

# Novus *on Harris*

Presented to the IPC  
January 2024



Novus acknowledges the Traditional Custodians of the lands on which we live and work. We pay respect to Elders past, present and emerging and recognise their deep connection to land and Country.



# Novus *Build-to-Rent Specialist*



Novus on Sturt  
Southbank – VIC  
163 Apts

Status: Under Construction  
Est Completion: Q3 2024



Novus on Harris  
Parramatta – NSW  
210 Apts

Status: Planning  
Est Completion: Q4 2026



Novus on Albert  
Chatswood – NSW  
200 Apts

Status: Planning  
Est Completion: Q4 2027



Novus on Bowen  
South Melb – VIC  
220 Apts

Status: Early Works  
Est Completion: Q3 2026



Novus on Victoria  
Chatswood – NSW  
260 Apts

Status: Design Comp  
Est Completion: Q4 2028

# Agenda

---

1. Project Context & Benefits
2. Planning Summary of the Key Assessment Items
3. Key Assessment Items



# Project Context

- Novus on Harris is in the park precinct of Parramatta, the heart of Greater Sydney.
- Parramatta CBD Planning Proposal made in 2022 to make way for an estimated **16,000 new jobs** and **11,000 new dwellings**.\*
- Subject site is rezoned from 4:1 to 11.5:1 by Council and DPHI to accommodate mixed-use development and high-density residential accommodation.
- Sydney Metro West confirmed to proceed in 2023.
- Parramatta Light Rail Stage 1 complete in 2024.
- Rental vacancies in Parramatta are at an **all-time low at 1.0%** amidst a national housing supply crisis.



View West towards Parramatta CBD

\*Source: The Sydney Morning Herald, May 11 2022



# Project Benefits

## HOUSING DIVERSITY & CHOICE

- **210 apartments** located next to transport, jobs, education and health precincts.
- **Mix of housing typologies** including studios, 1 bed, 2 bed and 3 bed homes.
- **Resident amenities** including pool, wellness and resident dining rooms.



Hassall St Entry

## A RESILIENT & VIBRANT ECONOMY

Novus on Harris is forecast to contribute:

- **\$126m** to State GDP\*
- Create **300+** jobs during construction\*
- Create **66 jobs** created during operations\*

Future Novus residents are forecast to spend **\$5.7m spent annually** in Parramatta CBD\*.



Teahouse, Ground Floor

## SUSTAINABLE FUTURE FACING HOMES

- **5 Star Green Star**
- **>7 Star NatHERs**
- **Net Zero Carbon in Operations**
- **40% improvement** in Water consumption
- **25% improvement** in Energy consumption



Resident Dining Room, Level 32

# Planning Summary of the Key Assessment Items

Key Assessment Items	Resolution
1. Design Excellence	<ul style="list-style-type: none"> <li>✓ The unanimous winner of a Design Excellence Competition that included elected representatives from the Government Architect NSW and the City of Parramatta Council.</li> <li>✓ Design Excellence confirmed by the Design Integrity Panel before DA lodgment and on multiple occasions during the Response to Submissions and DA assessment process.</li> </ul>
2. Built Form	<ul style="list-style-type: none"> <li>✓ The proposal complies with the provisions of PLEP 2011 and the Housing SEPP and provides a bulk and scale which is compatible with the future character of the area.</li> </ul>
3. Residential Amenity	<ul style="list-style-type: none"> <li>✓ The proposal achieves a high level of residential amenity for future residents per the ADG when applied flexibly considering the Housing SEPP and DPHI's flexible design provisions to cater for the BTR housing typology.</li> </ul>
4. Public Domain & Landscape	<ul style="list-style-type: none"> <li>✓ The proposal provides dedication of land for local road widening consistent with the PLEP 2011.</li> </ul>
5. Flooding	<ul style="list-style-type: none"> <li>✓ The proposal provides habitable floor levels above the Council's Flood Planning Level (FPL), protection for property via driveway crests to the FPL, and automated floor gates to the Probable Maximum Flood Level (PMF) and FERF that includes a Shelter in Place Strategy consistent with Council's PLEP 2011 and DCP.</li> <li>✓ DPHI engaged GRC, a firm specializing in flood engineering work including flood modelling and floodplain risk management to prepare an Independent Peer Review of the proposed development against Council's DCP and LEP.</li> <li>✓ It was found to be compliant with Council's LEP and DCP requirements and the flood protection utilised on the project is endorsed by their inclusion in the Parramatta DCP.</li> </ul>
6. Traffic, Transport & Accessibility	<ul style="list-style-type: none"> <li>✓ The proposal has no unacceptable traffic implications in terms of road network capacity, with projected peak-hour traffic volumes within acceptable limits. It features a car parking ratio of 0.3:1 and promotes sustainable modes of transport.</li> </ul>



# Key Assessment Items



# Item 1: Design Excellence *Process*

Key Dates	Milestone
15 December 2021	✓ Pre-lodgement meeting held with Council discussing key design, public domain and planning issues including building envelope.
22 February 2022	✓ Reference design with pre-lodgement feedback presented to Council. No comments or meeting minutes are issued by Council.
22 February 2022	✓ Council acknowledge during the meeting that they are not the Consent Authority.
4 April 2022	✓ List of Competitors endorsed by Government Architect's NSW
24 June 2022	✓ Design Competition Brief (utilising Council's brief template) and Strategy endorsed by Government Architect's NSW (GANSW)
24 June 2022	✓ Jury confirmed as Rory Toomey (GANSW), Kim Crestani (Council) and Aleksander Jelicic (Proponent).
27 June 2022	✓ Design Excellence Competition commences.
1 August 2022	✓ Design Excellence Competition submissions lodged to Competition Manager.
22 August 2022	✓ Jury Presentations held and Rothelowman unanimously announced as the Design Excellence Competition winner.
22 August 2022	✓ Design Integrity Panel consisting of Rory Toomey (GANSW), Kim Crestani (Council) and Aleksander Jelicic (Proponent) formed.
19 September 2022	✓ Jury Report endorsed by Design Integrity Panel.
22 September 2022	✓ Jury Report issued to Council and subsequently acknowledged by Council.
30 November 2022	✓ Design Integrity Panel endorse the DA Scheme.
27 February 2023	✓ EIS, Design Integrity Report, and Jury Report Lodged with DPHI.
16 June 2023	✓ RTS Design Scheme endorsed by the Design Integrity Panel.
27 October 2023	✓ Updated RTS Design Scheme endorsed by the Design Integrity Panel.

# Item 1: Design Excellence *Vision*

1. Concept developed around **Designing with Country**
2. Vision brought about from work with **Local First Nations Artist and Ecologist.**
3. Raft design a **site-specific response** to flood requirements and the urban area.



*At the head of the river valley and where the fresh and tidal salt waters ebb and flow, Burrumatta has always been a place of interchange – a meeting place. We explored this idea to help us create an architecture that encourages social interaction, fostering connection to country; between city and environment.*

*The architecture is sympathetic to nature and engages with the environmental and climactic story of its place. We explored an alternative approach to tower typologies, to make it local and specific to Parramatta, an architecture that touches the ground lightly.*

*The podium is a series of open decks, inviting a multitude of experiences allowing the nature to permeate deep within the site.*

*Synthesising art with architecture creates an opportunity for deep connection to meaning and memory. Colour, material, and ornament fosters an engagement between people and their place. We sought consultation with 2 Parramatta locals; Teribelang-Bunda artist Geoff Sellman & designer Simon Alexander Cook to assist in tailoring these elements.*

*The architecture is organic in approach to passive environmental design, each façade is tailored to its specific climactic context. Material, colours and tone of the facades was conceived as though the building itself was crafted from the clay and paperbark directly from the site on which it resides.*

*By prioritising a humanist agenda, we sort an architecture that celebrates people.*

*We believe architecture can participate in an organic evolution of our cities rather than prescribed inevitability.*



# Item 1: Design Excellence *Place*

The importance of the river to life creates a scope to rebuild the once green corridor to allow for a connection back to the river to continue culture. The design opportunity is to not work against the rise and fall of the river, but embrace it, creating a contemporary response to an ancient condition. Native vegetation can be integrated, along with an experience of the cultural narrative through public art integration.

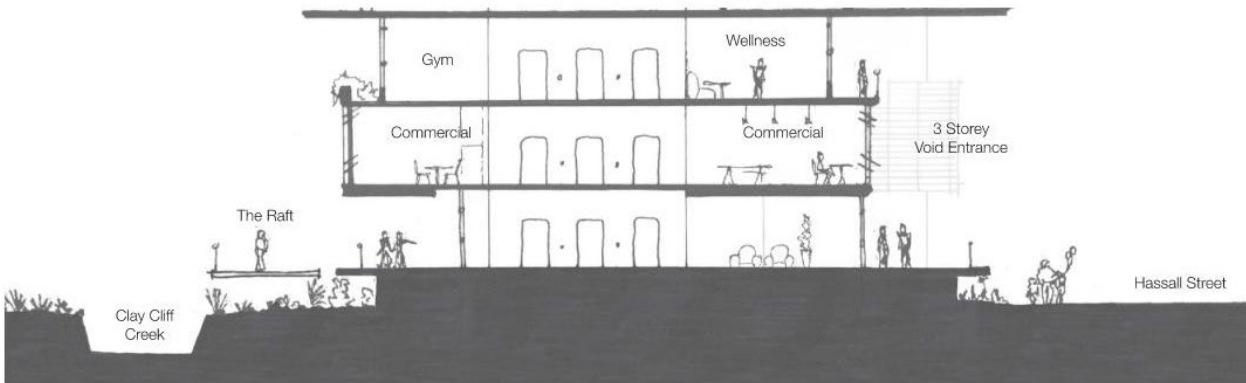


Parramatta lies within the lands of the Burramattagal of the Dharug Nation. Located along a former green vein, following a freshwater creek that leads to the Parramatta River.

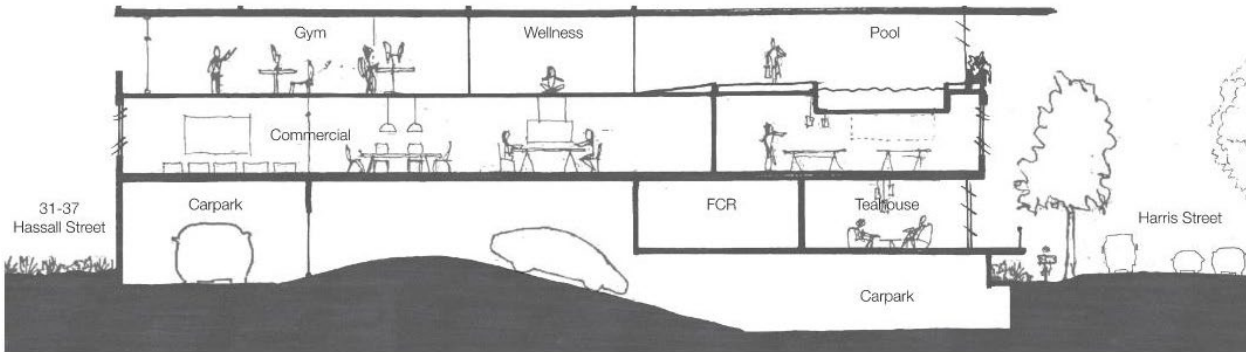
There are opportunities to re-establish this important character, and enhance the connectivity back to the natural landscape, and ebb and flow of the river.

Floods are a part of living on the river, is there a way to safely live with these cycles of the natural environment, understand and work with them.

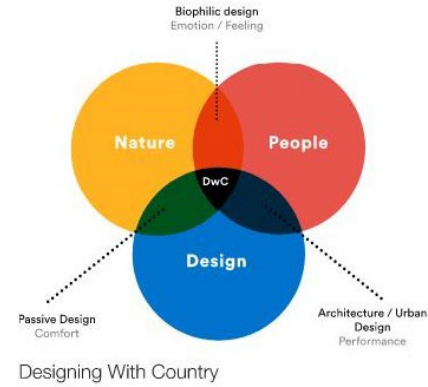
# Item 1: Design Excellence *Designing with Country*



North - South Section



East - West Section



Synthesis of Art & Architecture  
 Burramatta Dreaming (feels crossing country)  
 Published with permission from the artist.  
 Artist: Geoff Selman, teribelang-bunda artist



