



notes



development application

living in landscapes of the palm beach ridge

Proposed New Dwellings, Garages, Pools + Landscape
26 Ralston Road, Palm Beach NSW - Lots 4 + 5
december 2019

*living in landscapes
of the palm beach ridge*

26 Ralston Road, Palm Beach NSW
Lots 4 + 5
for
Tony + Georgina Nassif

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Introduction



notes
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Living in Landscapes on the Palm Beach Ridge

- This document consitutes the Development Application for;
 - a) The proposed Demolition of an existing dwelling and existing driveway structure and garage,
 - b) The liberation of Lots 4 and 5,
 - c) The construction of two (2) new dwellings,
 - d) The construction of two(2) new driveways and garage structures,
 - e) The construction of two (2) plunge pools, and
 - f) The construction of new Landscape Structures and associated plantings.
- A Pre-DA Meeting (Application No. PLM2019/0243) took place on the 26/11/2019.
- As a consequence of this meeting, significant changes were made to the proposed design consistent with the recommendations made by Council’s Planning staff, and in particular;
 1. The plunge pools have been moved further into the site and away from the street,
 2. A ‘landscape’ opening has been provided from the street into the property to improve the “character” of the development along the streetscape.
 3. The plunge pools have been reduced in scale to further reduce the Built Upon Area of the development.
 4. Significant landscape works are propsed including the planting of three (3) Angophora costata species to the street (refer Ecological Report and Land-scape Plan)

I’d like to thank Council’s Planning staff for their thorough review at the Pre-DA process, and we look forward to a favorable assessment of this proposal

Dr. Stephen Lesiuk
December 2019.

Photomontage

Detailed view of Lot 5 as seen from Ralston Road Palm Beach



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Document List



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- Survey
- Analysis Drawings
- Architectural Documents
- Landscape Plans
- Photomontages
- Schedule of Materials / Finishes
- Shadow Studies
- Notification Plans
- Construction Management Plan
- Statement of Environmental Effects (SEE)

Additional Documents

- # Arborist Report
- # Ecology Report
- # Bushfire Report
- # Geotechnical Report
- # Stormwater + Hydraulics
- # Driveway Profiles
- # BASIX Report + Schedules

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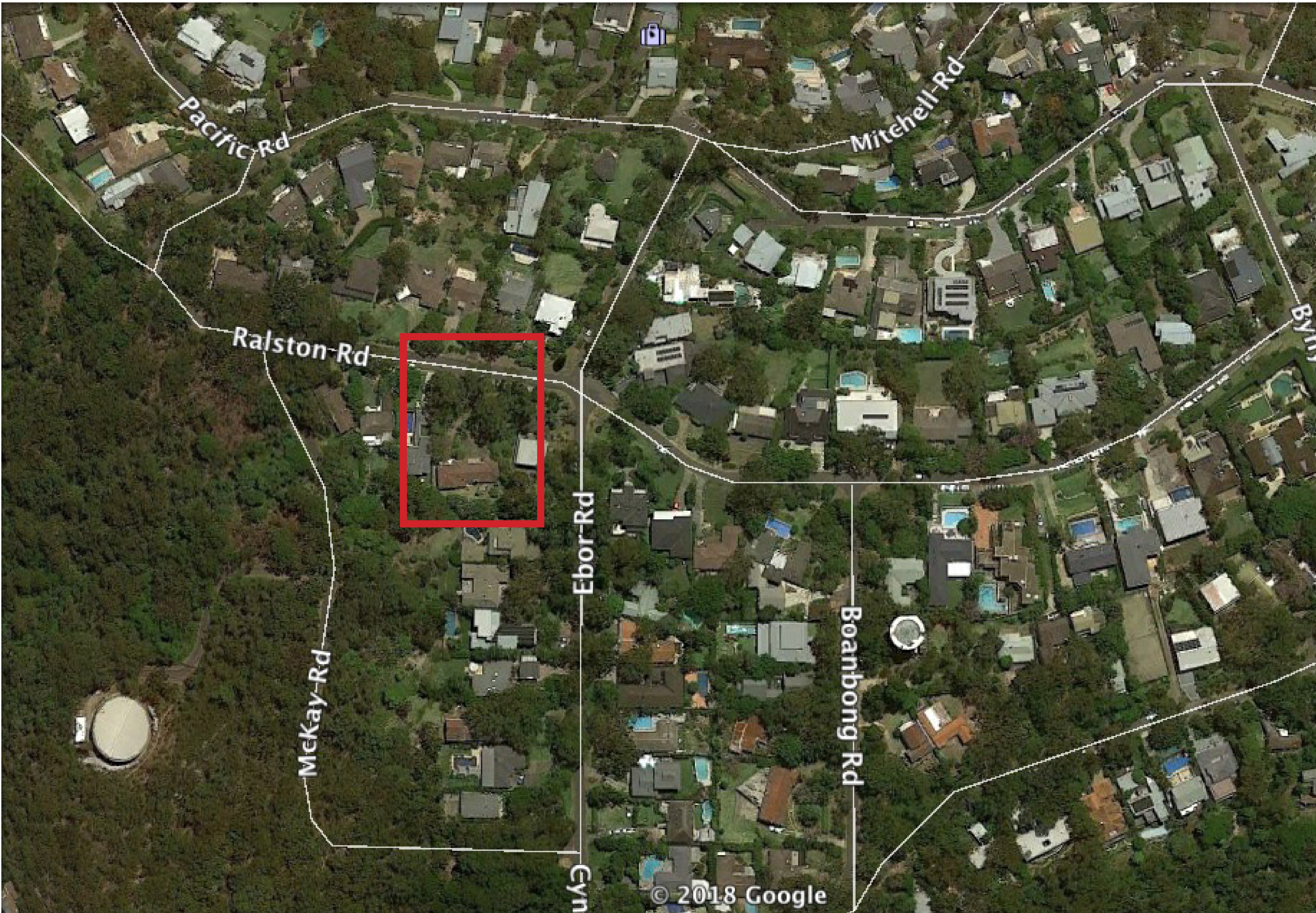


site context



notes

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Site Context

The site, 26 Ralston Road Palm Beach, is located a little to the West of Ebor Road. To the South the site is partially bounded by an existing dwelling lot and in part MacKay Reserve.

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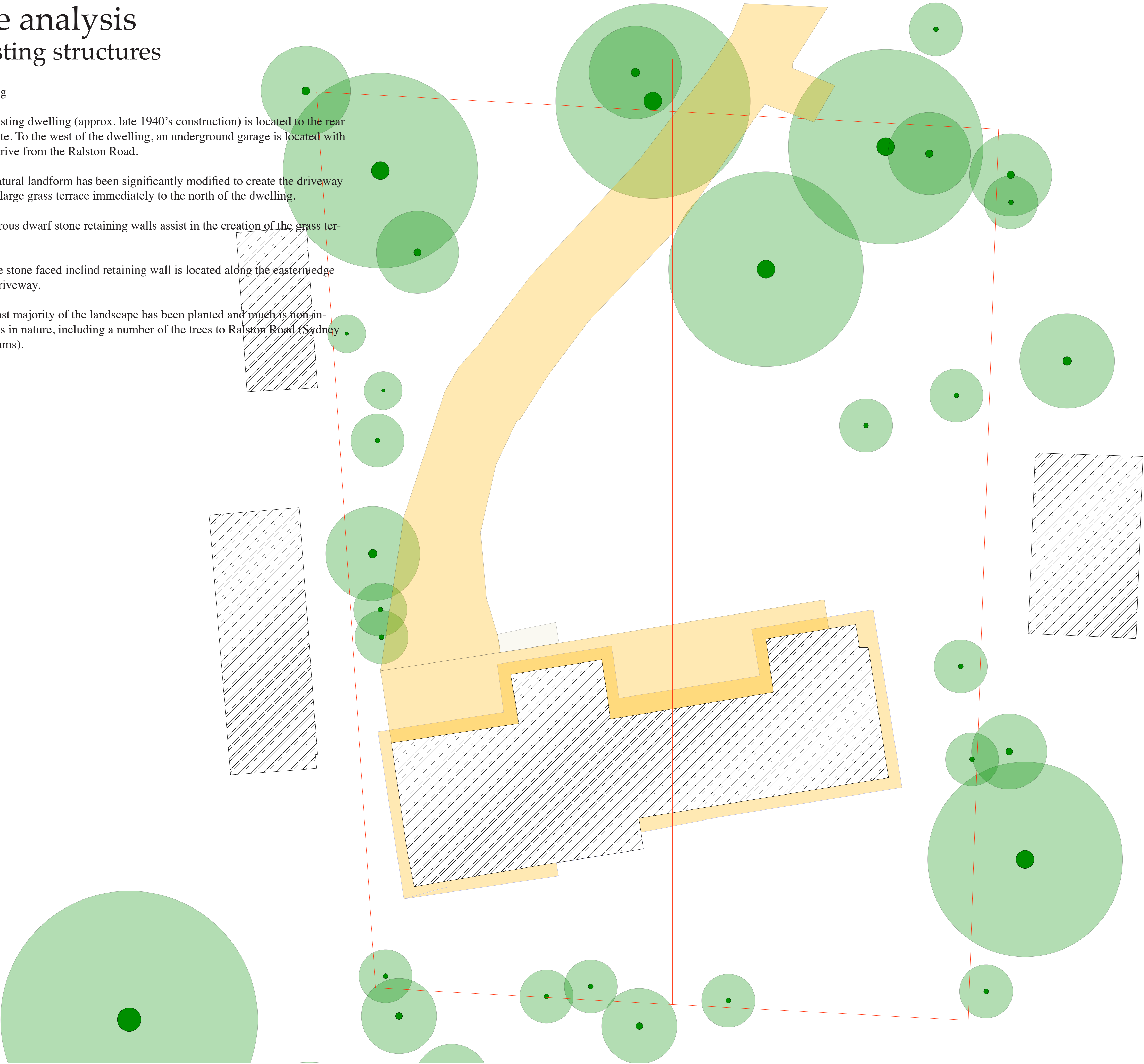


site analysis

existing structures

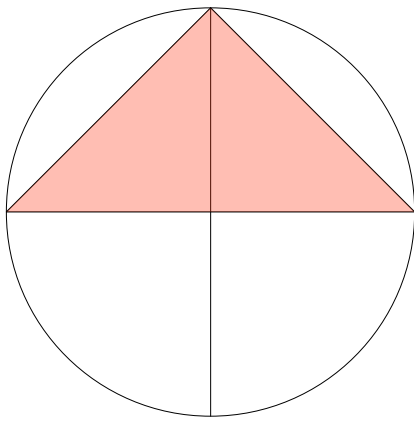
Dwelling

- An existing dwelling (approx. late 1940's construction) is located to the rear of the site. To the west of the dwelling, an underground garage is located with a long drive from the Ralston Road.
- The natural landform has been significantly modified to create the driveway and the large grass terrace immediately to the north of the dwelling.
- Numerous dwarf stone retaining walls assist in the creation of the grass terrace.
- A large stone faced inclind retaining wall is located along the eastern edge of the driveway.
- The vast majority of the landscape has been planted and much is non-indigenous in nature, including a number of the trees to Ralston Road (Sydney Blue Gums).



