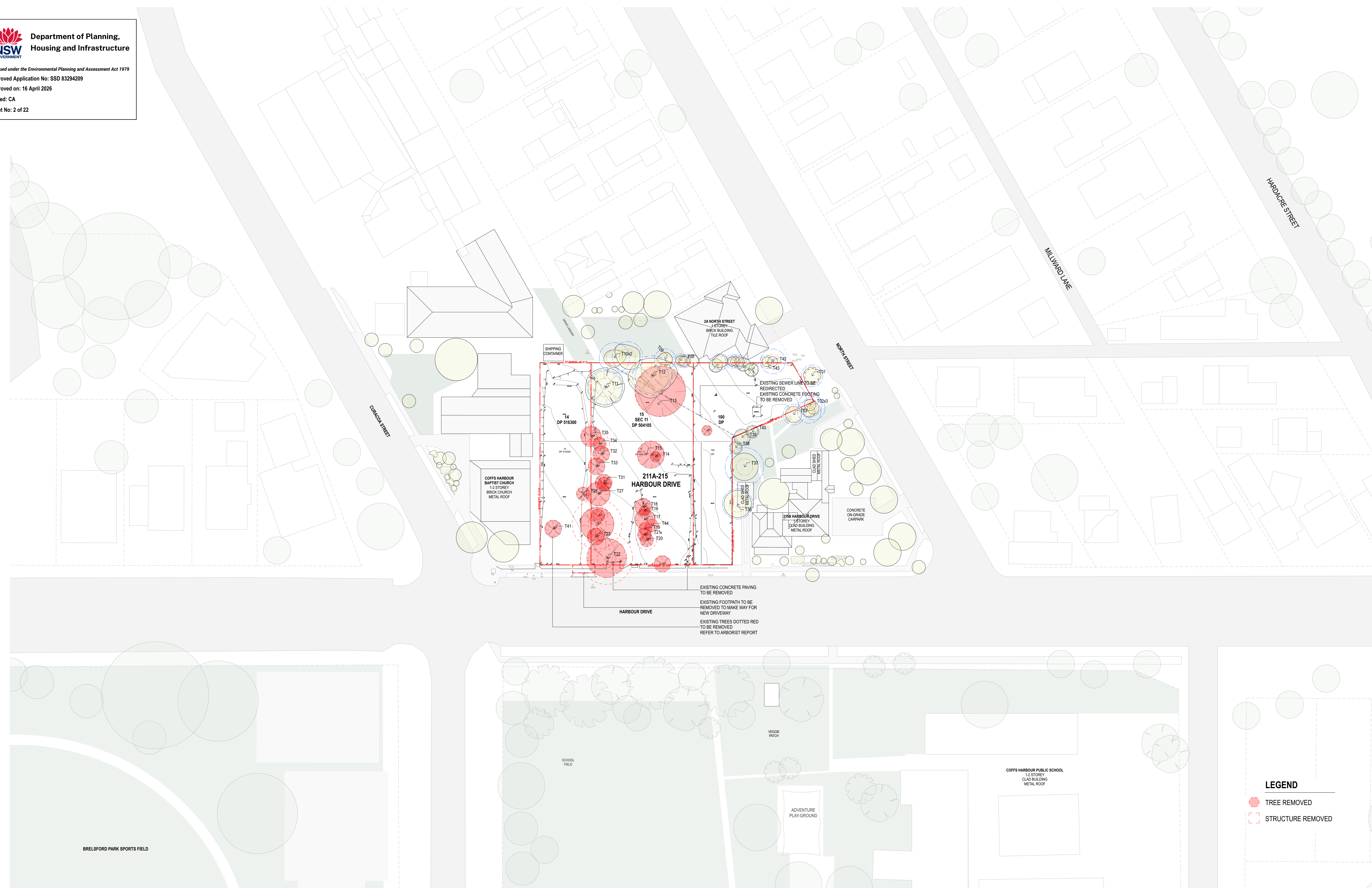




NOTES

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORK. DIMENSIONS NOT BE CALLED: WRITTEN DIMENSIONS ONLY SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONS TO SUBSTRATE BRACKWORK / BLOCKWORK UNLESS OTHERWISE NOTED.

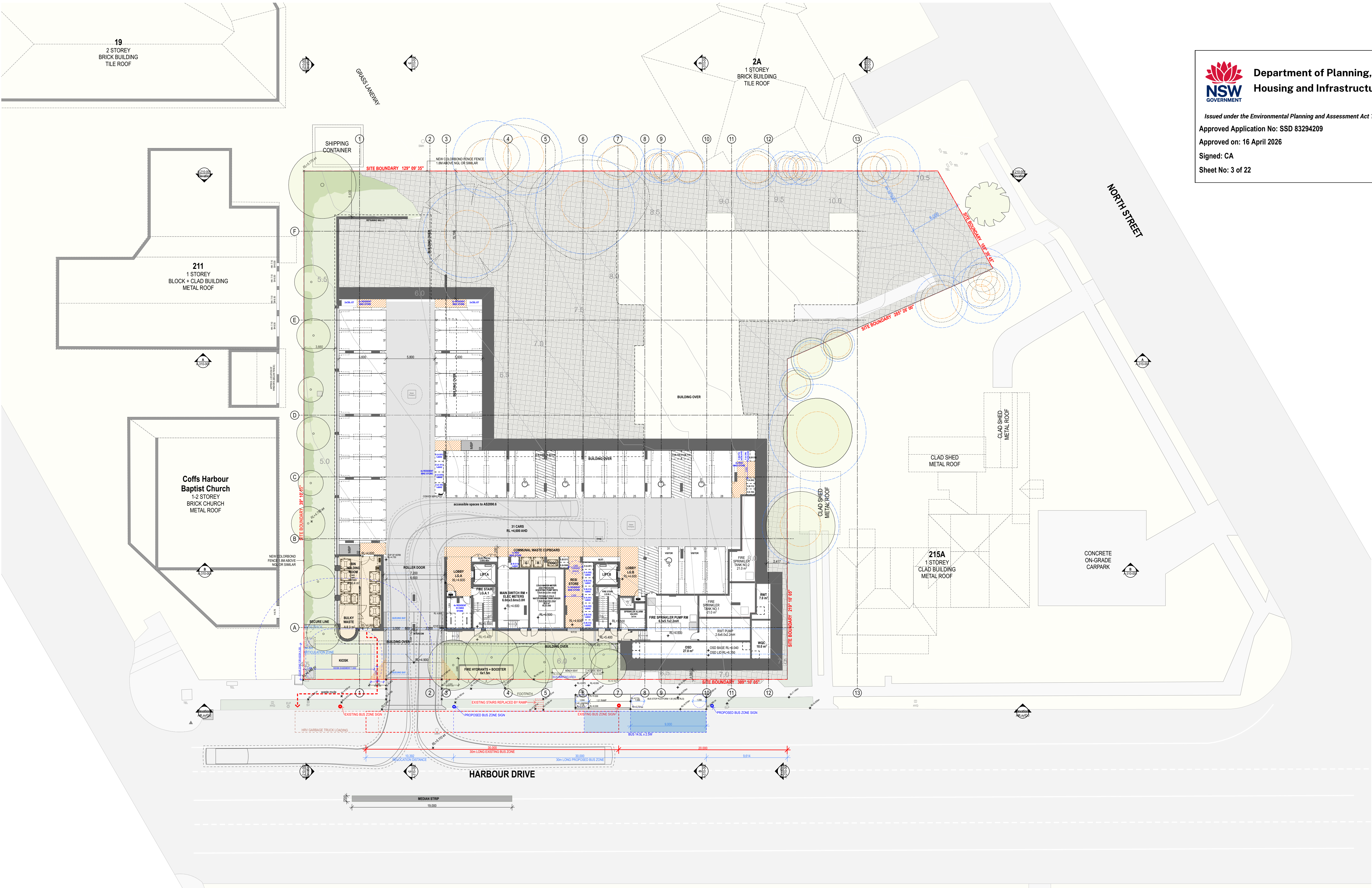
DESIGN AND DRAWINGS REMAIN COPYRIGHT OF STUDIO JOHNSTON NOT TO BE USED FOR CONSTRUCTION

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominates Architect: Conrad Johnstone Reg. ABN 63 111 324 353

CLIENT
Homes NSW

REV	DESCRIPTION	DATE	Project Title
03	FOR COORDINATION	01/06/25	Coffs Harbour Social Housing
04	FOR COORDINATION	19/06/25	211A-215 Harbour Drive Coffs Harbour NSW 2450
A	SSDA SUBMISSION	20/06/25	Drawing Title
			Site
			Demolition Plan

Scale	Project No.	Drawn by	North
1:500 @A1, 50% @A3	2507	SJ	
Status	Dwg No.	Rev	
For SSDA SUBMISSION	A-100-002	A	



NOTES
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Name: David Johnston, Contact: David Johnston, Reg. No: 63 111 324 353

CLIENT
Homes NSW

REV	DESCRIPTION	DATE
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	SSDA SUBMISSION	29/08/25
B	RESPONSE TO SUBMISSIONS	29/11/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
GA Plans
Lower Ground

Scale
1:200 @A1, 50% @A3

Project No.
2507

Drawn by
SJ

Status
For SSDA SUBMISSION

Dwg No.
A-110-000

Rev
B

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NOTES
ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect - Council Registration Reg. ABN 63 111 324 353

CLIENT
Homes NSW

REV	DESCRIPTION	DATE
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	SSDA SUBMISSION	29/08/25
B	RESPONSE TO SUBMISSIONS	29/11/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450
Drawing Title
GA Plans
Ground Floor

Scale
1:200 @A1, 50% @A3
Status
For SSDA SUBMISSION

ARCHITECT

**STUDIO
JOHNSTON**

Project No. **2507**
Dwg No. **A-110-001**
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NOTES
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Notified Architect - Council of NSW Reg. No. 111 324 353

CLIENT
Homes NSW

REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	16/08/25
A	SSDA SUBMISSION	26/08/25

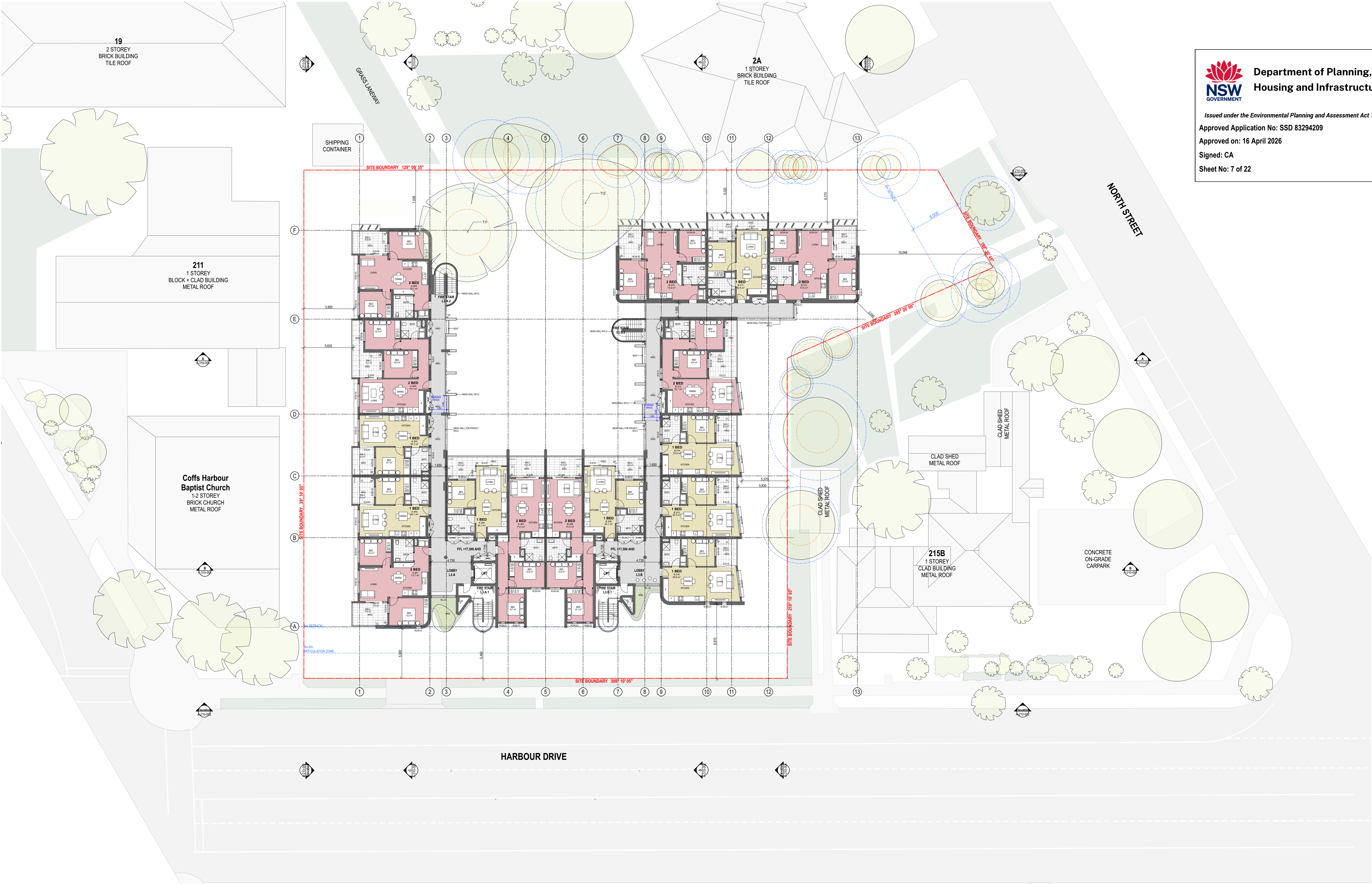
Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450
Drawing Title
GA Plans
Level 02

Scale
1:200 @A1, 50% @A3
Status
For SSDA SUBMISSION
Project No.
2507
Dwg No.
A-110-003

ARCHITECT

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NOTES
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect - Coastal Architects Pty. Ltd. ABN 63 111 324 353

CLIENT
Homes NSW

REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	16/08/25
A	SSDA SUBMISSION	26/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
GA Plans
Level 03