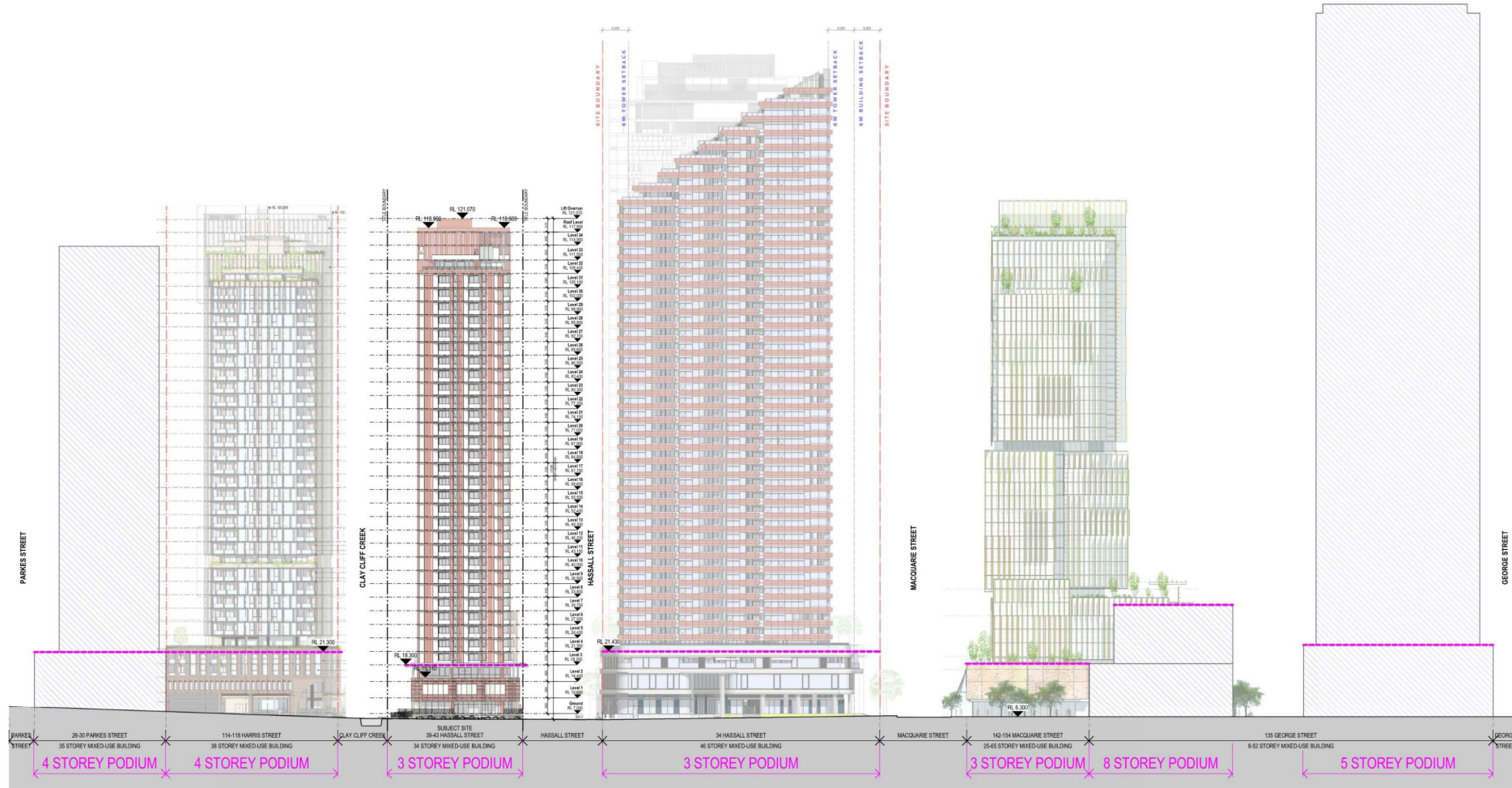
Local Landscape & Biophilia



Materials & Hues Inspired by the Local Context



# Item 1: Design Excellence *Harris Street Elevation*



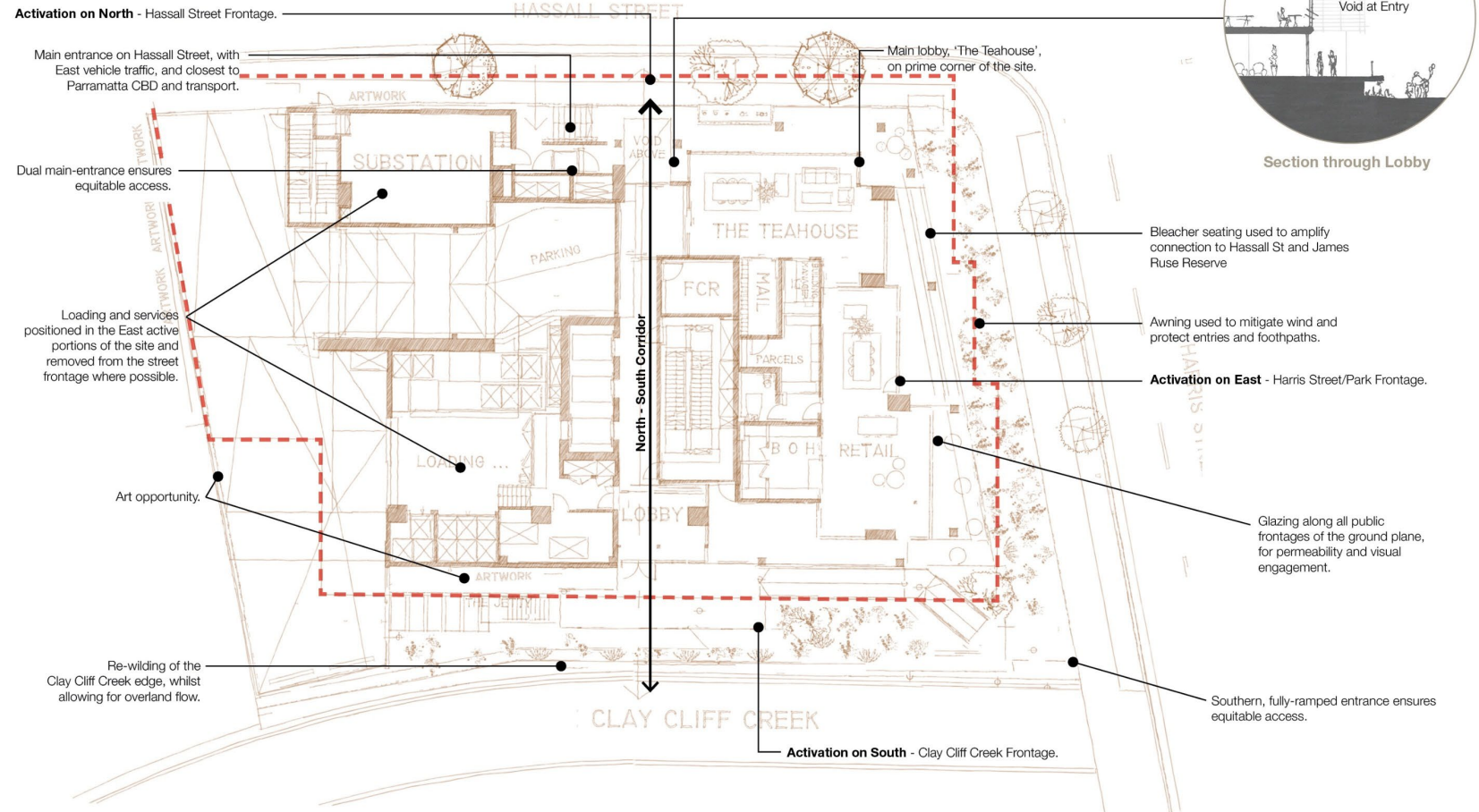




# Item 1: Design Excellence *Podium Design*



Harris St Bleacher Seats

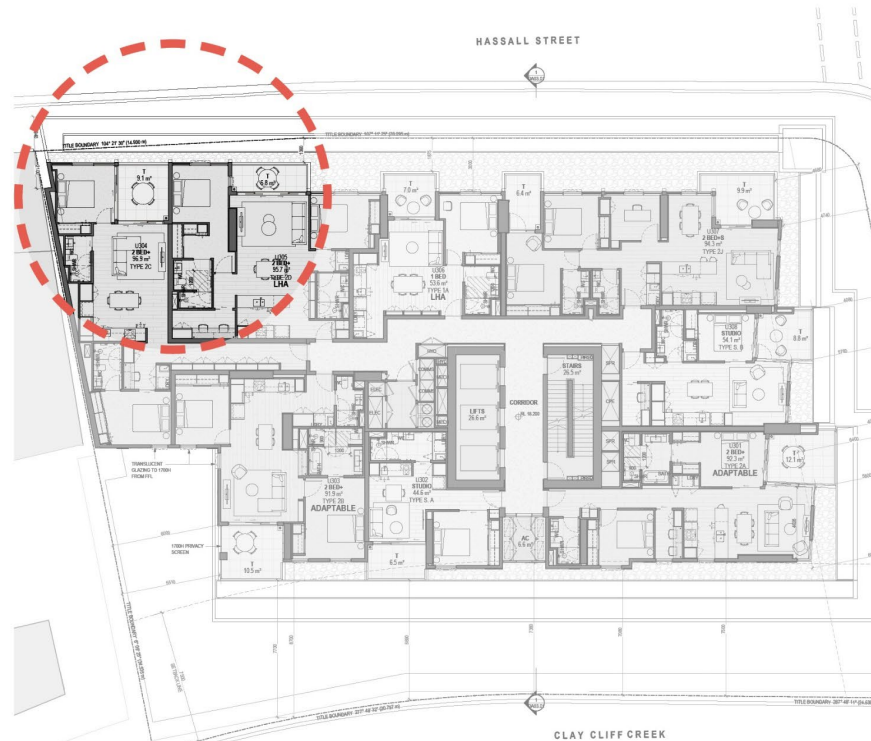




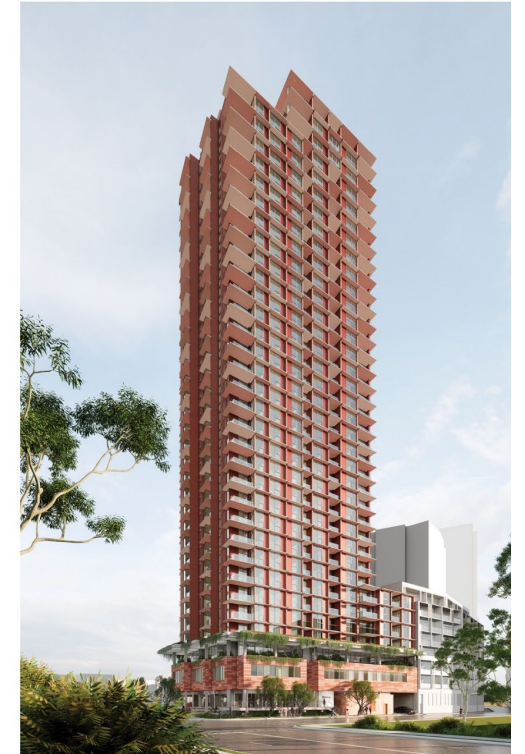
# Item 1: Design Excellence *Podium Design*



Level 3



Level 4-6



View of northern facade from Harris Street



View of driveway from Harris Street



# Item 1: Design Excellence *Podium Design*





# Item 1: Design Excellence *Podium Design*

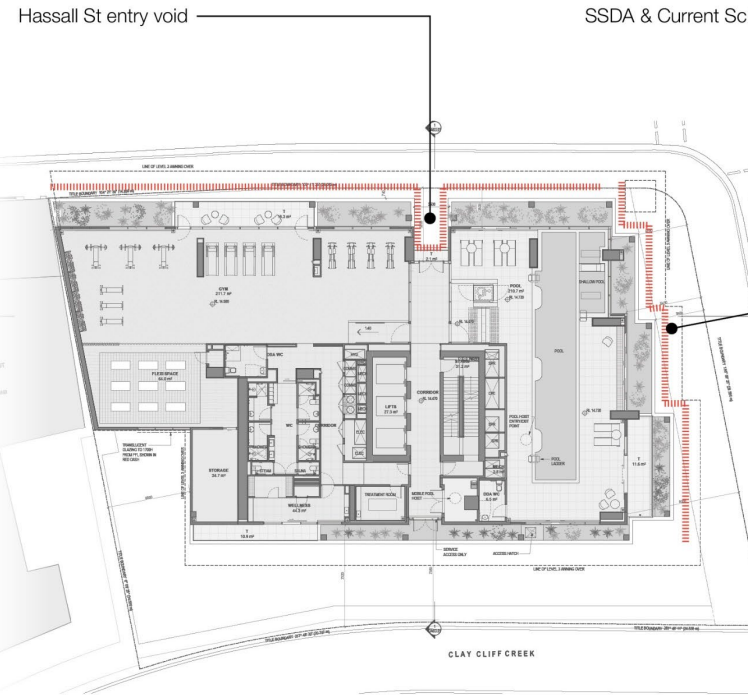
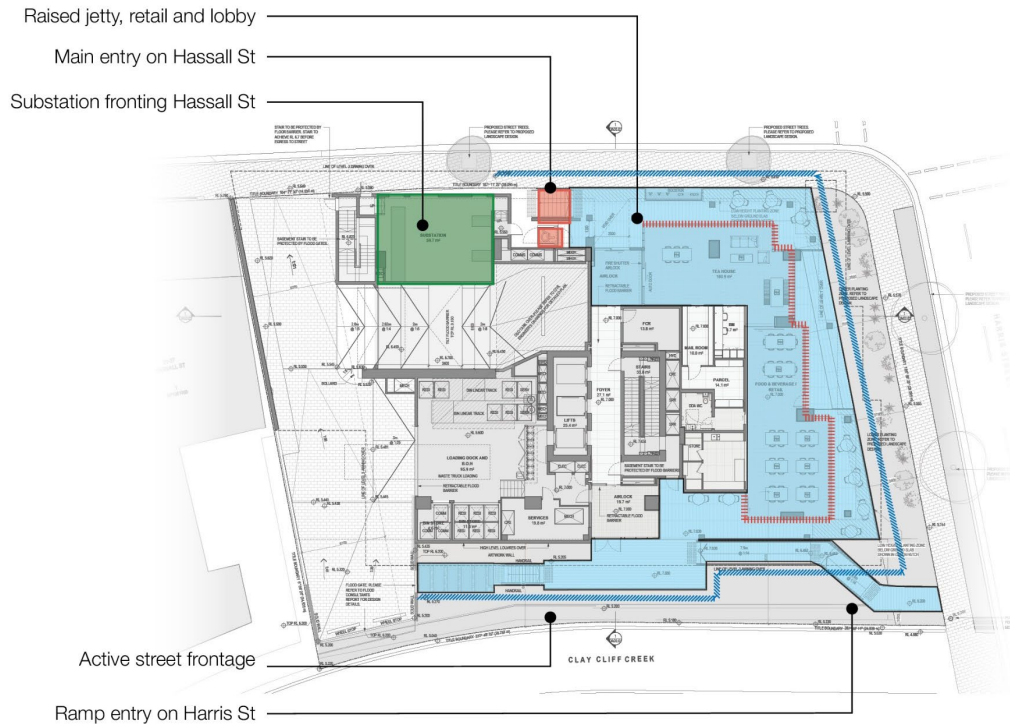


