31 RALSTON ROAD, PALM BEACH, NSW, 2108

DEVELOPMENT APPLICATION

No.	Description	Date	NEW DWELLING
Α	DA	21/03/2025	31 RALSTON ROAD, PALM BEACH
В	REVISED DA	14/07/2025	NSW, 2108
			SANDY & SUE PROBERT PROBERT@GOLDENHARVEST.COM.AU
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31 RALSTON ROAD, PALM BEACH, NSW, 2108



SHEET LIST:

BEACHES

GROUP

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
20	SECTION
21	SECTION
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 W102 W103	0 0 1200	2100 2100 900	4050 1350 1200	8.50m 2.83m 1.80m
W201 W202 W203 W204 W205 W206 W207 W208 W209 W210 W211 W212	400 0 0 400 1200 1200 0 1200 1200 1200 400 1200	2000 2400 2400 2000 1200 1200 2400 1200 12	4600 3000 6000 6000 3000 1200 1600 1200 3000 1200 600 2400	10.12r 7.20m 14.40r 1.20m 3.60m 1.44m 3.84m 1.44m 3.60m 1.44m 1.20m 2.88m
N301 N302 N303 N304 N305 N306 N307 N308 N309 N310 N311 N312 N313	0 1000 0 0 1500 1000 1000 1000 0 600 1200 600	2100 1100 2100 2100 600 1100 1100 1100 2100 1500 900 1500	2800 2400 2800 2800 2400 600 1600 2400 2800 600 600	5.88m 2.64m 5.88m 5.88m 1.44m 0.66m 1.76m 2.64m 6.41m 0.90m 0.54m

DOOR SCHEDULE:

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

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 th 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	Forest	Maintained	Forest
	Land		Land	
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

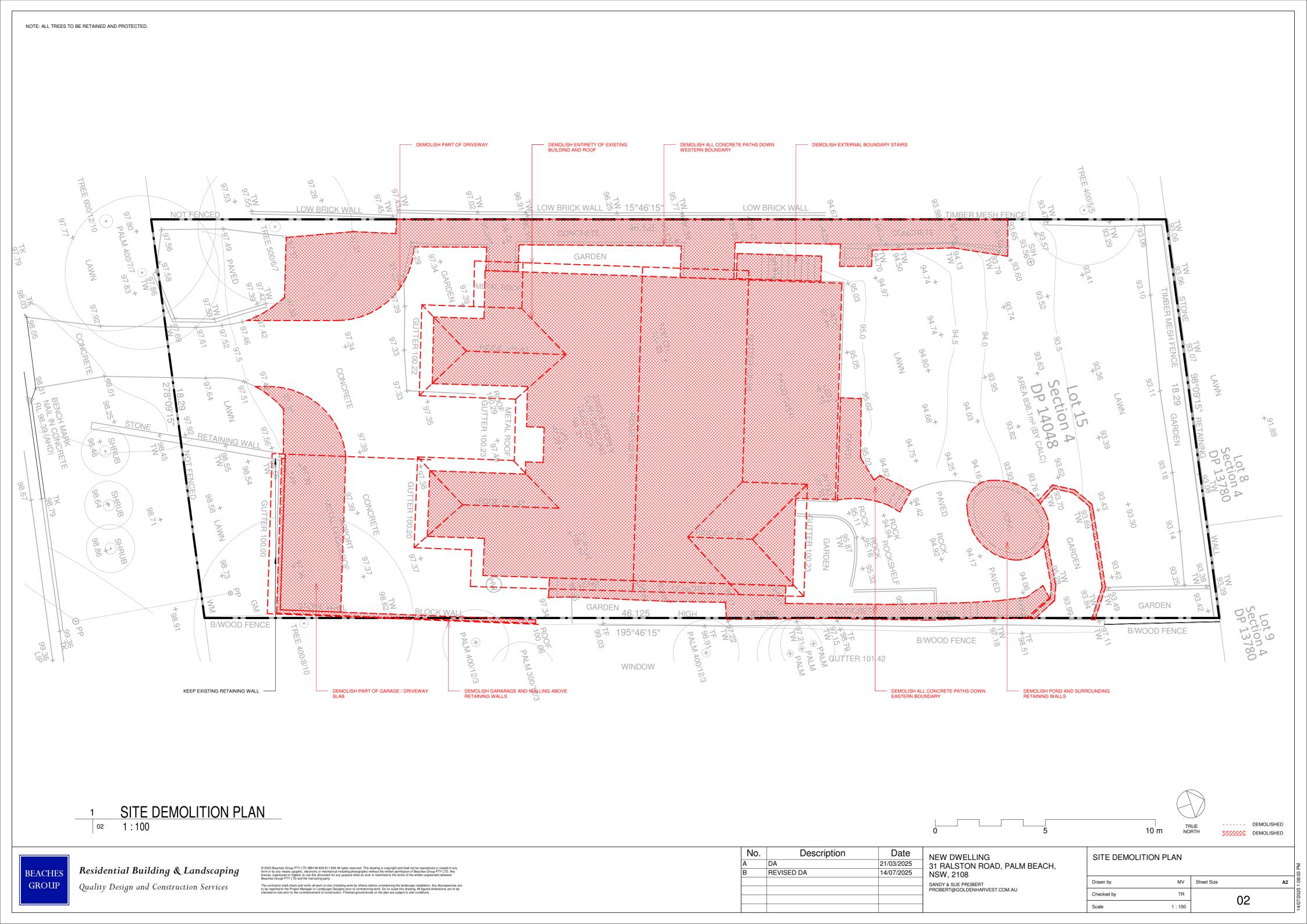
WITH REFERENCE TO THE AUSTRALIAN GEOMECHANICS SOCIETY'S DEFINITIONS, THE EXISTING CONDITIONS AND PROPOSED DEVELOPMENT ARE CONSIDERED TO CONSTITUTE AN 'ACCEPTABLE' RISK TO LIFE AND A 'LOW' RISK TO PROPERTY PROVIDED THAT THE RECOMMENDATIONS OUTLINED IN TABLE 2 ARE ADHERED TO.

