14000	2000	300	Remove
T21	Archontophoenix cunninghamiana	Bangalow Palm	8000	2000	180	Remove
T22	Michella champaca	Champak	6000	4000	150	Remove
T23	Plumeria sp	Frangipani	6000	4000	200	Remove
T24	Syzygium australe	Brush Cherry	8000	2000	180	Remove
T28	Dracaena marginata	Dragon Tree	8000	2000	200	Remove
T29	Ulmus procera	English Elm	12000	8000	180	Retain
T30	Cupressus Strica	Italian Penic Pine	14000	2000	200	Remove
T31	Cupressus Strica	Italian Penic Pine	14000	2000	200	Remove
T32	Cupressus Strica	Italian Penic Pine	14000	2000	200	Remove
T33	Sapium sebiferum	Chinese Tallow Tree	8000	6000	225	Retain
T34	Prunus blireana	The Purple-Leafed Plum	8000	6000	200	Retain
T35	Prunus blireana	The Purple-Leafed Plum	8000	6000	200	Retain

REFER TO ARBORICULTURAL REPORT BY LEIGH BRENNAN (TREE MANAGEMENT STRATEGIES), DATED DECEMBER 2025

COUNCIL REQUIREMENTS - WOOLLAHRA DCP

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

- DCP (WOOLLAHRA DEVELOPMENT CONTROL PLAN)
- ADG (APARTMENT DESIGN GUIDELINES)
- LMR (LOW AND MID RISE DEVELOPMENT)

