

Rev A | 16.12.2025

Landscape SSDA Report

DIAN, Rose Bay
SSD-101842729



SITE CONTEXT

SITE ANALYSIS

This site is situated at elevation overlooking Rose Bay Beach. Merging 8 lots and intersecting 3 streets in a Medium-Density (R3) zone.



LOCAL PHOTOS



FERNLEIGH CASTLE - NORMAN-STYLE TOWER BUILT 1892



ROSE BAY - WATER VIEWS AT ELEVATION



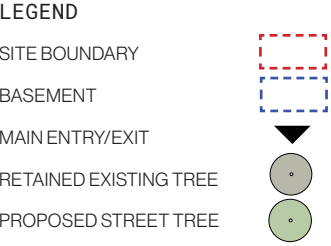
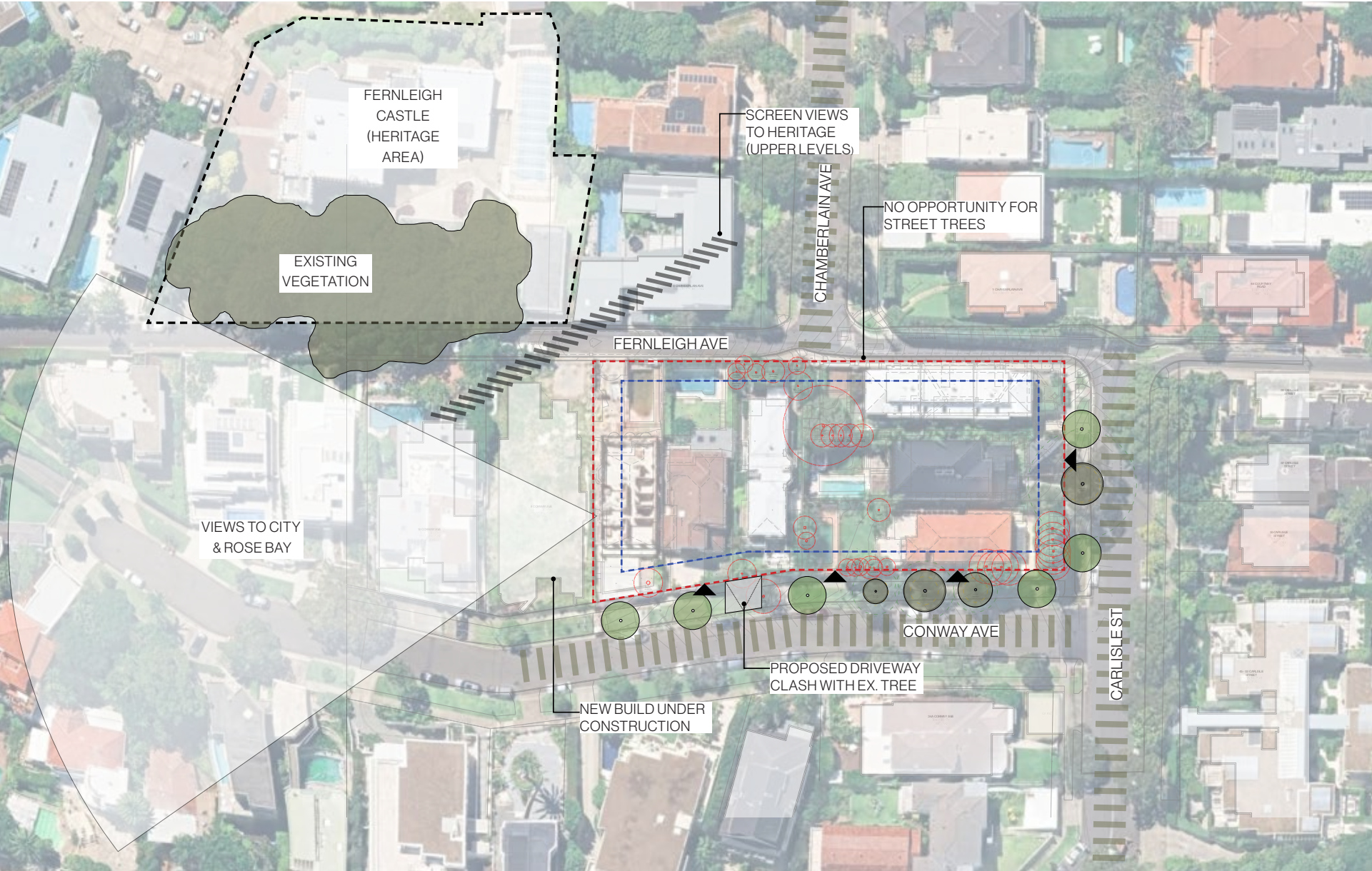
DUMARESQ RESERVE - PALMS FRAME THIS FORESHORE PARK



