

# 31 RALSTON ROAD, PALM BEACH, NSW, 2108

## DEVELOPMENT APPLICATION



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No.	Description	Date
A	DA	21/03/2025
B	REVISED DA	14/07/2025

NEW DWELLING  
31 RALSTON ROAD, PALM BEACH,  
NSW, 2108  
SANDY & SUE PROBERT  
PROBERT@GOLDENHARVEST.COM.AU

COVERPAGE		
Drawn by	MV	Sheet Size  00
Checked by	TR	
Scale		



31 RALSTON ROAD,  
PALM BEACH, NSW, 2108



BUSHFIRE NOTES:

Property Address	31 Ralston Rd, Palm Beach. NSW 2108
Description of the Proposal	Demolition of existing dwelling and the construction of a new dwelling
Plan Reference	11 <sup>th</sup> March 2025 - 1
BAL Rating	BAL-19
Does Proposal rely on Alternate Solutions	No
Is Referral to NSW RFS Required	No

Aspect	Northern	Southern	Eastern	Western
Vegetation	Maintained Land	Forest	Maintained Land	Forest
Slope	N/A	4° Downslope	N/A	16° Downslope
Total APZ	>100m	78m	>100m	80m
BAL Rating	BAL-12.5	BAL-19	BAL-12.5	BAL-19

GEOTECH NOTES:

PRELIMINARY RISK ASSESSMENT AND RECOMMENDATIONS

WITH REFERENCE TO THE AUSTRALIAN GEOMECHANICS SOCIETY'S DEFINITIONS, THE EXISTING CONDITIONS AND PROPOSED DEVELOPMENT ARE CONSIDERED TO CONSTITUTE AN '**ACCEPTABLE**' RISK TO LIFE AND A '**LOW**' RISK TO PROPERTY PROVIDED THAT THE RECOMMENDATIONS OUTLINED IN **TABLE 2** ARE ADHERED TO.

SHEET LIST:

00	COVERPAGE
01	PROJECT INFORMATION
02	SITE DEMOLITION PLAN
03	SITE & ROOF PLAN
04	LOWER GROUND FLOOR PLAN
05	GROUND FLOOR PLAN
06	FIRST FLOOR PLAN
10	ELEVATIONS
11	ELEVATIONS
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100	SITE ANALYSIS
101	SITE ANALYSIS
102	SHADOWS
103	SHADOWS
104	SHADOWS
105	SHADOWS
106	EXTERNAL FINISHES
107	3D VIEWS
108	NatHERS & BASIX

WINDOWS SCHEDULE:

NUM#	SILL	HEIGHT	WIDTH	AREA
W101	0	2100	4050	8.50m <sup>2</sup>
W102	0	2100	1350	2.83m <sup>2</sup>
W103	1200	900	1200	1.80m <sup>2</sup>
W201	400	2000	4600	10.12m <sup>2</sup>
W202	0	2400	3000	7.20m <sup>2</sup>
W203	0	2400	6000	14.40m <sup>2</sup>
W204	400	2000	600	1.20m <sup>2</sup>
W205	1200	1200	3000	3.60m <sup>2</sup>
W206	1200	1200	1200	1.44m <sup>2</sup>
W207	0	2400	1600	3.84m <sup>2</sup>
W208	1200	1200	1200	1.44m <sup>2</sup>
W209	1200	1200	3000	3.60m <sup>2</sup>
W210	1200	1200	1200	1.44m <sup>2</sup>
W211	400	2000	600	1.20m <sup>2</sup>
W212	1200	1200	2400	2.88m <sup>2</sup>
W301	0	2100	2800	5.88m <sup>2</sup>
W302	1000	1100	2400	2.64m <sup>2</sup>
W303	0	2100	2800	5.88m <sup>2</sup>
W304	0	2100	2800	5.88m <sup>2</sup>
W305	1500	600	2400	1.44m <sup>2</sup>
W306	1000	1100	600	0.66m <sup>2</sup>
W307	1000	1100	600	0.66m <sup>2</sup>
W308	1000	1100	1600	1.76m <sup>2</sup>
W309	1000	1100	2400	2.64m <sup>2</sup>
W310	0	2100	2800	6.41m <sup>2</sup>
W311	600	1500	600	0.90m <sup>2</sup>
W312	1200	900	600	0.54m <sup>2</sup>
W313	600	1500	600	0.90m <sup>2</sup>

DOOR SCHEDULE:

NUM#	TYPE	HEIGHT	WIDTH
D101	SWING	TBD	TBD
D102	SWING	2100	720
D103	SWING	2100	820
D104	SWING	TBD	TBD
D201	SWING	2400	820
D202	SWING	2400	820
D203	SWING	2400	820
D204	SWING	2400	820
D205	SWING	2400	820
D206	SWING	2400	820
D207	SWING	2400	820
D208	SWING	2400	820
D209	BARN	2400	1000
D301	SWING	2100	820
D302	SWING	2100	720
D303	SWING	2100	820
D304	SWING	2100	820
D305	SWING	2100	820
D306	SWING	2100	820



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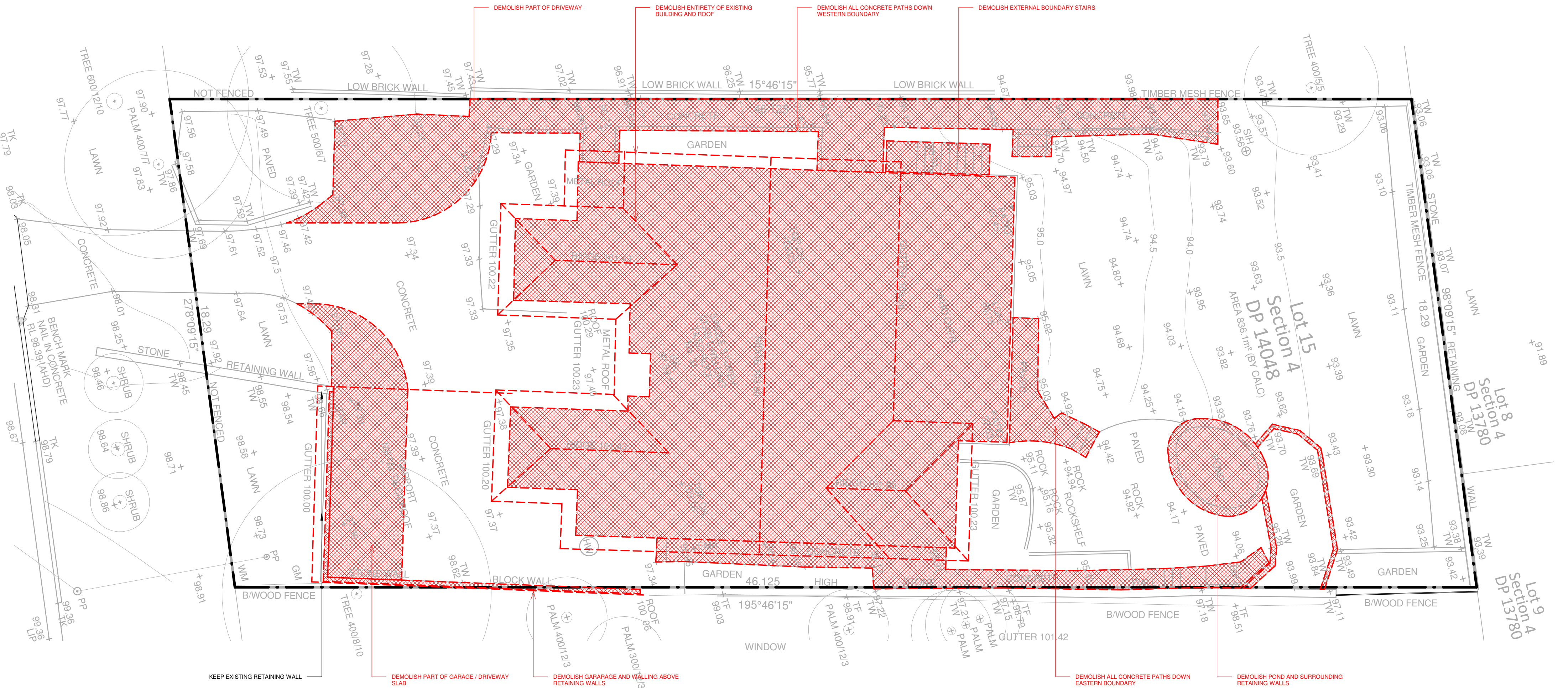
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PROJECT INFORMATION

Drawn by	MV	Sheet Size	A2
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Scale	1 : 100		



NOTE: ALL TREES TO BE RETAINED AND PROTECTED.



1 SITE DEMOLITION PLAN  
02 1 : 100



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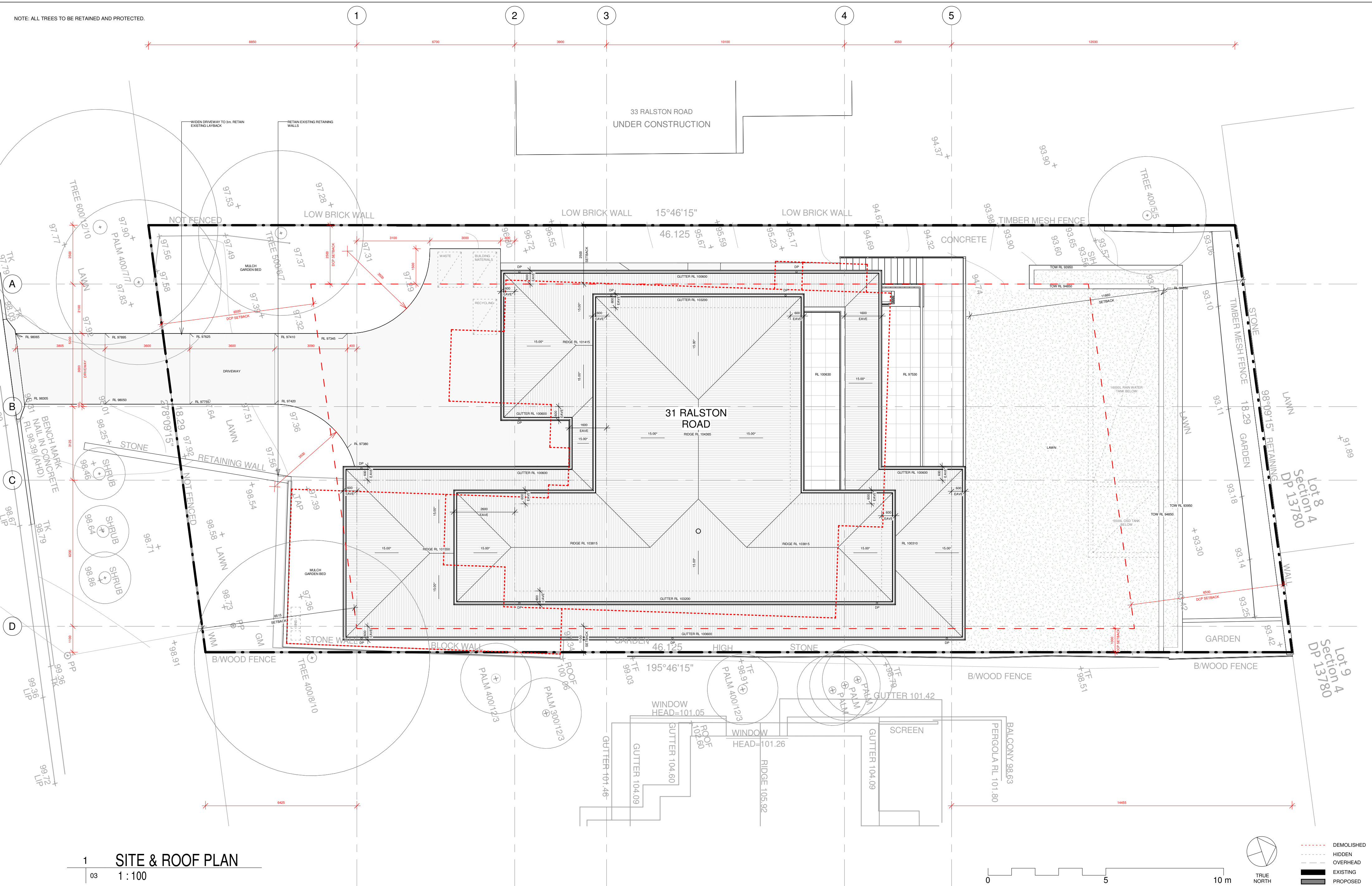
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SITE DEMOLITION PLAN