CONTROLS

SITE AREA: 2173m²

TREE CANOPY

REFER TO DRAWING SSSA_I00

LANDSCAPE/DEEP SOIL AREA ACHIEVED

REFER TO DRAWING SSSA_I00

PROJECT

TOOHEY MILLER_PADDINGton
160 OXFORD ST

DRAWING TITLE

LANDSCAPE SSSA
Landscape Controls & Schedules

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DATE
27.01.26

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JOB NUMBER
25.173

DRAWING NUMBER
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SCHEDULES

CONTROLS

PLANT SCHEDULE							
ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	MATURE SPREAD	MATURE HEIGHT	REMARKS
Trees							
Ali	4	<i>Allocasuarina littoralis</i>	Black She-oak	100 Ltr	4.0 - 7.0 m	8.0 - 15 m	Native
Bci	4	<i>Backhousia citriodora</i>	Lemon Scented Myrtle	100 Ltr	4.0 - 6.0 m	4.0 - 8.0 m	Native
Can	3	<i>Agonis flexuosa</i>	Peppermint tree	100 Ltr	4.0 - 8.0 m	6.0 - 12 m	Native
Hfl	1	<i>Hymenosporum flavum</i>	Native Frangipani	100 Ltr	4.0 - 6.0 m	6.0 - 8.0 m	Native
Mth	1	<i>Melaleuca quinquenervia</i>	Broad-leaf Paperbark	100 Ltr	3.5 - 6.0 m	6.0 - 12 m	Native
TlaL	4	<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	100 Ltr	4.0 - 5.0 m	6.0 - 8.0 m	Native
Palms - Cycads							
Abr	23	<i>Alocasia brisbanensis</i>	Cunjevoi	300 mm	1.5 - 2.5 m	1.0 - 1.5 m	Native
Mma	6	<i>Macrozamia macdonnellii</i>	MacDonnell Ranges Cycad	400 mm	1.5 - 3.0 m	1.5 - 3.0 m	Native
Shrubs							
Acp	174	<i>Acacia cardiophylla prostrata</i>	Gold Lace	140 mm	2.0 - 3.0 m	0.3 - 0.5 m	Native
Ber	32	<i>Banksia spinulosa</i>	Banksia 'Birthday Candles'	200 mm	3.5 - 6.0 m	5.0 - 10 m	Native
WFZ	50	<i>Westringia fruticosa</i> Zena	Dwarf Native Rosemary	200 mm	0.6 - 1.0 m	0.6 - 1.0 m	Native
Perennials							
Abr	113	<i>Alocasia brisbanensis</i>	Cunjevoi	200 mm	1.0 - 1.5 m	1.0 - 1.5 m	Native
Aca	265	<i>Alpinia caerulea</i>	Native Ginger	200 mm	0.6 - 0.9 m	0.6 - 0.75 m	Native
Ber	9	<i>Banksia spinulosa</i>	Banksia 'Birthday Candles'	200 mm	0.5 - 1.0 m	0.5 - 1.0 m	Native
Dpa	12	<i>Doryanthes palmeri</i>	Spear Lily	400 mm	1.2 - 2.0 m	1.5 - 3.0 m	Native
DtEA	12	<i>Dianella tasmanica</i> 'Emerald Arch'	Dianella 'Emerald Arch'	200 mm	0.5 - 1.0 m	0.5 - 1.0 m	Native
Emy	82	<i>Actinotus helianthi</i>	Flannel flower	140 mm	0.3 - 0.4 m	0.3 - 0.4 m	Native
LloNY	77	<i>Lomandra longifolia</i> 'Nyalla'	Spiny-headed Mat Rush	200 mm	1.0 - 2.0 m	1.0 - 2.0 m	Native
LloT-I	98	<i>Lomandra longifolia</i> 'Tanika'	Spiny-headed Mat Rush	200 mm	1.0 - 2.0 m	1.0 - 2.0 m	Native
Grasses							
LloT	136	<i>Lomandra longifolia</i>	Spiny-headed Mat Rush	140 mm	0.6 - 0.9 m	0.45 - 0.6 m	Native
Is	87	<i>Isolepis nodosa</i>	Knobby Club-rush	140 mm	0.3 - 0.6 m	0.6 - 0.75 m	Native
DtEA	230	<i>Dianella tasmanica</i> 'Emerald Arch'	Dianella 'Emerald Arch'	140 mm	0.6 - 0.9 m	0.45 - 0.6 m	Native
Groundcovers							
Bip	185	<i>Banksia integrifolia prostrata</i>	Banksia Roller Coaster	140 mm	1.0 - 1.5 m	0.6 - 1.0 m	Native
Cagl	96	<i>Carpobrotus glaucescens</i>	Pigface	140 mm	1.2 - 2.0 m	0.0 - 0.3 m	Native
Egp	190	<i>Eremphila glabra</i> 'Prostrate'	Emu Bush	140 mm	1.0 - 2.0 m	0.0 - 0.3 m	Native
Mpar	292	<i>Myoporum parvifolium</i>	Creeping Boobialla	140 mm	0.9 - 1.2 m	0.45 - 0.6 m	Native
Vhe	568	<i>Viola hederacea</i>	Native Violet	140 mm	1.2 - 2.0 m	0.0 - 0.3 m	Native
Aquatic Plants							
Nal	7	<i>Villarsia reniformis</i>	Villarsia reniformis	200mm	0.5 - 1.0 m	0.3 - 0.6 m	Native
Nnu	3	<i>Nymphoides crenata</i> 'Purple mosaic'	Fringe Lily	200mm	0.5 - 1.0m	0.0 - 0.15 m	Native
Total:	2764						

NATIVE PLANT SPECIES

AUSTRALIAN NATIVE PLANT SPECIES = 29

100% OF TOTAL SPECIES PROPOSED

AUSTRALIAN NATIVE PLANT QUANTITY = 2764

100% OF TOTAL PLANT QUANTITY PROPOSED

PROJECT

TOOHEY MILLER_PADDINGTON
160 OXFORD ST

DRAWING TITLE

LANDSCAPE SSDA
Landscape Controls & Schedules

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DATE
27.01.26

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1:300 @ A3

JOB NUMBER
25.173

DRAWING NUMBER
SSDA_004

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LEGEND

- BOUNDARY
- - - STRUCTURE ABOVE
- - - STRUCTURE BELOW
- EXISTING TREE - RETAINED
- EXISTING TREE - REMOVED
- TREE PROTECTION ZONE
- + 00.000 EXISTING LEVELS
- + R. 0000 PROPOSED LEVELS
- + TOW 00.00 TOP OF WALL LEVELS
- - - GARDEN EDGING
- GARDEN BED
Greenfibre Mulch & Compost
- LAWN
Sir Walter Buffalo
- SOFTPAVING

