

LOCATION MAP



DRAWING REGISTER

Dwg. No	Drawing Title	Scale	Size
General			
DA001-8925	Cover Sheet	N/A	A1
DA002-8925	Site Plan	1:200	A1
Plans			
DA003-8925	Lower Ground Landscape Plan	1:150	A1
DA004-8925	Ground Floor Landscape Plan	1:150	A1
DA005-8925	Level 01 Landscape Plan	1:150	A1
DA006-8925	Level 02 Landscape Plan	1:150	A1
DA007-8925	Level 03 Landscape Plan	1:150	A1
DA008-8925	Level 04 Landscape Plan	1:150	A1
DA009-8925	Level 06 Landscape Plan	1:150	A1
DA010-8925	Level 07 Landscape Plan	1:150	A1
DA011-8925	Canopy Coverage Plan	1:200	A1
Details			
DA012-8925	Typical Details	As Shown	A1

GENERAL NOTES

These drawings are for **Development Application** only, not to be used for pricing or construction purposes.

Please note that the plant graphics are indicative sizes only and not an accurate representation at time of purchase.

Do not scale from drawings. All dimensions in mm unless otherwise stated. Figure dimensions shall take precedence over scale.

Contractors must verify all dimensions on site before the commencement of any works.

Service locations on plans are indicative only. *Dangar Barin Smith* accepts no responsibility for the accuracy of service locations shown or for services not shown. It is the responsibility of the contractor to locate and protect all services on site and in adjacent public domain prior to the commencement of work, including contacting *Deal Before You Dig* and performing on site service locations. Any damages to services and associated damages remains the responsibility of the contractor and shall be rectified at no cost to the client or any other party.

Structural Details shall be subject to Engineer's Specifications.

Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.

All work shall be carried out in accordance with ASA, BCA and Local Government Regulations.

All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.

No responsibility will be taken by *Dangar Barin Smith* for any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.

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GENERAL PLANTING NOTES

Plant Establishment Note
It is recommended that all plants used be subject to an establishment period. During this period maintenance work carried out will include; watering, mowing, weeding, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, top dressing and keeping the site neat and tidy.

Plant Quality Note
Plants shall be vigorous, well established, of good form consistent with species or variety, not soft or forced, free from disease and insect pests, with large healthy root systems and no evidence of having been restricted in growth or damaged. Root system shall be well balanced in relation to the size of the plant.

Root Barrier Note
Install "root barrier" or equivalent to manufacturers specifications to protect nearby structures and services.

Temporary Irrigation to Existing Trees Note
Install temporary drip irrigation system under mulch in tree protection zones and water on allotted days.

Site Preparation
All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.
All adjoining property elements including but not limited to buildings, walls, trees and paving to be protected. Damaged elements remain the responsibility of the contractor and shall be rectified at no cost to the client or any other party.
Existing trees to be retained are to be protected to Council and Project Arborist's requirements. No vehicular traffic, stockpiling or storage of materials within Tree Protection Zones (TPZs).

Soilworks
Thoroughly cultivate the subsoil to a depth of 200mm. Supply and install to a depthof 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

Mulch
Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

Maintenance
All failed or defective plant species to be replaced by landscaper for a 3 months period following completion of work. Further maintenance during and after this period should include watering, weeding, fertilising, pest and disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

RELEVANT LANDSCAPE CONTROLS :

Housing SEPP Infill Affordable:

- a minimum landscaped area min 30% of the site area,
- a deep soil zone on at least 15% of the site area, where -
- each deep soil zone has minimum dimensions of 3m and
- if practicable, at least 65% of the deep soil zone is located at the rear of the site,

LMR Tree Canopy Guide:

All Lots:

- Tree Canopy 15% of site area
- Deep Soil 7% of site area

For site area 1500m2+ - 'Enhanced'

- Tree Canopy 20% of site area
- Deep Soil 15% of site area
- For every 575m2 of site area, or part thereof, plant at least 2 medium trees or one large tree in the deep soil area.

LMR Tree Canopy Guide 'Canopy Cover' Definition
The layer of leaves, branches and stems of a tree that provide coverage of the ground when viewed from above, or the combined canopy area of a group of trees

LMR Tree Canopy Guide 'Deep Soil' Definition
A landscaped area connected horizontally to the soil system and local ground water system beyond and is unimpeded by any building or structure above or below ground with the exception of minor structures*. Deep soil zones with a minimum dimension of 3m allows sufficient space for the planting and healthy growth of new trees that provide canopy cover and assist with urban cooling and infiltration of rainwater to the water table. Deep soil also allows for the retention of existing trees. *Minor structures are defined as: a. path, access ramp or area of paving with a maximum width up to 1.2m b. essential services infrastructure (such as stormwater pipes) with a maximum diameter up to 300mm c. landscape structures (such as lightweight fences, light poles or seating) requiring a footing with a maximum size of up to 300mm x 300mm in cross section. The 3 m dimension in deep soil refers to 3 m in every horizontal direction (length and width). This means deep soil is a minimum 9 m2 (3 m x 3 m).

LMR Tree Canopy Controls
A development can deliver either the tree canopy percentage target or the tree planting rate to satisfy the guidance objectives.

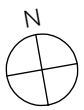
Apartment Design Guide:
(superseded by the Housing SEPP, LMR and Affordable Infill Housing provisions)

For site area 1500m2+:

- Deep Soil 7% of site area, min 6m dimension
- Tree planting: 1large tree or 2 medium trees per 80m2 of deep soil zone

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16/12/2025	Development Application	A	MM/ND

