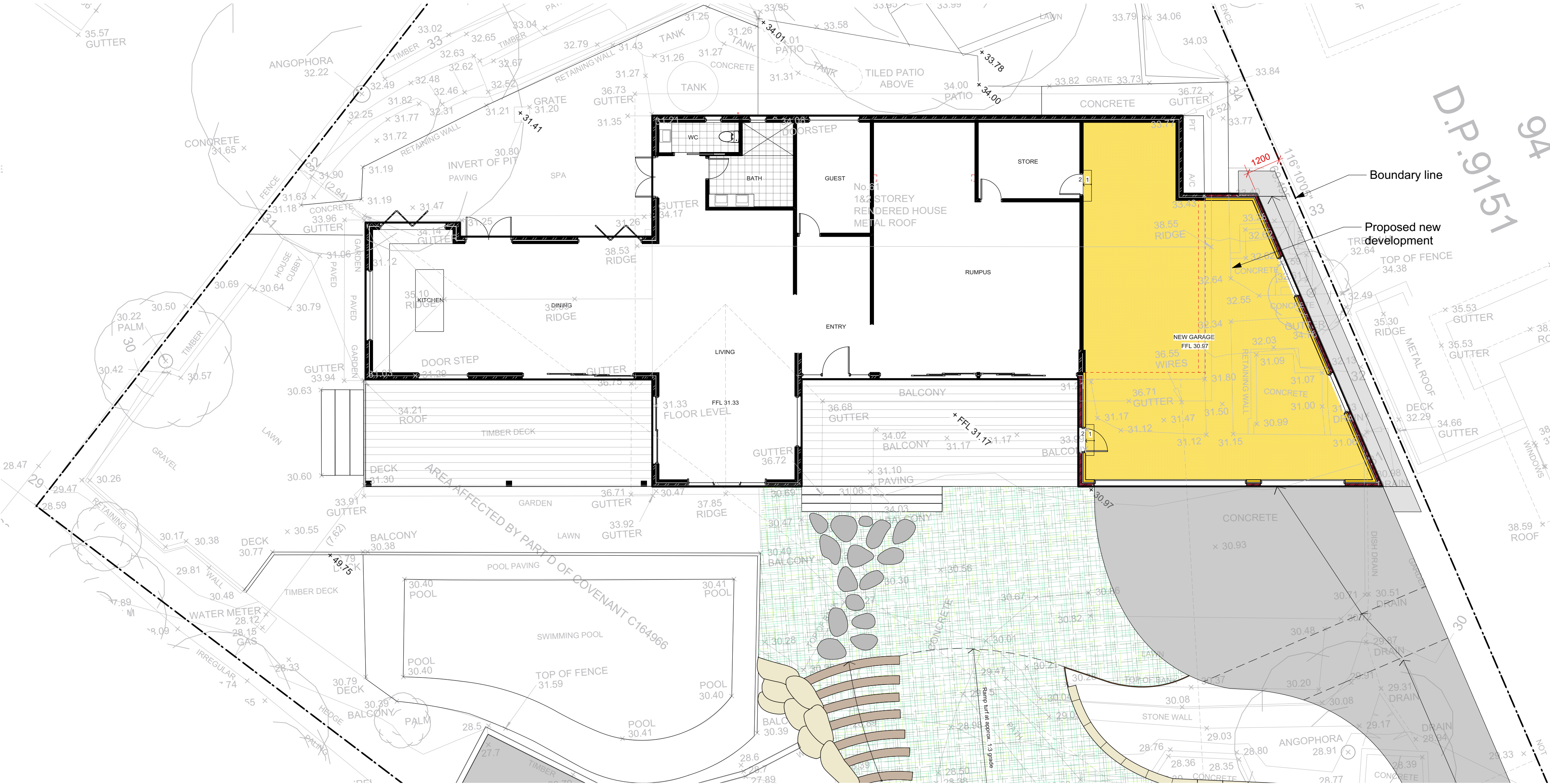
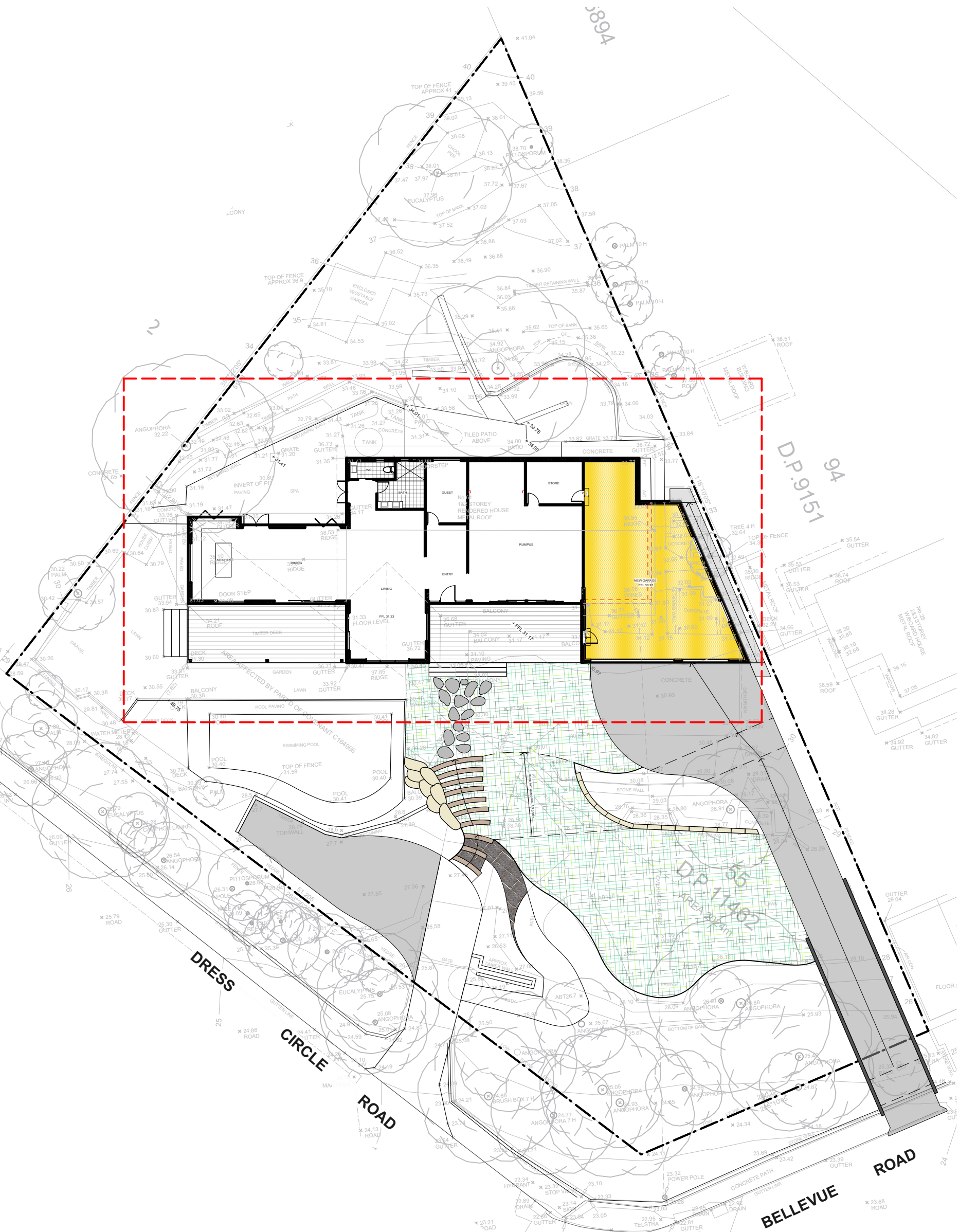




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C	16/06/20	Issue for DA
B	30/04/20	DRAFT issue for review

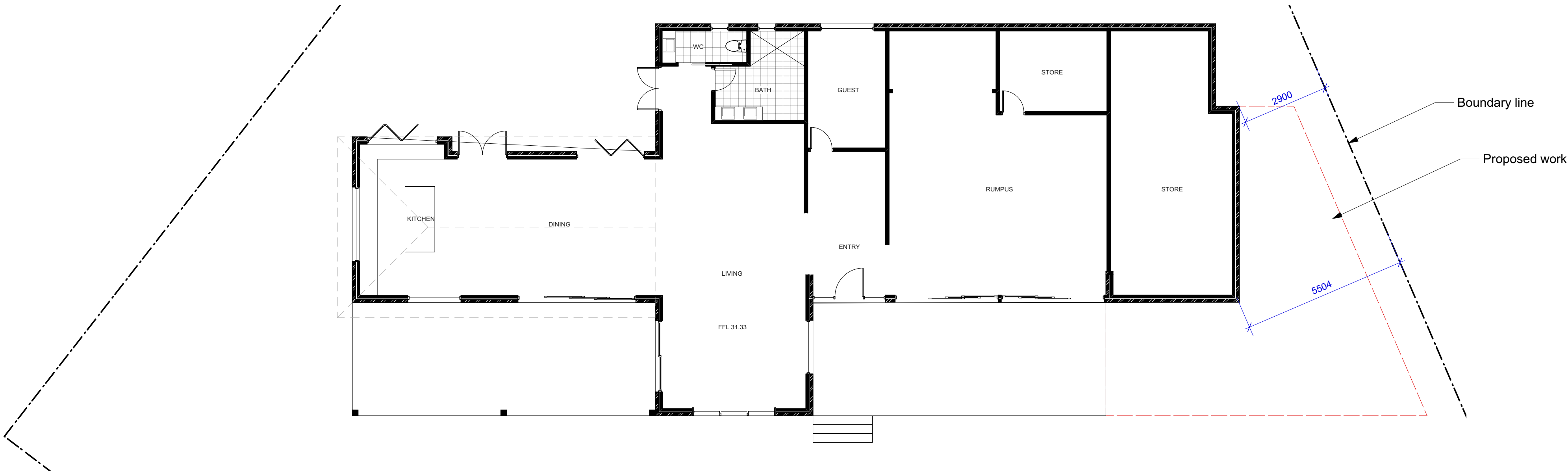
PROJECT	61 Dress Circle Road, Avalon Beach			PROJECT #	2065
CLIENT	Haidee Kegan			DATE #	See above
DWG	Site Plan			SCALE @ A1	See Plan
				DRAWN	WPS
				CHKD	JK
				REVISION	

Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107
W: www.jamieking.com.au
T: 0421 517 991
E: jamie@jamieking.com.au