OPPORTUNITIES & CONSTRAINTS

SITE ANALYSIS

This site looks to connect adjacent street canopy and continue vegetation corridors through site. One main consideration is Fernleigh Castle and ensuring upper levels don't directly look onto site.



Site Opportunities & Constraints

SITE PHOTOS



1-3 CONWAY AVE - STREETSCAPE CHARACTER



FERNLEIGH AVE - VIEWS TO ROSE BAY



CARLISLE ST - EXISTING EUCALYPTUS

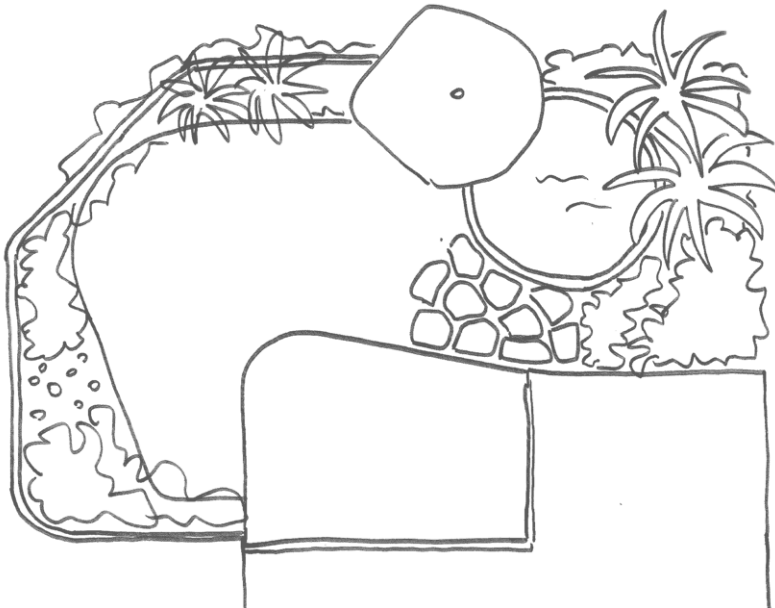


DESIGN DRIVERS



NATIVE MEETS ECLECTIC

Using a predominatley native palette with key feature species to provide a diverse and unique landscape.



DYNAMIC GEOMETRIES

The landscape design breaks down the architectural form with geometries that blend into the natural setting of the gardens.