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Contractors must verify all dimensions on site before the commencement of any works.
Do not scale from drawings. Figure dimensions shall take precedence over scale.
All work shall be carried out in accordance with ASA, BCA and Local Government Regulations, and in accordance with the LMR Tree Canopy Guide.
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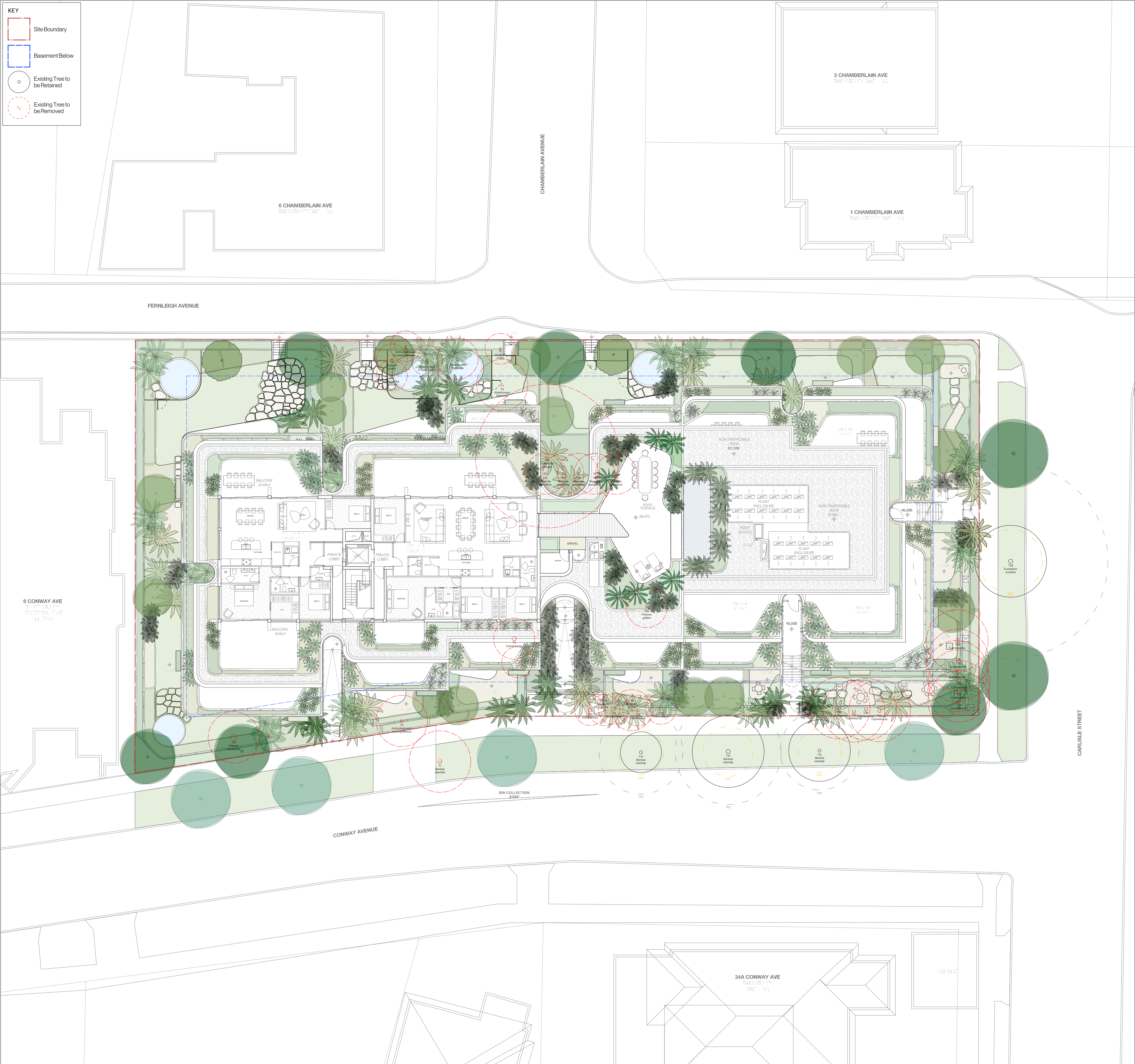


Client:	Matheson Property	Dwg no:	DA01-D8925	Drawn by:	MM	Dangar Barin Smith
Title:	Cover Sheet	Project Address:	2A/2-6 Conway Ave,	Checked by:	TS	19 Rochester St Botany
Stage:	Development Application	38-40 Carlisle St +	Revision:	A	T (02) 9316 9044	W.dangarbarin@barin.smith.com.au
	SSD-101842729	15-15A Ferliegh Ave	Date:	16.12.2025	ABN 52 454 816 948	
		Rose Bay, NSW 2023	Scale:	N/A @ A1		