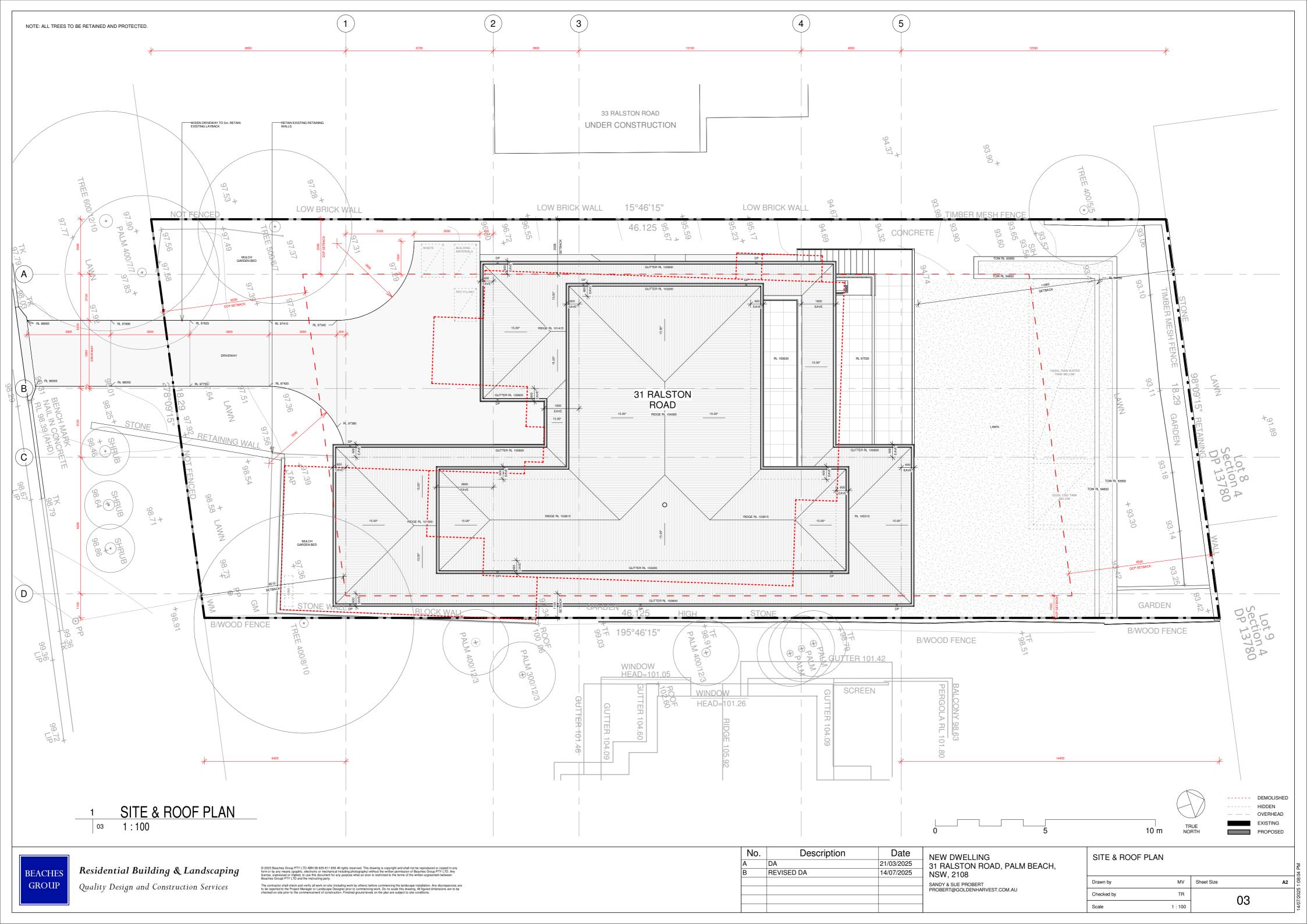
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В	REVISED DA	14/07/2025	1 i
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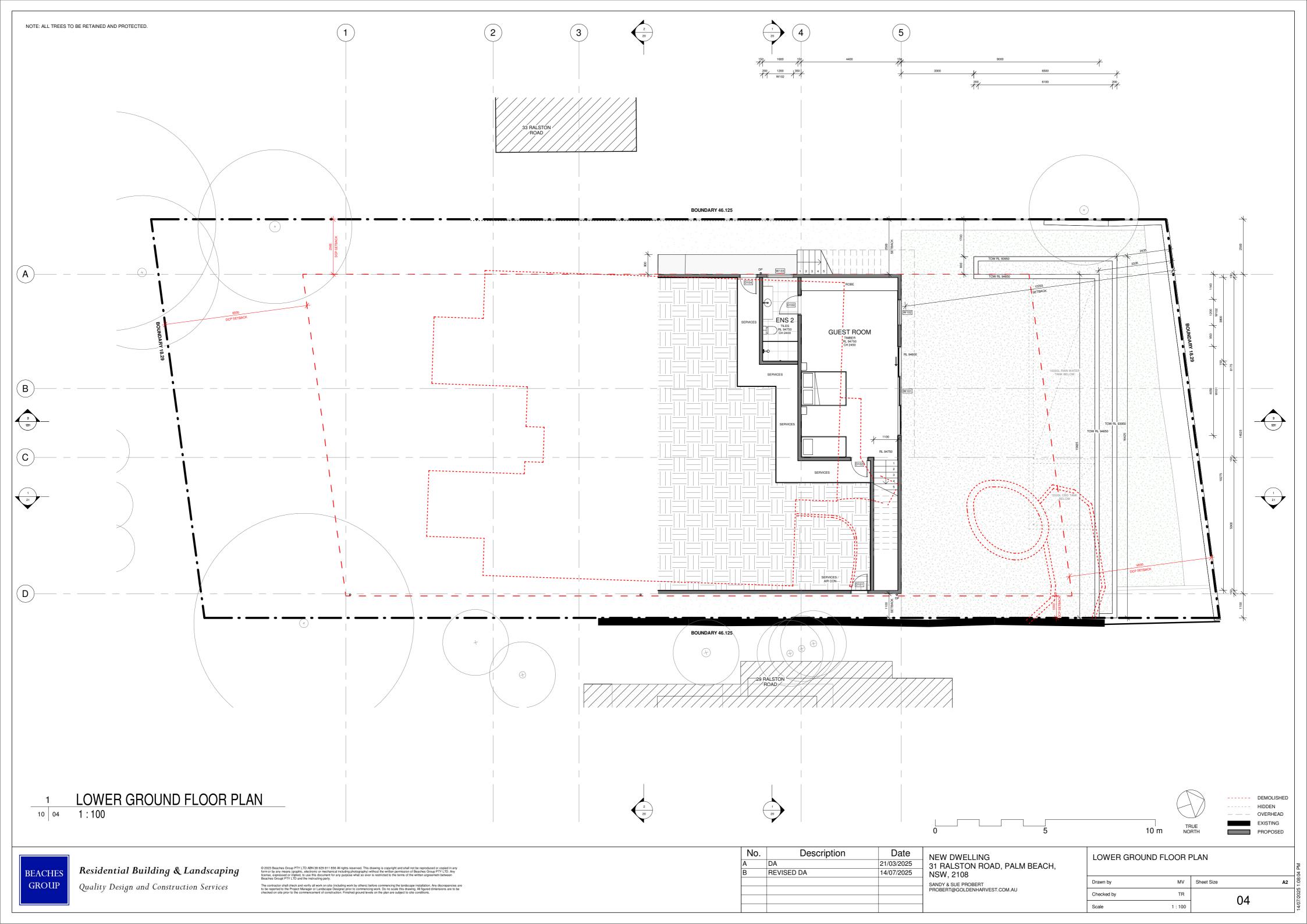
NEW DWELLING 31 RALSTON ROAD, PALM BEACH, NSW, 2108 SANDY & SUE PROBERT PROBERT@GOLDENHARVEST.COM.AU