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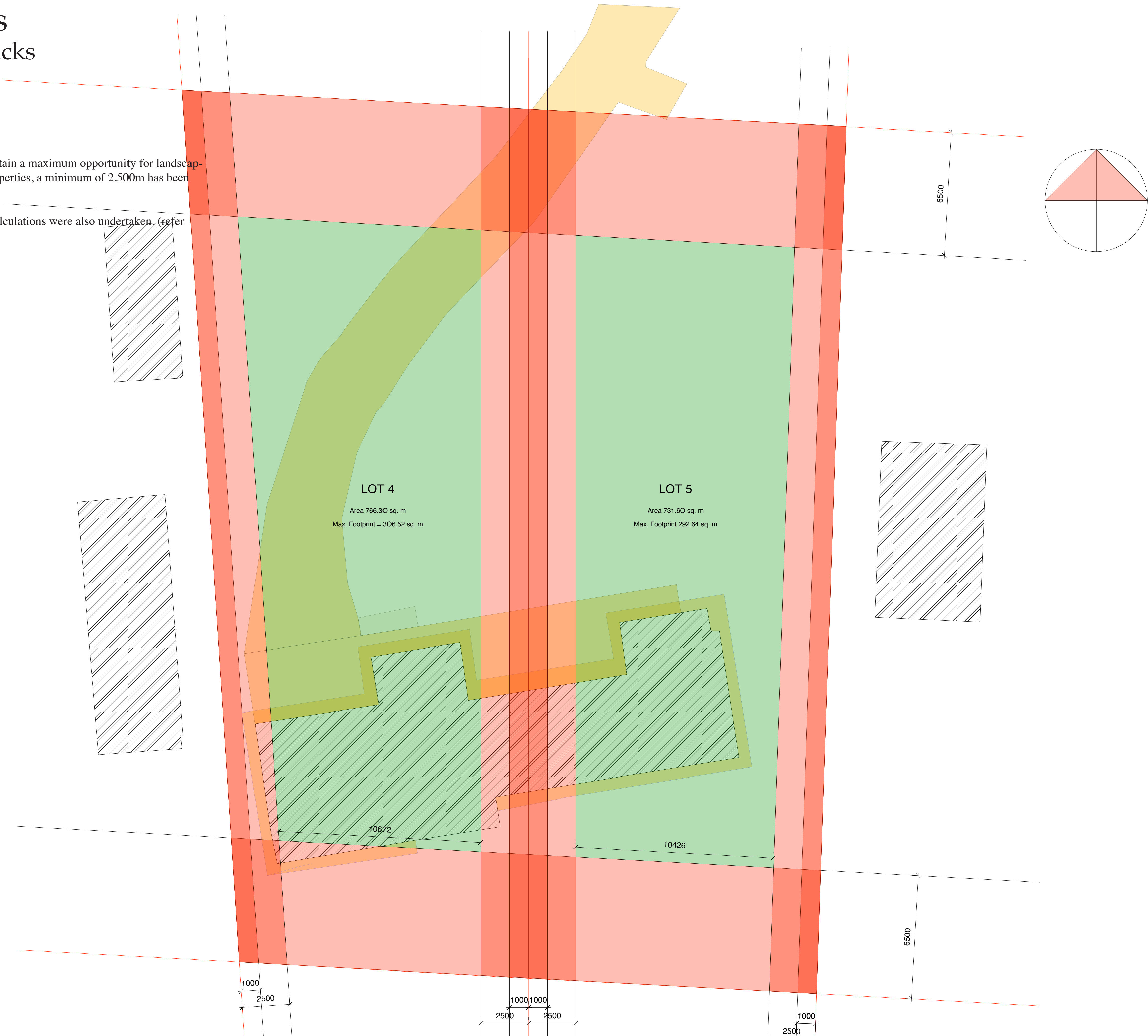
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site analysis

planning set-backs

- Front Setback - 6.500 m
- Rear Setback - 6.500 m
- Side Setbacks - In order to maintain a maximum opportunity for landscaping and privacy between ALL properties, a minimum of 2.500m has been selected.
- Preliminary Built Upon Area Calculations were also undertaken, (refer notes on drawing).



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site analysis

micro-climate

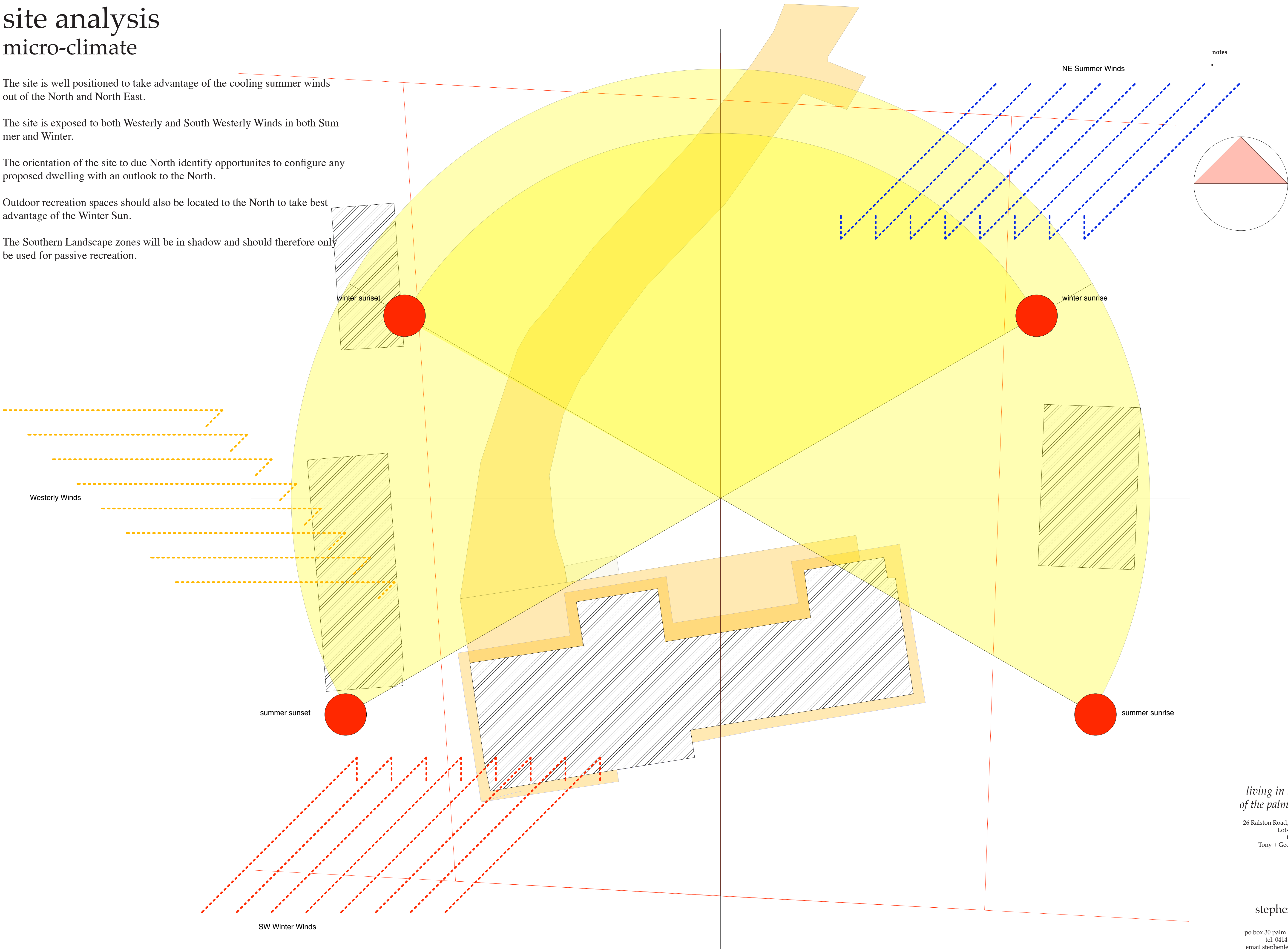
The site is well positioned to take advantage of the cooling summer winds out of the North and North East.

The site is exposed to both Westerly and South Westerly Winds in both Summer and Winter.

The orientation of the site to due North identify opportunites to configure any proposed dwelling with an outlook to the North.

Outdoor recreation spaces should also be located to the North to take best advantage of the Winter Sun.

The Southern Landscape zones will be in shadow and should therefore only be used for passive recreation.



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site analysis

bushfire - BAL determinations

A preliminary assessment of Bushfire Hazzards clearly identified that much of the property was located in a BAL FZ (Flame Zone) rating.

The proposed design, construction and including doors and windows would need to be rated at BAL FZ.

(Refer Bushfire Report).



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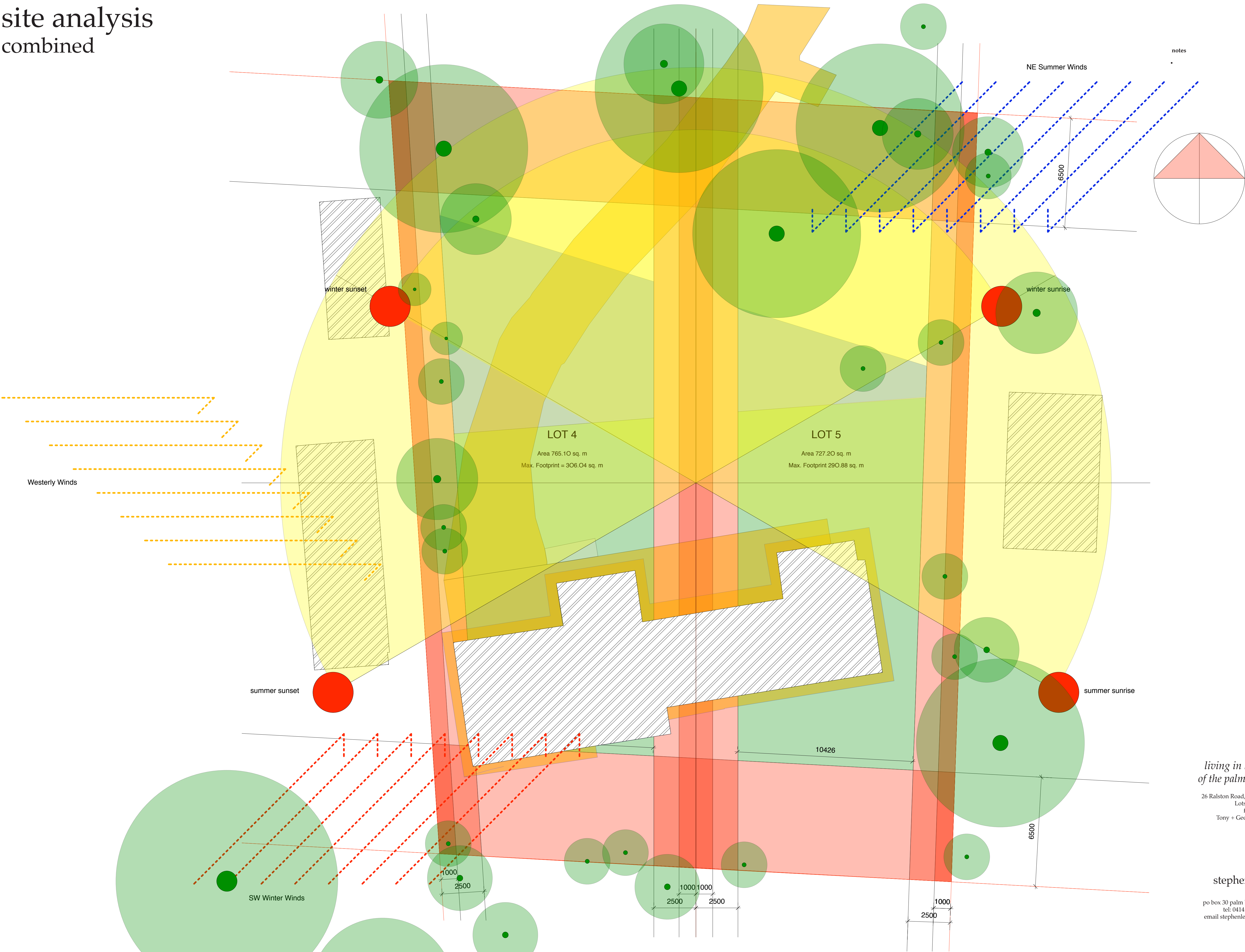
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site analysis
combined



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images



The following are a set of images previously undertaken which have been used as inspiration for this project.