PLANTS SCHEDULE

NATIVE SPECIES					
Botanic Name	Common Name	Mature Height	Mature Spread	Pot Size	Qty
Acmena smithii 'Sublime'	Lilly Pilly Sublime	5m	2 - 3m	300mm	18
Acmena smithii 'Sublime'	Lilly Pilly Sublime	5m	2 - 3m	100L	29
Allocasia brisbanensis	Cunjevoi	0.9 - 1.5m	1.2 - 2.0m	300mm	56
Alpinia caerulea	Native Ginger	2.2m	1.2m	200mm	44
Archontophoenix cunninghamiana	Bangalow Palm	10 - 20m	2 - 5m	Adv.	29
Asplenium australasicum	Bird's Nest Fern	1 - 2m	2 - 3m	200mm	9
Asplenium nidus	Bird's-Nest Fern	0.6 - 1m	0.5 - 1m	200mm	4
Backhousia citriodora	Lemon Scented Myrtle	10 - 15m	6 - 10m	200L	2
Banksia 'Birthday Candles'	Hairpin Banksia	0.6m	1 - 1.5m	200mm	43
Banksia integrifolia	Coastal Banksia	10 - 15m	5 - 10m	200L	4
Banksia integrifolia 'Roller Coaster'	Prostrate Coast Banksia	0.6m	1.5 - 3m	140mm	162
Banksia spinulosa	Hairpin Banksia	1 - 3m	1 - 2m	200mm	61
Blechnum nudum	Fishbone Water Fern	0.5 - 1m	0.5 - 1m	200mm	13
Casuarina glauca 'Cousin It'	Cousin It	0.3m	1.5 - 2.0m	140mm	8
Cissus antarctica	Kangaroo Vine	0.5m	1 - 2m	200mm	434
Correa alba	White Correa	0.5 - 2m	1 - 1.5m	200mm	48
Corymbia eximia 'Nana'	Dwarf Yellow Bloodwood	8-9m	6-7m	100L	2
Cupaniopsis anacardioides	Tuckeroo	10 - 15m	3.5 - 6m	200L	6
Cyathea cooperi	Australian Tree Fern	4 - 10m	2 - 4m	100L	6
Dicksonia antarctica	Soft Tree Fern	10-15m	1-2m	100L	30
Doryanthes excelsa	Gymea Lily	1.5 - 2m	1.5 - 2m	300mm	9
Doryanthes palmeri	Giant Spear Lily	2 - 3m	2 - 2.5m	400mm	24
Hibbertia scandens	Golden Guinea Flower	0.3m	1 - 3m	200mm	186
Hibbertia scandens	Golden Guinea Flower	0.3m	1 - 3m	140mm	58
Howea forsteriana	Kentia Palm	5 - 10m	3.5 - 6m	Adv.	15
Leptospermum laevigatum	Coastal Tea-Tree	2 - 4m	2 - 3m	300mm	14
Livistona australis	Cabbage-tree Palm	15 - 20m	6 - 10m	Adv.	18
Lomandra longifolia 'Lady Tanika'	Mat Rush	0.5m	0.6m	200mm	17
Lomandra longifolia 'Nyalla'	Mat Rush	0.7 - 0.9m	0.7 - 0.9m	200mm	256
Lomandra longifolia 'Tanika'	Mat Rush	0.6m	0.65m	200mm	62
Lomandra longifolia 'Katrinus'	Spiny-headed Mat-Rush	0.8 - 1m	0.6 - 1.2m	200mm	213
Muehlenbeckia axillaris	Creeping Wire Vine	0.3m	1 - 1.5m	200mm	19
Muehlenbeckia complexa	Maidenhair Vine	1 - 2m	1 - 2m	140mm	72
Myoporum parvifolium	Creeping Boobialla	0.3m	1.2 - 2.0m	140mm	407
Pandorea jasminoides	Bower Vine	1 - 2m	200mm		68
Syzygium australe 'Straight & Narrow'	Lilly Pilly	5 - 8m	1 - 1.5m	100L	27
Syzygium 'Resilience'	Resilience Lilly Pilly	3 - 5m	1.5 - 3m	100L	22
Tristanopsis laurina 'Luscious'	Luscious Water Gum	5 - 10m	3.5 - 6m	200L	12
Viola hederacea	Native Violet	0.0 - 0.3m	1.2 - 2.0m	140mm	260
Westringia fruticosa	Coastal Rosemary	0.9 - 1.5m	0.9 - 1.2m	200mm	42
Westringia 'Low Horizon'	Low Horizon Coastal Rosemary	0.3m	0.7m	140mm	23
EXOTIC SPECIES					
Botanic Name	Common Name	Mature Height	Mature Spread	Pot Size	Qty
Agave desmettiana	Smooth Agave	0.75 - 0.9m	0.9 - 1.2m	300mm	76
Agave geminiflora	Twin-flowered Agave	1m	1m	300mm	32
Agave weberi	Weber's Agave	1.2 - 1.5m	1.8 - 2.5m	300mm	92
Cycas revoluta	Sago Palm	1.5 - 3m	2.0 - 3.5m	100L	30
Delosperma cooperi	Hardy Ice Plant	0.1 - 0.2m	0.6m	140mm	18
Epipremnum aureum	Devil's Ivy	Climber	1 - 2m	140mm	163
Fatsia japonica	False Castor Oil Plant	1.5 - 3m	0.9 - 1.2m	200mm	61
Juniperus conferta	Shore Juniper	0.3m	1 - 2m	140mm	695
Ligularia reniformis	Tractor Seat Plant	0.9 - 1.5m	0.9 - 1.2m	200mm	34
Monstera deliciosa	Swiss Cheese Plant	Climber	1 - 3m	300mm	64
Philodendron 'Rojo Congo'	Rojo Philodendron	1 - 1.5m	1 - 1.5m	200mm	25
Phoenix roebelinii	Pygmy Date Palm	1.5 - 3m	2.0 - 3.5m	Adv.	6
Plumeria acutifolia	Frangipani	2 - 7m	2 - 7m	Adv.	3
Rhaphiolepis indica	Indian Hawthorn	1.5 - 3m	2.0 - 3.5m	300mm	135
Rhapis excelsa	Lady Palm	2 - 4m	1.5 - 2m	500mm	30
Rosmarinus officinalis	Rosemary	0.6 - 2m	0.6 - 1.2m	200mm	99
Rosmarinus prostrata	Prostrate Rosemary	0.3 - 0.5m	1 - 2m	140mm	842
Salvia 'Indigo Spires'	Indigo Sage	0.9 - 1.5m	0.6 - 1.2m	200mm	66
Sansevieria 'Uganda'	Snake Plant	0.5 - 1.2m	0.3 - 0.6m	300mm	264
Trachelospermum asiaticum	Asiatic Jasmine	0.1 - 0.4m	2 - 4m	140mm	32
Trachelospermum jasminoides	Star Jasmine	Climber	2 - 3m	300mm	6
Viburnum 'Emerald Lustre'	Sweet Viburnum	3 - 4m	2 - 3m	45L	19
Zamia furfuracea	Cardboard Palm	0.5 - 1.5m	1.5 - 2.5m	400mm	19
Total					5643
Native					2832
Native %					50.19

SITE PLAN



Date	Notes	Rev.	Receipt
16/12/2025	Development Application	A	MM/ND

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North Arrow

Client:

Matheson Property

Project Address:

2A/2-6 Conway Ave,
38-40 Carlisle St +
15-15A Fernleigh Ave
Rose Bay, NSW 2023

Dwg no:

DA02-D8925

Title:

Site Plan

Stage:

Development
Application
SSD-101842729

Drawn by:

MM

Checked by:

TS

Revision:

A

Date:

16.12.2025

Scale:

1:200 @ A1

Dangar Barin Smith

19 Rochester St Botany

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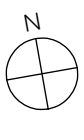
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ABN 52 454 816 948



Date	Notes	Rev.	Receipt
16/12/2025	Development Application	A	MHNDL

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Client: Matheson Property
Project Address: 2A/2-6 Conway Ave, 38-40 Carlisle St + 15-15A Fernleigh Ave, Rose Bay, NSW 2023

Dwg no: DA03-08925
Title: Lower Ground Landscape Plan
Stage: Development Application
Development Application

Drawn by: MM
Checked by: TS
Revision: A
Date: 16.12.2025
Scale: 1:150 @ A1

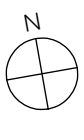
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16.12.2025	Development Application	A	MHNDU

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Client:
Matheson Property
Project Address:
2A/2-6 Conway Ave,
38-40 Carlisle St +
15-15A Fernleigh Ave
Rose Bay, NSW 2029

Dwg no: DA05-D8925
Title: Level 01 Landscape Plan
Stage: Development Application
SSD-101842729

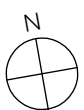
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Revision: A
Date: 16.12.2025
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16/12/2025	Development Application	A	MHNDU