Scale
1:200 @A1, 50% @A3

Project No.
2507

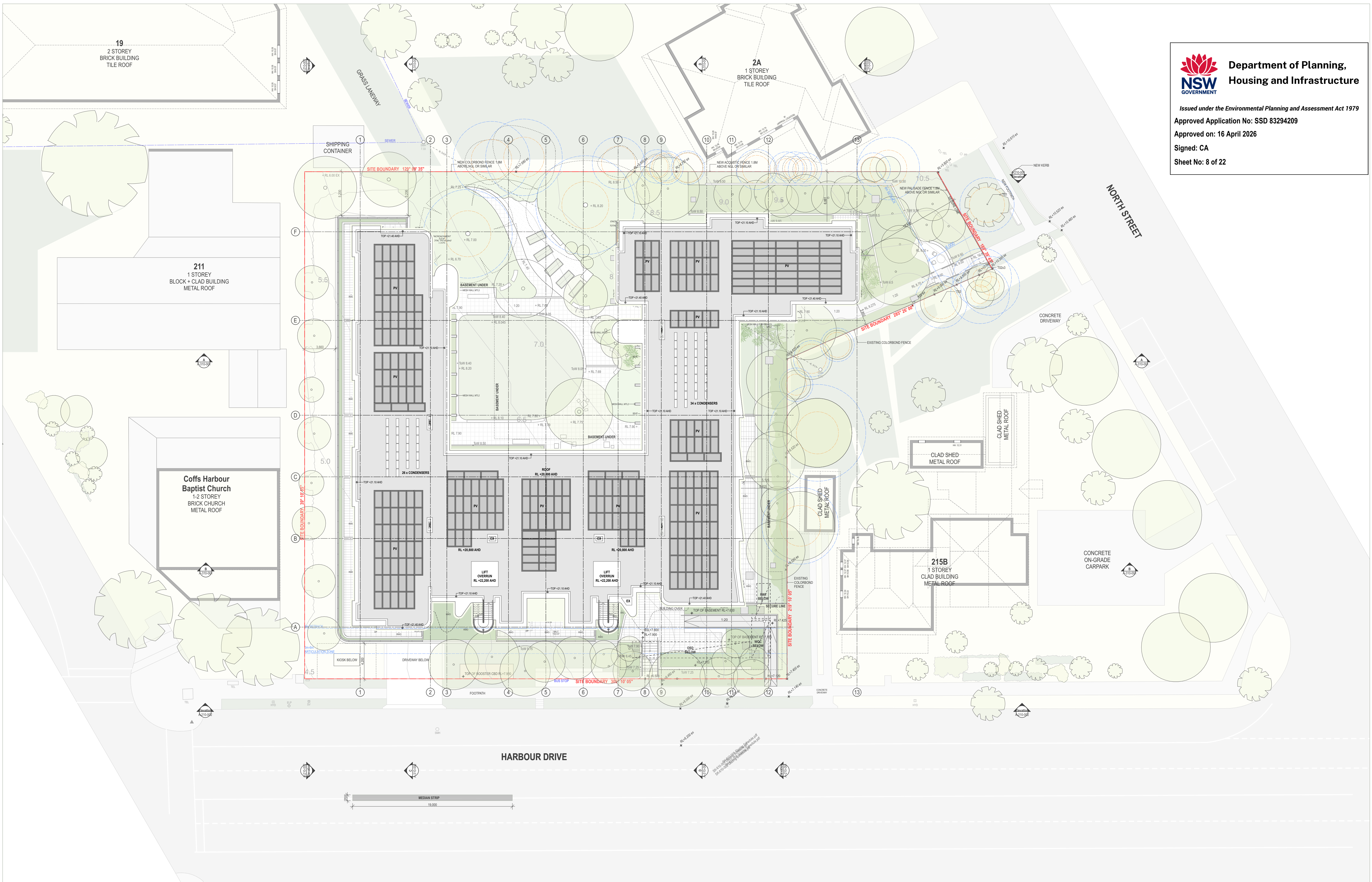
Status
For SSDA SUBMISSION

Dwg No.
A-110-004

Rev
A

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NOTES
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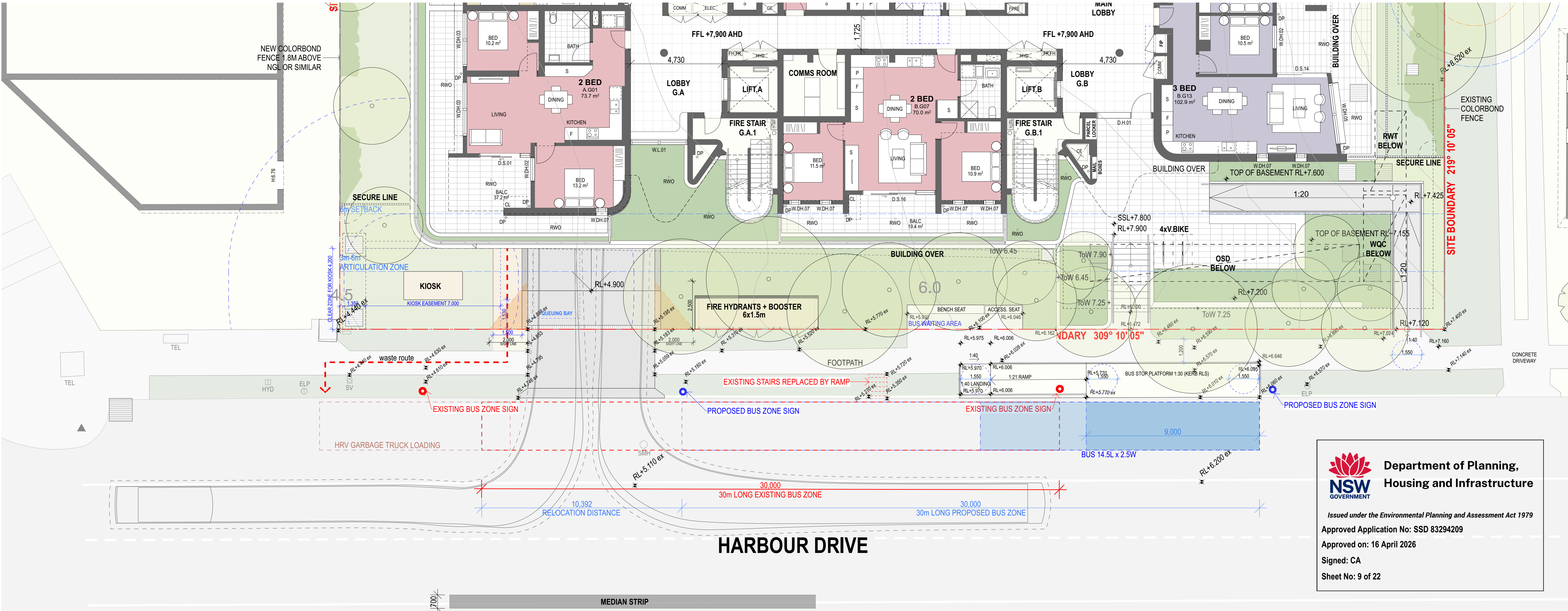
CLIENT
Homes NSW

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect - Council Registration - ABN 63 111 324 353

REV	DESCRIPTION	DATE
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	SSDA SUBMISSION	28/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450
Drawing Title
GA Plans
Roof Level

Scale
1:200 @A1, 50% @A3
Status
For SSDA SUBMISSION
Project No.
2507
Dwg No.
A-110-005
Drawn by
SJ
Rev
A
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**Department of Planning,
Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 83294209
Approved on: 16 April 2026
Signed: CA
Sheet No: 9 of 22

GROUND PLAN HARBOUR DRIVE - BUS STOP PLATFORM + RAMP



HARBOUR DRIVE ELEVATION - BUS STOP PLATFORM + RAMP

NOTES
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding to the contrary, the Architect's liability shall not be limited by any limitation of the Architect's liability.

CLIENT
Homes NSW

REV	DESCRIPTION	DATE
A	RESPONSE TO SUBMISSIONS	25/11/2025

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
GA Plans
Ground Level Bus Stop

Scale
1:50, 1:100 @A1, 50% @A3

Project No. **2507**

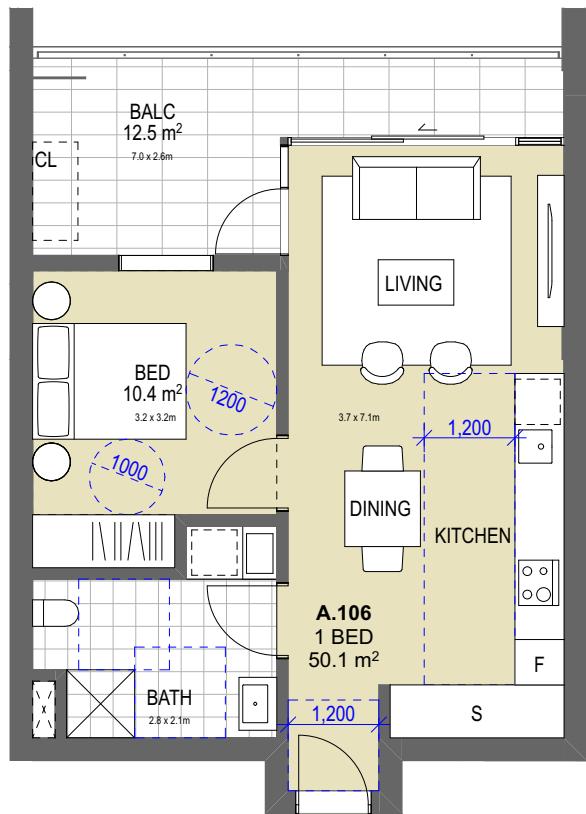
Dwg No. **A-111-000**

Rev **A**

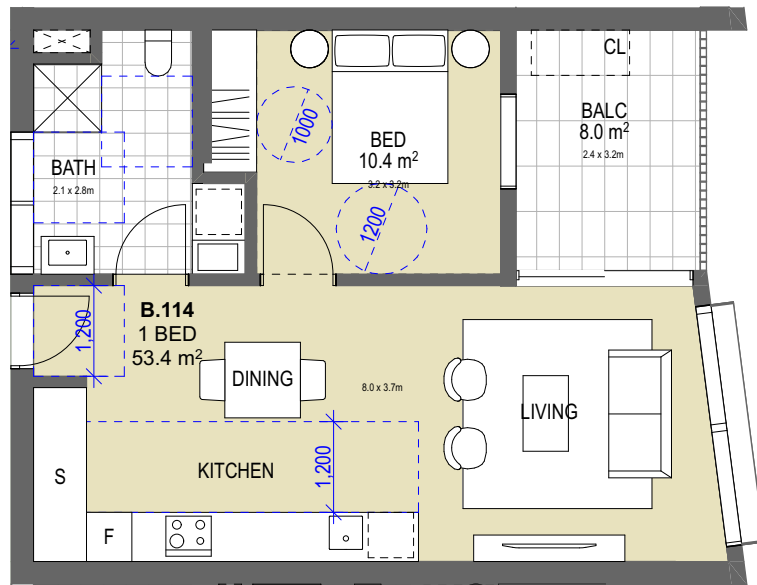
North

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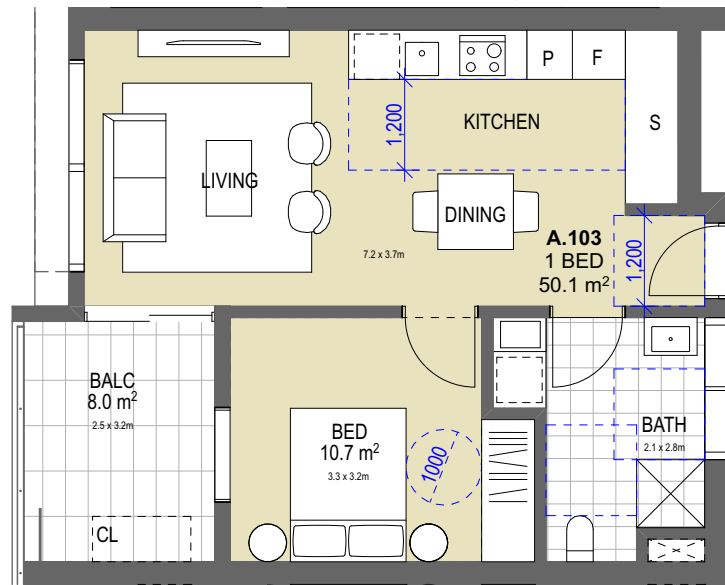
**STUDIO
JOHNSTON**



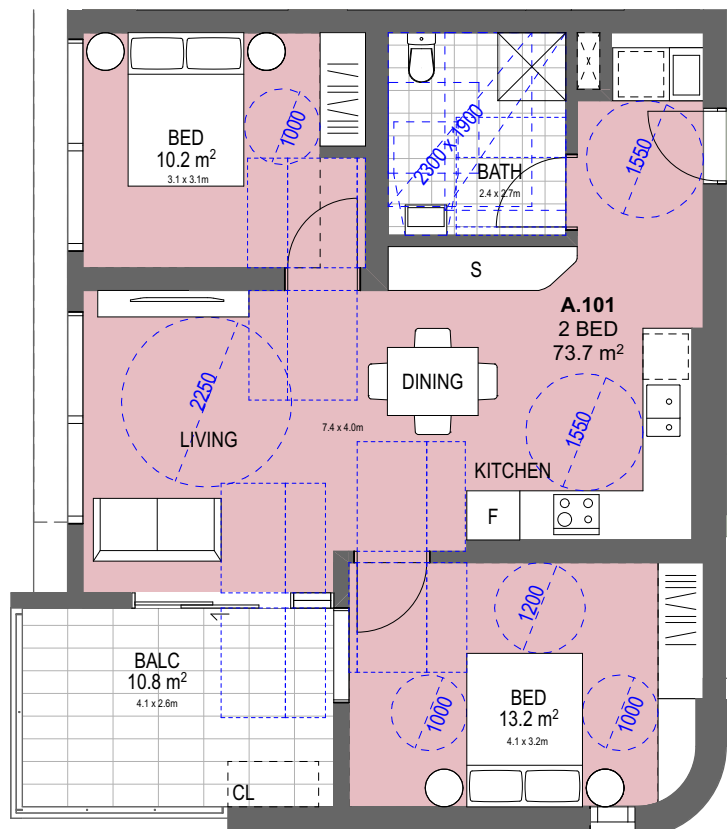
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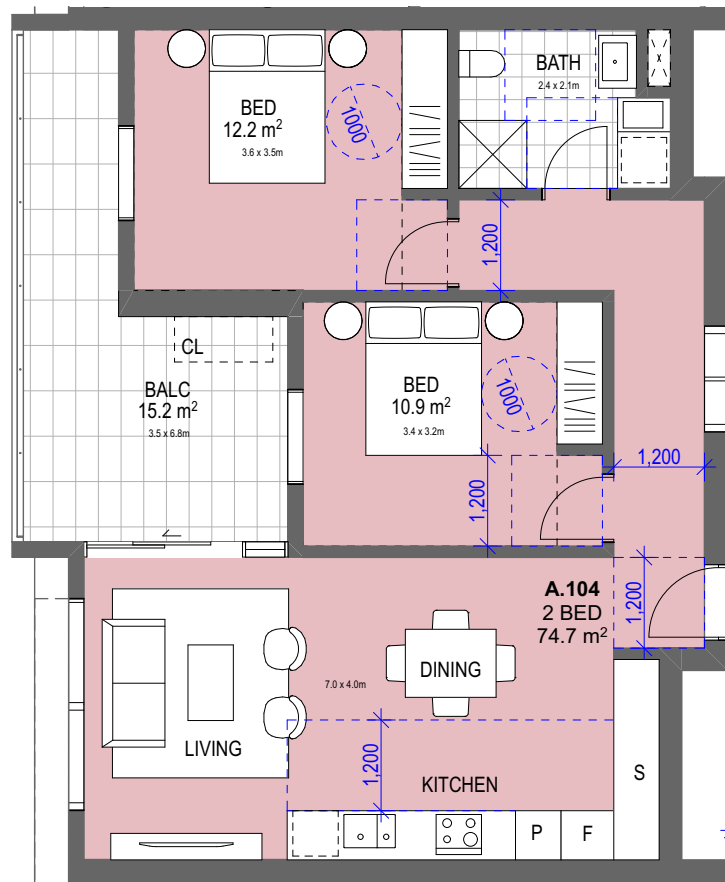
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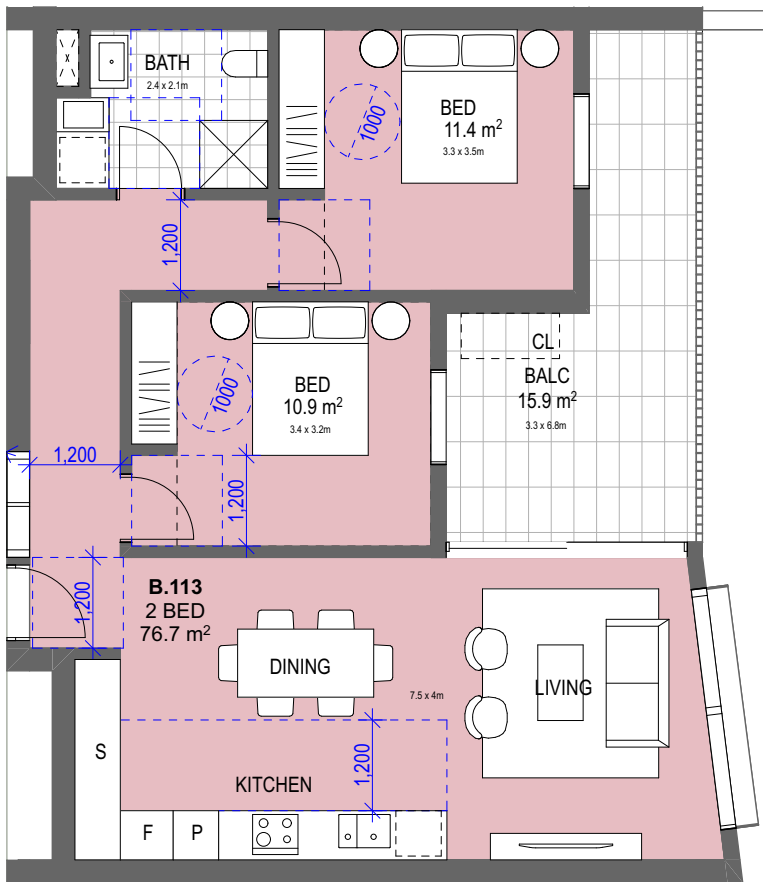
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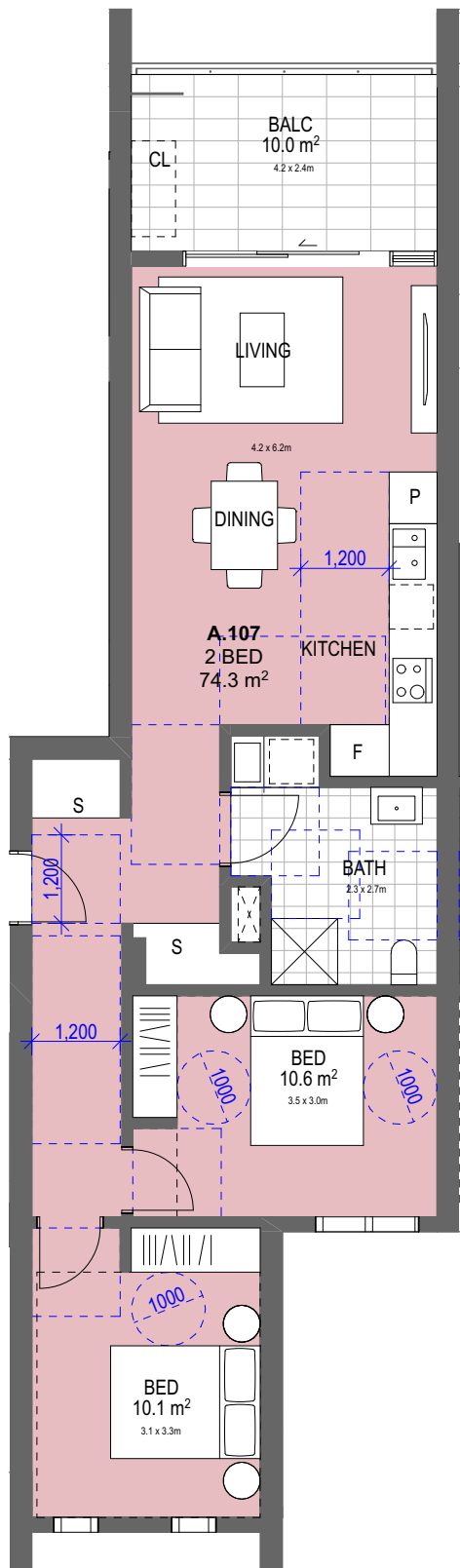
2 BED - TYPE A - HSEPP SCHEDULE 4



