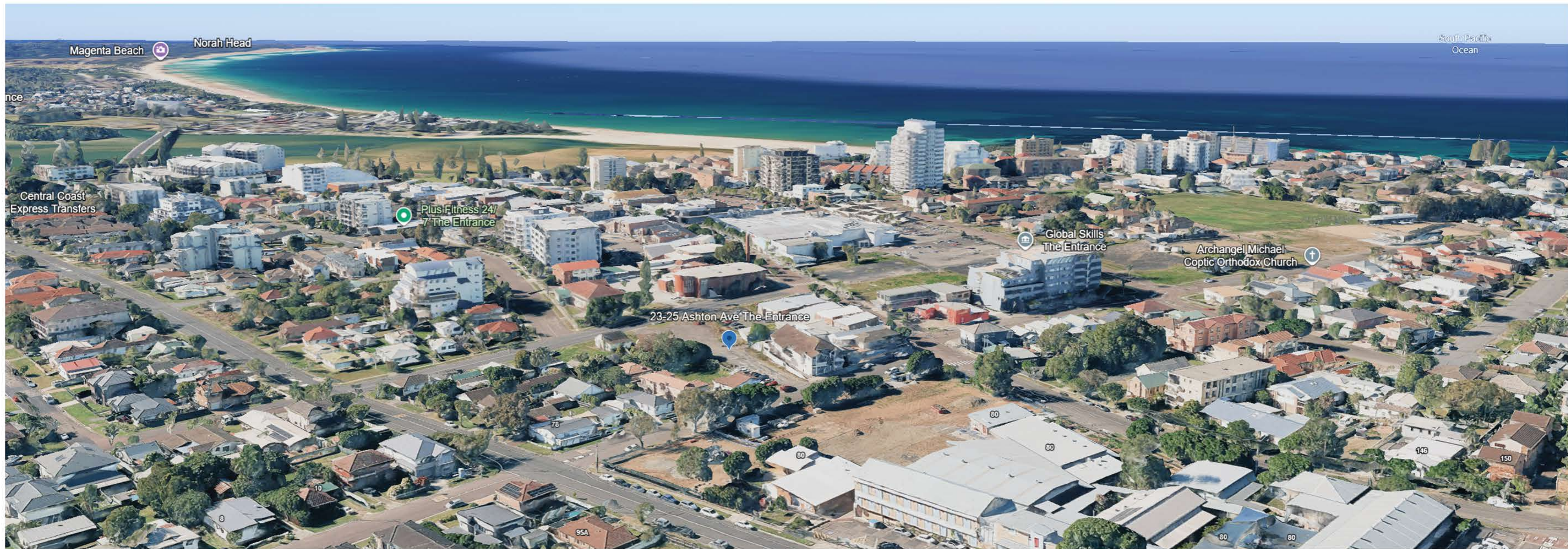
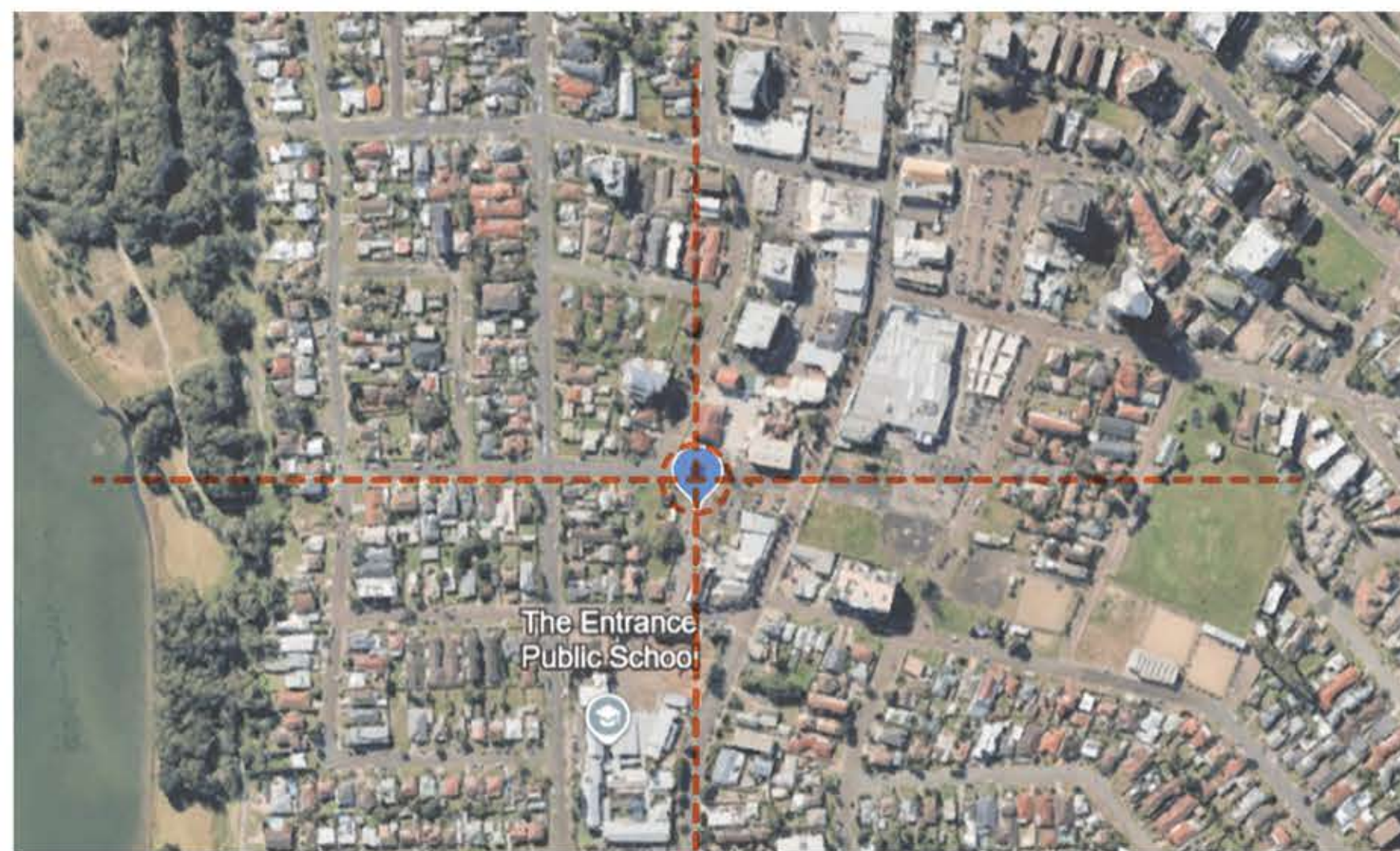


23 - 25 Ashton Avenue,
THE ENTRANCE NSW

DRAWING NO.	DRAWING TITLE	ISSUE	DATE
DA01	Site Plan	F	April 2026
DA02	Design Report	F	April 2026
DA03	Landscape Plan - Ground Floor	F	April 2026
DA04	Planting Plan - Ground Floor	F	April 2026
DA05	Plant Images - Ground Floor	F	April 2026
DA06	Landscape Plan - First Floor	F	April 2026
DA07	Landscape Plan - Second Floor	F	April 2026
DA08	Landscape Plan -Third Floor	F	April 2026
DA09	Landscape Plan - Sixth Floor	F	April 2026
DA10	Specification	F	April 2026
DA11	Canopy Coverage Plan	F	April 2026
PD01	Public Domain Plan	F	April 2026