PROJECT
TOOHEY MILLER_PADDINGTON
160 OXFORD ST

DRAWING TITLE
LANDSCAPE SSDA
Landscape Master Plan

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REVISION
01

DATE
27.01.26

JOB NUMBER
25.173

DRAWING NUMBER
SSDA_005

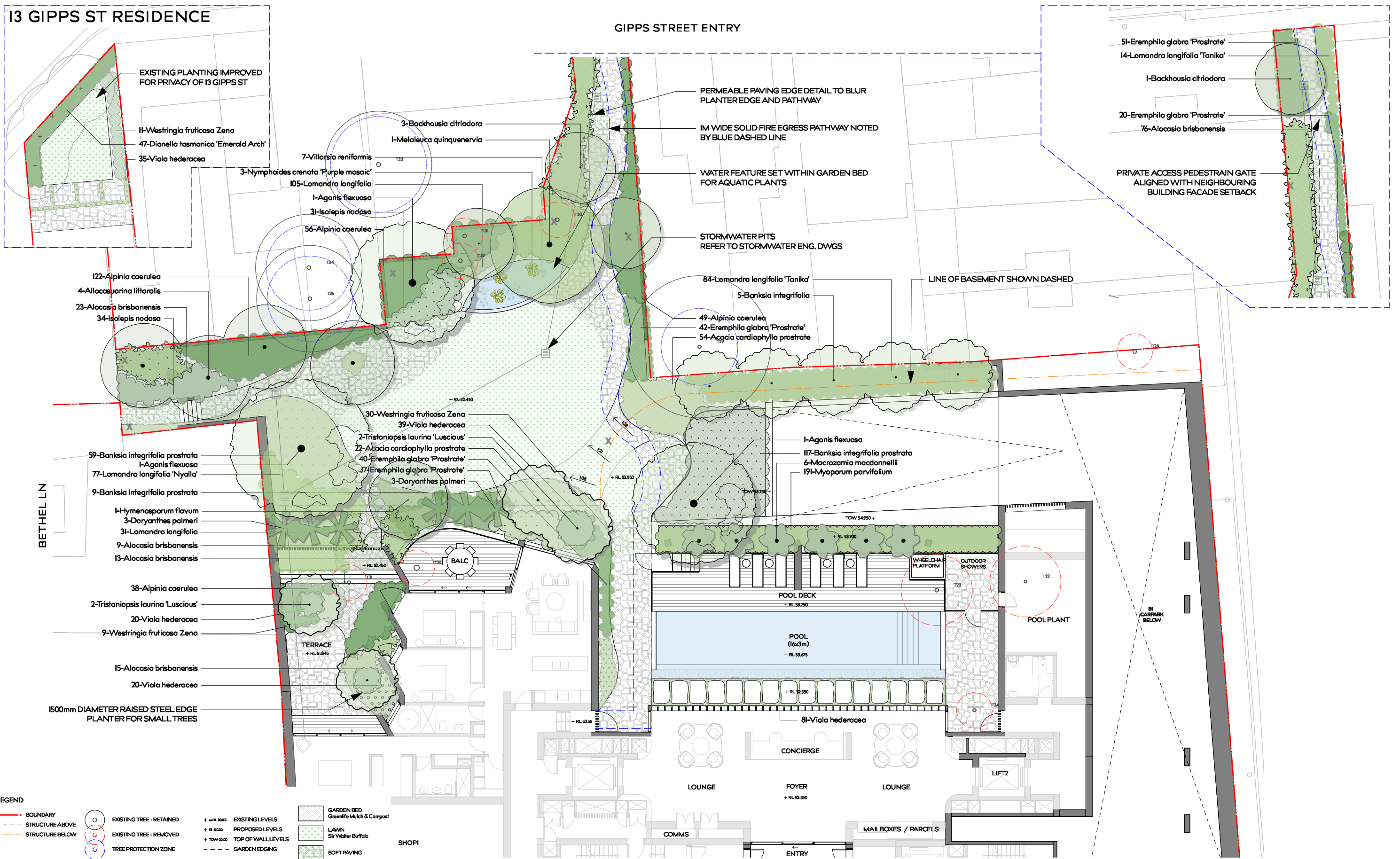
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13 GIPPS ST RESIDENCE

