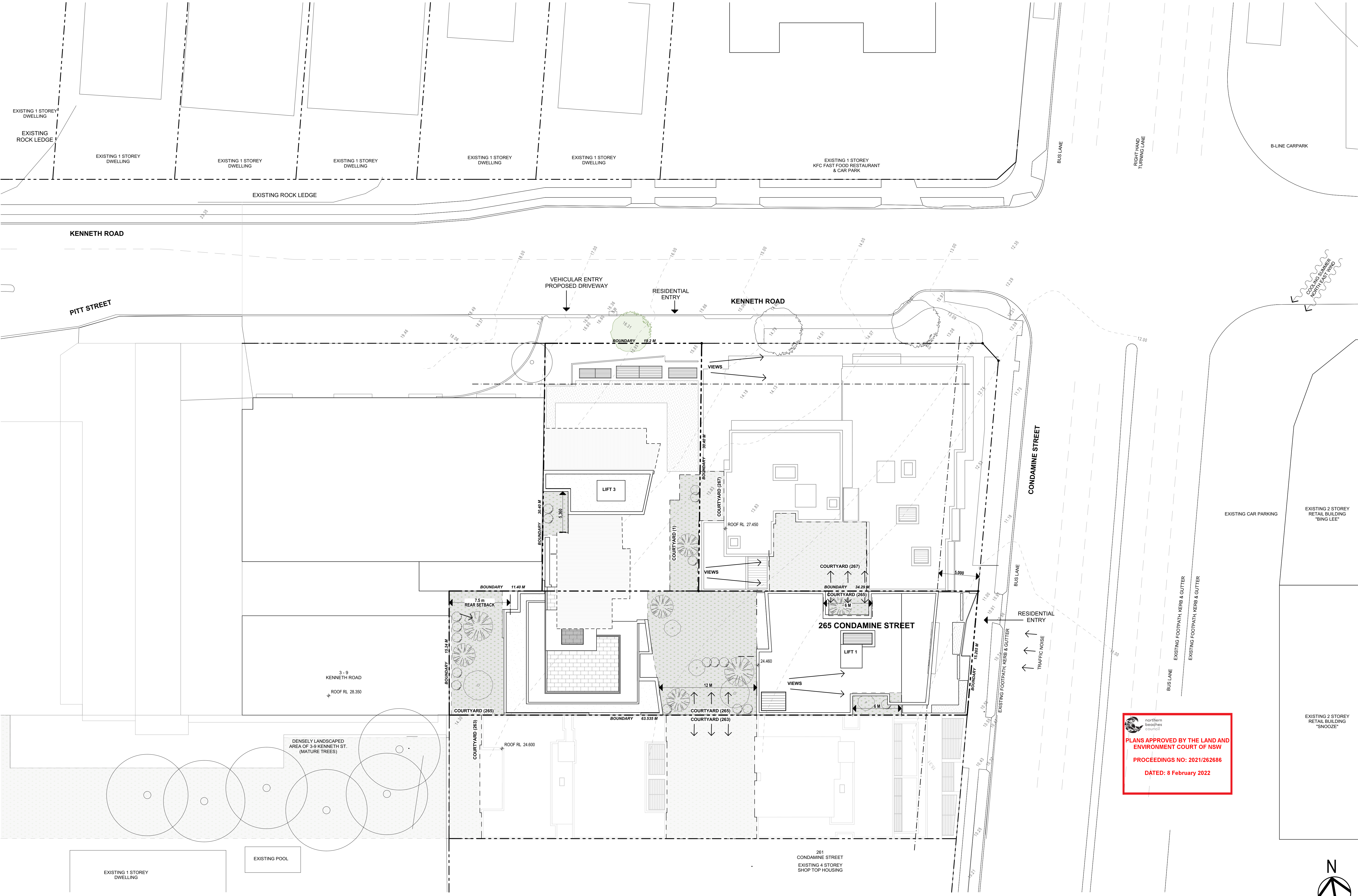




 northern
beaches
council

**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2021/262686

DATED: 8 February 2022



THERMAL NOTES

Foil lined blanket to the underside of metal roofing
Roof medium colour
R3.0 insulation to all ceilings adjacent to roof including balconies
All floor 200mm concrete slab with R1.0 insulation under floors adjacent to basement carpark or outdoor air
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All exhaust fans sealed
Ceiling fans to living area of C.08, C.13,C.14 & C.15 (minimum 1200mm diameter)
Adjustable awning to living/dining sliding doors C.13, K.09 & K.10 (minimum 2000mm projection)