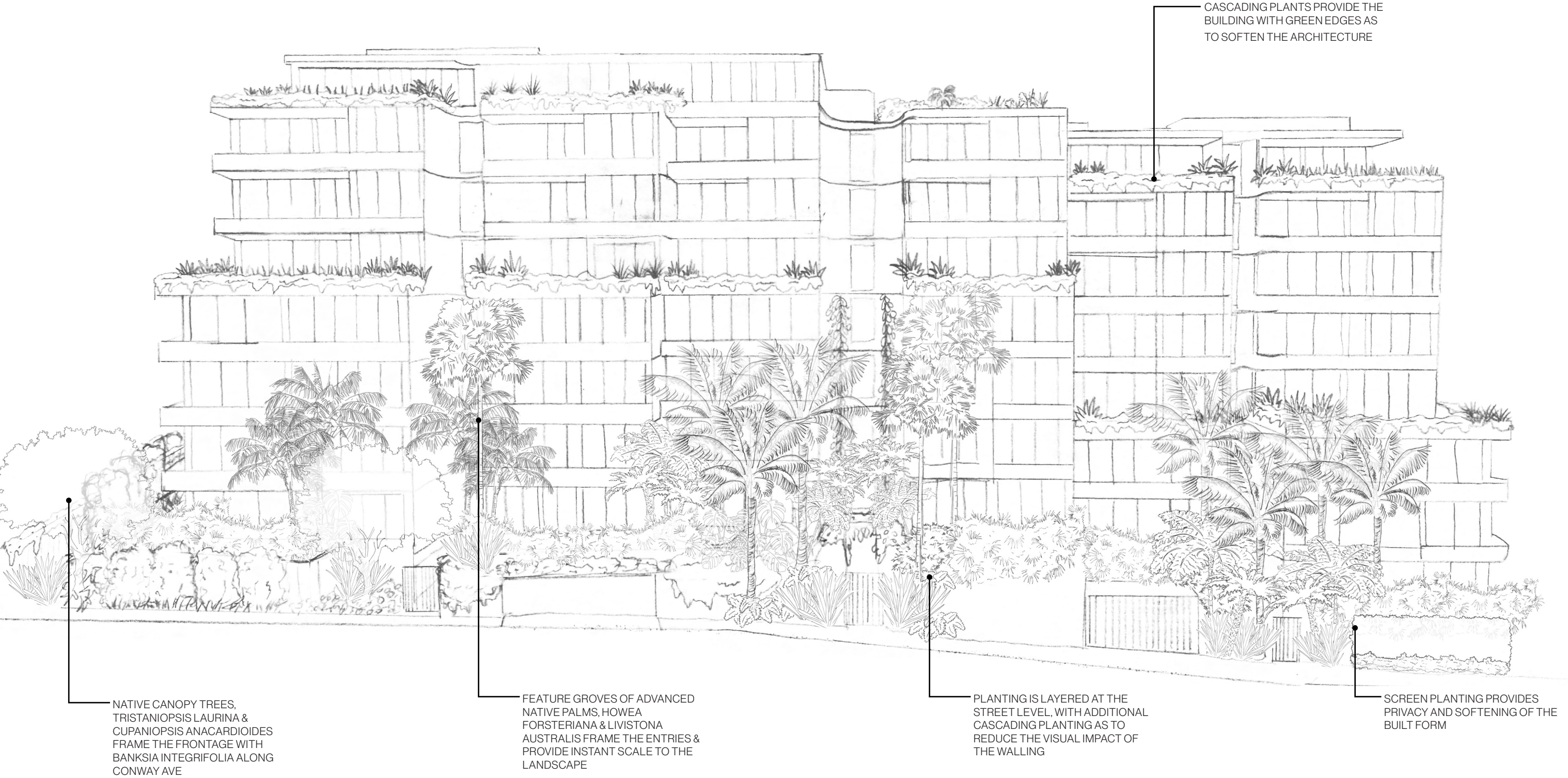
SUBTROPICAL SURROUNDS

Bg and Cabbage Palms are key species that frame the Rose Bay foreshore and reflect the subterranean conditions that best suit subtroical planting.



CONWAY AVE STREETSCAPE
NORTH ELEVATION

DBS sketch overlayed with MHNDU
Model, showing the 3 entries framed
by palms.