LANDSCAPE DOCUMENTATION



SITE LOCATION
NTS



①



②

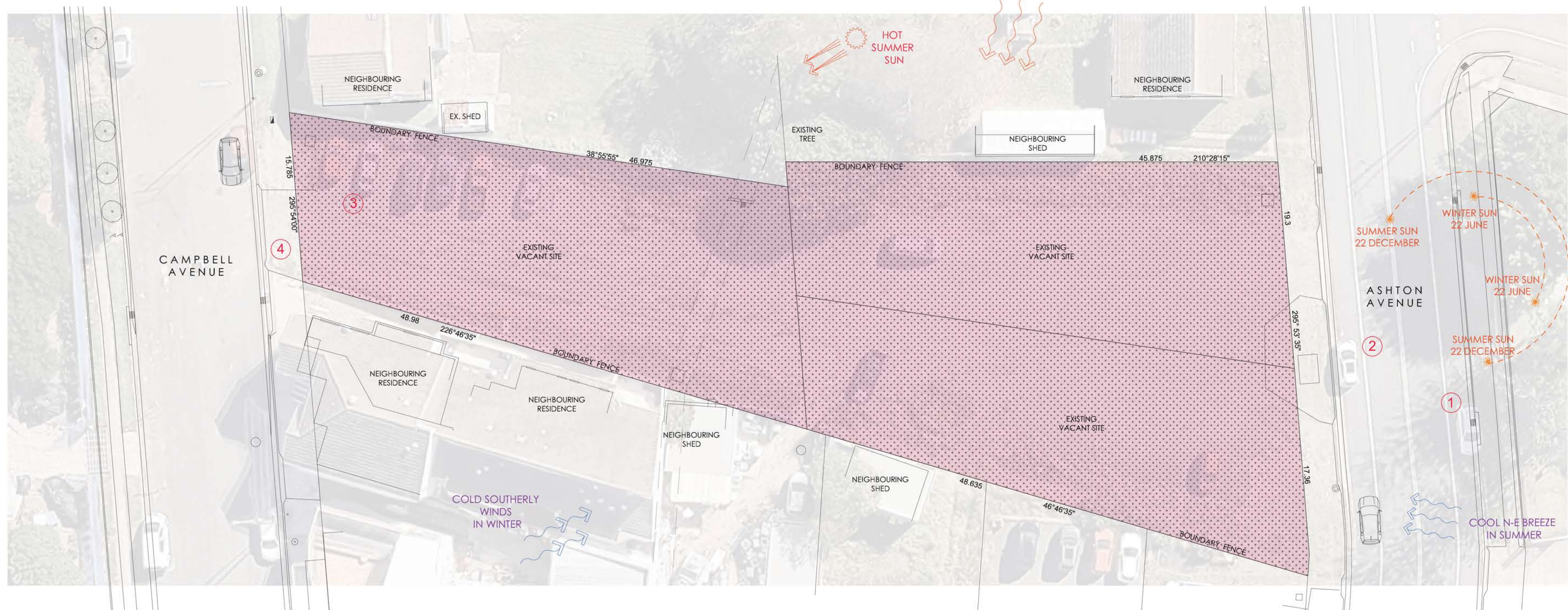


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④

EXISTING SITE IMAGES
NTS



SITE PLAN
SCALE 1:200

SITE PLAN + ANALYSIS



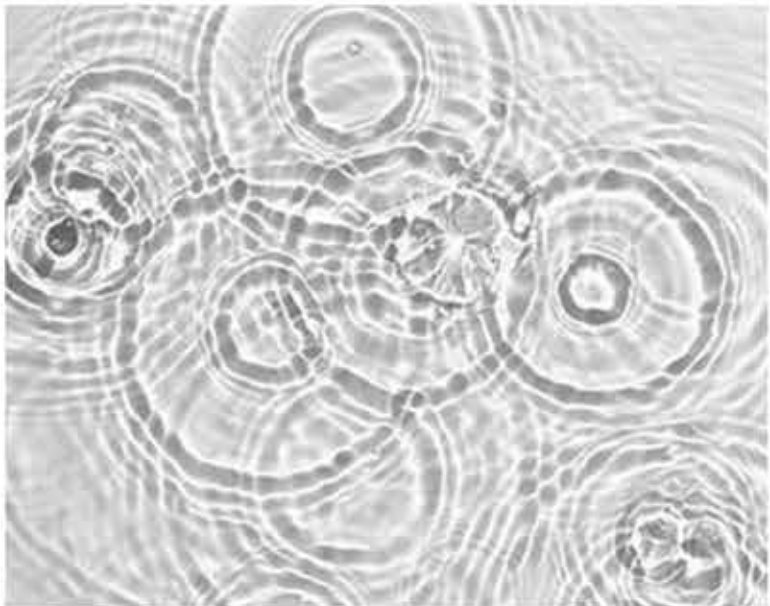
Tuggerah Lake and Estuary



Yarning Circle by artist Presten Warren



Yarning Circle in Barga Headlands



Ripple Water Patterns

DESIGN SYMBOLS

This proposed development is located on the traditional lands of the Darkinjung people, and the design seeks to acknowledge and respect the ongoing connection of the original custodians of Country.

The site, spanning approximately 2336m², consists of three combined lots that are currently vacant land.

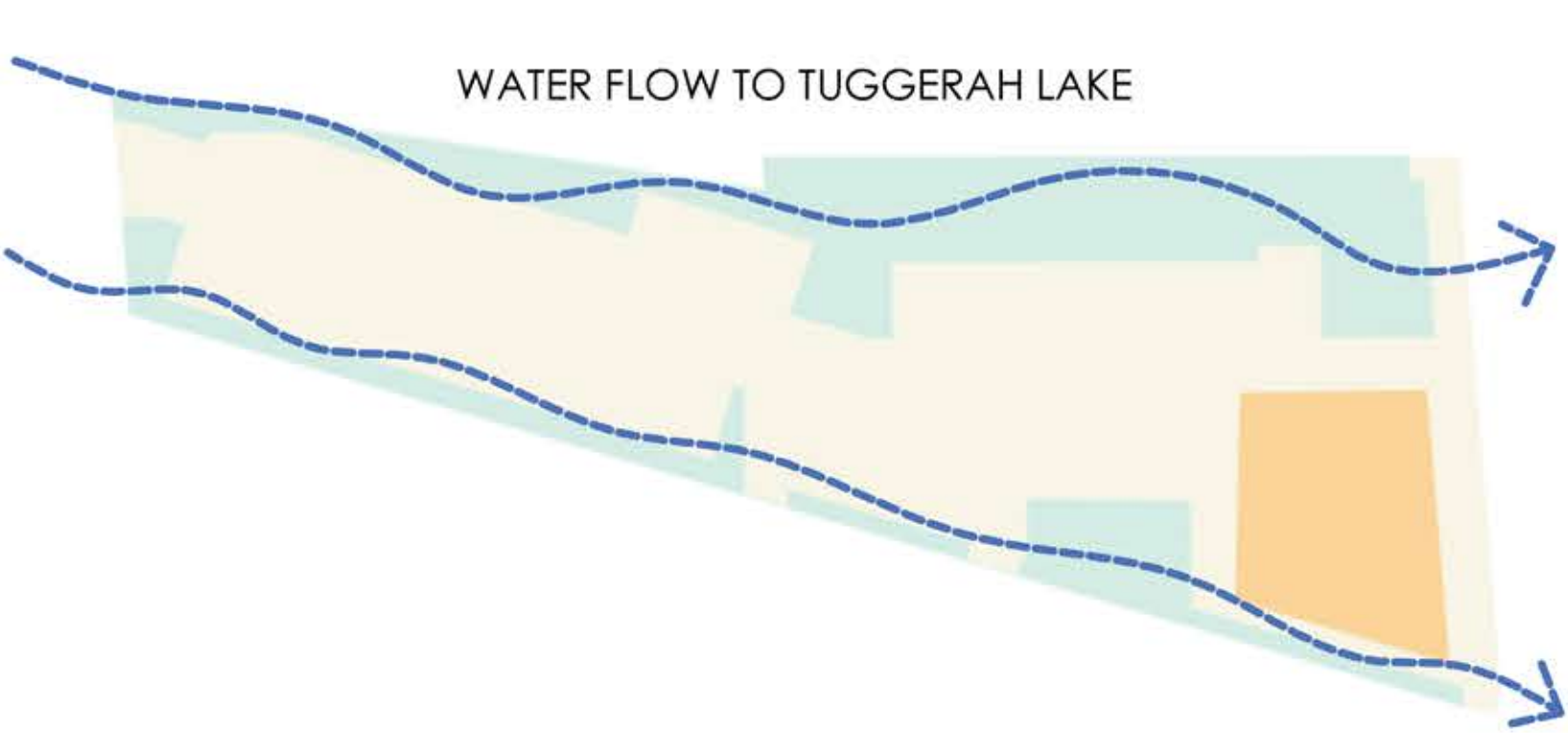
The proposed project involves the construction of multi-unit dwellings addressing Ashton Avenue and Campbell Avenue. The development provides ground-floor vehicular and pedestrian access from both streets, complemented by shared lawn areas and communal gardens. These spaces are connected through meandering pedestrian pathways that expand into circular nodes inspired by traditional Aboriginal yarning circles. These circular gathering spaces encourage informal interaction, storytelling, and community connection, reflecting the cultural significance of yarning circles as places of dialogue, learning, and shared experience. The pathways are punctuated with dispersed sandstone block seating and sheltered by feature trees that soften the scale of the built form, provide shade, and create comfortable microclimates along circulation routes while revitalising the currently underutilised setting.

On the north-western side of the site, the landscape adopts a coastal character reflective of the surrounding context of The Entrance and it's local waterways. Sandstone blocks reflective of the local geology, open green lawns, and flowing bands of coastal blue and green native planting palettes mirror the surrounding lakes. A series of 1m high corten steel raised circular planters are incorporated throughout this area, providing opportunities for residents to grow selected fruit trees, vegetables, and herbs. These productive gardens encourage participation and interaction, fostering a sense of community and shared stewardship of the land.

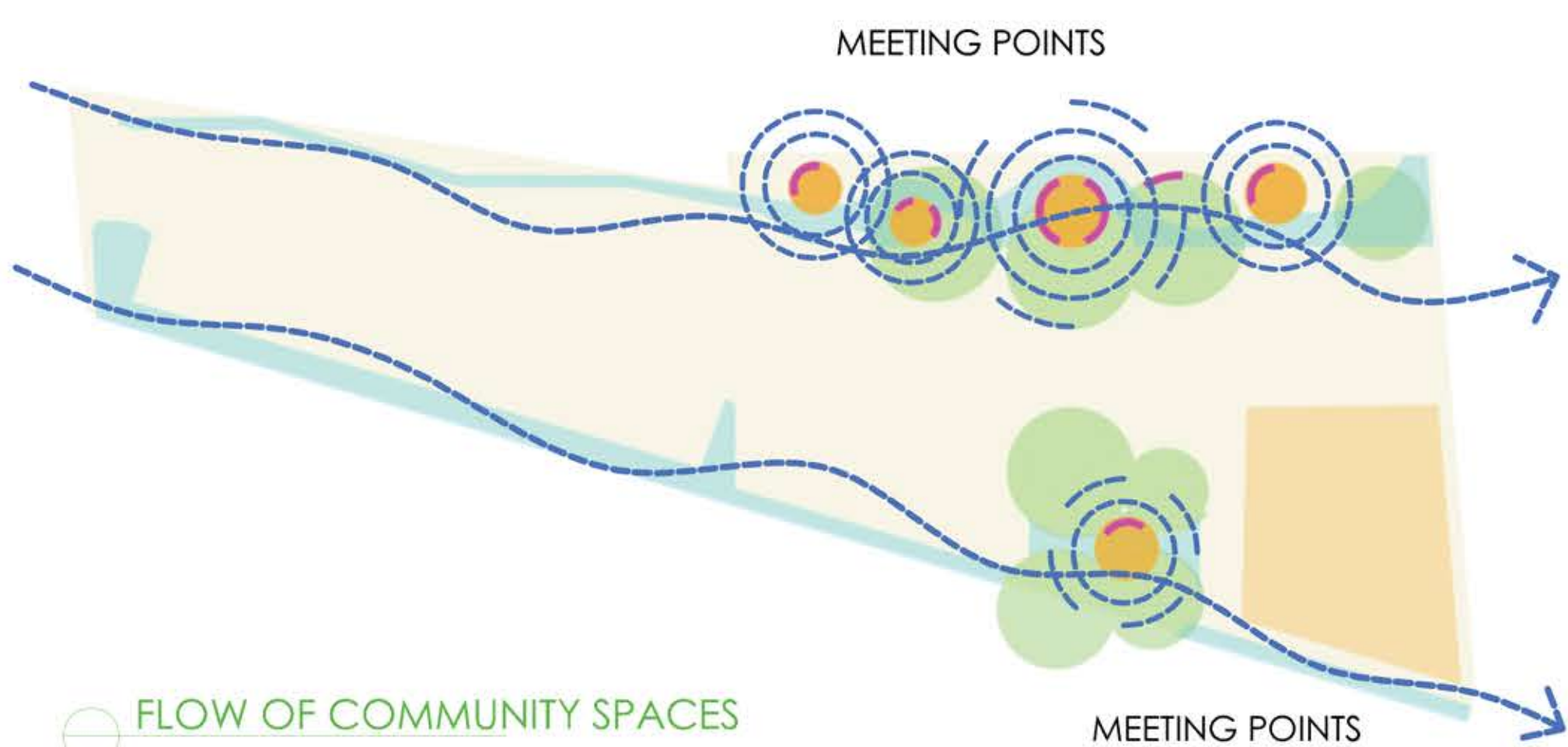
The south-eastern portion of the site transitions into a more sheltered and contemplative landscape setting. Here, shade-tolerant planting species have been selected to create a lush, slower paced environment. Break-out spaces branch off from the primary paths, forming intimate gathering areas with sandstone block seating arranged around feature trees, reinforcing the circular spatial language established by the yarning circle pathways while creating enclosed, comfortable places for residents to gather.