GIPPS STREET ENTRY



PROJECT
TOOHEY MILLER_PADDINGton
160 OXFORD ST

DRAWING TITLE
LANDSCAPE SSSA
Landscape Plan - GF Communal
Area

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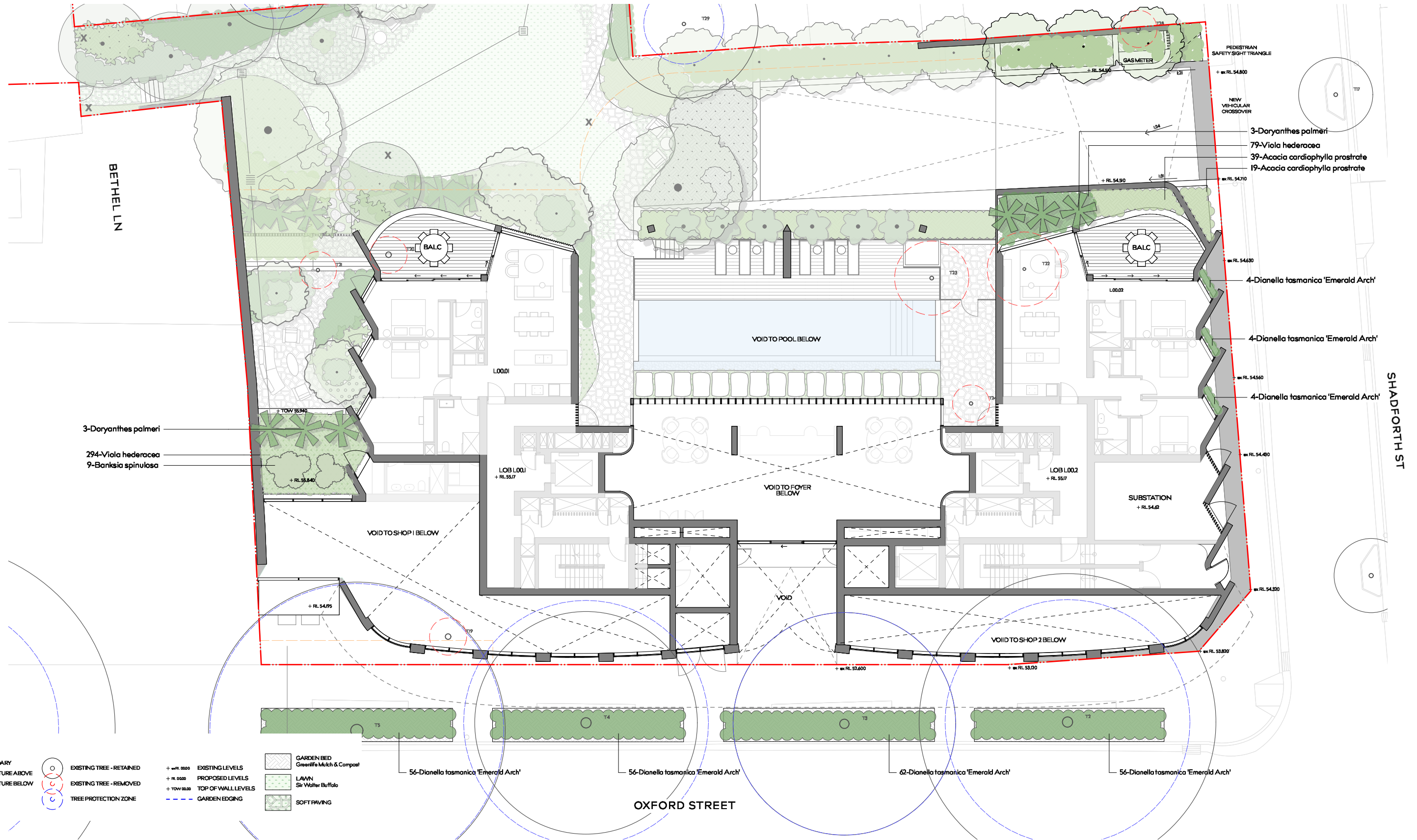
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25.173 SSSA_006