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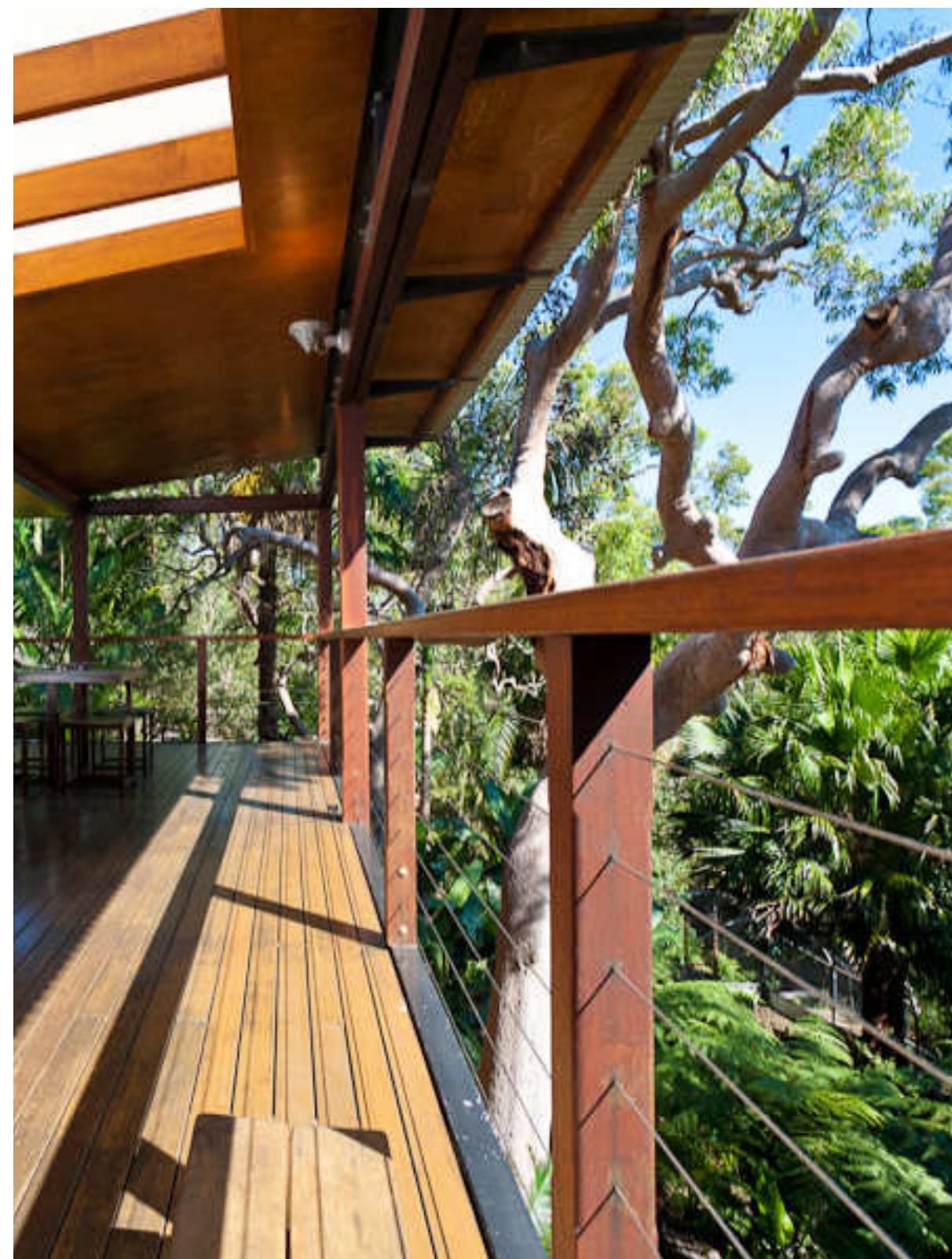
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- DA005 Site Plan + Roof Plan (Lots 4 + 5)
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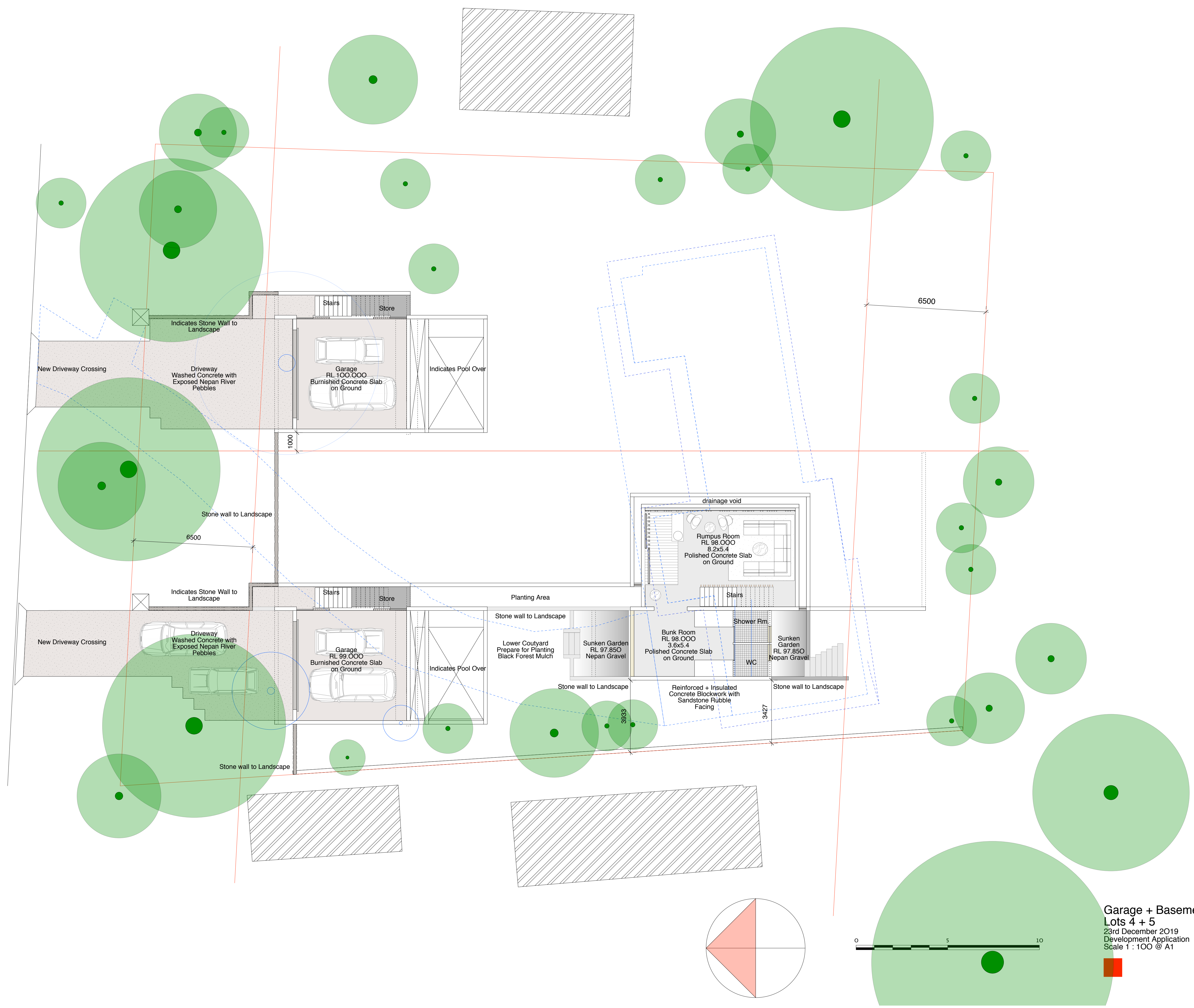
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Garage + Basement Plan
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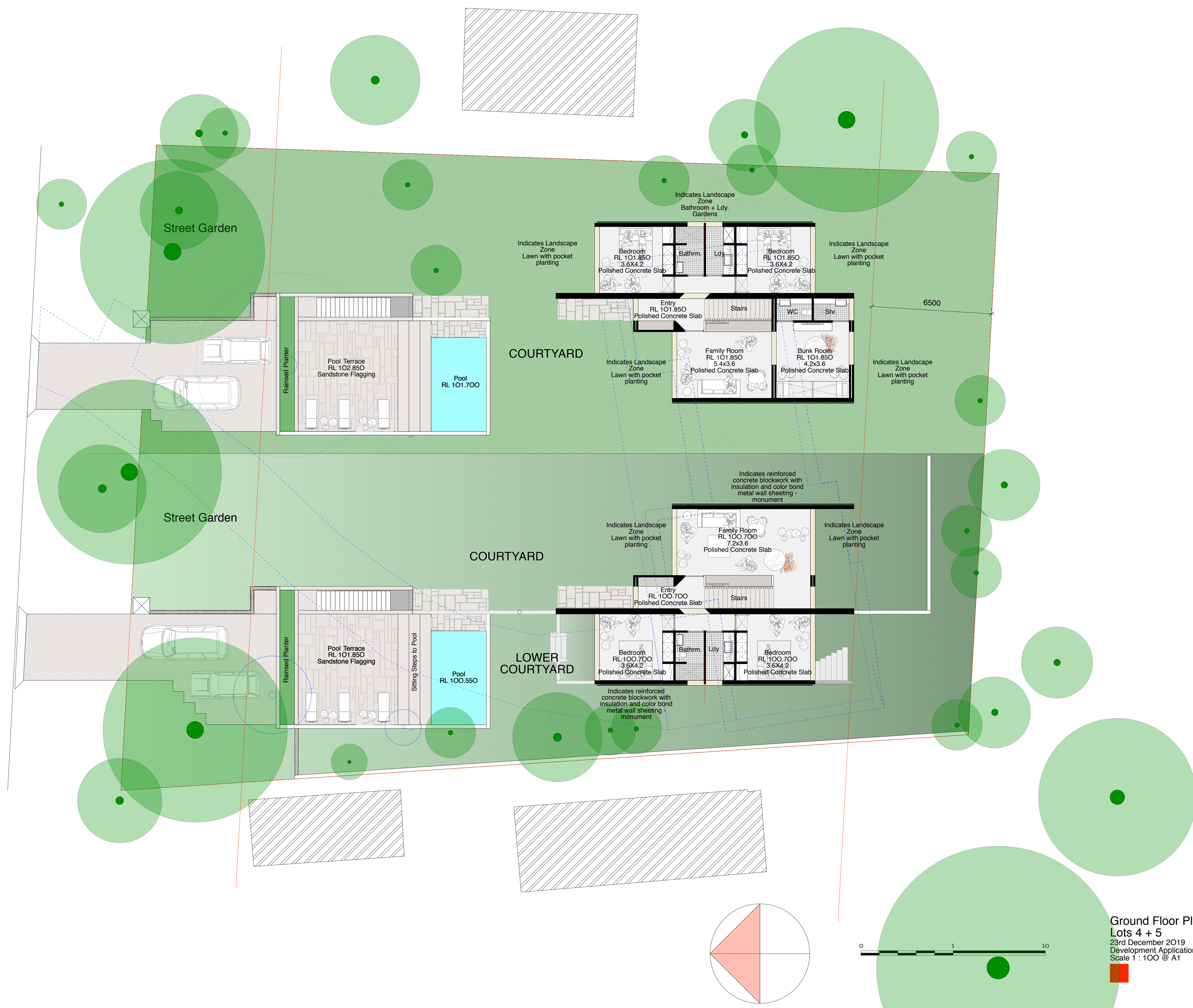
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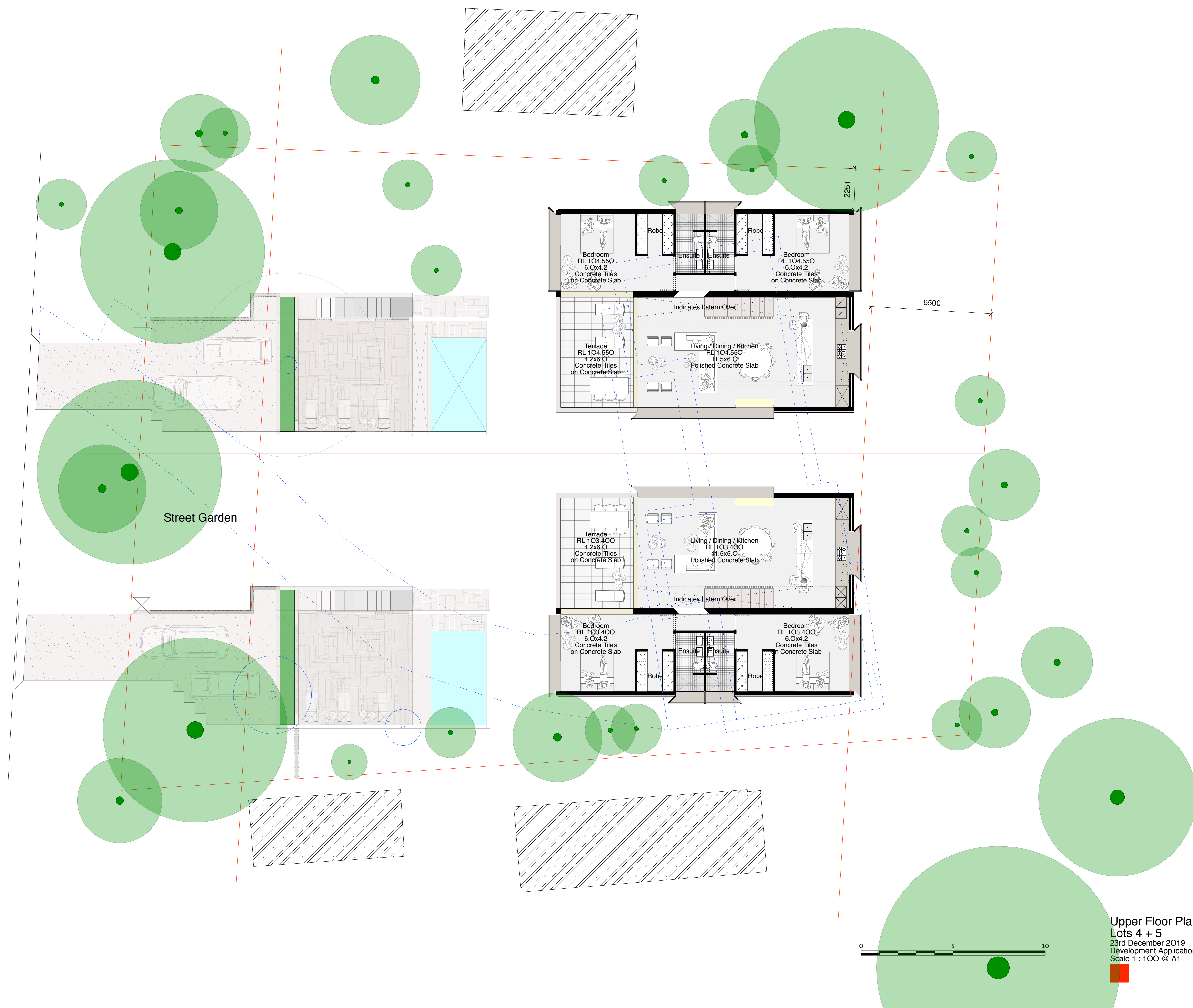
**Ground Floor Plans
Lots 4 + 5**
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Upper Floor Plan
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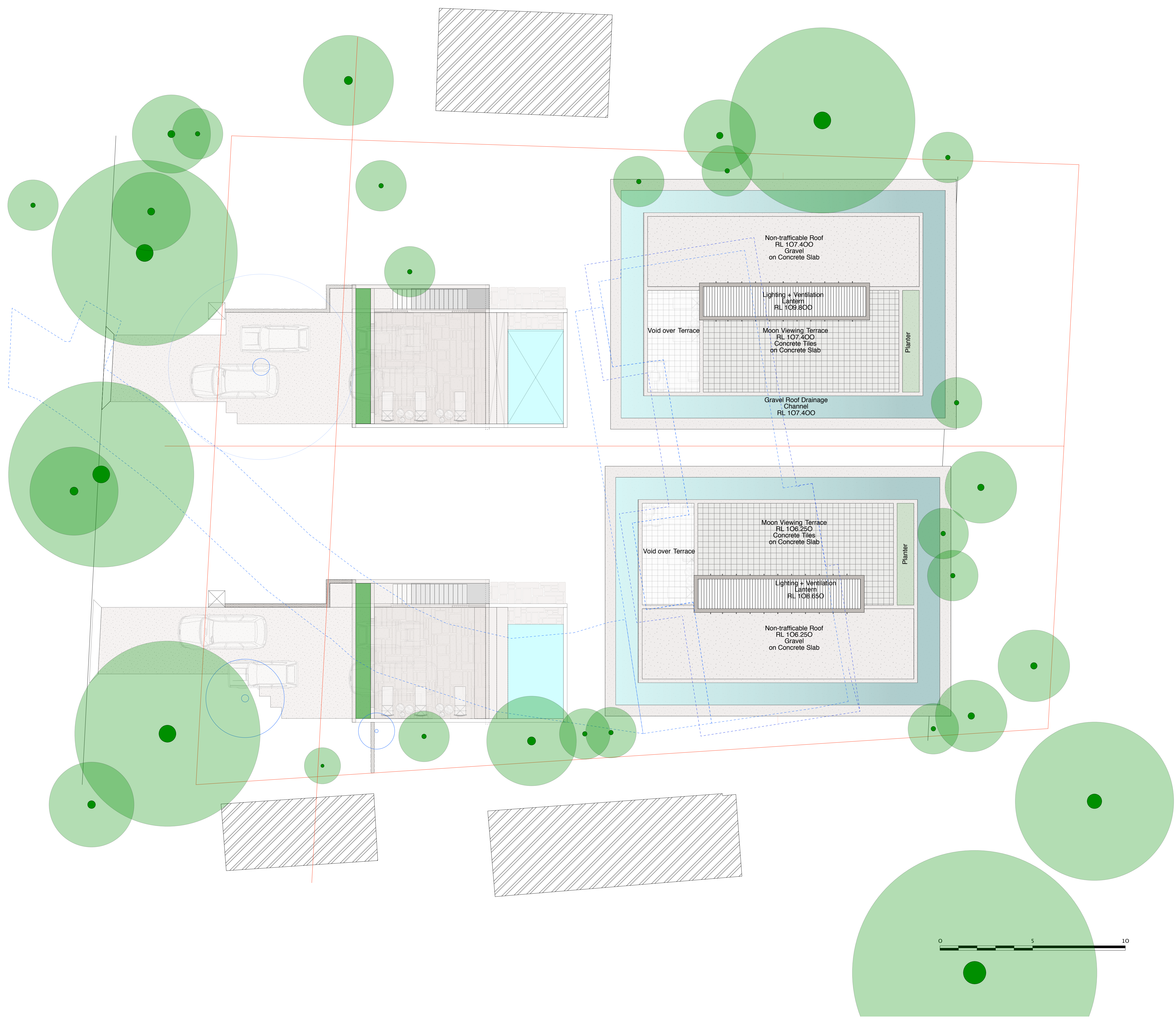
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Roof + Site Plan Lot 4 + 5
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Street Elevation