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1 SITE & ROOF PLAN  
03 1 : 100



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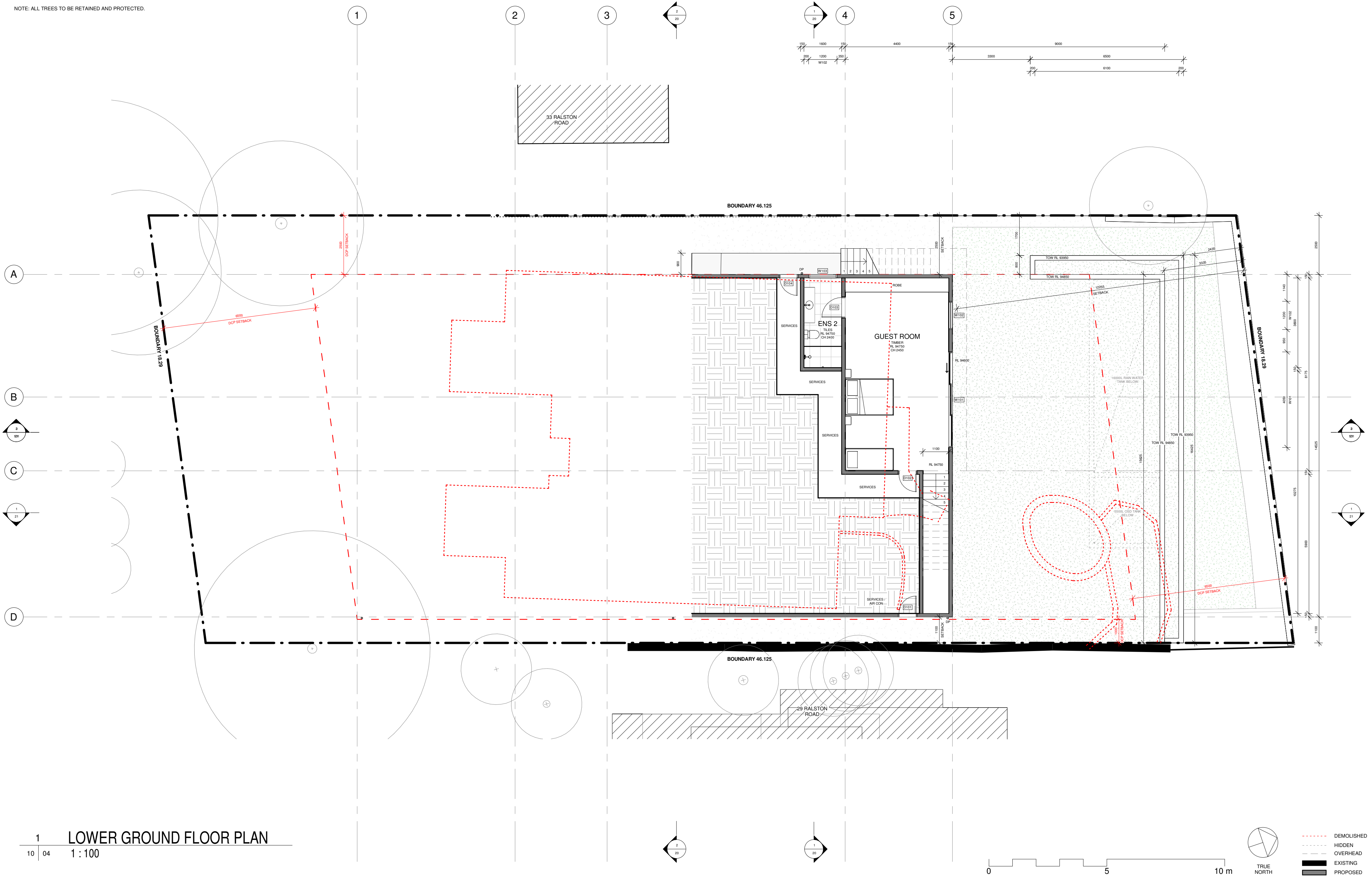
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SITE & ROOF PLAN

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LOWER GROUND FLOOR PLAN

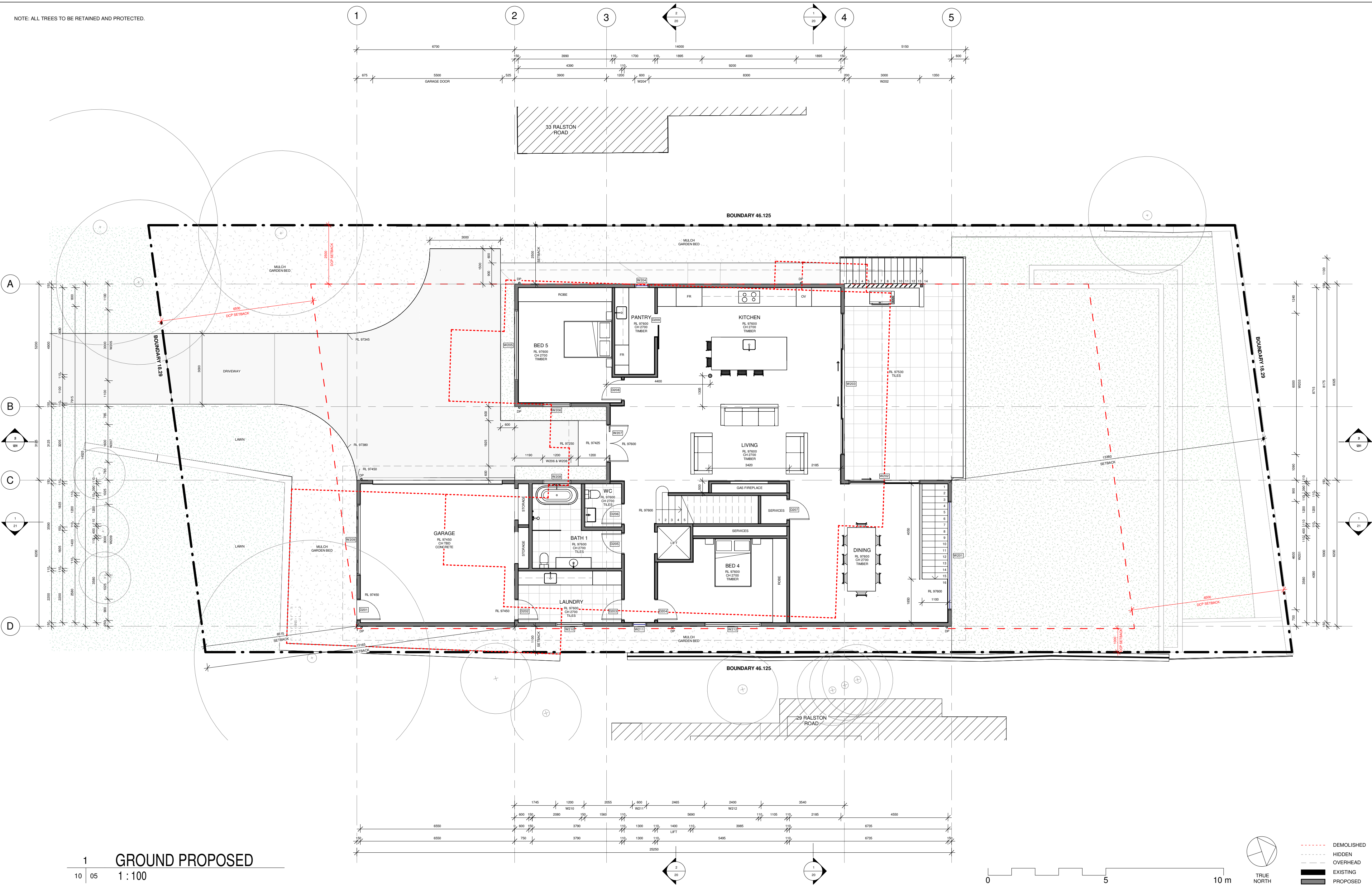
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04

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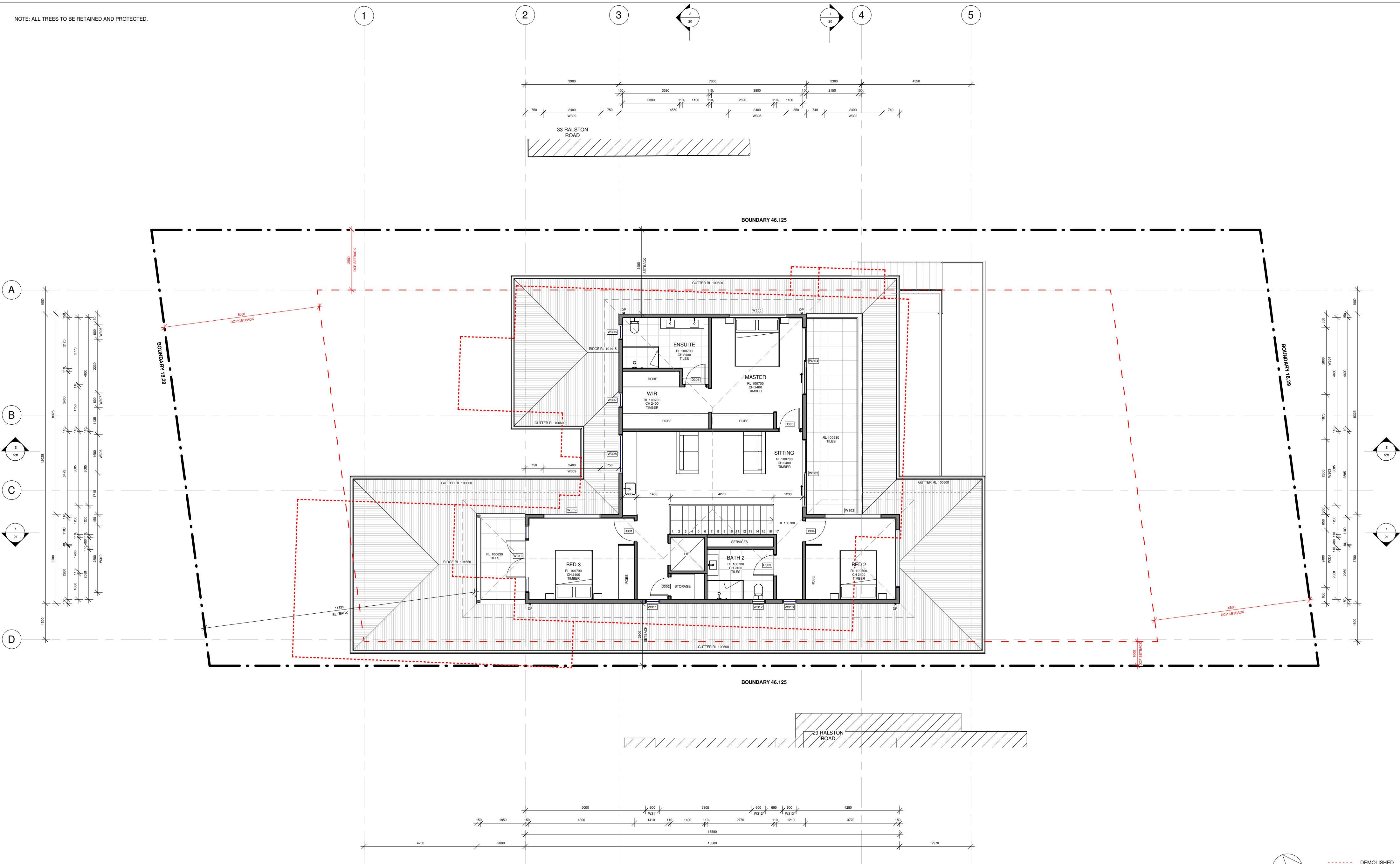
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GROUND FLOOR PLAN

