

LOCATION MAP



DRAWING REGISTER

Dwg. No	Drawing Title	Scale	Size
General			
DA01-0526	Cover Sheet	N/A	A2
DA02-0526	Site Plan	1:250	A2
Plans			
DA03-0526	Ground Floor Landscape Plan	1:200	A2
DA04-0526	Level 1 Landscape Plan	1:200	A2
DA05-0526	Level 2 Landscape Plan	1:200	A2
DA06-0526	Level 3 Landscape Plan	1:200	A2
DA07-0526	Level 5 Landscape Plan	1:200	A2
DA08-0526	Level 9 Landscape Plan	1:200	A2
DA09-0526	Canopy Coverage Plan	1:250	A2
Details			
DA10-0526	Typical Details	As Shown	A2
DA11-0526	Verge Landscape Plan	1:200	A2

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 *Dial 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.

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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).

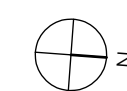
Soilworks
Thoroughly cultivate the subsoil to a depth of 200mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

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.

Date	Notes	Rev.	Receipt
18.02.2026	Development Application	A	FJC Studio Time & Place
27.02.2026	Development Application	B	FJC Studio Time & Place

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Client: Mosman Land No 1 Pty Ltd
Project Address: 40-48 Redan Street Mosman, NSW 2088

Dwg no: DA01-D0526
Title: Cover Sheet
Stage: Development Application

Drawn by: EF/MM/NBP
Checked by: NB
Revision: B
Date: 27.02.2026
Scale: N/A @ A2

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PLANTS SCHEDULE

NATIVE SPECIES

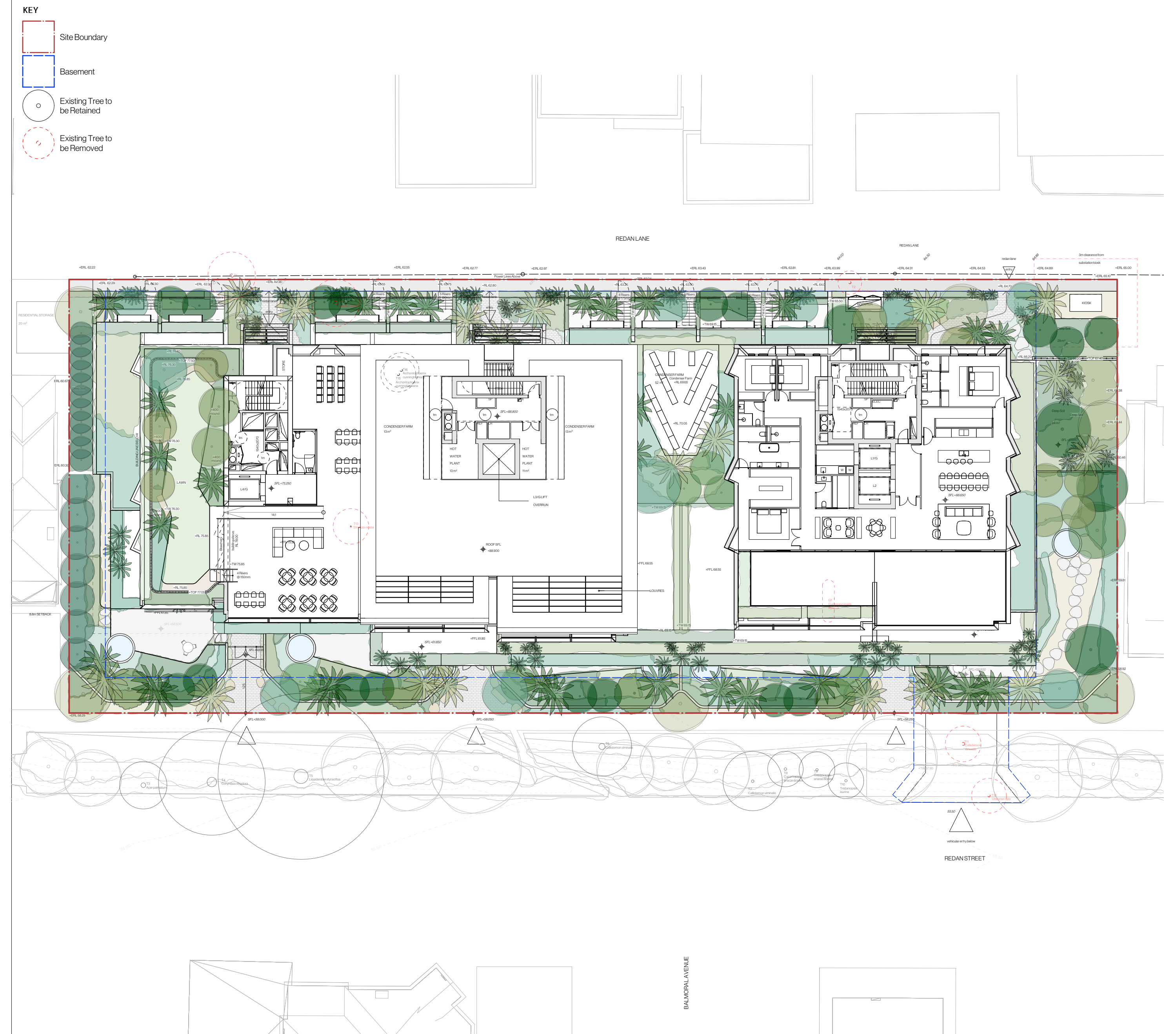
Botanic Name	Common Name	Mature Height	Mature Spread	Pot Size	Qty
<i>Alocasia brisbanensis</i>	Cunjevoi	0.9 - 1.5m	1.2 - 2.0m	200mm	72
<i>Alocasia brisbanensis</i>	Cunjevoi	0.9 - 1.5m	1.2 - 2.0m	300mm	26
<i>Alpinia caerulea</i>	Native Ginger	2.2m	1.2m	200mm	64
<i>Backhousia citriodora</i>	Lemon Scented Myrtle	10 - 15m	6 - 10m	200L	2
<i>Banksia ericifolia</i>	Heath-leaved Banksia	3 - 5m	3.5 - 6m	200mm	137
<i>Banksia integrifolia</i>	Coastal Banksia	10 - 15m	5 - 10m	200L	12
<i>Banksia integrifolia</i> 'Roller Coaster'	Prostrate Coast Banksia	0.6m	1.5 - 3m	140mm	846
<i>Blechnum nudum</i>	Fishbone Water Fern	0.5 - 1m	0.5 - 1m	200mm	61
<i>Buckinghamia celsissima</i>	Ivory Curl Tree	5 - 10m	3.5 - 6m	200L	1
<i>Cissus antarctica</i>	Kangaroo Vine	0.5m	1 - 2m	200mm	871
<i>Cupaniopsis anacardioides</i>	Tuckeroo	10 - 15m	3.5 - 6m	100L	3
<i>Cupaniopsis anacardioides</i>	Tuckeroo	10 - 15m	3.5 - 6m	Adv	1
<i>Cupaniopsis anacardioides</i>	Tuckeroo	10 - 15m	3.5 - 6m	200L	3
<i>Dichondra repens</i>	Kidney Weed	0.1 - 0.2m	1 - 2m	100mm	123
<i>Doryanthes excelsa</i>	Gynea Lily	1.5 - 2m	1.5 - 2m	45L	28
<i>Doryanthes excelsa</i>	Gynea Lily	1.5 - 2m	1.5 - 2m	400mm	39
<i>Doryanthes palmeri</i>	Giant Spear Lily	2 - 3m	2 - 2.5m	45L	17
<i>Doryanthes palmeri</i>	Giant Spear Lily	2 - 3m	2 - 2.5m	100L	54
<i>Doryanthes palmeri</i>	Giant Spear Lily	2 - 3m	2 - 2.5m	400mm	9
<i>Elaeocarpus eumundi</i>	Eumundi Quandong	5 - 10m	2.0 - 3.5m	100L	18
<i>Elaeocarpus</i> 'Green Dream'	Blueberry Ash	2 - 4m	2 - 4m	200L	14
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	5 - 10m	3.5 - 6m	200L	5
<i>Glochidion ferdinandi</i>	Cheese Tree	5 - 10m	6 - 10m	200L	1
<i>Hibbertia scandens</i>	Golden Guinea Flower	0.3m	1 - 3m	200mm	419
<i>Howea forsteriana</i>	Kentia Palm	5 - 10m	3.5 - 6m	Adv.	31
<i>Leptospermum</i> 'Vertical Drop'	Prostrate Lemon-scented Tea Tree	0.2 - 0.4m	1 - 1.5m	140mm	17
<i>Livistona australis</i>	Cabbage-tree Palm	15 - 20m	6 - 10m	200L	8
<i>Livistona australis</i>	Cabbage-tree Palm	15 - 20m	6 - 10m	Adv	12
<i>Lomandra longifolia</i>	Spiny-headed Mat-Rush	1m	0.6 - 1m	200mm	165
<i>Lomandra longifolia</i> 'Nyalla'	Mat Rush	0.7 - 0.9m	0.7 - 0.9m	200mm	367
<i>Lomandra longifolia</i> 'Tanika'	Mat Rush	0.6m	0.65m	200mm	173
<i>Lomandra longifolia</i> 'Katrinus'	Spiny-headed Mat-Rush	0.8 - 1m	0.6 - 1.2m	200mm	226
<i>Melaleuca bracteata</i>	Black Tea-tree	3 - 8m	3 - 6m	100L	7
<i>Melaleuca bracteata</i>	Black Tea-tree	3 - 8m	3 - 6m	200L	3
<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	10 - 15m	10 - 15m	400L	7
<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	10 - 15m	10 - 15m	200L	1
<i>Muehlenbeckia complexa</i>	Maidenhair Vine	Climber	1 - 2m	140mm	337
<i>Pandorea jasminoides</i>	Bower Vine	Climber	1 - 2m	200mm	49
<i>Pennisetum</i> 'Nafray'	Swamp Foxtail Grass	0.6m	0.6m	200mm	697
<i>Syzygium</i> 'Resilience'	Resilience Lilly Pilly	3 - 5m	1.5 - 3m	100L	92
<i>Viola hederacea</i>	Native Violet	0.0 - 0.3m	1.2 - 2.0m	140mm	215