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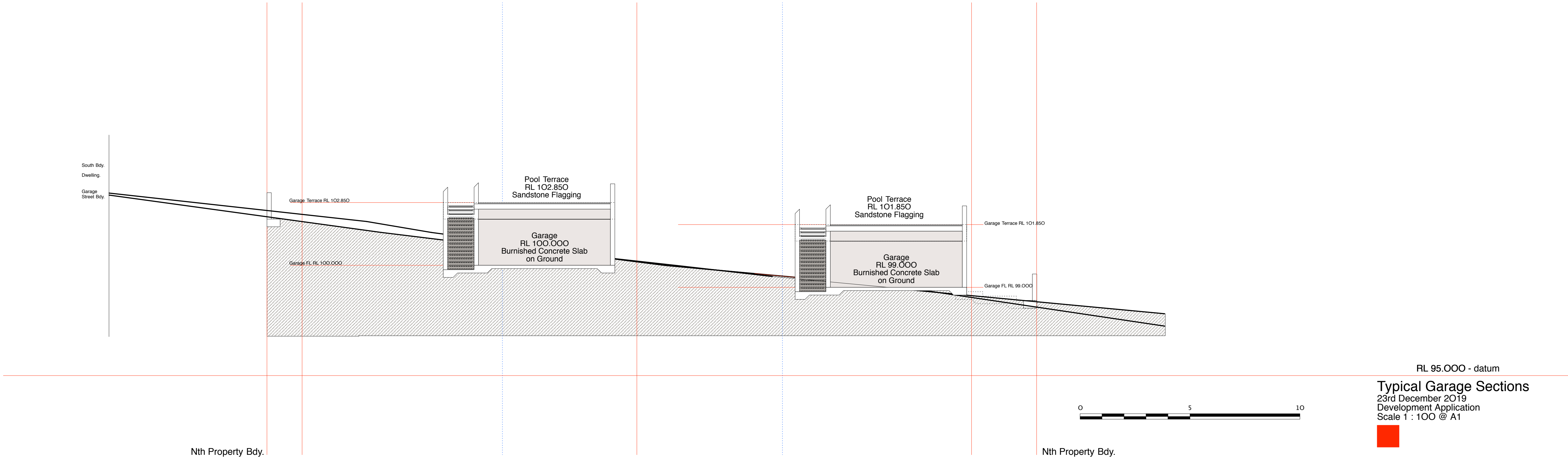
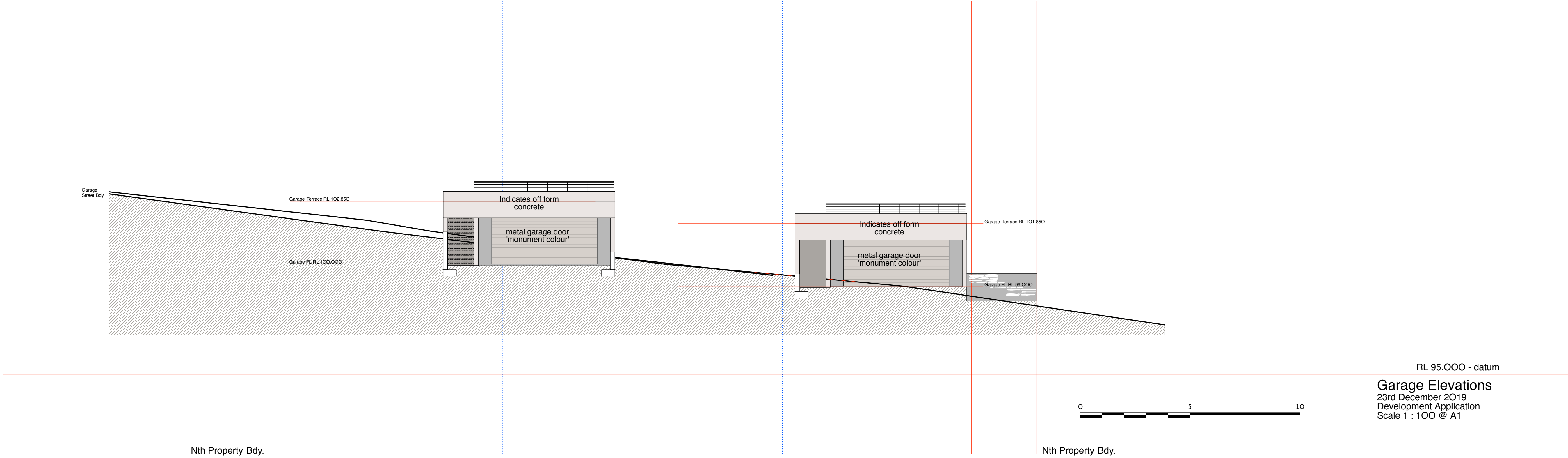
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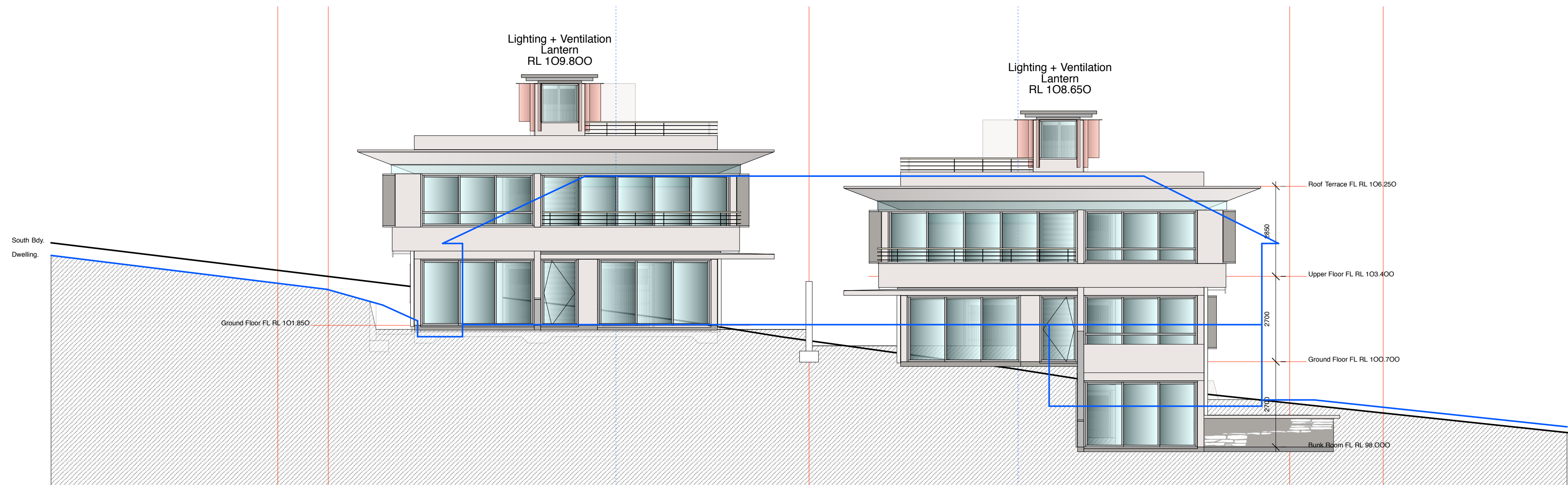
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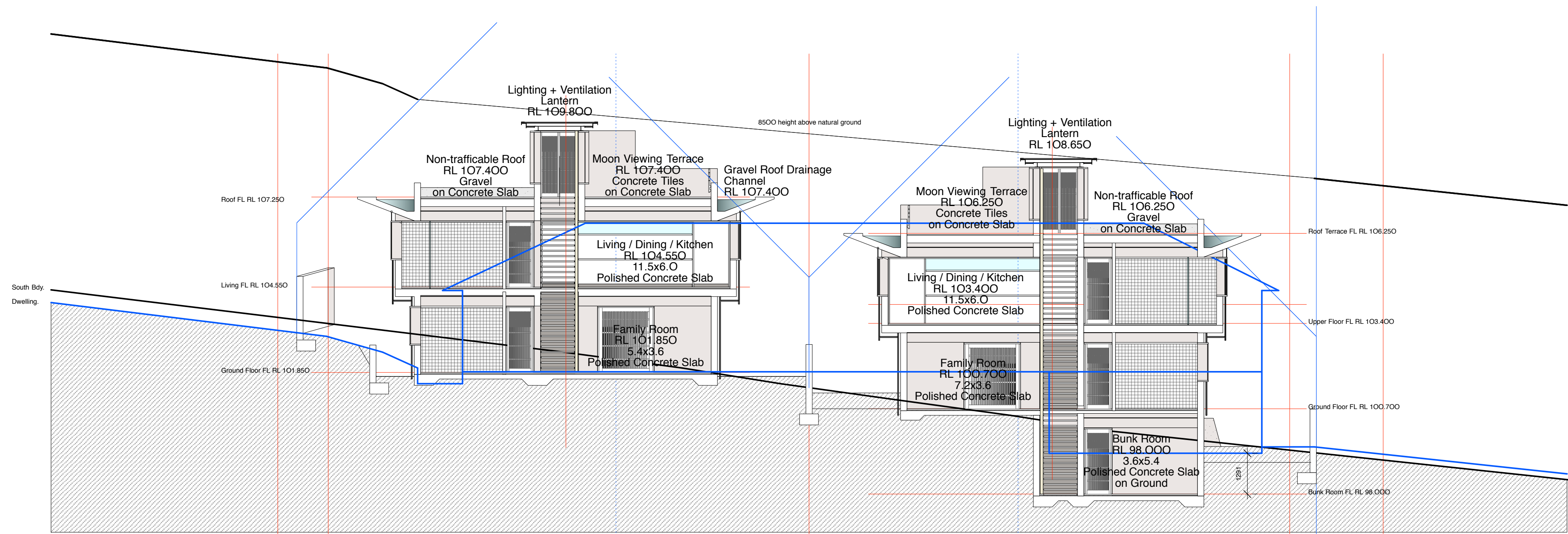
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North Elevations
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Typical Section - Dwellings
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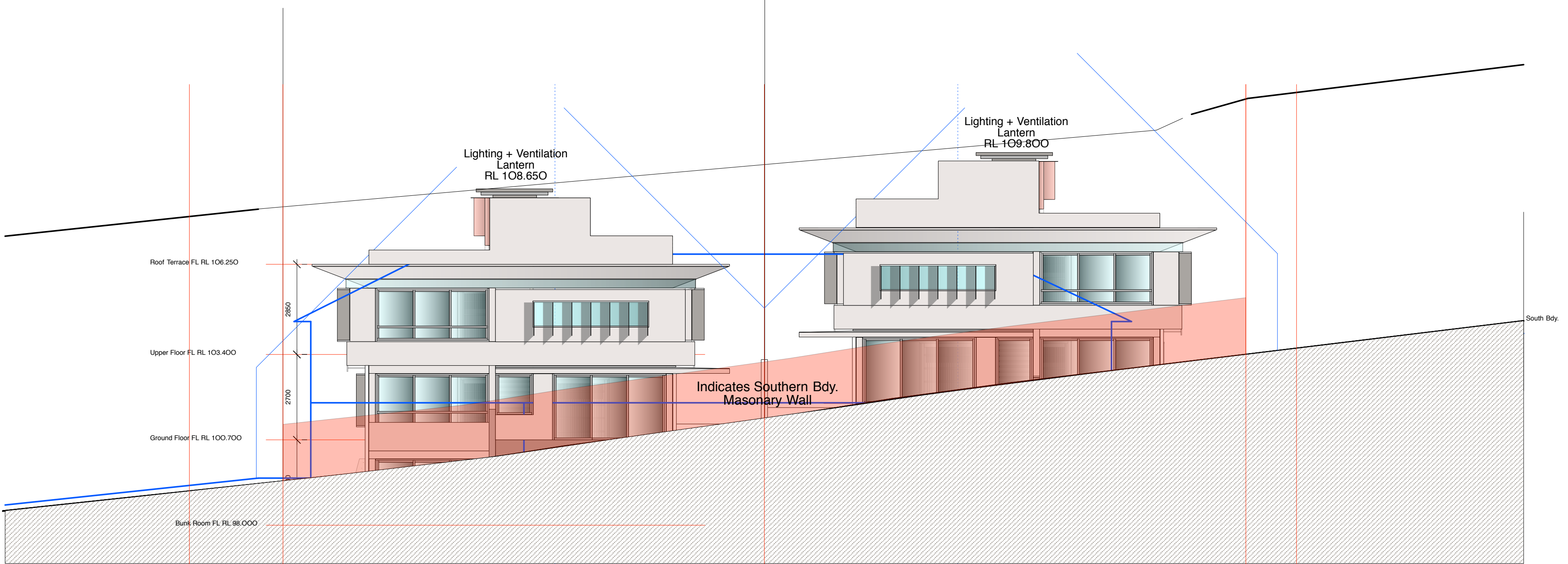
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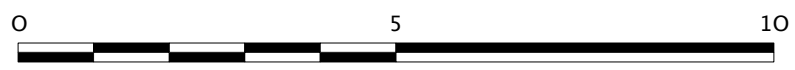
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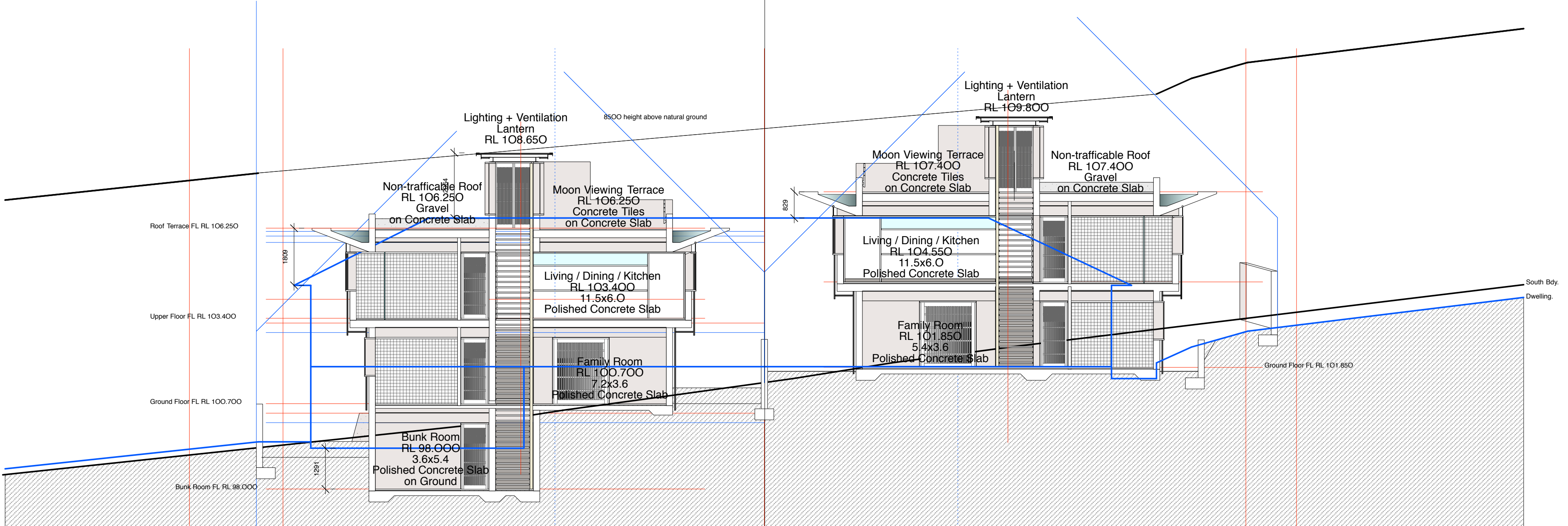
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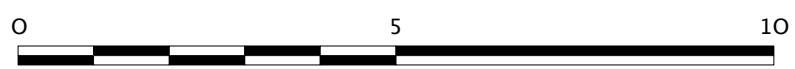
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Typical Section - Dwellings