Important Notes:
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Consultation with local authorities and other stakeholders is required for the development and construction of the project.
All work shall be carried out in accordance with the Australian Standard for Landscaping and Engineering.
The responsibility for the design and construction of the project shall remain with the Project Engineer or Landscape Architect.
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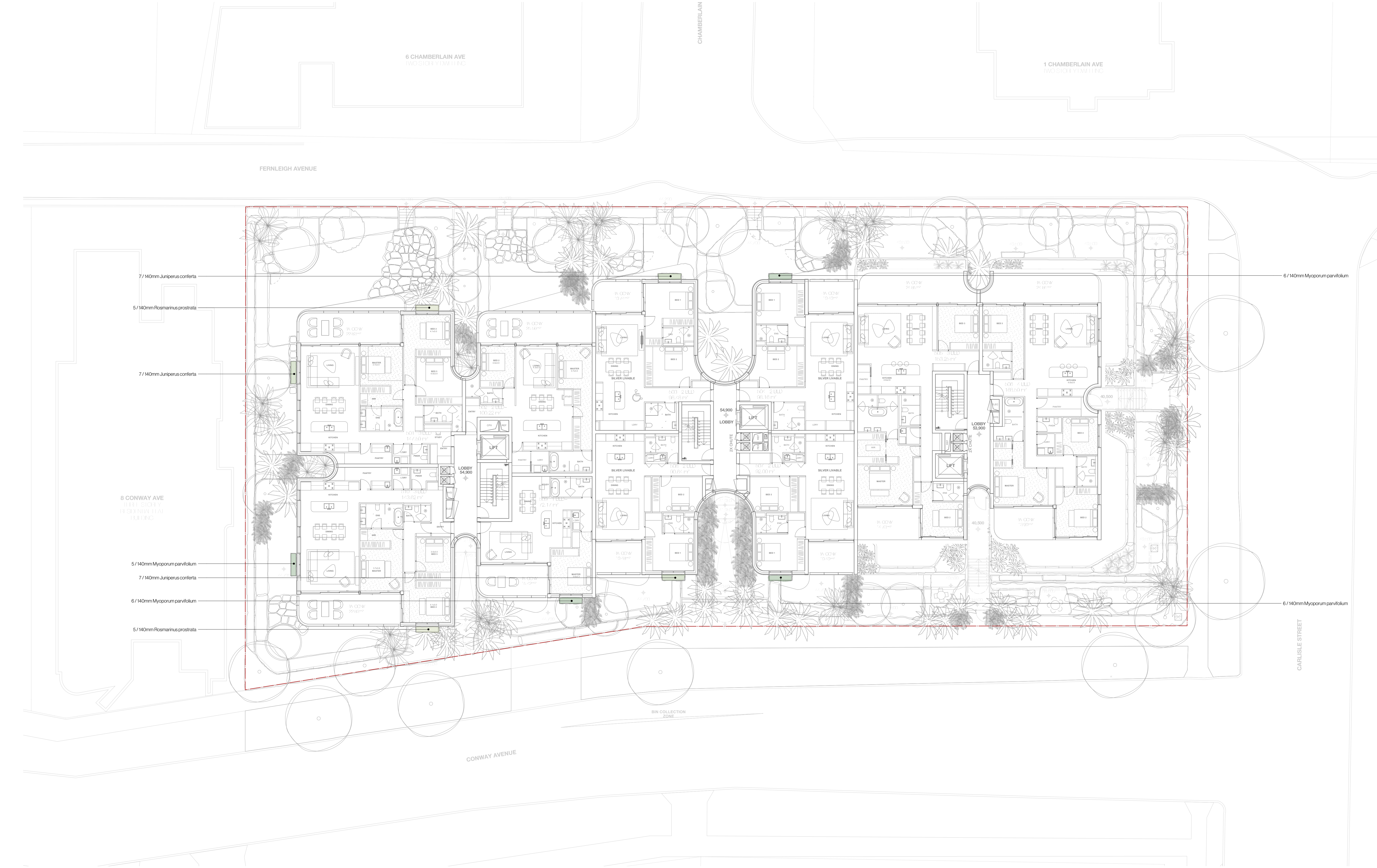


Client:
Matheson Property
Project Address:
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Rose Bay, NSW 2023

Dwg no: DA06-D8925
Title: Level 02 Landscape Plan
Stage: Development
Application
SSD-101842729

Drawn by: MM
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Revision: A
Date: 16.12.2025
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Date	Notes	Rev.	Receipt
16.12.2025	Development Application	A	MMHDL

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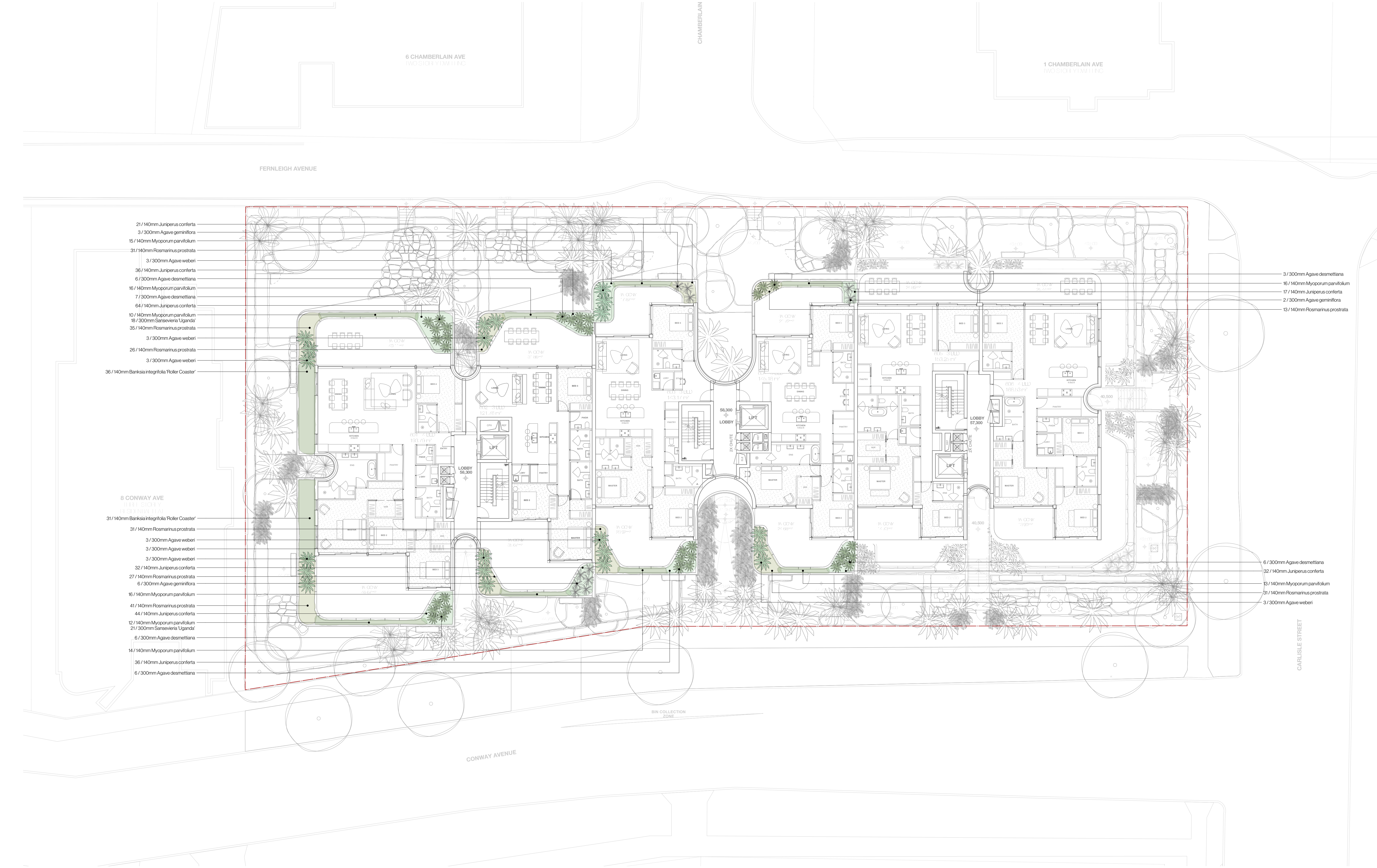