EXOTIC SPECIES

Botanic Name	Common Name	Mature Height	Mature Spread	Pot Size	Qty
<i>Alpinia nutans</i>	Dwarf Cardamom	1 - 1.5m	1 - 1.5m	200mm	34
<i>Alpinia zerumbet</i>	Shell Ginger	1.5 - 3m	1.2 - 2.0m	300mm	20
<i>Elaeagnus macrophylla</i>	Russian Olive	2 - 3m	2 - 3m	400mm	47
<i>Ficus pumila</i>	Creeping Fig	Climber	3.5 - 6m	140mm	28
<i>Plumeria acutifolia</i>	Frangipani	2 - 7m	2 - 7m	Adv.	4
<i>Rhapis excelsa</i>	Lady Palm	2 - 4m	1.5 - 2m	45L	4
<i>Rosmarinus prostrata</i>	Prostrate Rosemary	0.3 - 0.5m	1 - 2m	140mm	23

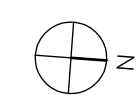
Total 5393
Native 5233
Native% 97.03

SITE PLAN



Date	Notes	Rev.	Receipt
18.02.2026	Development Application	A	FJC Studio Time & Place
27.02.2026	Development Application	B	FJC Studio Time & Place

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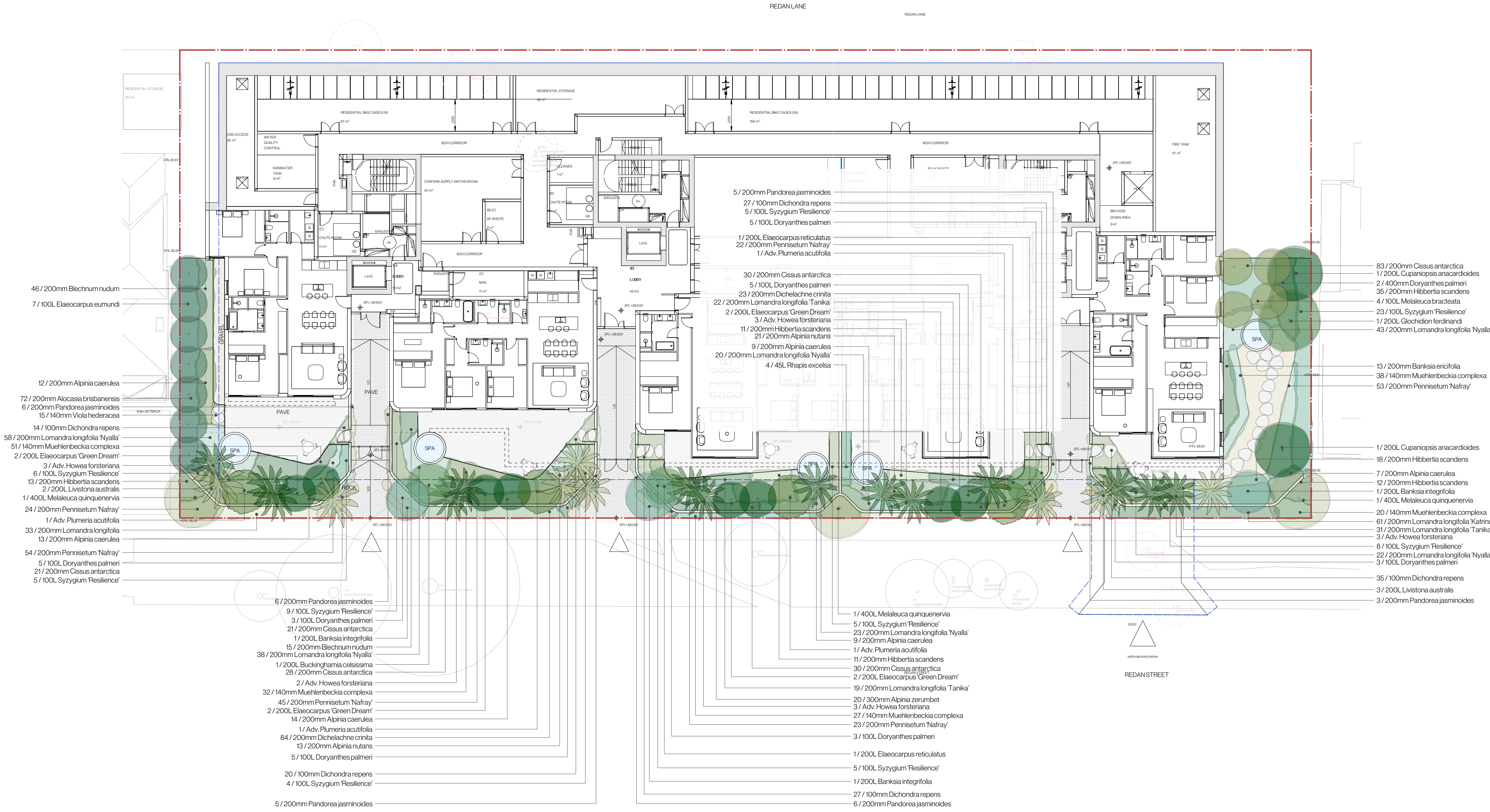


