

CHURCH LANE

265 Pacific Highway, NSW

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DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
400	PLANTING SCHEDULE
401	SOFTWORKS PLAN - GROUND FLOOR
411	SOFTWORKS PLAN - LEVEL 11
421	SOFTWORKS PLAN - ROOFTOP
601	LANDSCAPE DETAILS
701	LANDSCAPE SPECIFICATION

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH L-700 LANDSCAPE SPECIFICATION

KEY PLAN

SCALE: NTS



A	SSDA	RG	AL	27.06.25
Issue	Revision Description	Drawn	Check	Date

Not for Construction

Project
CHURCH LANE
 265 Pacific Highway
 North Sydney, NSW
 Development Application

Client

Drawing No.	Drawing Name
L-000	Cover Sheet

Job No.	24-1094	
Issue	A	
Scale	NTS	

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**Department of Planning,
 Housing and Infrastructure**
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD-84416958
Approved on: 9 April 2026
Signed: RR
Sheet No: 1 of 7

GROUND FLOOR FLOOR						
TREES						
Bci	<i>Backhousia citriodora</i>	Lemon Myrtle	10 x 7	200L	AS SHOWN	1
Pel	<i>Podocarpus elatus</i>	Illawarra Plum	10 x 5	200L	AS SHOWN	2
SHADE SHRUBS & ACCENTS						
Asm	<i>Acmena smithii</i>	Lilly Pilly	5 x 3	300mm	AS SHOWN	11
Abr	<i>Alocasia brisbanensis</i>	Cunjevoi Lily	1.5 x 1.5	300mm	AS SHOWN	21
Acr	<i>Alpinia caerulea 'Redback'</i>	Native Redback Ginger	2 x 1	300mm	AS SHOWN	31
Anu	<i>Alpinia nutans</i>	Dwarf Cardamon	1.5 x 1	300mm	AS SHOWN	39
Cgl	<i>Cordyline 'Glaucua'</i>	Cordyline Glaucua	2 x 1	300mm	AS SHOWN	14
Mde	<i>Monstera deliciosa</i>	Swiss Cheese Plant	3 x 2	300mm	AS SHOWN	11
FERNS						
Aae	<i>Adiantum aethiopicum</i>	Maidenhair Fern	0.8 x 0.9	140mm	6/m2	19
Aau	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	200mm	AS SHOWN	18
Bcs	<i>Blechnum cartilagineum 'Silver Lady'</i>	Silver Lady Fern	1 x 1	200mm	AS SHOWN	31
Das	<i>Doodia aspera</i>	Prickly Rasp Fern	0.4 x 0.6	140mm	6/m2	28
Mdi	<i>Microsorium diversifolium</i>	Kangaroo Paw Fern	0.5 x 0.5	140mm	6/m2	62
Nco	<i>Nephrolepis cordifolia</i>	Fishbone Fern	0.3 x 0.3	140mm	6/m2	57
Ptr	<i>Pteris tremula</i>	Tender Brake Fern	1.5 x 1.5	200mm	AS SHOWN	5
SHADE GRASSES						
Dca	<i>Dianella caerulea</i>	Blue Flax Lily	1 x 2	140mm	6/m2	47
Llt	<i>Lomandra 'Lime Tuff'</i>	Mat Rush	0.6 x 0.6	140mm	6/m2	16
SHADE GROUNDCOVERS						
Dre	<i>Dichondra repens</i>	Kidney Weed	0.1 x spreading	140mm	6/m2	10
Hvi	<i>Hardenbergia violacea 'Sea of Purple'</i>	Native Sarsparilla	0.8 x 3	140mm	6/m2	7
Hfg	<i>Hymenosporum flavum 'Gold Nugget'</i>	Native Frangipani	0.75 x 0.75	140mm	6/m2	17
Vhe	<i>Viola hederacea</i>	Native Violet	0.2 x 1	140mm	6/m2	10
LEVEL 11 & ROOFTOP						
SUN SHRUBS & ACCENTS						
Cgw	<i>Casuarina 'Green Wave'</i>	Green Wave	1.5 x 1.5	200mm	AS SHOWN	9
Cal	<i>Correa alba</i>	White Correa	1.5 x 1.5	200mm	AS SHOWN	5
Csr	<i>Crowea saligna 'Rosy Glow'</i>	Crowea	1 x 1	200mm	AS SHOWN	8
Eni	<i>Eremophila nivea</i>	Emu Bush	2 x 2	200mm	AS SHOWN	6
Lls	<i>Leptospermum laevigatum 'Shore Tuff'</i>	Tea Tree`	0.5 x 1.2	200mm	AS SHOWN	8
Wfr	<i>Westringia fruticosa</i>	Coastal Rosemary	2 x 2	200mm	AS SHOWN	3
SUN GRASSES						
Abb	<i>Anigozanthos 'Bush Blitz'</i>	Kangaroo Paw	2 x 1	140mm	6/m2	10
Llt	<i>Lomandra 'Lime Tuff'</i>	Mat Rush	0.6 x 0.6	140mm	6/m2	6
Pla	<i>Poa labillardieri</i>	Tussock Grass	1 x 0.5	140mm	6/m2	13
SUN GROUNDCOVERS						
Bsb	<i>Banksia spinulosa 'Birthday Candles'</i>	Banksia	0.5 x 1	140mm	4/m2	8
Cgc	<i>Casuarina glauca 'Cousin It'</i>	Cousin It She-Oak	0.2 x 2	140mm	6/m2	32
Mpa	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.3 x 3	140mm	6/m2	8