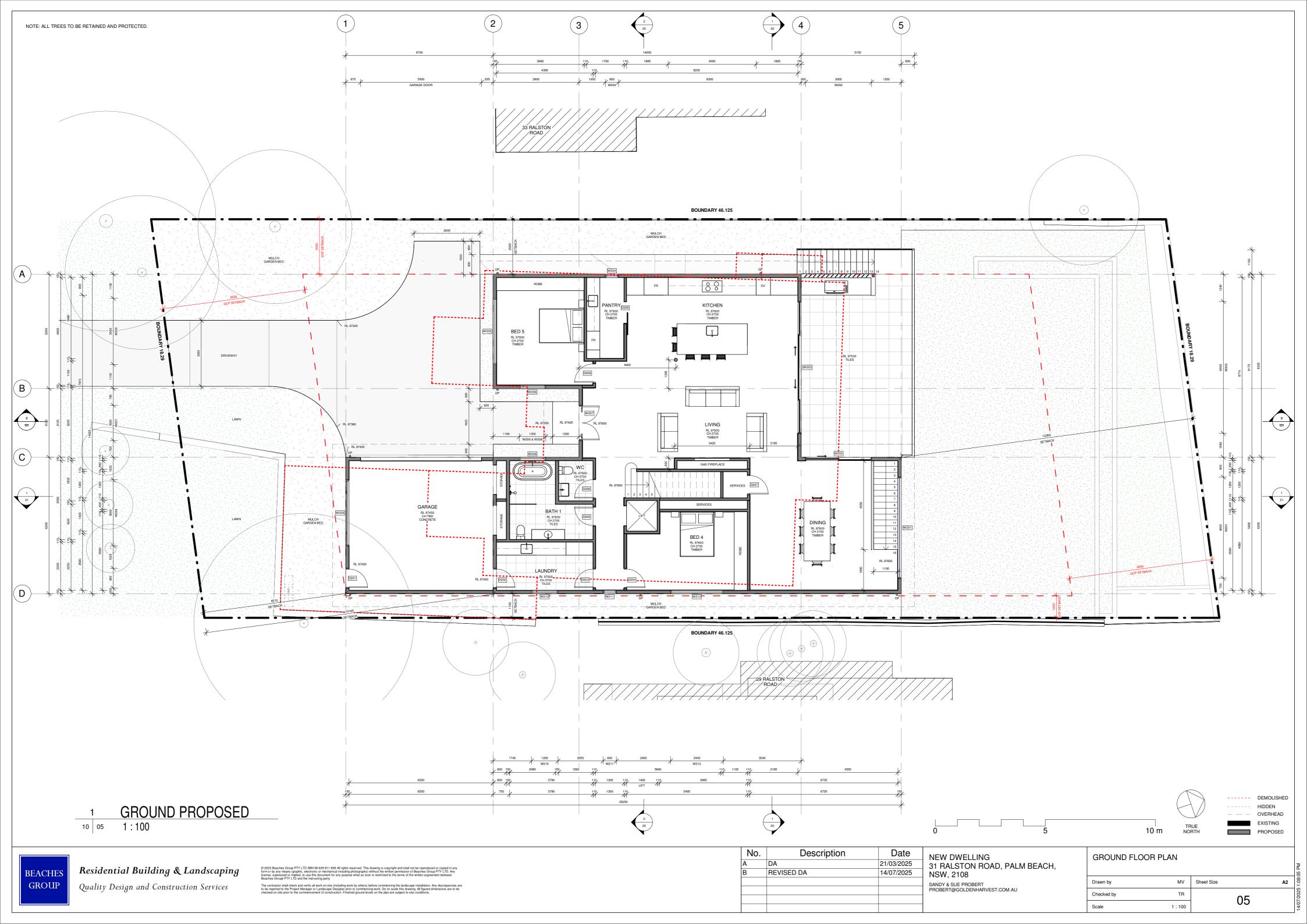
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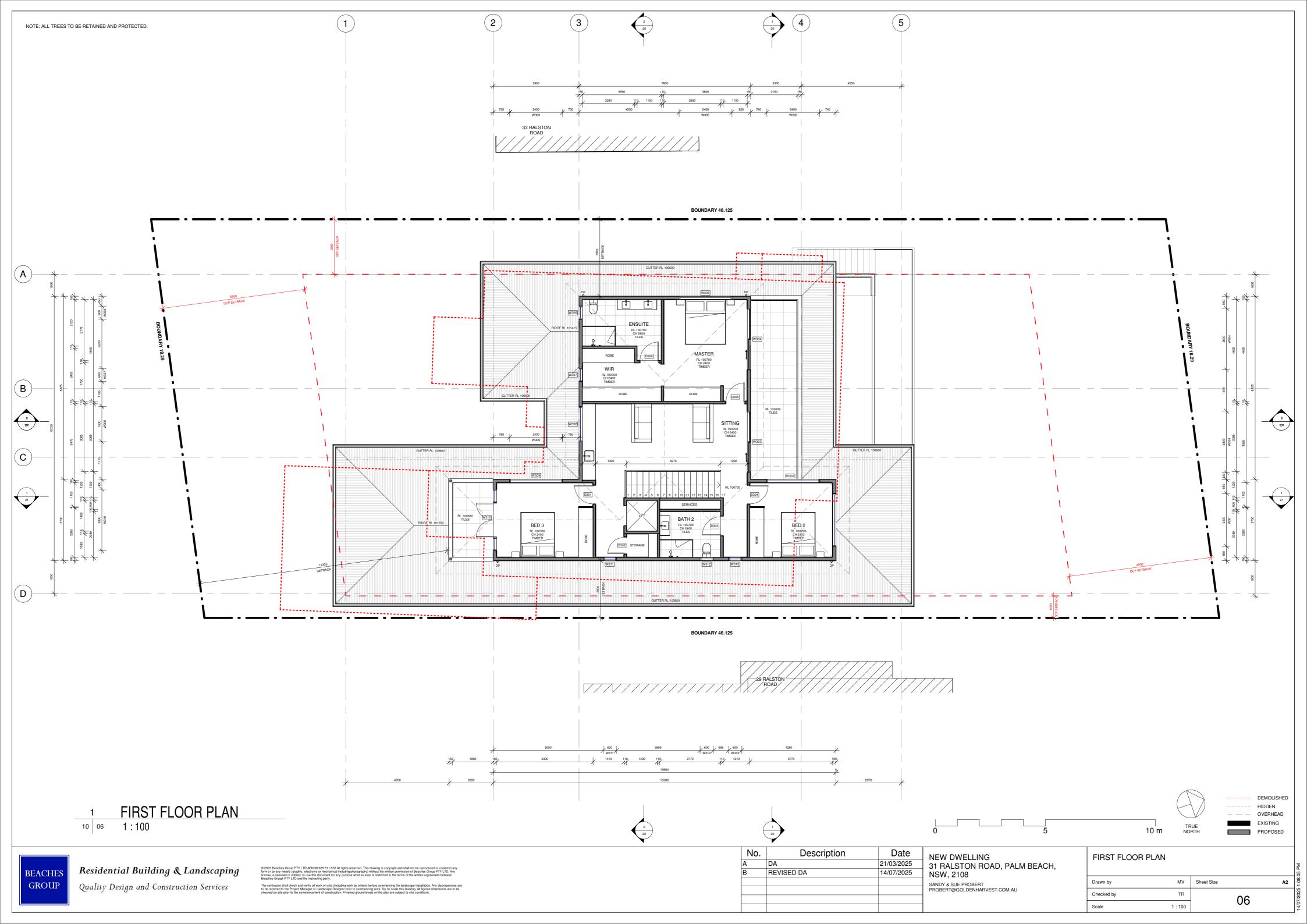
esidential	Building	&	Landscaping	