Client: Mosman Land No 1 Pty Ltd
Project Address: 40-48 Redan Street Mosman, NSW 2088

Dwg no: DA02-D0526
Title: Site Plan
Stage: Development Application

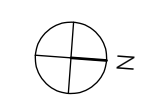
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Checked by: NB
Revision: B
Date: 27.02.2026
Scale: 1:250 @ A2

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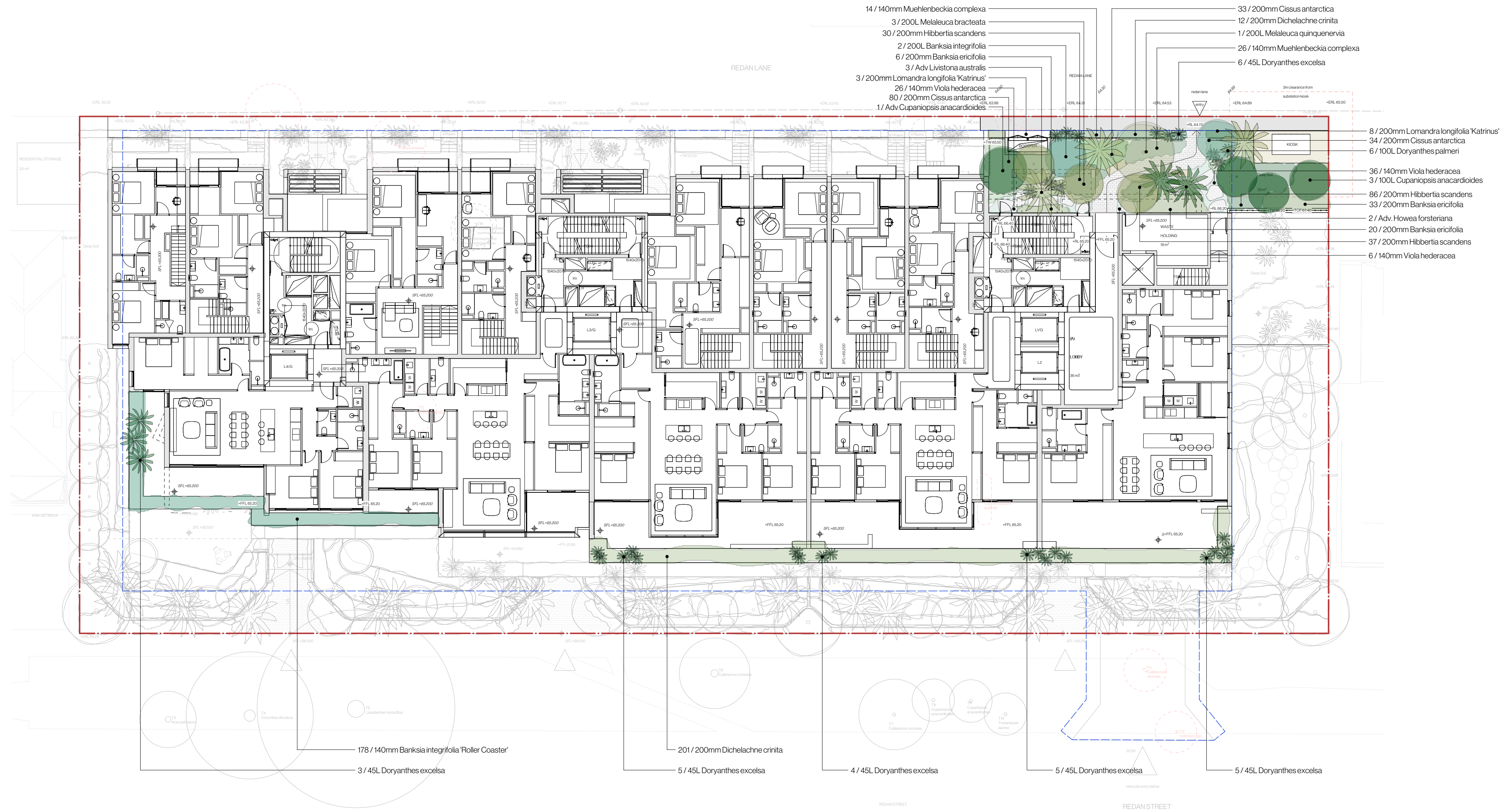
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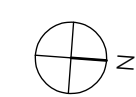
Client: Mosman Land No 1 Pty Ltd
 Project Address: 40-48 Redan Street Mosman, NSW 2088
 Dwg no: DA03-D0526
 Title: Ground Floor Landscape Plan
 Stage: Development Application

Drawn by: EF/MM/NBP
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 Revision: B
 Date: 27.02.2026
 Scale: 1:200 @ A2
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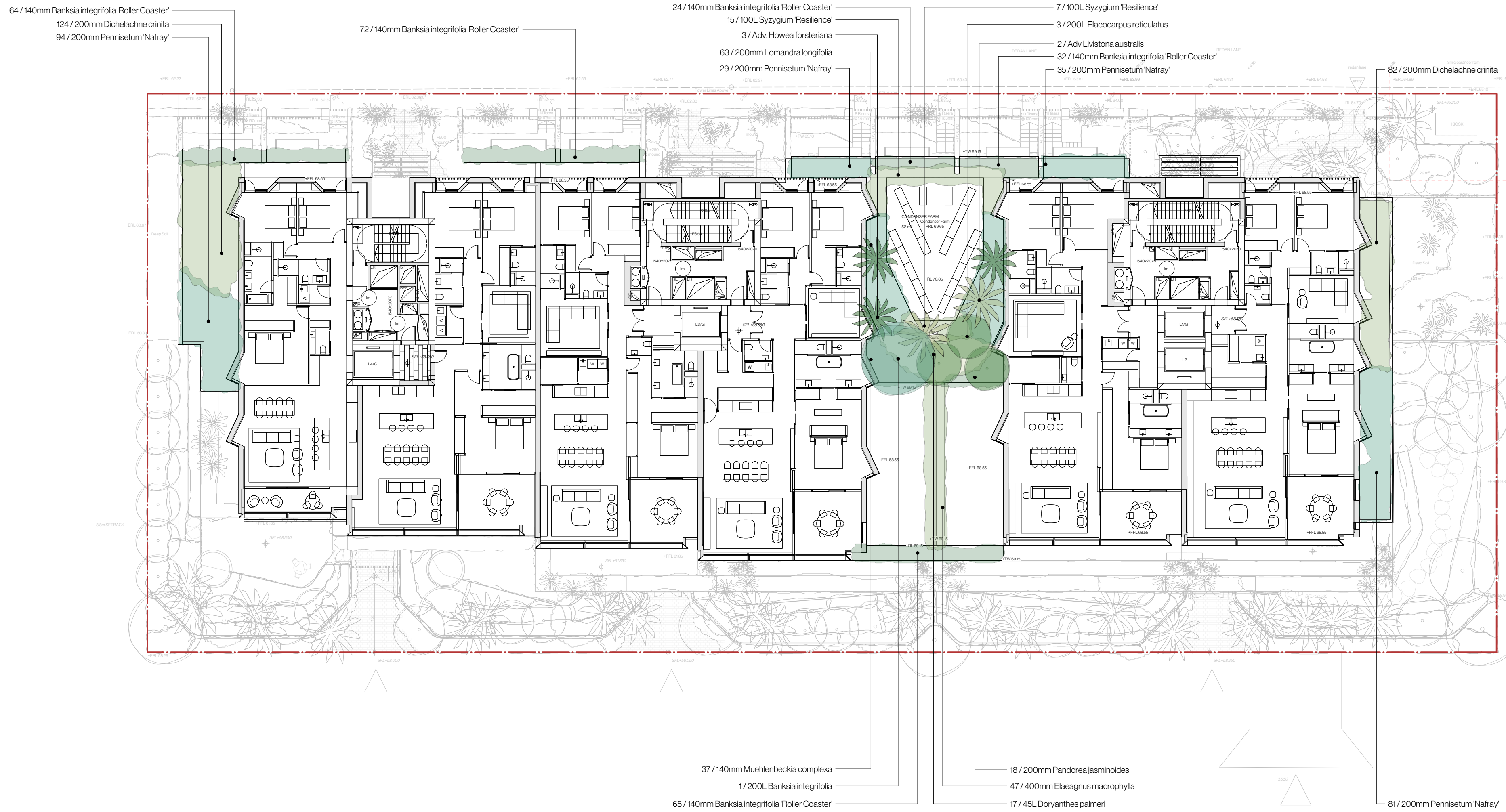