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/262686
DATED: 8 February 2022

KENNETH ROAD

THERMAL NOTES

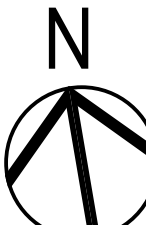
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CONDAMINE STREET

267 - 269
CONDAMINE STREET
DA APPROVED 4 STOREY
SHOP TOP HOUSING DEVELOPMENT

3 - 9
KENNETH ROAD
EXISTING 4 STOREY
COMMERCIAL BUILDING

PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/262686
DATED: 8 February 2022



GARTNERTROVATO

ARCHITECTS

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GTA@GARTNERTROVATO.AU

Issue Date	Rev	Description	Drawn	Checked	PROJECT	DRAWING TITLE	DATE
30/10/20	A	DEVELOPMENT APPLICATION			NEW SHOP TOP HOUSING	LOWER GROUND FLOOR	
05/21	B	AMENDED DEVELOPMENT APPLICATION			1 KENNETH ROAD + 265 CONDAMINE STREET		
31/12/21	C	S44 W.P.			MANLY VALE NSW 2065		
12/11/21	D	s34			LOT C DP 39108 + LOT 3 DP 975160		
07/12/21	E	s34			FOR AUSCORP CONSTRUCTIONS PTY LTD		
21/01/22	F	AMENDED THERMAL					

KENNETH ROAD

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ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/262686
DATED: 8 February 2022



GARTNERTROVATO
ARCHITECTS

Issue Date	Rev	Description	Drawn	Checked	PROJECT	DRAWING TITLE	DATE
30/10/20	A	DEVELOPMENT APPLICATION			NEW SHOP TOP HOUSING	LEVEL 01	21/01/2022
09/01	B	AMENDED DEVELOPMENT APPLICATION			1 KENNETH ROAD + 265 CONDAMINE STREET		
31/01	C	S44 W.P.			MANLY VALE NSW 2093		
12/11/21	D	S34			LOT C DP 39108 + LOT 3 DP 975160		
07/12/21	E	S34			FOR AUSCORP CONSTRUCTIONS PTY LTD		
21/01/22	F	AMENDED THERMAL					

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PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/262686
DATED: 8 February 2022



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Issue Date	Rev	Description	Drawn	Checked	PROJECT	DRAWING TITLE	DATE
30/10/20	A	DEVELOPMENT APPLICATION			NEW SHOP TOP HOUSING	LEVEL 02	21/01/2022
09/01	B	AMENDED DEVELOPMENT APPLICATION			1 KENNETH ROAD + 265 CONDAMINE STREET		
31/10/21	C	S44 W.P.			MANNINGHAM VIC 3177		
12/11/21	D	S44			LOT C DP 39108 + LOT 3 DP 975160		
07/12/21	E	S44			FOR AUSCORP CONSTRUCTIONS PTY LTD		
21/01/22	F	AMENDED THERMAL					

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PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/262686
DATED: 8 February 2022



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Issue Date	Rev	Description	Drawn	Checked	PROJECT	DRAWING TITLE	DATE
30/10/20	A	DEVELOPMENT APPLICATION			NEW SHOP TOP HOUSING	LEVEL 03	21/01/2022
09/01	B	AMENDED DEVELOPMENT APPLICATION			1 KENNETH ROAD + 265 CONDAMINE STREET		
31/01	C	S44 W.P.			MANLY VALE NSW 2063		
12/11/21	D	S44			LOT C DP 39108 + LOT 3 DP 975160		
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PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/262686
DATED: 8 February 2022