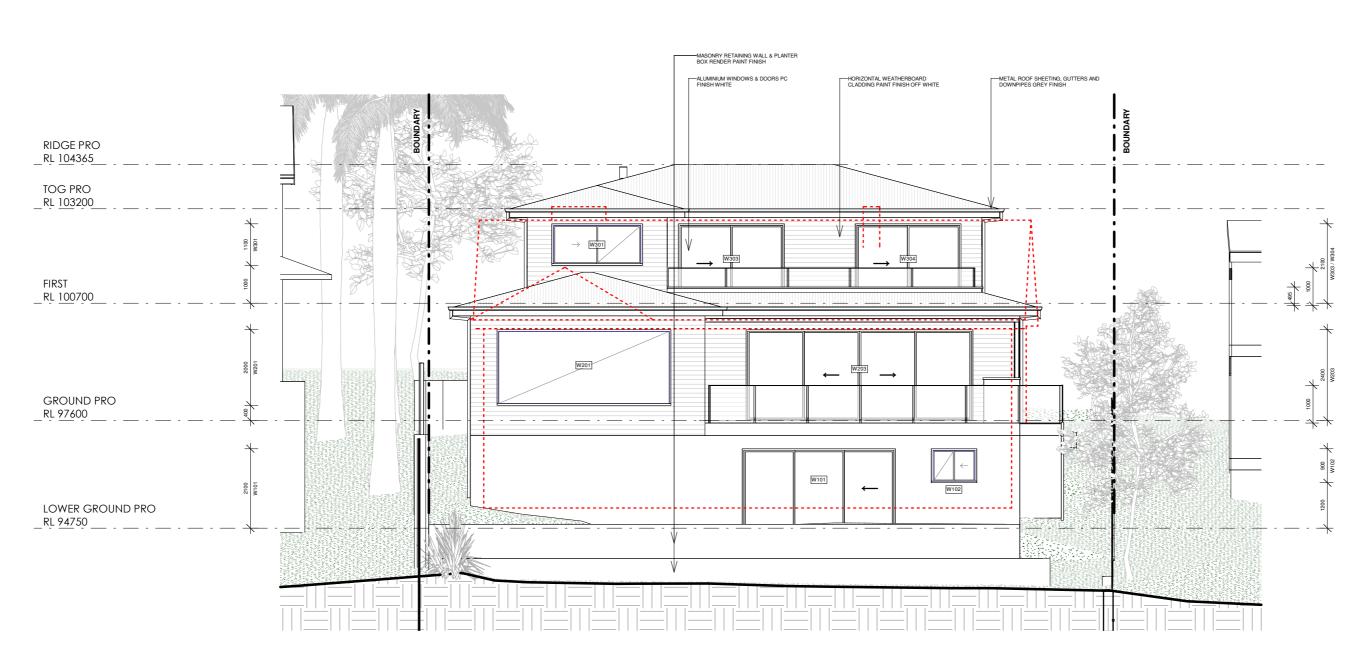








1 SOUTH ELEVATION 10 1:100



2 NORTH ELEVATION 10 1:100

0 5 10 m

DEMOLISHED
HIDDEN
OVERHEAD
EXISTING
PROPOSED

Description

Date

DA

DA

21/03/2025

REVISED DA

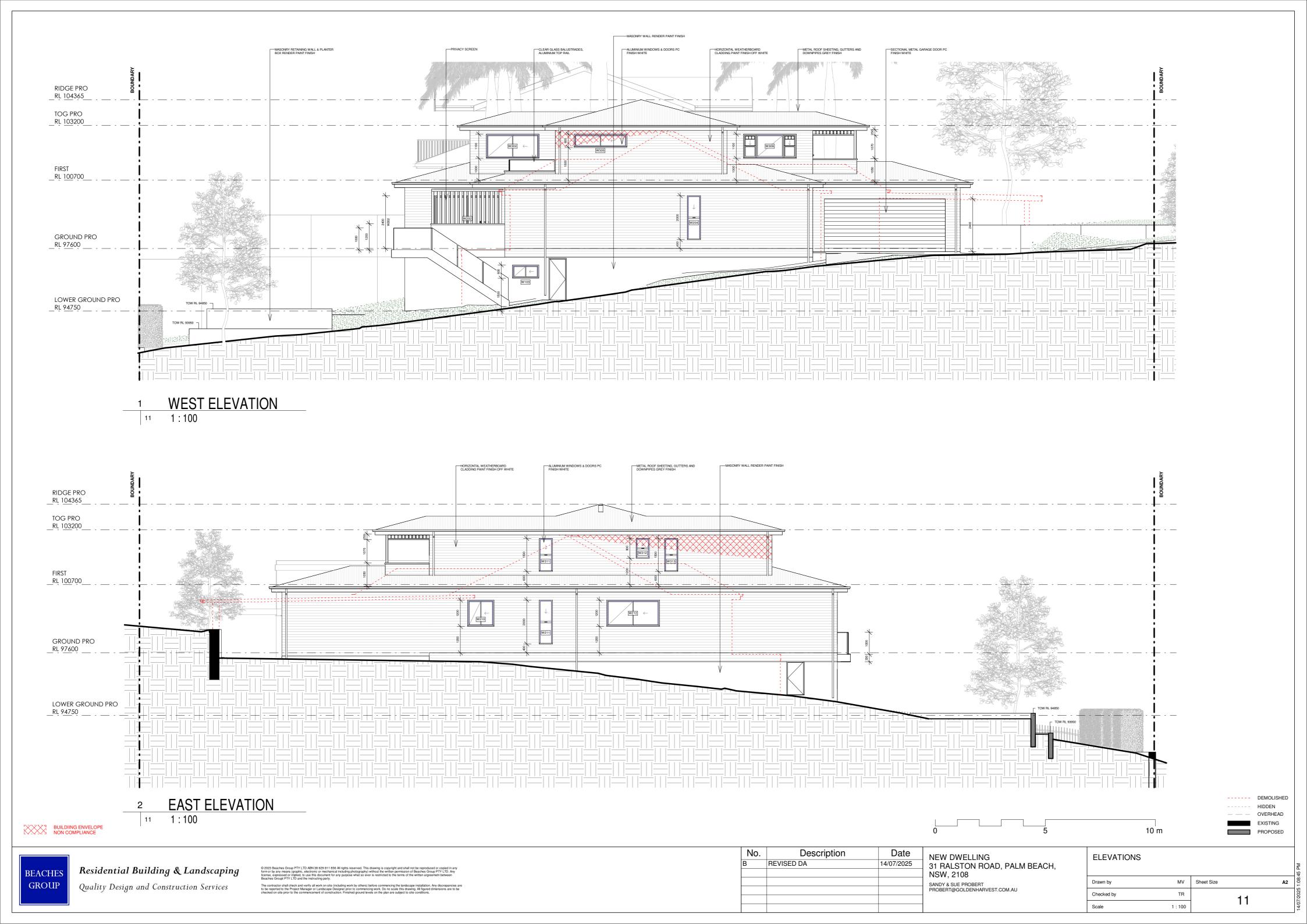
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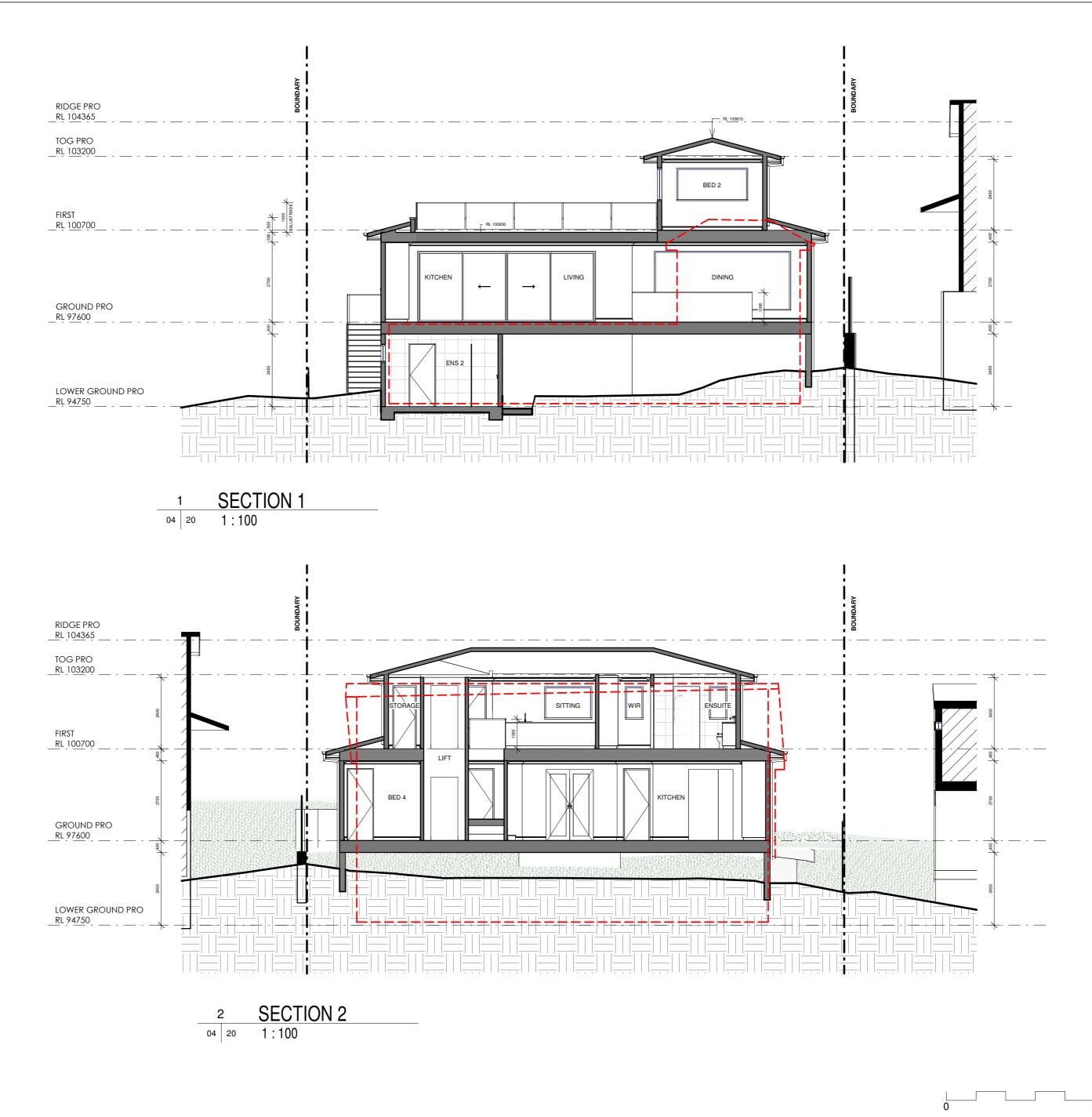
14/07/2025