Client: Mosman Land No 1 Pty Ltd
 Project Address: 40-48 Redan Street Mosman, NSW 2088

Dwg no: DA05-D0526
 Title: Level 2 Landscape Plan
 Stage: Development Application

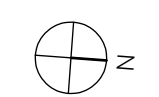
Drawn by: EF/MM/NBP
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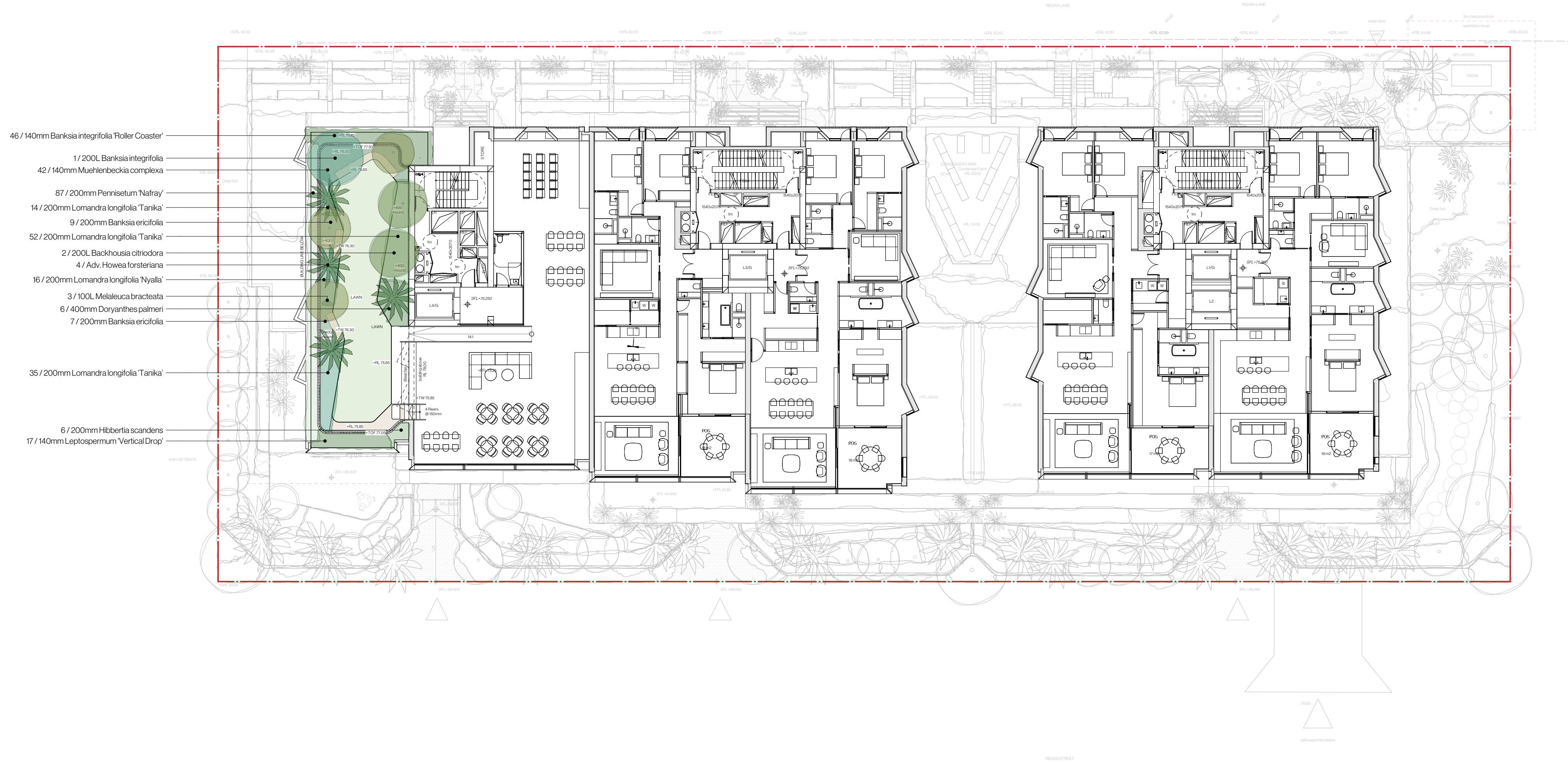


Client: Mosman Land No 1 Pty Ltd
Project Address: 40-48 Redan Street Mosman, NSW 2088

Dwg no: DA06-D0526
Title: Level 3 Landscape Plan
Stage: Development Application

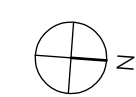
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Revision: B
Date: 27.02.2026
Scale: 1:200 @ A2

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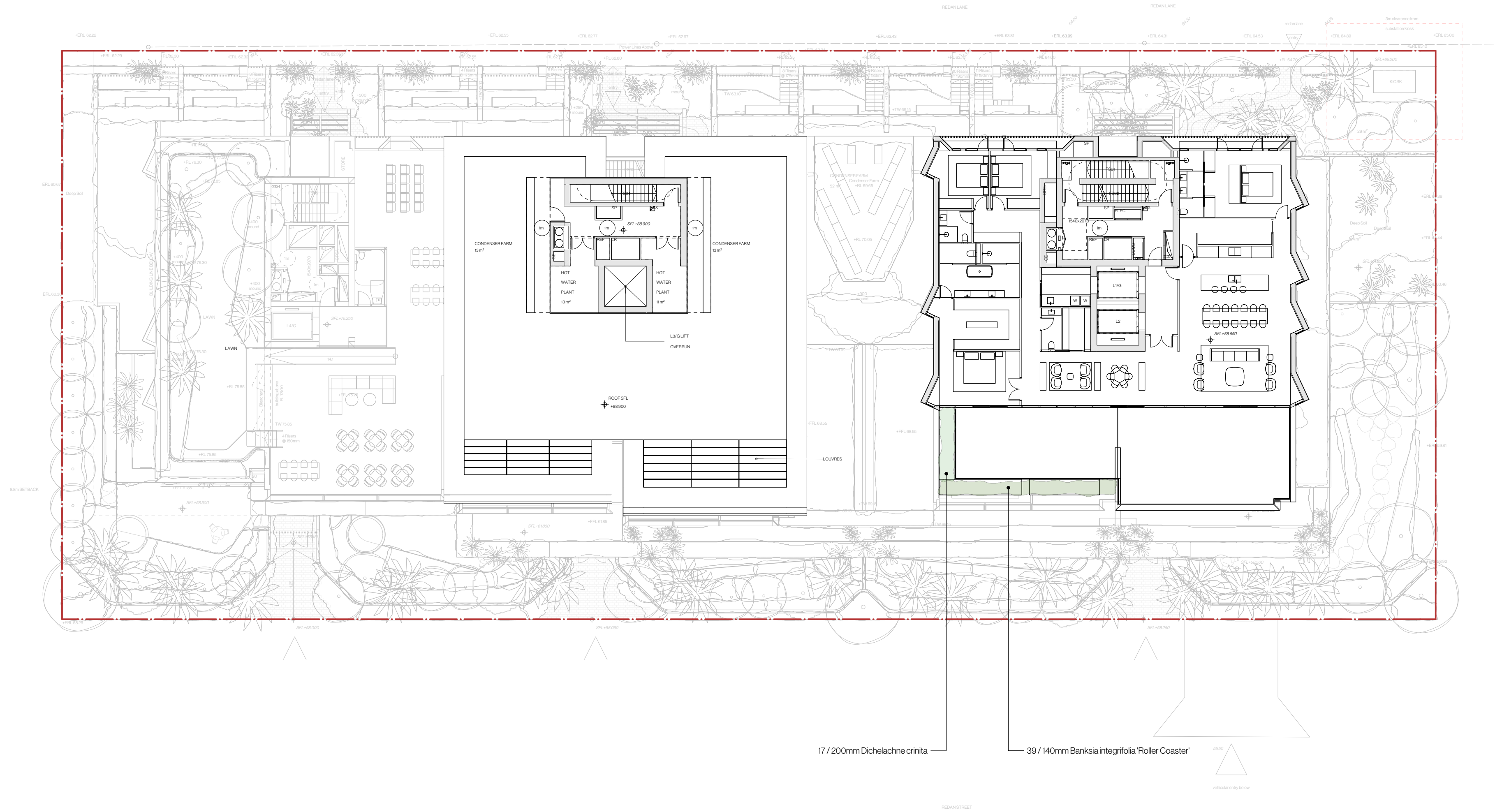