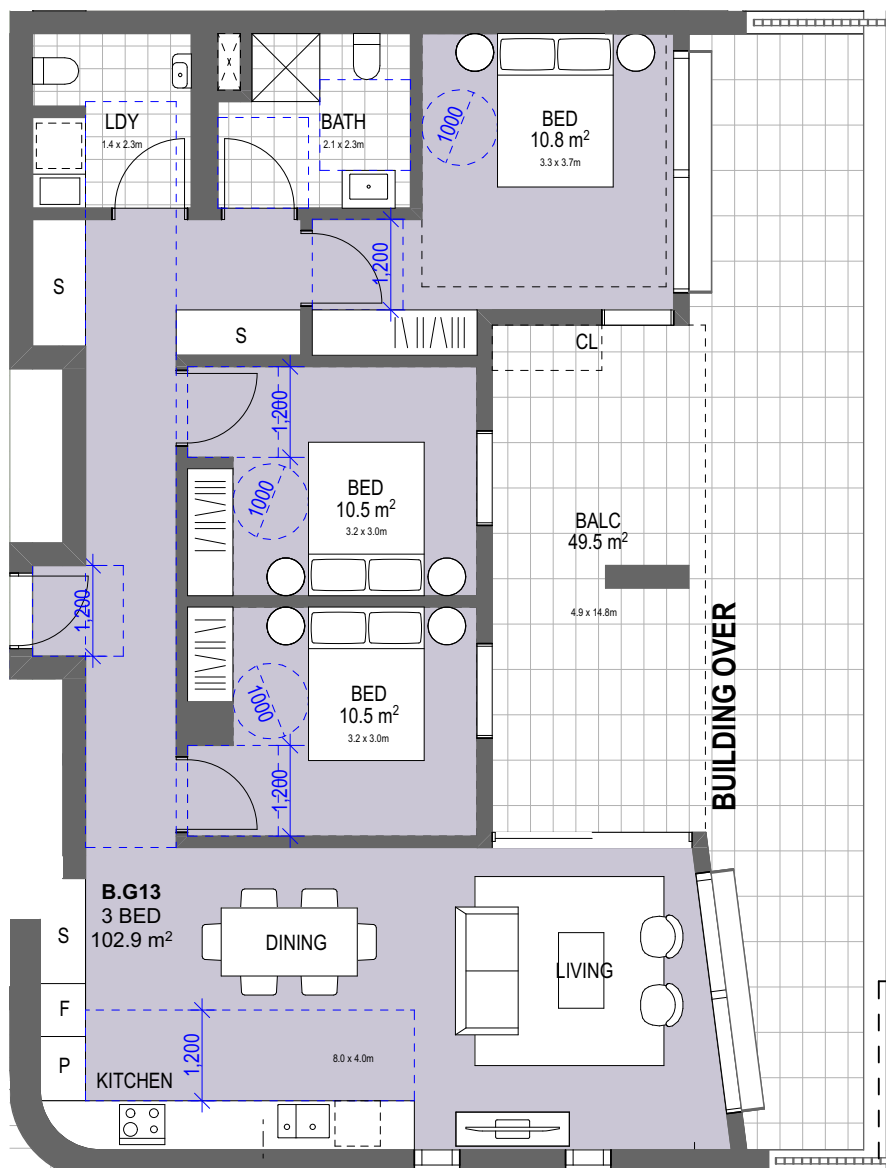
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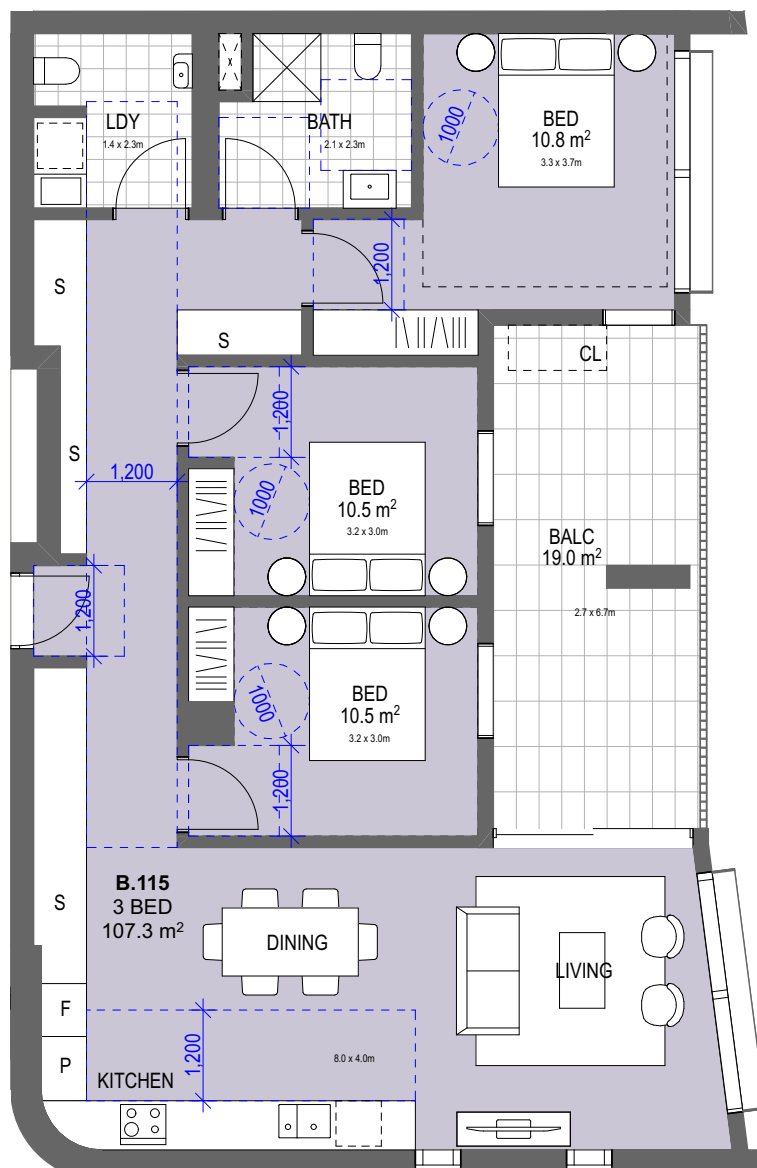
2 BED - TYPE C - LHD VOLUNTARY STANDARD



2 BED - TYPE D - LHD VOLUNTARY STANDARD



3 BED - TYPE A - LHD VOLUNTARY STANDARD



3 BED - TYPE B - LHD VOLUNTARY STANDARD

 **Department of Planning,
Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 83294209

Approved on: 16 April 2026

Signed: CA

Sheet No: 10 of 22

NOTES

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Homes NSW

REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	SSDA SUBMISSION	28/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
Unit Layouts
Unit Layouts

Scale
1:100 @A1, 50% @A3

Project No.
2507

Drawn by
SJ

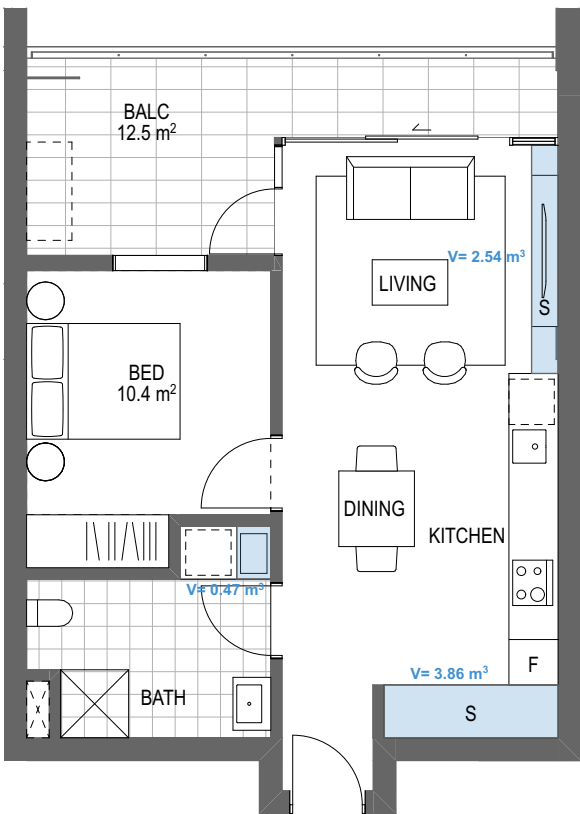
Status
For SSDA SUBMISSION

Dwg No.
A-120-010

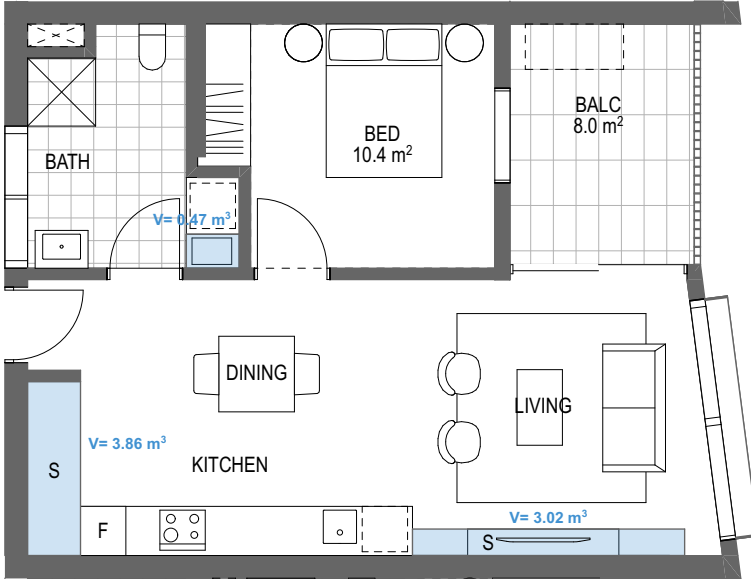
Rev
A

ARCHITECT
STUDIO JOHNSTON

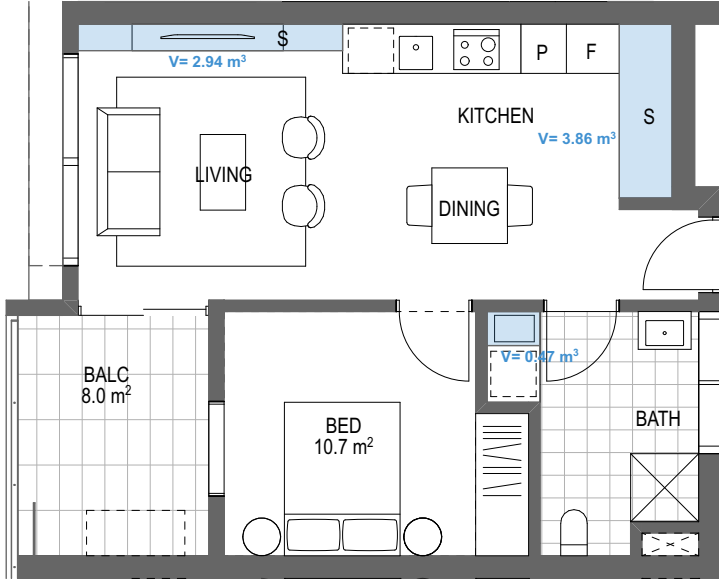
Level 1
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contact@studiojohnston.com.au
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ABN - 63 111 324 353