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Scale	1:100		



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1 FIRST FLOOR PLAN  
10 06 1:100



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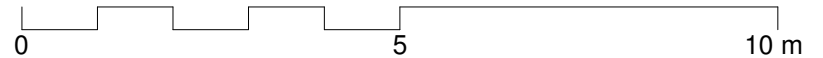
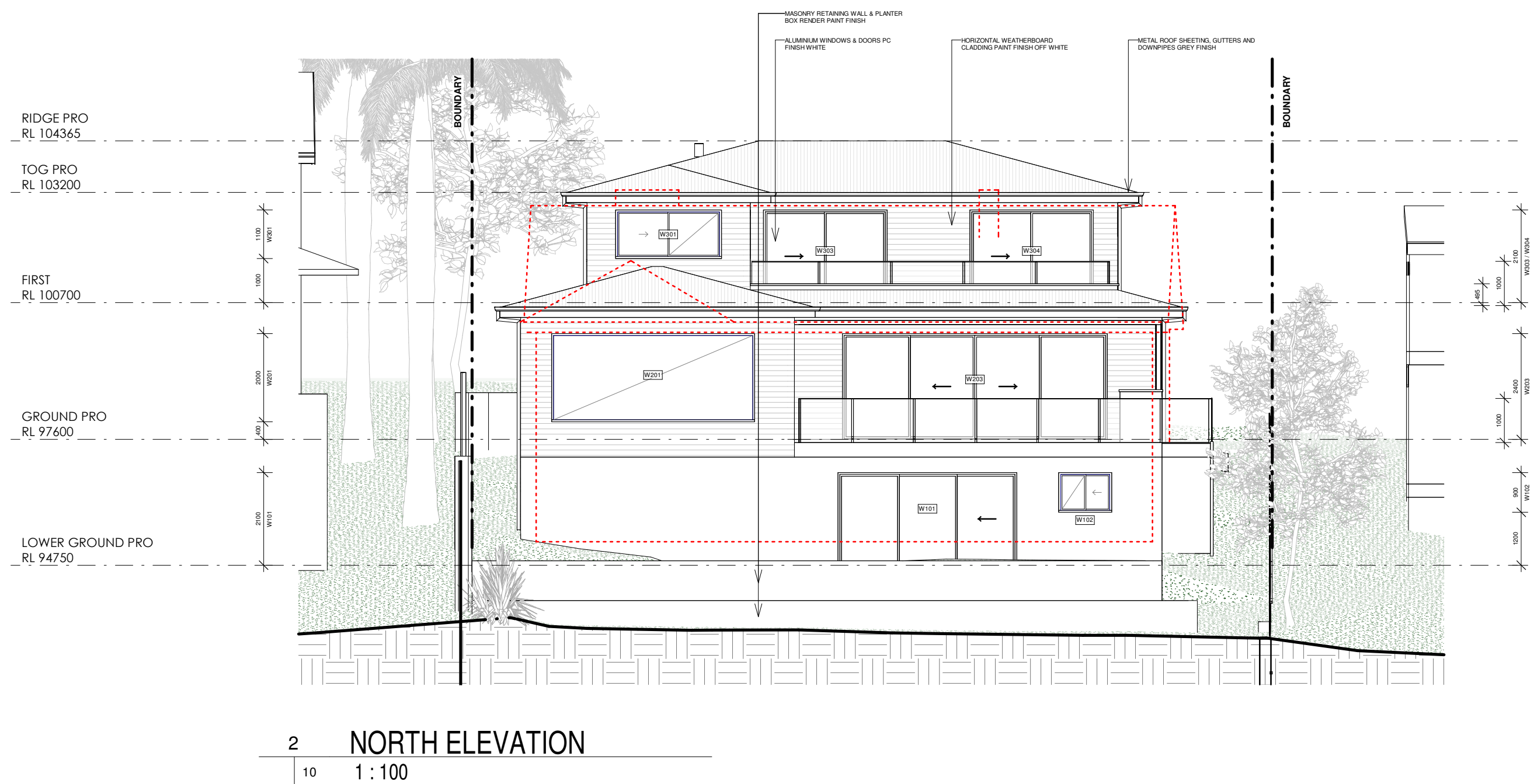
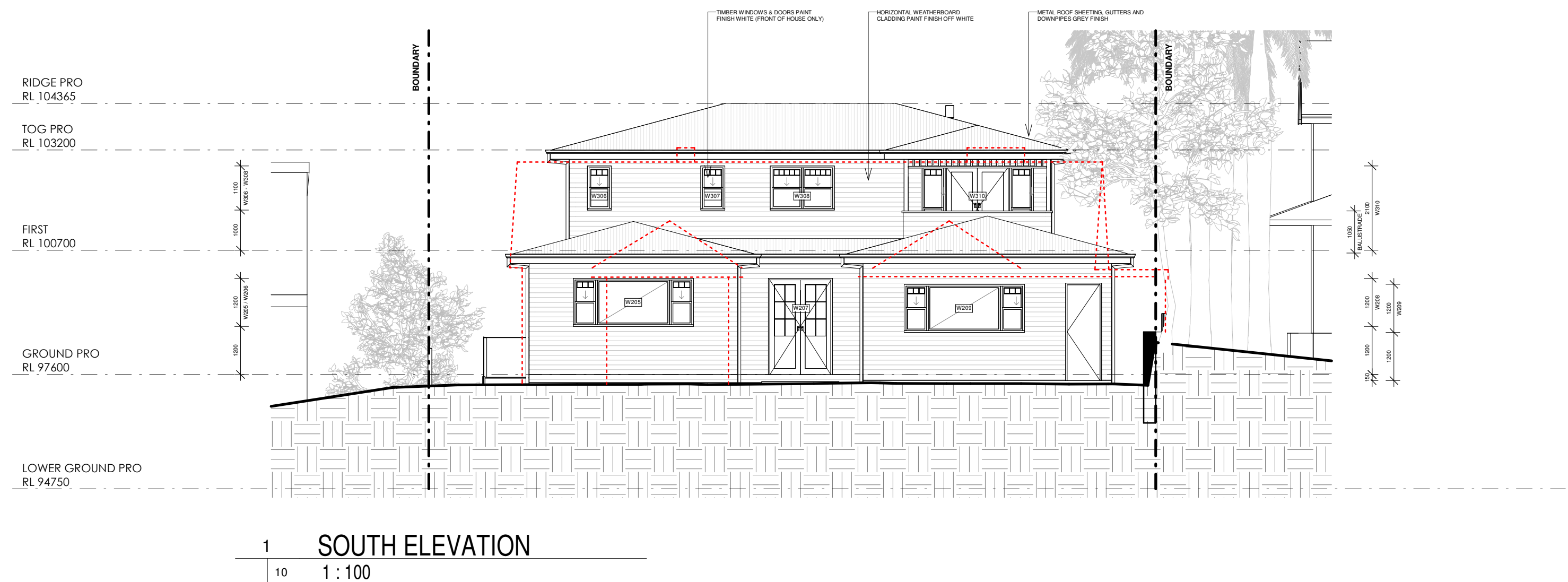
FIRST FLOOR PLAN