Client: Mosman Land No 1 Pty Ltd
 Project Address: 40-48 Redan Street
 Mosman, NSW 2088

Dwg no: DA07-D0526
 Title: Level 5 Landscape Plan
 Stage: Development Application

Drawn by: EF/MM/NBP
 Checked by: NB
 Revision: B
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 Scale: 1:200 @ A2

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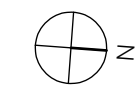


17 / 200mm *Dichelachne crinita*

39 / 140mm *Banksia integrifolia* 'Roller Coaster'

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Client: Mosman Land No 1 Pty Ltd
 Project Address: 40-48 Redan Street
 Mosman, NSW 2088

Dwg no: DA08-D0526
 Title: Level 9 Landscape Plan
 Stage: Development Application


Drawn by: EF/MM/NBP
 Checked by: NB
 Revision: B
 Date: 27.02.2026
 Scale: 1:200 @ A2

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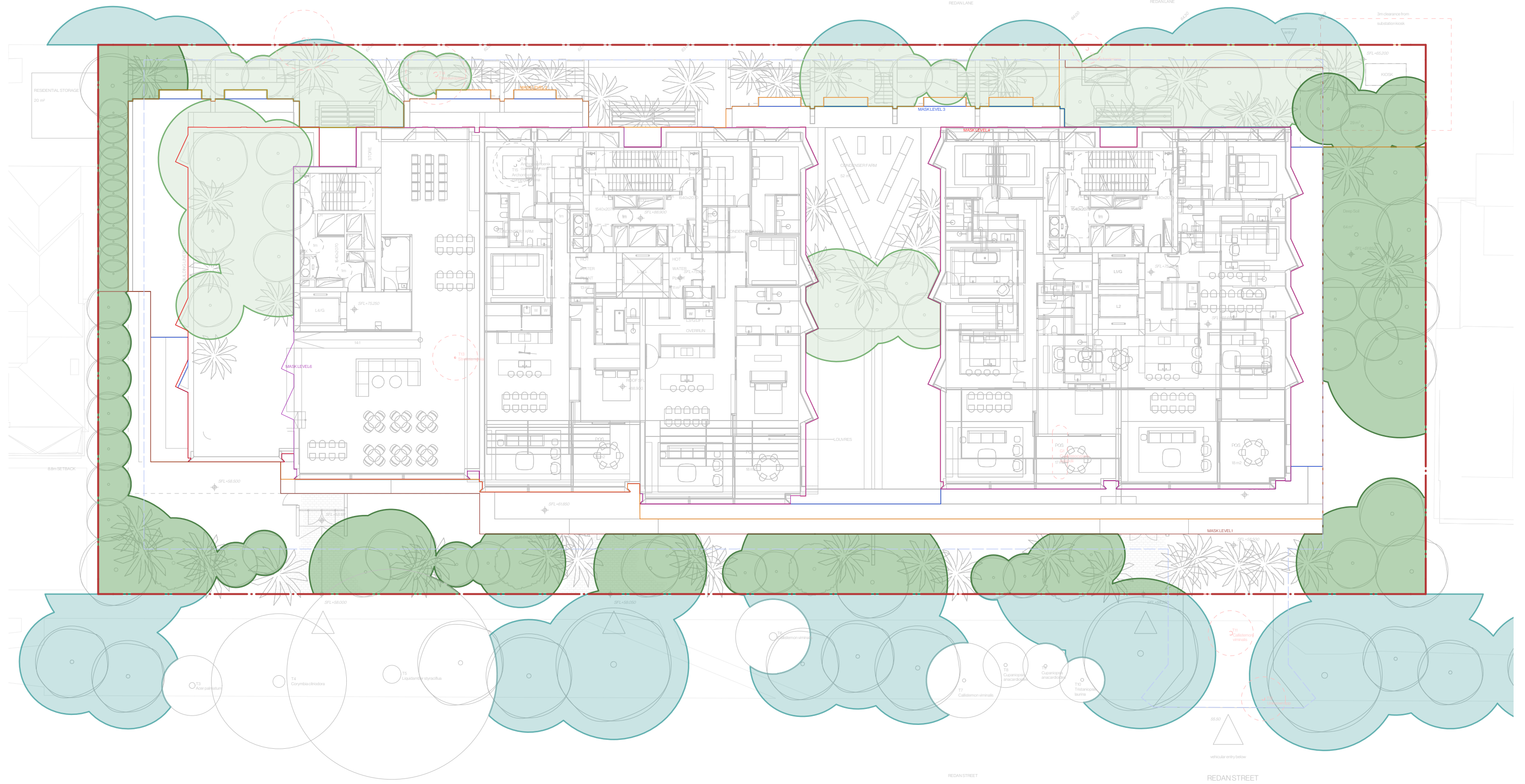
KEY

	Site area	3233m ²
	Proposed Tree canopy coverage (Over Public Domain)	596.59m ²
	Proposed Tree canopy coverage (Planted in Deep Soil)	537.00m ²
	Percentage of total site	16.60%
	Proposed Tree canopy coverage (Over Structure)	394.68m ²
	Percentage of total site	12.20%
TOTAL Tree canopy coverage =		931.68m ²
Percentage of total site		28.82%

TREE PLANTING RATE

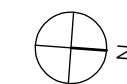
	Site area	3233m ²
Tree planting rate	For every 350m ² of site area or part thereof, plant at least one medium tree in the deep soil area	
Proposed Tree planting rate	At least 9 x Medium Trees (min. 8m mature canopy)	
Proposed Trees	2 x Banksia integrifolia (8m canopy) 3 x Cupaniopsis anacardioides (8m canopy) 1 x Glochidion ferdinandi (10m canopy) 4 x Melaleuca quinquenervia (10m canopy)	
Proposed Redan Street Trees (Public Domain)	6 x Banksia integrifolia (6m canopy) 3 x Glochidion ferdinandi (10m canopy) 4 x Tristaniopsis laurina (7m canopy)	