# Item 2: Built Form *Street Setback & Wall Height*



SSDA & Current Scheme

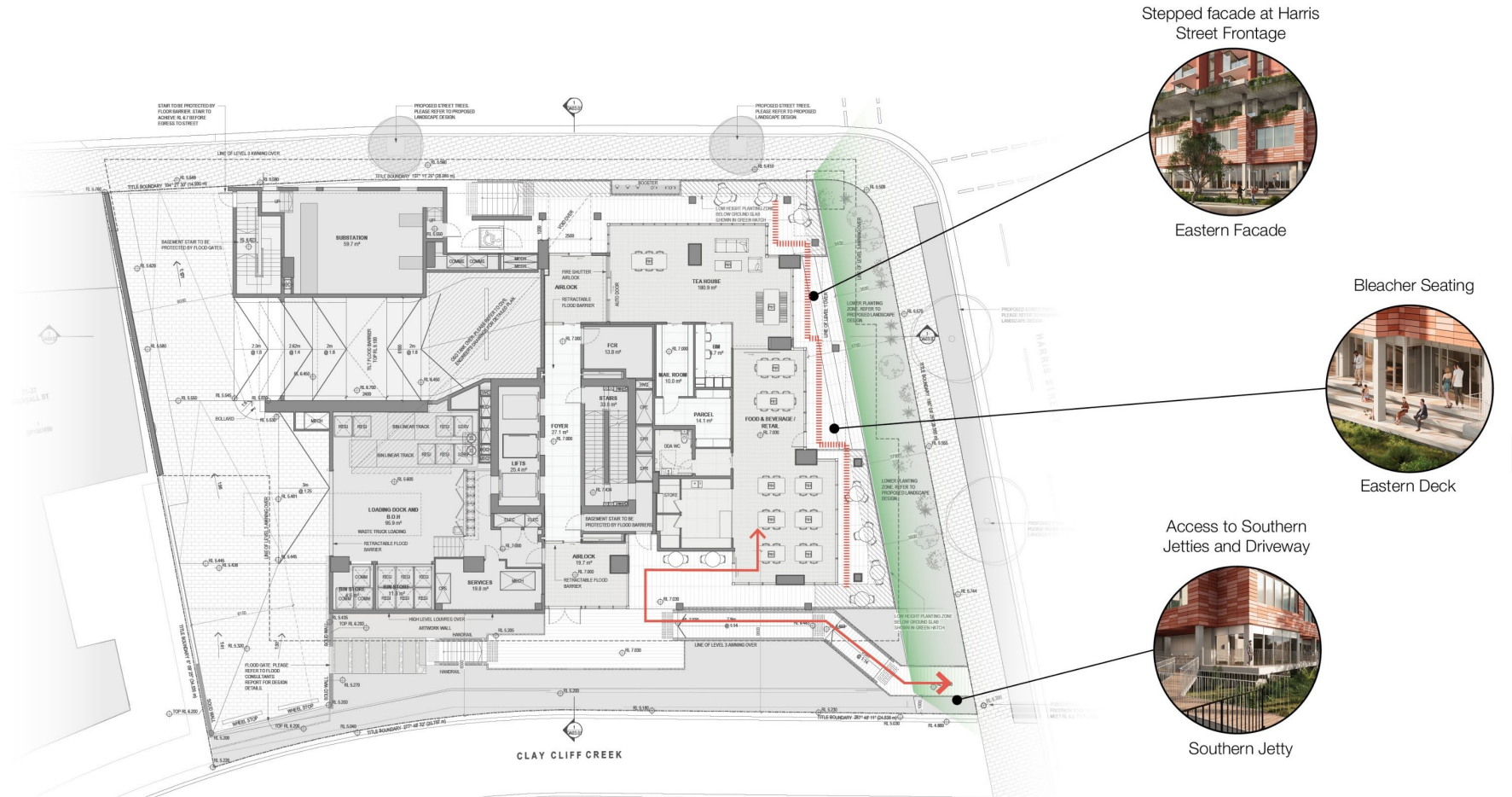
DCP Scheme



Stepped transition along Harris St

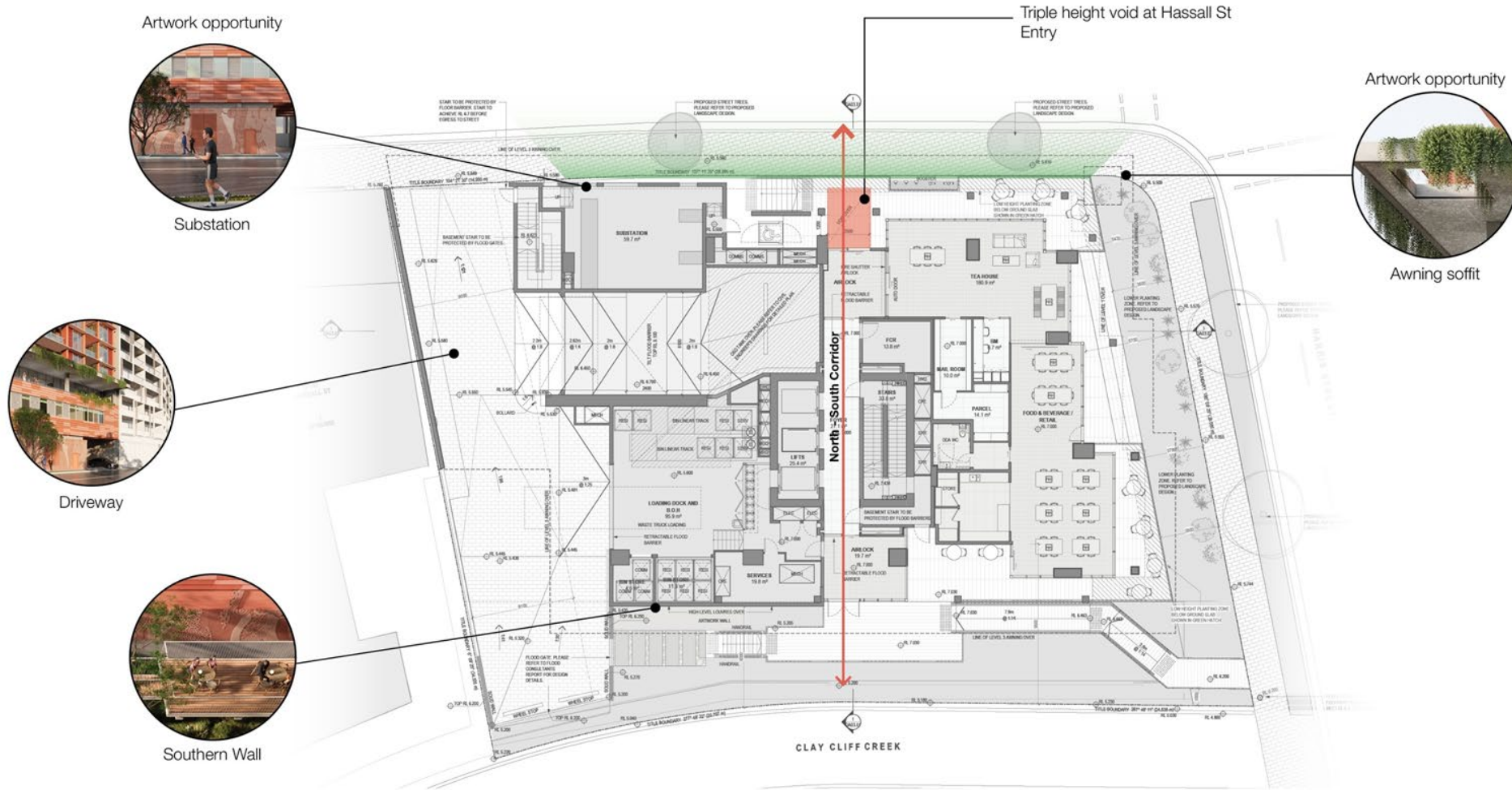


# Item 2: Built Form *Harris Street Activation*





# Item 2: Built Form *Hassall Street Activation*







Harris St – Robin Thomas Reserve Frontage





Harris St – Clay Cliff Creek Frontage





Harris St – Robin Thomas Reserve Frontage



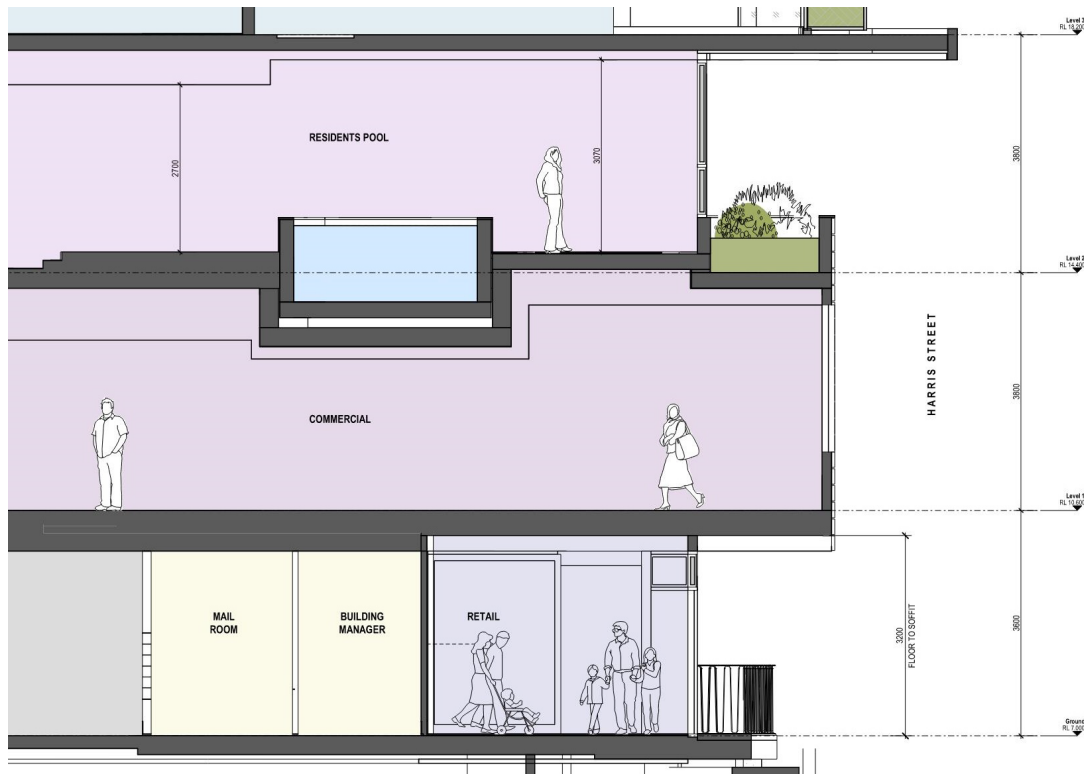


Hassall St - Northern Frontage

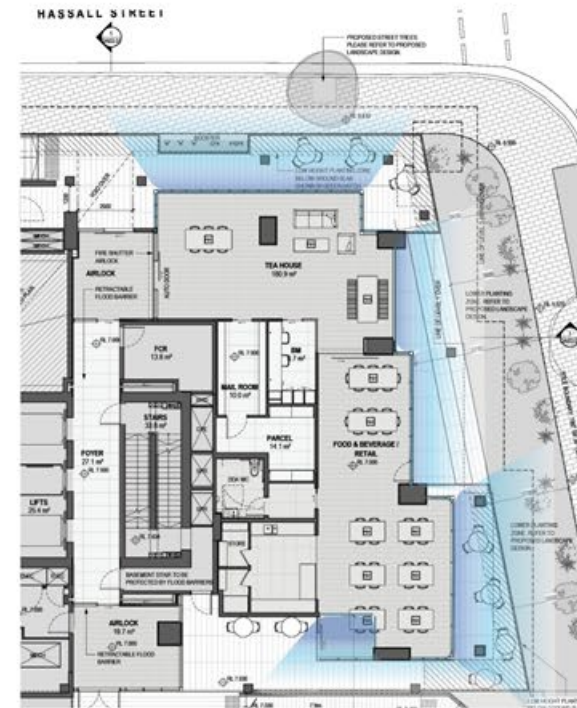


# Item 2: Built Form *Ground Floor Ceiling Height*

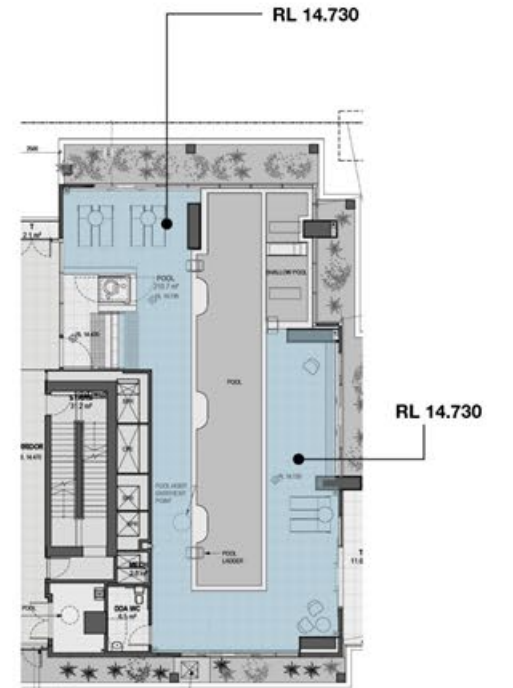
Podium Section - East to West



Glazing on Ground Floor



Universal Access Around Pool





# Item 2: Built Form *Tower Design*



View from North East



View from South East



View from South

# Item 3: Residential Amenity *Housing SEPP BTR Provisions*

## Part 4: Build to Rent Housing

**Clause 73:**  
Conditions of build-to-rent housing to apply for at least 15 years

- (1) Development consent must not be granted to the erection or use of a building for development to which this part applies unless the consent authority is satisfied that, during the relevant period, the tenanted component of the building—
  - (a) will not be subdivided into separate lots, and
  - (b) will be owned and controlled by 1 person, and
  - (c) will be operated by 1 managing agent, who provides on-site management.
- (2) (Repealed)
- (3) In this section—*relevant period* means—
  - (a) for development on land in Zone E2 Commercial Centre, Zone B3 Commercial Core or Zone SP5 Metropolitan Centre—a period commencing on the day an occupation certificate is issued for all parts of the building or buildings to which the development relates and continuing in perpetuity, or
  - (b) otherwise—a period of 15 years commencing on the day an occupation certificate is issued for all parts of a building to which the development relates.

**Clause 75:**  
Design requirements

- (1) This section applies to development to which this Part applies only if Chapter 4 applies to the building resulting from the development.
- (2) In determining an application for the modification of a development consent or a development application for the carrying out of development to which this section applies, the consent authority must—
  - (a) be flexible in applying the design criteria set out in the Apartment Design Guide, including, in particular, the design criteria set out in Part 4, items 4E, 4G and 4K, and
  - (b) in its consideration of the objectives set out in the Apartment Design Guide, Part 4, consider the following—
    - (i) the amenities proposed to be provided to tenants residing in the building through common spaces and shared facilities and services,
    - (ii) whether the configuration and variety of dwellings in the building will provide adequate options to prospective tenants in relation to the size and layout of the dwellings,
    - (iii) whether tenants residing in the building will be able to relocate to other dwellings in the building that will better accommodate their housing requirements if their requirements change.