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Scale	1:100		

06

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-  DEMOLISHED  
 HIDDEN  
 OVERHEAD  
 EXISTING  
 PROPOSED

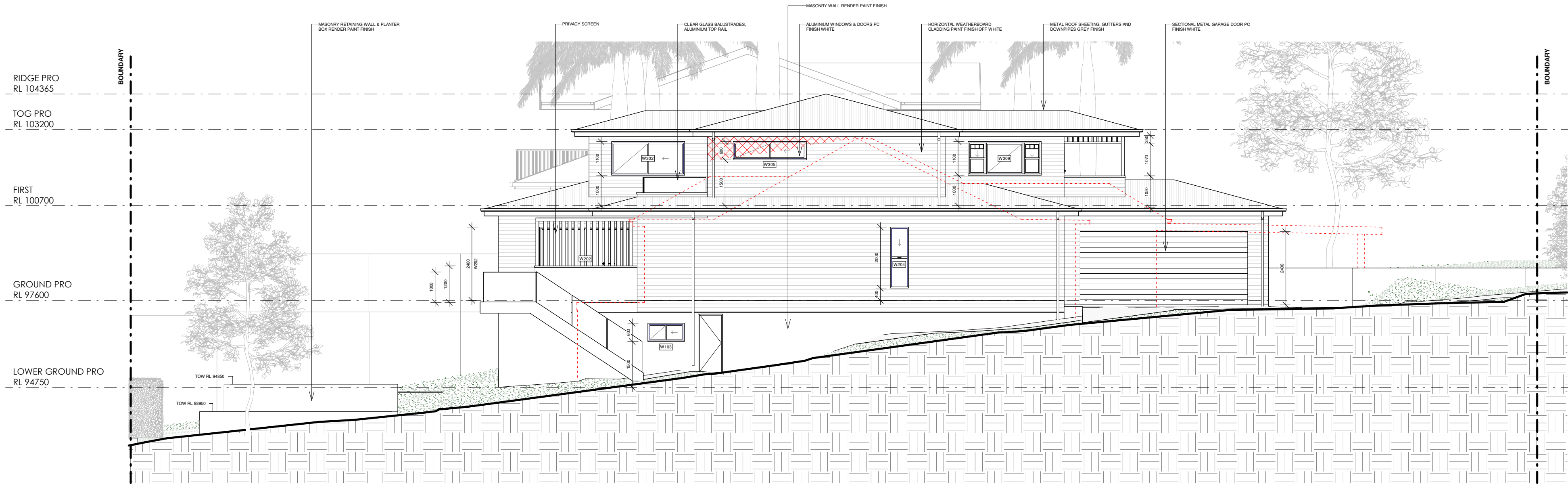
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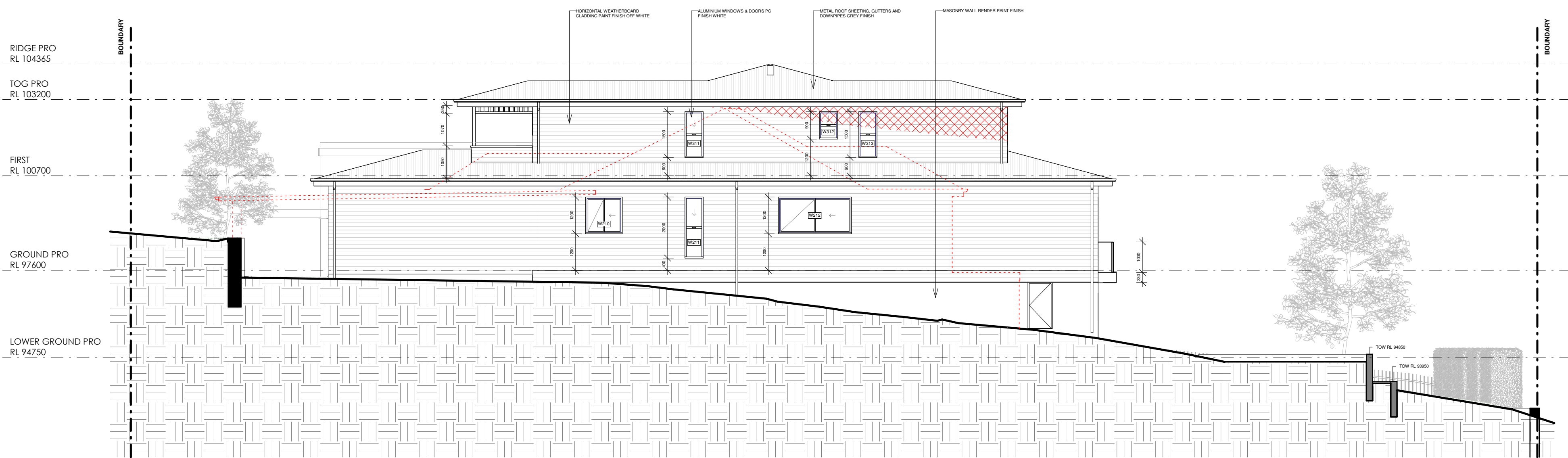
ELEVATIONS		
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1 WEST ELEVATION

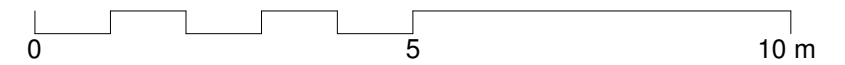
11 1:100



2 EAST ELEVATION

11 1:100

XXXX BUILDING ENVELOPE  
NON COMPLIANCE



--- DEMOLISHED  
--- HIDDEN  
--- OVERHEAD  
--- EXISTING  
--- PROPOSED



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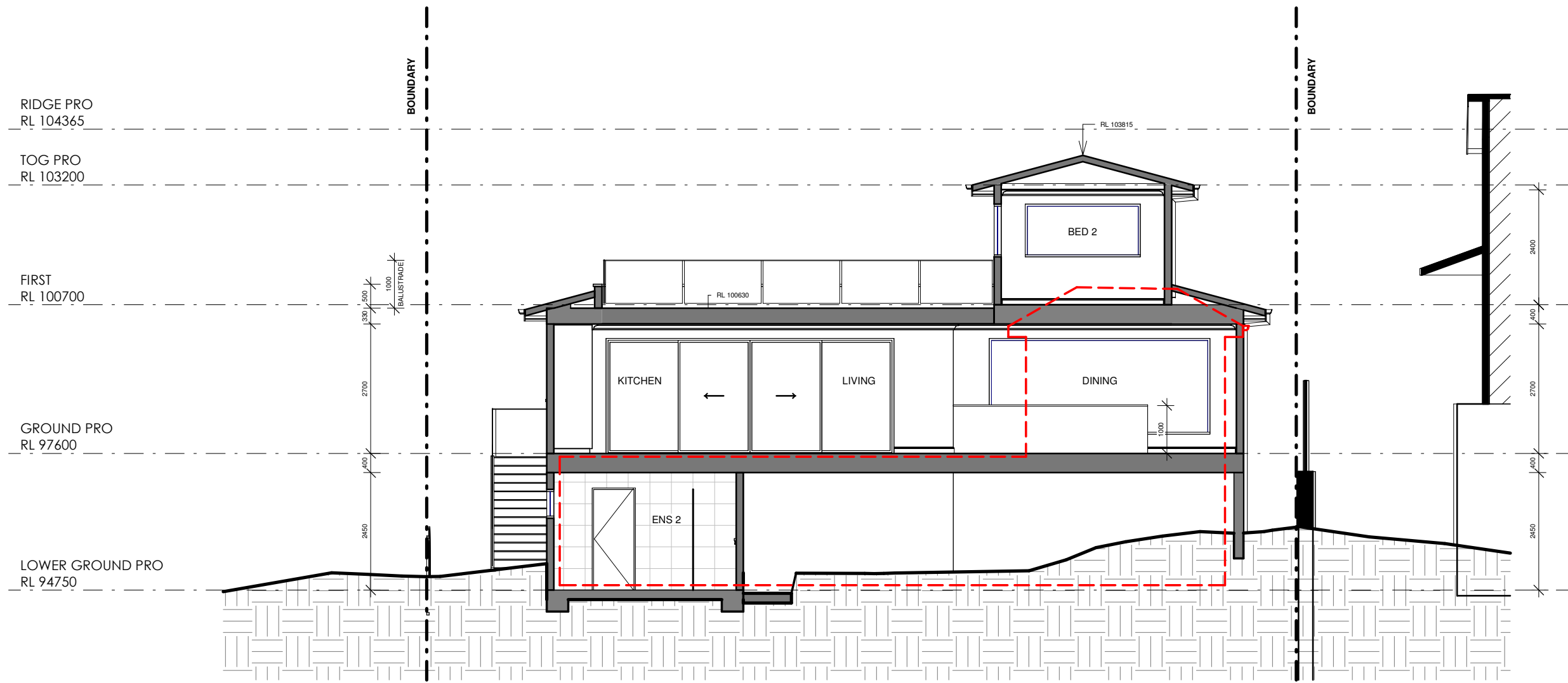
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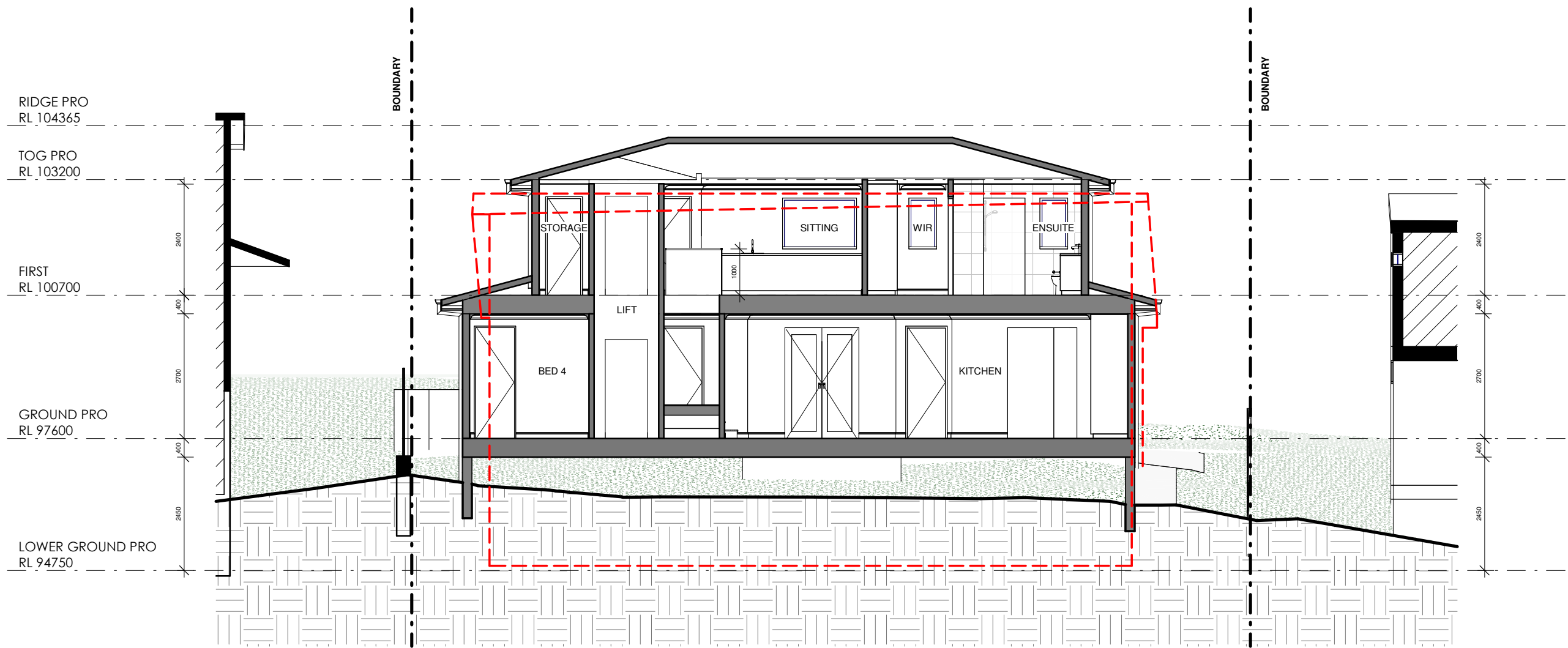
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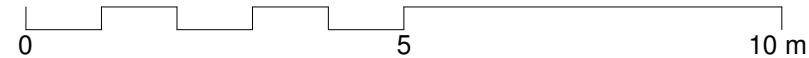