Note all proposed palms (Howea forsteriana & Livistona australis) have been excluded from canopy calculations



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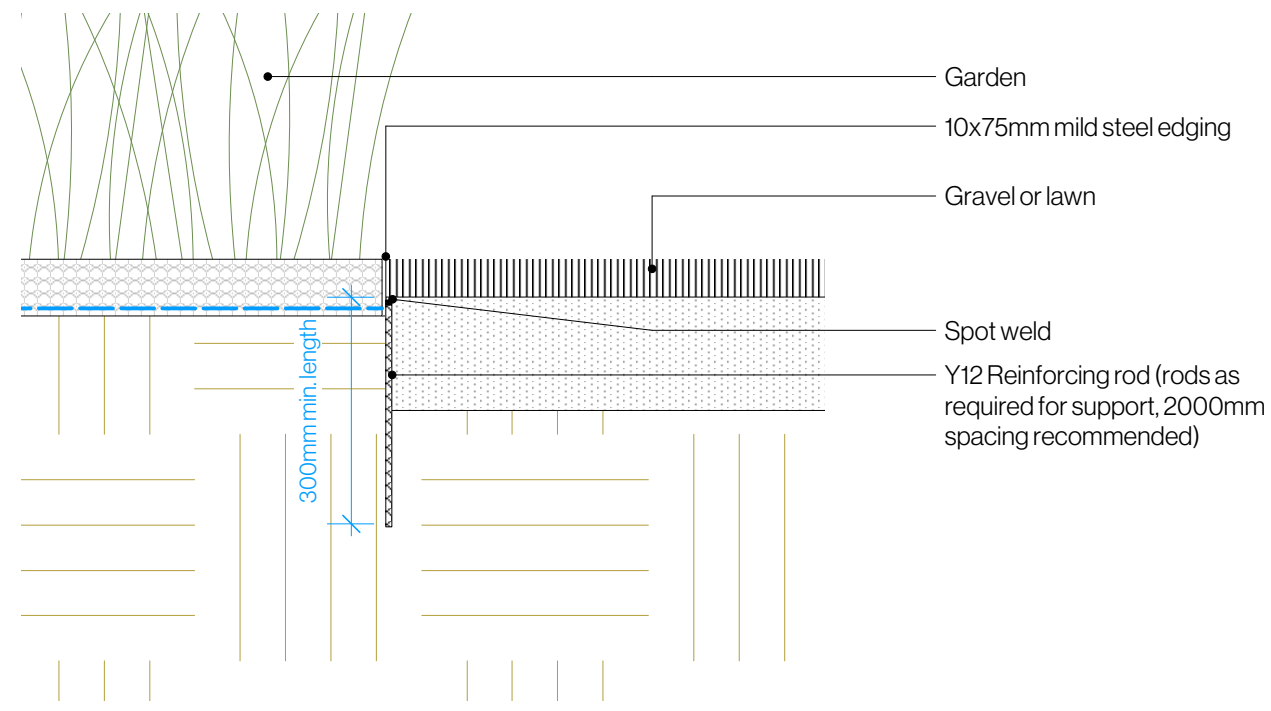


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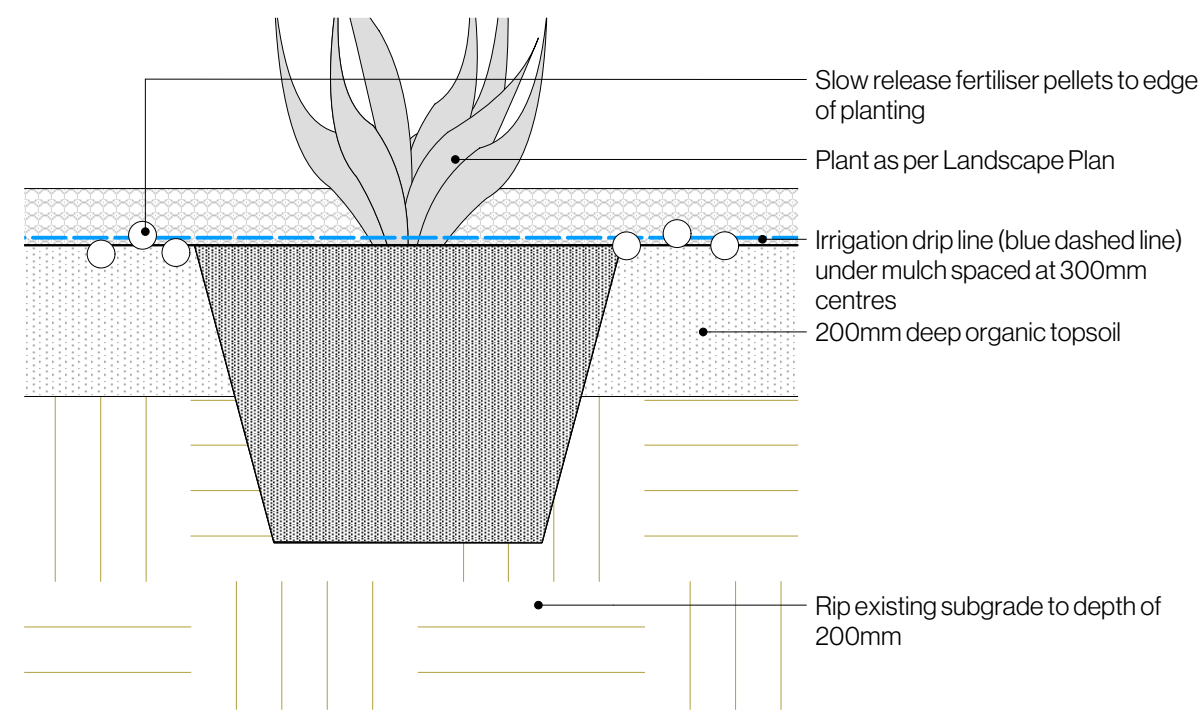
Dwg no: DA09-D0526
 Title: Canopy Coverage Plan
 Stage: Development Application

Drawn by: EF/MM/NBP
 Checked by: NB
 Revision: B
 Date: 27.02.2026
 Scale: 1:250 @ A2