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Drawing No.	Drawing Name
L-400	Planting Schedule

Job No.	24-1094
Issue	A
Scale	NTS

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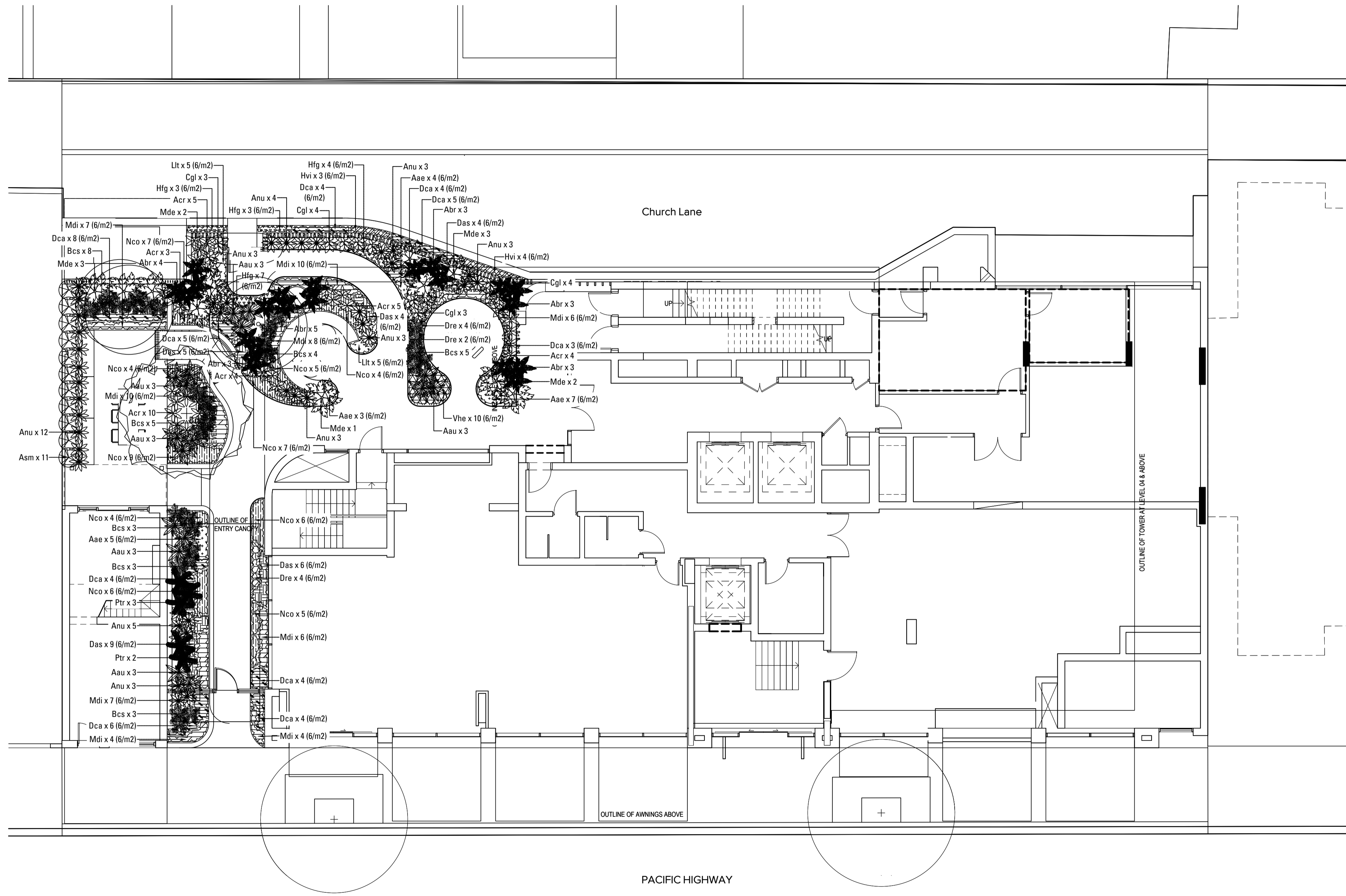
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Sheet No: 2 of 7