Client:
Matheson Property
Project Address:
2A/2-6 Conway Ave,
38-40 Carlisle St +
15-15A Fernleigh Ave
Rose Bay, NSW 2023

Dwg no: DA06-D8925
Title: Level 03 Landscape Plan
Stage: Development Application
SSD-101842729

Drawn by: MM
Checked by: TS
Revision: A
Date: 16.12.2025
Scale: 1:150 @ A1

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16/12/2025	Development Application	A	MH/ML

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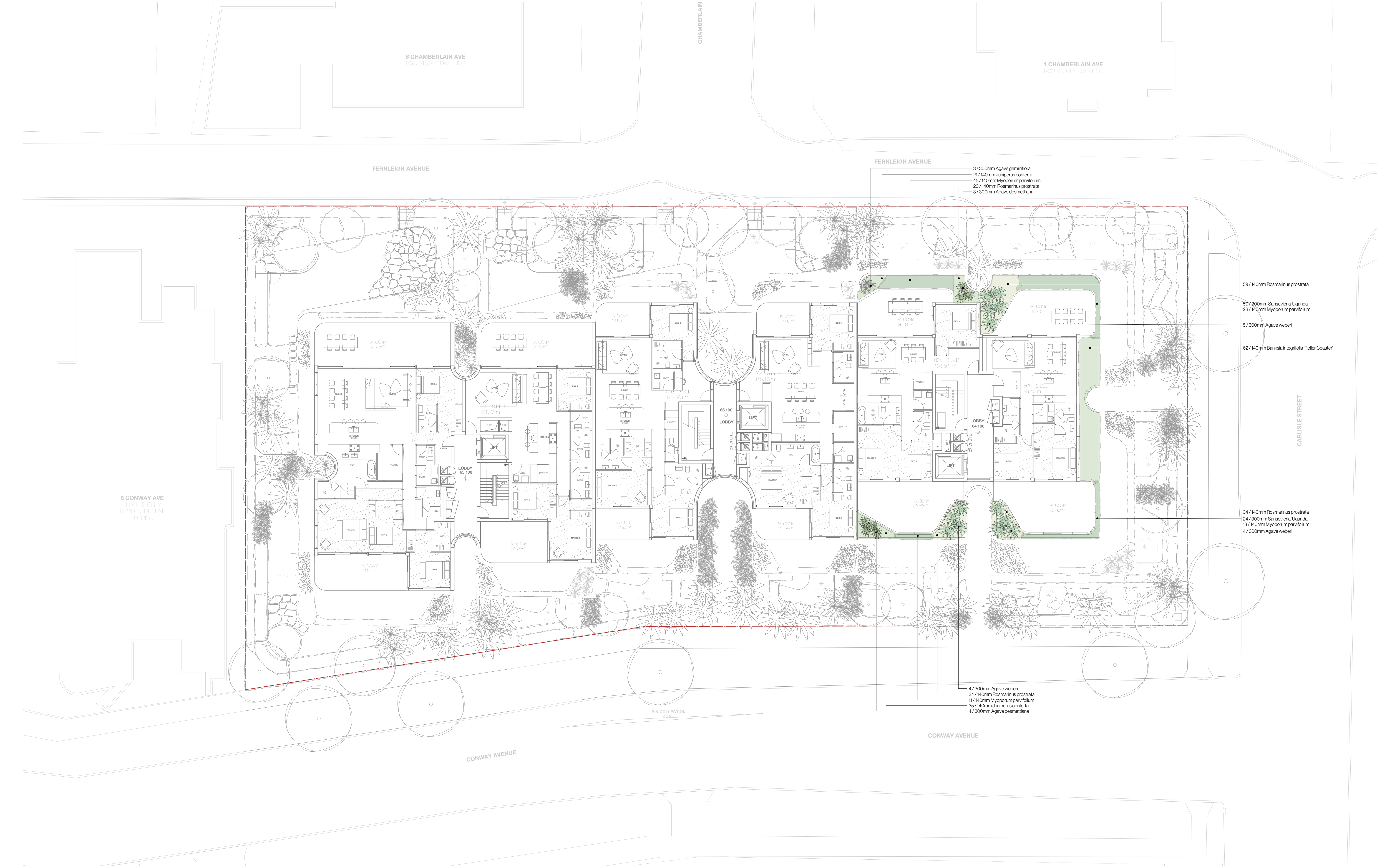


Client:
Matheson Property
Project Address:
2A/2-6 Conway Ave,
38-40 Carlisle St +
15-15A Fernleigh Ave
Rose Bay, NSW 2023

Dwg no: DA06-D8925
Title: Level 04 Landscape Plan
Stage: Development
Application
SSD-101842729