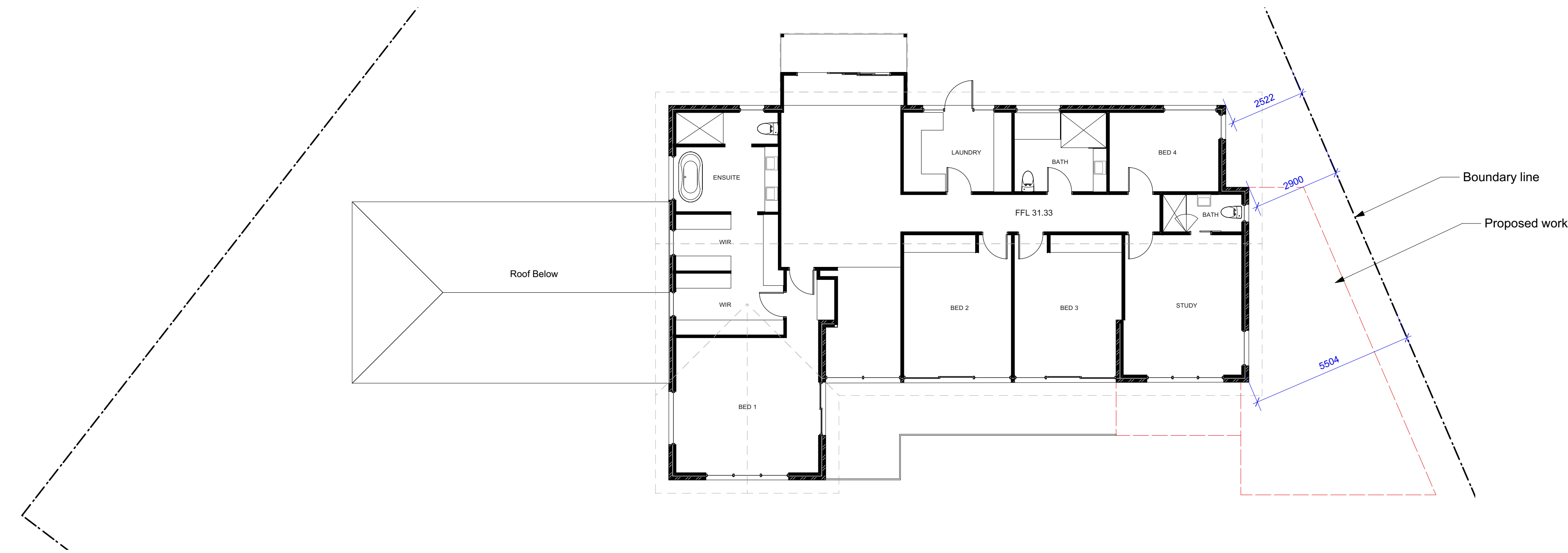


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Existing Ground Floor Plan
1:50@A1 1:100@A3. Do not scale off plan



Existing First Floor Plan
1:50@A1 1:100@A3. Do not scale off plan



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C	16/06/20	Issue for DA
B	30/04/20	DRAFT issue for review

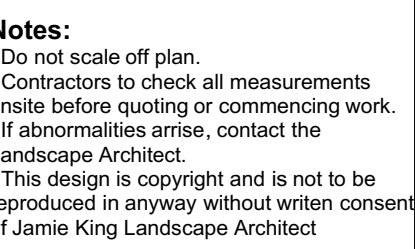
ISSUE	DATE	REVISION
PROJECT	61 Dress Circle Road, Avalon Beach	
CLIENT	Haidee Kegan	
DWG	Existing Floor Plan	
PROJECT #	2065	
DATE #	See above	DWG #
SCALE @ A1	See Plan	
DRAWN	WPS	
CHKD	JK	REVISION

Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107
W: www.jamieking.com.au
T: 0421 517 991
E: jamie@jamieking.com.au

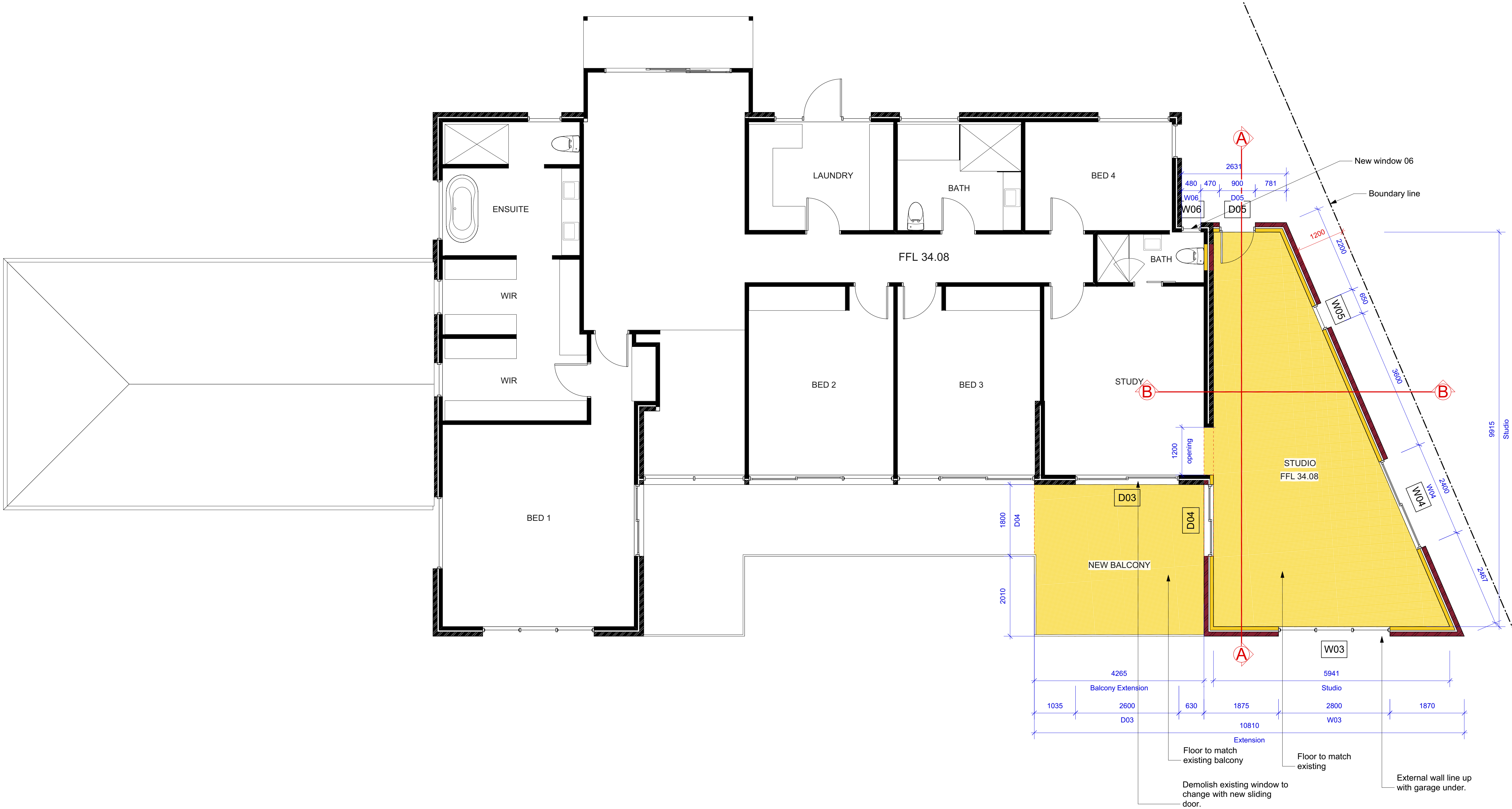


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1:50@A1 1:100@A3. Do not scale off plan



Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107 T: 0421 517 991
W: www.jamieking.com.au
E: jamie@jamieking.com.au



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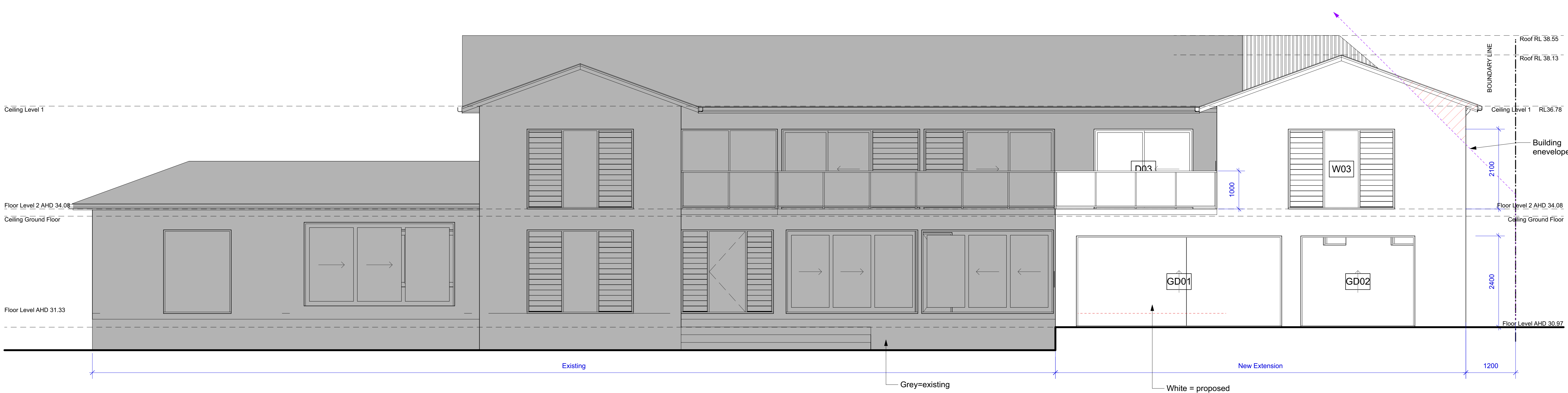
C	16/06/20	Issue for DA
B	30/04/20	DRAFT issue for review

ISSUE	DATE	REVISION	PROJECT #
PROJECT	61 Dress Circle Road, Avalon Beach		2065
CLIENT	Haidee Kegan		DATE # See above
DWG	First Floor Plan		SCALE @ A1 See Plan
CHKD	JK	REVISION	DWG #