Low-water and salt-tolerant native plant species have been prioritised throughout the landscape to reduce long-term maintenance requirements and improve resilience to the coastal environment while creating a sense of local place. A variety of groundcovers and shrubs provide visual screening, suppress weed growth, and enhance the streetscape character. Balcony and rooftop garden beds incorporate spill-over planting that cascades over edges, softening the architectural mass of the building while integrating taller feature planting to create a layered landscape expression.

DESIGN INTENT



INITIAL WATER ANALYSIS



FLOW OF COMMUNITY SPACES



ENGAGING OUTDOOR SPACES

Along the recognised paths of water flow form smaller points of meeting. These circles were inspired by the aboriginal tradition of yarning circles where all those present are given equal standing and respect. Symbolically these act as water pools where the flow of a creek is slowed down to a more contemplative speed



SITE-RESPONSIVE DESIGN

With sensitivity to the macro landscape this design reflects the local waterways through the shapes of spaces, the flow of circulation and the colour palette of blues and greys through native planting. Aswell as native planting, species endemic to the local area have been included such as Westringea and Native Pig Face



COMMUNITY GARDEN

Community gardens will be available for anyone in the complex to engage with. These gardens can be portable or fixed to accomodate the needs of the residents and adapting to site specific conditions. With proper engagement this can promote a sense of belonging and sharing between residents in common areas



COMMUNITY ENGAGEMENT EVENTS

The outdoor spaces have been designed with community engagement events in mind. Pacific Link Housing will be hosting events such as morning tea, barbeques, coffee etc from a dedicated van in the parking area, directly by the shared lawn area and seating



PLANTING PLAN
SCALE 1: 200

PLANT LEGEND

TREE			PLANTS									
Coastal Banksia	Tree Fern	Eumundi Quandong	Acacia 'Limelight'	Dwarf Lily Pilly	Native Ginger	Kangaroo Paw	Dwarf Banksia	Silver Lady Fern	Dwarf Flowering Gum	Melaleuca	Coastal Tea Tree	Pig Face
Fruit Tree	Native Cordyline	Green Dichondra	Club Rush	Lomandra 'Lime Tuff'	Lomandra 'Tanika'	Myoporum	Fountain Grass	Poa 'Eskdale'	Syzygium 'Resilience'	Westringia 'Zena'	Veggies & Herbs	

PLANT SCHEDULE

Tree Species	Common Name	Quantity	Pot Size	Install Height	Install Width	Final Height	Final Width
Banksia integrifolia	Coastal Banksia	3	75Lt	2m	60cm	10m	4m
Dicksonia anatarica	Tree Fern	8	mixed	1-2m	1m	5m	3m
Elaeocarpus eumundi	Quandong	4	45Lt	120cm	80cm	6m	3m
Eucalyptus ficifolia 'Summer Beauty'	Dwarf Flowering Gum	4	45Lt	1m	80cm	5m	2m
Leptospermum laevigatum	Coastal Tea Tree	3	30cm	1m	30cm	5m	4m
Melaleuca quinquenervia	Broad Leaf Paperbark	3	45Lt	2m	1m	8m	5m
Plant Species							
Acacia cognata 'Limelight'	Dwarf Acacia	50	14cm	20cm	30cm	50cm	70cm
Acmena smithii minor	Dwarf Lily Pilly	32	20cm	30cm	20cm	3m	1m
Alpinia caerulea	Native Ginger	42	20cm	50cm	30cm	2m	1m
Anigozanthus flavidus	Kangaroo Paw	21	20cm	50cm	30cm	1m	1m
Banksia spinulosa	Banksia 'Birthday Candles'	75	20cm	20cm	20cm	60cm	80cm
Blechnum gibbum 'Silver Lady'	Silver Lady Fern	13	14cm	20cm	30cm	1m	1m
Carpobrotus glaucescens	Pig Face	135	20cm	10cm	30cm	30cm	2m
Cordyline stricta	Native Cordyline	24	20cm	30cm	30cm	3m	1m
Dichondra repens	Dichondra	10	14cm	10cm	20cm	30cm	1m
Ficinia nodosa	Club Rush	39	14cm	25cm	20cm	80cm	60cm
Lomandra 'Lime Tuff'	Lomandra 'Lime Tuff'	30	14cm	40cm	30cm	1m	1m
Lomandra longifolia	Lomandra 'Tanika'	75	14cm	40cm	20cm	70cm	60cm
Myoporum sp.	Creeping Myoporum	62	14cm	10cm	20cm	20cm	2m
Pennisetum alopecuroides	Fountain Grass 'Nafray'	33	14cm	25cm	25cm	1m	1m
Poa labillardiere 'Eskdale'	Poa 'Eskdale'	68	14cm	30cm	20cm	1m	1m
Syzygium australe 'Select'	Lilly Pilly	22	20cm	60cm	30cm	4m	1m
Westringia fruticosa	Coastal Rosemary	29	14cm	30cm	50cm	1m	1m

PLANTING PLAN - GROUND FLOOR



Coastal Banksia



Tree Fern



Eumundi Quandong



Dwarf Flowering Gum 'Summer Place'



Melaleuca 'Paperbark'



Coastal Tea Tree



Citrus species



Acacia 'Limelight'



Dwarf Lily Pilly



Native Ginger



Kangaroo Paw



Banksia
'Birthday Candles'



Silver Lady Fern



Pig Face



Native Cordyline



Green Dichondra



Club Rush



Lomandra 'Lime Tuff'



Lomandra 'Tanika'



Myoporum



Fountain Grass



Poa Eskdale

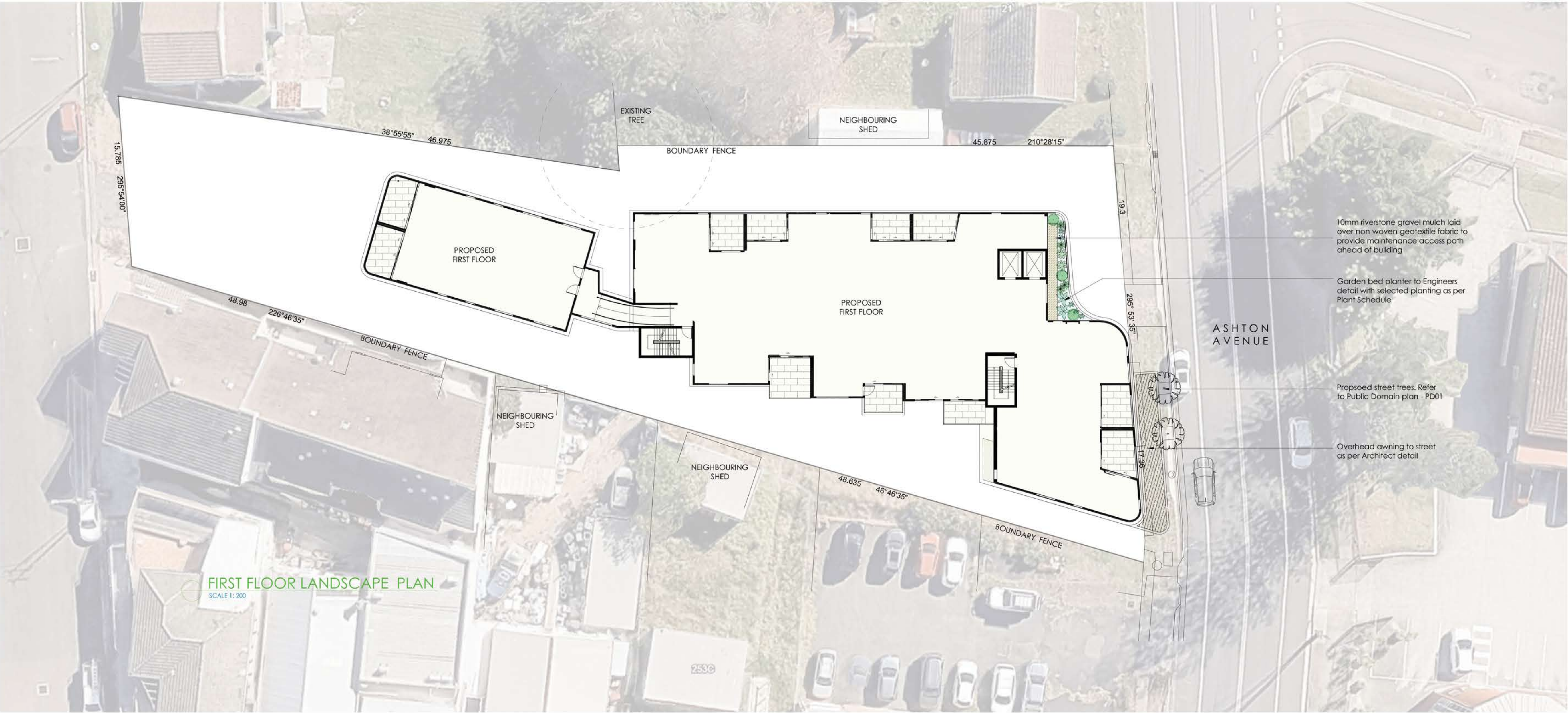


Syzygium
'Resilience'