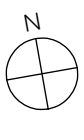
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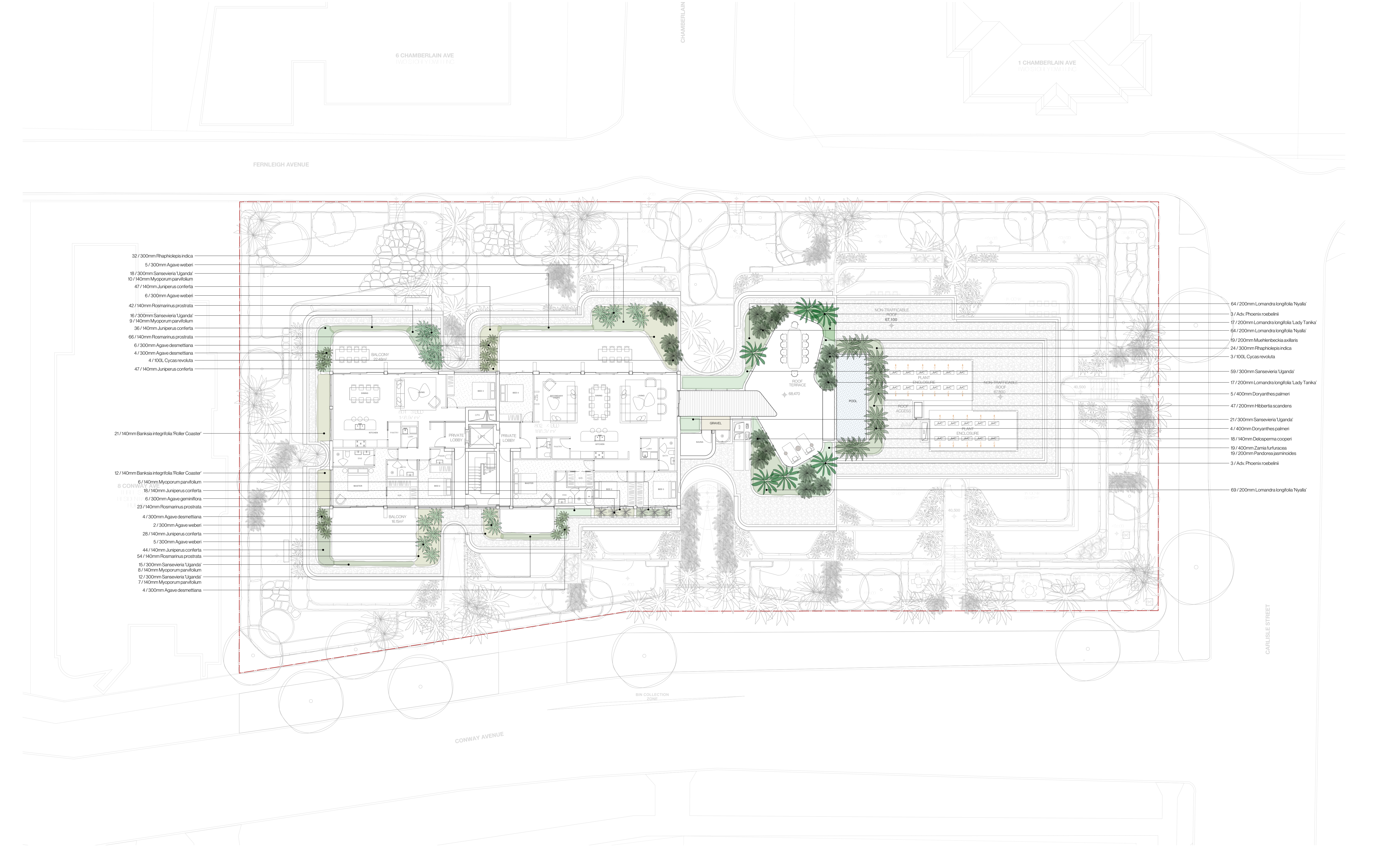


Client:
Matheson Property
Project Address:
2A/2-6 Conway Ave,
38-40 Carlsle St +
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Rose Bay, NSW 2023

Dwg no: DA07-D8925
Title: Level 06 Landscape Plan
Stage: Development Application
SSD-101842729

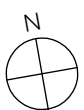
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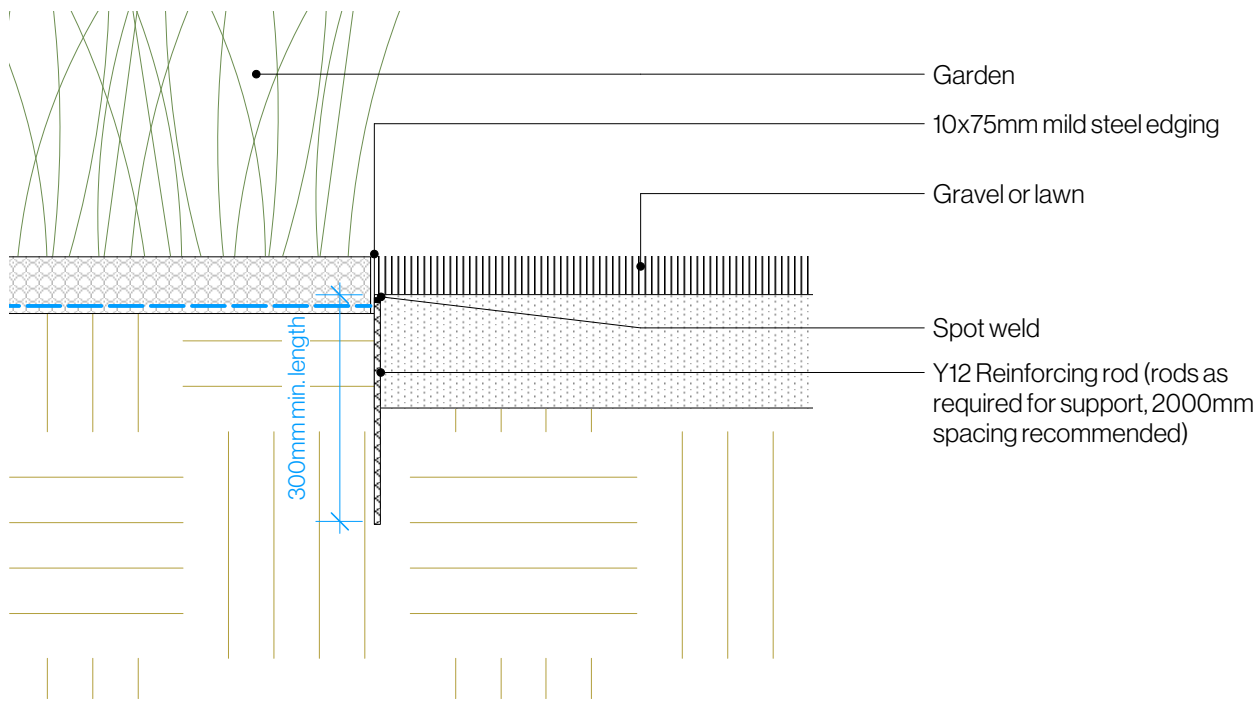


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15-15A Fernleigh Ave
Rose Bay, NSW 2023