- SOFTWORKS - GROUND FLOOR**
- TREES**
- BACKHOUSIA CITRIODORICA
 - PODOCARPUS ELATUS
- SHRUBS & ACCENTS**
- ACMENA SMITHII
 - ALOCASIA BRISBANENSIS
 - ALPINIA CAERULEA 'REDBACK'
 - ALPINIA NUTANS
 - CORDYLINA 'GLAUCA'
 - MONSTERA DELICIOSA
- FERNS**
- ADIANTUM AETHIOPICUM
 - ASPLENUM AUSTRALASICUM
 - BLECHNUM 'SILVER LADY'
 - DOODIA ASPERA
 - MICROSORUM DIVERSIFOLIUM
 - NEPHROLEPIS CORDIFOLIA
 - PTERIS TREMULA
- GRASSES**
- DIANELLA CAERULEA
 - LOMANDRA 'LIME TUFF'
- GROUNDCOVERS**
- DICHONDRA REPENS
 - HARDENBERGIA 'SEA OF PURPLE'
 - HYMENOSPORUM 'GOLD NUGGET'
 - VIOLA HEDERACEA

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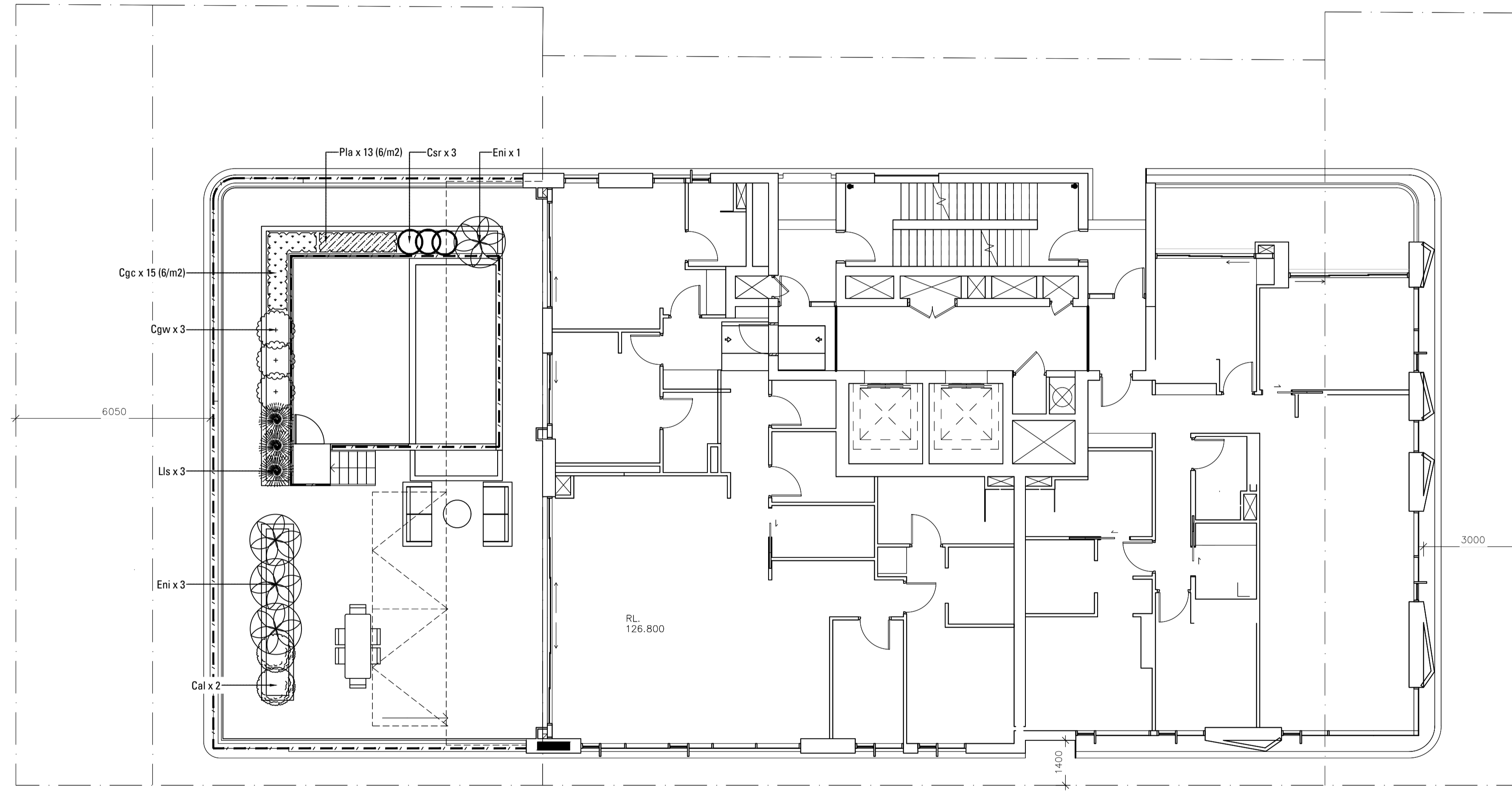
Sheet No: 3 of 7