Westringea 'Zena'

PLANT IMAGES



FIRST FLOOR LANDSCAPE PLAN
SCALE 1: 200

PLANT SYMBOL LEGEND

PLANTS



White Aloe Blue Crassula Silver Spoons Creeping Rosemary Dwarf Westringea

PLANT SCHEDULE

Plant Species	Common Name	Quantity	Pot Size	Install Height	Install Width	Final Height	Final Width
Aloe 'Ivory Tower'	Aloe white	2	20cm	50cm	30cm	1m	80cm
Crassula 'Blue Bird'	Blue Crassula	3	20cm	30cm	30cm	90cm	90cm
Kalanchoe 'Silver Spoon'	Silver Spoons	4	14cm	20cm	20cm	90cm	90cm
Rosmarinus officinalis 'prostratus'	Creeping Rosemary	5	14cm	10cm	20cm	40cm	80cm
Westringea fruticosa 'Xena'	Coastal Rosemary 'Xena'	2	14cm	20cm	20cm	1m	1m



Aloe 'Ivory Curl'



Blue Crassula



Silver Spoons

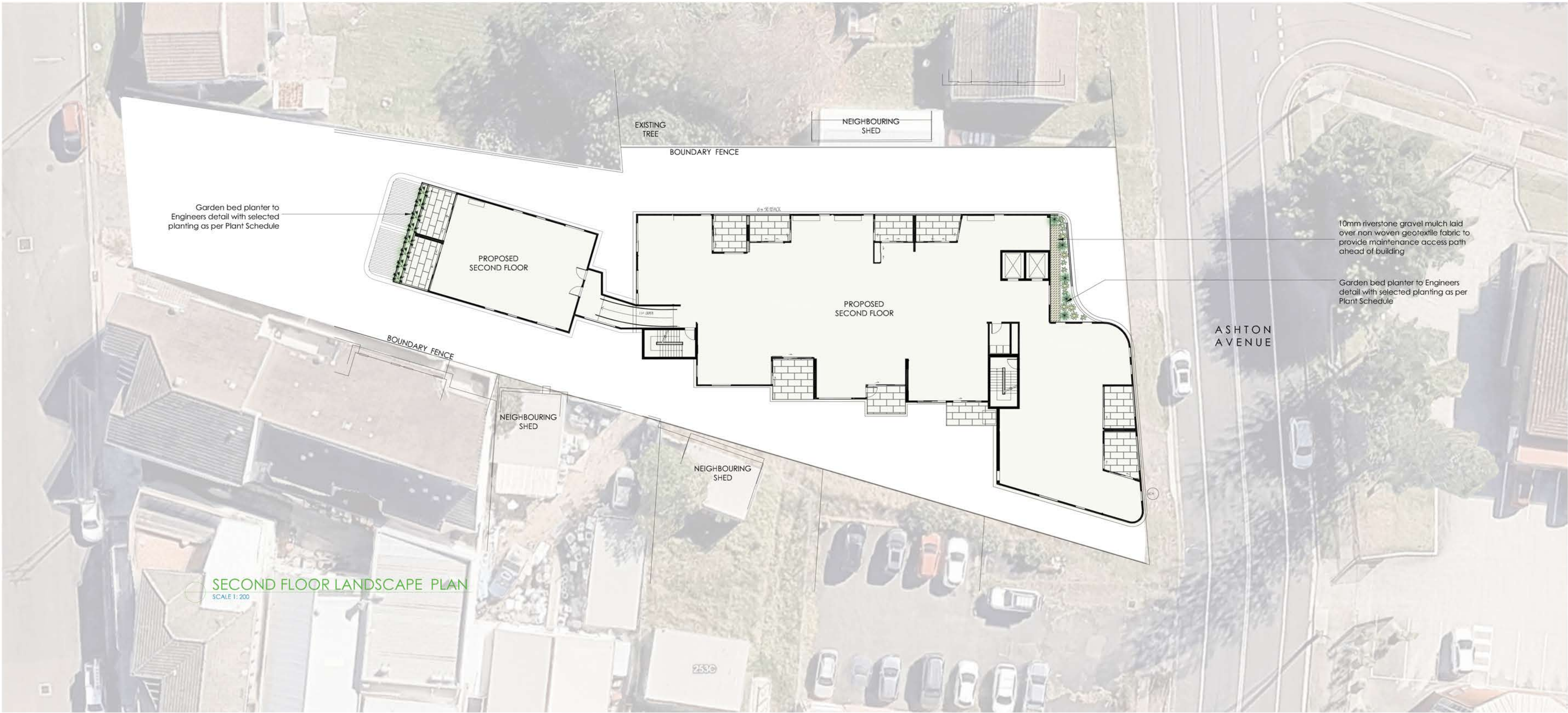


Creeping Rosemary



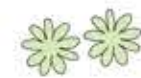
Coastal Rosemary

LANDSCAPE PLAN - FIRST FLOOR



PLANT SYMBOL LEGEND

PLANTS



Blue Crassula Myoporum Fountain Grass Chalk Sticks

PLANT SCHEDULE

Plant Species	Common Name	Quantity	Pot Size	Install Height	Install Width	Final Height	Final Width
Crassula 'Blue Bird'	Blue Crassula	6	20cm	30cm	30cm	70cm	70cm
Myoporum parvifolium	Myoporum	7	14cm	10cm	20cm	20cm	1m
Pennisetum alopecuroides 'Nafray'	Green Fountain Grass	10	14cm	30cm	20cm	1m	1m
Senecio sp.	Chalk Sticks	8	14cm	20cm	20cm	40cm	1m