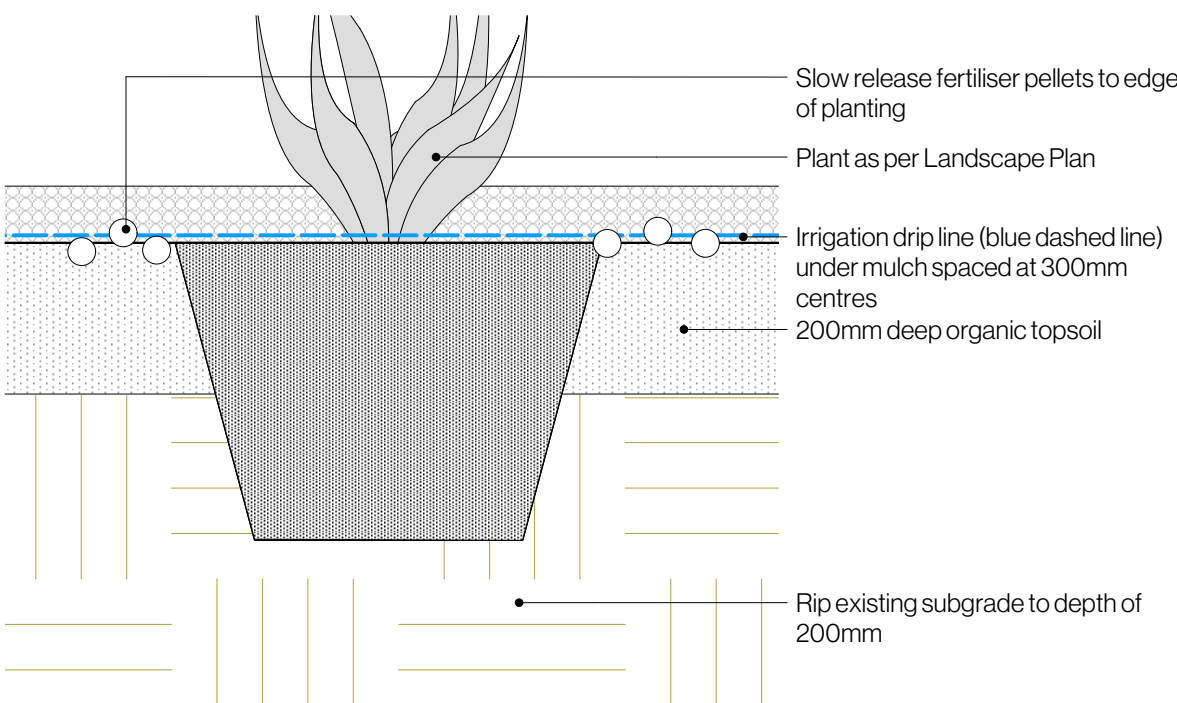
Dwg no: DA08-D8925
Title: Level 07 Landscape Plan
Stage: Development Application
SSD-101842729

Drawn by: MM
Checked by: TS
Revision: A
Date: 16.12.2025
Scale: 1:150 @ A1

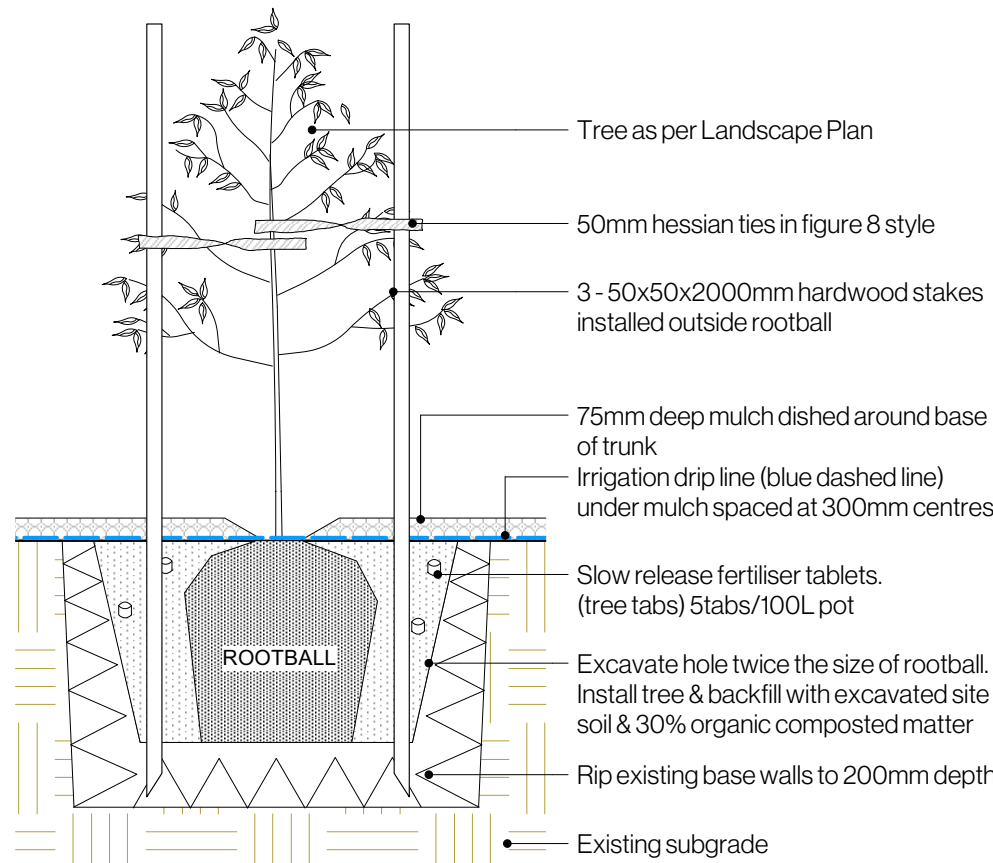
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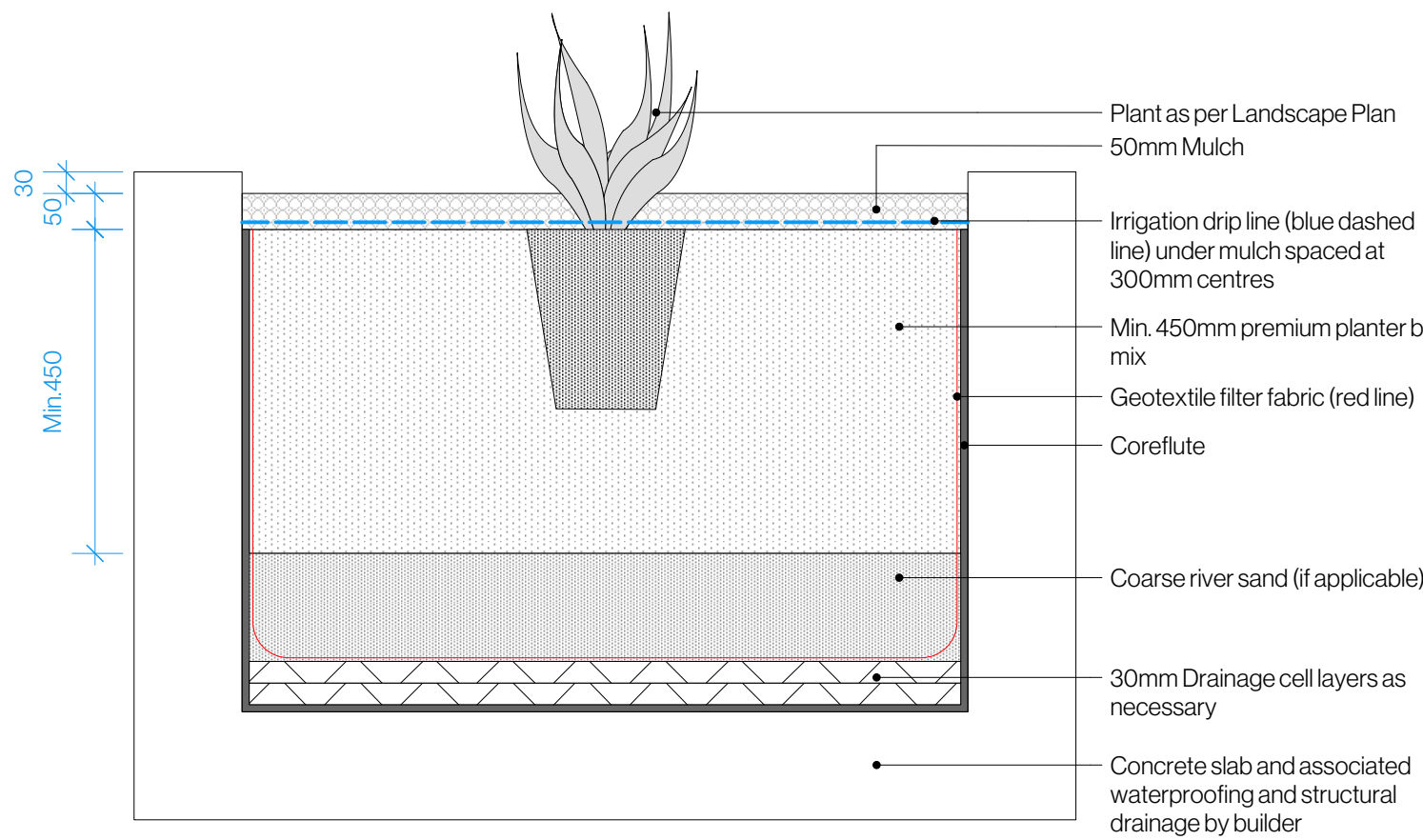
1 Garden Edge Detail
Scale: 1:10