NEW DWELLING
31 RALSTON ROAD, PALM BEACH,
NSW, 2108

SANDY & SUE PROBERT
PROBERT@GOLDENHARVEST.COM.AU

ELEVATIONS				
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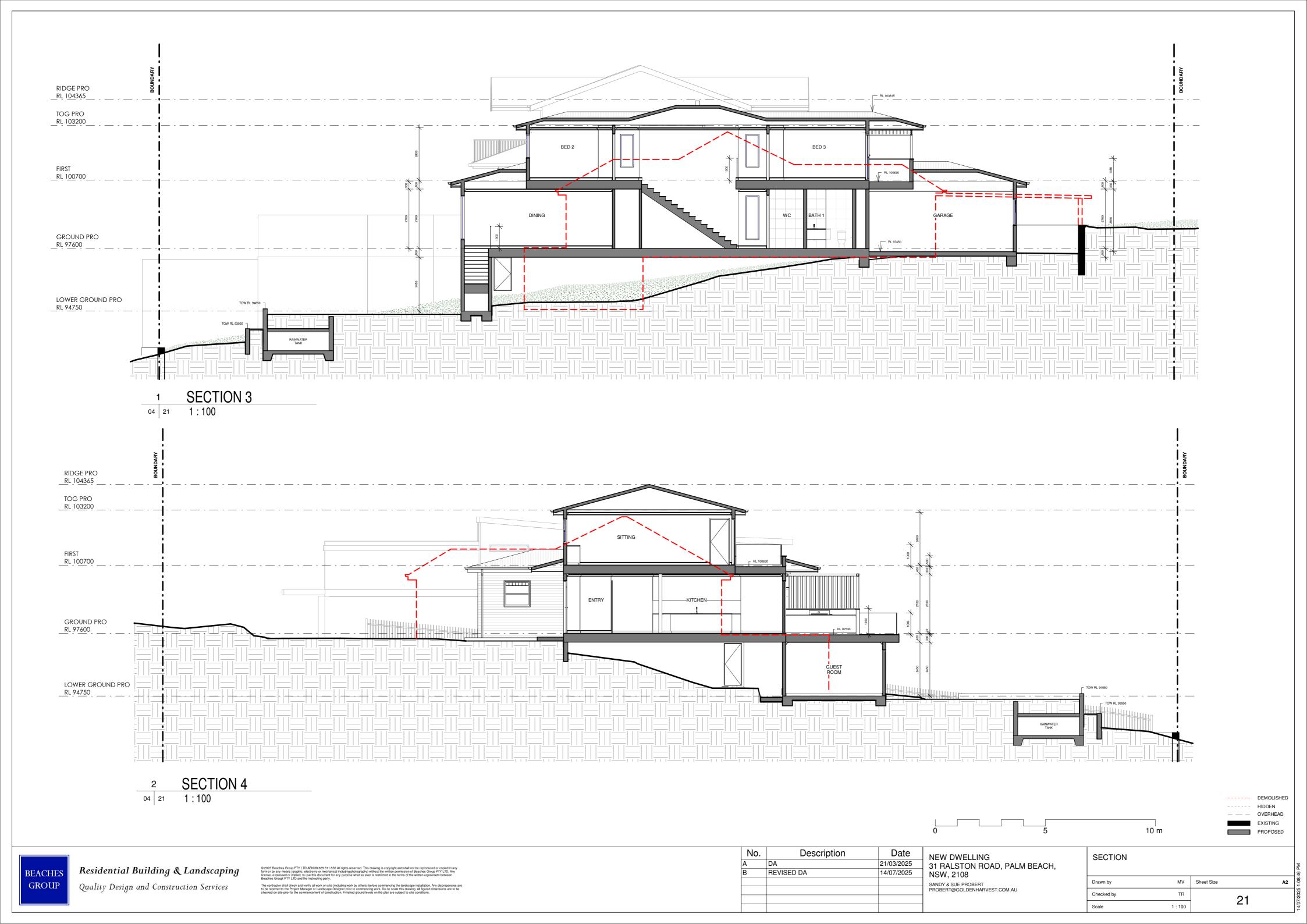


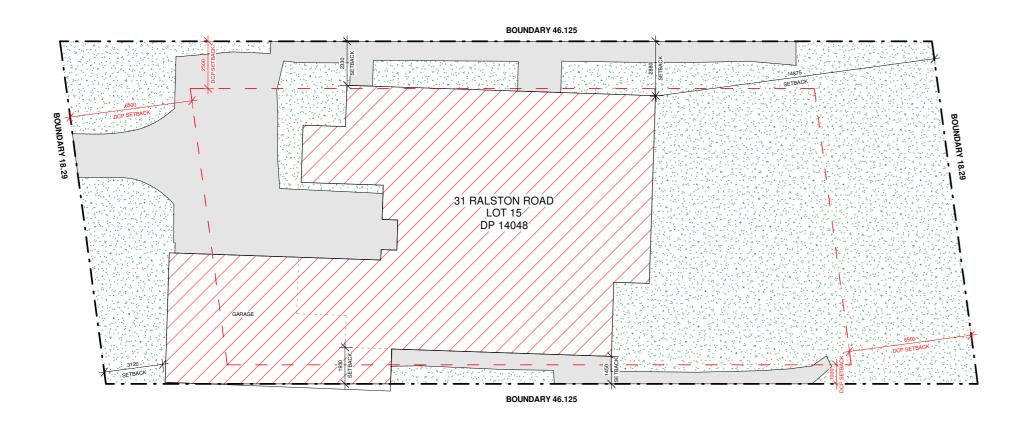
----- DEMOLISHED
----- HIDDEN
---- OVERHEAD