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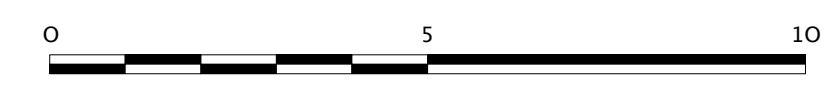
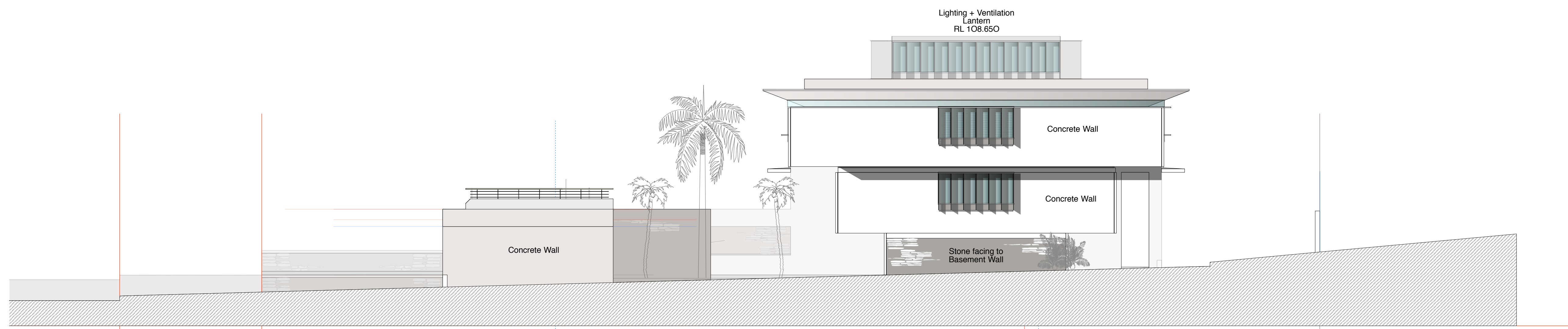
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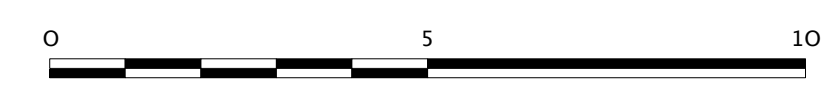
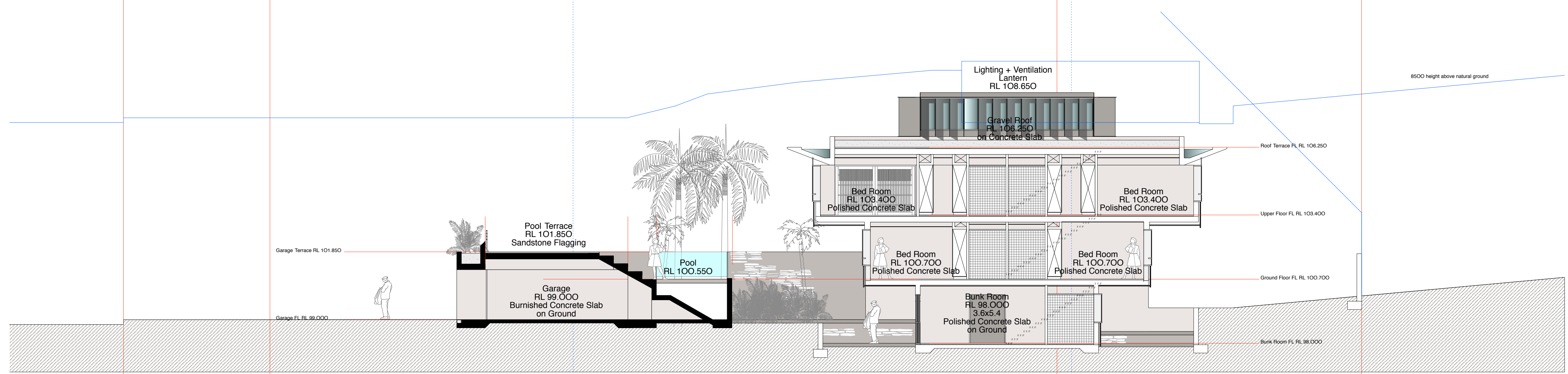
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West Elevation - Lot 4
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Typical Section - Lot 4
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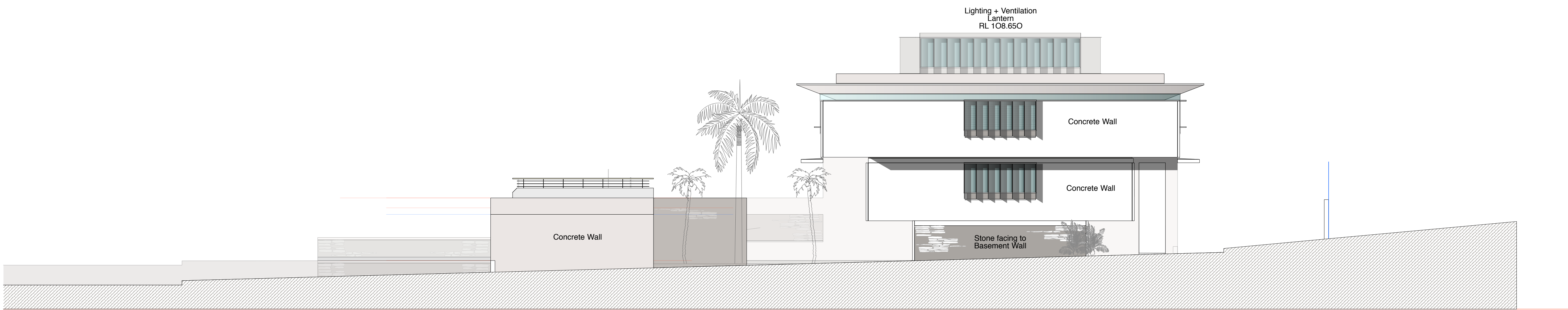
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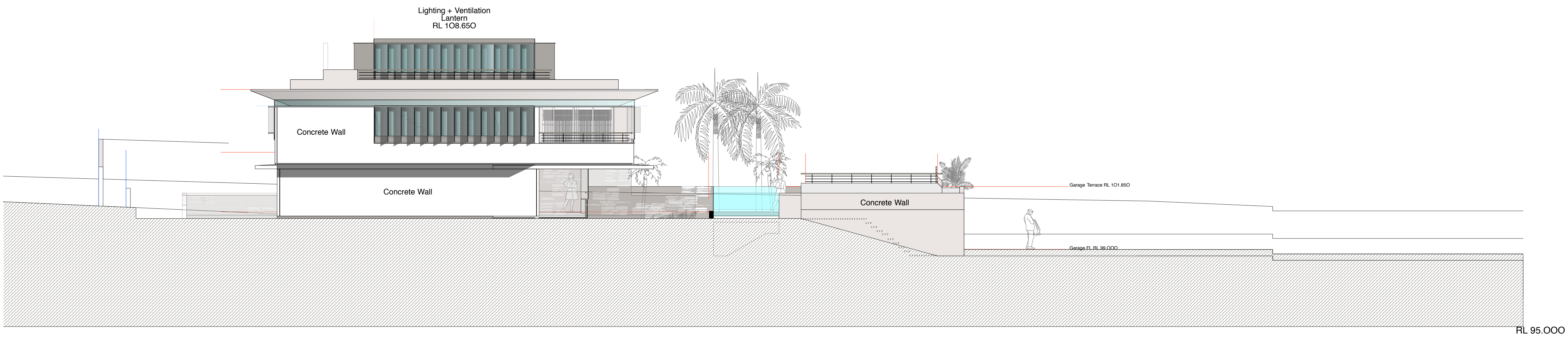
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East Elevation - Lot 4
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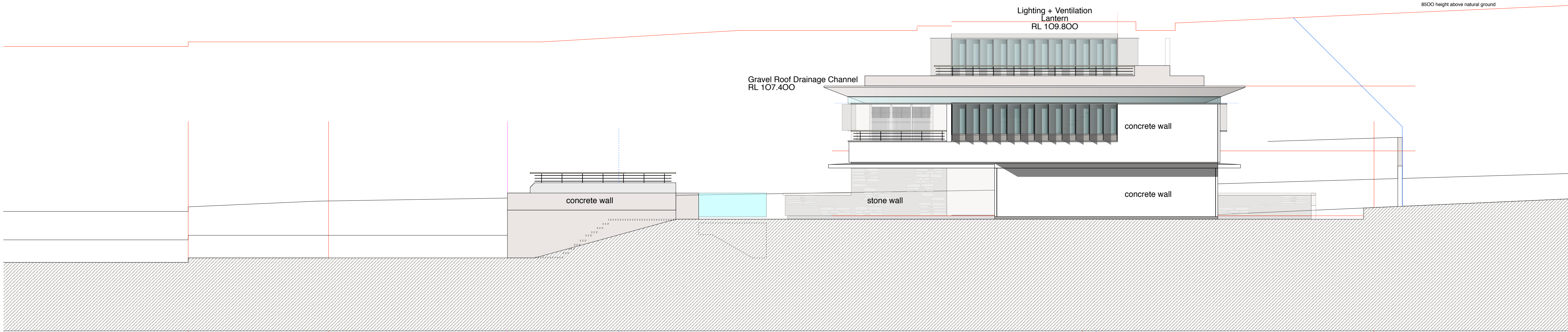
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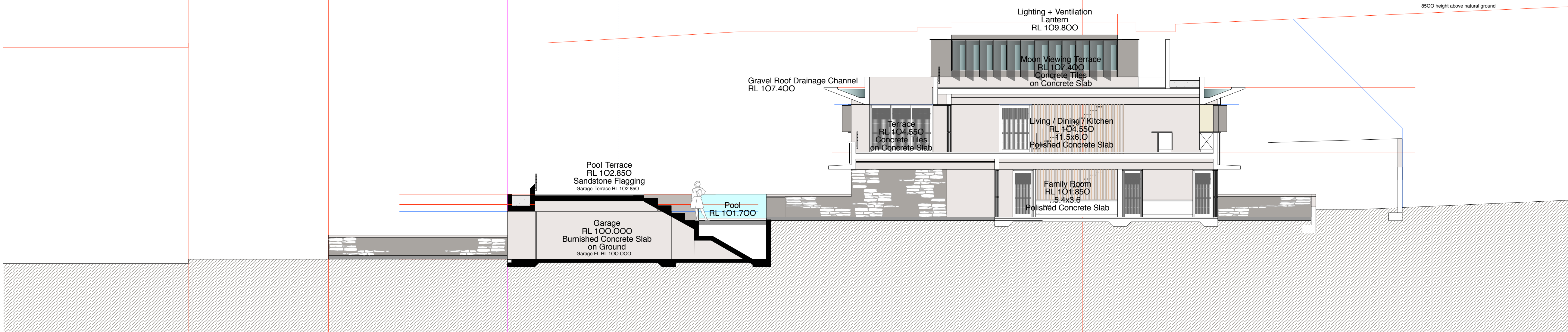