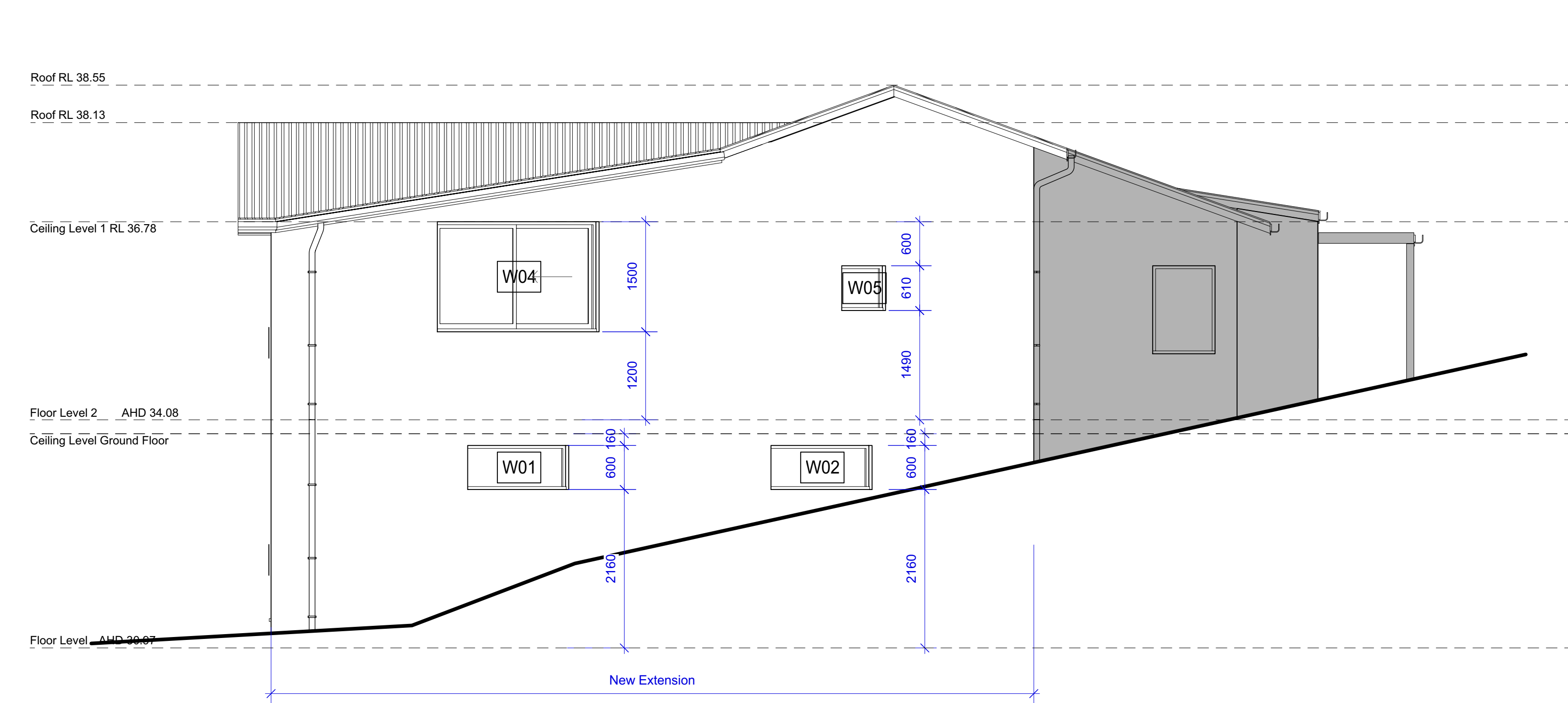
Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107
W: www.jamieking.com.au
T: 0421 517 991
E: jamie@jamieking.com.au



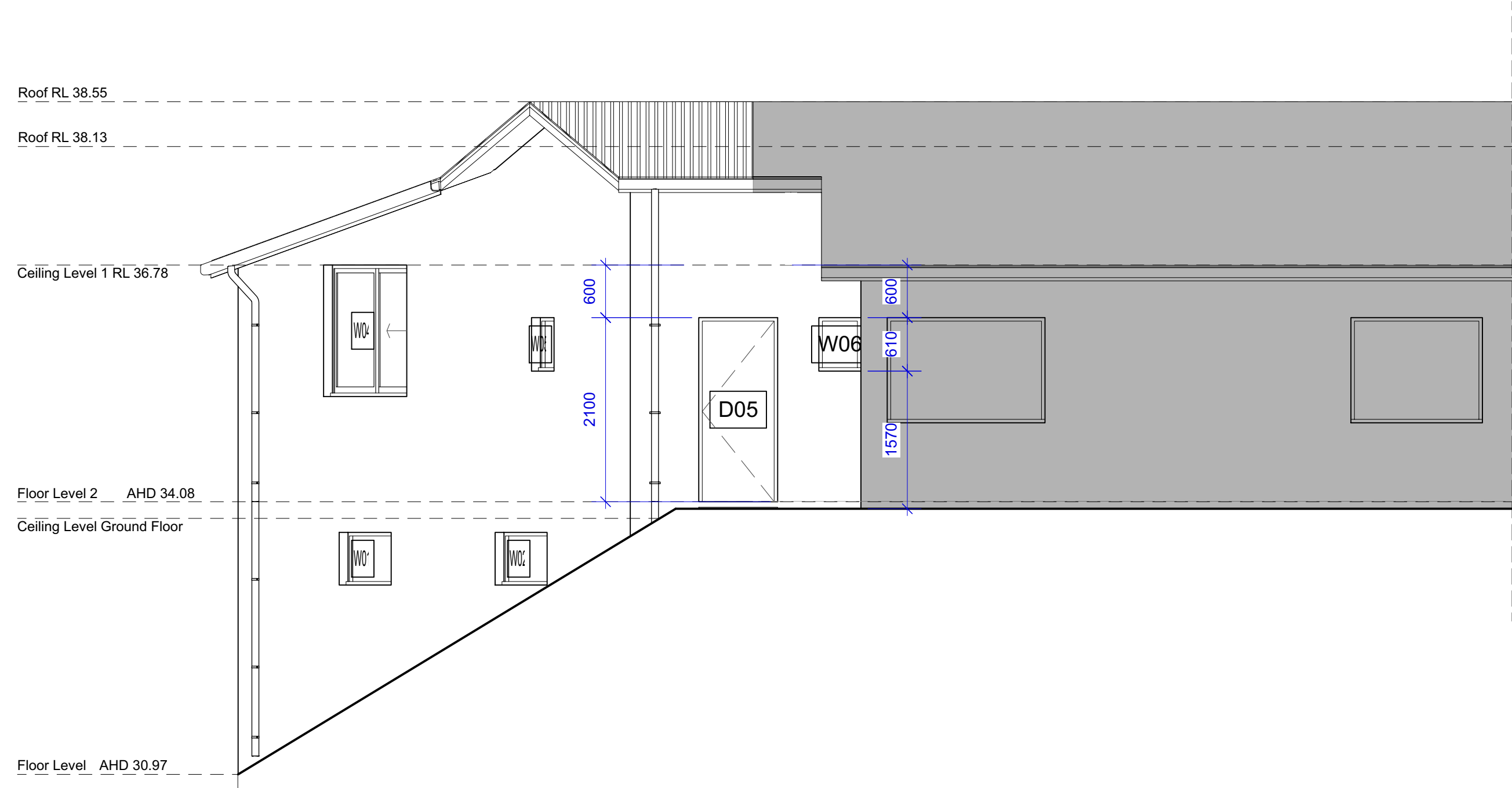
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Elevation - South East (Front)
1:50@A1 1:100@A3. Do not scale off plan