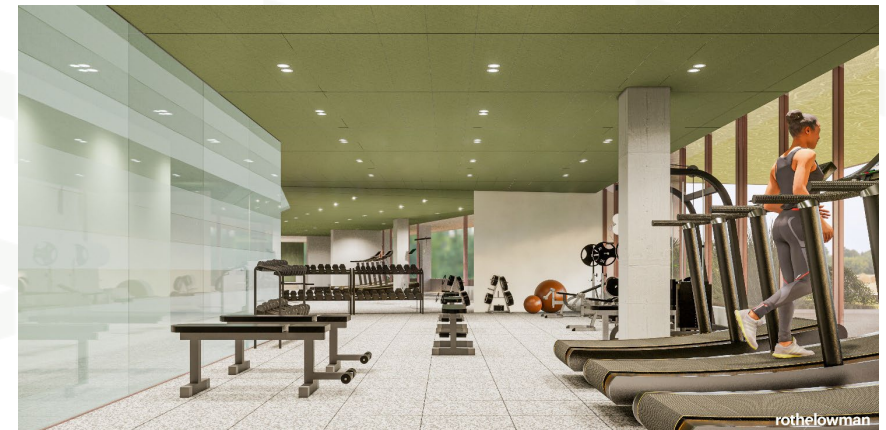
# Item 3: Residential Amenity *Balconies & Private Open Space*

## 4E Balconies & Private Open Space

- As part of the **Housing SEPP BTR Provisions**, terraces and balconies in the development are less than the minimum Apartment Design Guide (ADG) area.
- This reduction in area is offset by the much **greater quantum of communal spaces** provided as part of the Housing SEPP BTR Provisions.
- The internal spaces of the **pool on level 2** and the **resident's amenity on level 32** are open with natural ventilation and have strong connection to the adjacent external communal open spaces.



Residential Private Dining & Lounge

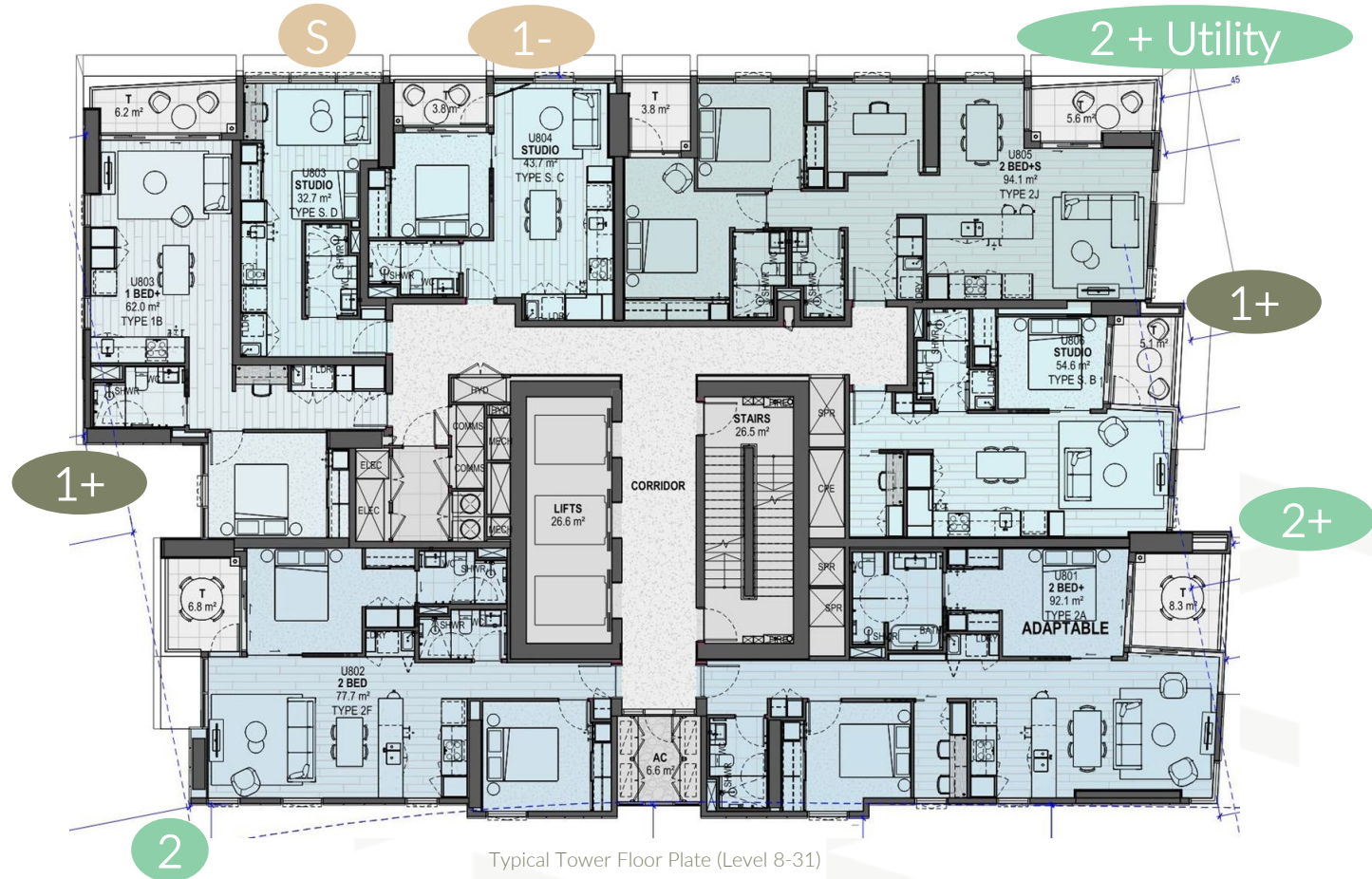


Gym & Wellness

# Item 3: Residential Amenity *Apartment Mix, Size & Layout*

## 4D Apt Size & Layout & 4K Apt Mix

- The building provides a mix of Furnished Studio's, 1, 2 and 3 Bed apartments to meet the BTR customer needs.
- A range of apartments are provided with additional spare (multi-purpose) rooms to further diversify housing typology as well as creating choice within the building.
- All the 1-Bed, 2-Bed and 3-Bed apartments meet the required minimum areas.
- The Furnished Studio type apartment is less than the ADG minimum 35sqm for a Studio Apartment. However, this apartment is a different typology from the typical Studios, as it is a fully furnished studio apartment under the Housing SEPP BTR Provisions.

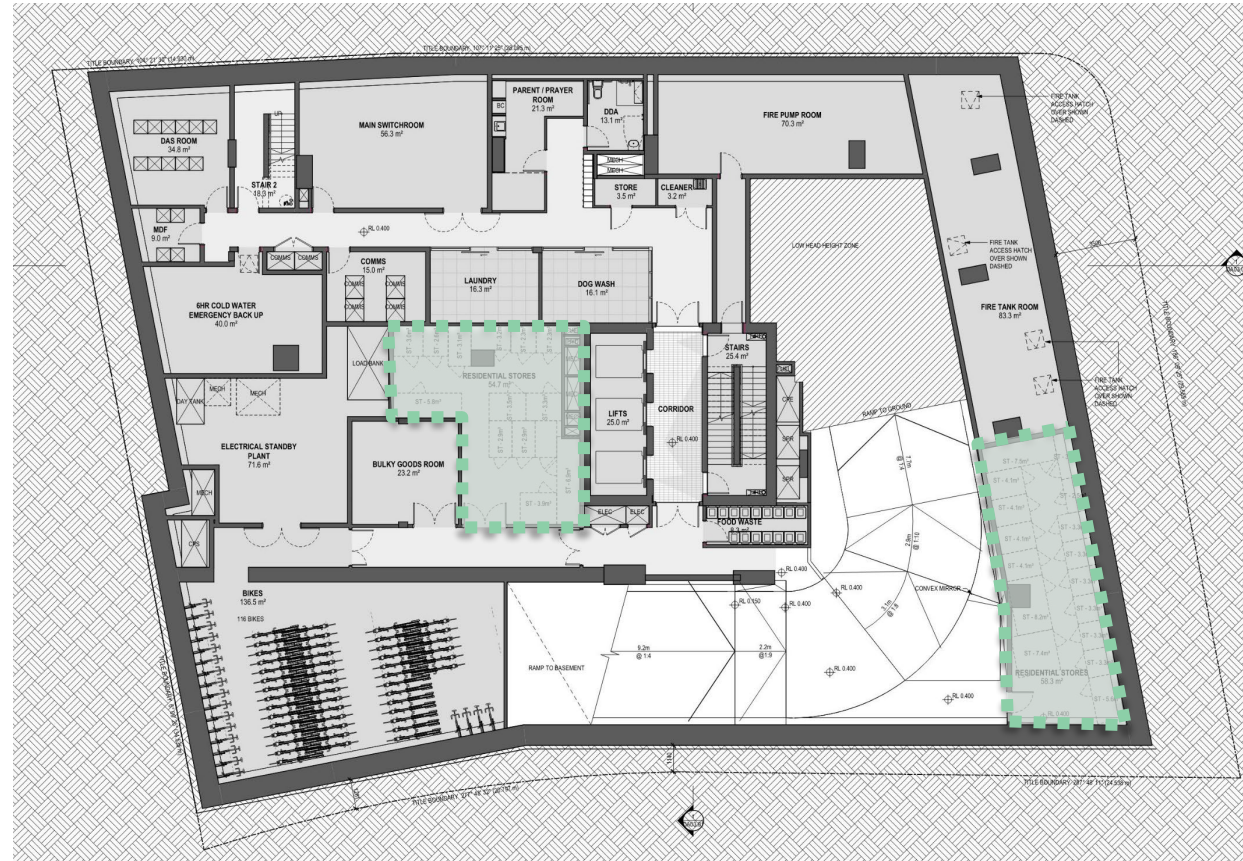




# Item 3: Residential Amenity *Storage*

## 4G Storage

- As part of the Housing SEPP BTR Provisions a proportion of the dwellings in the scheme do not provide the minimum storage areas within the individual apartment.
- **86% of apartments** achieve the required minimum internal storage within the apartment.
- This shortfall is supplemented by a **large communal basement storage** which is allocated according to need of residents.

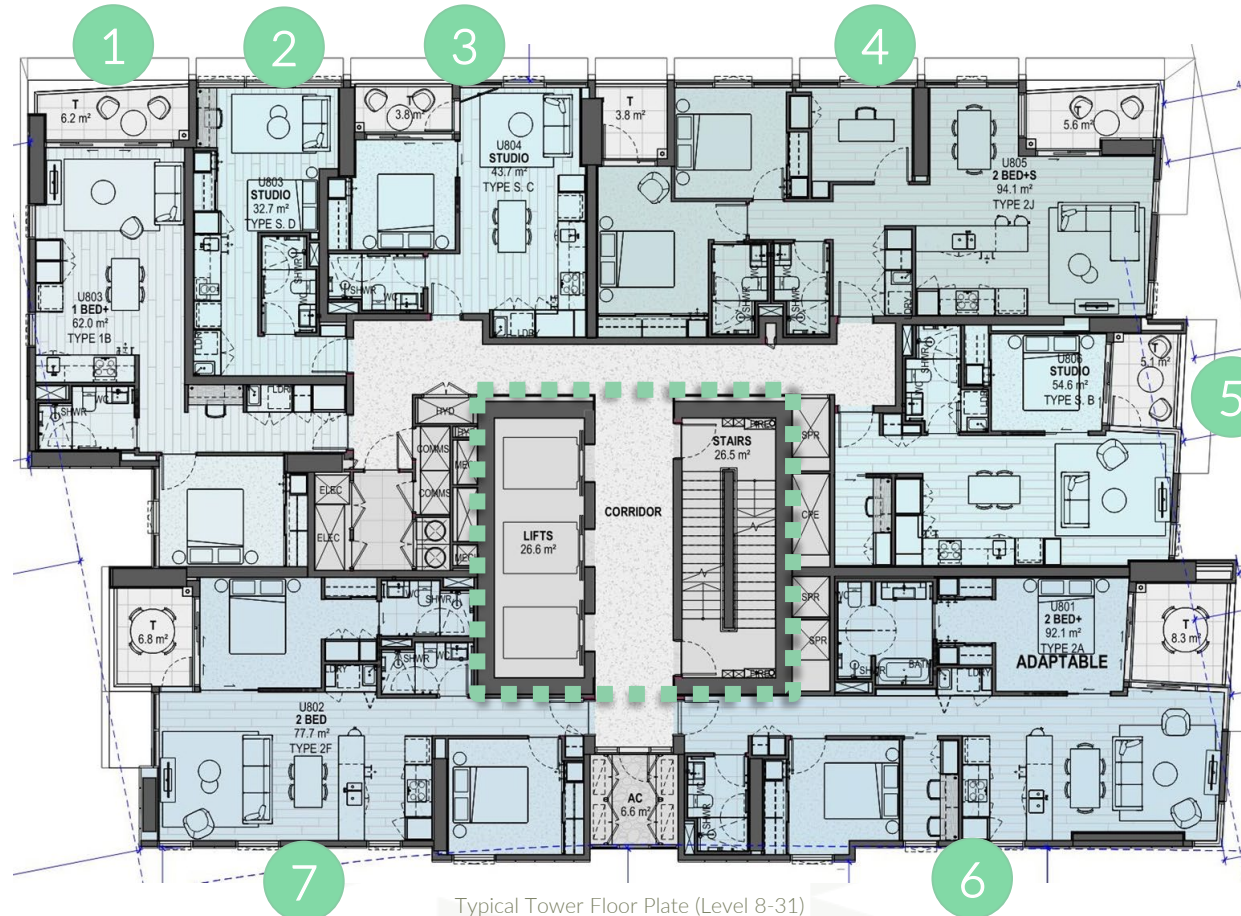


Upper Mezzanine Basement Level

# Item 3: Residential Amenity *Common Circulation Spaces*

## 4F Common Circulation Spaces

- 3 lifts are provided to service the building, with a ratio of approx. 1 lift per 70 apartments
- The proposal is supported by a lift traffic analysis by ADP Consulting that concludes that **the number of lifts to the building is sufficient to provide a peak period of lift service quality.**