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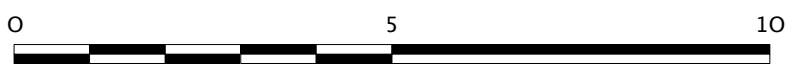


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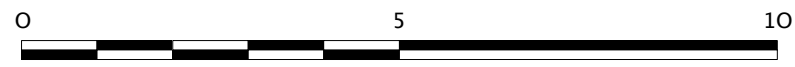
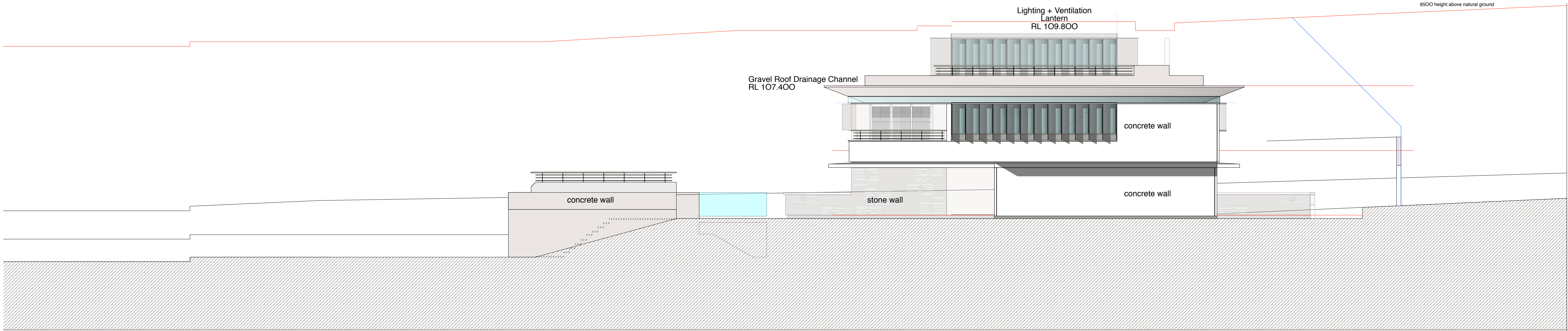
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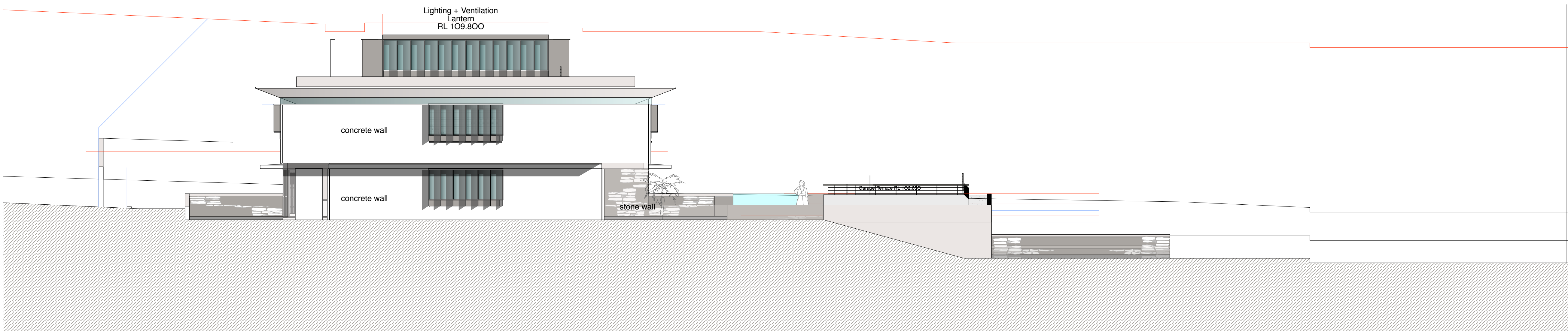
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Landscape Plan - Structure
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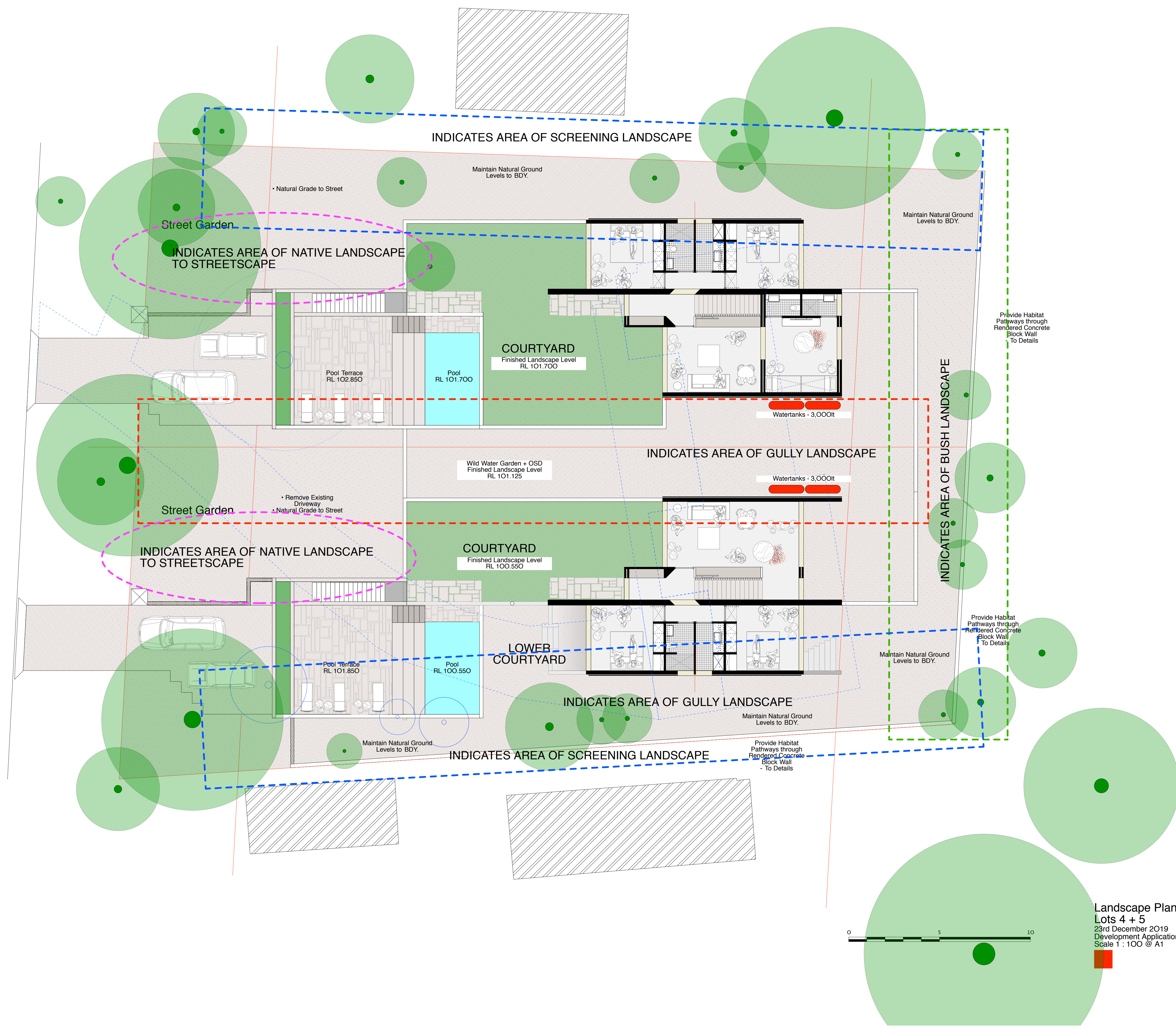
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Landscape Plan - Principles
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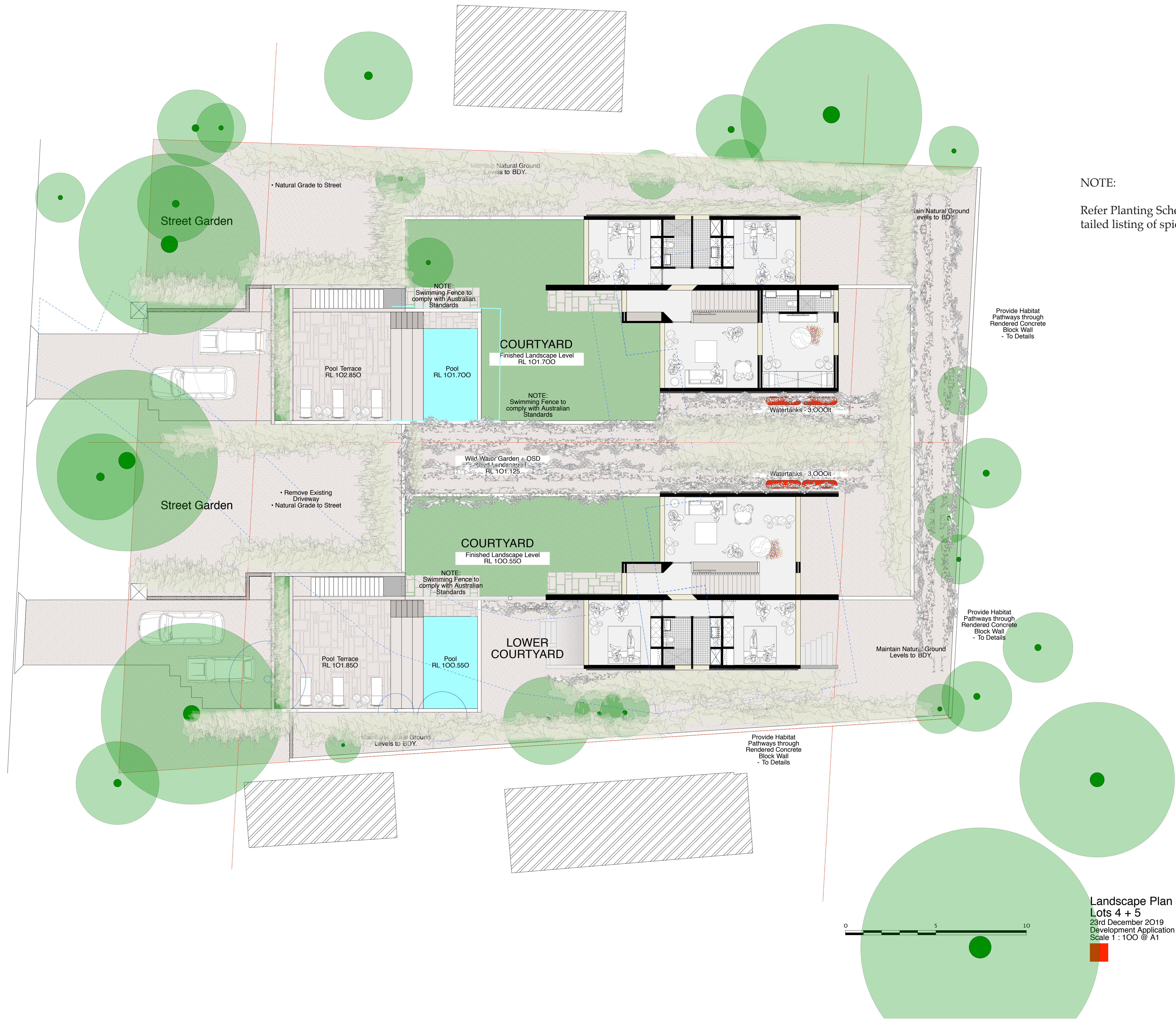
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Landscape Plan - Ground Covers
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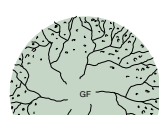
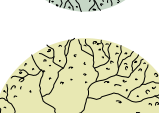