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GIPPS STREET



LEGEND

- BOUNDARY
- - - STRUCTURE ABOVE
- - - STRUCTURE BELOW
- EXISTING TREE - RETAINED
- EXISTING TREE - REMOVED
- TREE PROTECTION ZONE
- + RL 00.00 EXISTING LEVELS
- + RL 00.00 PROPOSED LEVELS
- + TOW 00.00 TOP OF WALL LEVELS
- - - GARDEN EDGING

- GARDEN BED
GreenLife Mulch & Compost
- LAWN
Sir Walter Buffalo
- SOFT PAVING

PROJECT
TOOHEY MILLER_PADDINGTON
 160 OXFORD ST

DRAWING TITLE
LANDSCAPE SSDA
 Landscape Plan - Shadforth &
 Oxford St

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JOB NUMBER
25.173

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GIPPS STREET

BETHEL LN

SHADFORTH ST

OXFORD STREET

- LEGEND**
- BOUNDARY
 - - - STRUCTURE ABOVE
 - - - STRUCTURE BELOW
 - EXISTING TREE - RETAINED
 - EXISTING TREE - REMOVED
 - TREE PROTECTION ZONE
 - + 0.00 EXISTING LEVELS
 - + R. 0000 PROPOSED LEVELS
 - + TCV 00.00 TOP OF WALL LEVELS
 - - - GARDEN EDGING
 - GARDEN BED
Greenfibre Mulch & Compost
 - LAWN
Sir Walter Buffalo
 - SOFT PAVING