Blue Crassula



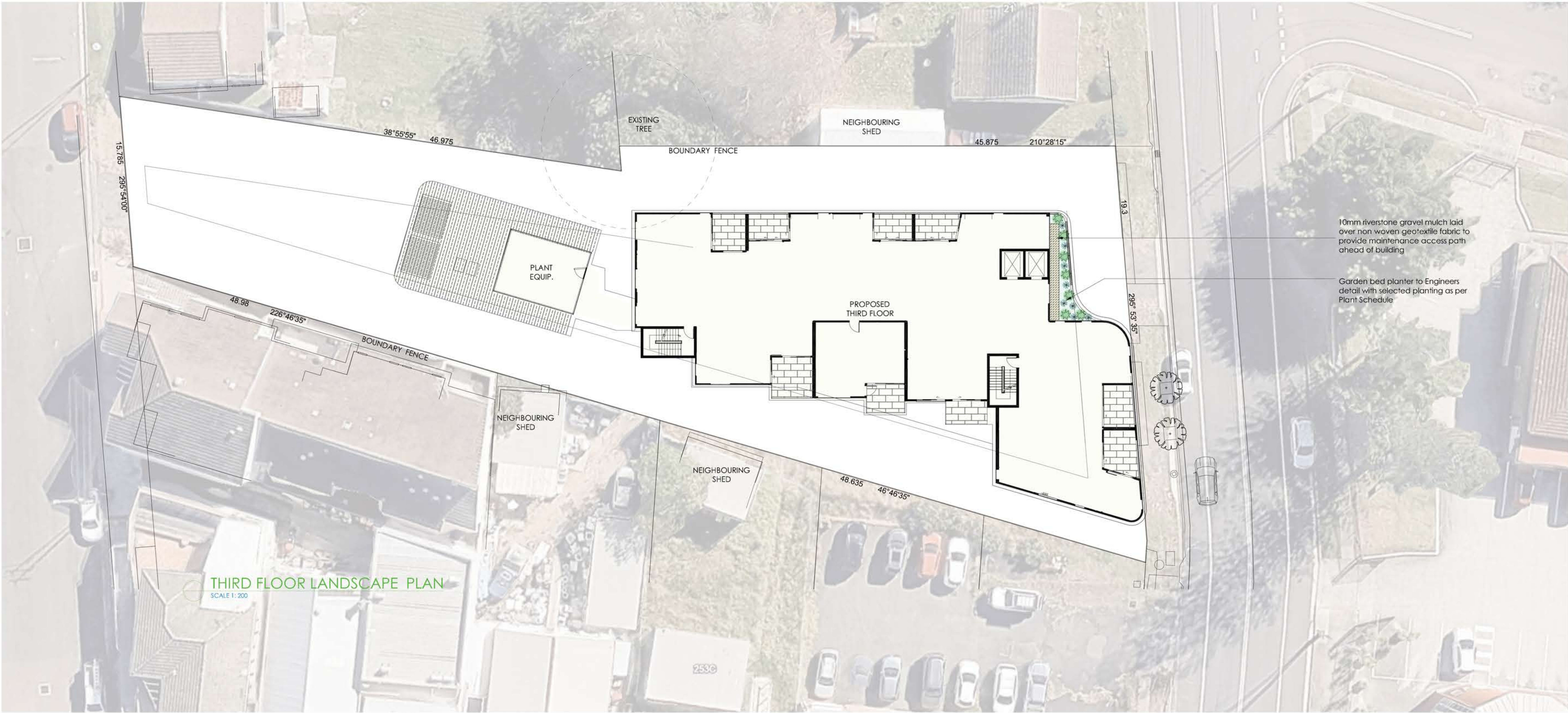
Myoporum



Fountain Grass



Chalk Sticks



PLANT SYMBOL LEGEND

PLANTS



HesperaloeChalk Sticks

PLANT SCHEDULE

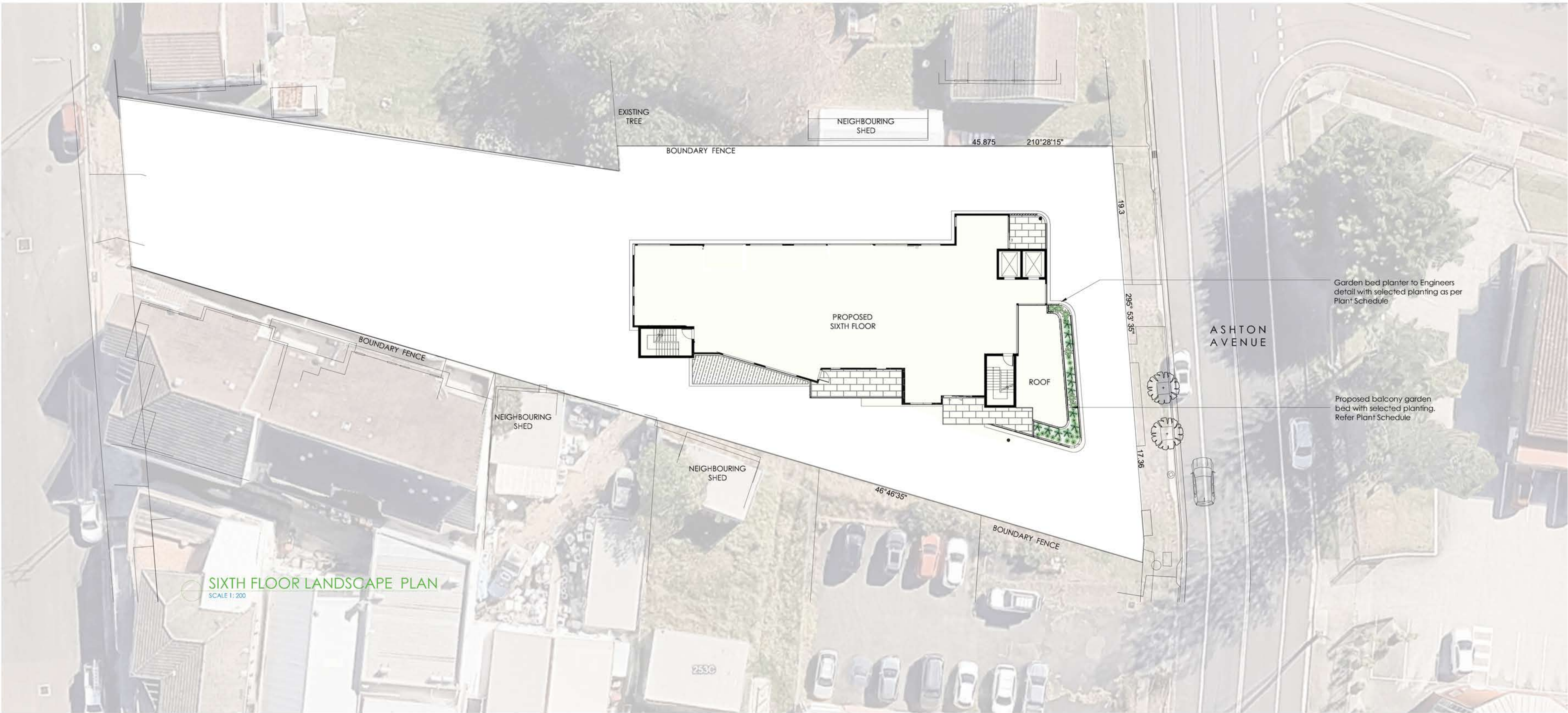
Plant Species	Common Name	Quantity	Pot Size	Install Height	Install Width	Final Height	Final Width
Hesperaloe parviflora	Red Yucca	7	20cm	40cm	40cm	120cm	150cm
Senecio sp.	Chalk Sticks	8	14cm	20cm	20cm	30cm	1m



Hesperaloe



Chalk Sticks



PLANT SYMBOL LEGEND

PLANTS



Blue Crassula Myoporum Dwarf Westringea

PLANT SCHEDULE

Plant Species	Common Name	Quantity	Pot Size	Install Height	Install Width	Final Height	Final Width
Crassula ovata 'Bluebird'	Blue Crassula	6	14cm	20cm	20cm	80cm	80cm
Myoporum parvifolium	Myoporum	18	14cm	10cm	20cm	20cm	2m
Westringea fruticosa 'Zena'	Dwarf Coastal Rosemary	13	14cm	20cm	20cm	70cm	70cm