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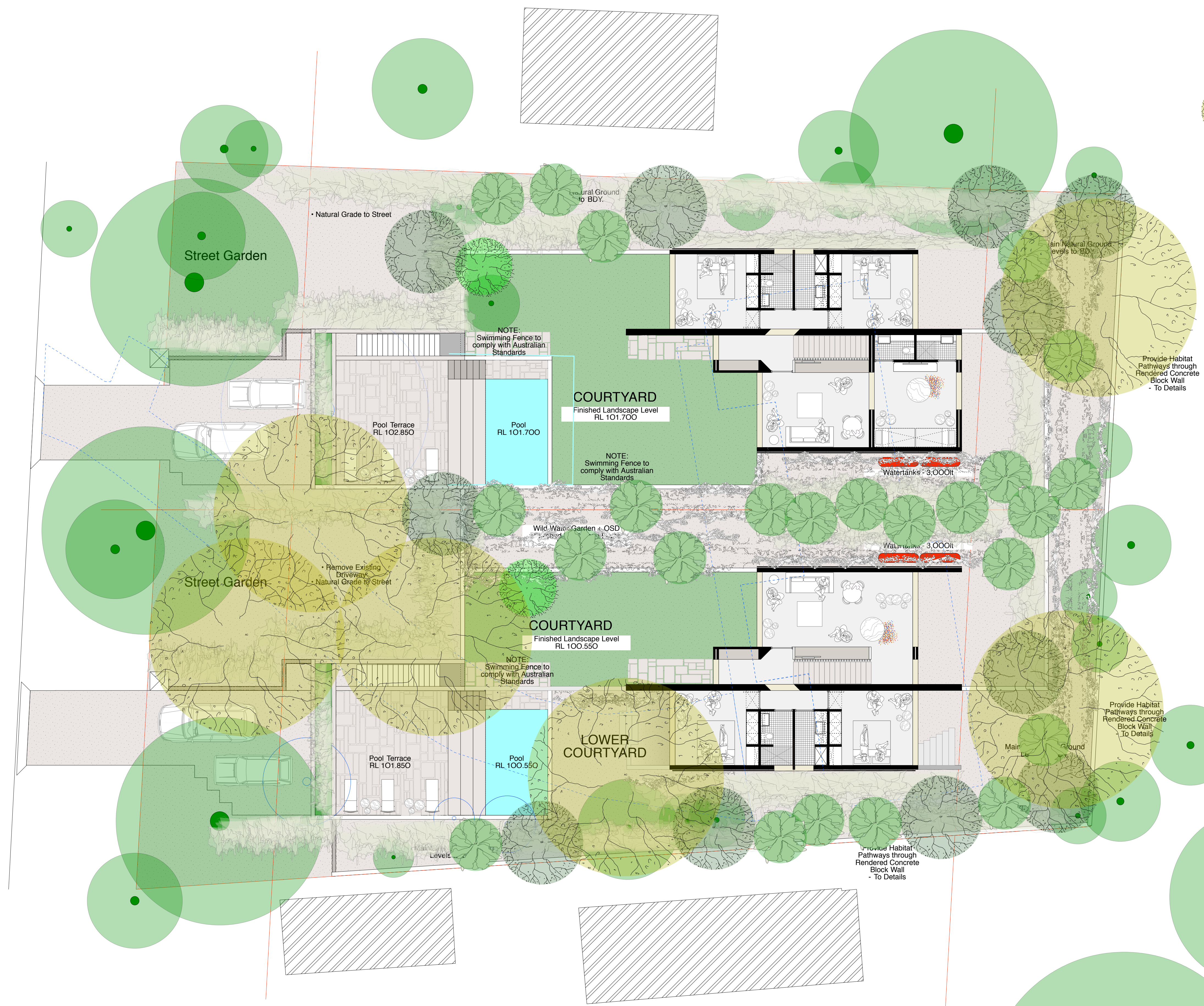