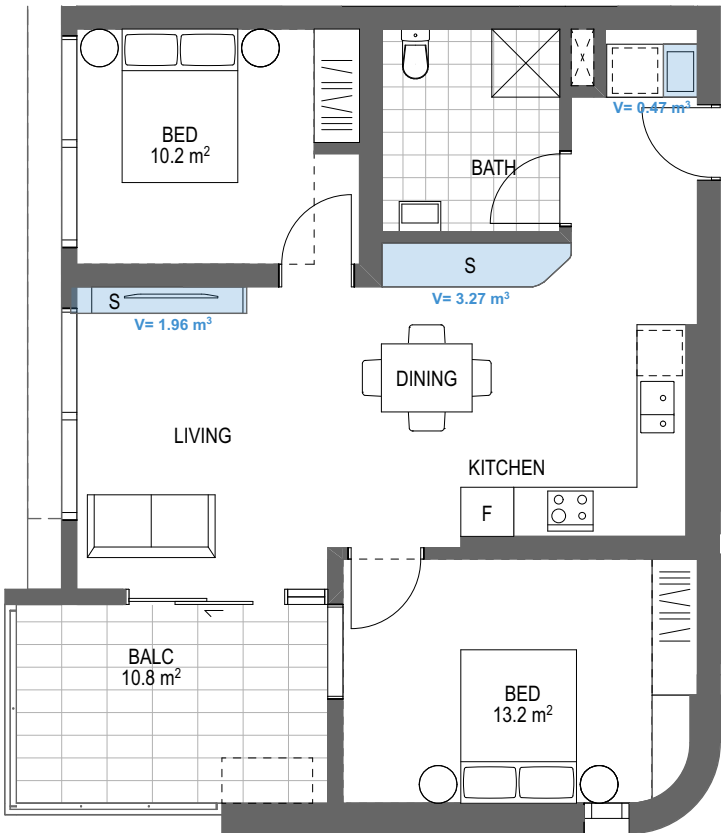
1 BED - TYPE A - LHD VOLUNTARY STANDARD
TOTAL STORAGE IN UNIT = 6.87m³



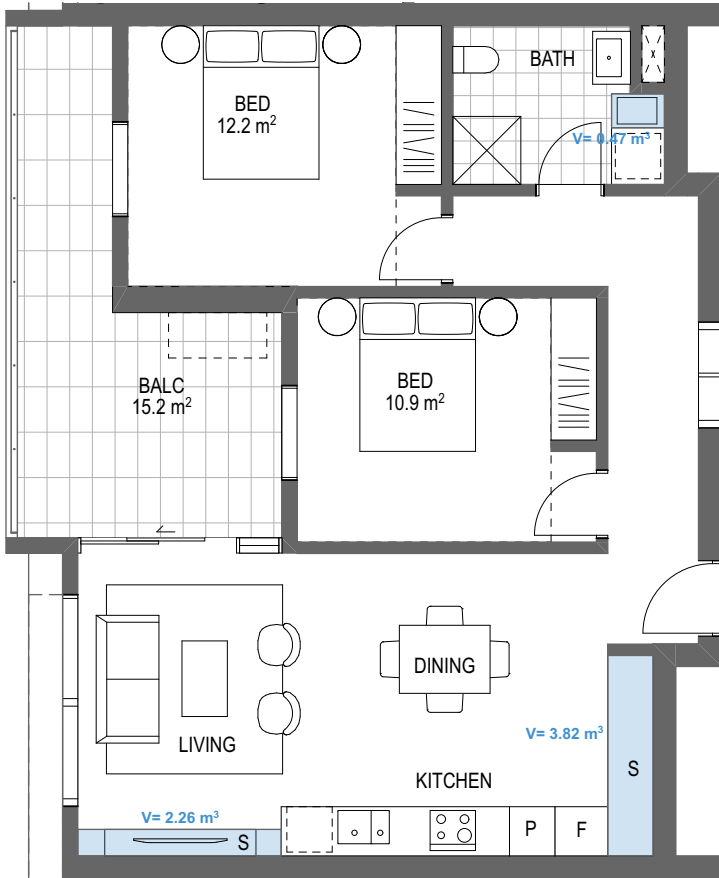
1 BED - TYPE B - LHD VOLUNTARY STANDARD
TOTAL STORAGE IN UNIT = 7.35m³



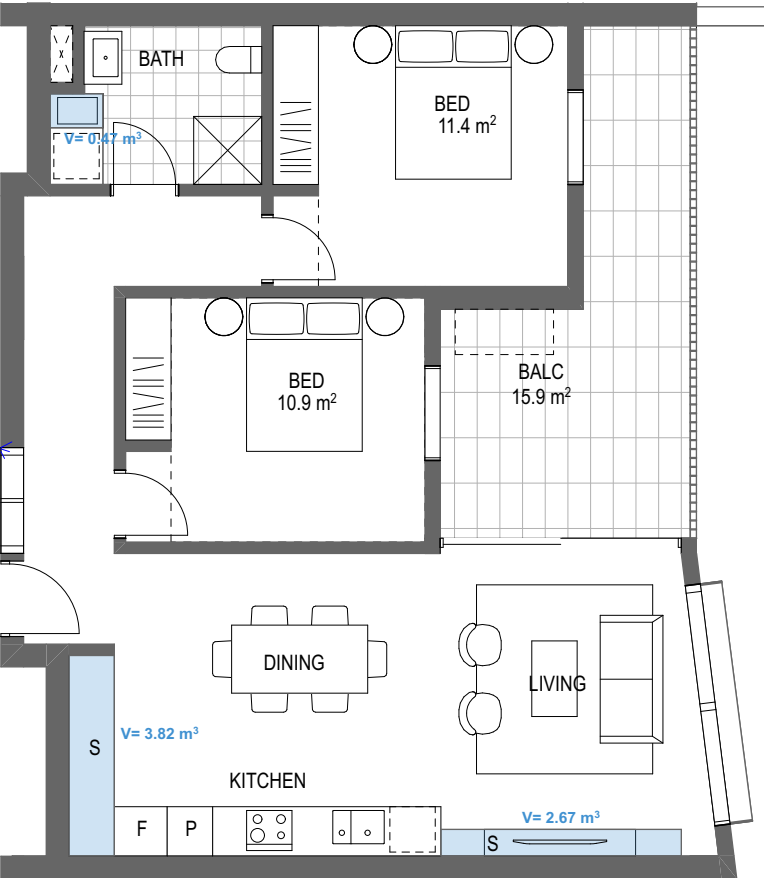
1 BED - TYPE C - LHD VOLUNTARY STANDARD
TOTAL STORAGE IN UNIT = 7.27m³



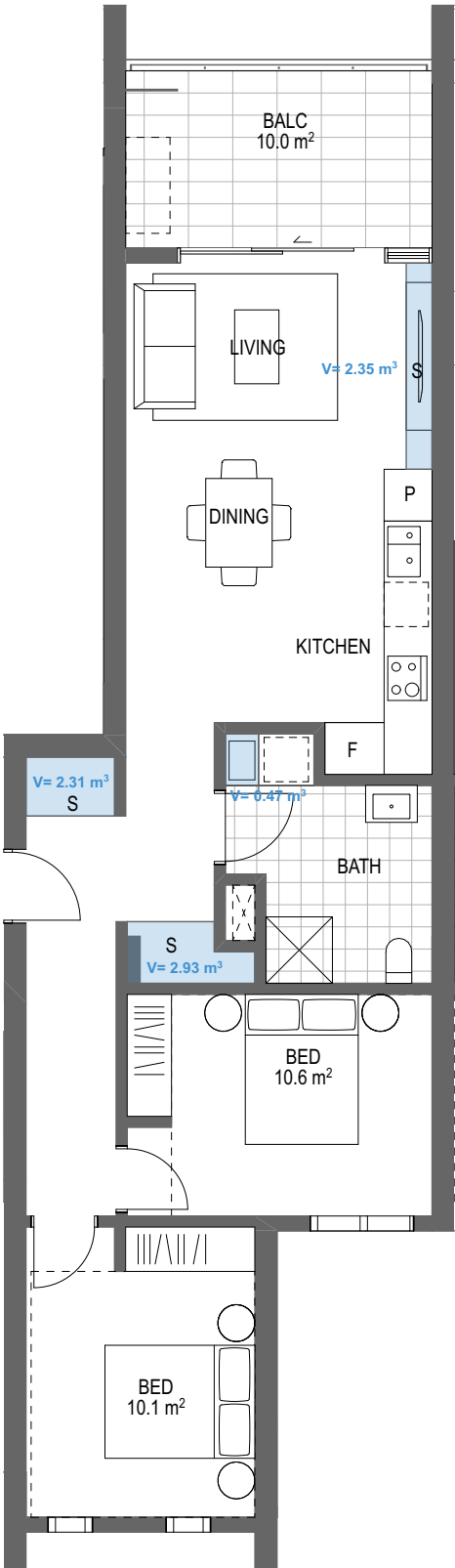
2 BED - TYPE A - HSEPP SCHEDULE 4
TOTAL STORAGE IN UNIT = 5.70m³ (>50%)
TOTAL STORAGE IN BASEMENT = 3m³



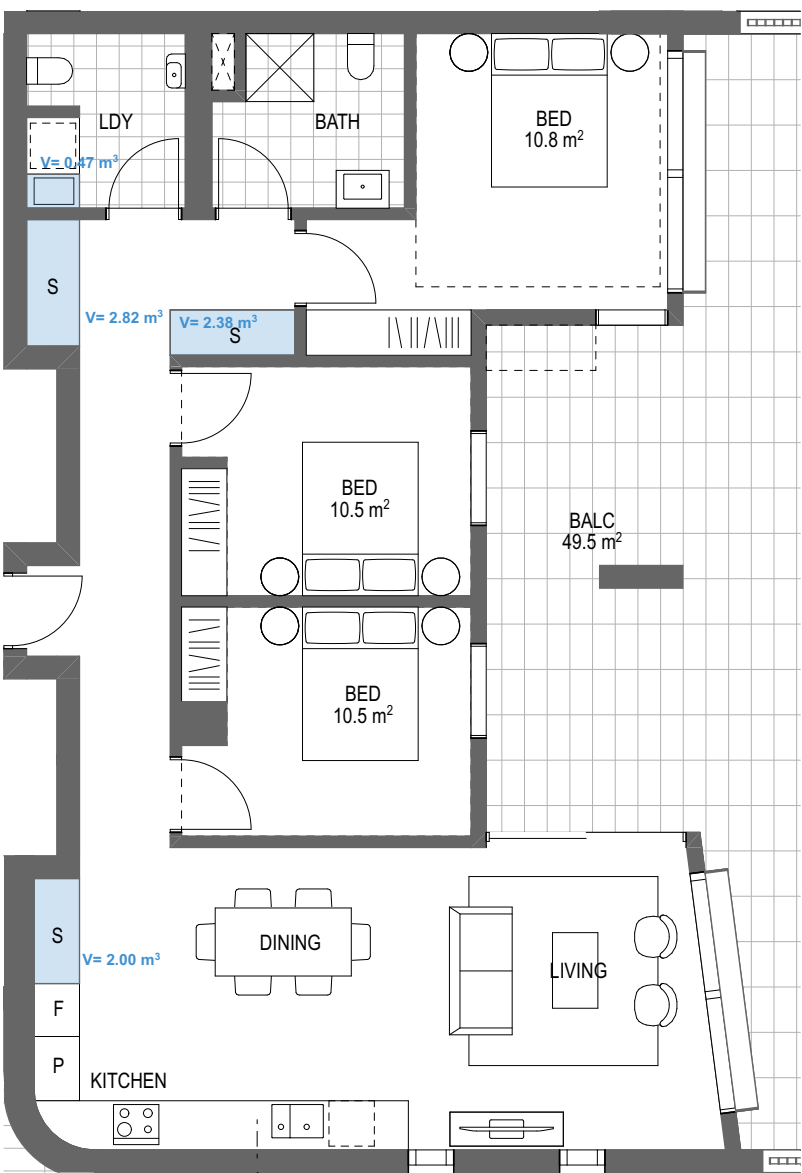
2 BED - TYPE B - LHD VOLUNTARY STANDARD
TOTAL STORAGE IN UNIT = 6.55m³ (>50%)
TOTAL STORAGE IN BASEMENT = 1.58m³



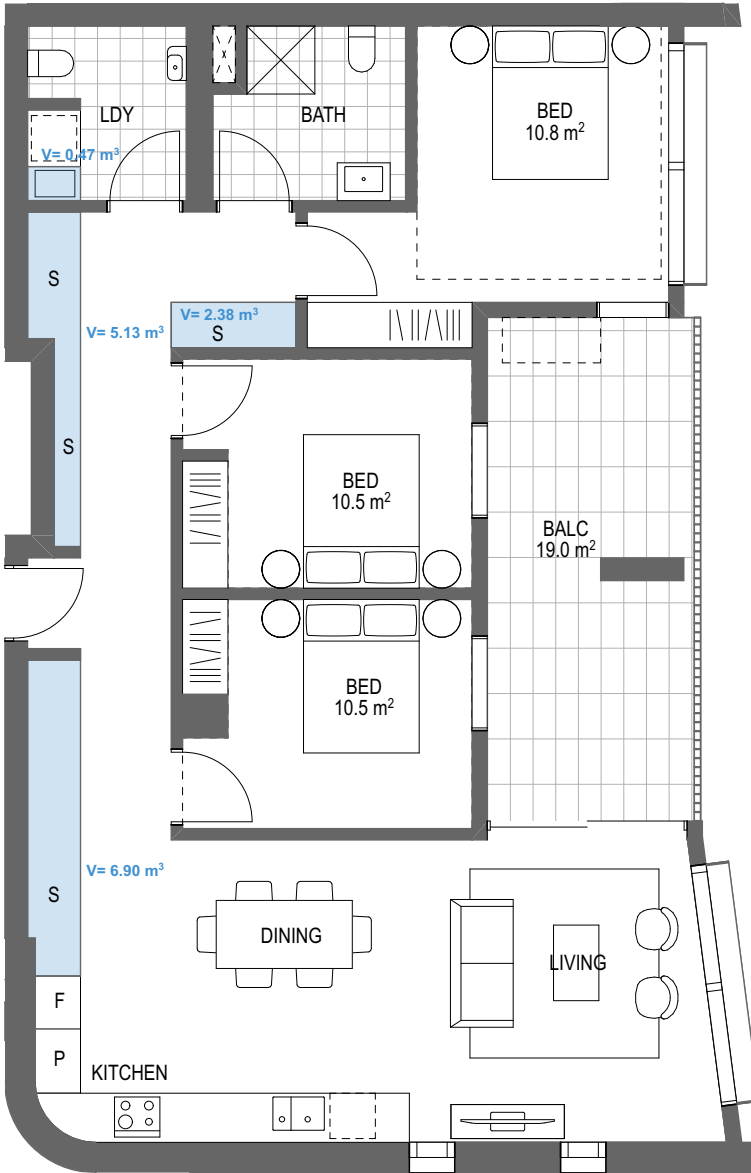
2 BED - TYPE C - LHD VOLUNTARY STANDARD
TOTAL STORAGE IN UNIT = 6.96m³ (>50%)
TOTAL STORAGE IN BASEMENT = 1.58m³



2 BED - TYPE D - LHD VOLUNTARY STANDARD
TOTAL STORAGE IN UNIT = 8.06m³



3 BED - TYPE A - LHD VOLUNTARY STANDARD
TOTAL STORAGE IN UNIT = 7.67m³ (>50%)
TOTAL STORAGE IN BASEMENT = 3m³



3 BED - TYPE B - LHD VOLUNTARY STANDARD
TOTAL STORAGE IN UNIT = 14.88m³

UNIT STORAGE

- ALL UNIT TYPES HAVE EITHER ALL OR AT LEAST 50% OF THE REQUIRED STORAGE LOCATED WITHIN THE APARTMENT AS PER THE ADG.

- UNITS REQUIRING ADDITIONAL STORAGE ARE PROVIDED A SECURE STORAGE CAGE LOCATED IN THE BASEMENT.

STORAGE BREAKDOWN

1 BED - TYPE A	6.87m³
1 BED - TYPE B	7.35m³
1 BED - TYPE B	7.27m³
2 BED - TYPE A - SCHEDULE 4	5.70m³
2 BED - TYPE B - SCHEDULE 4	6.55m³
2 BED - TYPE C - SCHEDULE 4	6.96m³
2 BED - TYPE D - SCHEDULE 4	8.06m³
3 BED - TYPE A	7.67m³
3 BED - TYPE B	14.88m³



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 83294209

Approved on: 16 April 2026

Signed: CA

Sheet No: 11 of 22

NOTES
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CLIENT
Homes NSW

DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 20476
Notified Architect, Council Johnstone Reg. ABN 63 111 324 353