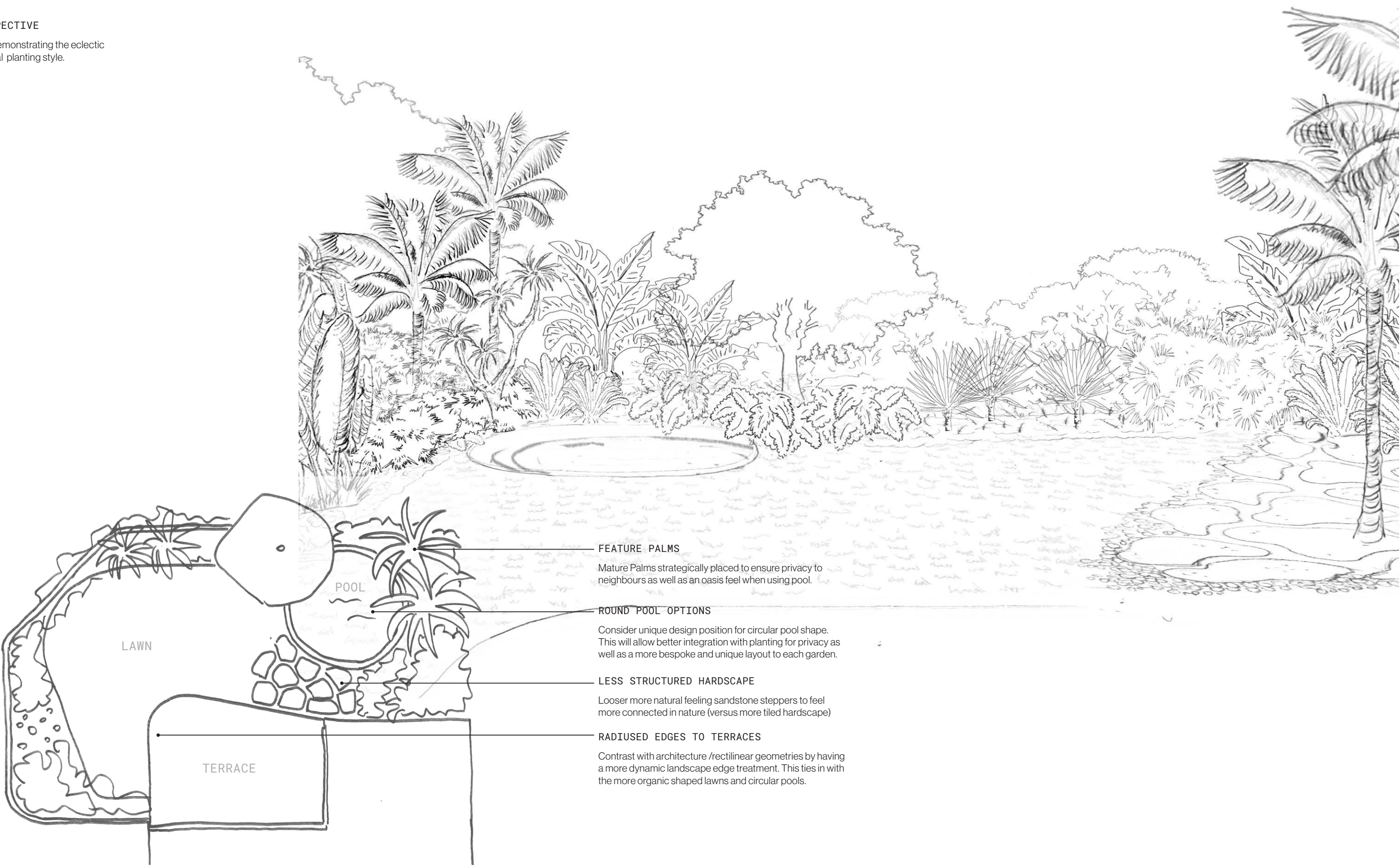
STREETSCAPE GREENERY

Landscape planting design to focus on ensuring fast growing natives are coupled with mature palms and canopy trees to soften built form and provide lush pedestrian experience along public footpathways.



POOL PERSPECTIVE

DBS sketch demonstrating the eclectic and subtropical planting style.