Blue Crassula

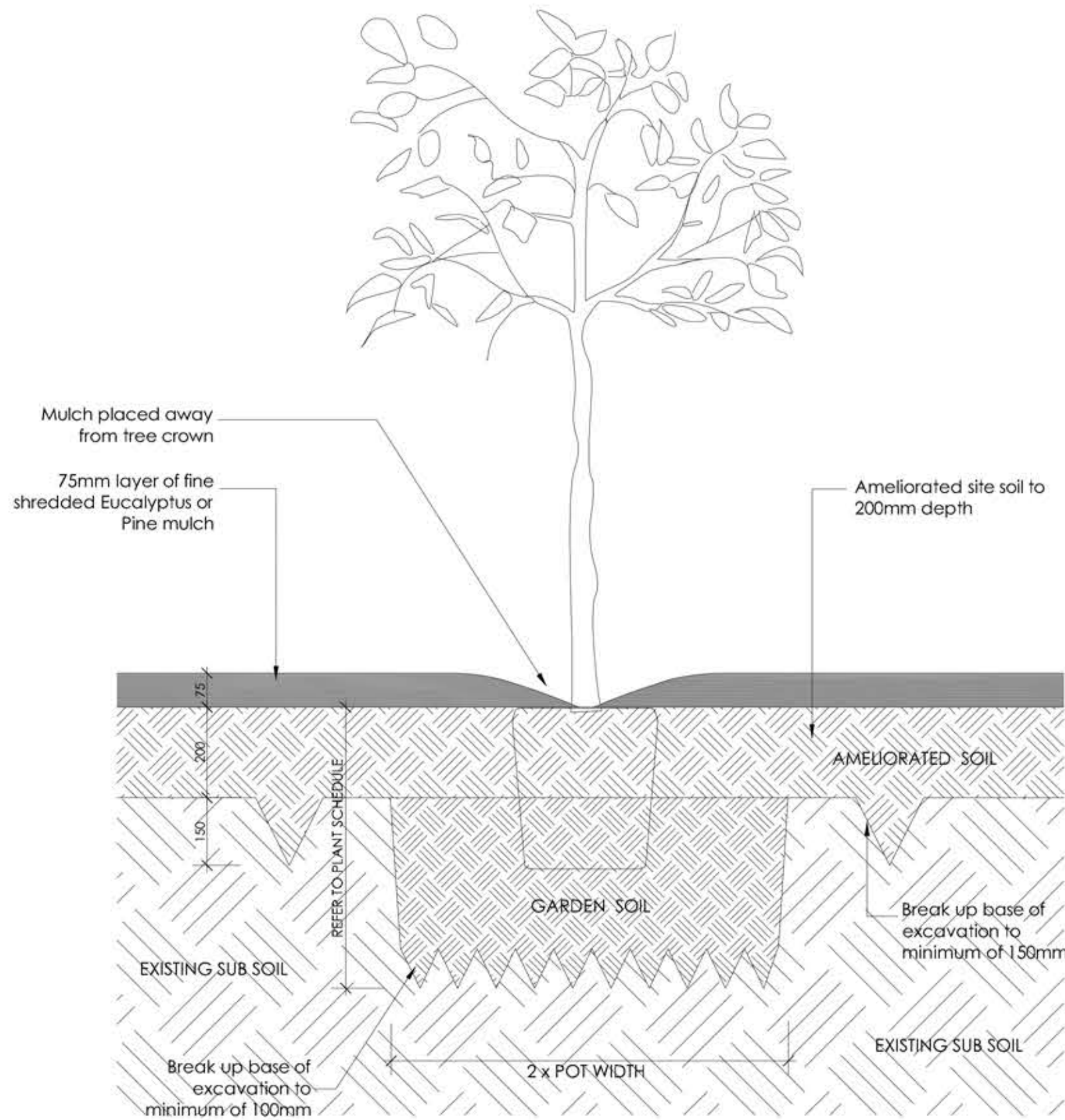


Myoporum

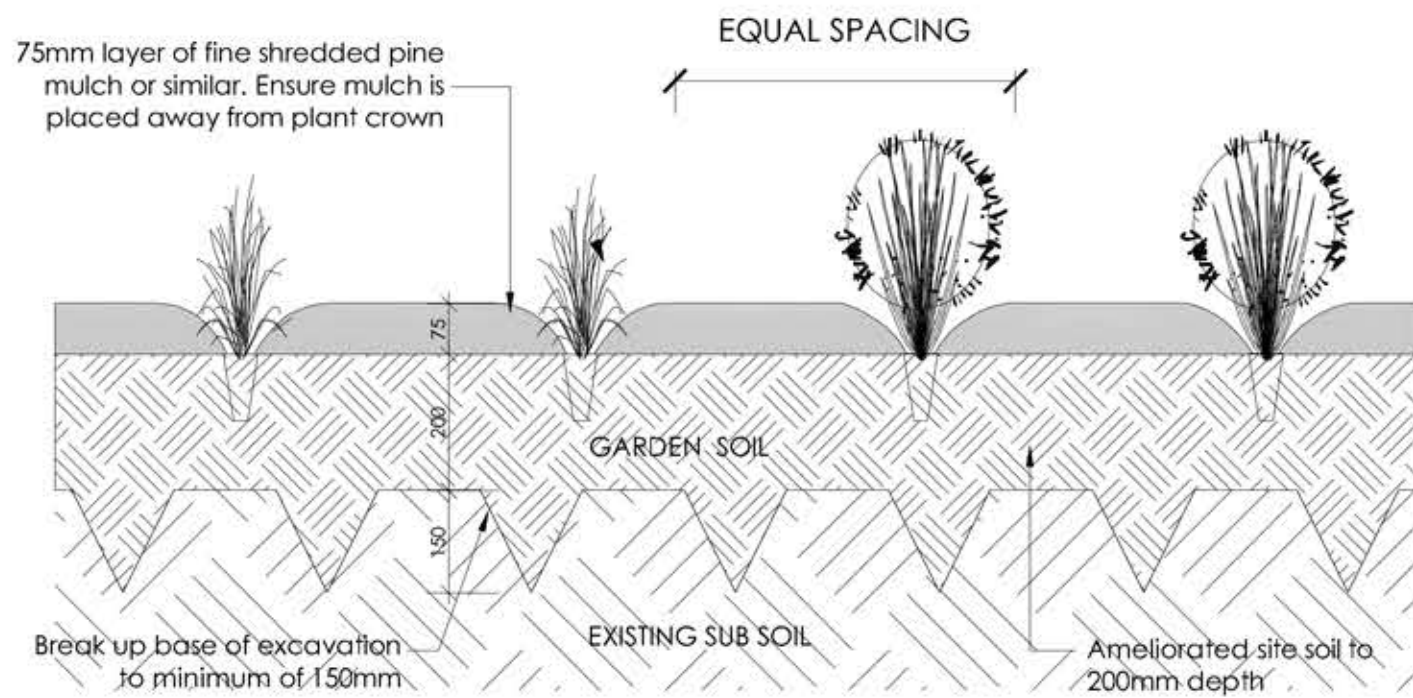


Dwarf Coastal Rosemary

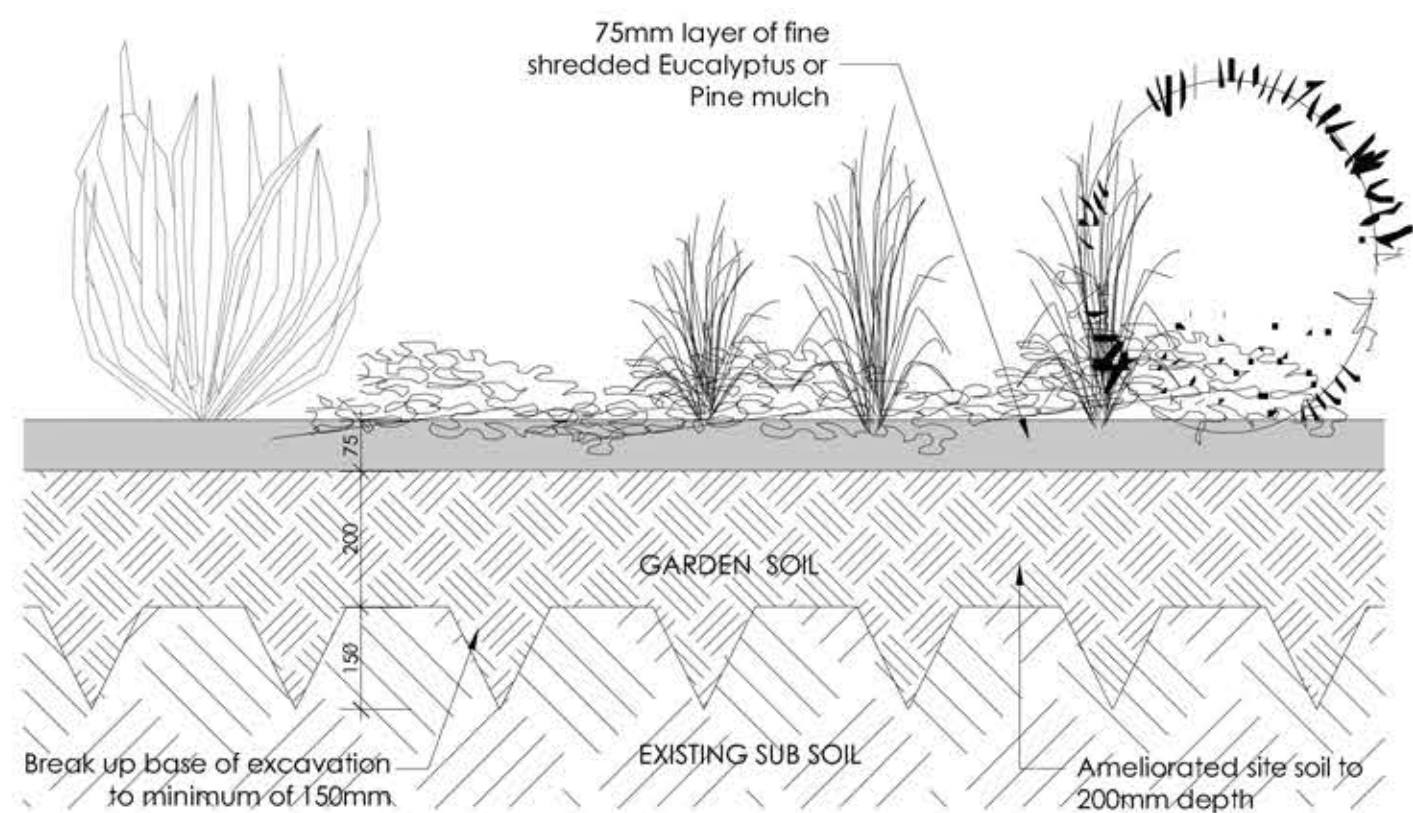
LANDSCAPE PLAN - SIXTH FLOOR



TREE PLANTING WITHIN GARDEN



PLANTING SETOUT



GARDEN AREA PROFILE

LANDSCAPE SPECIFICATION

EXCAVATION

All garden beds are to be excavated to a depth of 300mm below the specified finished design levels to remove the existing compacted material in preparation for soil placement and planting.

SOILS

Sub-Soil Preparation

Cultivation

Cultivate the base of planting beds and planting holes to a depth of 150mm. Ensure the sides of the planting holes are cultivated and not compacted smooth by tools or mechanical digging. Do not disturb tree roots or services; if necessary, cultivate these areas by hand. Cultivate manually within 300mm of paths or structures. Remove stones exceeding 25mm, clods of earth exceeding 50mm and any weeds, sticks, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.

Soil

Ensure all soils for the purposes of landscape works shall be free from weeds and other deleterious materials or any material toxic to plant health. Ensure imported topsoil has a pH range of 5.5-7 and a salt content of less than 0.1% (measured oven dry). Soil is to be placed in all mass planting bed areas.

Soil Level

Finished soil levels shall allow mulch to be finished level to the top of the timber edging, paving or concrete foot paths or as otherwise shown on construction drawings.

Placing Soil

Place the approved soil on the prepared sub-soil. Spread and grade evenly, making the necessary allowances so that the required finished design levels and contours may be achieved after light compaction. Prevent areas of excess compaction being caused by construction plant. Avoid differential subsidence and produce a finished soil surface which is:

- smooth and free from stone or lumps of soil
- graded to drain freely, without ponding to catchment points
- graded evenly into adjoining ground surfaces
- ready for planting

FERTILISERS

Natives

Ensure the use of an approved slow release fertiliser appropriate for Australian native plants equivalent to Osmocote Native with an N:P:K ratio of 17:9:0.87:3. Apply at a rate recommended by the manufacturer and use only in accordance with manufacturers recommendations. Apply to each plant/planting hole as applicable.

Exotics/Ornamentals (if necessary)

Ensure the use of an approved slow release fertiliser appropriate for exotic plants equivalent to Osmocote with an N:P:K ratio of 13:4:1.5:4.9. Apply at a rate recommended by the manufacturer and use only in accordance with manufacturers recommendations. Apply to each plant/planting hole as applicable.

MULCH

Ensure all organic mulches comply to AS 4454-2012 Composts Soil Conditioners and Mulches. Ensure mulch is free from deleterious and extraneous matter such as soil, weeds, stones and sticks. Ensure the mulch contains less than 5% fines. Mulch should be ANL 'Forest Blend' or equivalent unless otherwise specified. Place mulch to a depth of 75mm and as specified in the Planting Notes. Rake mulch to an even surface flush with the surrounding finished levels.

PLANTS

Plants

Supply plants to the following quality:

- are vigorous, well established, free from disease and pests, of good foliage,
- have large healthy root systems with no evidence of root curl, restriction or damage
- are hardened off, not soft or forced and suitable for planting in the natural climatic conditions prevailing at the site
- do not require staking to stand upright other than staking to control damage from strong wind or local conditions until established

Substitutions

Make no substitutions unless authorised by Octopus Garden Design

Replacements

Use only plants of the same type, quality and size when replacing plants that are damaged, fail or are rejected

Storage

Deliver plant material to the site on a day to day basis and plant immediately after delivery. If this is not possible, keep the plants in good condition on the site, adequately protected from frost, wind, sun and vermin by appropriate storage methods including the establishment of an on-site nursery of sufficient size with provision for watering and care of stored stock

PLANTING NOTES

Planting Conditions: Do not plant in unsuitable weather conditions such as extreme heat, wind, cold or rain.