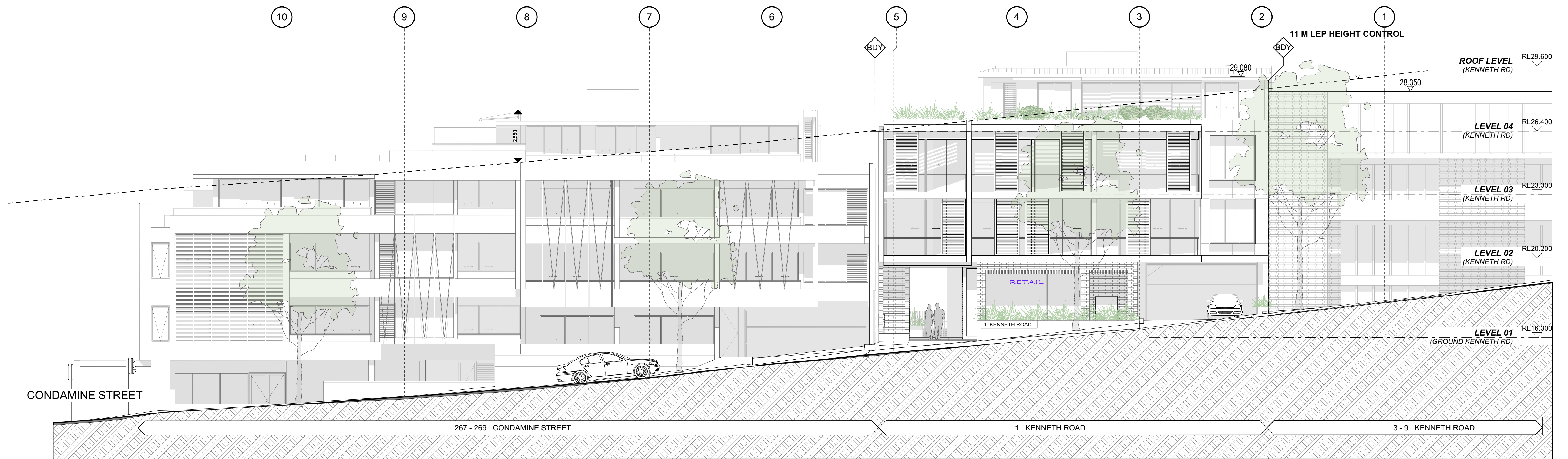


GARTNERTROVATO

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TEL: 03 9879 4432
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Issue Date	Rev	Description	Drawn	Checked	PROJECT	DRAWING TITLE	DATE
30/10/20	A	DEVELOPMENT APPLICATION			NEW SHOP TOP HOUSING	LEVEL 04	21/01/2022
05/21	B	AMENDED DEVELOPMENT APPLICATION			1 KENNETH ROAD + 265 CONDAMINE STREET		
31/12/21	C	S44 W.P.			MANNINGHAM VIC 3175		
12/11/21	D	S44			LOT C DP 39108 + LOT 3 DP 975160		
07/12/21	E	S44			FOR AUSCORP CONSTRUCTIONS PTY LTD		
21/01/22	F	AMENDED THERMAL					