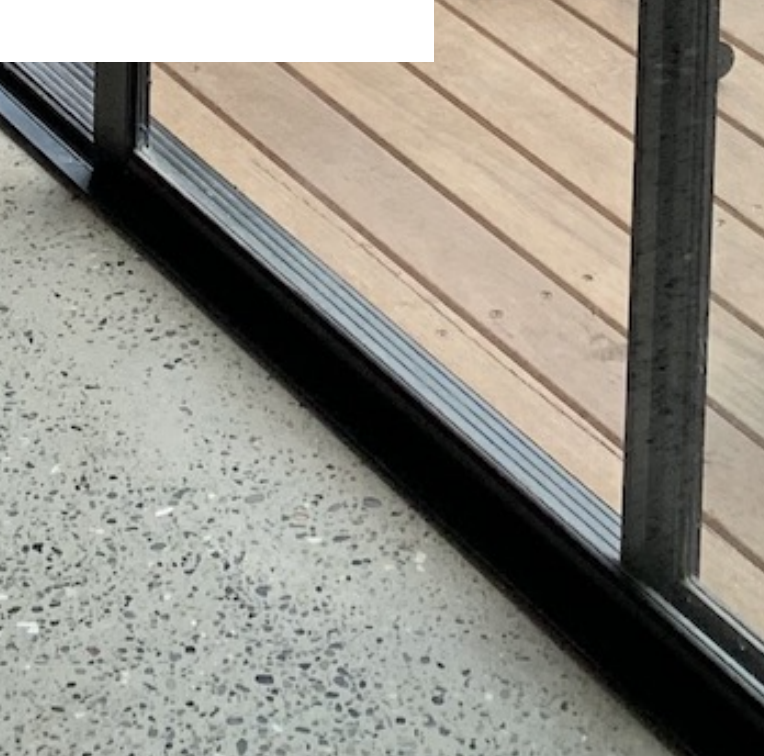


Elevation - North East (Side)
1:50@A1 1:100@A3. Do not scale off plan



Elevation - South West (Rear)
1:50@A1 1:100@A3. Do not scale off plan

Finishes Schedule



Black window frames



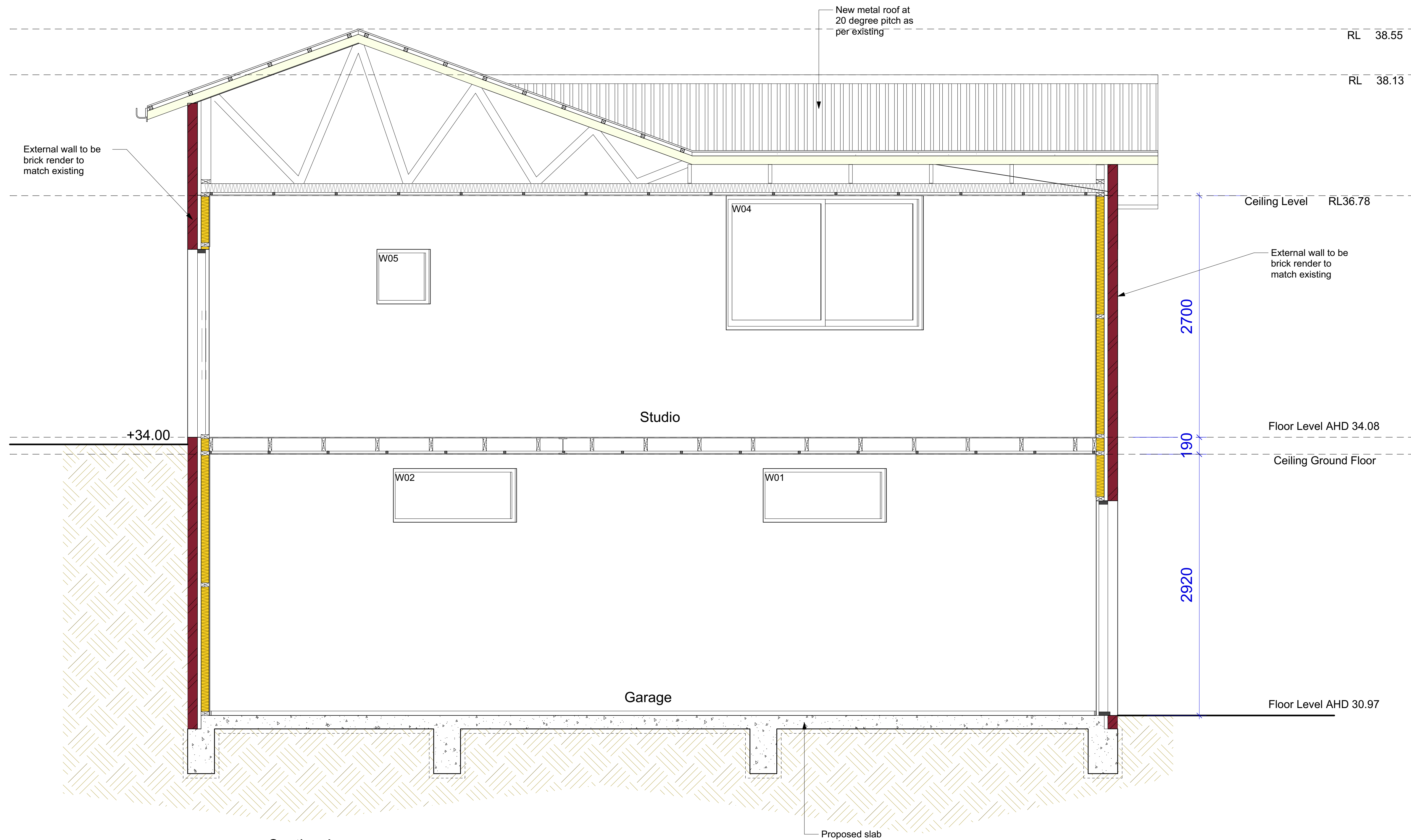
Medium grey roof



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C	16/06/20	Issue for DA		
B	30/04/20	DRAFT issue for review		
PROJECT		61 Dress Circle Road, Avalon Beach		PROJECT # 2065
CLIENT		Haidee Kegan		DATE # See above DWG #
DWG		Elevation		SCALE @ A1 See Plan
CHKD		JK		REVISION
JAMIE KING Landscape Architect		84 Palmgrove Rd, Avalon, NSW, 2107		W: www.jamieking.com.au E: jamie@jamieking.com.au

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Section A
1:25@A1 1:50@A3. Do not scale off plan

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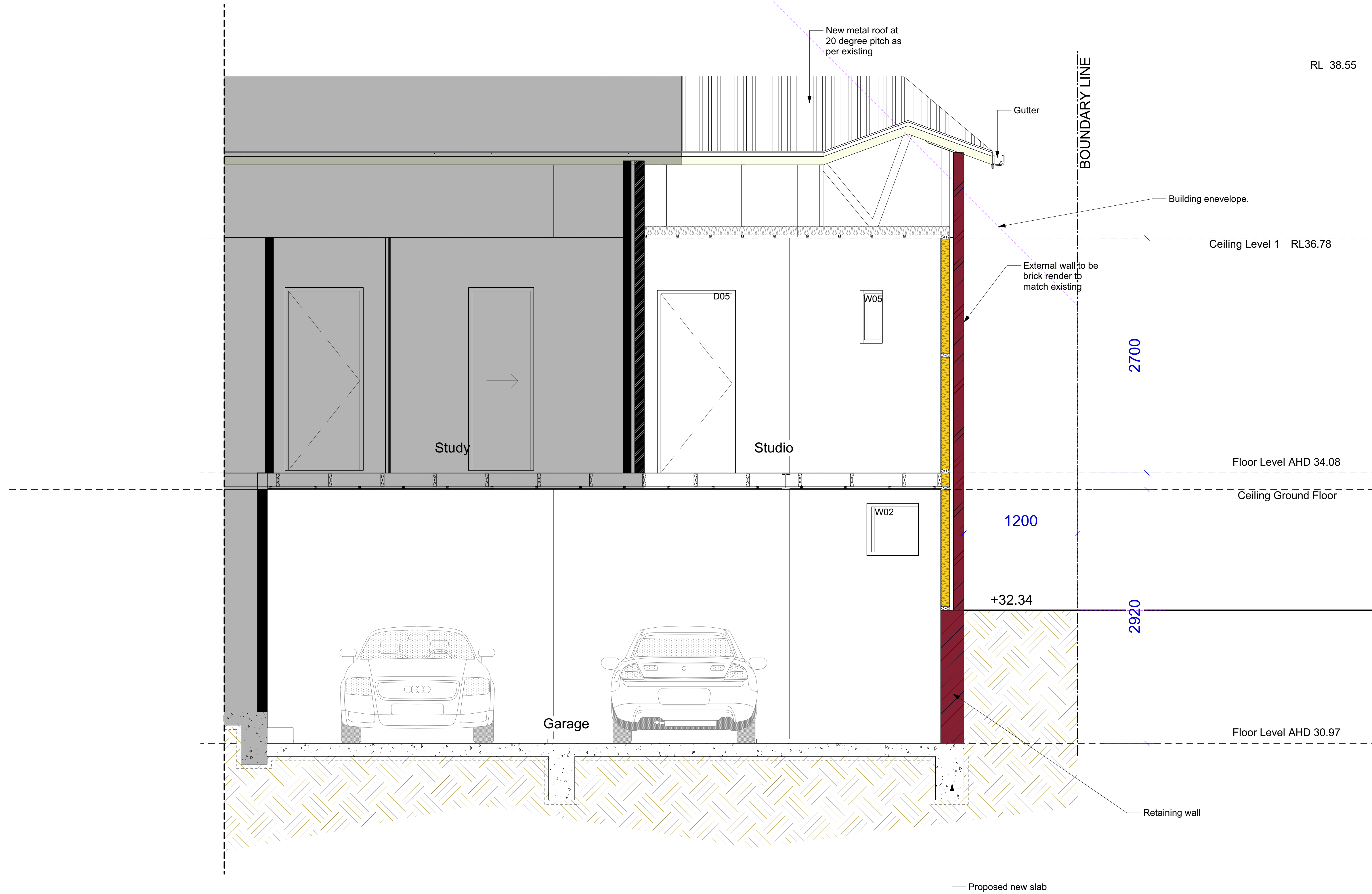
C 16/06/20 Issue for DA
B 30/04/20 DRAFT issue for review

ISSUE	DATE	REVISION	PROJECT #
PROJECT	61 Dress Circle Road, Avalon Beach		2065
CLIENT	Haidee Kegan	DATE # See above SCALE @ A1 See Plan	DWG #
DWG	Section A	DRAWN WPS CHKD JK	Sht-106
REVISION			

Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107
W: www.jamieking.com.au
T: 0421 517 991
E: jamie@jamieking.com.au



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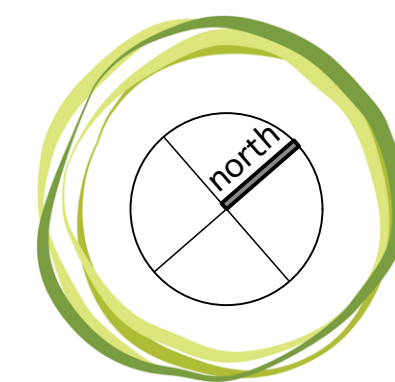


Section B
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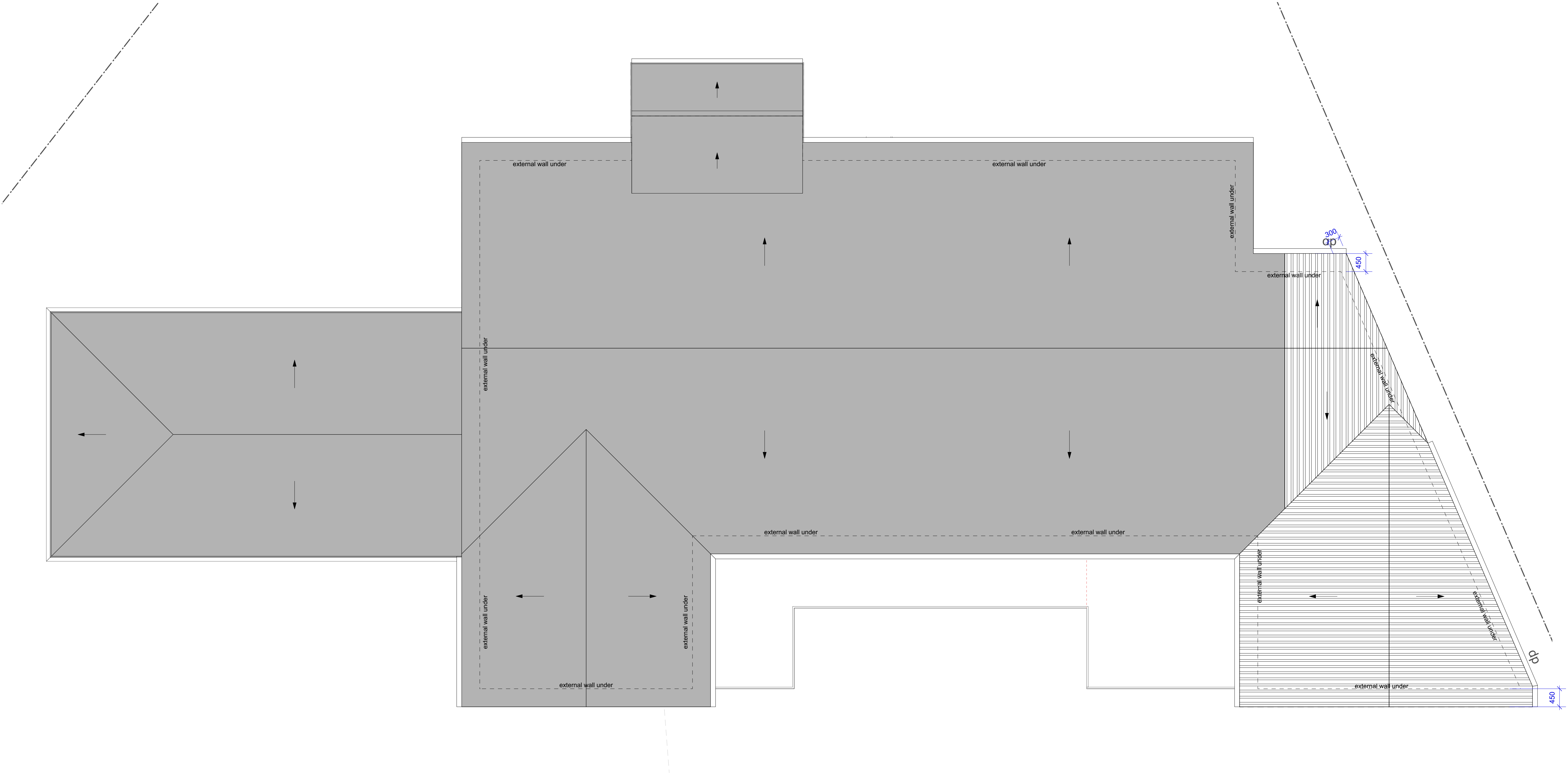
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C	16/06/20	Issue for DA
B	30/04/20	DRAFT issue for review
ISSUE	DATE	REVISION
PROJECT	61 Dress Circle Road, Avalon Beach	
CLIENT	Haidee Kegan	
DWG	Section B	
CHKD	JK	REVISION
PROJECT #	2065	
DATE #	See above	DWG #
SCALE @ A1	See Plan	
DRAWN	WPS	
CHKD	JK	

Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107
W: www.jamieking.com.au
T: 0421 517 991
E: jamie@jamieking.com.au



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C	16/06/20	Issue for DA
B	30/04/20	DRAFT issue for review

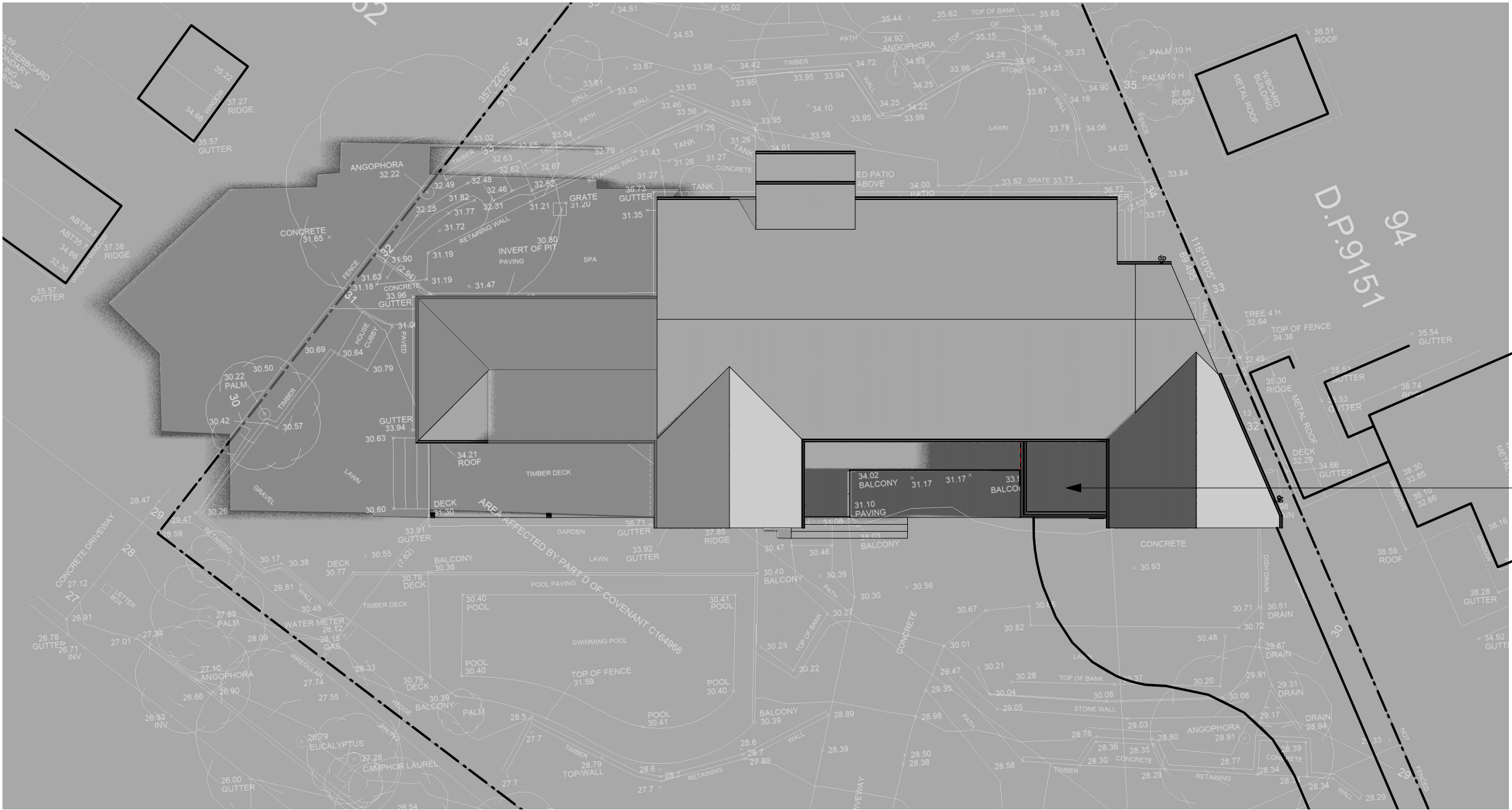
ISSUE	DATE	REVISION
PROJECT	61 Dress Circle Road, Avalon Beach	
CLIENT	Haidee Kegan	
DWG	Roof Plan	
PROJECT #	2065	
DATE #	See above	DWG #
SCALE @ A1	See Plan	
DRAWN	WPS	
CHKD	JK	REVISION

Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107
W: www.jamieking.com.au
E: jamie@jamieking.com.au
T: 0421 517 991



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Shadow Diagram/21 June 09.00am
1:200@A1 1:400@A3. Do not scale off plan



Shadow of new building extension

Shadow Diagram/21 June 12.00pm
1:200@A1 1:400@A3. Do not scale off plan



Shadow of new building extension

Shadow Diagram/21 June 03.00pm
1:200@A1 1:400@A3. Do not scale off plan



Shadow of new building extension

DRAFT - NOT FOR CONSTRUCTION

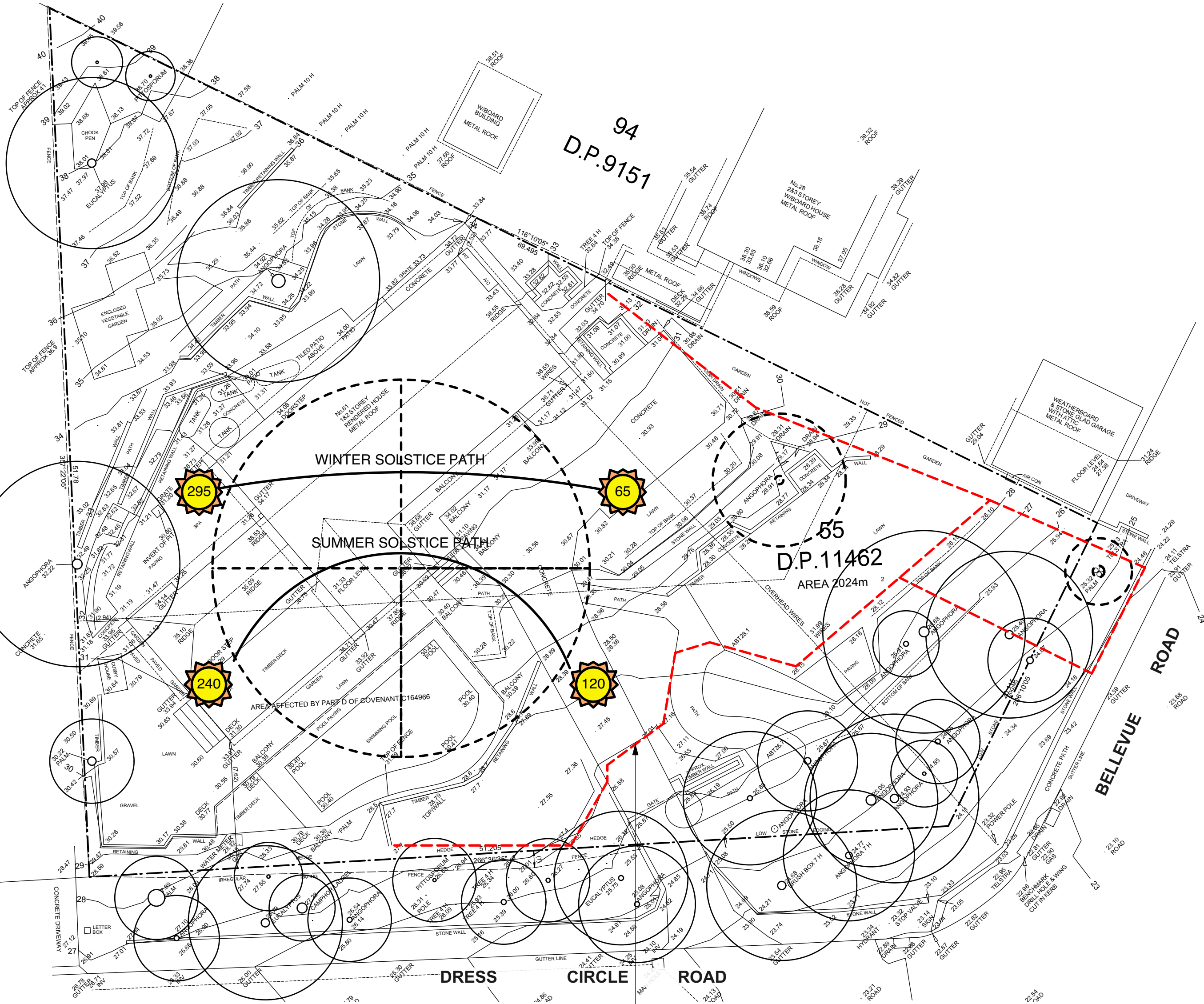
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C	30/09/20	Issue for DA
B	30/04/20	DRAFT issue for review
ISSUE	DATE	REVISION
PROJECT	61 Dress Circle Road, Avalon Beach	
CLIENT	Haidee Kegan	PROJECT # 2065
DWG	Shadow Diagram	DWG # Sht-109
CHKD	JK	REVISION