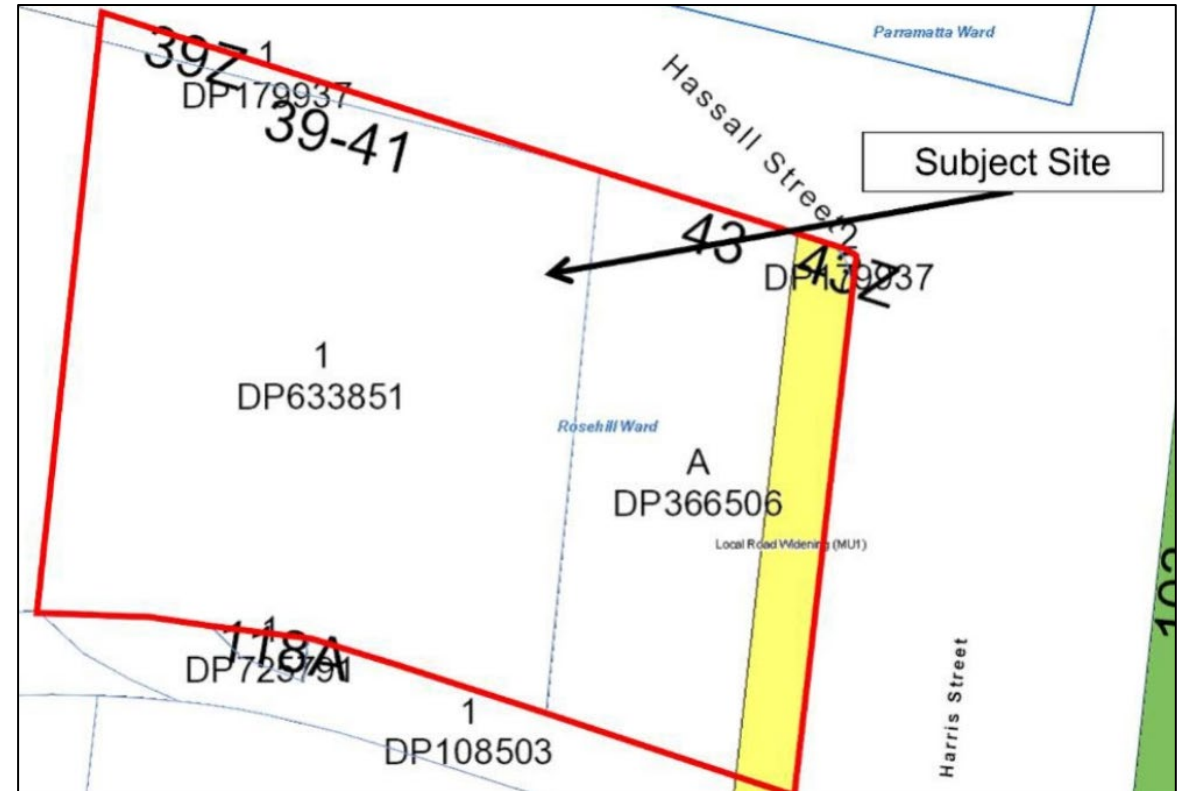
Typical Tower Floor Plate (Level 8-31)



# Item 4: Public Domain & Landscape *LRA Area*

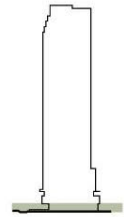


Harris St – Robin Thomas Reserve Frontage



# Item 4: Public Domain & Landscape *Landscape Plan*

## Landscape Plan - Ground



### Our Approach is to...

- ⊕ provide an engaging 'waterside' environment
- ⊕ connect with the indigenous cultural history design above the 1-100 year flood level
- ⊕ provide natural habitat for wildlife

### Legend

- 01 Hassall Street step and lift entry
- 02 Hassall Street basement entry
- 03 Improved Harris Street frontage with endemic + wildlife attracting wsud species with opportunity for overland flow and flood storage capability
- 04 Ground level terrace with circulation and seating
- 05 Harris Street ramp (1:14)
- 06 Southern foyer entry
- 07 External jetty landings over Clay Cliff Creek / flood zone
- 08 Stepping paving elements by Architects
- 09 Clay Cliff Creek zone with endemic wildlife attracting + wsud species and opportunity for overland flow and flood storage capability
- 10 1200mm high safety balustrade
- 11 Existing Clay Cliff Creek concrete culvert
- 12 Hassall Street Concrete Paver\*
- 13 Harris Street Concrete paver with stone finish\*
- 14 Street Trees\*
- 15 Proposed native setback tree (Angophora floribunda) selected from - List of indigenous / low water use species (Parramatta City Council)



Native Wsud Planting

Ecological Revitalisation



Amenity platforms

Celebrate its significance to the Dharug people with art / storytelling



Planting Palette



# Item 5: Flooding *Approach*

Issue	Response
Flood Modelling	<ul style="list-style-type: none"> <li>• Council advised GRC (DPE's Independent Peer Review Flood Engineer) that the model relevant to the subject site is the one used in the 2005 SKM study and results from that assessment should be utilised in assessing the design.</li> <li>• Given the 2005 model was not available for this site-specific study, L&amp;A developed a site-specific flood assessment to demonstrate compliance and model the potential impact of the proposed development on the existing flooding affectation at and surrounding the subject site.</li> <li>• GRC has determined L&amp;A has utilized the best practice methodology by building the site-specific model in TUFLOW software.</li> <li>• The modelling results determined the 2005 modelling work was no longer representative of current day conditions. It was assessed that bridge crossings traversing Clay Cliff Creek were misrepresented as culvert-like structures in the 2005 model resulting in an overestimate of the flood levels upstream of each bridge structure.</li> </ul>
Flood Hazard Classification	<ul style="list-style-type: none"> <li>• In L&amp;A's site-specific TUFLOW model, the 1% AEP inundates parts of the site with flood waters with hydraulic hazard up to H3 (medium hazard). The maximum hydraulic hazard on site would also be H3 if the creek floodwaters were to surcharge the channel in the 1% AEP event.</li> <li>• The L&amp;A model users greater flows in Clay Cliff Creek in the 1% AEP flood than was used in the 2005 model and it is therefore more conservative</li> <li>• Therefore, the site would be in the Medium Flood Risk Precinct using Council's precinct definitions, permitting residential development.</li> </ul>
Increased Flood Risk to Life	<ul style="list-style-type: none"> <li>• L&amp;A's modelling results indicate the flood level impact of the proposed development would not adversely impact flood behaviour in the design event, with no significant increase of flood levels on surrounding properties and presented no indication of a significant loss of flood storage.</li> </ul>
Sheltering in Place	<ul style="list-style-type: none"> <li>• Sheltering in place is a strategy supported by Council's DCP in order to account for the complexity of facilitating development in the Parramatta CBD and doing so in a way that is safe and considerate of flood risk.</li> <li>• Provision has been made to support the sheltering of all occupants on the first floor and above of the proposed development which are above the PMF level for up to 6 hours (the duration of predicted inundation in a PMF event) with back up power and water access.</li> <li>• There is flood free access to the building for emergency services in events up to the 1% AEP flood</li> </ul>
Flood Protection Measures	<p>In addition to the refuge areas which allow for sheltering in place, the proposed basement levels are:</p> <ul style="list-style-type: none"> <li>• are proposed to be protected from floodwaters up to the FPL by passive flood protection measures.</li> <li>• are proposed to be protected from flood levels from the FPL up to and including the riverine PMF by active measures, such as flood gates and flood doors</li> </ul>

# Item 5: Flooding *Protection Measures*

**LEGEND**

**Mechanical Barriers**

**Passive Barriers**

**BARRIER 1** Car Park Entry  
Hydraulic Tilt Barrier  
5.5m protection width  
2.4m protection height  
RL6.7 to RL9.1

**BARRIER 2** Loading Dock Entry  
Electric Retractable Barrier  
5.0m protection width  
0.6m minimum protection height  
RL5.6 to RL6.7

**BARRIER 3** Driveway  
Passively Activated Barrier  
7.1m protection width  
1.0m protection height  
RL5.2 to RL6.2

**BARRIER 4** Jetty Access  
Passively Activated Barrier  
1.4m protection width  
1.0m protection height  
RL5.2 to RL6.2

**BARRIER 5** Foyer North  
Electric Retractable Barrier  
2.2m protection width  
2.5m protection height  
RL7.0 to RL9.5

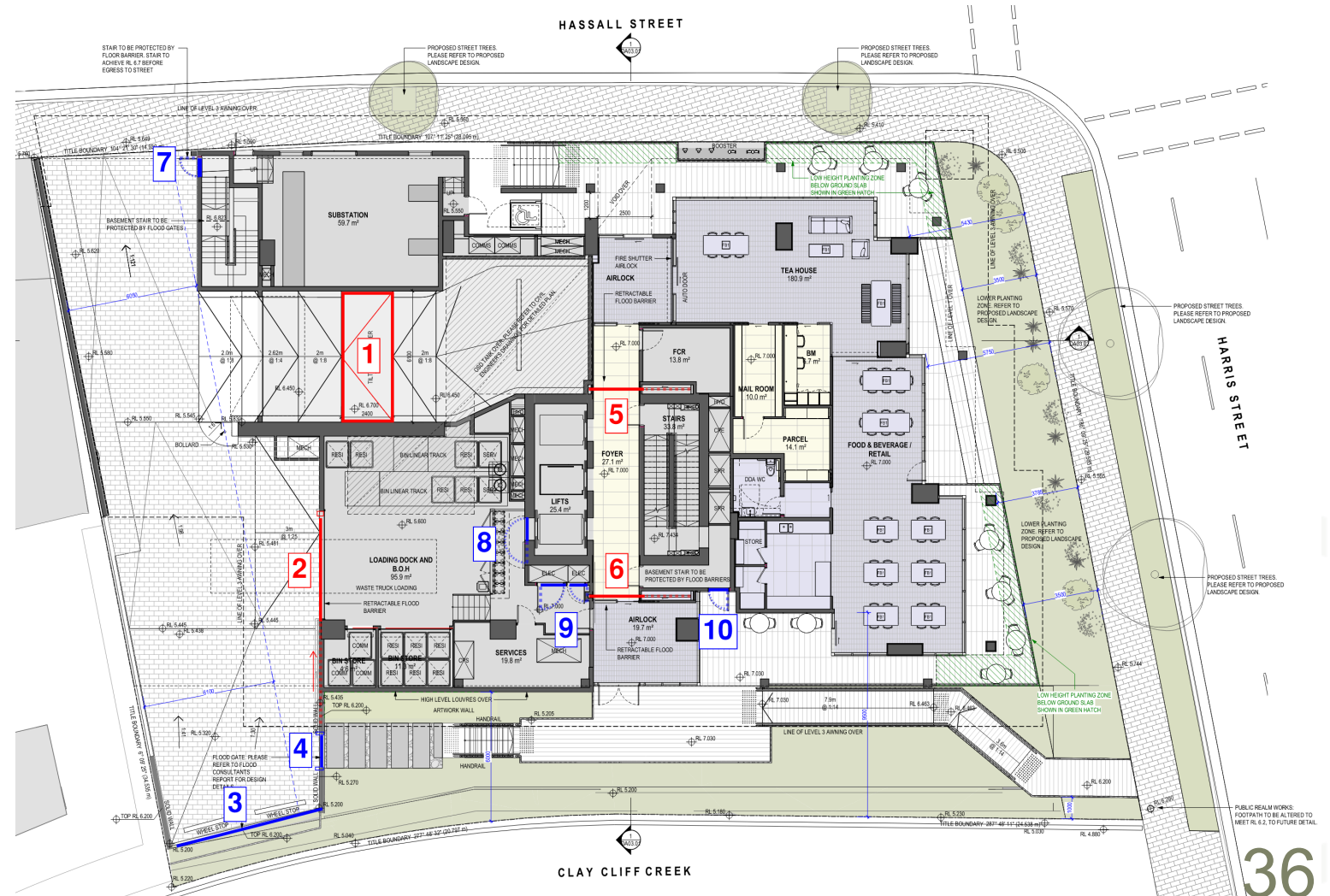
**BARRIER 6** Foyer South  
Electric Retractable Barrier  
2.2m protection width  
2.5m protection height  
RL7.0 to RL9.5

**BARRIER 7** Basement Stair Personnel Door  
1.0m width  
Protection to full height of door

**BARRIER 8** Loading Dock Elevator  
Drop Hinge Swing Door  
1.2m protection width  
2.5m protection height  
RL7.0 to RL9.5

**BARRIER 9** Electrical Riser  
Personnel Door  
0.9m & 1.2m width  
Protection to full height of door

**BARRIER 10** Tower Stair  
Personnel Door  
1.0m width  
Protection to full height of door





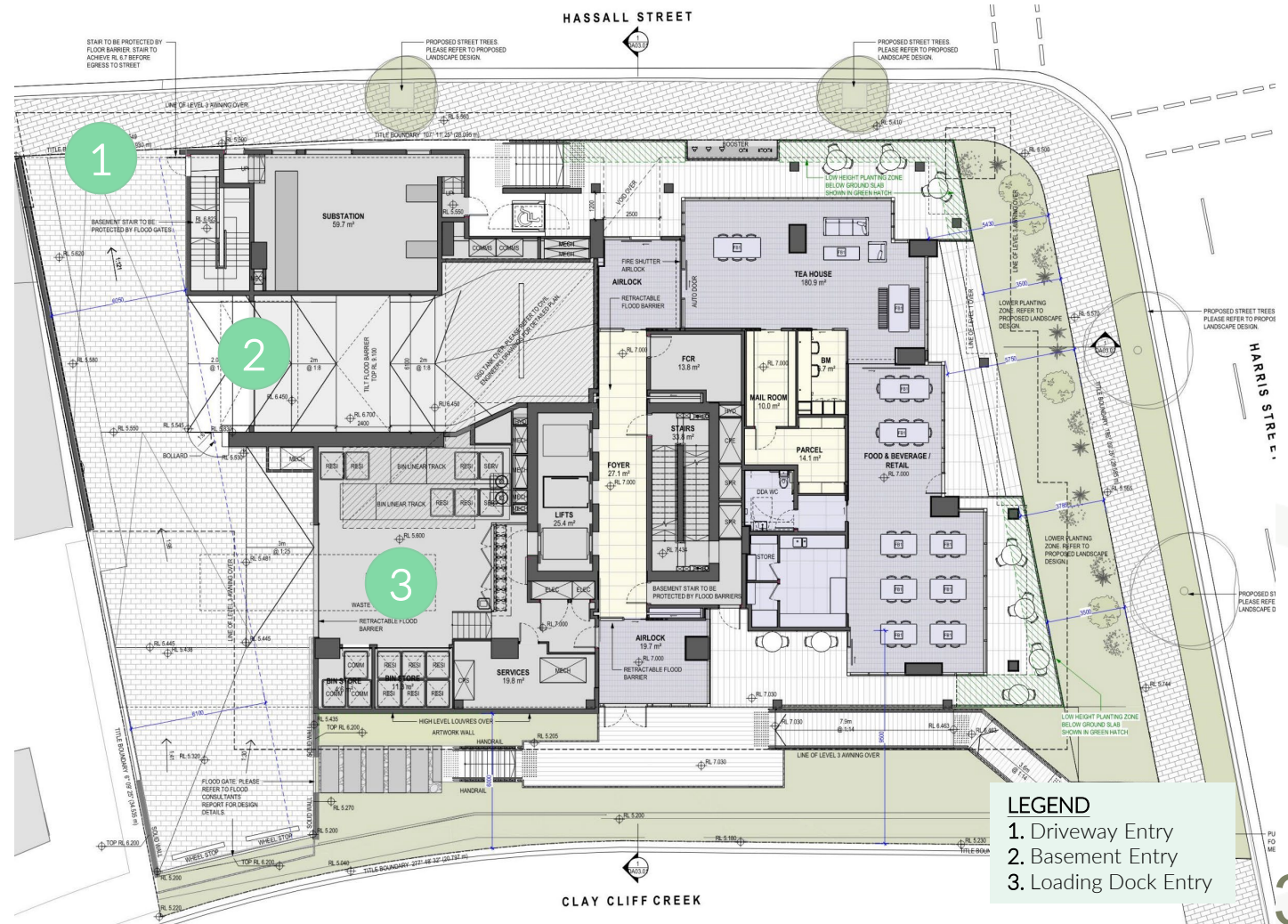
# Item 6: Traffic, Transport & Accessibility

## Items Identified by Pentelic Advisory (DPE Independent Peer Review)

- Site specific **SIDRA modelling and analysis** has been undertaken on the site and incorporated into the Traffic Impact Assessment (TIA) prepared by Stantec.