1 SECTION 1  
04 20 1 : 100



2 SECTION 2  
04 20 1 : 100



- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED

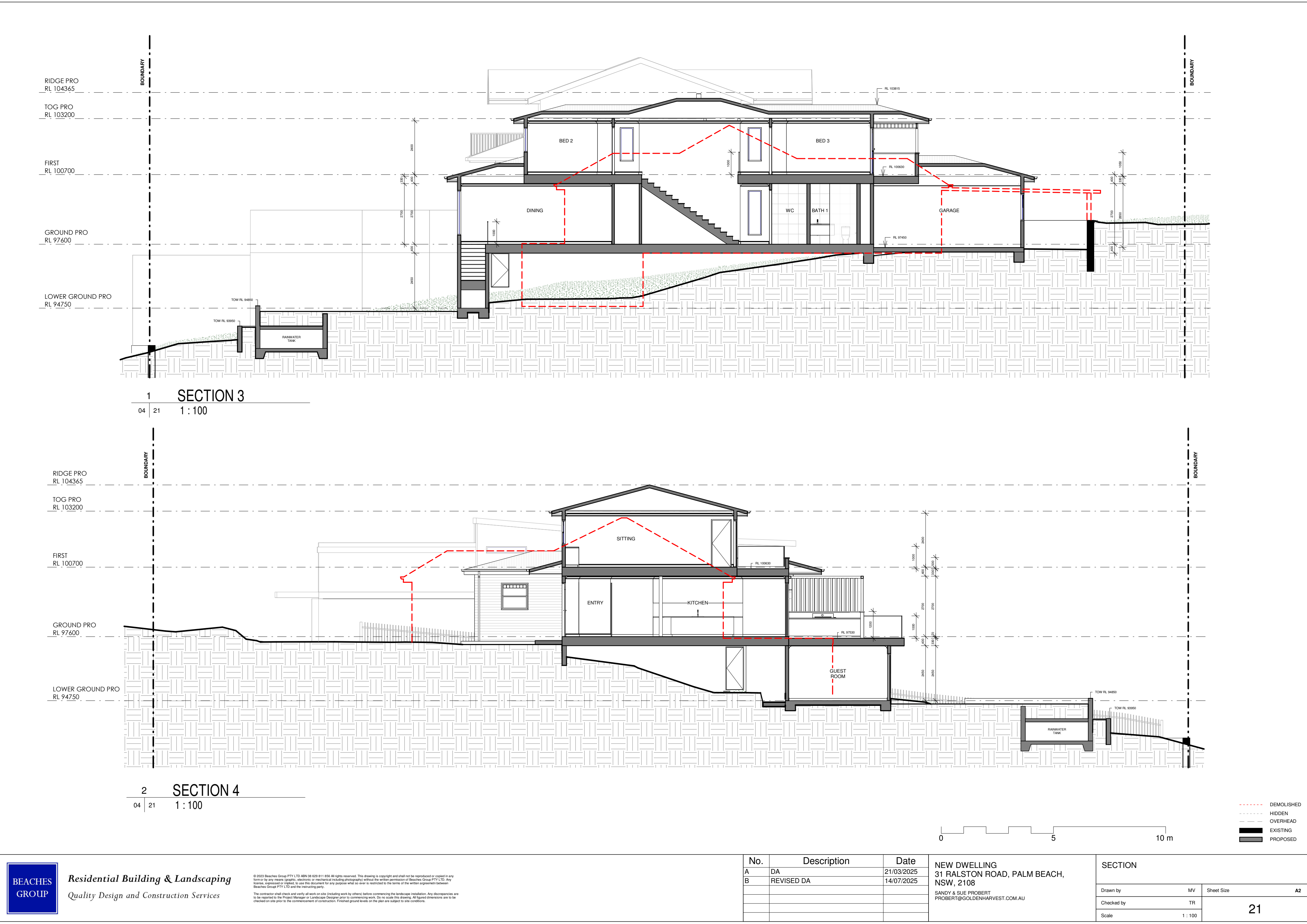
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SECTION

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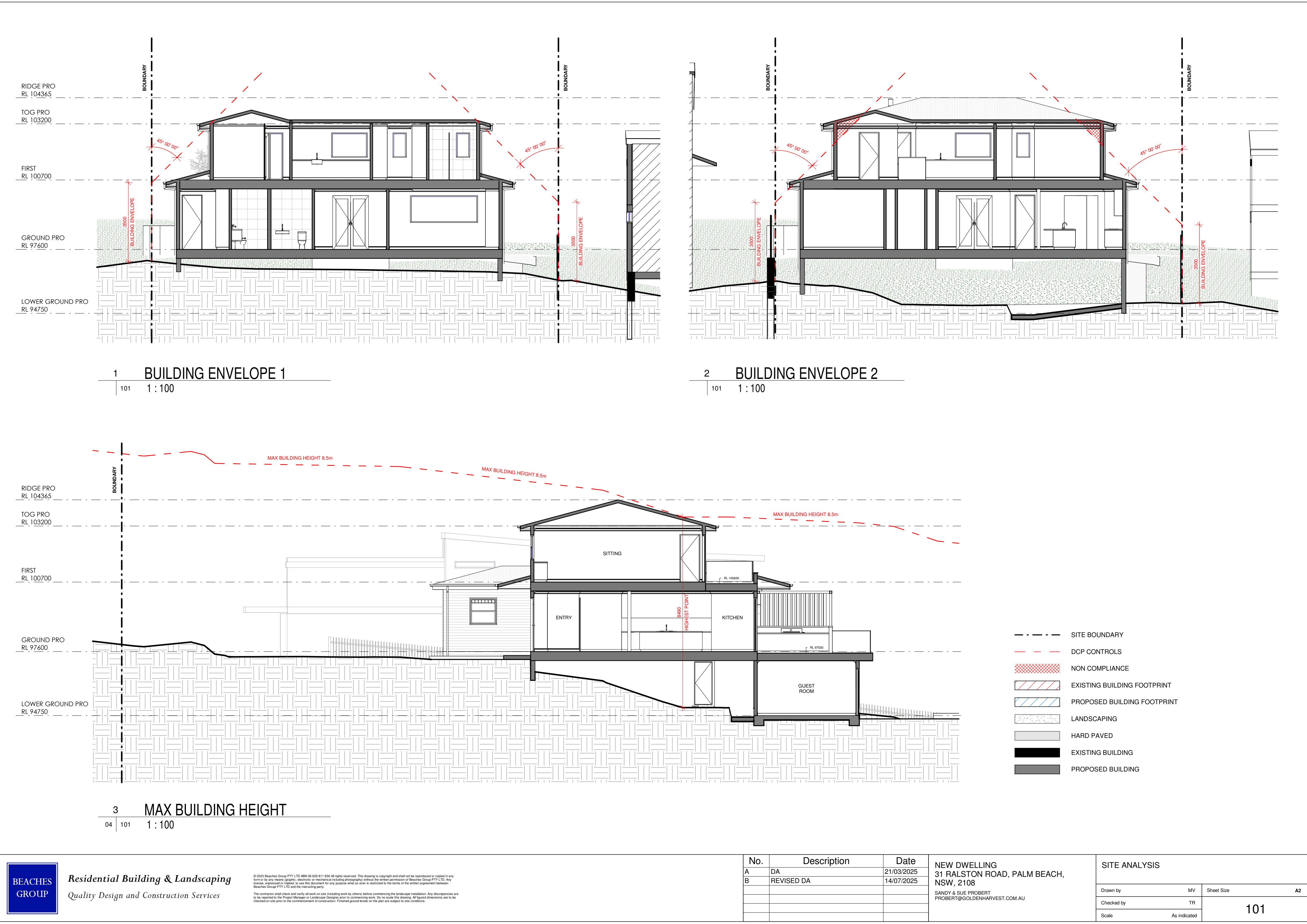
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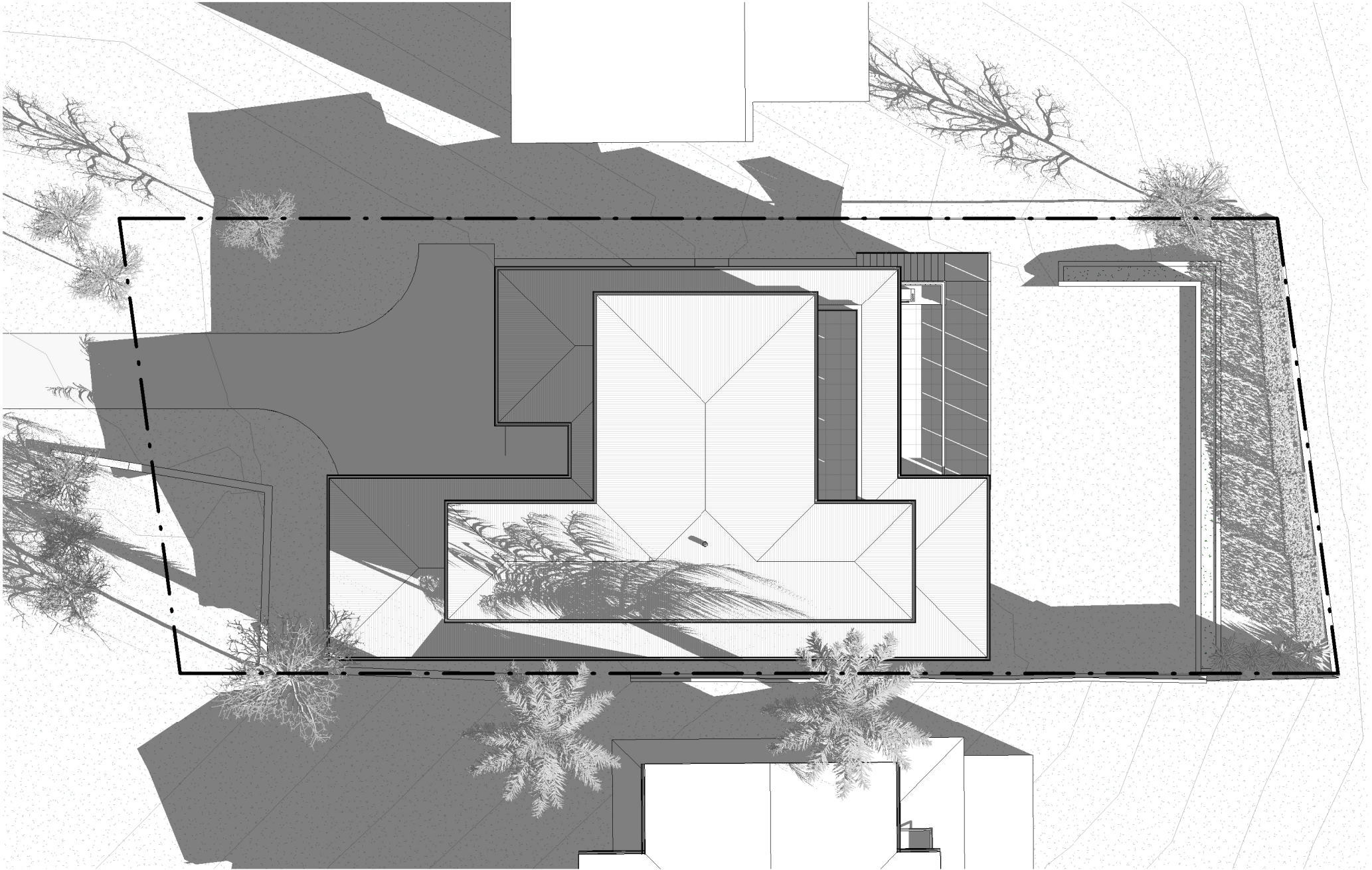
SITE ANALYSIS

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Checked by	TR		
Scale	As indicated		





1 SHADOWS 21ST JUNE 9AM EX  
102 1 : 200



2 SHADOWS 21ST JUNE 9AM PRO  
102 1 : 200

No.	Description	Date
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SHADOWS