Pool Perspective Sketch



LANDSCAPE MASTERPLAN

KEY

- 1

NEW STREET TREES
- 2

MAIN ENTRY/EXIT
- 3

PRIVATE ENTRY/EXIT
- 4

VECHILE ENTRY/EXIT
- 5

PRIVATE LAWN AREA
- 6

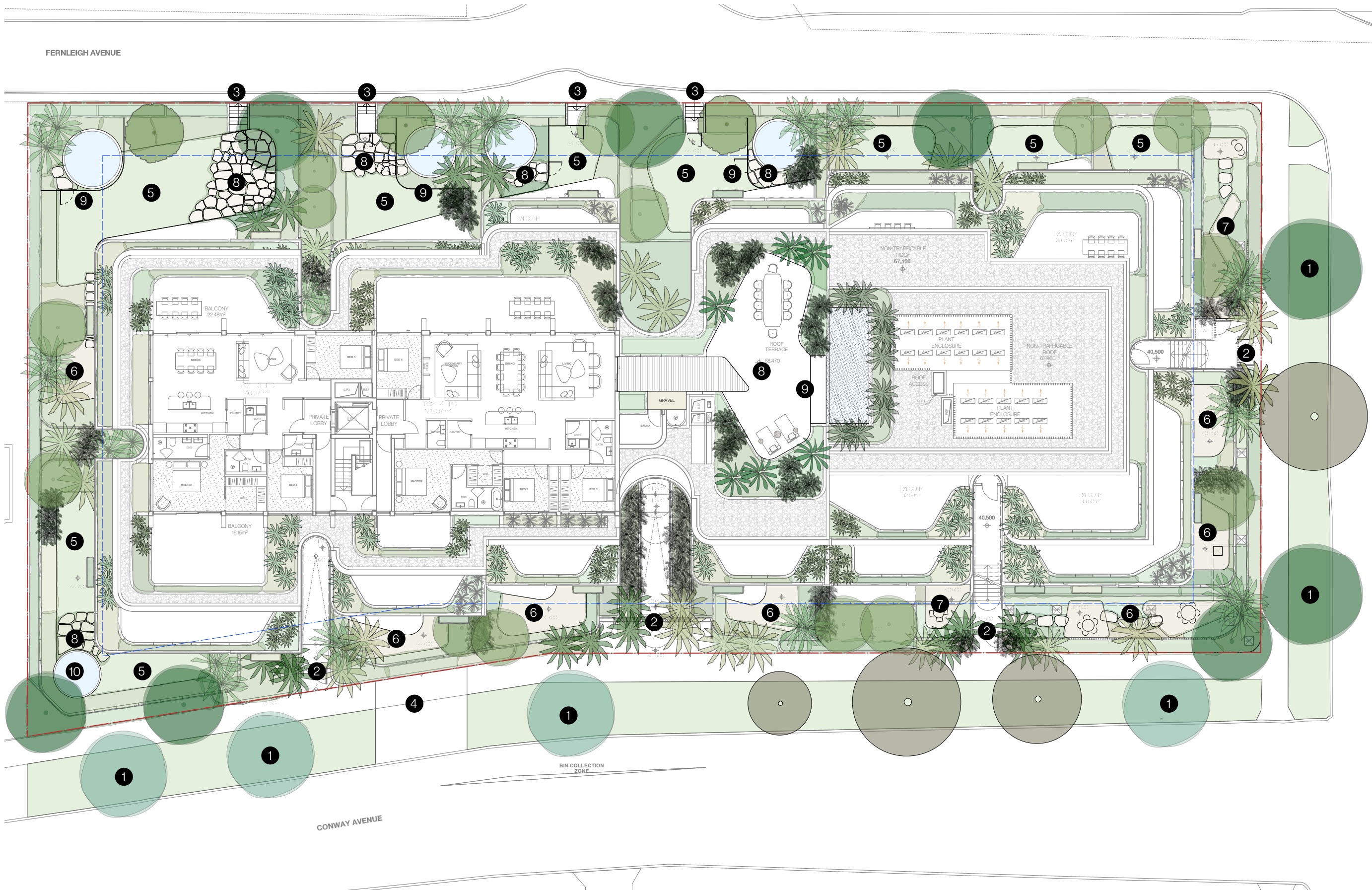
PRIVATE GRAVEL AREA
- 7

COMMUNAL GARDEN
- 8

FEATURE PAVING
- 9

POOL FENCE
- 10

SPA
- SITE BOUNDARY
- BASEMENT BELOW



PLANTING PALETTES



HOWEA FORSTERIANA
Common name: Kentia Palm
Height: 4-10m



LIVISTONA AUSTRALIS
Common name: Cabbage-Tree Palm
Height: 10-20m



ARCHONTOPHOENIX CUNNINGHAMIANA
Common name: Bangalow Palm
Height: 25m



CYATHEA COOPERI
Common name: Lacy Tree Fern
Height: 2-4m



CUPANIOPSIS ANACARDIOIDES
Common name: Tuckeroo
Height: 6-12m



TRISTANIOPSIS 'LUSCIOUS'
Common name: Luscious Water Gum
Height: 4-6m



PLUMERIA ACUTIFOLIA
Common name: Frangipani
Height: 7-8m



BANKSIA INTEGRIFOLIA
Common name: Coast Banksia
Height: 5-10m

Feature Trees



MONSTERA DELICIOSA
Common name: Fruit Salad Plant
Height: Climber



DICKSONIA ANTARCTICA
Common name: Soft Tree Fern
Height: 5-15m



ASPENIUM AUSTRALASICUM
Common name: Bird's Nest Fern
Height: 0.5-1.5m



ALPINIA NUTANS
Common name: Ginger
Height: 1-1.2m



HIBBERTIA SCANDENS
Common name: Yellow Guinea Flower
Height: Groundcover/Climber



LIGULARIA RENIFORMIS
Common name: Tractor Seat Plant
Height: 0.8m



RHAPIS EXCELSA
Common name: Lady Finger Palm
Height: 3-5m



CISSUS ANTARCTICA
Common name: Kangaroo Vine
Height: Groundcover/Climber



DORYANTHES EXCELSA
Common name: Gynea Lily
Height: 2-3m



ACMENA SMITHII 'SUBLIME'
Common name: Lily Pilly
Height: 3-5m

Lower Ground Plant Palette



ROSMARINUS OFFICINALIS

Common name: Rosemary
Height: 1-1.2.



VIOLA HEDERACEA