EXISTING

PROPOSED

10 m





BOUNDARY 46.125 31 RALSTON ROAD LOT 15 DP 14048

2 SITE ANALYSIS PROPOSED
10 100 1:200

SITE ANALYSIS

1 SITE ANALYSIS EXISTING
MD10 100 1:200

SITE AREA ZONE

836.1m² C4

451m² = 60% INC. 6% VARIATION 403m² 451m²

MIN LANDSCAPE EX LANDSCAPE PRO LANDSCAPE

MAX BUILDING HEIGHT EX BUILDING HEIGHT PRO BUILDING HEIGHT 8.50m 6.61m 8.49m

REQ FRONT SETBACK EX FRONT SETBACK PRO FRONT SETBACK HOUSE PREVAILING BUILDING LINE OR 6.5m 3.12m 6.51m

REQ REAR SETBACK EX REAR SETBACK PRO REAR SETBACK HOUSE 6.5m 14.87m 12.25m

REQ SIDE SETBACK EX SIDE SETBACK PRO SIDE SETBACK HOUSE 1.00m / 2.5m 1.45m / 2.33m 1.10m / 2.50m - - SITE BOUNDARY

DCP CONTROLS

NON COMPLIANCE

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

LANDSCAPING

HARD PAVED

EXISTING BUILDING PROPOSED BUILDING

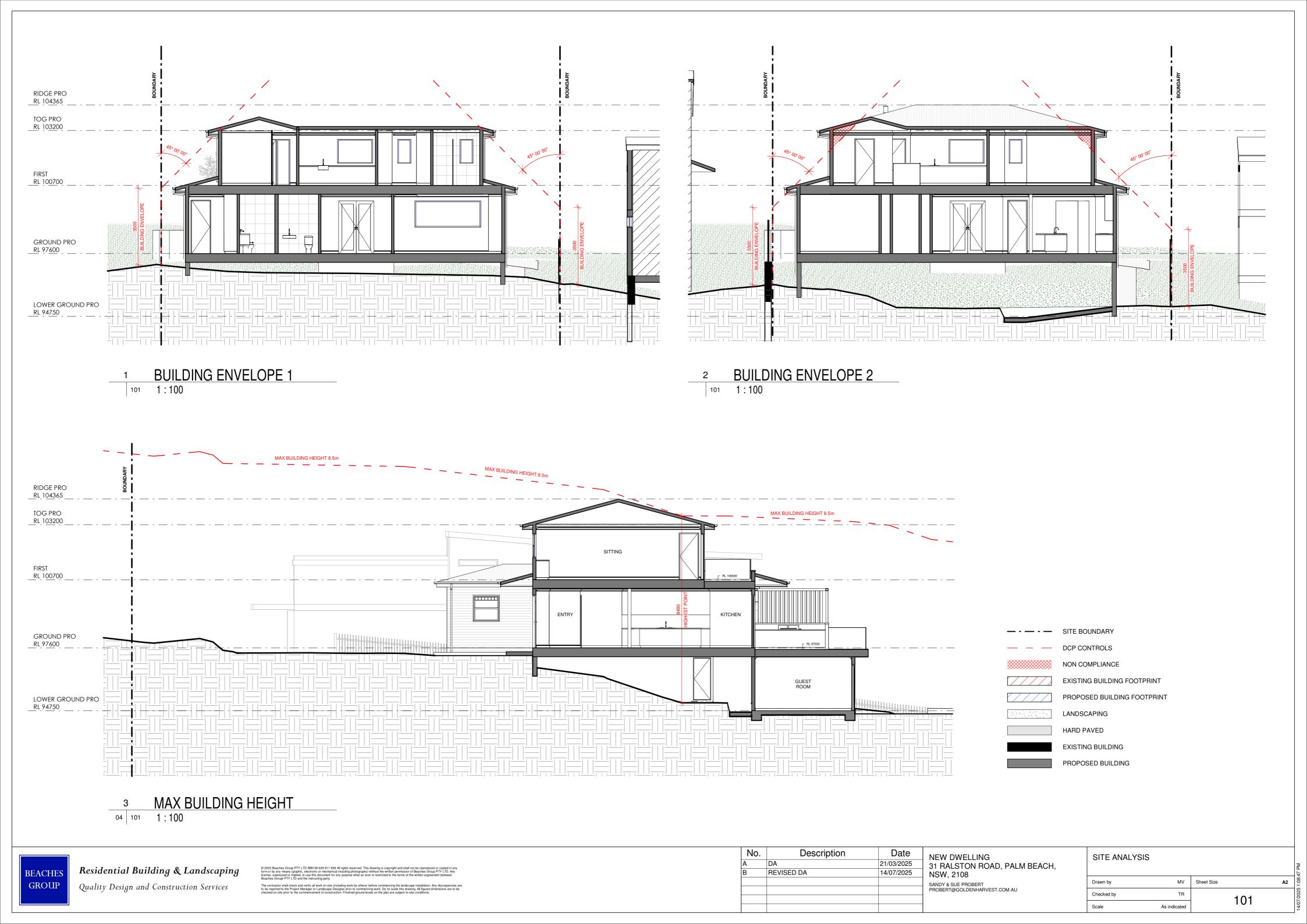
Residential Building & Landscaping BEACHES GROUP Quality Design and Construction Services

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 Marager or Landscape Designer prior to commencing work. Do no scale this drawing. All figured dimensions are to be checked on site prior to the commencement of construction. Firitished ground levels on the plan are subject to site conditions.

No.	Description	Date
Α	DA	21/03/2025
В	REVISED DA	14/07/2025

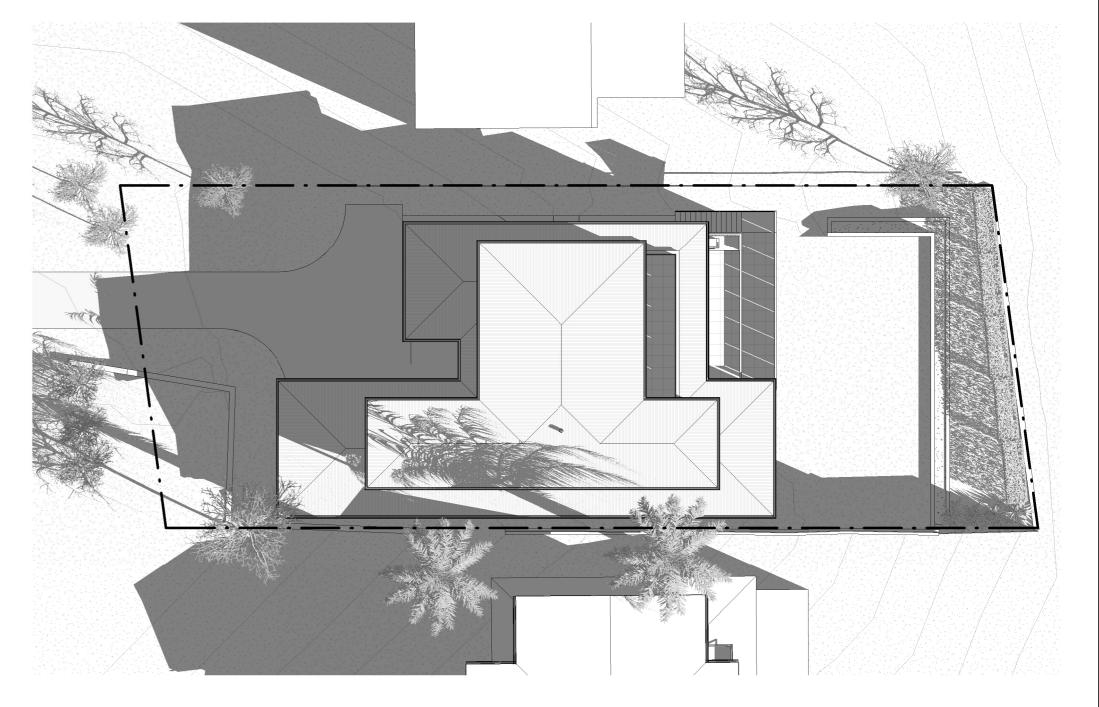
EW DWELLING RALSTON ROAD, PALM BEACH, SW, 2108 NDY & SUE PROBERT DBERT@GOLDENHARVEST.COM.AU

	SITE ANALYSIS				
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ſ	Scale	1:200		100	





1 SHADOWS 21ST JUNE 9AM EX 1:200



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

No.	Description	Date	NEW DWELLING
	DA	21/03/2025	31 RALSTON ROAD, PALM BEACH,
	REVISED DA	14/07/2025	NSW, 2108
			SANDY & SUE PROBERT
			PROBERT@GOLDENHARVEST.COM.AU

SHADOWS				20 PM
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1 SHADOWS 21ST JUNE 12PM EX 1:200