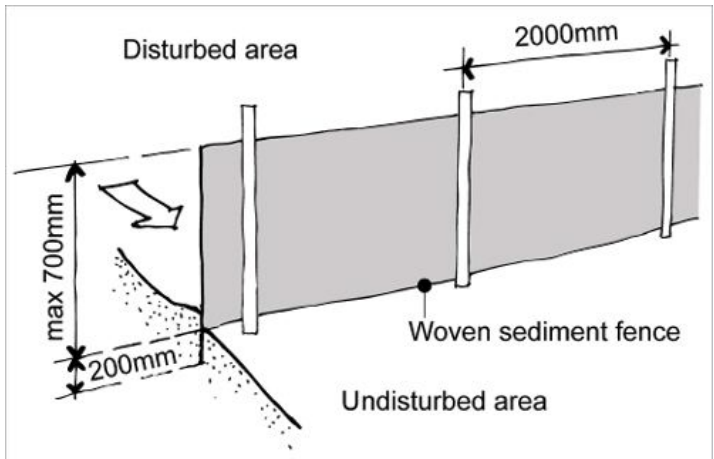
Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107
T: 0421 517 991
W: www.jamieking.com.au
E: jamie@jamieking.com.au



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Red dashed line indicates sedimentation control fence to be implemented throughout construction to appropriate standard



Sedimentation Control Fence
Not to scale.

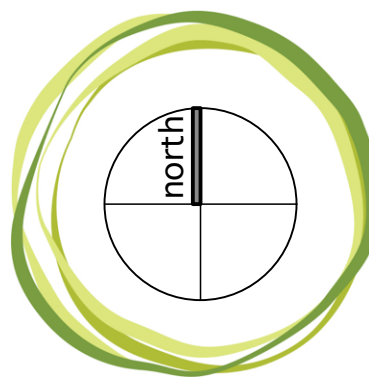
Source: www.yourhome.gov.au



Legend

- MULCH AREA
- SOFT-FALL
- SAND
- ARTIFICIAL TURF
- TURF AREA
- TIMBER DECKING
- CONCRETE PAVING
- UNIT PAVING
- STAIRS
- PEBBLE
- GRAVEL
- COBBLESTONE
- TIMBER
- WATER
- MASONRY RETAINING WALL
- STONE RETAINING WALL
- TIMBER RETAINING WALL
- BOULDER RETAINING WALL
- SITE OR WORKS BOUNDARY
- PROPOSED LEVEL
- TOP OF WALL LEVEL
- MATERIAL NAME
- SURFACE FALL DIRECTION
- SURFACE DRAINS
- SURVEY (50% GREY LINES)
- EXISTING TREE TO RETAIN
- EXISTING TREE TO REMOVE
- EXISTING ROCK OUTCROP

AREA CALCULATION		
	AREA (m2)	PERCENTAGE
Site	2024	
Landscape total as per DCP	1194	58,99%
Area of outdoor recreation	94,00	4,64%
TOTAL AREA	1288	63,64%
DCP compliance	YES	YES



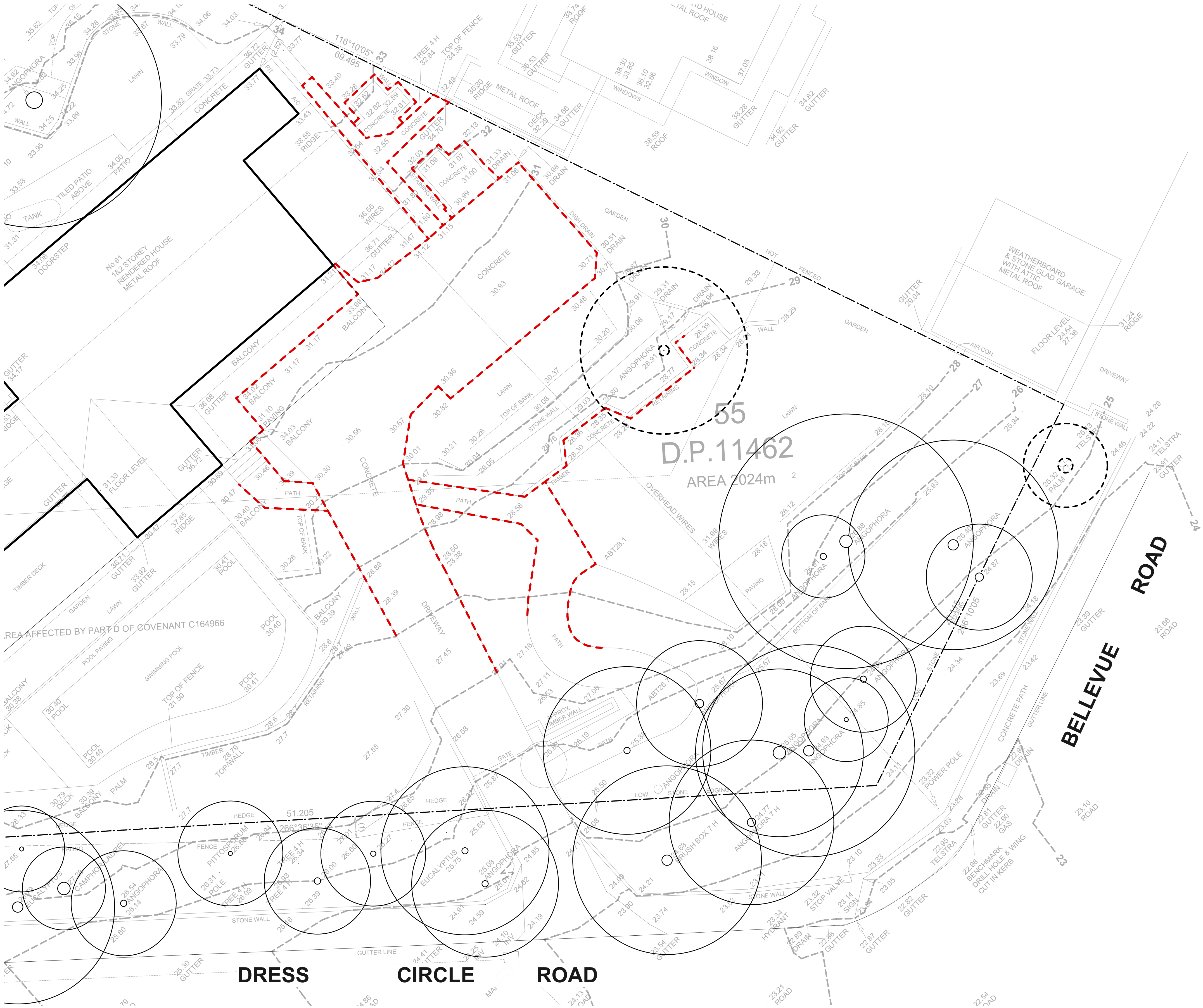
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D 22/06/20 Issue D
C 13/05/20 Issue C
B 05/05/20 Issue B
A 20/03/20 DRAFT issue for review

ISSUE	DATE	REVISION	PROJECT #
PROJECT	61 Dress Circle Road, Avalon Beach		2065
CLIENT	Haidee Kegan	DATE # See above SCALE @ A1 See Plan	DWG # Sht-201
DWG	Site plan / analysis / sedimentation	DRAWN SA CHKD JK	REVISION

Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107
W: www.jamieking.com.au
T: 0421 517 991
E: jamie@jamieking.com.au

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Legend

MULCH AREA

SOFT-FALL

SAND

ARTIFICIAL TURF

TURF AREA

TIMBER DECKING

CONCRETE PAVING

UNIT PAVING

STAIRS

PEBBLE

GRAVEL

COBBLESTONE

TIMBER

WATER

MASONRY RETAINING WALL

STONE RETAINING WALL

TIMBER RETAINING WALL

BOULDER RETAINING WALL

SITE OR WORKS BOUNDARY

PROPOSED LEVEL

TOP OF WALL LEVEL

MATERIAL NAME

SURFACE FALL DIRECTION

SURFACE DRAINS

SURVEY (50% GREY LINES)