Drawing No.	Drawing Name
L-401	SOFTWORKS PLAN GROUND FLOOR

Job No.	Issue	Scale
24-1094	A	1:100 @ A1

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- SOFTWORKS - LEVEL 11 & ROOFTOP**
- TREES**
- BACKHOUSIA MYRTIFOLIA
 - ELAEOCARPUS RETICULATUS
- SHRUBS & ACCENTS**
- CASUARINA 'GREEN WAVE'
 - CORREA ALBA
 - CROWEA SALIGNA 'ROSY GLOW'
 - EREMOPHILA NIVEA
 - LEPTOSPERMUM 'SHORE TUFF'
 - WESTRINGIA FRUTICOSA
- GRASSES**
- POA LABILLARDERI
 - LOMANDRA 'LIME TUFF'
 - ANIGOZANTHOS 'BUSH BLITZ'
- GROUNDCOVERS**
- BANKSIA 'BIRTHDAY CANDLES'
 - CASUARINA GLAUCA 'COUSIN IT'
 - CHRYSOCEPHALUM 'DESERT FLAME'
 - MYOPORUM PARVIFOLIUM

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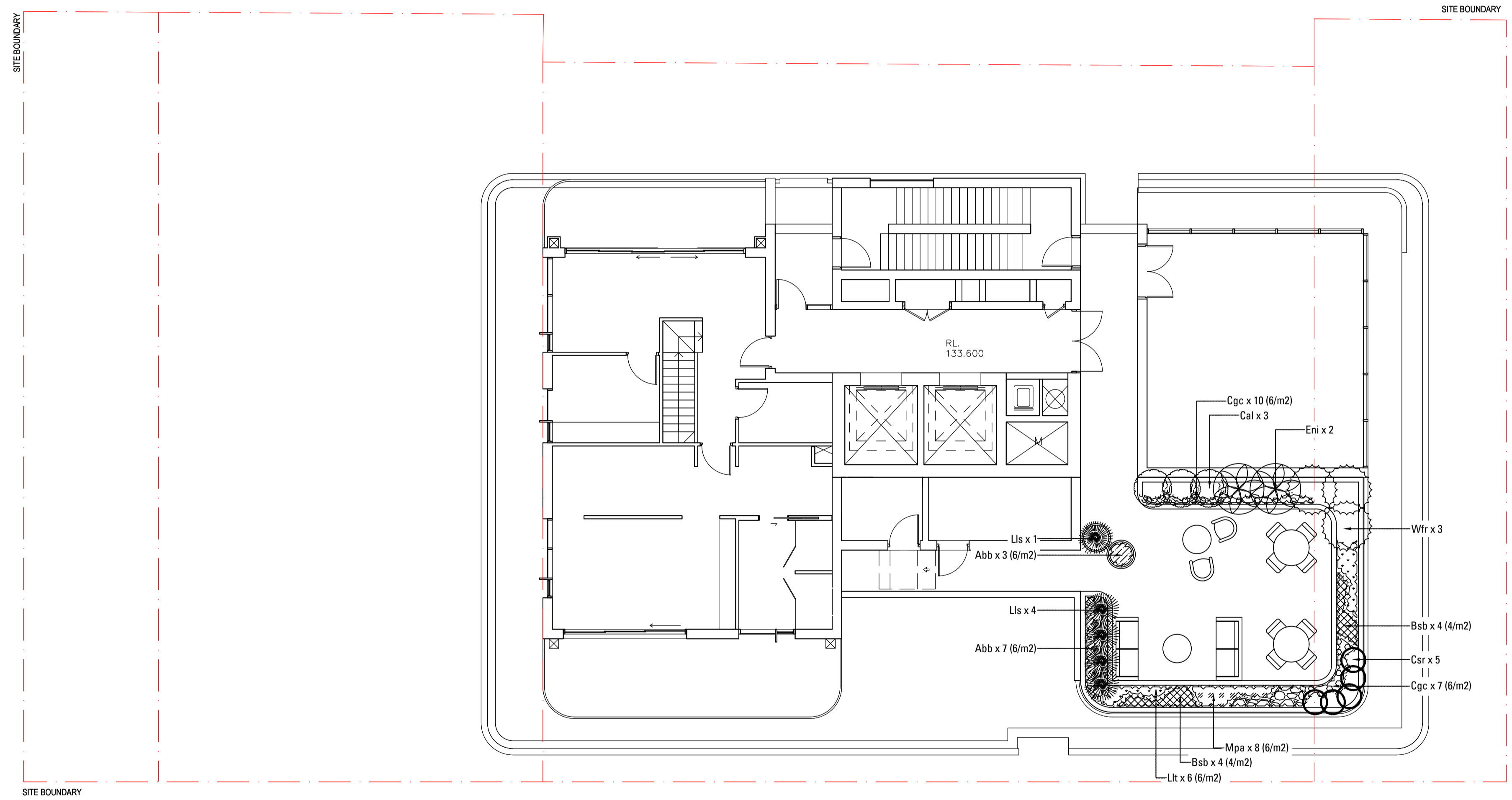
Sheet No: 4 of 7