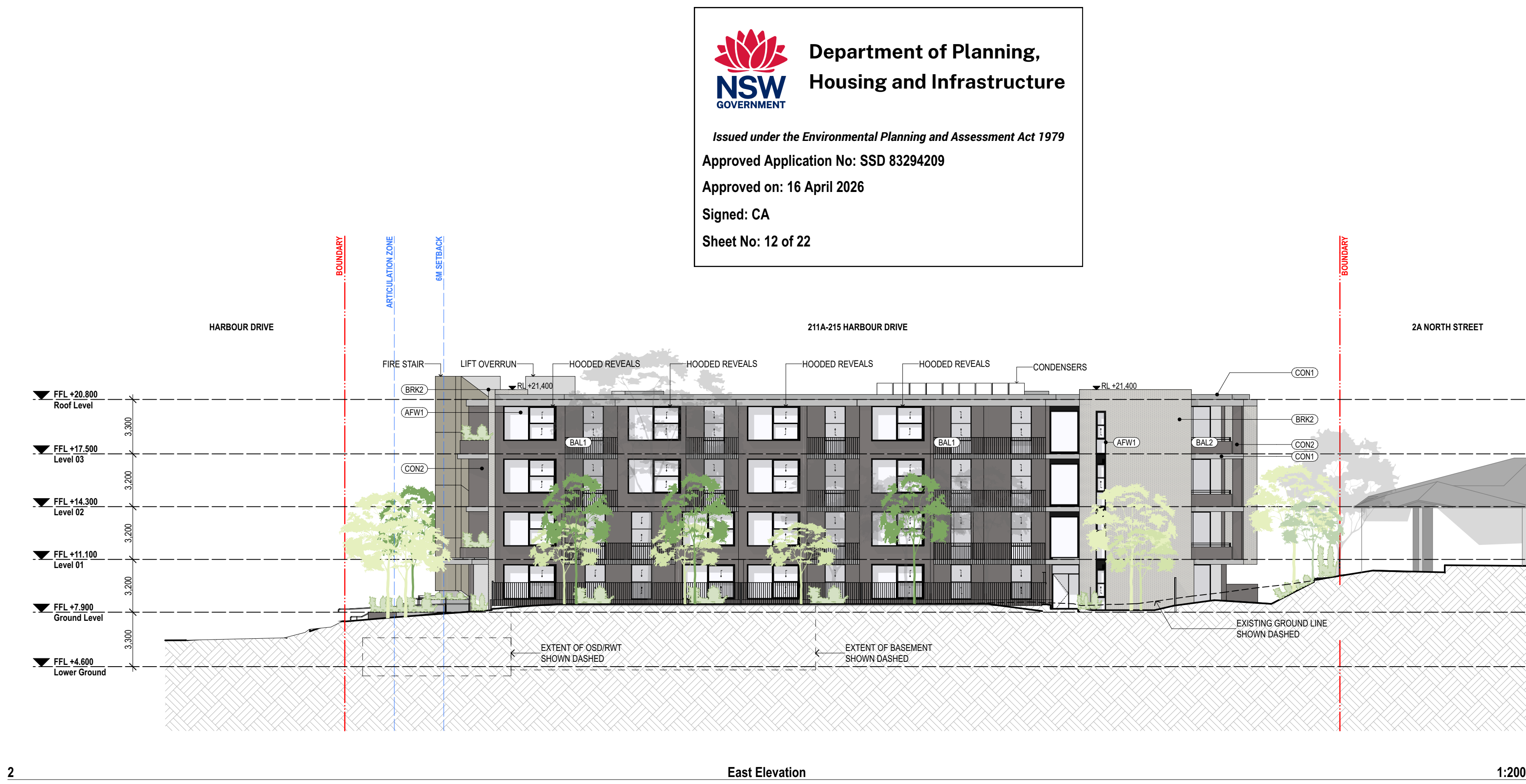
REV	DESCRIPTION	DATE
04	FOR COORDINATION	18/08/25
A	SSDA SUBMISSION	28/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450
Drawing Title
Unit Layouts
Unit Storage

Scale
1:100 @A1, 50% @A3
Status
For SSDA SUBMISSION
Project No.
2507
Dwg No.
A-120-020
Drawn by
SJ
Rev
A
ARCHITECT
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1 North Elevation 1:200



2 East Elevation 1:200

**Department of Planning,
Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 83294209

Approved on: 16 April 2026

Signed: CA

Sheet No: 12 of 22

- FINISHES LEGEND:**
- BRK1 BRICK MASONRY | STRETCHER BOND
 - BRK2 BRICK MASONRY | STRETCHER BOND
 - CON1 CONCRETE FINISH | COLOUR: OFF WHITE
 - CON2 RENDERED FINISH | COLOUR: TAUPE
 - BAL1 BALUSTRADE TYPE 1 | METAL PALISADE SCREEN
 - BAL2 BALUSTRADE TYPE 2 | UPSTAND AND HANDRAIL
 - GLC1 CLEAR GLAZING
 - AFW1 ALUMINIUM FRAMED WINDOW
 - MTL1 PERFORATED METAL FINISH | COLOUR: GREY
 - MTL2 PATTERN PERFORATED METAL | COLOUR: MID BRO
 - MTL3 TENSILE WIRE MESH | COLOUR: GREY

NOTES

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Notified Architect, Coastal Architects Pty. Ltd. ABN 63 111 324 353

CLIENT

Homes NSW

REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	SSDA SUBMISSION	28/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
GA Elevations
North + East Elevation

Scale
1:200, 1:100 @A1, 50%@A3

Project No.
2507

Status
For SSDA SUBMISSION

Dwg No.
A-210-001

Rev
A

Drawn by
SJ

North

ARCHITECT
STUDIO JOHNSTON

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1

South Elevation

1:200



Department of Planning,
Housing and Infrastructure

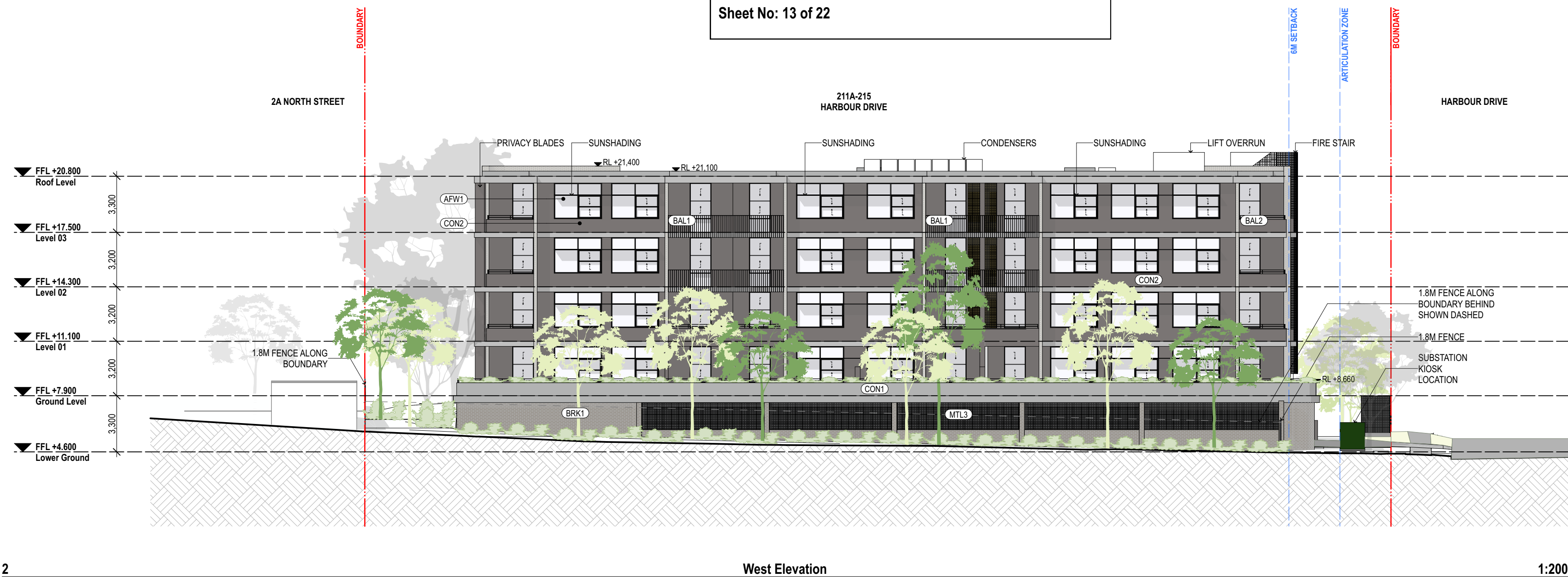
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 83294209

Approved on: 16 April 2026

Signed: CA

Sheet No: 13 of 22



2

West Elevation

1:200

FINISHES LEGEND:

- (BRK1) BRICK MASONRY | STRETCHER BOND
- (BRK2) BRICK MASONRY | STRETCHER BOND
- (CON1) CONCRETE FINISH | COLOUR: OFF WHITE
- (CON2) RENDERED FINISH | COLOUR: TAUPE
- (BAL1) BALUSTRADE TYPE 1 | METAL PALISADE SCREEN
- (BAL2) BALUSTRADE TYPE 2 | UPSTAND AND HANDRAIL
- (GLC1) CLEAR GLAZING
- (AFW1) ALUMINIUM FRAMED WINDOW
- (MTL1) PERFORATED METAL FINISH | COLOUR: GREY
- (MTL2) PATTERN PERFORATED METAL | COLOUR: MID BRO
- (MTL3) TENSILE WIRE MESH | COLOUR: GREY

NOTES
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Notified Architect - Coastal Architects Pty Ltd - ABN 63 111 324 353

CLIENT
Homes NSW

REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	SSDA SUBMISSION	28/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450
Drawing Title
GA Elevations
South + West Elevation

Scale
1:200, 1:100 @A1, 50% @A3
Status
For SSDA SUBMISSION

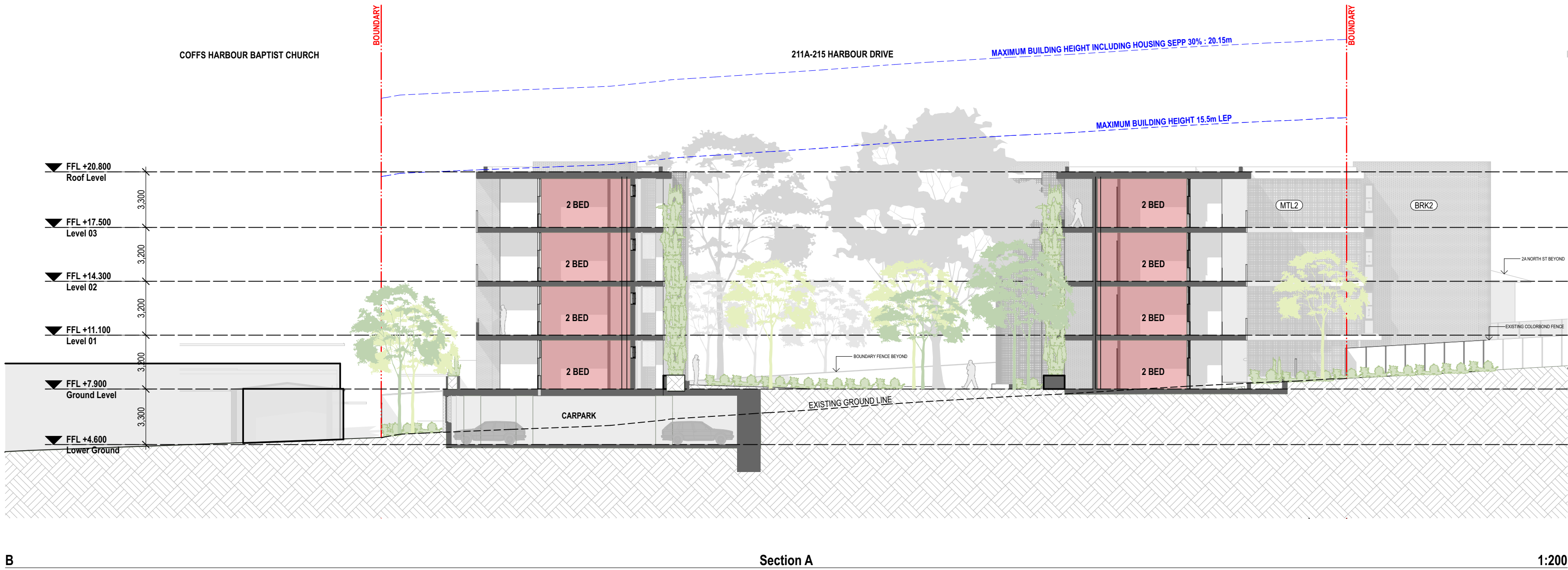
Project No.
2507
Dwg No.
A-210-002

Drawn by
SJ
Rev
A

ARCHITECT

**STUDIO
JOHNSTON**

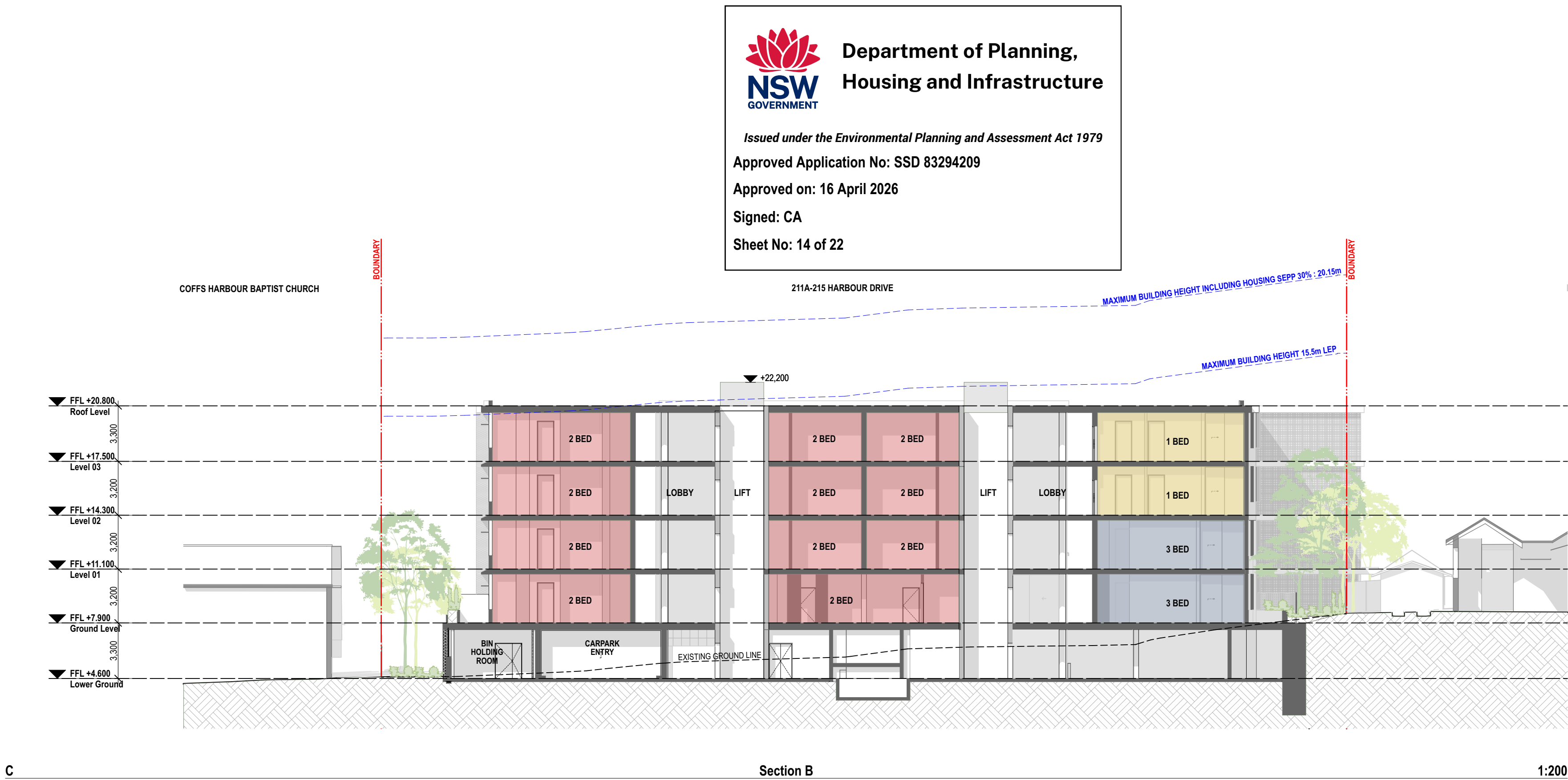
Level 1
Sunny Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T +61 2 9211 2700
ABN - 63 111 324 353



B

Section A

1:200



C

Section B

1:200

 **Department of Planning,
Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 83294209
Approved on: 16 April 2026
Signed: CA
Sheet No: 14 of 22

NOTES
ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORK.
DRAWINGS SHOULD NOT BE SCALED. WRITTEN DIMENSIONS ONLY SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONING IS TO
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Notified Architect, Coastal Architects Pty. Ltd. ABN 63 111 324 353

CLIENT
Homes NSW

REV	DESCRIPTION	DATE
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	SSDA SUBMISSION	29/08/25
B	RESPONSE TO SUBMISSIONS	27/01/26