PROJECT
TOOHEY MILLER_PADDINGTON
160 OXFORD ST

DRAWING TITLE
LANDSCAPE SSDA
Landscape Plan - L05

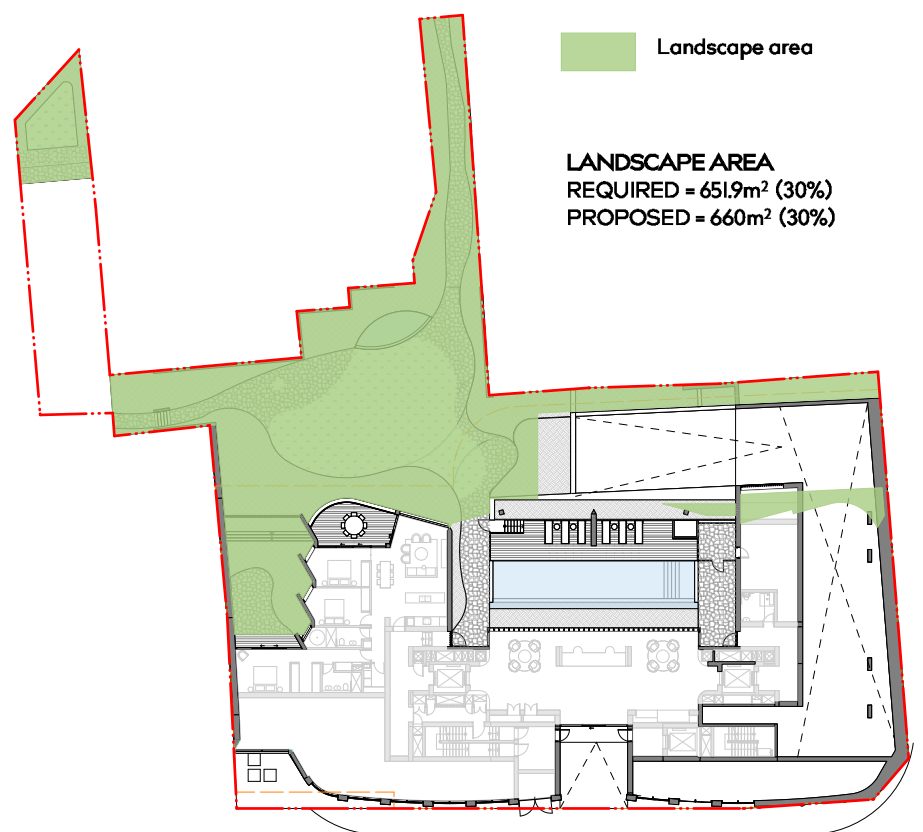
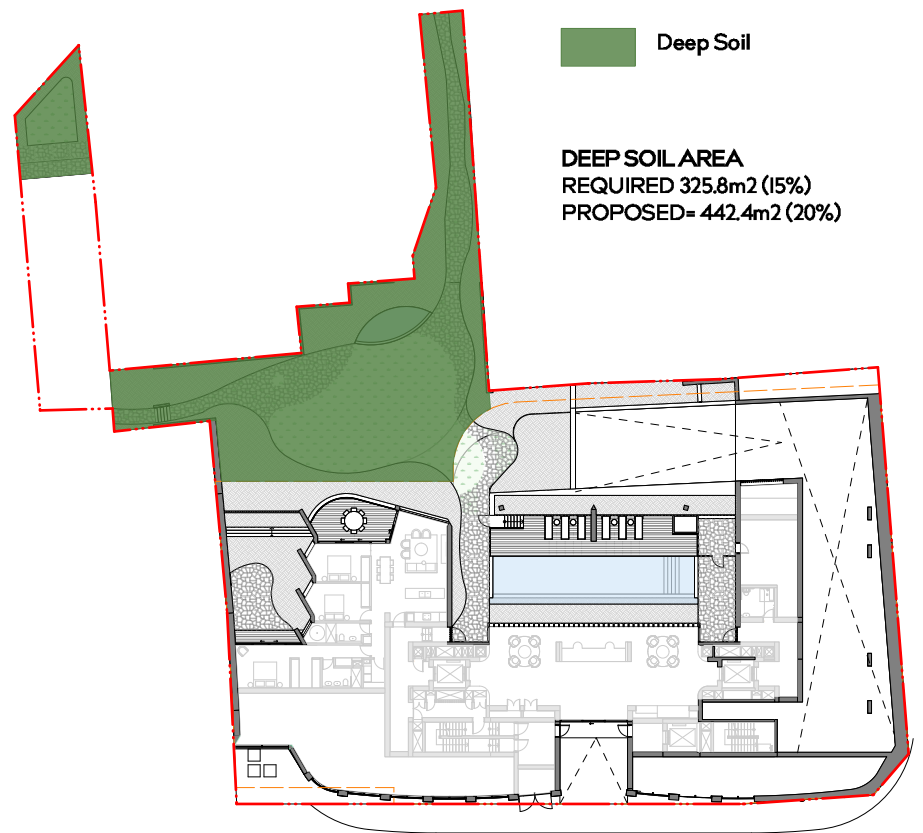
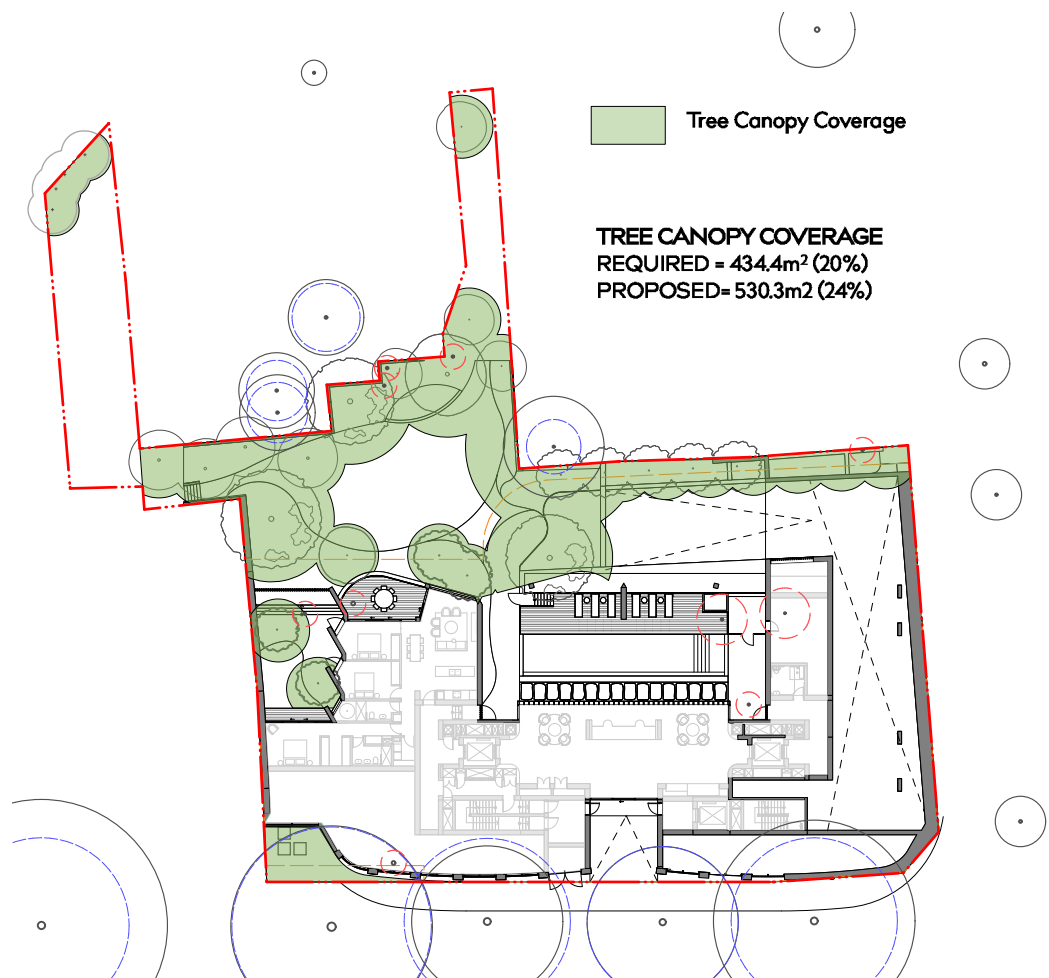
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JOB NUMBER DRAWING NUMBER
25.173 SSDA_008

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SITE AREA = 2173m²

Deep Soil Requirements
 ADG 152m² (7%) with 6m Minimum Dimension
 LMR (Enhanced) 325.8m² (15%) with 3m Minimum Dimension

Tree Canopy Coverage Requirements
 LMR (Enhanced) 434.4m² (20%)

Landscape Area Requirements
 SEPP (Housing) 651.9m² (30%)

Note: landscaped area means the part of the site area not occupied by a building and includes a part used or intended to be used for a rainwater tank, swimming pool or open-air recreation facility, but does not include a part used or intended to be used for a driveway or parking area.

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TOOHEY MILLER_PADDINGTON
160 OXFORD ST

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LANDSCAPE SSSA
Landscape - Areas

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