Watering: Thoroughly water all plants before planting with a diluted solution of seaweed based plant tonic. Immediately after planting, water with seaweed tonic -water solution. Ensure the plants are kept moist but not wet for the next (6) weeks by deep watering at least once per week

Placing: Remove the plant from the pot or container ensuring minimum disturbance to the root-ball and growing media. Place the root-ball in the centre of the prepared hole as outlined in the Planting Details; ensure the plant is plumb and the topsoil level of the plant root-ball is level with the finished surface level of the surrounding soil.

Backfilling: Back fill the hole with excavated soil that has had organic compost added or use a topsoil mixture as specified. Lightly firm the soil around the plant and then irrigate to field capacity. Keep the topsoil away from the plant stem or trunk and ensure the root-ball remains level with the finished ground levels as per the Planting Detail.



LAWN INSTANT TURF

Buffalo 'Sir Walter' turf to be laid onto prepared sandy loam mix soil to all lawn areas to Suppliers specification

Recommended Supplier: AG Turf 02 - 4934 1000



PATHWAY PAVING

Proposed Adbri masonry 'Ecotrihex 80' concrete paver - to be installed to proposed pedestrian pathways. Alternative colour permeable paver to be installed to feature circle areas to future selection.

Recommended Supplier: www.adbrimasonry.com.au



TIMBER BOLLARDS

Proposed 1.8m ~ 2.1m staggered 100mm x 100mm vertical weathered timber bollards installed into reinforced concrete footing

Recommended Supplier: Custom built on site



CORTEN PLANTER

1000mm (D) x 1000mm (H) cylinder planter installed above garden ground level. Pots to be filled with minimum 100mm blue metal gravel for drainage covered with geofabric membrane, quality garden soil & min. 50mm layer of 20mm ~ 30mm riverstone gravel mulch.

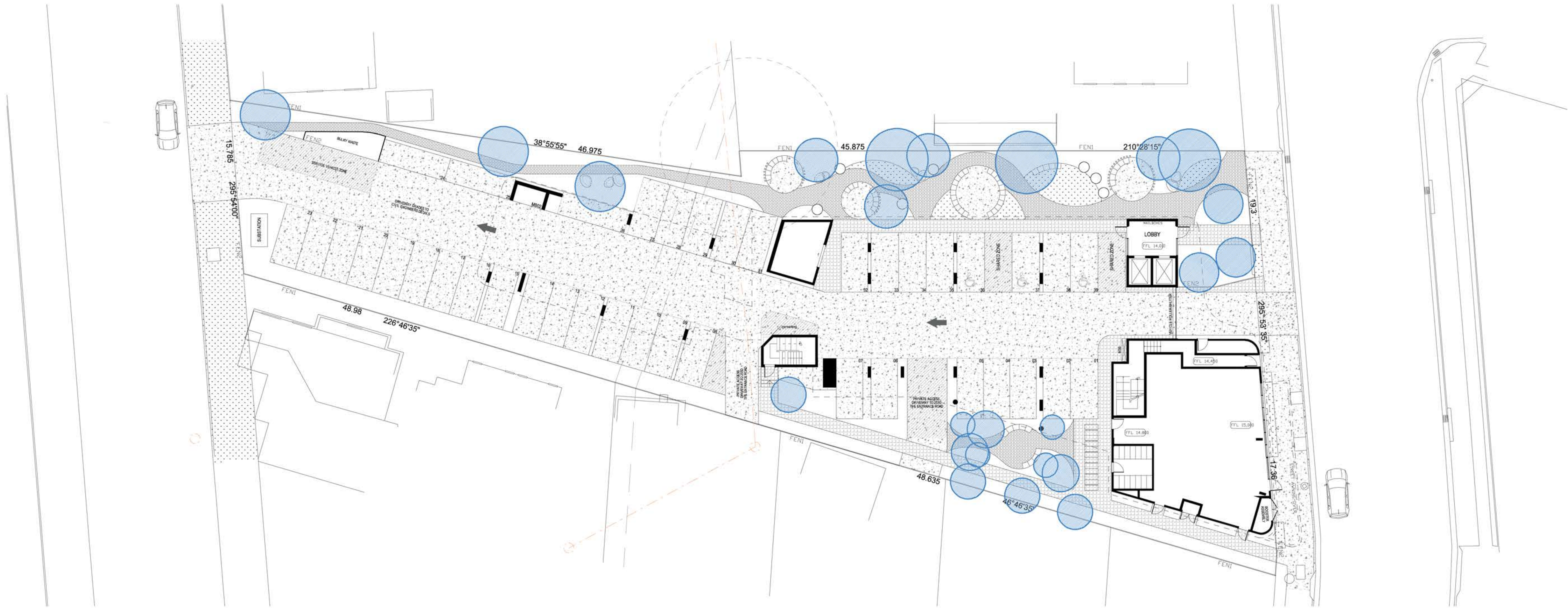
Recommended Supplier: www.idealcedging.com.au



CURVED BENCH SEAT

Prefabricated or custom made 'floating' curved steel bench seating with timber slats seat to future selection.

Recommended Supplier: Steel Fabricator / TBD



CANOPY COVERAGE PLAN
SCALE 1:200

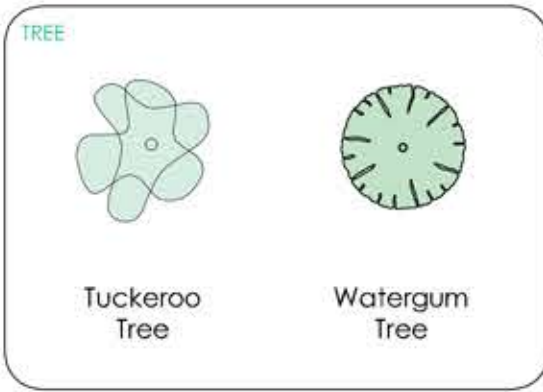
LEGEND

Tree Canopy Coverage	
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LEGEND