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
GA Sections
Section A & B

Scale
1:200 @A1, 50% @A3

Project No.
2507

Drawn by
SJ

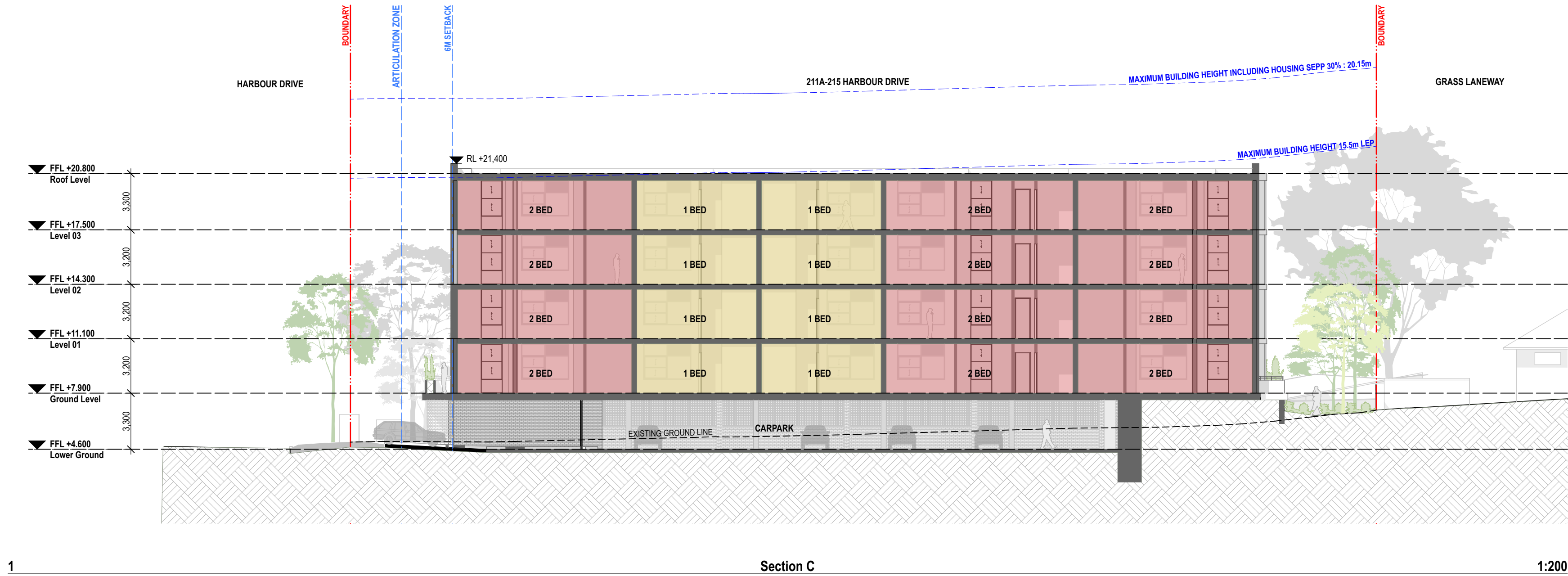
Status
For SSDA SUBMISSION

Dwg No.
A-310-001

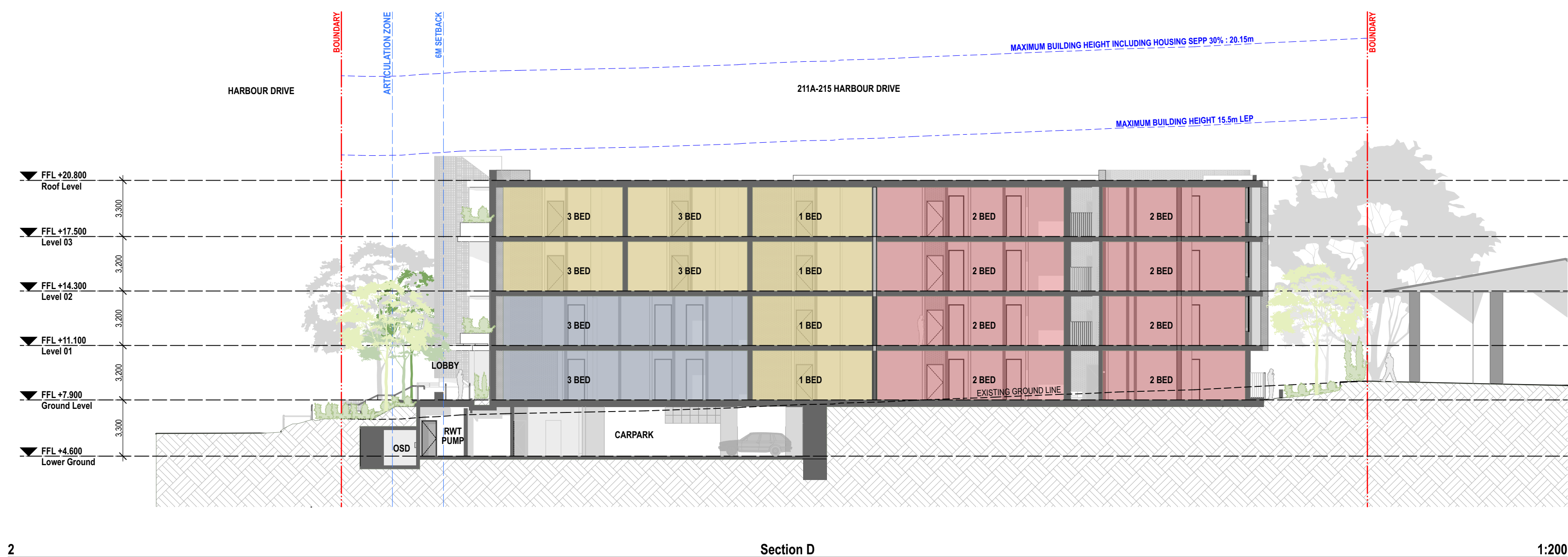
Rev
B

ARCHITECT
STUDIO JOHNSTON

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1 Section C 1:200



2 Section D 1:200



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Housing and Infrastructure

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211A-215 Harbour Drive Coffs Harbour NSW 2450
Drawing Title
GA Sections
Section C & D

Scale
1:200 @A1, 50% @A3
Status
For SSDA SUBMISSION

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2507
Dwg No.
A-310-002

Drawn by
SJ
Rev
B

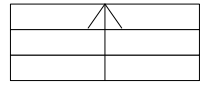
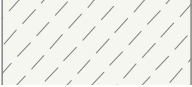
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LEGEND & SCHEDULE

Levels and Finishes	
	SITE BOUNDARY
+RL 8.00 EX	EXISTING LEVEL - to be retained
+RL 8.00	PROPOSED LEVEL
1:20	INDICATIVE PROPOSED PATH GRADE subject to detailed design
<<<<<	SWALE landscape drainage swale (refer civil)
	SUBSOIL DRAINAGE (refer civil)
P1	CONCRETE PATH insitu concrete
P1a	CONCRETE PATH to match existing footpath
P2	UNIT PAVING decorative sawcut and /or concrete unit paving
P3	INTERPRETIVE PAVING decorative sawcut and /or pattern concrete
P4	DECO GRANITE compacted decomposed granite
	STEPS insitu concrete steps
Walls	
W1	STONE WALL curved seating wall from local material
W2	CONCRETE WALL insitu concrete wall
W3	CONCRETE WALL concrete landscape wall
Softworks	
TF	TURF
	GARDEN BED REFER PLANTING PLAN
	GROUND COVERS REFER PLANTING PLAN

Furniture & Fixtures	
FE	FENCE palisade fence
IP	INCIDENTAL NATURE PLAY various nature play items made from natural, recycled materials
F1	TABLE SETTING large
F2	TABLE SETTING small
F3	SEATING curved seating bench
F4	SEATING bench seat with back and armrests
F5	SEATING stone
B	BENCH & SINK
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POT	POT large pot for fruit trees
BD	BOULDERS AND NATURAL STONES re-used/recycled stone
CF	CLIMBING FRAME climbing frame in raised garden bed
SHED	STORAGE SHED storage shed for gardening equipment
PT	STORMWATER PIT refer civil drawings
GD	GRATED DRAIN refer civil drawings
BH	BICYCLE HOOP stainless steel bike hoop



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Sheet No: 16 of 22

PLANTING STRATEGY

The Landscape looks to connect to Country through the stories and places of the freshwater and saltwater cultures of Gumbaynggirr Country.

Saltwater and freshwater ecologies form the landscape and increase biodiversity and habitat for birds, animals and insects and provide places of wellbeing and respite for residents.

The preliminary planting schedule has been drawn from the following plant communities:

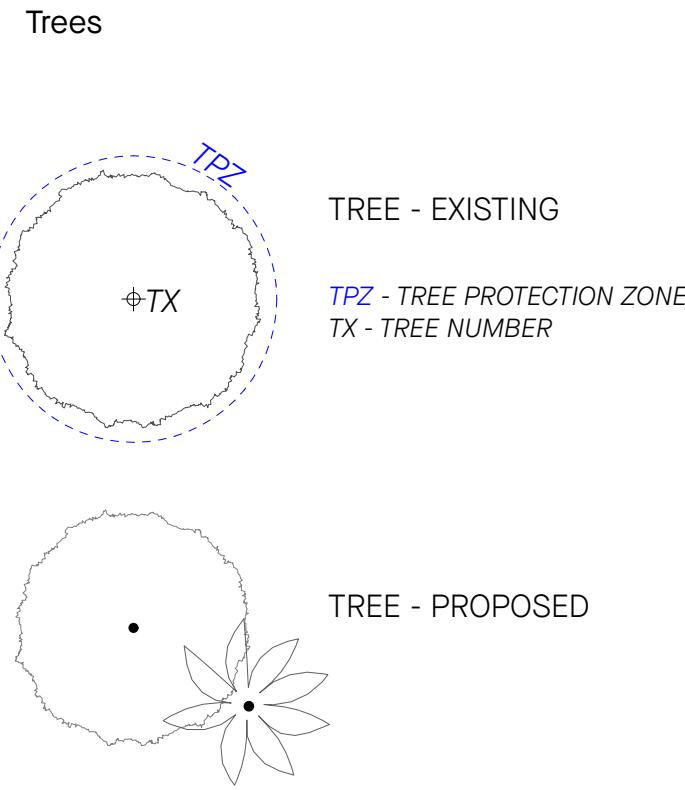
Freshwater ecologies:
Northern Swamp Oak-Paperbark Forest - Coastal Floodplain Wetlands
Northern Foothills Blackbutt Grassy Forest - Wet Sclerophyll Forests

Saltwater ecologies:
Mid North Hinterland Wet Forest - Wet Sclerophyll Forests
Sands Littoral Rainforest - Littoral Rainforest
Northern Sands Blackbutt-Stringybark Forest - Coastal Dune Dry Sclerophyll Forests
Northern Sands Tuckeroo-Banksia Forest - Littoral Rainforest

Planting has been thought of in an ecological sense, with families of plants that support each other – planting of trees is generally in wide and deep beds that are shared by shrubs and groundcovers, rather than isolated in lawn or paving. The planted environment has also been designed considering long term care and curation; this preliminary selection of plant species will form a basis for a developing planting strategy.

Planting quantities to be developed in detailed design. Many factors will influence the distribution of plants, including availability of plant stock, and input from potential future curators of the space.

LEGEND



Landscape Types

L01	FRESHWATER - LOW SCREENING	L07	SALTWATER - XANTHORRHOEA MIX
L02	FRESHWATER - SCREENING	L08	SALT WATER - SCREENING
L03	FRESHWATER - CLIMBING	L09	SALTWATER - RAINFOREST SCREENING MIX
L04	FRESHWATER - GRASSES & FERNS	L10	SALTWATER - LITTORAL RAINFOREST MIX
L05	SALTWATER - CLIMBING	L11	GROUND COVERS & LOW SHRUBS
L06	SALTWATER - GRASSES & FERNS	L12	GROUND COVERS & WEEPERS IN RAISED PLANTER

NOTES

Refer tree schedule, Arboricultural Impact Assessment and Report for details on trees.

Retention and Protection of Existing Trees is to be carried out in accordance with AS4970-2009.
A project Arborist will be required to oversee and instruct protection measures throughout the duration of the construction period. The following will be required prior to the commencement of construction:
- The TPZ and SPZ zones are to be verified by the Arborist
- Root mapping will be required with report submitted for guidance of work in and around roots. This report will form a hold point in construction works.
- All levels at the base of the tree are to be maintained within the TPZ and SRZ zone. -
- Any infringement works will need to undergo approval from Arborist.
- Protective fencing will be required to comply with Figure 4 of AS4970.

PRELIMINARY TREE SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (M)	NOTES	
FRESHWATER						
AI	2	Acronychia imperforata	Logan Apple	6-10m	freshwater & saltwater	
AO	1	Acronychia oblongifolia	Yellow Wood	25m		
AT	3	Allocasuarina torulosa	forest oak	8m		
CAG	3	Casuarina glauca	Swamp She-oak	20m		
CS	3	Calistemon salignus	Willow Bottlebrush	10m		
CI	2	Corymbia intermedia	Pink bloodwood	35m		
EP	1	Eucalyptus propinqua	grey gum	35m		
HF	2	Hymenosporum flavum	Native frangipani	15m		
TL	3	Tristanopsis laurina	Water gum / kanooka	15m		
SALTWATER						
AL	7	Allocasuarina Littoralis	Black she-oak	5-15m	freshwater & saltwater	
ARC	2	Archontophoenix cunninghamiana	Bangalow Palm	20-25m		
AC	3	Angophora costata	Sydney Redgum	25m		
BI	6	Banksia integrifolia	Coast banksia	5-15m		
CA	2	Cupaniopsis anacardioides	Tuckeroo	15m		
CR	3	Callitris rhomboidea	Port Jackson Pine	12m		
CG	1	Corymbia Gumifera	Red bloodwood	30m		
CRG	1	Cryptocarya glaucescens	Jackwood	30m		
CT	2	Cryptocarya triplinervis	Three-veined Lauren	15m		
ES	2	Eucalyptus saligna	Blue gum	30-60m		
GF	3	Glochidion ferdinandi	Cheese Teree	8m		
GS	6	Guioa semiglauca	Wild Quince	6m		
LA	3	Livistona australis	Cabbage tree palm	20m		
LC	2	Lophostemon confertus	Queensland Brush Box	25m		
MP	1	Mischocarpus pyramis	Pear Fruited Mischo carp	18m		
OTHER						
CC	1	Corymbia citriodora	Lemon scented gum	35m		

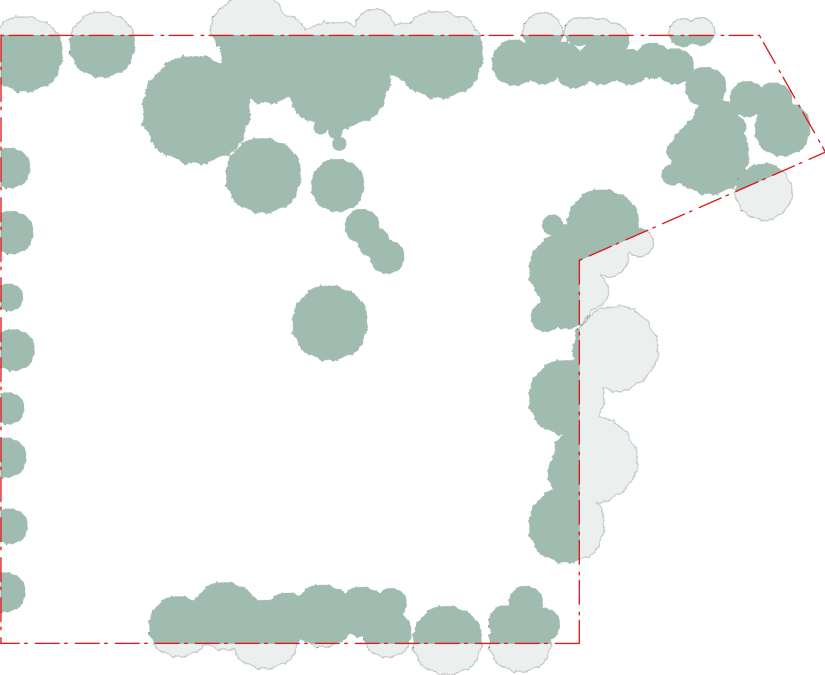
PRELIMINARY PLANTING SCHEDULE

LANDSCAPE TYPE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (M)	NOTES
L01 - FRESHWATER low screening	Acacia linifolia	Flax Wattle	4m	Harbour Drive only, not good for shade
	Breytia oblongifolia	Coffee bush	1 - 2m	
	Dodonaea triquetra	Hop bush		
	Indigofera australis	Austral indigo		
	Persoonia linearis	narrow-leaved geebung	3m	
	Themeda triandra	Kangaroo grass		
	Viola banksii	Native violet		
L02 - FRESHWATER screening	Acacia linifolia	Flax Wattle	4m	good for shade
	Acacia longifolia saphorae	Coastal wattle		
	Alectryon coriaceus	Beach bird eye	5m	
	Dodonaea triquetra	Hop bush		
	Duboisia myoporioides	Corkwood		
	Goodenia ovata	Goodenia		
	Polyscias sambucifolia	elderberry panax	5m	
	Zieria prostrata	Headland zieria		
L03 - FRESHWATER climbing note: to be trained to the structure	Apocissus antarctica	kangaroo vine		Note: plants to be trained to the structure
	Apocissus hypoglauca	Native grape		
	Billardiera scandens	hairy apple berry		
	Hardenbergia violacea	Native Sarsaparilla		
	Hibbertia scandens	Golden guinea vine		
	Pteridium esculentum	Bracken fern		
L04 - FRESHWATER grasses & ferns	Calochlaena dubia			check for other ferns
	Cladium procerum			
	Lomandra confertifolia			
	Lomandra filiformis			
	Lomandra longifolia			
	Machaerina juncea	Basket grass		
	Pteridium esculentum	bare twig-rush Bracken fern		
L05 - SALTWATER climbing	Cissus sterculiifolia	Long Leaved Water Vine		Note: plants to be trained to the structure
	Geitonoplectium cymosum	Scrambling lily		
	Smilax australis	Sarsaparilla		
	Stephania japonica	Snake Vine		
L06 - SALTWATER grasses & ferns	Balaskion tetraphyllum	tassel rope-rush		plant in wetter zone
	Banksia aemula	wallum banksia		
	Lomandra confertifolia	'Little Con' Mat Rush		
	Lomandra filiformis	'Savanna Blue' – Mat Rush		
	Pomax umbellata	Pomax		
	Pteridium esculentum	bracken fern		
	Wikstroemia indica	Tie bush		
L07- SALTWATER Xanthorrhoea mix	Oplismenus imbecillis	Creeping Beard Grass		plant in wetter zone
	Pomax umbellata	Pomax		
	Xanthorrhoea johnsonii	Grass tree		
	Xanthorrhoea minor	Pomax		