Drawing No.	Drawing Name
L-411	SOFTWORKS PLAN LEVEL 11

Job No.	24-1094
Issue	A
Scale	1:100 @ A1

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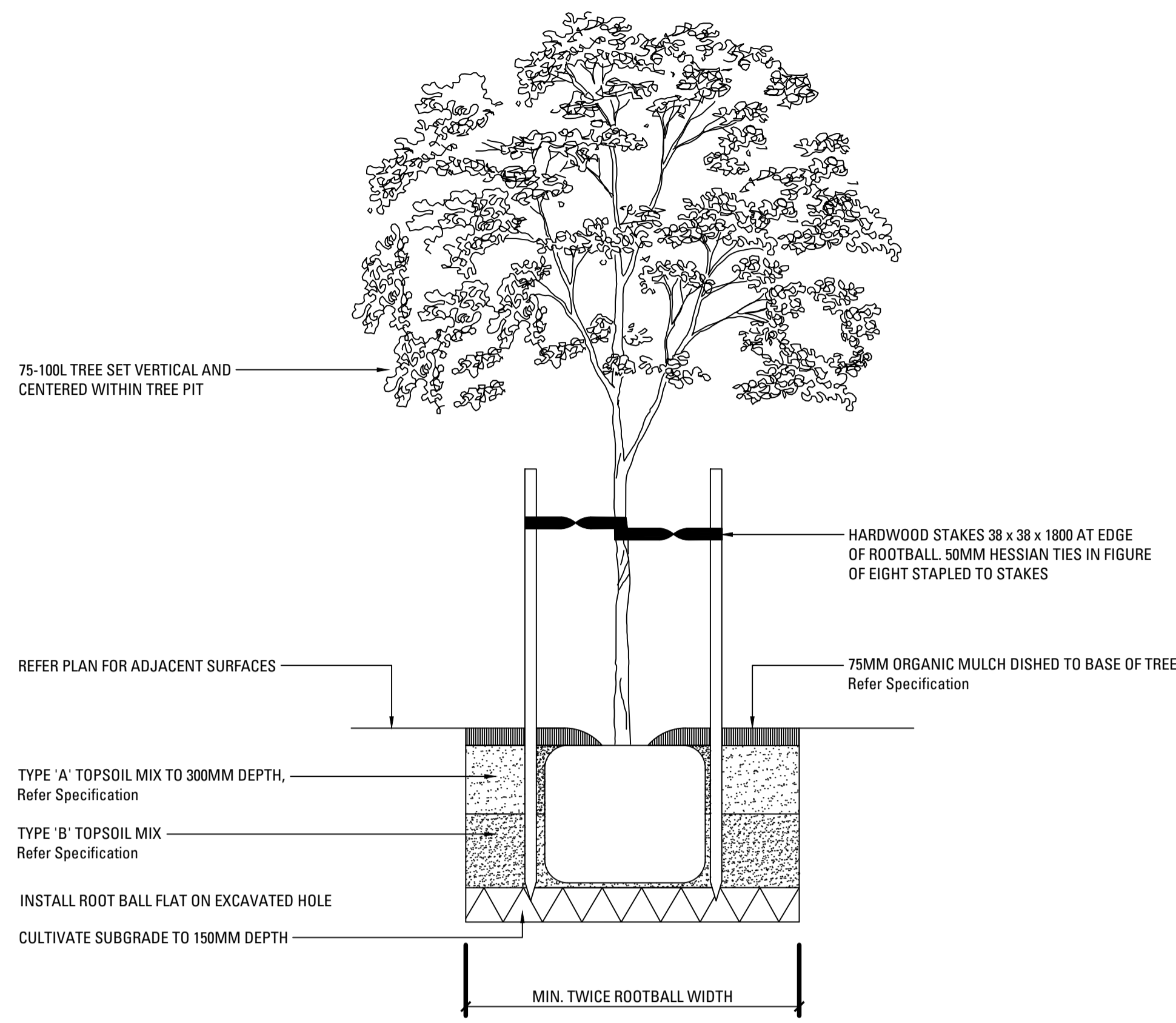
Department of Planning, Housing and Infrastructure
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Drawing No.	Drawing Name
L-421	SOFTWORKS PLAN ROOFTOP