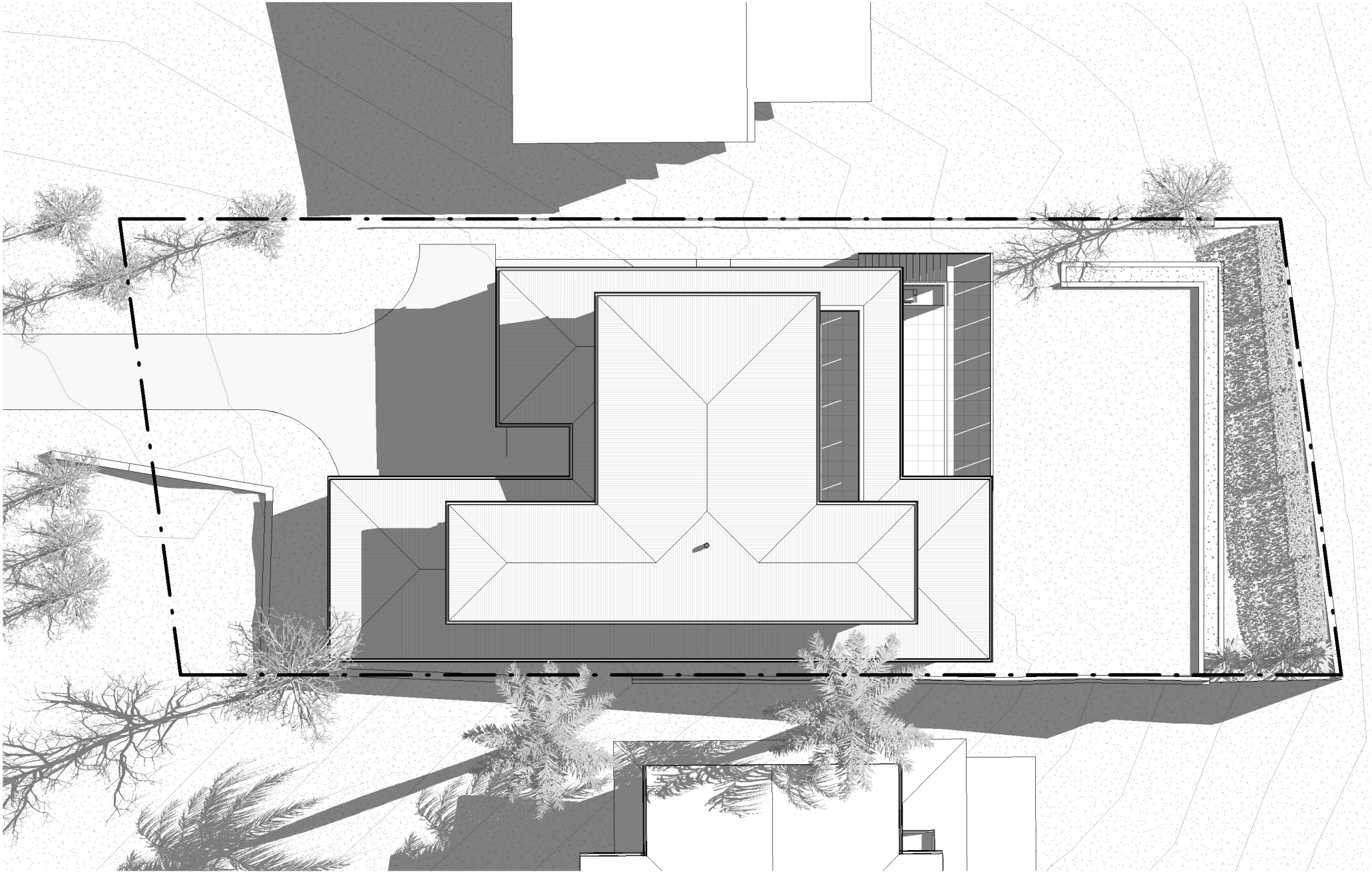
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1 SHADOWS 21ST JUNE 12PM EX

103 1 : 200



2 SHADOWS 21ST JUNE 12PM PRO

103 1 : 200



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SHADOWS

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Scale	1 : 200	

103

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1

SHADOWS 21ST JUNE 3PM EX

104

1 : 200



2

SHADOWS 21ST JUNE 3PM PRO

104

1 : 200

No.	Description	Date
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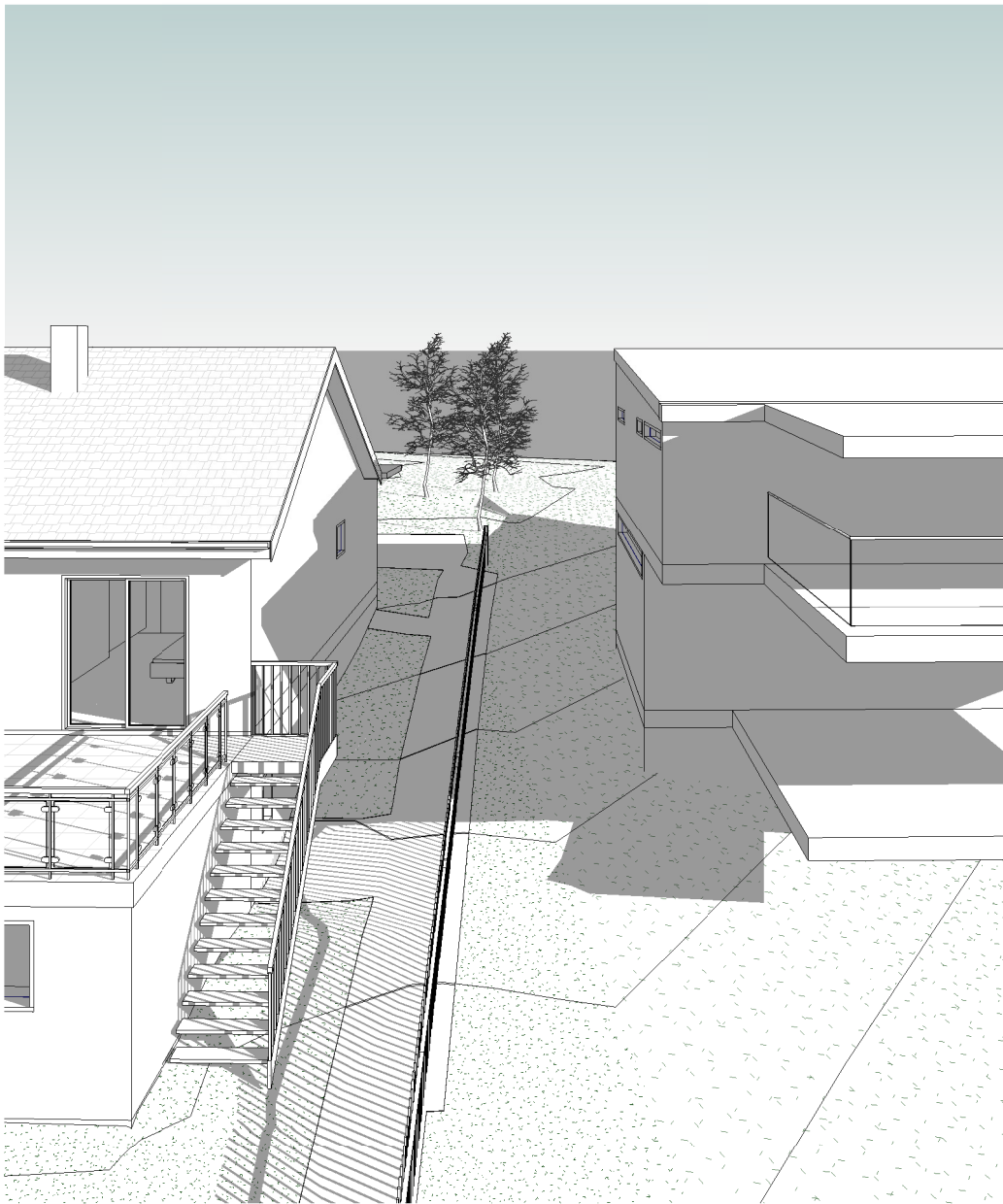
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SHADOWS

Drawn by	MV	Sheet Size
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Scale	1 : 200	