### DPE Independent Peer Review of the Stantec's TIA and determined:

- The increase in traffic generated by the proposed development will be **modest** when distributed on the surrounding road network and **will not result in adverse effects** on the operational performance of the Hassall Street and Harris Street and Harris and Parkes Street intersections.
- The proposed development has **no unacceptable traffic implications** in terms of road network capacity, with projected peak hour traffic volumes within acceptable limits.



**LEGEND**  
 1. Driveway Entry  
 2. Basement Entry  
 3. Loading Dock Entry



# Summary

## Key Assessment Items

1. Design Excellence
2. Built Form
3. Residential Amenity
4. Public Domain & Landscape
5. Flooding
6. Traffic, Transport & Accessibility



Hassall St – Northern Frontage



# Appendix.

---

1. Project Detail
  2. Supplementary Assessment Items
- 



# Project Detail





# Project Detail

---

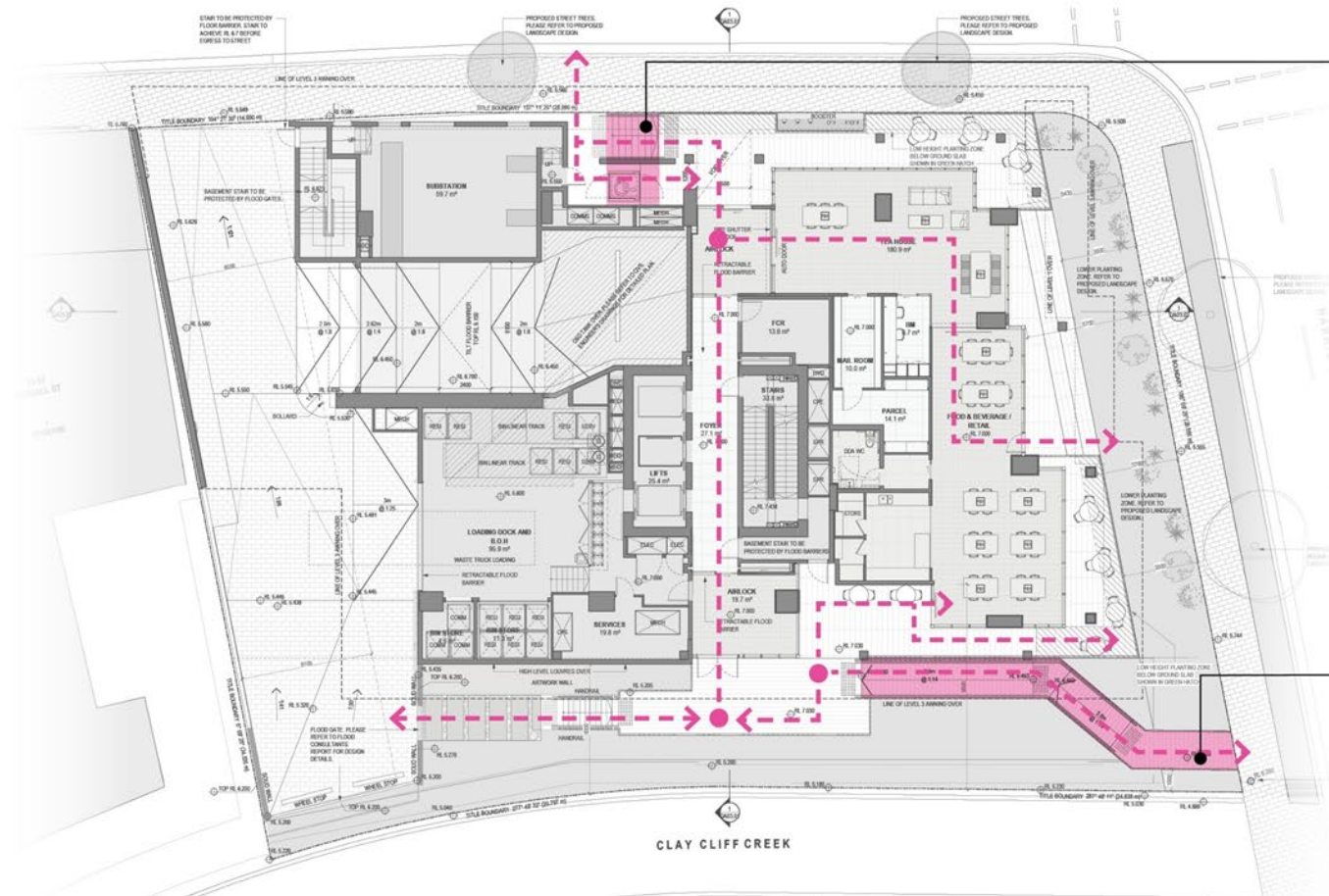
Feature	Detail	
Site Area	1,448.6m <sup>2</sup>	
FSR	11.5:1	
GFA	16,656.3m <sup>2</sup> (max allowable GFA – 16,658.9m <sup>2</sup> )	
Yield	210 Apartments	
Solar	2hrs Solar Access – 96.2%	0-2hrs Solar Access – 3.8%
Cross Ventilation	62%	

# Supplementary Assessment Items





# Built Form *Accessibility*





# Built Form *Floor Space Ratio & Site Isolation*



Clay Cliff  
Creek Stormwater  
Channel

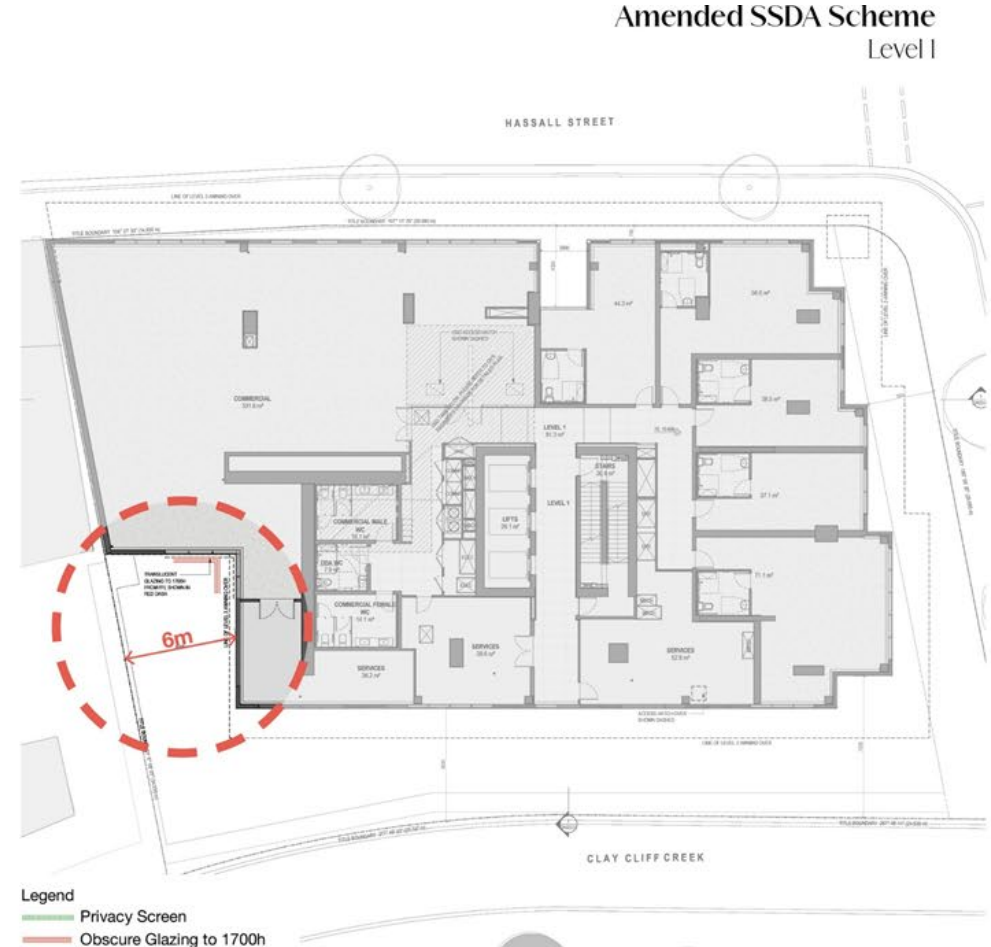
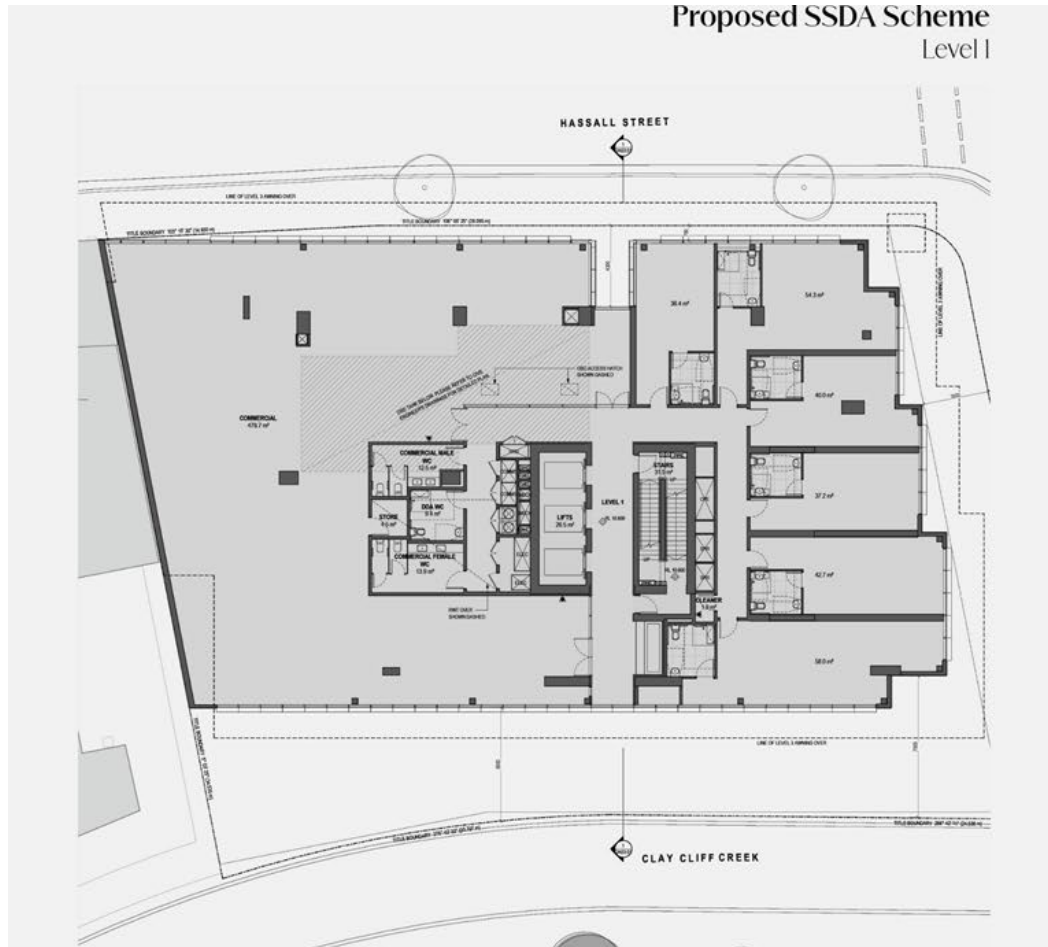
31-37 Hassall St  
(92 strata units)