CANOPY COVER

SITE TOTAL: 3800M2
CANOPY COVER: 1060M2 = 28%

Canopy cover has been considered with input from the Bushfire consultant



LANDSCAPE TYPE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (M)	NOTES
L08 - SALTWATER screening	Acacia suaveolens	Sweet Wattle	2m	up to 3m
	Acacia ulicifolia	Juniper Wattle		
	Breytia oblongifolia	Coffee Bush		
	Leptospermum trimervium	Flaky-barked tea-tree		
	Leucopogon lanceolatus	Lance Beard Heath		
	Leucopogon leptospermoides	Tea tree beard heath		
	Melaleuca nodosa	Prickly leaved paperbark		
	Monotoca elliptica	Broom heath		
	Persoonia virgata	Small leaved geebung		
	Wikstroemia indica	Tie bush		
L09 - SALTWATER rainforest screening mix	Alectryon coriaceus	Beach Birds Eye	11m	6-12m 15m 2-4m
	Archihodomyrtus beckeri	small-leaved myrtle	6m	
	Backhousia citriodora	Lemon Myrtle		
	Backhousia myrtifolia	Cinnamon myrtle		
	Blechnum cartilagineum	Gristle fern		
	Cordyline stricta	slender palm lily		
	Myrsine variabilis	Muttonwood		
	Syzygium luehmianii	Riberry Lilly Pilly		
	Syzygium wilsonii	powderpuff lilly pilly		
	Tabernaemontana pandacacui	Banana Bush		
L10 - SALTWATER littoral rainforest mix	Blechnum cartilagineum	gristle fern	5m	5m
	Cordyline petiolaris	broad leaved palm lily		
	Cordyline stricta	slender palm lily		
	Pomax umbellata	Pomax		
	Pteridium esculentum	bracken fern		
L11 - Ground covers & low shrubs	Correa decumbens	Spreading correa		
	Goodenia ovata	Goodenia		
	Hibbertia scandens	Golden guinea vine		
	Myoporum parvifolium	Creeping boobialla		
	Myoporum parvifolium	Creeping boobialla		
	Thymus citriodorus	Lemon Scented Thyme		
	Viola hederacea	Native Violet		
	Zieria laevigata	Smooth zieria		
	Zieria prostrata	Headland Zieria		
	Dichondra repens	kidney weed		
L12 - Groundcovers for planting in raised planter boxes	Chryscephalum apiculatum	Yellow Buttons		
	Convolvulus cneorum	Silver bush		
	Carpobrotus glaucescens	Pig Face		
	Convolvulus mauritanicus	Convolvulus		
	Crassula pellucida ssp. marginalis	Crassula		
	Convolvulus sabatius	Convolvulus		
	Geranium solanderi	Native Geranium		
	Heuchera micrantha 'Palace Purple'	Heuchera micrantha 'Palace Purple'		
	Myoporum parvifolium	Creeping boobialla		
	Origanum vulgare	Oregano		
	Pelargonium citronellum	citronella plant		
	Pelargonium Pac Victor	Pac Victor		
	Rosmarinus officinalis 'Prostratus'	Weeping Rosemary		
	Senecio serpens	Blue Chalksticks		
	Thymus citriodorus	Lemon Scented Thyme		

PRELIMINARY - not for construction

1	DATE	STATUS	REASON FOR ISSUE	DRAWN	GENERAL NOTES	COLLABORATORS	Jane Irwin Landscape Architecture	jila	DRAWING TITLE	JOB NO.	250401	DATE		
	29/8/2025	FINAL	For SSDA	SS	- All dimensions in millimetres - Confirm all dimensions and levels on site prior to commencing work. - Use figured dimensions only. - Do not scale. - Comply with relevant authority requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing. This drawing is to be printed in colour - certain aspects of drawings may not be clearly legible if printed black & white. Copyright in all documents and drawings prepared by JILA and in any work executed from those documents and drawings shall remain the property of JILA or on creation vest in JILA.	 	 	Studio 303 61 Marlborough Street Surry Hills NSW Australia 2010	61 2 92126957 info@jila.net.au www.jila.net.au	ABN 62 120 299	Planting and Tree Schedule	JOB NO.	250401	DATE
2	28/11/2025	FINAL	RESPONSE TO SUBMISSIONS	SS				PROJECT	Homes NSW - Coffs Harbour Social Housing	STATUS	final	REV	2	
								CLIENT	Homes NSW	DRAWN	Ji			DWG NO.
								ADDRESS	211A-215 Harbour Drive Coffs Harbour NSW 2450	CHECKED				LD-101
								SCALE	NTS					





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2	28/11/2025	FINAL	RESPONSE TO SUBMISSIONS

DRAWN	GENERAL NOTES
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SS	

COLLABORATORS



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JOHNSTON



FCAD



NSW
GOVERNMENT



Homes
NSW

Jane Irwin Landscape Architecture **jila**

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61 Marlborough Street
Sunny Hills NSW
Australia 2010

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ABN 62 120 299

DRAWING TITLE

Landscape Plan

PROJECT

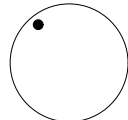
Homes NSW - Coffs Harbour Social Housing

CLIENT

Homes NSW

ADDRESS

211A-215 Harbour Drive Coffs Harbour NSW 2450



JOB NO.	250401
STAGE	SSDA
STATUS	final
DRAWN	
CHECKED	Ji
SCALE	1:200 @ A1

DATE	28/11/2025
REV	2
DWG NO.	LD-200



LEGEND & SCHEDULE

Levels and Finishes

---	SITE BOUNDARY
+RL 8.00 EX	EXISTING LEVEL - to be retained
+RL 8.00	PROPOSED LEVEL
1:20	INDICATIVE PROPOSED PATH GRADE subject to detailed design
<<<<	SWALE landscape drainage swale (refer civil)
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P1	CONCRETE PATH instu concrete
P1a	CONCRETE PATH to match existing footpath
P2	UNIT PAVING decorative sawcut and /or concrete unit paving
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P4	DECO GRANITE compacted decomposed granite
↑	STEPS instu concrete steps

Walls

W1	STONE WALL curved seating wall from local material
W2	CONCRETE WALL instu concrete wall
W3	CONCRETE WALL concrete landscape wall

Softworks

TF	TURF
	GARDEN BED REFER PLANTING PLAN
	GROUND COVERS REFER PLANTING PLAN

Furniture & Fixtures

FE	FENCE palisade fence
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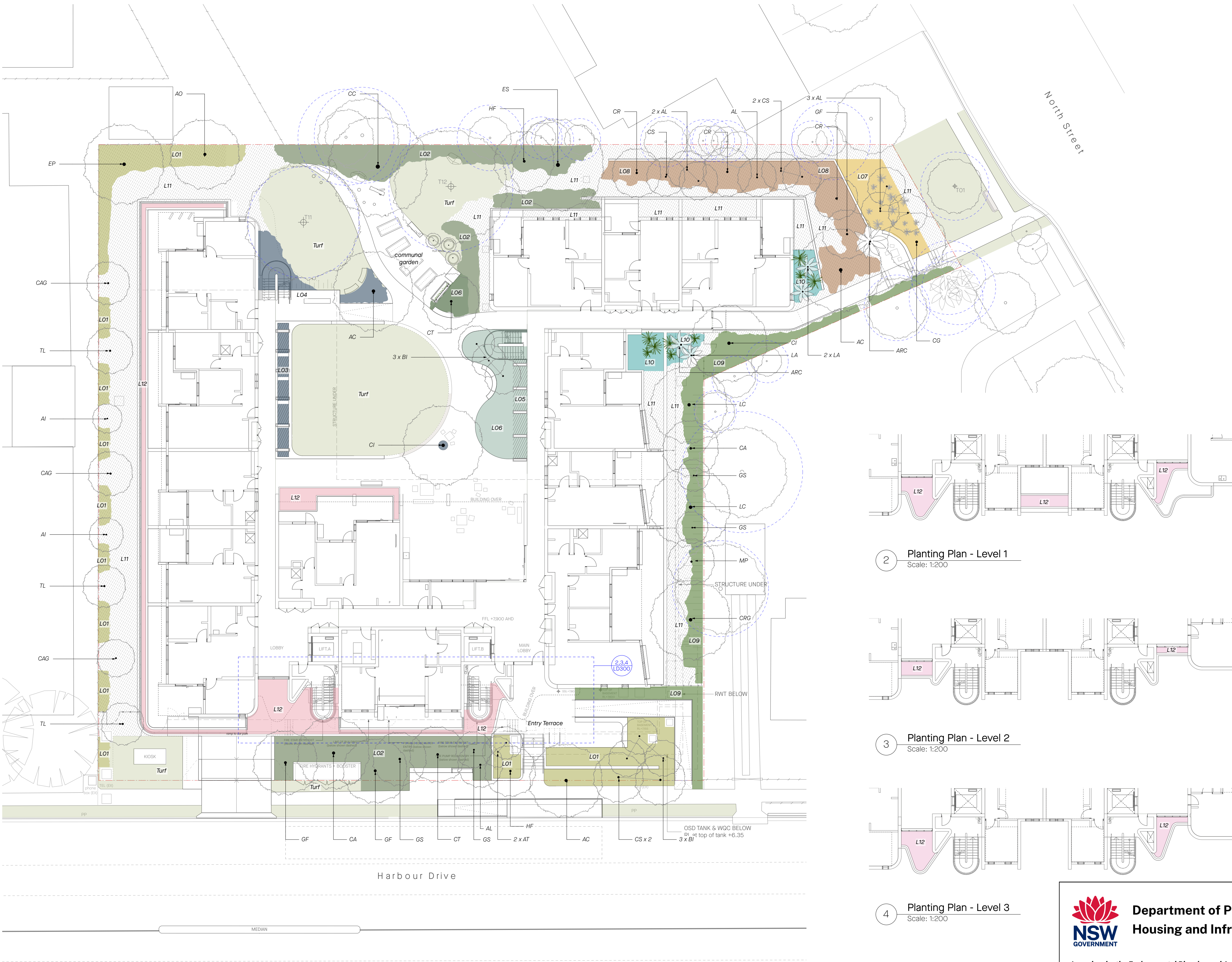
ABN 62 120 239

DRAWING TITLE	Levels and Finishes Plan
PROJECT	Homes NSW - Coffs Harbour Social Housing
CLIENT	Homes NSW
ADDRESS	211A-215 Harbour Drive Coffs Harbour NSW 2450

JOB NO.	250401
STAGE	SSDA
STATUS	final
DRAWN	Ji
CHECKED	Ji
SCALE	1:200 @ A1

DATE	28/11/2025
REV	2
DWG NO.	LD-201

PRELIMINARY - not for construction



1 Planting Plan - Ground Floor
Scale: 1:200

2 Planting Plan - Level 1
Scale: 1:200

3 Planting Plan - Level 2
Scale: 1:200

4 Planting Plan - Level 3
Scale: 1:200



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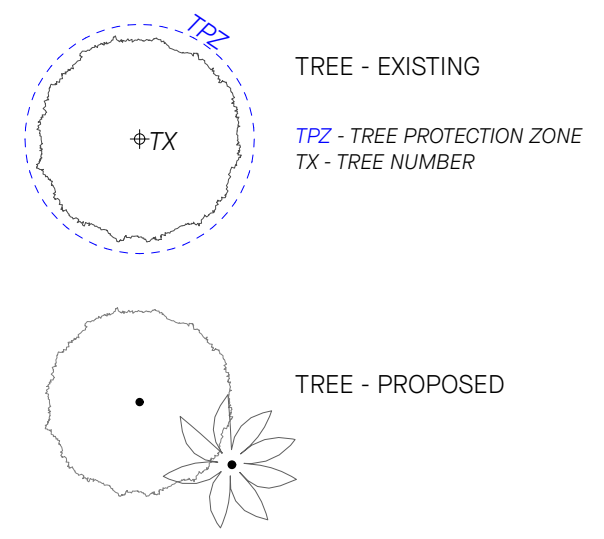
Signed: CA

Sheet No: 20 of 22

LEGEND

SOFTWORKS

Trees



Landscape Types

- L01 FRESHWATER - LOW SCREENING
- L02 FRESHWATER - SCREENING
- L03 FRESHWATER - CLIMBING
- L04 FRESHWATER - GRASSES & FERNS
- L05 SALTWATER - CLIMBING
- L06 SALTWATER - GRASSES & FERNS
- L07 SALTWATER - XANTHORRHOEA MIX
- L08 SALT WATER - SCREENING
- L09 SALTWATER - RAINFOREST SCREENING MIX
- L10 SALTWATER - LITTORAL RAINFOREST MIX
- L11 GROUND COVERS & LOW SHRUBS
- L12 GROUND COVERS & WEEPERS IN RAISED PLANTER

NOTE: refer planting schedule for species

PRELIMINARY TREE SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (M)
FRESHWATER				
AI	2	Acronychia imperforata	Logan Apple	6-10m
AO	1	Acronychia oblongifolia	Yellow Wood	25m
AT	3	Allocasuarina torulosa	forest oak	8m
CAG	3	Casuarina glauca	Swamp She-oak	20m
CS	3	Calistemon salignus	Willow Bottlebrush	10m
CI	2	Corymbia intermedia	Pink bloodwood	35m
EP	1	Eucalyptus propinqua	grey gum	35m
HF	2	Hymenosporum flavum	Native frangipani	15m
TL	3	Tristanopsis laurina	Water gum / kanooka	15m
SALTWATER				
AL	7	Allocasuarina littoralis	Black she-oak	5-15m
ARC	2	Archontophoenix cunninghamiana	Bangalow Palm	20-25m
AC	3	Angophora costata	Sydney Redgum	25m
BI	6	Banksia integrifolia	Coast banksia	5-15m
CA	2	Cupaniopsis anacardioides	Tuckeroo	15m
CR	3	Callitris rhomboidea	Port Jackson Pine	12m
CG	1	Corymbia gumifera	Red bloodwood	30m
CRG	1	Cryptocarya glaucescens	Jackwood	30m
CT	2	Cryptocarya triplinervis	Three-veined Lauren	15m
ES	2	Eucalyptus soligna	Blue gum	30-60m
GF	3	Glochidion ferdinandi	Cheese Teree	8m
GS	6	Guioa semiglauc	Wild Quince	6m
LA	3	Livistona australis	Cabbage tree palm	20m
LC	2	Lophostemon confertus	Queensland Brush Box	25m
MP	1	Mischocarpus pyramidalis	Pear Fruited Mischocarp	18m
OTHER				
CC	1	Corymbia citriodora	Lemon scented gum	35m