EXISTING TREE TO RETAIN

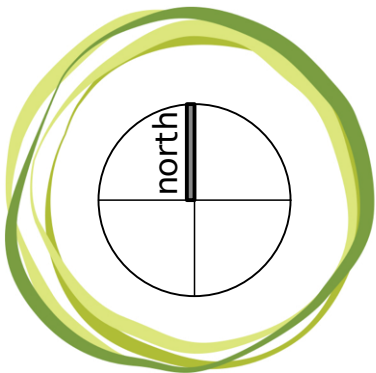
EXISTING TREE TO REMOVE

EXISTING ROCK OUTCROP

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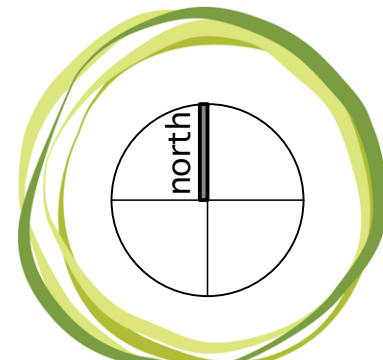
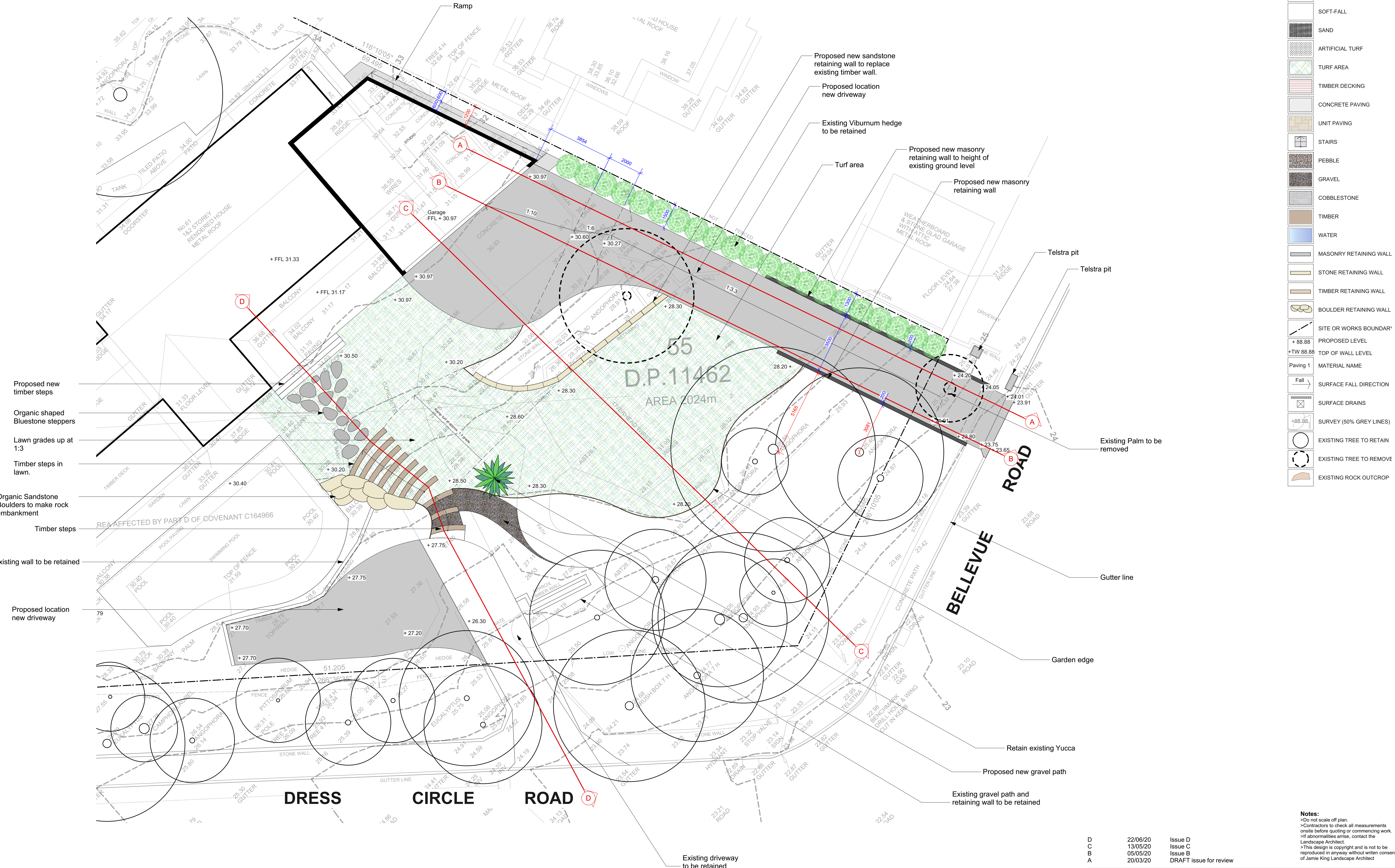
ISSUE	DATE	REVISION	PROJECT #
PROJECT	61 Dress Circle Road, Avalon Beach		2065
CLIENT	Haidee Kegan	DATE # See above SCALE @ A1 See Plan	DWG # Sht-202
DWG	Demolition Plan	DRAWN SA CHKD JK	REVISION

Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107
T: 0421 517 991
W: www.jamieking.com.au
E: jamie@jamieking.com.au



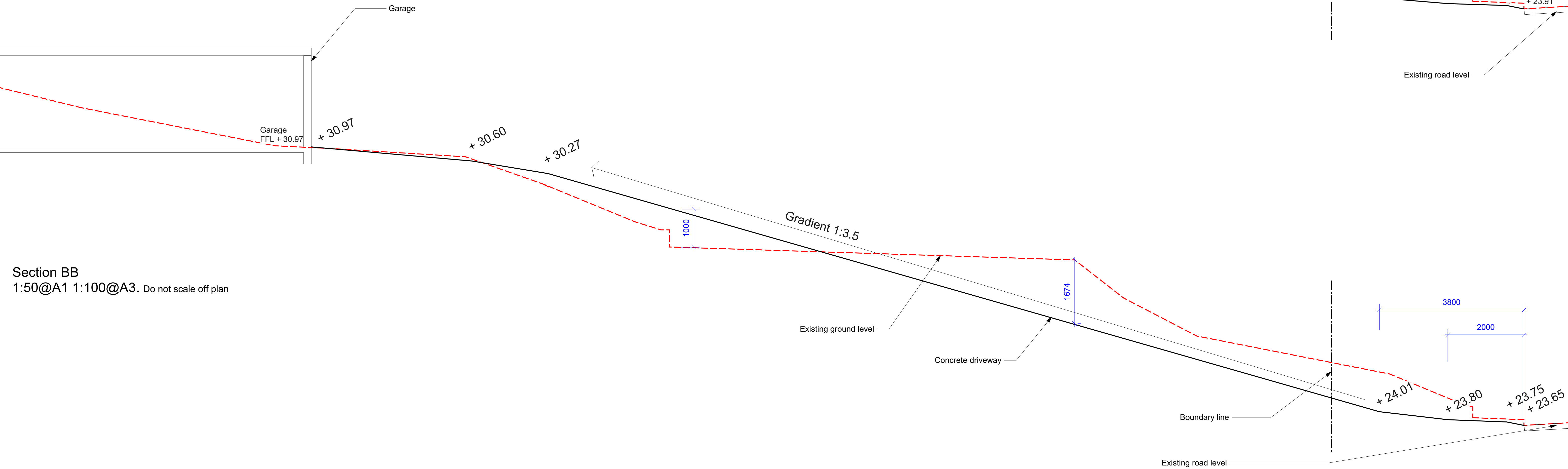
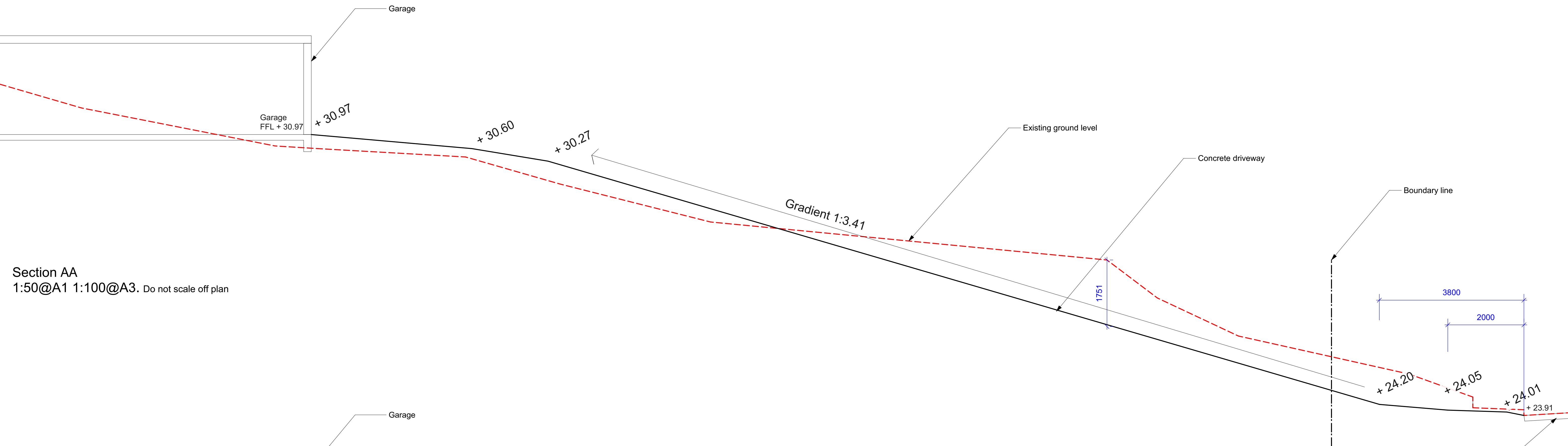
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Detail plan
1:100@A1 1:200@A3. Do not scale off plan



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PROJECT	61 Dress Circle Road, Avalon Beach	PROJECT #	2065
CLIENT	Haidee Kegan	DATE #	See above
DWG	Detail plan	SCALE @ A1	See Plan
CHKD	JK	DRAWN	SA
		REVISION	

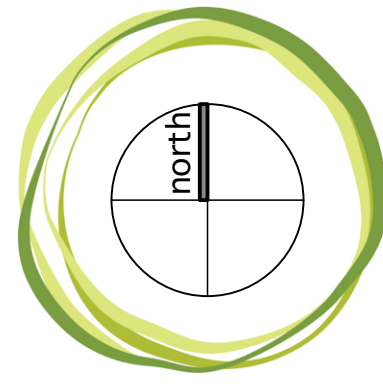


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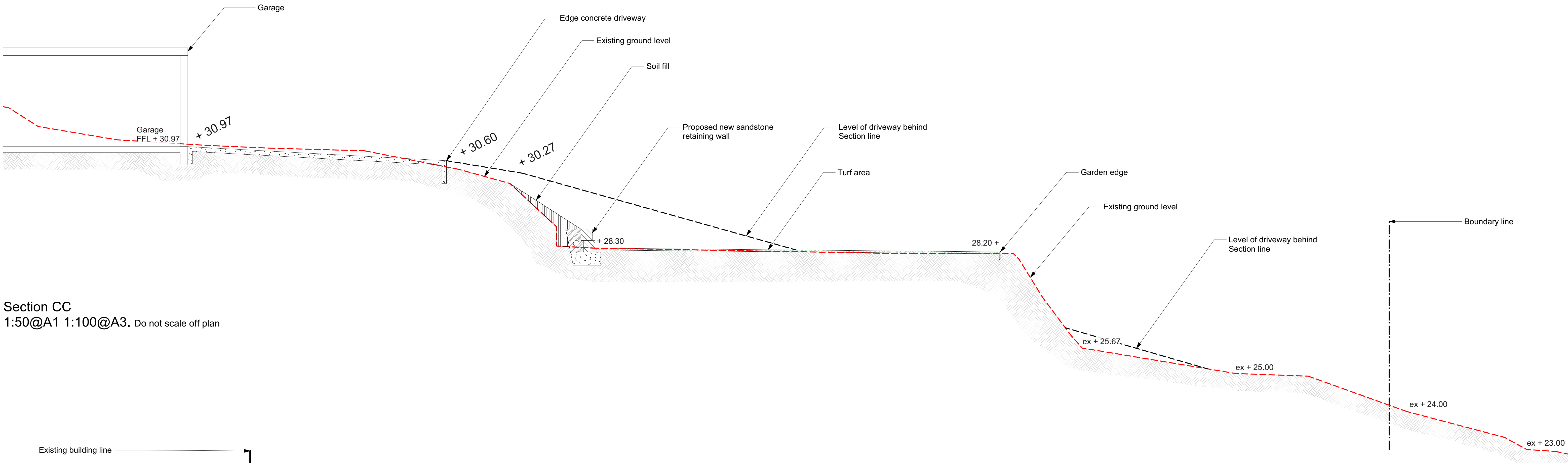
D	22/06/20	Issue D
C	13/05/20	Issue C
B	05/05/20	Issue B
A	20/03/20	DRAFT issue for review