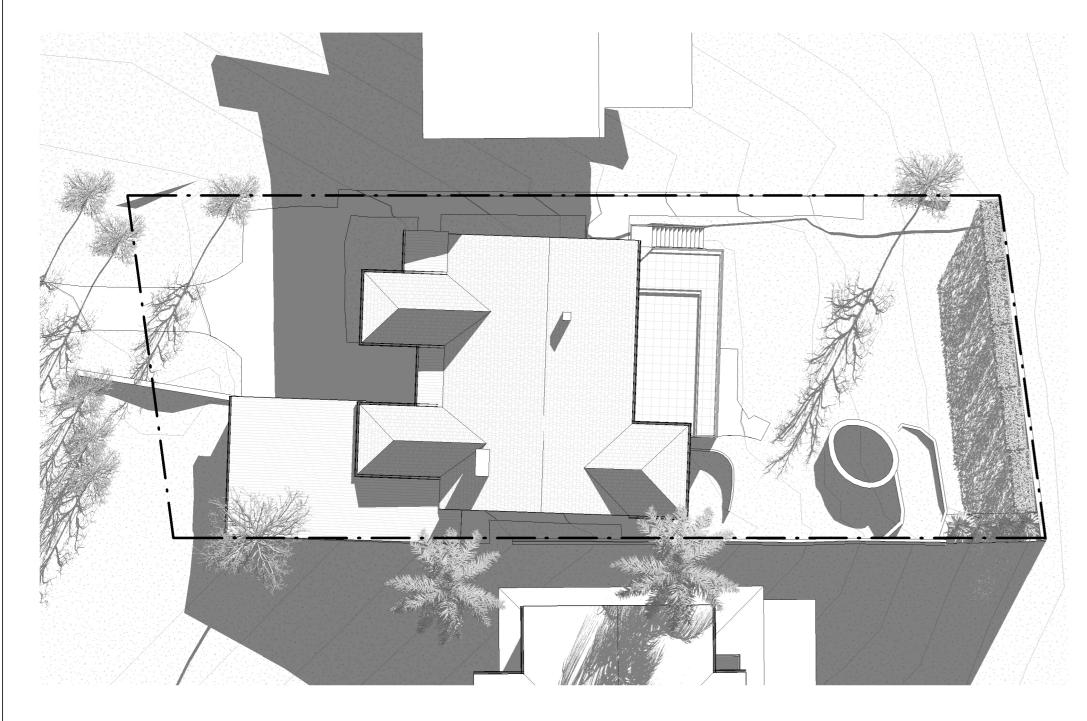
2 SHADOWS 21ST JUNE 12PM PRO 1:200

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 no 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	NEW DWELLIN
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В	REVISED DA	14/07/2025	NSW, 2108
			SANDY & SUE PROBERT
			PROBERT@GOLDENHAF

ING ROAD, PALM BEACH, RT HARVEST.COM.AU

SHADOWS				
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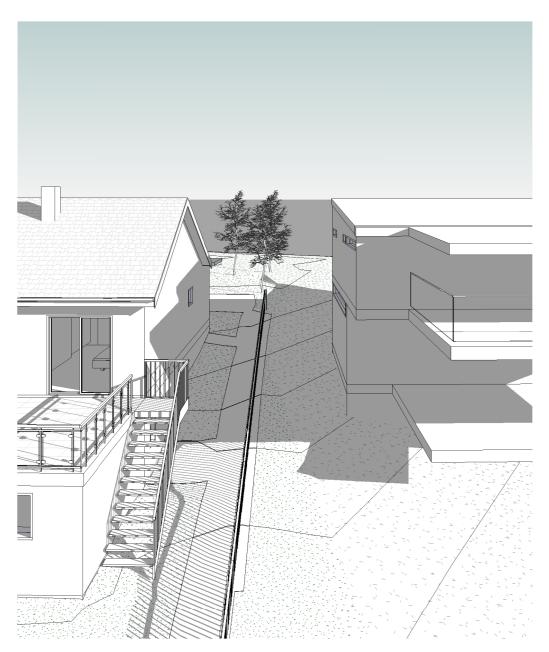


1 SHADOWS 21ST JUNE 3PM EX 1:200

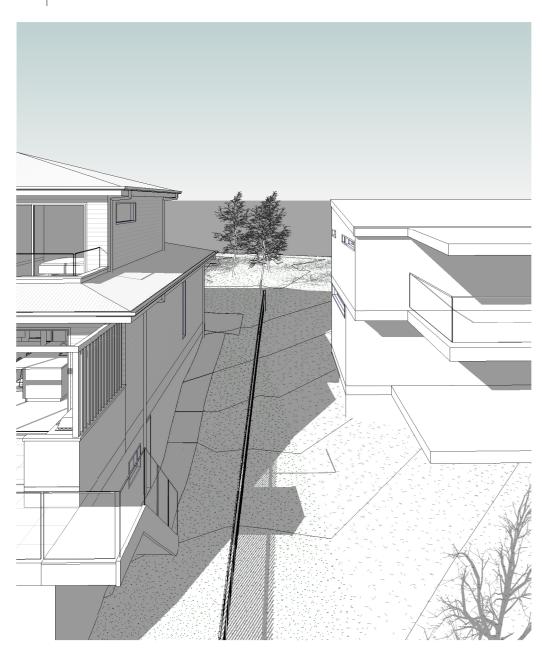
2 SHADOWS 21ST JUNE 3PM PRO 1:200

No.	Description	Date	NEW DWELLING
	DA	21/03/2025	31 RALSTON ROAD, PALM BEACH,
	REVISED DA	14/07/2025	NSW, 2108
			SANDY & SUE PROBERT
			PROBERT@GOLDENHARVEST.COM.AU

SHADOWS				55 PM
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Scale	1 : 200	104		14/07



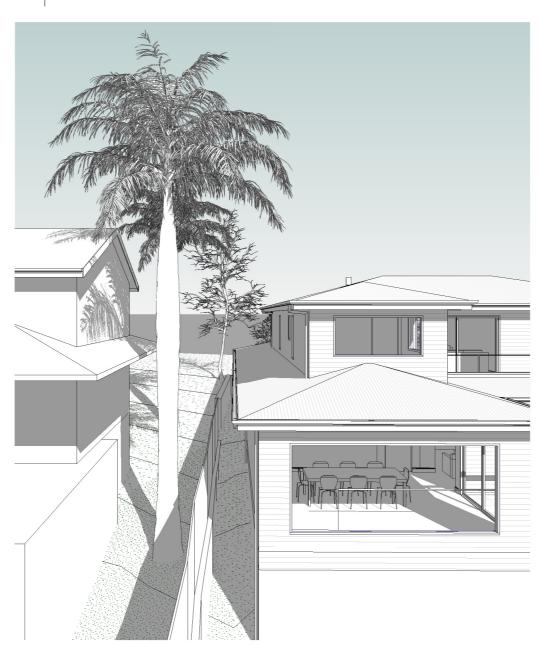
1 SHADOWS 21ST JUNE 9AM EX



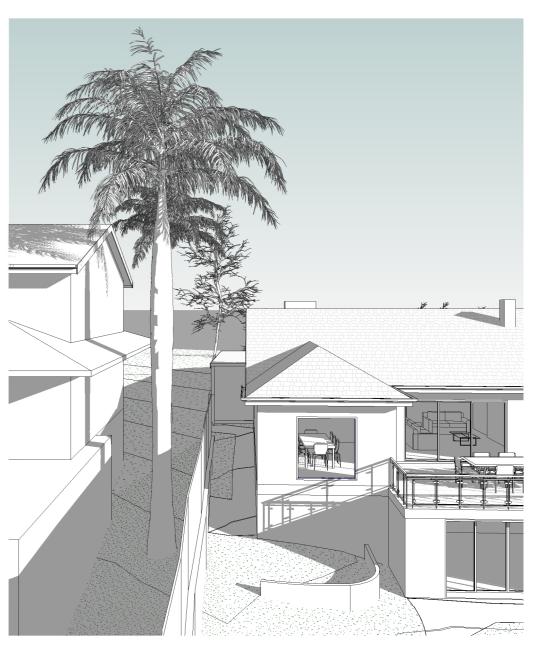
4 SHADOWS 21ST JUNE 9AM PRO



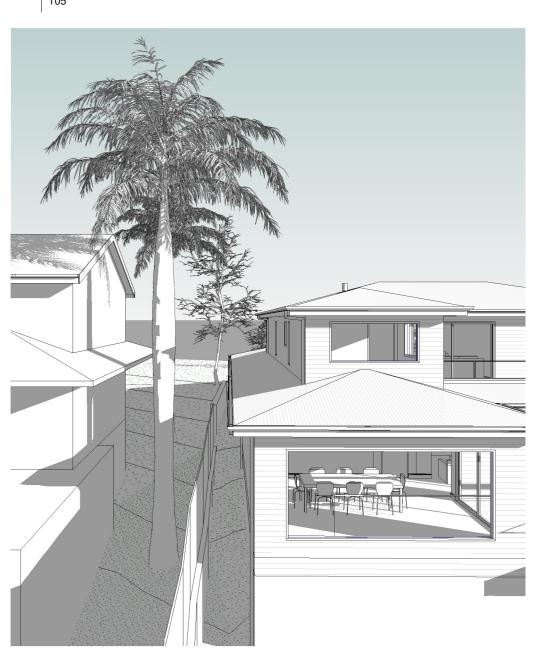
2 SHADOWS 21ST JUNE 12PM EX



5 SHADOWS 21ST JUNE 12PM PRO



3 SHADOWS 21ST JUNE 3PM EX



6 SHADOWS 21ST JUNE 3PM PRO



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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 at to be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing, All figured dimensions are to be checked on site prior to the commencement of construction. Firshed ground levels on the plant are subject to site confidence.