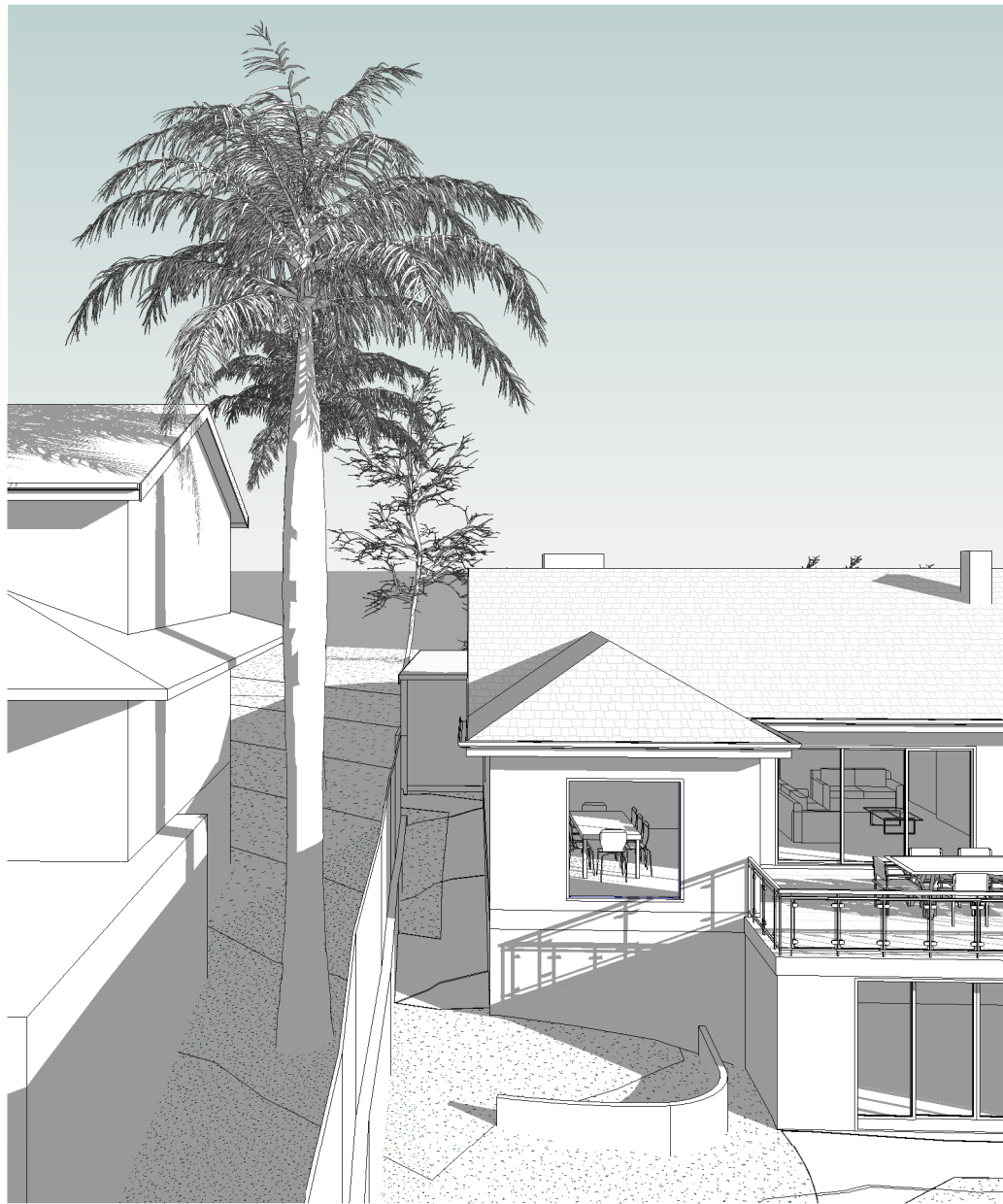
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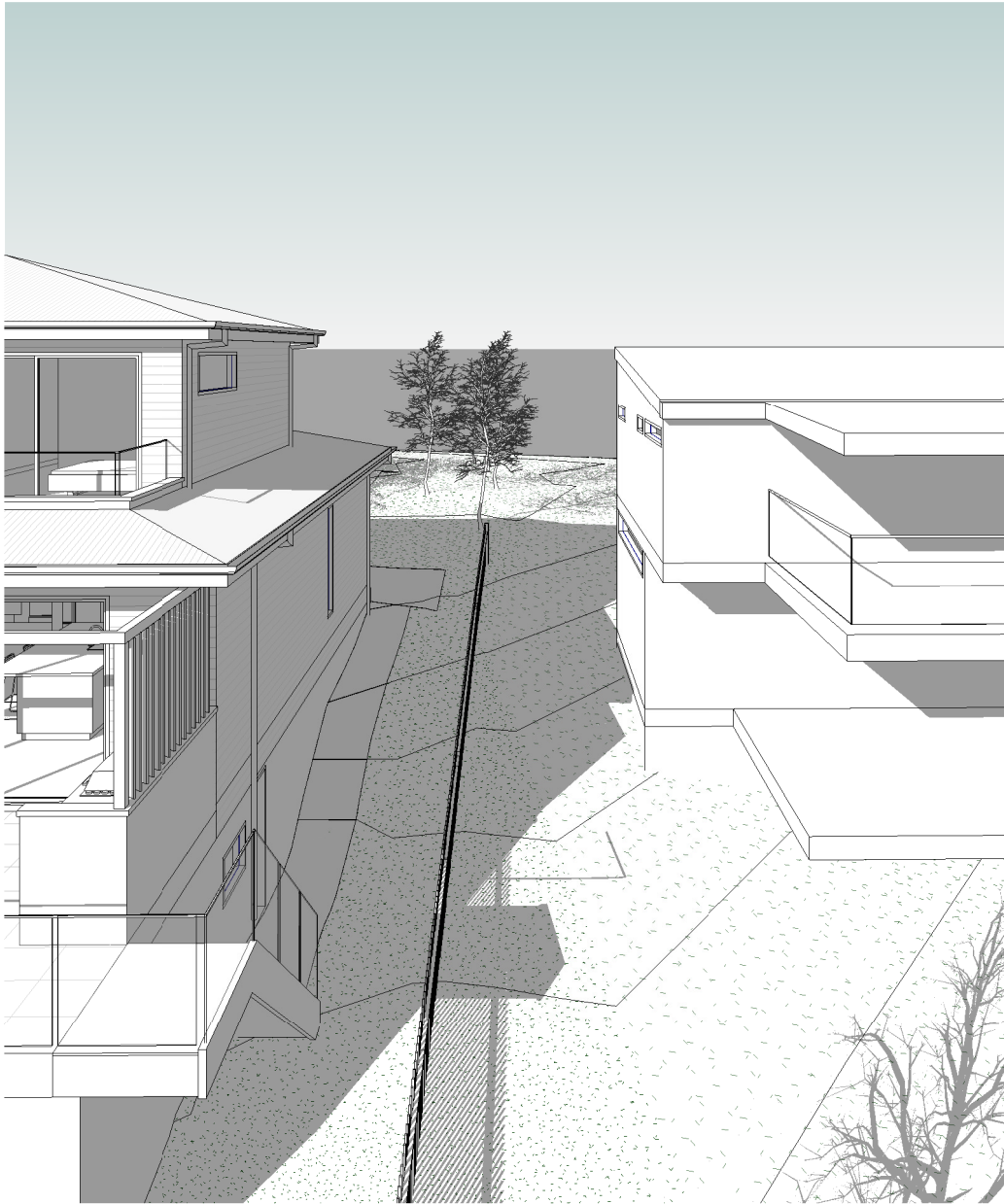
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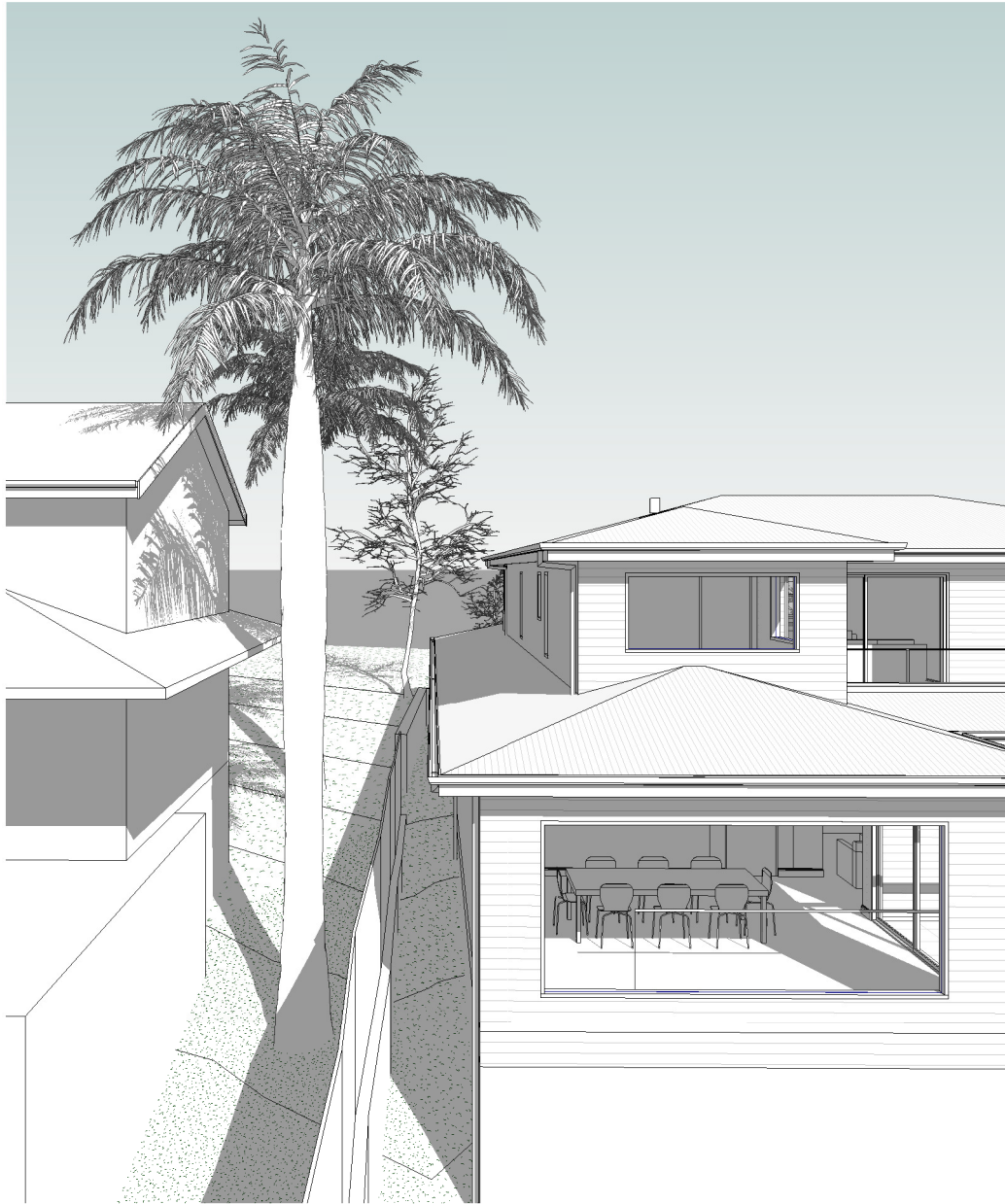
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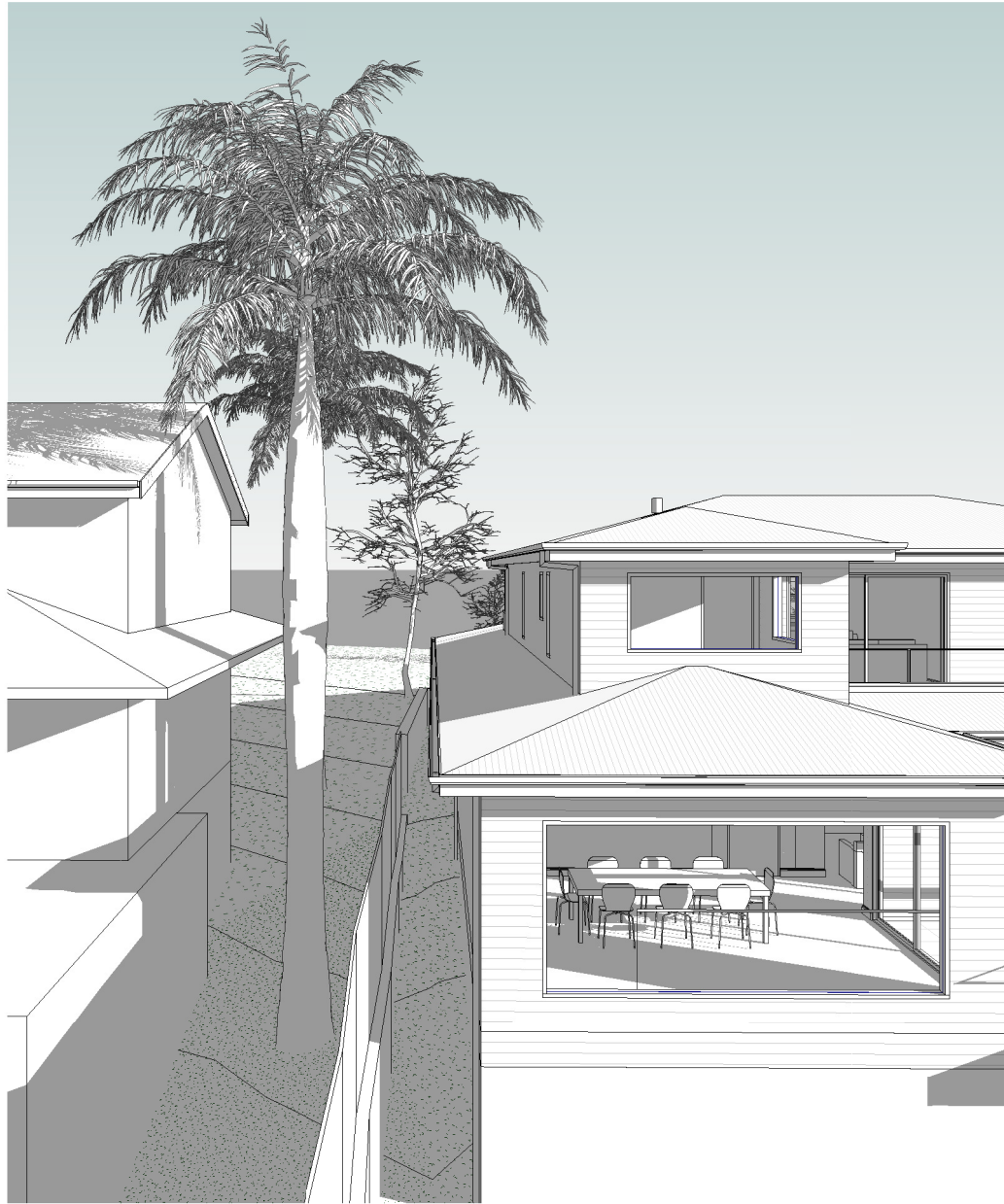
4 SHADOWS 21ST JUNE 9AM PRO