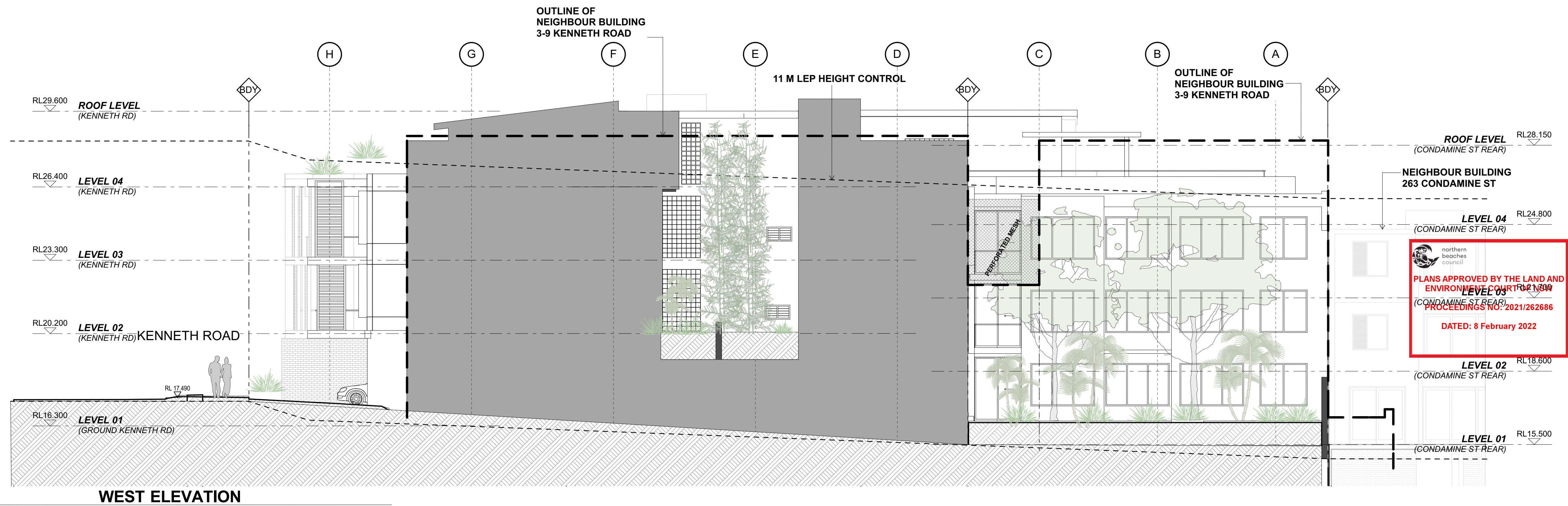


NORTH ELEVATION - KENNETH ROAD



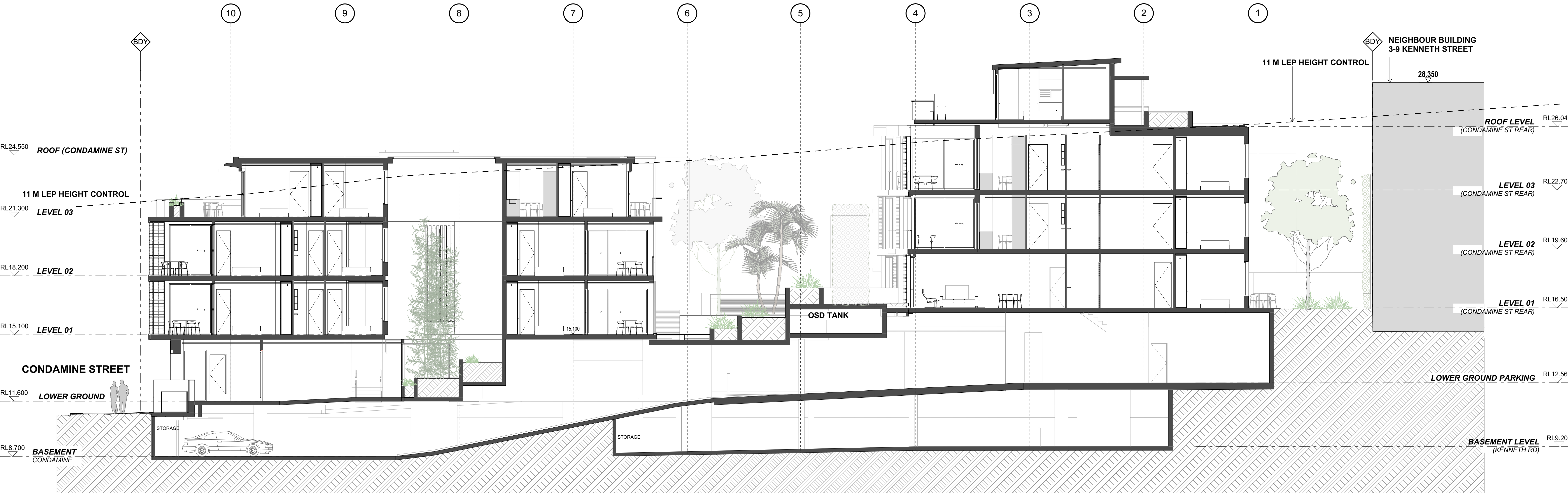
EAST ELEVATION - CONDOMINE STREET

Plans approved by the Land and Environment Court of NSW
Proceedings No: 2021/262686
Dated: 8 February 2022



northern
beaches
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PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT FOR NSW
(CONDOMINIUM ACT 1996)
PROCEEDINGS NO: 2021/262686
DATED: 8 February 2022



SECTION 2



SECTION 3



1 KENNETH ROAD

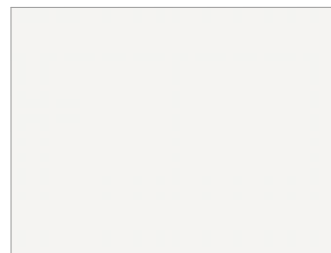
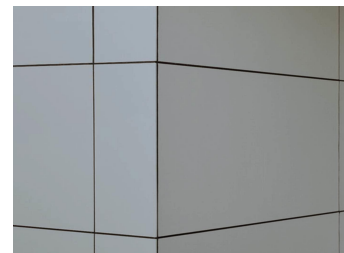
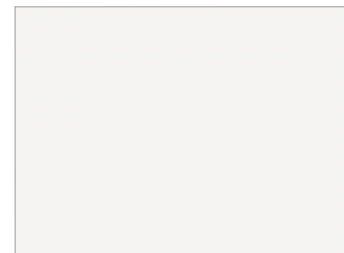
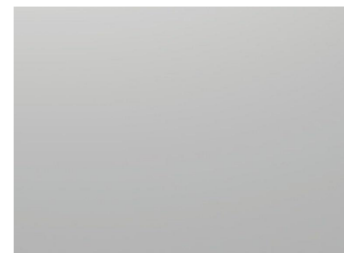
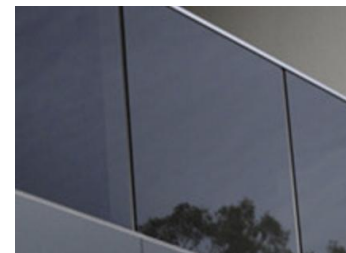
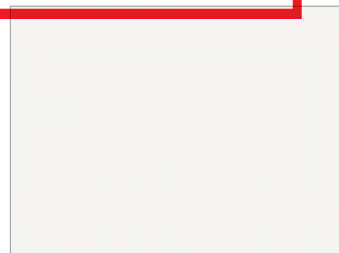


265 CONDAMINE STREET




northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/262686
DATED: 8 February 2022

EXTERNAL FINISHES
NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

MASONRY WALLS						