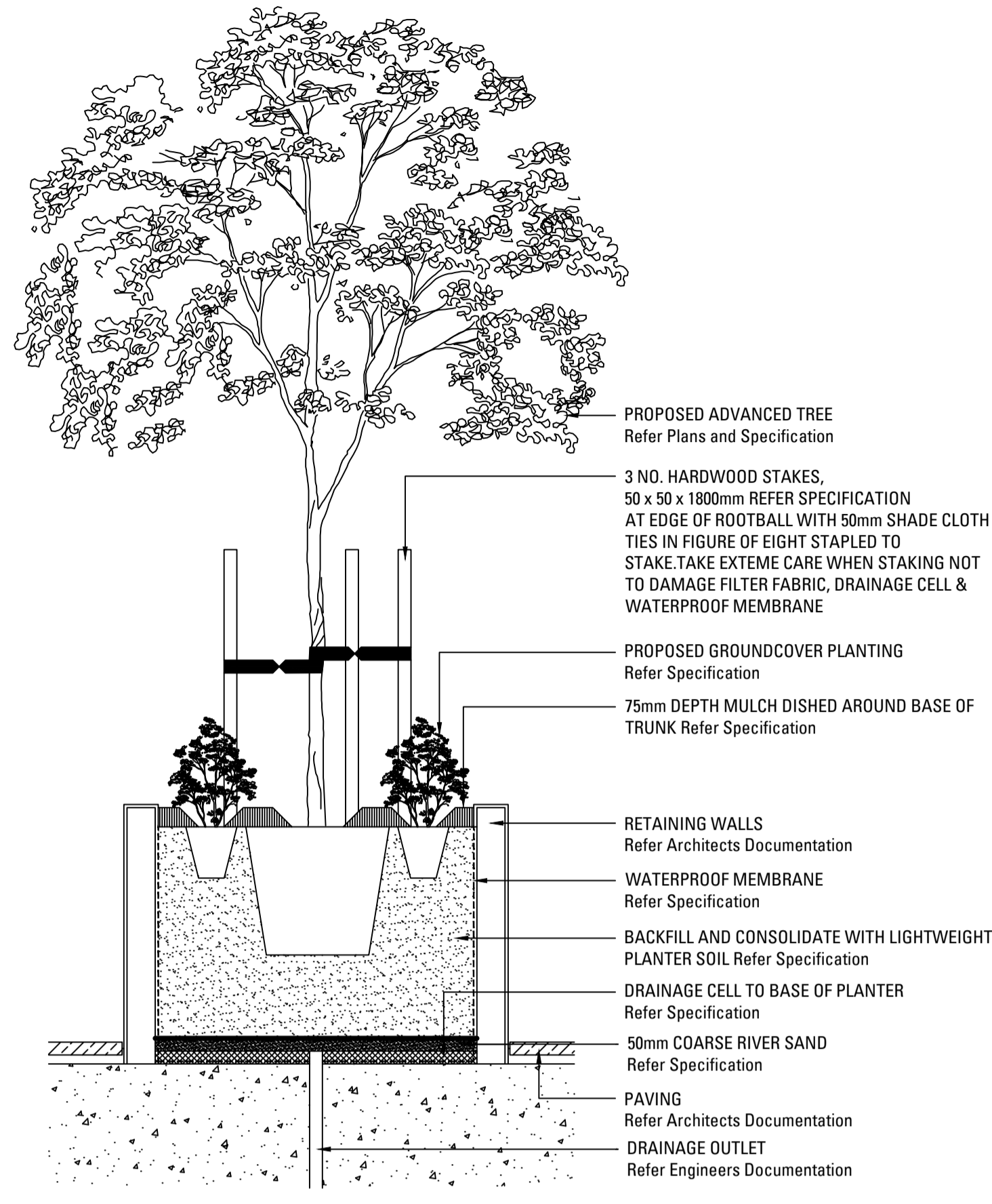
Job No.	24-1094
Issue	A