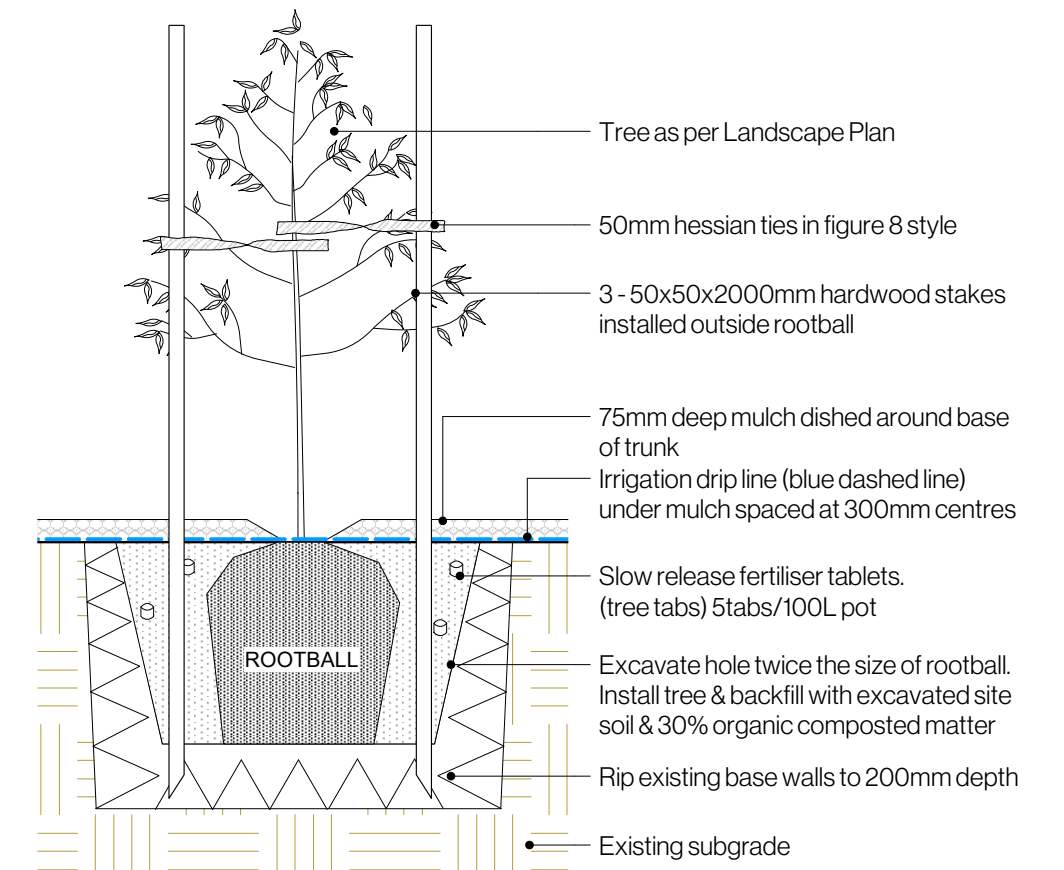
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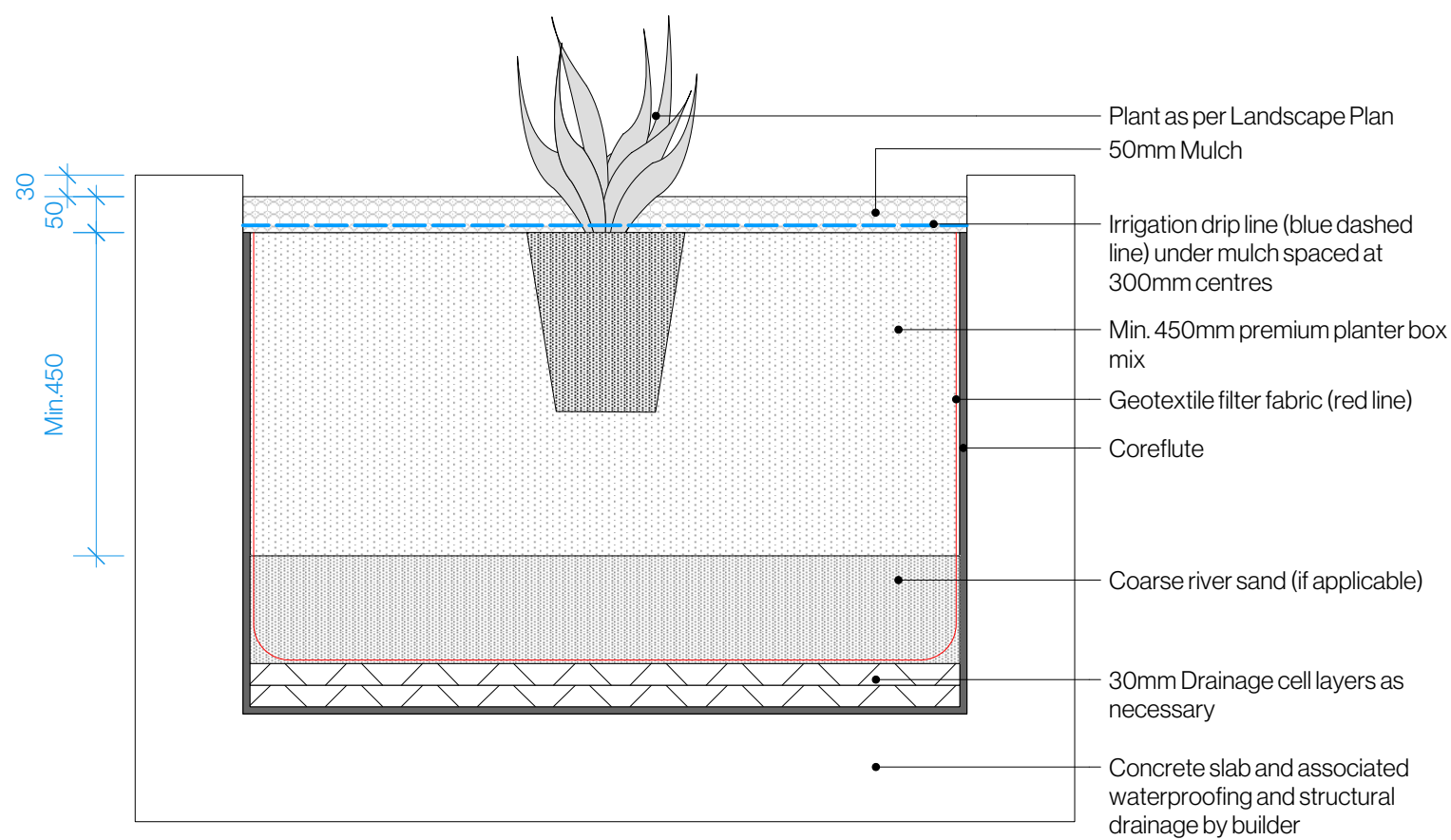
1 Garden Edge Detail
Scale: 1:10