Hassall St

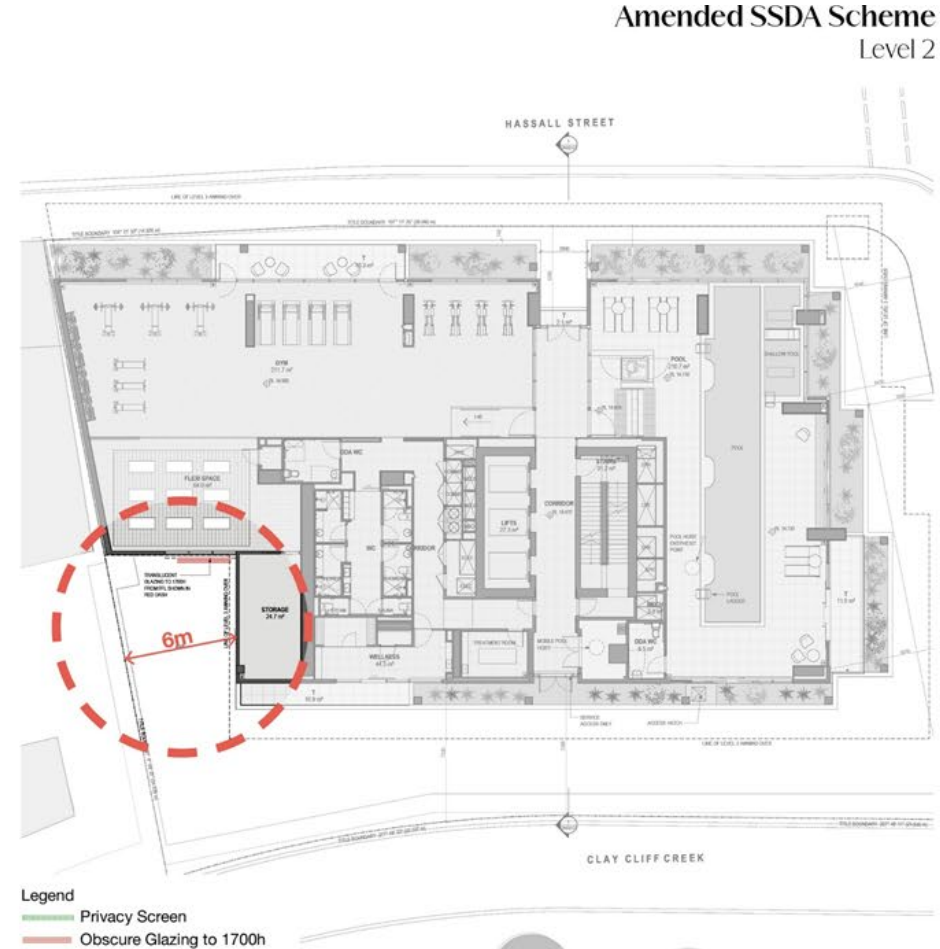
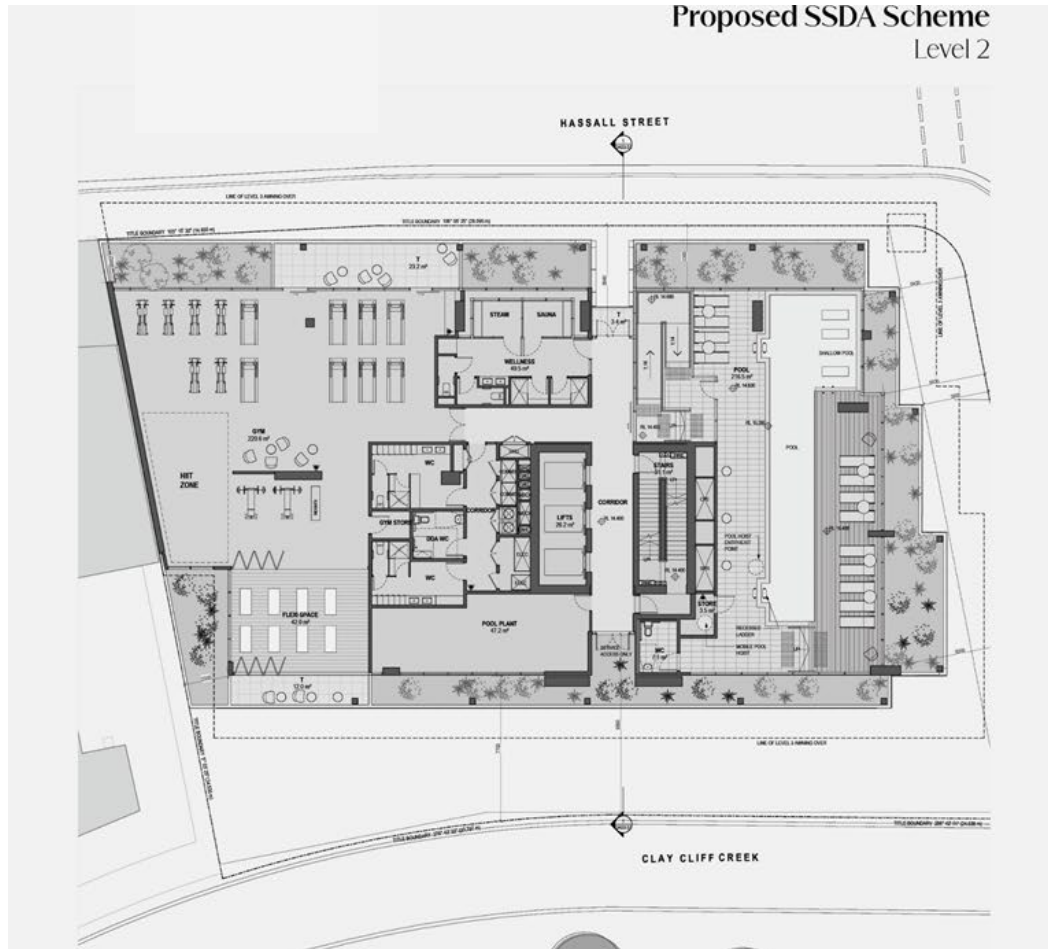
Harris St



# Built Form *Building Separation & Privacy*

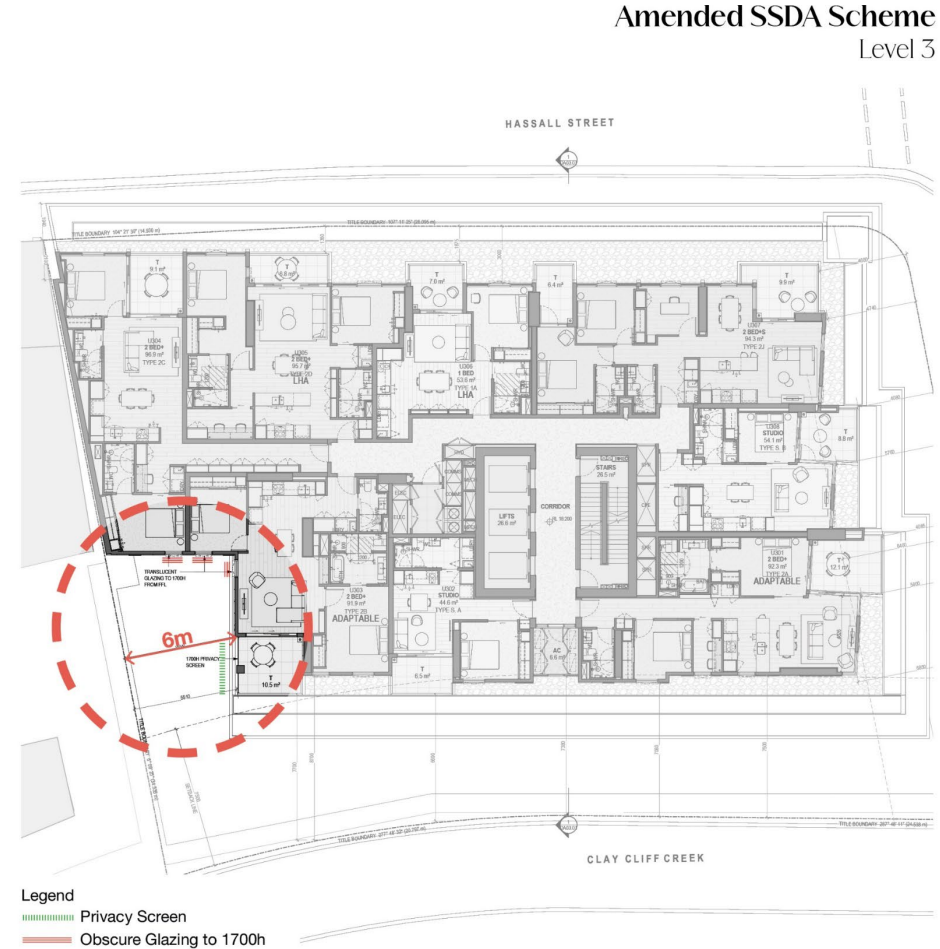
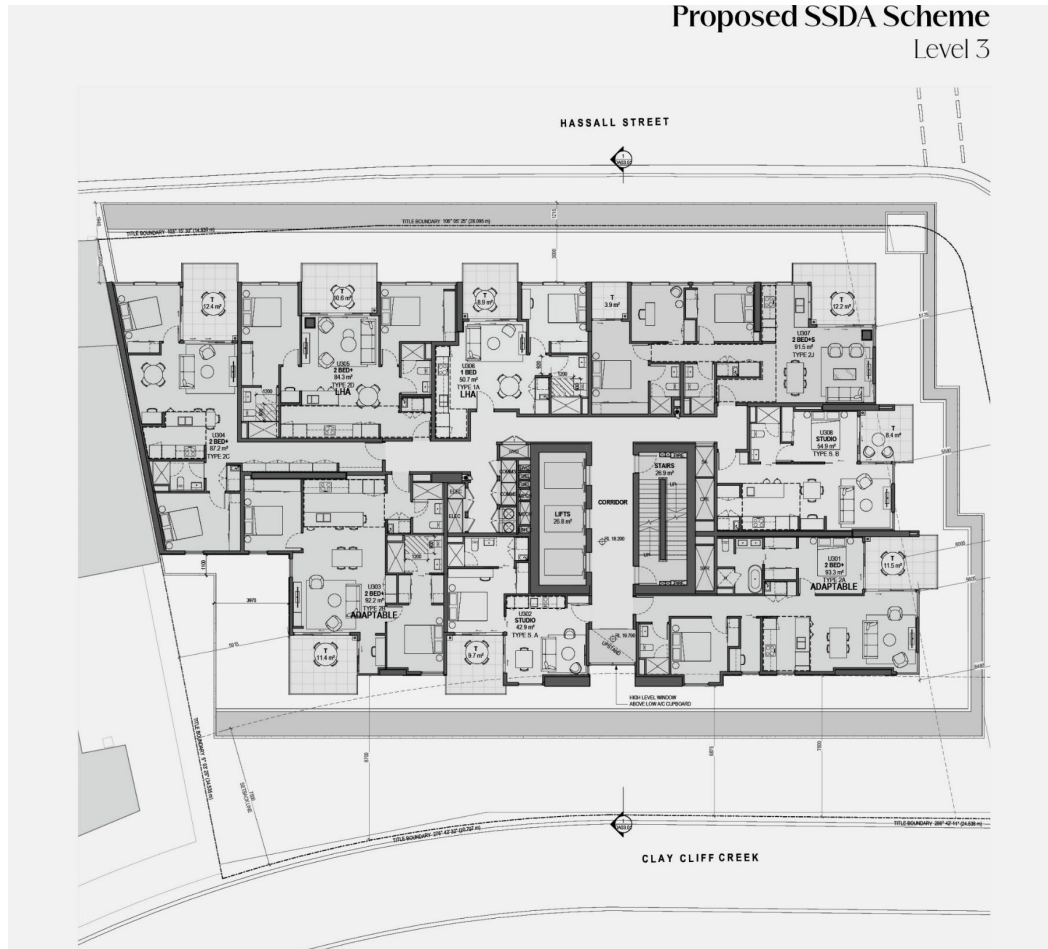