Common name: Native Violet
Height: Groundcover



MUEHLENBECKIA SP.

Common name: Creeping Wire Vine
Height: 0.3m



LOMANDRA KATRINUS

Common name: Mat Rush
Height: 0.7m



VIBURNUM 'EMERALD LUSTRE'

Common name: Sweet Viburnum
Height: 4m



SALVIA 'INDIGO SPIRES'

Common name: Sage
Height: 1m



CYCAS REVOLUTA

Common name: Sago Palm
Height: 3m



WESTRINGIA FRUTICOSA

Common name: Coastal Rosemary
Height: 2m



SYZYGIIUM 'RESILIENCE'

Common name: Lilly Pilly
Height: 2-4m



FATSIA JAPONICA

Common name: Paperplant
Height: 3-6m



JUNIPERUS CONFERTA
Common name: Creeping Juniper
Height: Groundcover



AGAVE DESMETTIANA
Common name: Smooth Agave
Height: 1m



AGAVE WEBERI
Common name: Weber's Agave
Height: 1.5m



AGAVE GEMINIFLORA
Common name: Twin-flowered Agave
Height: 0.6m



ROSMARINUS 'HUNTINGTON CARPET'
Common name: Prostrate Rosemary
Height: Groundcover



MYOPORUM PARVIFOLIUM
Common name: Creeping Boobialla
Height: Groundcover



BANKSIA ROLLER COASTER
Common name: Roller Coaster
Height: Groundcover



SANSEVIERIA UGANDA
Common name: Snake Plant
Height: 2m



PHOENIX ROEBELENI

Common name: Pygmy Date Palm
Height: 2-3m



LOMANDRA NYALLA

Common name: Mat Rush
Height: 0.75m



DORYANTHES PALMERI

Common name: Giant Spear Lily
Height: 2-3m



ZAMIA FURFURACEA

Common name: Cardboard Palm
Height: 1-2m



PANDOREA JASMINOIDES

Common name: Bower Vine
Height: Climber/ Groundcover



DELOSPERMA COOPERI

Common name: Ice Plant
Height: Groundcover



HIBBERTIA SCANDENS

Common name: Yellow Guinea Flower
Height: Groundcover/Climber



CYCAS REVOLUTA

Common name: Sago Palm
Height: 3m



RHAPHIOLEPIS INDICA

Common name: Indian Hawthorn
Height: 2-3m

Thank you