Tree Canopy Coverage:	26m	11%
Site Area:	2336m	100%

PLANT SYMBOL LEGEND



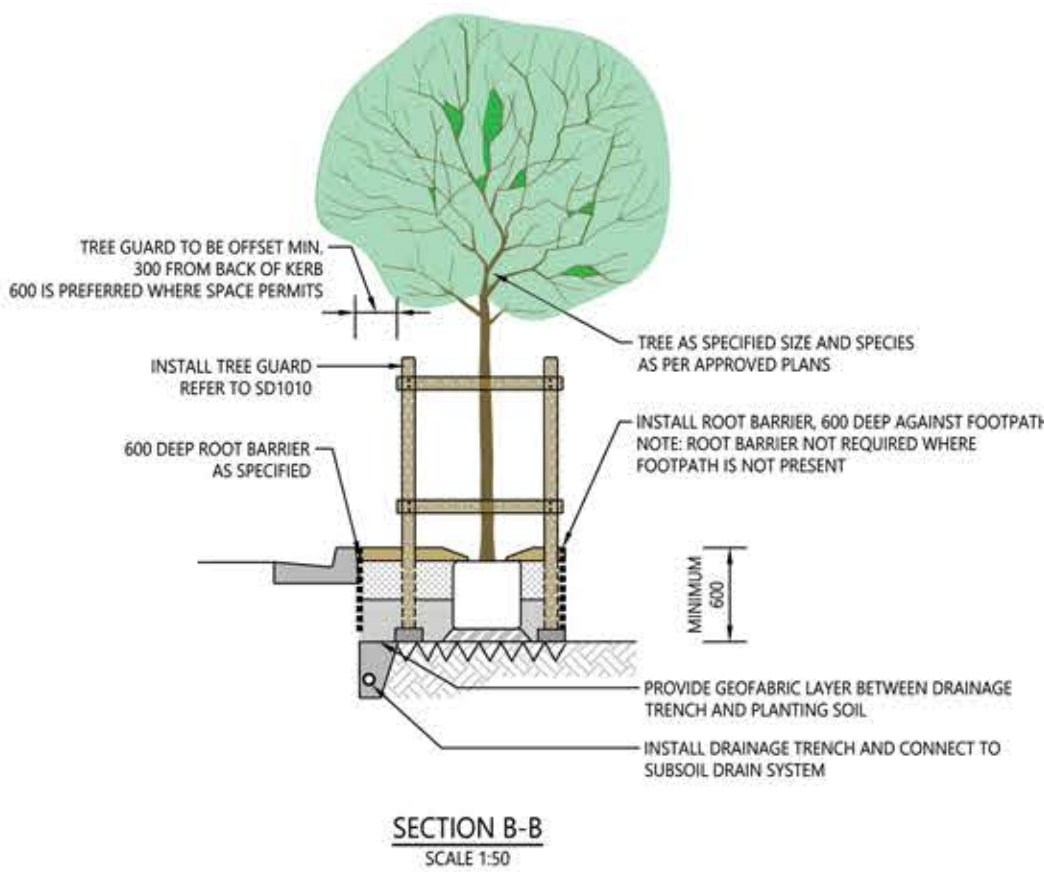
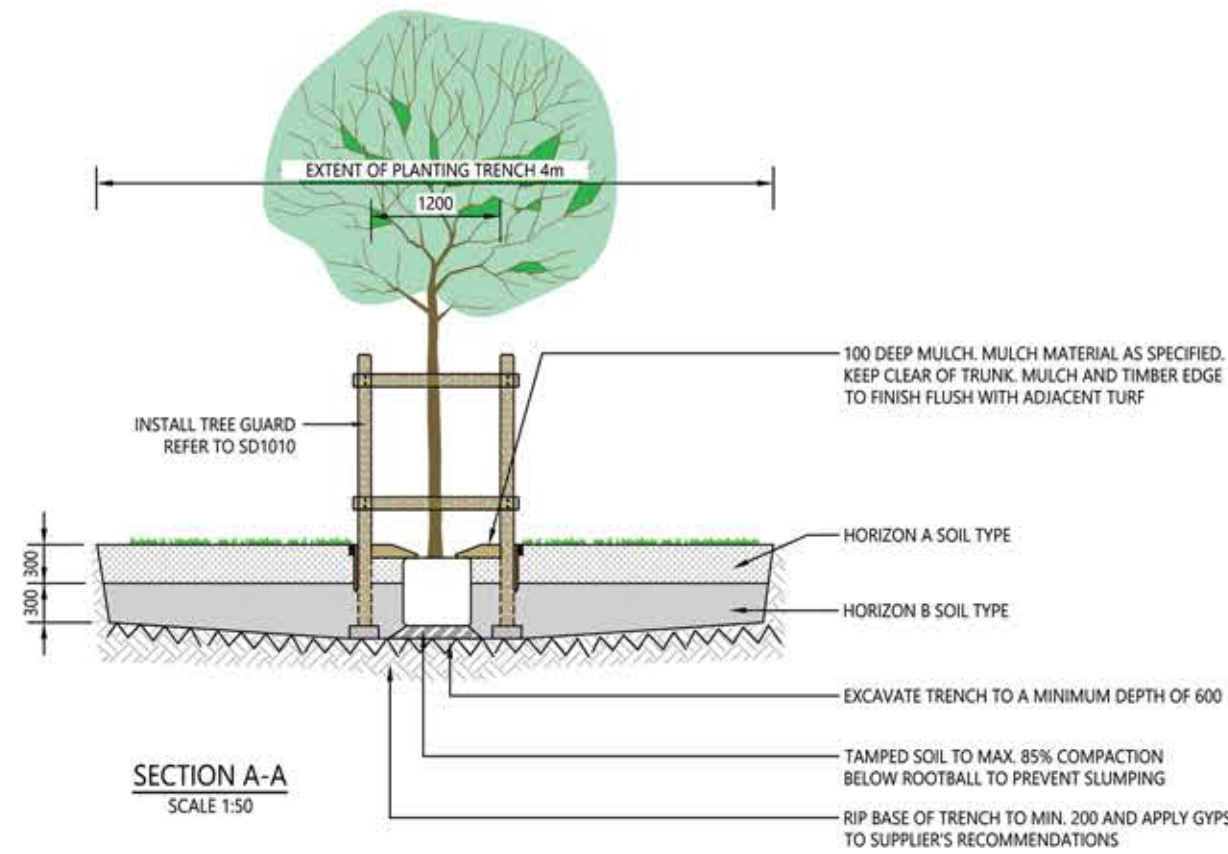
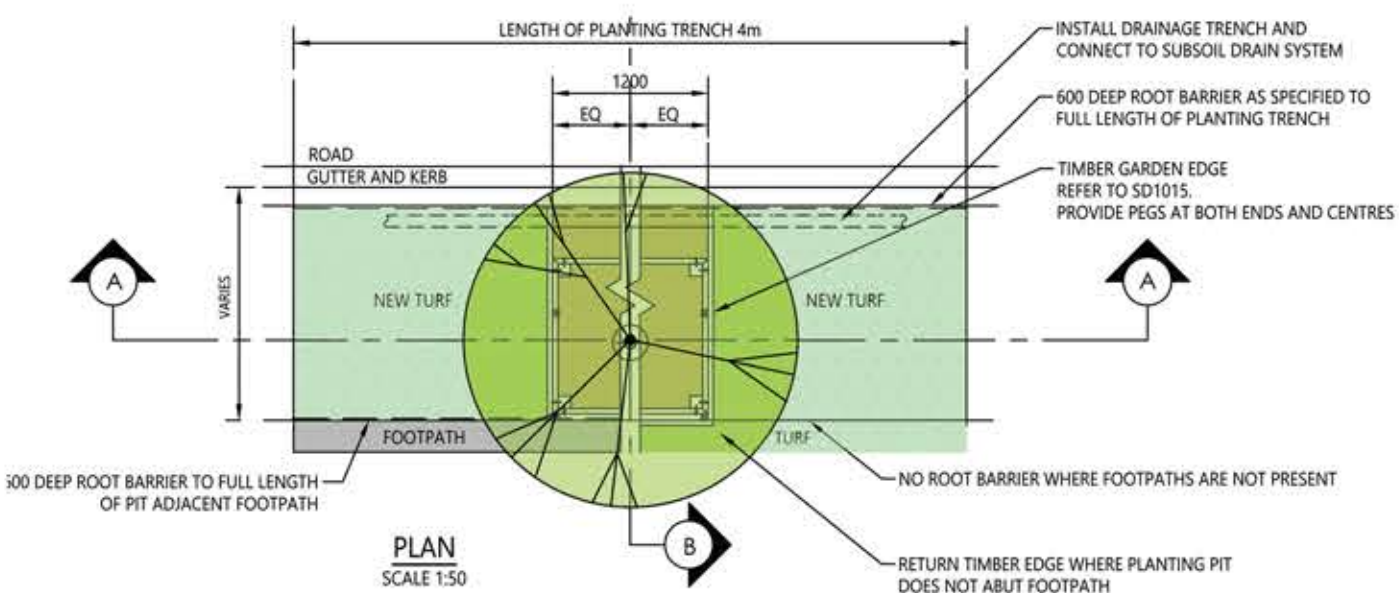
Tuckeroo



Watergum

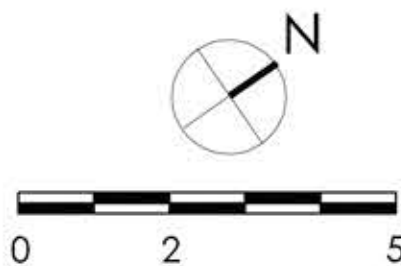
PLANT SCHEDULE

Tree Species	Common Name	Quantity	Pot Size	Install Height	Install Width	Final Height	Final Width
Cupaniopsis anacardioides	Tuckeroo	1	75Lt	2m	1m	7m	5m
Tristania laurina 'Luscious'	Watergum	2	75Lt	2m	1m	8m	5m



- NOTES
- REFER TO SD1001 FOR ALL TREE PLANTING GENERAL NOTES.
 - TREE TO BE SETBACK MINIMUM 1m FROM BACK OF KERB OR CENTRE FOR 3.5m OR 4.5m WIDE VERGE / NATURE STRIP.

CAMPBELL AVENUE - PUBLIC DOMAIN PLAN

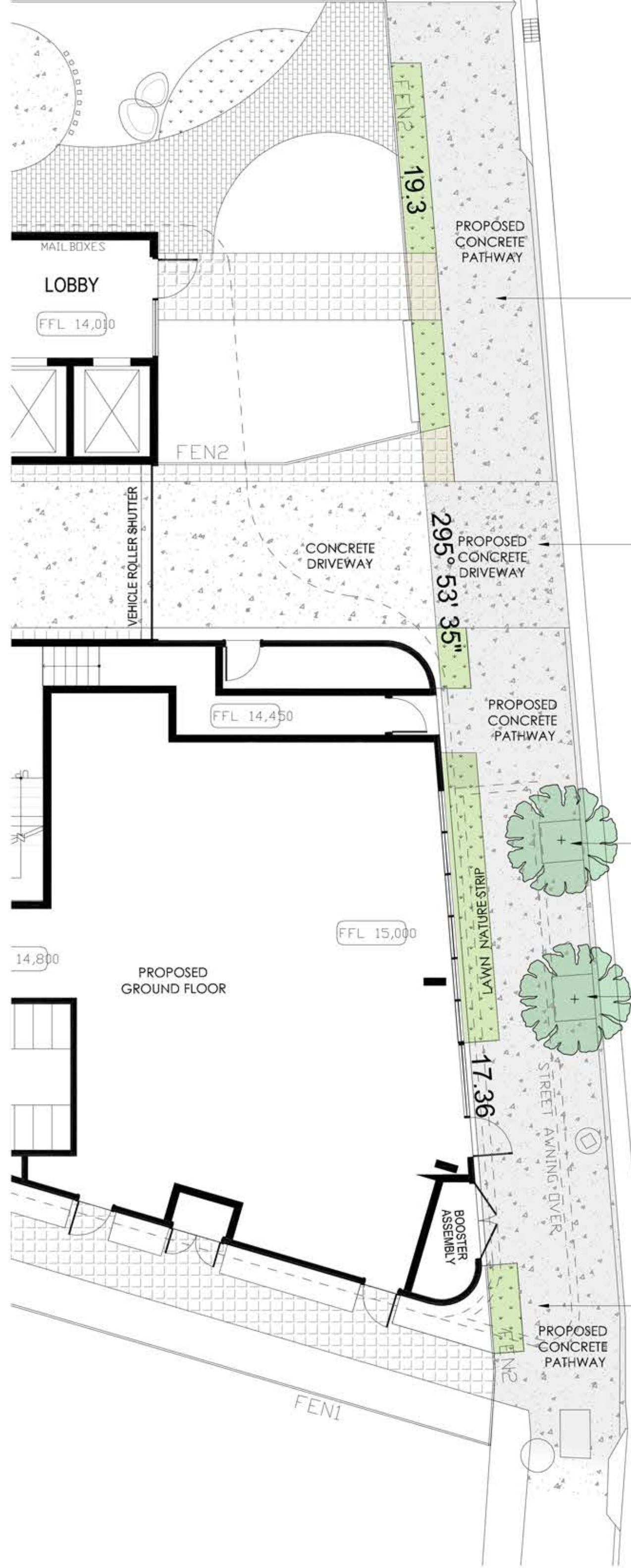


DATE
APRIL 2026
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PAGE
1 OF 1
ISSUE
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TITLE
PUBLIC DOMAIN PLAN
PD 01

0°28'15"



ASHTON AVENUE - PUBLIC DOMAIN PLAN

SITE
23 - 25 Ashton Avenue
THE ENTRANCE NSW

OCTOPUS
GARDEN DESIGN

0418 170 090 - Gerrard Everson
Info @ octopusgardendesign.com
24 Kenrick St. THE JUNCTION NSW
www.octopusgardendesign.com

PUBLIC DOMAIN PLAN