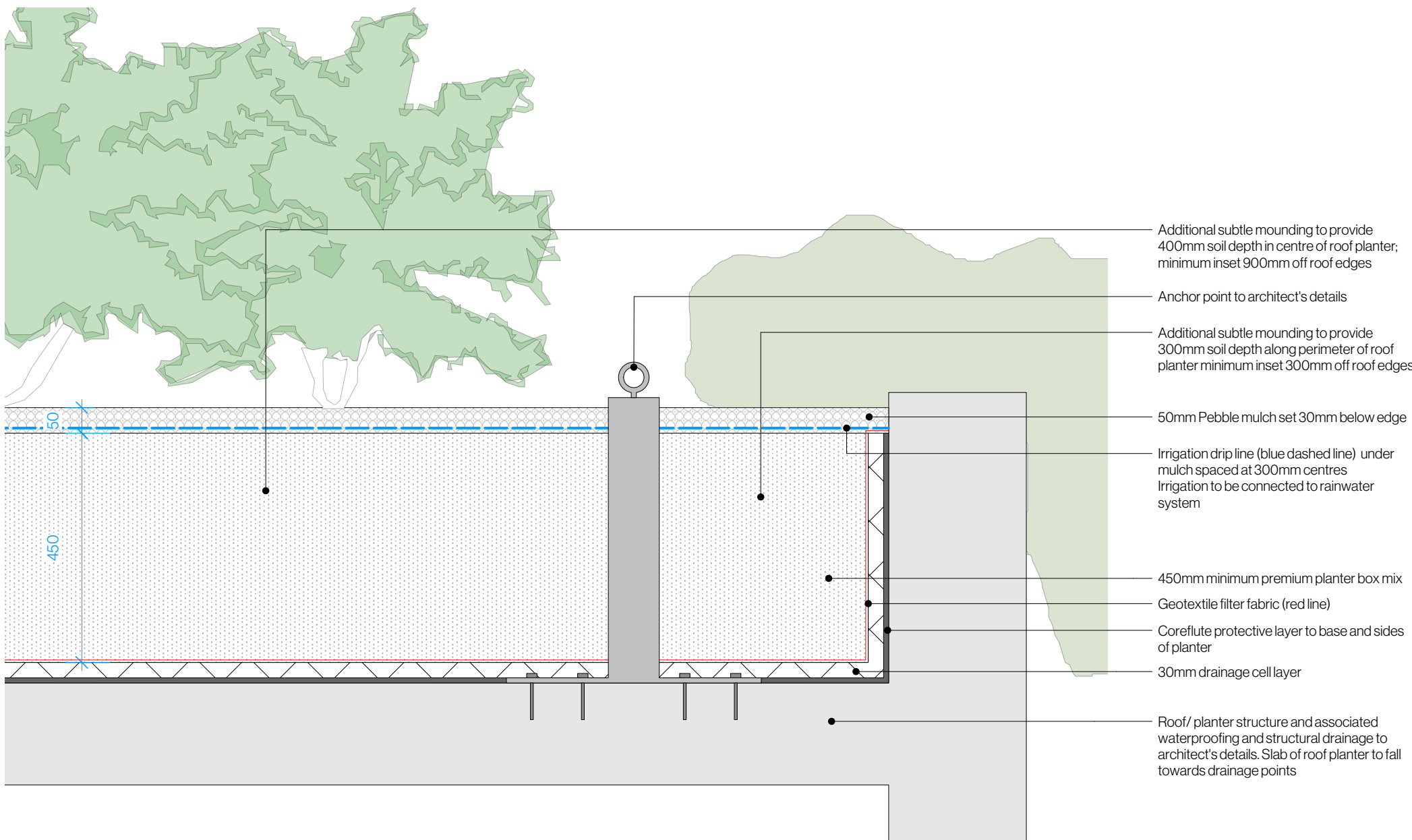
2 Shrub in Ground
Scale: 1:10



3 Staked Tree in Ground
Scale: 1:25



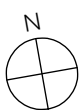
4 Typical Planter Planting Detail
Scale: 1:10



5 Green Roof Detail
Scale: 1:10

Date	Notes	Rev.	Receipt
16.12.2025	Development Application	A	MHNDU

Important Notes:
Do not scale from drawings. Figure dimensions shall take precedence over scale. All dimensions in mm unless otherwise stated. All dimensions to be brought to the attention of the Project Landscape Architect.
Contractors to supply and install all materials and labour for the construction and installation of any works.
Contractors to supply and install all materials and labour for the construction and installation of any works.
All work shall be carried out in accordance with AS/NZS 4580 and local Government Regulations, and all construction methods shall be approved by the Project Landscape Architect and Engineer (if applicable).
No responsibility shall be taken for changes made to any conditions or design information, materials, methods, methods, and/or specifications without permission from the Project Engineer or Landscape Architect.
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Client:
Matheson Property
Project Address:
2A/2-6 Conway Ave,
38-40 Carlisle St +
15-15A Ferriagh Ave
Rose Bay, NSW 2023

Dwg no: DA12-D8925
Title: Typical Details
Stage: Development Application
SSD-101842729

Drawn by: MM
Checked by: TS
Revision: A
Date: 16.12.2025
Scale: As Shown @ A1

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