	A PAINTED RENDER COLOUR - OFF WHITE	B PAINTED RENDER COLOUR - LIGHT-MID GREY	C PAINTED RENDER COLOUR - DARK WARM GREY	D FACE BRICK COLOUR - DARK NEUTRAL BROWN MID GREY GROUT		
STONE CLADDING						
	E DRY STONE CLADDING HORIZONTAL ALPINE					
PC CLADDING						
	F FACADE CLADDING JH MATRIX PAINT LIGHT BLUE GREY					
FACADE FEATURES						
	G FACADE TRIMS COLOUR OFF WHITE	H FACADE TRIMS COLOUR DARK GREY				
METALWORK COLOUR						
	J DARK METALWORK COLOUR - COLORBOND BASALT	K LIGHT METALWORK COLOUR - METALLIC SILVER GREY				
GLASS BALUSTRADE						
	L EXTERNAL BALUSTRADE TINTED GLASS DARK GREY					
ROOF FINISHES						
	M METAL SHEET ROOFING COLORBOND - SHALE GREY	N PEBBLE ROOF BALAST RIVER PEBBLE				
						
		O AWNING COLOUR OFF WHITE				

KENNETH ROAD



LANDSCAPE DESIGN STATEMENT

The design aims to provide a lush and intimate internal courtyard and lightwell gardens for outlook and screening between apartments. Planter-box hedges and trellis plantings further aim to soften the building and relate it to its context.