# Built Form *Building Separation & Privacy*





# Built Form *Building Separation & Privacy*

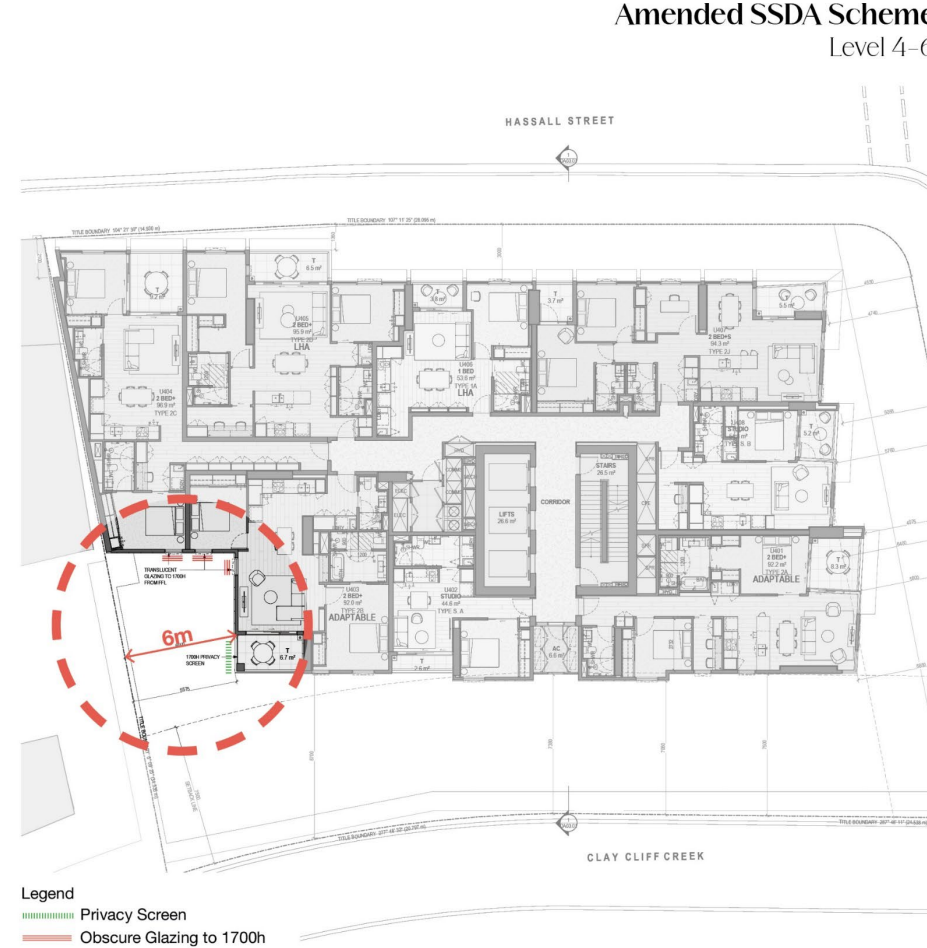


# Built Form *Building Separation & Privacy*

**Proposed SSDA Scheme**  
Level 4-6



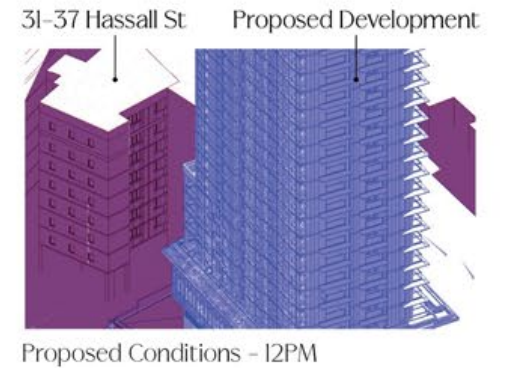
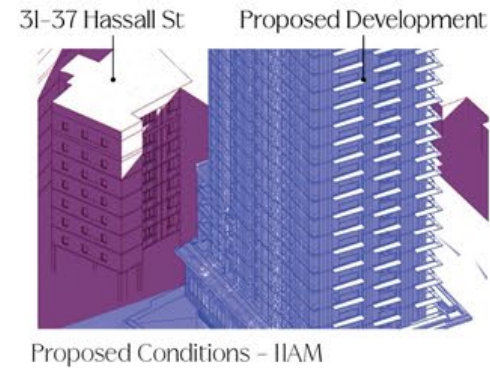
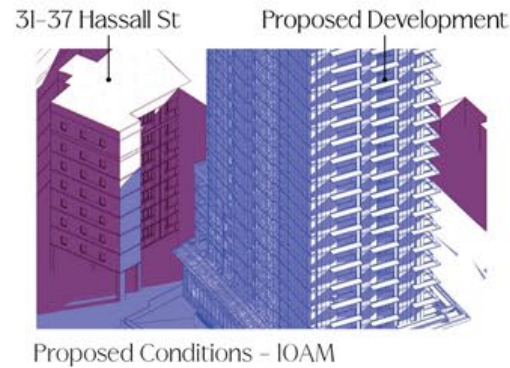
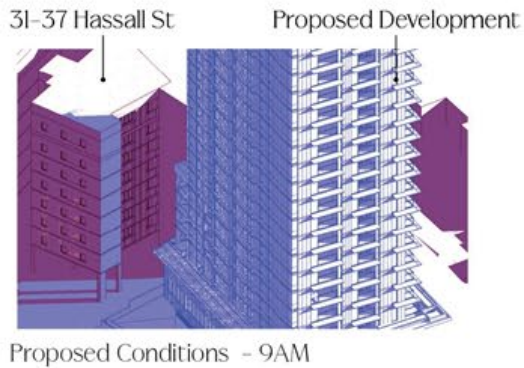
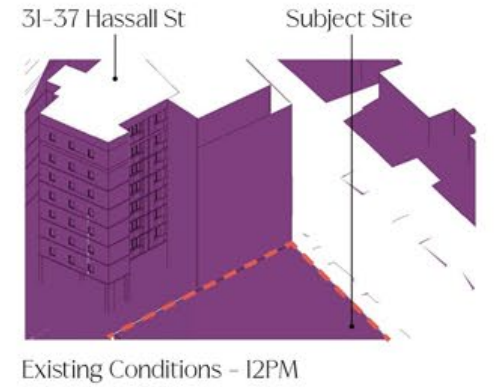
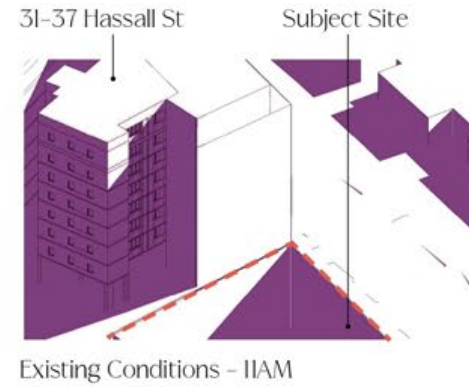
**Amended SSDA Scheme**  
Level 4-6





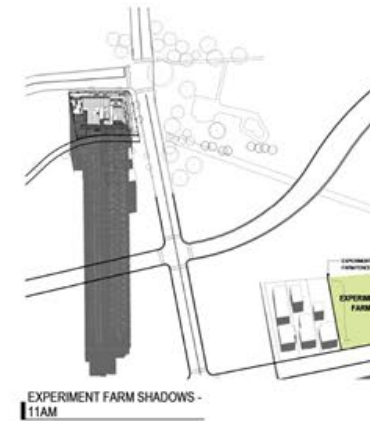
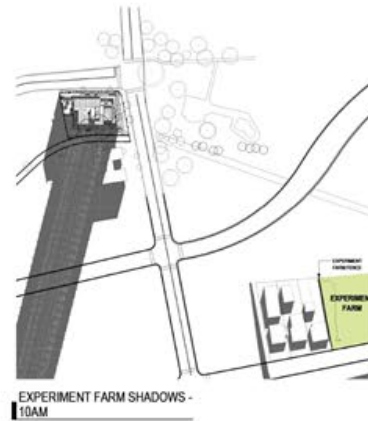
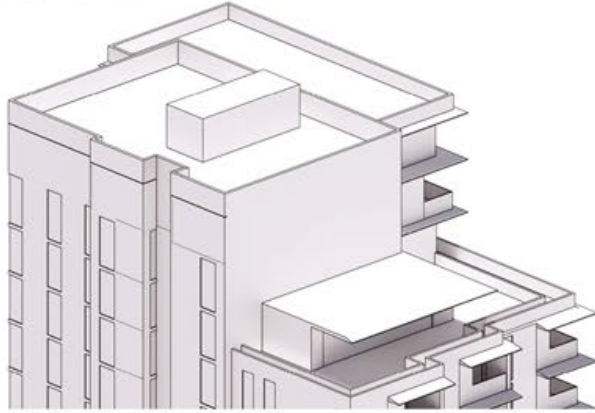
# Built Form *Overshadowing*

■ Proposed Shadows  
■ Existing Shadows

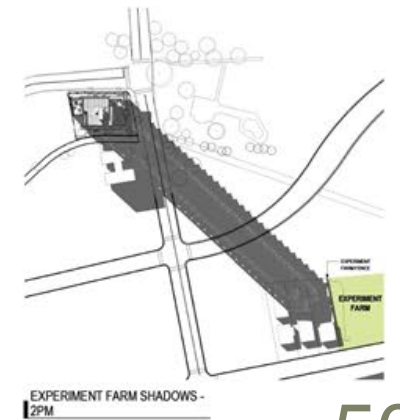
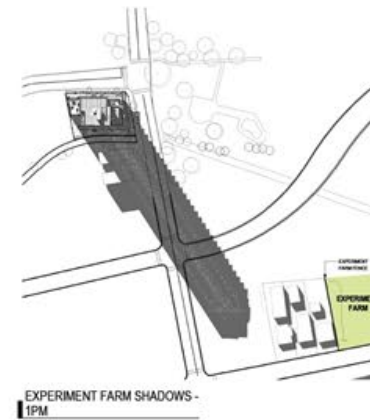
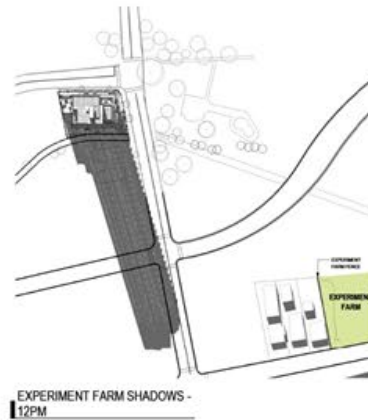
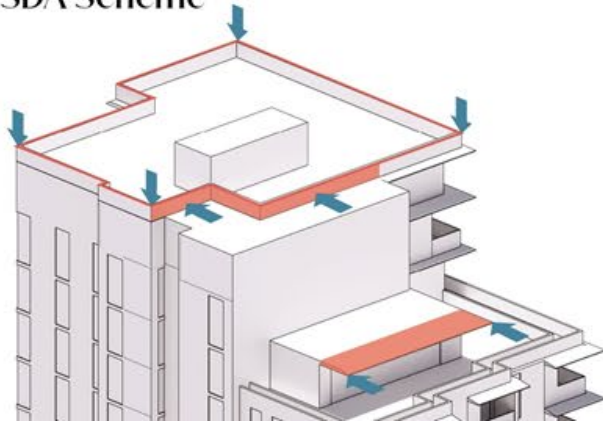


# Built Form *Building Height*

## Proposed SSDA Scheme

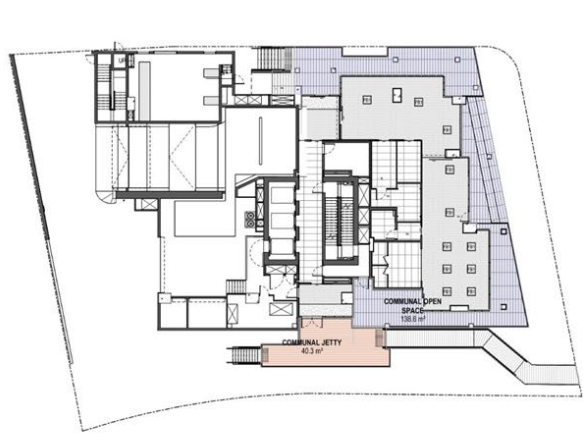


## Amended SSDA Scheme

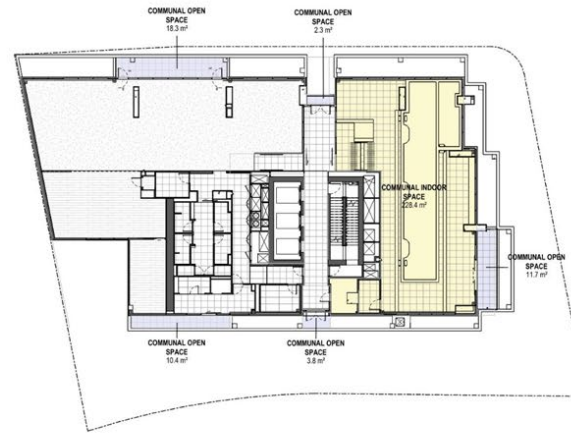




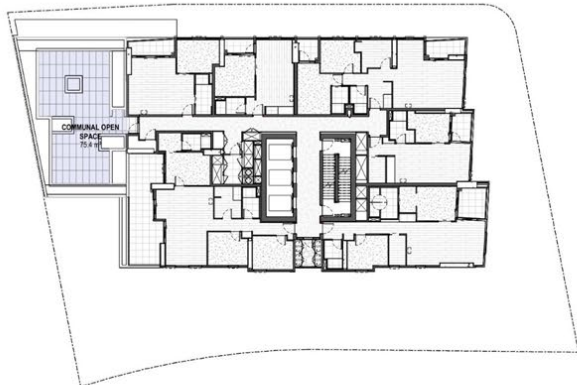
# Residential Amenity *Communal Open Space*



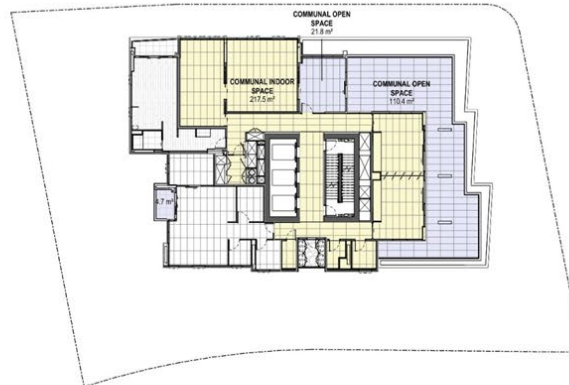
Ground



Level 2



Level 7



Level 32

- COMMUNAL OPEN SPACE
- COMMUNAL INDOOR SPACE
- COMMON JETTY AREA

COMMUNAL INTERNAL SPACE AREA	
LEVEL	AREA
Level 2	226.1 m <sup>2</sup>
Level 32	177.2 m <sup>2</sup>
	403.3 m <sup>2</sup>

COMMUNAL JETTY AREA	
LEVEL	AREA
Ground	40.3 m <sup>2</sup>
	40.3 m <sup>2</sup>

COMMUNAL OPEN SPACE AREA	
LEVEL	AREA
Ground	138.6 m <sup>2</sup>
Level 2	46.6 m <sup>2</sup>
Level 7	75.4 m <sup>2</sup>
Level 32	136.9 m <sup>2</sup>
	397.4 m <sup>2</sup>

COMMUNAL OPEN SPACE REQUIRED		
ADG REQUIREMENT	AREA ACHIEVED	% ACHIEVED
25%	397.4 m <sup>2</sup>	27%

AREA EXCLUDES COMMUNAL JETTY AREA

# Public Domain & Landscape *Deep Soil Planting*

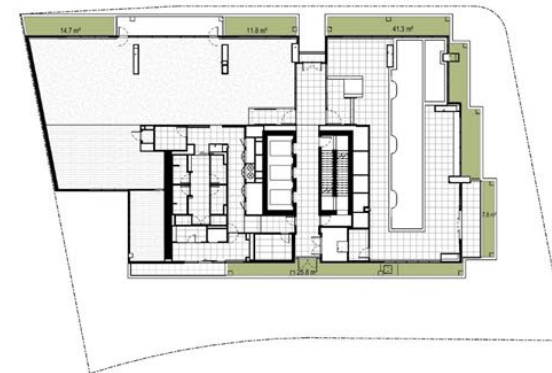


DEEP SOIL (LAND RESERVATION AREA) = 111.1sqm  
 DEEP SOIL = 54.7sqm  
 STRUCTURAL DEEP SOIL = 97.0sqm

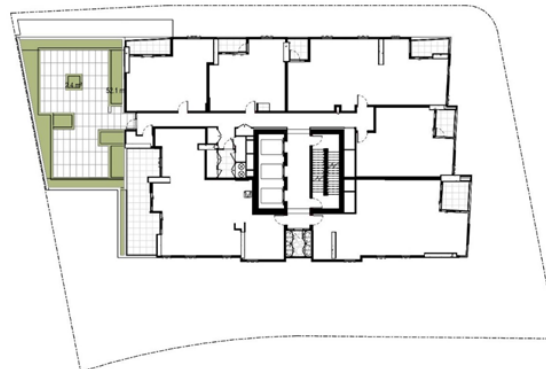
Deep Soil diagram



Ground - Land Reservation Landscaping



Level 2 - Landscape Planting



LAND RESERVATION AREA LANDSCAPING	
LEVEL	AREA
Ground	111.1 m <sup>2</sup>
	111.1 m <sup>2</sup>

LANDSCAPE UNDER JETTY	
LEVEL	AREA
Ground	44.4 m <sup>2</sup>
	44.4 m <sup>2</sup>

LANDSCAPE PLANTING	
LEVEL	AREA
Ground	154.8 m <sup>2</sup>
Level 2	101.4 m <sup>2</sup>
Level 3	103.4 m <sup>2</sup>
Level 7	54.5 m <sup>2</sup>
Level 32	39.2 m <sup>2</sup>
	453.5 m <sup>2</sup>

NOTE:  
 LANDSCAPE PLANTING AREA TOTALS EXCLUDE LANDSCAPED AREA UNDER JETTY AND EXCLUDE LAND RESERVATION AREA LANDSCAPING



# Public Domain & Landscape *Clay Cliff Creek Corridor*



# NOVUS

---

Invested *in* Life  
Grounded *in* Quality

Thank you.

---

**novusaus.com**

Level 38, Gateway Tower  
1 Macquarie Place  
Sydney NSW 2000

---