105



5 SHADOWS 21ST JUNE 12PM PRO

105



6 SHADOWS 21ST JUNE 3PM PRO

105

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SHADOWS

Drawn by	MV	Sheet Size	A2
Checked by	TR	105	
Scale			





METAL ROOF SHEETING, GUTTERS AND DOWNPIPES GREY FINISH



TIMBER (FRONT OF HOUSE ONLY) OR ALUMINIUM WINDOWS & DOORS WHITE FINISH



HORIZONTAL WEATHERBOARD CLADDING PAINT FINISH OFF WHITE



CONCRETE DRIVEWAY AND GARAGE SLAB



1 EXTERNAL FINISHES

106



Residential Building & Landscaping  
Quality Design and Construction Services

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Designer prior to commencing work. Do not scale this drawing. All figured dimensions are to be checked on site prior to the commencement of construction. Finished ground levels on the plan are subject to site conditions.

No.	Description	Date
A	DA	21/03/2025
B	REVISED DA	14/07/2025

NEW DWELLING  
31 RALSTON ROAD, PALM BEACH,  
NSW, 2108  
SANDY & SUE PROBERT  
PROBERT@GOLDENHARVEST.COM.AU

EXTERNAL FINISHES

Drawn by	MV	Sheet Size	A2
Checked by	TR	106	
Scale			

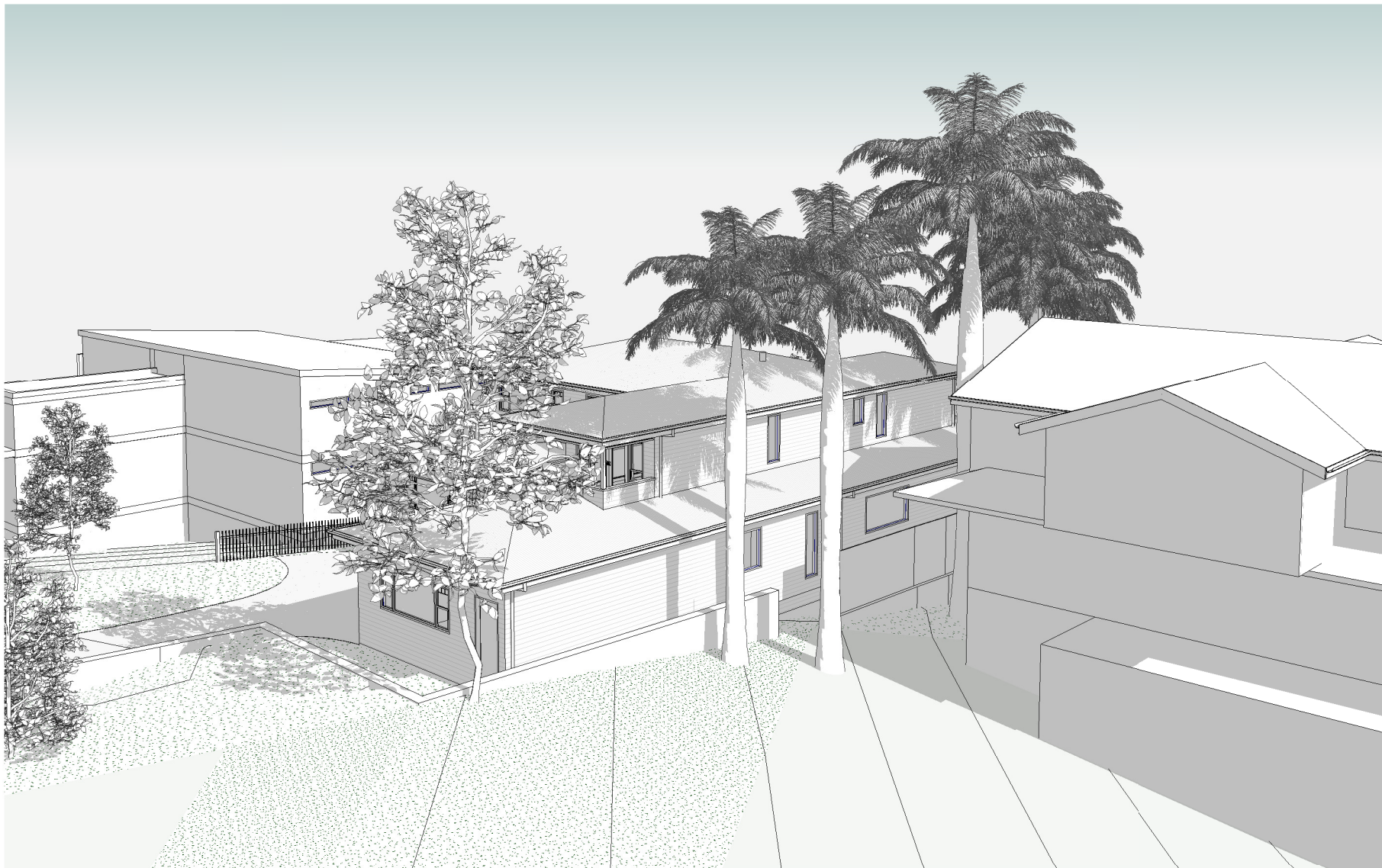
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1 3D VIEW 1

107



2 3D VIEW 2

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3 3D VIEW 3

107



4 3D VIEW 4

107

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3D VIEWS

Drawn by	MV	Sheet Size	A2
Checked by	TR	107	
Scale			



Nationwide House Energy Rating Scheme®  
NatHERS® Certificate No. 0GURRN1FB0

Generated on 8 Apr 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address 31 Ralston Road,  
Palm Beach, NSW, 2108

Lot/DP 15/4/DP14048

NCC Class\* Class 1a

Floor/all Floors

Type New Home

Plans

Main plan A. DA, 21/3/2025

Prepared by Beaches Group

Construction and environment

Assessed floor area [m²]\* Exposure type

Conditioned\* 322.9 suburban

Unconditioned\* 68.9 NatHERS climate zone

Total 391.8 56 Mascot AMO

Garage 40.5



Accredited assessor

Name Jennifer Edwards

Business name LivSmart Solutions

Email contact@livsmartsolutions.com.au

Phone 0414405009

Accreditation No. DMN/17/1795

Assessor Accrediting Organisation Design Matters National

Declaration of interest No

NCC Requirements

NCC provisions Volume 2

State/Territory variation Yes

National Construction Code (NCC) requirements

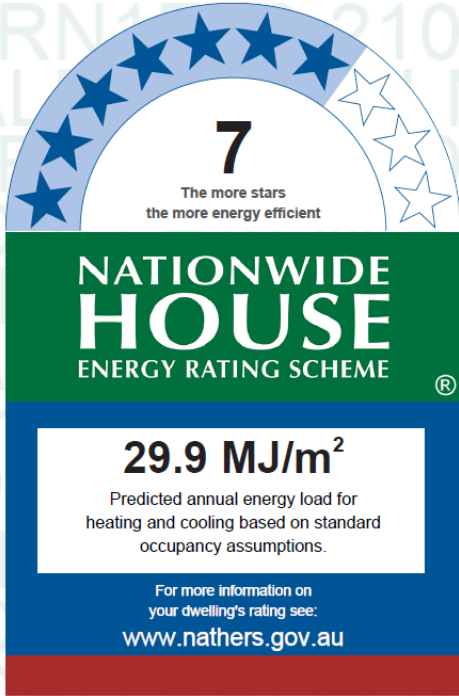
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance  
star rating



Thermal performance [MJ/m²]  
Limits taken from ABCB Standard 2022

Heating Cooling

Modelled 17.6 12.3

Load limits N/A N/A

Features determining load limits

Floor type N/A

(lowest conditioned area)

NCC climate zone 1 or 2 N/A

Outdoor living area N/A

Outdoor living area ceiling fan N/A

Whole of Home  
performance rating

No Whole of Home  
performance rating  
generated for this  
certificate

Verification

To verify this certificate, scan the QR code or visit <https://wv.fr5.com.au/QRCodeLanding?PublicId=0GURRN1FB0>. When using either link, ensure you are visiting [wv.fr5.com.au](http://wv.fr5.com.au).



\*Refer to glossary.  
Generated on 8 Apr 2025 using FirstRate5: 5.5.5a (3.22) for 15/4/DP14048, 31 Ralston Road, Palm Beach, NSW, 2108

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BASIX™ Certificate

Building Sustainability Index  
[www.planningportal.nsw.gov.au/development-and-assessment/basix](http://www.planningportal.nsw.gov.au/development-and-assessment/basix)

Single Dwelling

Certificate number: 17914965

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at [www.planningportal.nsw.gov.au/definitions](http://www.planningportal.nsw.gov.au/definitions)

Secretary  
Date of issue: Friday, 11 April 2025  
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0GURRN1FB0.

Project address	
Project name	Ralston Rd Palm Beach (job 1658)
Street address	31 RALSTON Road PALM BEACH 2108
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP14048
Lot no.	15
Section no.	4
Project type	
Project type	dwelling house (detached)
No. of bedrooms	6
Site details	
Site area (m²)	836
Roof area (m²)	334
Conditioned floor area (m²)	322.77
Unconditioned floor area (m²)	34.3
Total area of garden and lawn (m²)	451
Roof area of the existing dwelling (m²)	0

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 30 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 6000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 334 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.	✓	✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m²	Insulation
floor - concrete slab on ground, conventional slab.	47.5	polystyrene
floor - suspended floor above enclosed subfloor, treated softwood; frame: timber - H2 treated softwood.	200	fibreglass batts or roll
floor - above habitable rooms or mezzanine, treated softwood; frame: timber - H2 treated softwood..	117	fibreglass batts or roll
garage floor - concrete slab on ground.	40.4	none
external wall: brick veneer; frame: timber - H2 treated softwood.	84	polystyrene+ foil/sarking
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	253	fibreglass batts or roll+ foil/sarking
external garage wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	39	fibreglass batts or roll+ foil/sarking
internal wall: plasterboard; frame: timber - H2 treated softwood.	183	fibreglass batts or roll
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	334	ceiling: fibreglass batts or roll; roof: foil/sarking.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓

Frames	Maximum area - m2
aluminium	98.5
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	4
double	94.5
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 4 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 4 star (average zone)		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 4 star (average zone)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 4 star (average zone)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓

Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

BEACHES  
GROUP

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