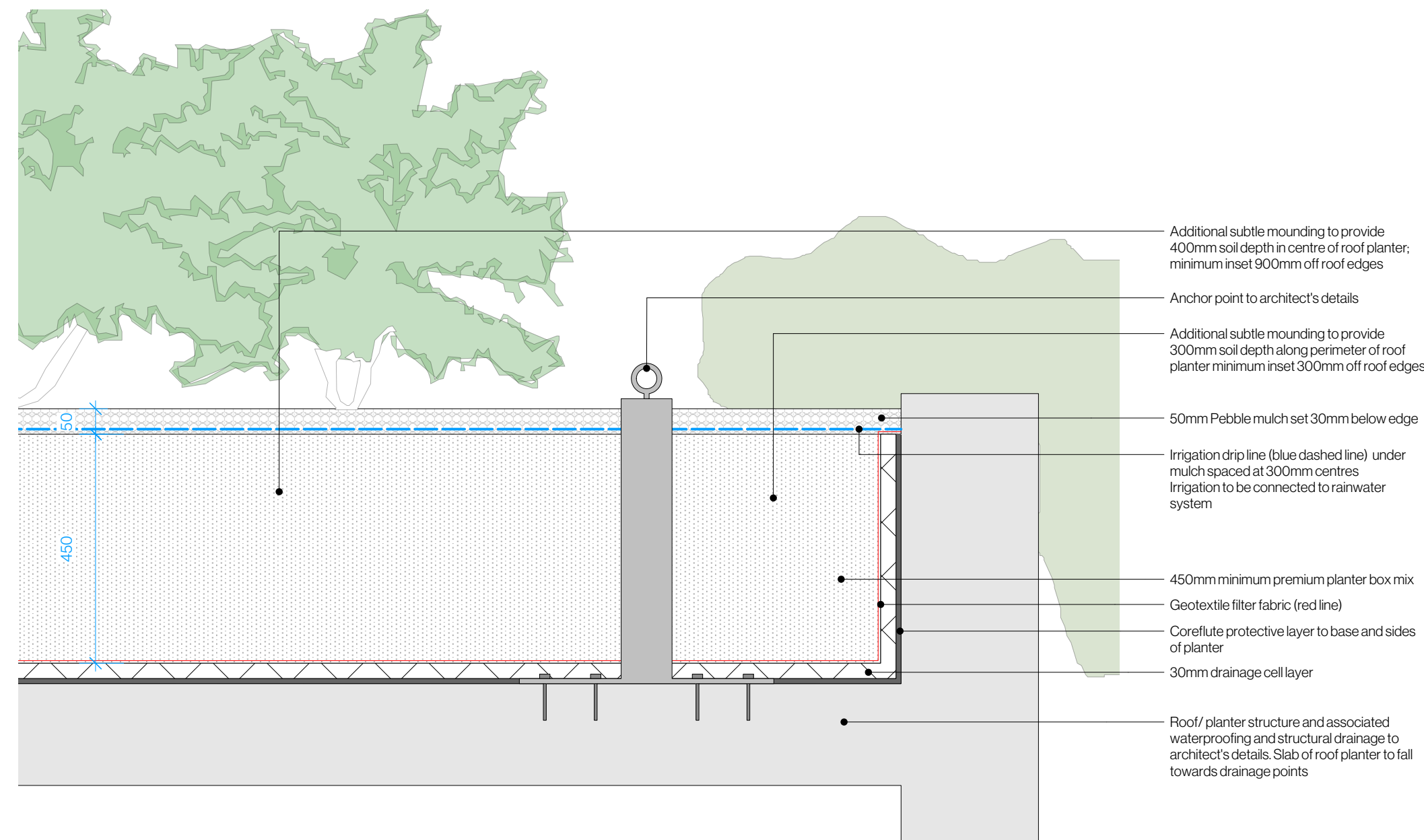
2 Shrub in Ground
Scale: 1:10



3 Staked Tree in Ground
Scale: 1:25



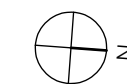
4 Typical Planter Planting Detail
Scale: 1:10



5 Green Roof Detail
Scale: 1:10

Date	Notes	Rev.	Receipt
18.02.2026	Development Application	A	FJC Studio Time & Place
27.02.2026	Development Application	B	FJC Studio Time & Place

Important Notes:
Do not scale from drawings. Figure dimensions shall take precedence over scale. All dimensions in mm unless otherwise stated. All discrepancies to be brought to the attention of the Project Landscape Architect. Contractors must verify all dimensions on site before the commencement of any works. All work shall be carried out in accordance with AS/NZS, BCA and Local Government Regulations, and in a professional manner by Qualified Tradesmen 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. This Drawing is copyright to Dangar Barin Smith.



Client: Mosman Land No 1 Pty Ltd
Project Address: 40-48 Redan Street Mosman, NSW 2088

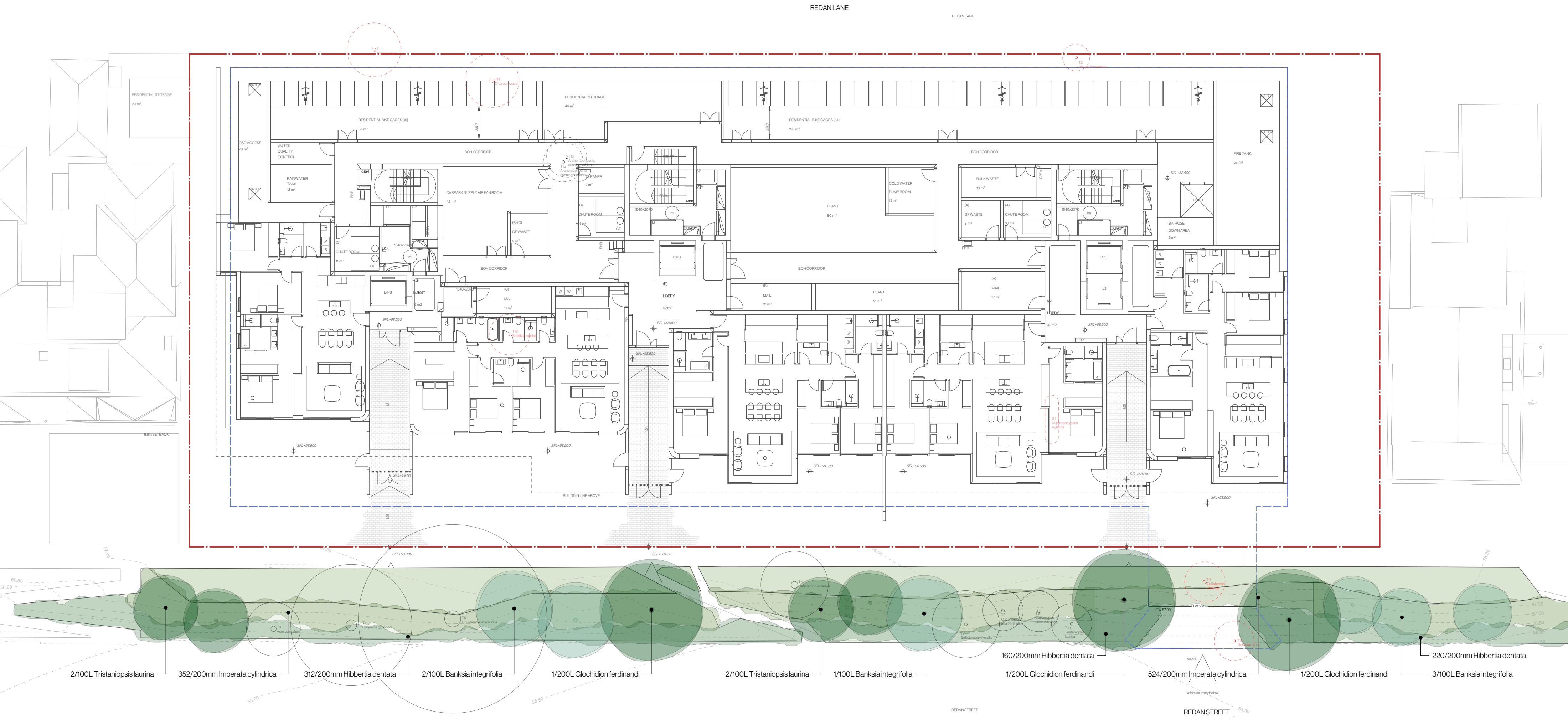
Dwg no: DA10-D0526
Title: Typical Details
Stage: Development Application

Drawn by: EF/MM/NBP
Checked by: NB
Revision: B
Date: 27.02.2026
Scale: As shown @ A2

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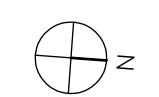
PLANTS SCHEDULE

Botanic Name	Common Name	Mature Height(m)	Pot Size	Qty
<i>Banksia integrifolia</i>	Coastal Banksia	5-10m	100Ltr	6
<i>Glochidion ferdinandi</i>	Cheese Tree	5-10m	200Ltr	3
<i>Hibbertia dantata</i>	Twining Guinea Flower	Climber	200mm	692
<i>Imperata cylindrica</i>	Cogon Grass	0.5m	200mm	876
<i>Tristaniopsis laurina</i>	Water Gum	4-10m	100Ltr	4
Total				1581
Native				1581
%				100



Date	Notes	Rev.	Receipt
18.02.2026	Development Application	A	FJC Studio Time & Place
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Client: Mosman Land No 1 Pty Ltd
 Project Address: 40-48 Redan Street Mosman, NSW 2088
 Dwg no: DA11-D0526
 Title: Verge Landscape Plan
 Stage: Development Application

Drawn by: EF/MM/NBP
 Checked by: NB
 Revision: B
 Date: 27.02.2026
 Scale: 1:200 @ A2
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