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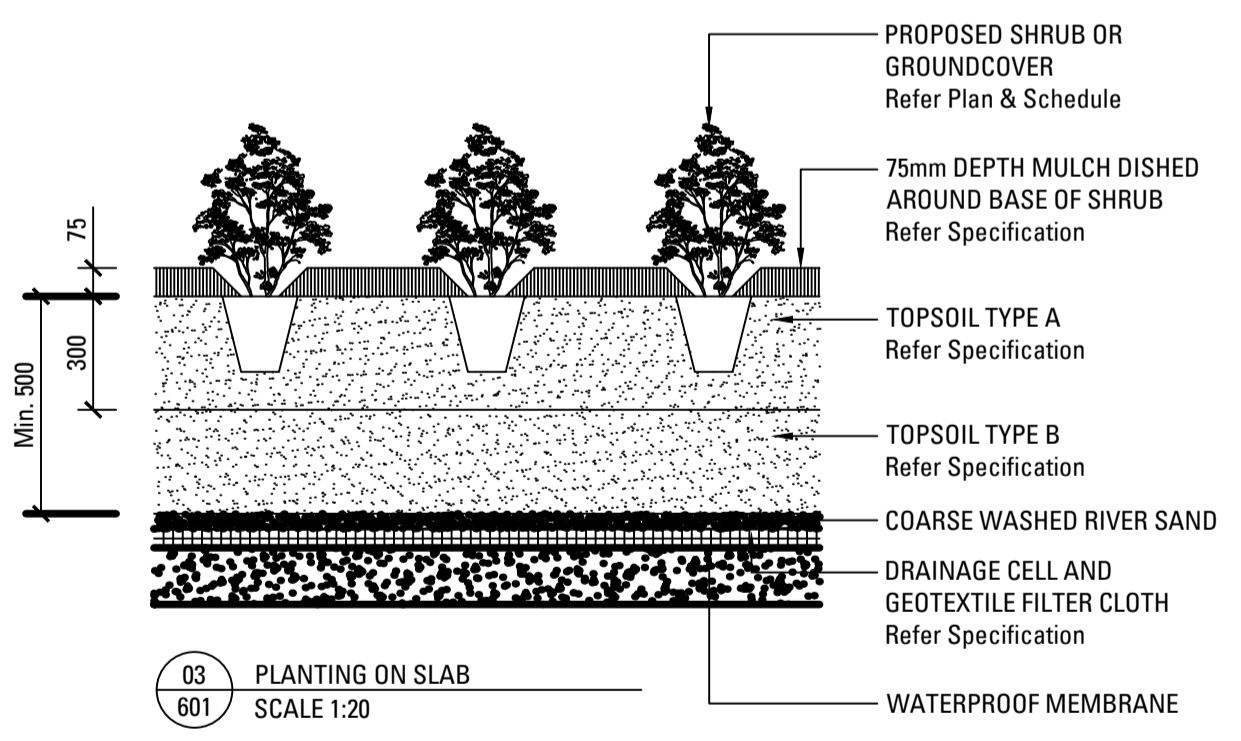