The internal courtyard features Kentia Palms, Soft Tree Ferns, Philodendrons and Native Violets to create a lush and intimate atmosphere, providing a tranquil outlook from the apartments and suitable screening. The smaller light-wells feature a variety of Bamboo species.

Trellis screens of Star Jasmine are an integral part of the façade design of the proposed development, adding to the variety of screening used on the building and providing additional opportunities for planting.

Roof terraces and street entries feature Westringia and Correa Alba hedges in planter-boxes to soften the parapet line of the building and the outlook from the upper floor apartments. Selected zones with Blue Chalk Sticks add interest and variety to the planting.

PLANT SPECIES SCHEDULE				
	Common Name	Scientific Name	Pot Size	Size at Maturity
Trees	Lilly Pilly	Acmena Smithii	400 mm	10 m (h) x 10 m (w)
Shrubs, Palms	Kentia Palm	Howea Forsteriana	400 mm	4 m (h) x 3 m (w)
	White Correa	Correa alba	400 mm	1.5m (h) x 1.5 m (w)
	Coastal Rosemary	Westringia Fruticosa	300 mm	2.5m (h) x 1.5 m (w)
	Tiny Trev	Syzygium Australe	300 mm	1.22 m (h) x 0.9 m (w)
	Lady Palm	Rhaps Excelsa	300 mm	2.5 m (h) x 2.5 m (w)
	Native Ginger	Alpinia caerulea	300 mm	2.0 m (h) x 1.5 m (w)
Ground Cover, grasses	Philodendron Xanadu	Philodendron Xanadu	140 mm	0.75 m (h) x 0.75 m (w)
	Grevillea	Grevillea lanigera prostrata	140 mm	0.3 m (h) x 1.5 m (w)
	Red Cordyline	Cordyline rubra	140 mm	0.5 m (h) x 0.3 m (w)
	Mondo Grass	Ophiopogon japonicus	140 mm	0.3 m (h) x 0.3 m (w)
	Star Jasmine	Trachelospermum jasminoides	140 mm	0.3 m (h) x 0.3 m (w)
	Big Blue Lily	Lilium muscarum	140 mm	0.3 m (h) x 0.3 m (w)
	Native Violet	Viola Hederacea	140 mm	0.2 m (h) x 1.0 m (w)
	Pigface	Carpobrotus glaucescens	140 mm	0.3 m (h) x 1.0 m (w)
Bamboo	Temple Bamboo	Semiarundinaria fastuosa	400 mm	8 m (h) x 1.5 m (w)
	Nepalese Blue Bamboo	Himalayacalamus porcatius	400 mm	8 m (h) x 1.5 m (w)
	Black Bamboo	Phyllostachys nigra	400 mm	8 m (h) x 1.5 m (w)
Ferns	Bird's Nest Fern	Asplenium australasicum	300 mm	0.8 m (h) x 1.5 m (w)
	Soft Tree Fern	Dicksonia antarctica	300 mm	3 m (h) x 2 m (w)
	Tree Fern	Cyathea cooperi	300 mm	10 m (h) x 7 m (w)
Succulents	Blue Chalk Sticks	Senecio serpens	140 mm	0.1 m (h) x 0.6 m (w)
Mulch & Edging	Cypress Pine bark mulch and galvanised steel angle edging to garden beds.			
Irrigation	White pea-gravel to planterboxes.			
Note	Refer floor plans for planting layouts.			

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/262686
DATED: 8 February 2022