PRELIMINARY - not for construction

REV	DATE	STATUS	REASON FOR ISSUE	DRAWN	GENERAL NOTES
1	29/8/2025	FINAL	For SSDA	SS	- All dimensions in millimetres - Confirm all dimensions and levels on site prior to commencing work. - Use figured dimensions only. - Do not scale. - Comply with relevant authority requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing. This drawing is to be printed in color - certain aspects of drawings may not be clearly legible if printed black & white. Copyright in all documents and drawings prepared by JILA and in any work executed from those documents and drawings shall remain the property of JILA or on creation vest in JILA.
2	28/11/2025	FINAL	RESPONSE TO SUBMISSIONS	SS	

COLLABORATORS



STUDIO
JOHNSTON



FCAD



NSW
GOVERNMENT



Homes
NSW

Jane Irwin Landscape Architecture 

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61 Marlborough Street
Sunny Hills NSW
Australia 2010

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www.jila.net.au

ABN 62 120 299

DRAWING TITLE
Planting Plan (including trees)

PROJECT
Homes NSW - Coffs Harbour Social Housing

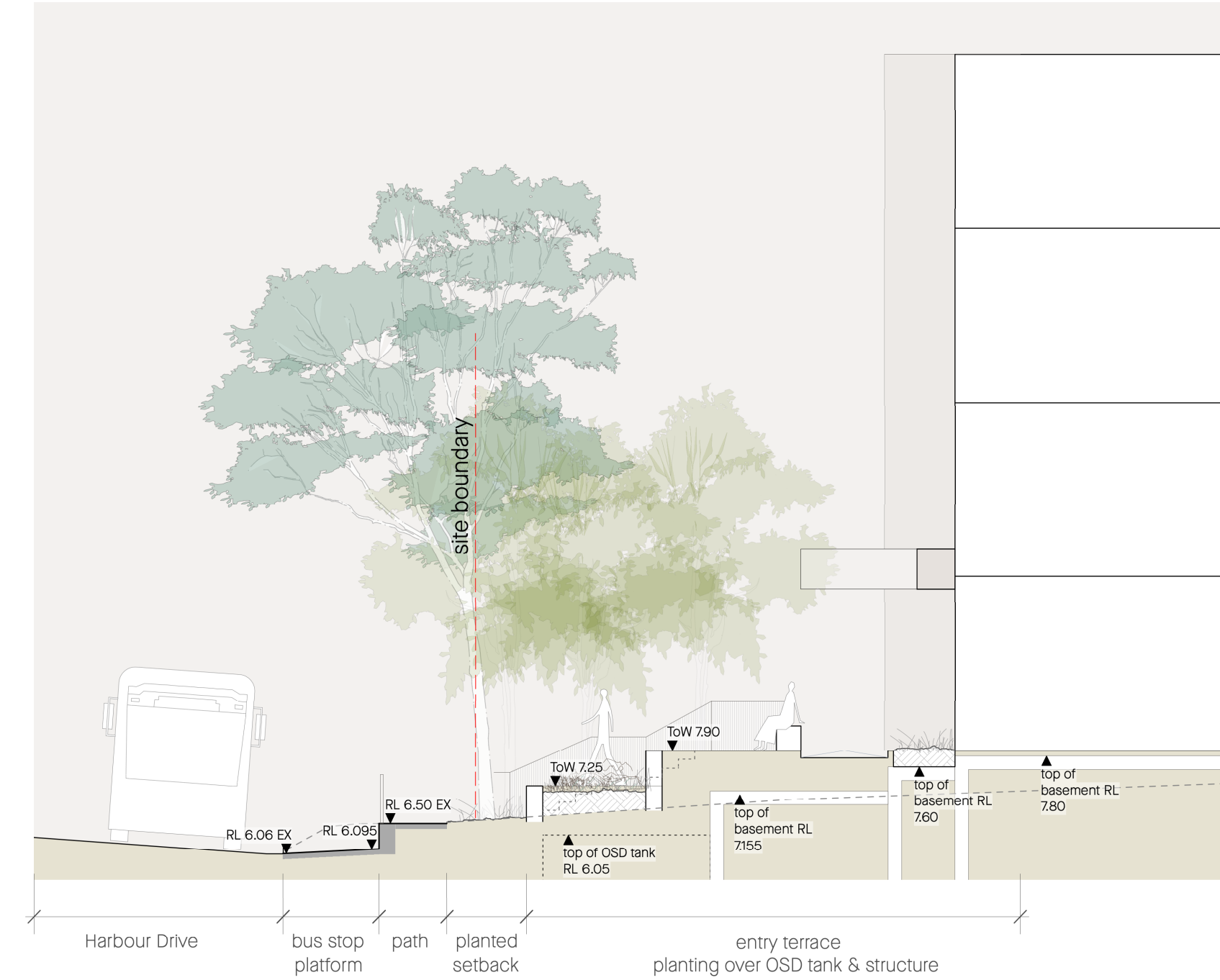
CLIENT
Homes NSW

ADDRESS
211A-215 Harbour Drive Coffs Harbour NSW 2450

JOB NO.	250401	DATE	28/11/2025
STAGE	SSDA	REV	2
STATUS	final	DWG NO.	LD-300
DRAWN	Ji		
CHECKED			
SCALE	1:200 @ A1		



1 Section Elevation - Harbour Drive
Scale: 1:100



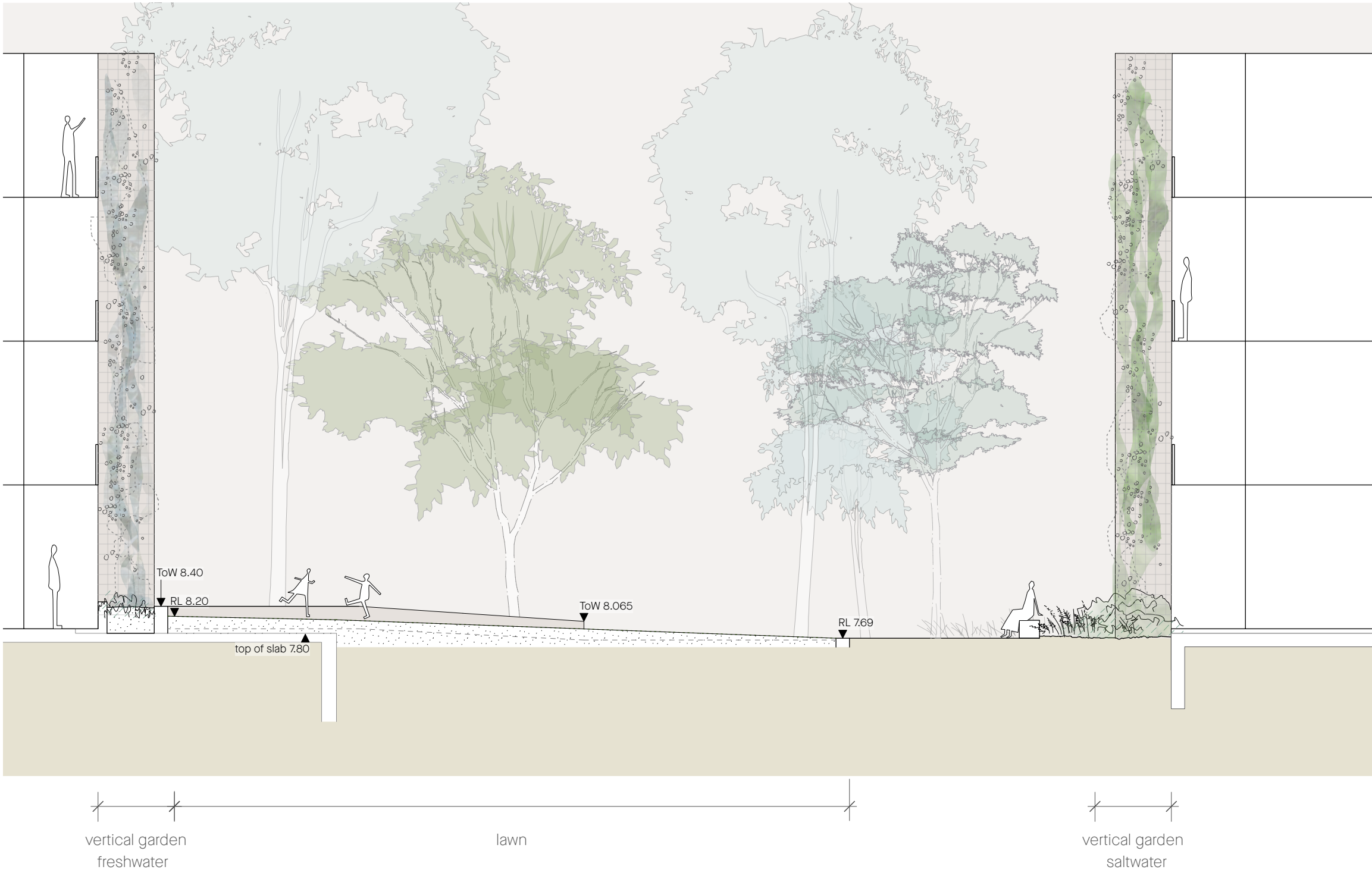
2 Section - Entry Terrace
Scale: 1:100

 **Department of Planning,
Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 83294209
Approved on: 16 April 2026
Signed: CA
Sheet No: 21 of 22

PRELIMINARY - not for construction

REV	DATE	STATUS	REASON FOR ISSUE	DRAWN	GENERAL NOTES	COLLABORATORS	Jane Irwin Landscape Architecture 	DRAWING TITLE	JOB NO.	DATE
1	29/8/2025	FINAL	For SSDA	SS	- All dimensions in millimetres. - Confirm all dimensions and levels on site prior to commencing work. - Use figured dimensions only. - Do not scale. - Comply with relevant authority requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing. This drawing is to be printed in color - certain aspects of drawings may not be clearly legible if printed black & white. Copyright in all documents and drawings prepared by JILA and in any work executed from those documents and drawings shall remain the property of JILA or on creation vest in JILA.	 	 	Landscaping Sections 1	250401	28/11/2025
2	28/11/2025	FINAL	RESPONSE TO SUBMISSIONS	SS			Studio 303 61 Marlborough Street Surrey Hills NSW Australia 2010 61 2 92126957 info@jila.net.au www.jila.net.au ABN 62 120 299	PROJECT Homes NSW - Coffs Harbour Social Housing CLIENT Homes NSW ADDRESS 211A-215 Harbour Drive Coffs Harbour NSW 2450	STAGE SSDA STATUS final DRAWN CHECKED JI SCALE 1:200 @ A1	REV 2 DWG NO. LD-400



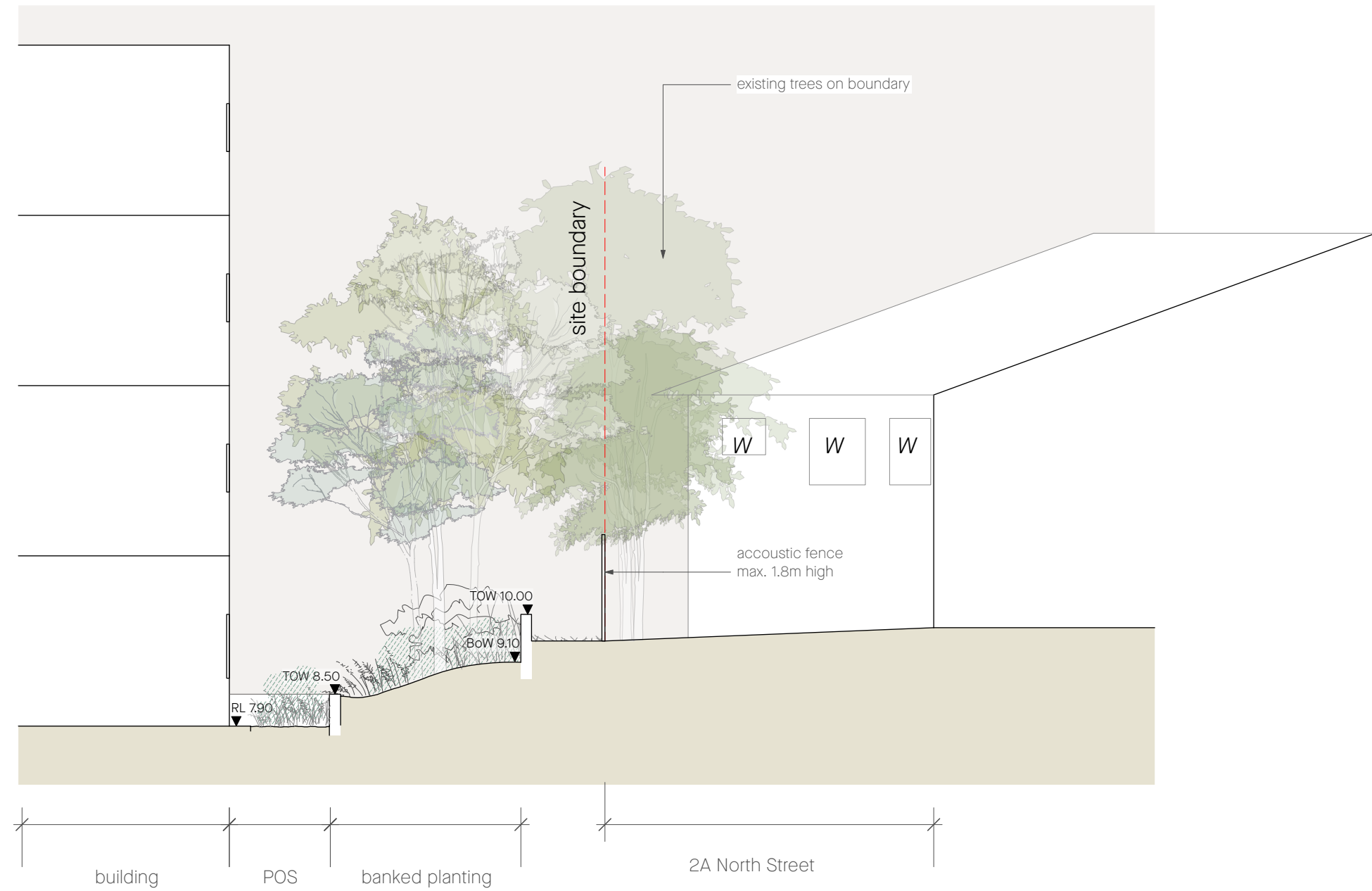
1 Section - E/W Courtyard
Scale: 1:100



2 Section - N/S Courtyard
Scale: 1:100



3 Section - North Street
Scale: 1:100



4 Section - North Boundary
Scale: 1:100

**Department of Planning,
Housing and Infrastructure**

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Approved Application No: SSD 83294209

Approved on: 16 April 2026

Signed: CA

Sheet No: 22 of 22

PRELIMINARY - not for construction														
REV	DATE	STATUS	REASON FOR ISSUE	DRAWN	GENERAL NOTES	COLLABORATORS		Jane Irwin Landscape Architecture		DRAWING TITLE	JOB NO.	250401	DATE	
1	29/8/2025	FINAL	For SSDA	SS	- All dimensions in millimetres - Confirm all dimensions and levels on site prior to commencing work. - Use figured dimensions only. - Do not scale. - Comply with relevant authority requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing. - This drawing is to be printed in colour - certain aspects of drawings may not be clearly legible if printed black & white. - Copyright in all documents and drawings prepared by JILA and in any work executed from those documents and drawings shall remain the property of JILA or on creation vest in JILA.	 STUDIO JOHNSTON	 FCAD Functional Contextual and Design	 NSW GOVERNMENT	 Homes NSW		Landscape Sections 2	JOB NO.	SSDA	28/11/2025
2	28/11/2025	FINAL	RESPONSE TO SUBMISSIONS	SS							PROJECT	STATUS	final	REV
											Homes NSW - Coffs Harbour Social Housing	DRAWN		2
											CLIENT	CHECKED	Ji	
											Homes NSW			DWG NO.
											ADDRESS			LD-401
											211A-215 Harbour Drive Coffs Harbour NSW 2450	SCALE	1:200 @ A1	