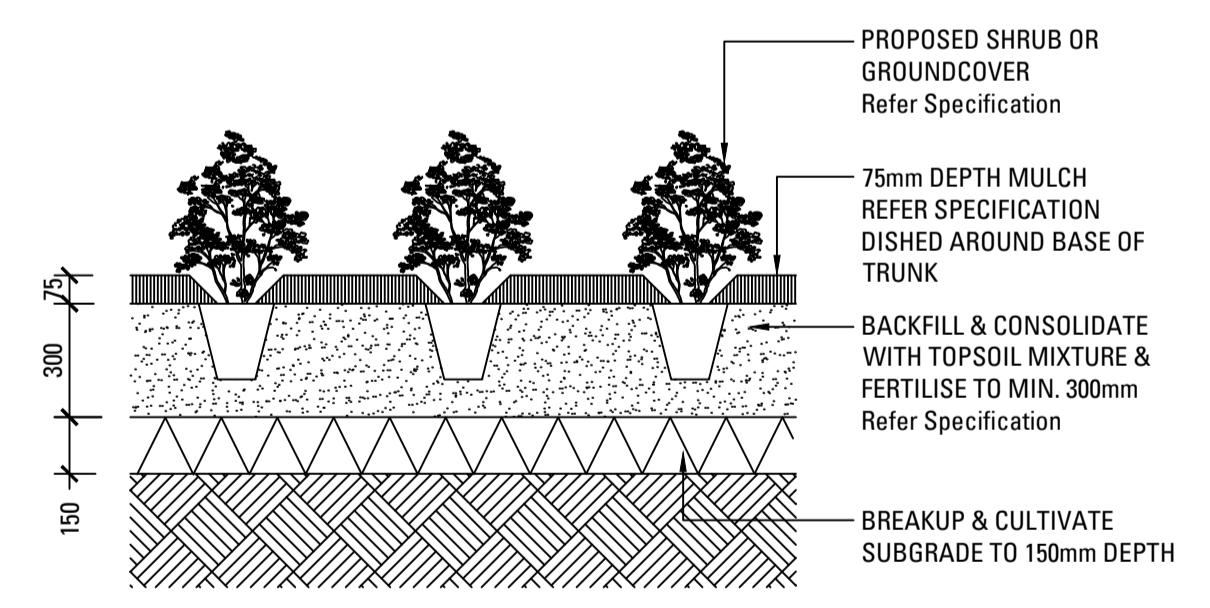
01 TREE PLANTING IN DEEP SOIL SCALE 1:20



02 RAISED PLANTER WITH TREE ON SLAB SCALE 1:20



03 PLANTING ON SLAB SCALE 1:20



04 PLANTING IN DEEP SOIL SCALE 1:20

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CHURCH LANE
 265 Pacific Highway
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Drawing No.	Drawing Name
L-601	Landscape Details

Job No.	Issue	Scale
24-1094	A	AS SHOWN

NSW GOVERNMENT Department of Planning, Housing and Infrastructure

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LANDSCAPE SPECIFICATION NOTES

SERVICES

BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ABORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC

FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE

SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:

EXISTING SITE SOIL IF SUITABLE OR

IMPORTED TOPSOIL 50%

COMPOST 30%

D/W SAND 20%

SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION

PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE

PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST

SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

PLANT MATERIAL

ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS:

FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

STAKING AND TYING

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND

SIZED ACCORDING TO SIZE

OF PLANTS TO BE STAKED.

A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)

B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)

C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)

TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

IRRIGATION SYSTEM

SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING

TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURNING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING

GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL

DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS

THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

STAKES AND TIES

THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING

TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES

ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL

THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

WEED ERADICATION

ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE

ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.



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