PROJECT	61 Dress Circle Road, Avalon Beach		PROJECT #	2065
CLIENT	Haidee Kegan		DATE #	See above
DWG	Sections		SCALE @ A1	See Plan
CHKD	JK	REVISION	DRAWN	SA

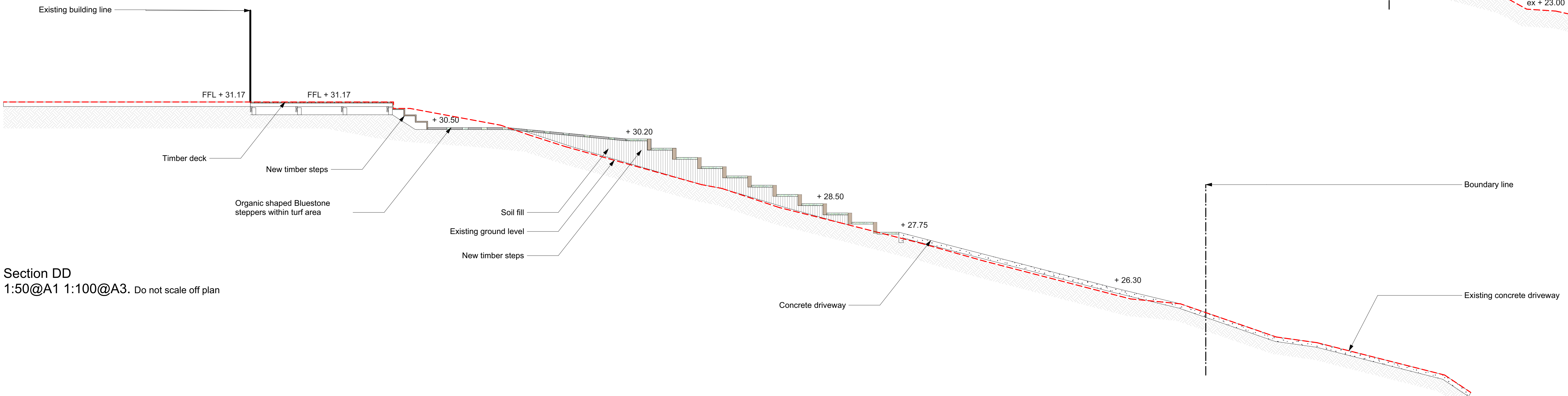
Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107
W: www.jamieking.com.au
T: 0421 517 991
E: jamie@jamieking.com.au



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Section CC
1:50@A1 1:100@A3. Do not scale off plan



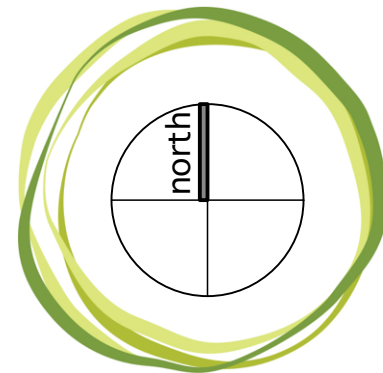
Section DD
1:50@A1 1:100@A3. Do not scale off plan

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D	22/06/20	Issue D
C	13/05/20	Issue C
B	05/05/20	Issue B
A	20/03/20	DRAFT issue for review

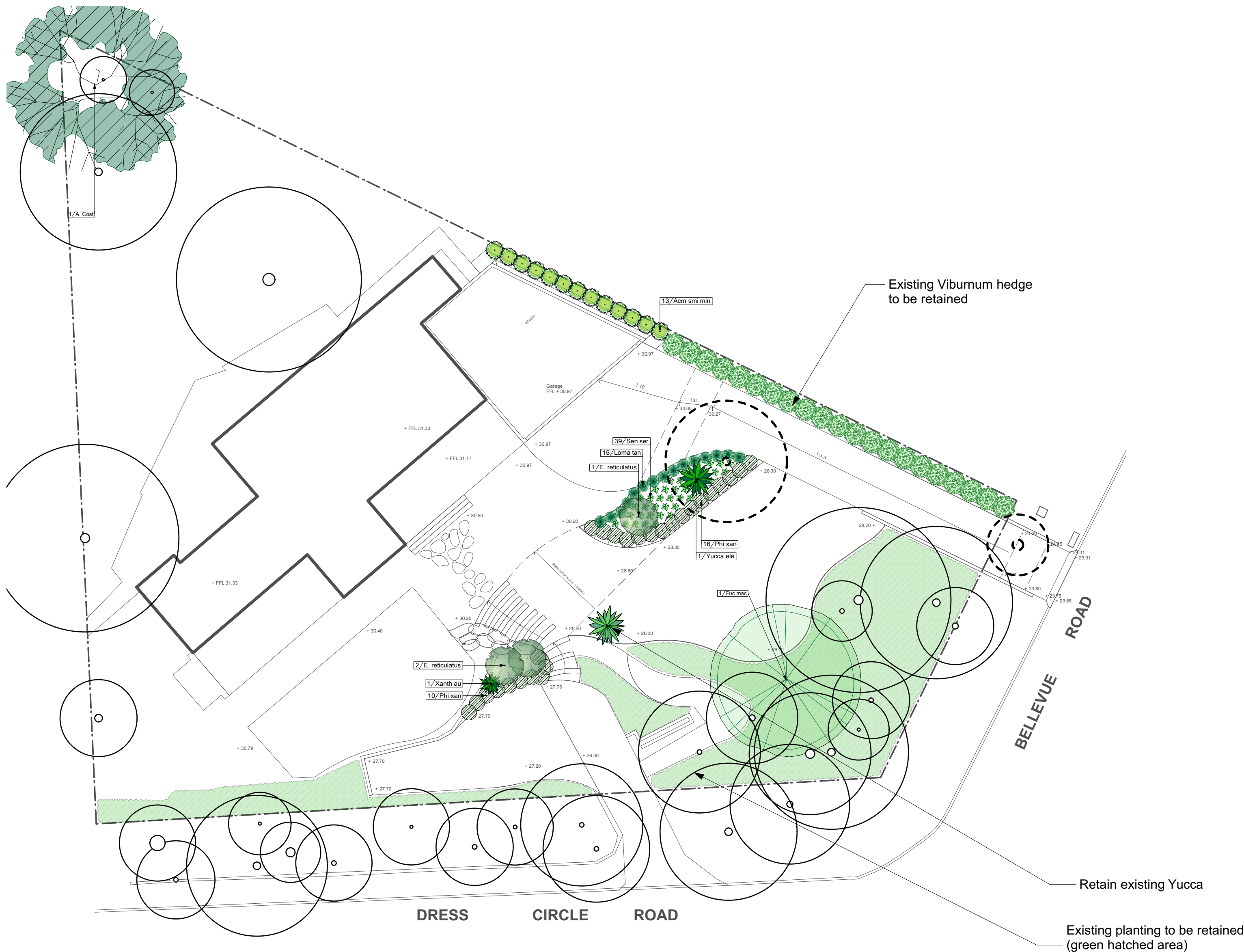
ISSUE	DATE	REVISION	PROJECT #
PROJECT	61 Dress Circle Road, Avalon Beach		2065
CLIENT	Haidee Kegan		DWG #
DWG	Sections	SA	Sht-205
CHKD	JK	REVISION	

Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107
W: www.jamieking.com.au
T: 0421 517 991
E: jamie@jamieking.com.au



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Planting plan
1:100@A1 1:200@A3. Do not scale off plan



ID	Quantity	Latin Name	Common Name	Plantlist Name	Scheduled Size	Mature Height	Mature Spread
Acm smi min	13	Acmena smithii 'Minor'	Lillypilly	Acm smi minor	200mm	3 - 5m	3.5 - 6m
A. Cost	1	Angophora costata	Sydney Red Gum, Smooth-barke	A. costata	45lt	15 - 20m	6 - 10m
E. reticulatus	3	Elaeocarpus reticulatus	Blueberry Ash	E reticulatus	25lt	5 - 10m	3.5 - 6m
Euc mac	1	Eucalyptus maculata	Spotted Gum	Eucu mac	45lt	25 - 30m	6 - 10m
Loma tan	15	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	Lom Tan	150mm	0.45 - 0.6m	0.6 - 0.9m
Phi xan	26	Philodendron 'Xanadu'	Xanadu	Philo Xanadu	200mm	0.8m	1 - 1.2m
Sen ser	39	Senecio serpens	Blue Chalksticks	Senecio serpens	200mm	0.3m	Spread
Xanth au	1	Xanthorrhoea australis	Grasstree	Xanth aust	75lt	0.9 - 1.5m	0.6 - 0.9m
Yucca ele	1	Yucca elephantipes	Yucca	YucEle	25lt	3000	800



ACMENA S



ELAEOCARPUS



LOMANDRA TANIKA



PHILODENDRON



SENECIO SERPENS



XANTHORRHOEA



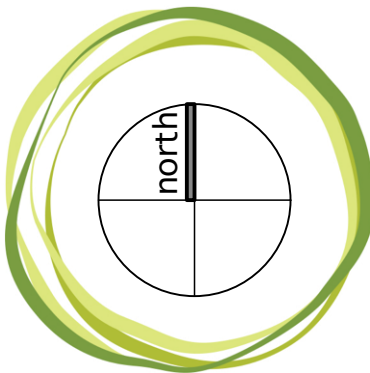
YUCCA

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D	22/06/20	Issue D
C	13/05/20	Issue C
B	05/05/20	Issue B
A	20/03/20	DRAFT issue for review

PROJECT	61 Dress Circle Road, Avalon Beach	PROJECT #	2065
CLIENT	Haidee Kegan	DATE #	See above
DWG	Planting plan	SCALE @ A1	See Plan
CHGD	JK	DRAWN	SA
REVISION		CHKD	JK

Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107
W: www.jamieking.com.au
E: jamie@jamieking.com.au



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