No.	Description	Date
Α	DA	21/03/2025
В	REVISED DA	14/07/2025

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

SHADOWS				
Drawn by	MV	Sheet Size		A2
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Scale			105	



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

BEACHES
GROUP

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 which glandscape installation. Any discrepann to be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing, All figured dimensions are

No.	Description	Date	NE
Α	DA	21/03/2025	31
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			SAN
			PRO

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

EXTERNAL FINISHES				
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Scale			100	

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3D VIEW 2



3D VIEW 4

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

Exposure type

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

Class 1a

NCC Class*

Floor/all Floors Type

New Home

Plans

A. DA. 21/3/2025 Prepared by Beaches Group

Construction and environment

Assessed floor area [m2]* Conditioned*

Unconditioned* 68.9

suburban NatHERS climate zone 391.8 56 Mascot AMO 40.5

Accredited assessor

Jennifer Edwards LivSmart Solutions

contact@livsmartsolutions.com.au 0414405009 DMN/17/1795

Assessor Accrediting Organisation Design Matters National

Declaration of interest **NCC Requirements**

NCC provisions Volume 2 State/Territory variation

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.

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

Thermal performance star rating



NATIONWIDE

29.9 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

www.nathers.gov.au

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

	Heating	Cooling
Modelled	17.6	12.3

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://w ww.fr5.com.au/QRCodeLand ing?PublicId=0GURRN1FB0
When using either link, When using either link,

ensure you are visiting www.fr5.com.au.

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

NatHERS Construction & Insulation Specifications

				Colour - Solar		
uilding Component	Construction Materials		Insulation	Absorpt.	Other Detail/Requirements	
kternal Walls ⁺	Weatherboard Plasterboard lined		R3.6	Light (<0.475)	Level 1 and 2.	
	Weatherboard	Plasterboard lined	R1.0	Light (<0.475)	Garage	
	Plastered Brick Veneer	Plasterboard lined	R3.6	Light (<0.475)	Basement. Unrendered to sub floor.	
	Plasterboard Plasterboard lined		R3.0		Internal walls to roofspace.	
	Retaining wall	Plasterboard lined	R3.0		Basement	
ternal walls (within)	Plasterboard on studs	Plasterboard lined	R2.5		Walls to Bath 3, garage, WC, Bath 1, laundry.	
	Plasterboard on studs	Plasterboard lined	None		Other walls	
	Concrete Panel	Plasterboard lined	R2.0		All lift shafts	
	Al Thermally Broken DG Arg Fill High Solar Gain low-E -Clear: U = 2.9: SHGC = 0.51				W103, W201, W202, W210, W211, W208, W301, W302, W303, W311, W312, W313.	
	Al Thermally Broken DG Arg Fill Low Solar Gain low-E -Clear: U = 3.0: SHGC = 0.26				W101, W102, W203, W204, W212, W304, W305	
/indows/Glazina*	Timber DG Afr filled Low Splar Gain Low £: U = 23. SHGC = 0.26 Timber DG Arg fill Clear: U = 2.6: SHGC = 0.53 Timber DG Arg fill Clear: U = 2.6: SHGC = 0.53				W207	
rinaows/Giazing*					W205, W206, W310 (Double hung), W306, W307, W308, W309.	
					W310 (door)	
	Timber SG Clear: U = 5.4: SHGC = 0.63				Garage window (W209)	
oof/ceiling			R5.0 + R1.3 anticon blanket	Medium (0.475 to 0.70)	Garage R1.3 anticon blanket and reflective foil only. E = 0.05	
			R3.0	Medium (0.475 to 0.70)	Basement to balcony above.	
oor Structure	Timber		R2.0		Basement and garage. Insulation in basement only. Basement has slab edge insulation of R1.0.	
			R3.0		Ground level.	
			R1.5		Level 1	
oor Covering	Timber				All other areas	
	Ceramic Tiles				Wet areas	
eiling/Wall Penetrations	Must be sealed. Downlights do not break the insulation.					
cternal Shading Devices	As drawn					
oof Windows	None					
kylights*	None				Excludes exterior skylights near the swimming pool.	
iling fans	Kitchen/Living: 1 x 1200. Bedrooms and dining room: 1 x 900.					
cternal Walls*	Walls should be battened as required to allow for insulation and foil construction.					
	These construction and insulation specifications are for the NatHERS thermal performance re	quirements of this development. Designers, enginee	ers and builders should ensure building	g construction satisfies the N	CC requirements including, but not limited to; air tightness, fresh air ventilation, natural lighting, thermal	
onstruction note:	bridging and condensation prevention.					
Glazing Notes:	1. U and SHGC values are according to NFRC. Alternate products may be used if the U value is	s the same or lower than that specified and the SHG	C is within 5% of the above figures.			

BASIX™Certificate

Building Sustainability Index www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1791496S

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. 10/09/2020 published by the Department. This document is available at 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.



Water Commitments

Alternative water

Simulation Method

Assessor details and thermal loads

Landscape

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

No. of bedrooms	6				
Project score					
Water	✓ 40	Target 40			
Thermal Performance	✓ Pass	Target Pass			
Energy	✓ 73	Target 72			
Materials	✓ -36	Target n/a			

Local Government Area

Lot no.

Project type

Plan type and plan number

Ralston Rd Palm Beach (job 1658)

Northern Beaches Council

Deposited Plan DP14048

dwelling house (detached)

31 RALSTON Road PALM BEACH 2108

Name / Company Name: Sustainable Thermal Solutions	Certificate Prepared by	
	Name / Company Name: Sustainable Thermal Solutions	
ABN (if applicable):	ABN (if applicable):	

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

he applicant must plant indigenous or low water use species of vegetation throughout 30 square metres of the site"

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.

Assessor Certificate to the application for an occupation certificate for the proposed development.

Certificate, and all aspects of the proposed development which were used to calculate those specifications.

accordance with, the requirements of all applicable regulatory authorities.

The applicant must connect the rainwater tank to:

which were used to calculate those specifications.

consumption in areas with potable water supply.)

Thermal Performance and Materials commitments

The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development

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

The applicant must install a rainwater tank of at least 6000 litres on the site. This rainwater tank must meet, and be installed in

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).

· at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human

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

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"

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

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

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.

NatHERS assessor number	DMN/17/1795	
NatHERS certificate number	0GURRN1FB0	
Climate zone	56	
Area adjusted cooling load (MJ/ m².year)	12	
Area adjusted heating load (MJ/ m².year)	18	
Project score		
Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 73	Target 72
Materials	✓ -36	Target n/a

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Thermal Performance and Materials commitm	ents		
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the speci the tables below.			
The applicant must show through receipts that the materials purchased for construction are consistent with the specific the tables below.			
Construction	Area - m²		
floor - concrete slab on ground, conventional slab.	47.5		
floor - suspended floor above enclosed subfloor, treated softwood: frame: timber - H2 treated softwood.	200		

Thermal Performance and Materials commitments

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.
	•	

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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 M	Maximum area - m2			
aluminium 98	08.5			

composite	0
Glazing	Maximum area - m2
single	4
double	94.5
4.4-1.	

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			
		1	_

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\dashv	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.		~	
\neg	The applicant must install a fixed outdoor clothes drying line as part of the development.		~	

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.



Residential Building & Landscaping

	No.	Description	Date	NEW DWELLING		
	Α	DA	21/03/2025	31 RALSTON ROAD, PALM BEACH, NSW, 2108		
	В	REVISED DA	14/07/2025			
				SANDY & SUE PROBERT		
				PROBERT@GOLDENHARVEST.COM.AU		

	NatHERS & BASIX						
	Drawn by	MV	Sheet Size		A2		
	Checked by	TR		108			
	Scale		100				