notes

-  *Livistona australis*
-  *Glochidion fastuosum*
-  *Argophora costata*
-  *Fraxipari*

NOTE:

Refer Planting Schedule for detailed listing of species



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Landscape Plan - Canopies
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Planting Schedule



26 Ralston Road Palm Beach NSW

Dec-19

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Category	Symbol	Botanic Name	Common Name	Function	Height (at maturity)	Height (at purchase)	Qty	Size	Comments	Additional
Grasses	L1	Lamandra confertifolia 'Wingara'	Matt Rush	insects	0.3	n/a		100mm pot	• plant at 300crs	
	L2	Lamandra 'Lime Tiff'		insects	0.5	n/a		100mm pot	• plant at 300crs	
	L3	Lamandra longifolia 'Tanika'		insects	0.5	n/a		100mm pot	• plant at 300crs	
	L4	Lamandra longifolia 'Kachinus deluxe'		insects	0.8	n/a		200mm pot	• plant at 450crs	
	L5	Lamandra longifolia 'Nyala'		insects	0.9	n/a		200mm pot	• plant at 450crs	
	D1	Dianella revoluta 'Little Rev'		insects	0.3	n/a		100mm pot	• plant at 300crs	
	D2	Dianella caerulea 'CassiaBlue'		insects	0.5	n/a		100mm pot	• plant at 300crs	
	Ph	Phormium tenax 'Flamin'	Red Flax	insects	0.9	n/a		200mm pot	• plant at 450crs or as instructed	
Shrubs	BE	Banksia ericifolia	Heath Banksia	screen planting + birds	4 to 7m	1.2m		25lit	• refer drawing + site instructions	
	BM	Banksia myrtillofolia		birds	3m	1.2m		25lit	• refer drawing + site instructions	
	CP-S	Calistemon 'Purple Splendor'		birds	2m	n/a		200mm pot	• refer drawing + site instructions	
	CL-S	Calistemon 'Lavender Shower'		birds	2 to 3m	n/a		200mm pot	• refer drawing + site instructions	
	CC-P	Calistemon 'Candy Pink'		birds	3 to 4m	n/a		200mm pot	• refer drawing + site instructions	
	GBA	Grevillea banksii 'Alba'		birds	3m	n/a		200mm pot	• refer drawing + site instructions	
	JS	Jacksonia scoparia	Native Dogwood	birds	4m	n/a		200mm pot	• refer drawing + site instructions	• choose any cultivar
	GR	Grevillea rosmarinifolia	Rosemary Grevillea	birds	1.8m	n/a		200mm pot	• refer drawing + site instructions	
	GRG	Grevillea 'Ridyn Gordon'		birds	1 to 1.5m	n/a		200mm pot	• refer drawing + site instructions	
	GS	Grevillea 'Superb'		birds	1.5 to 2m	n/a		200mm pot	• refer drawing + site instructions	
Trees	CG	Ceratopetalum gummiferum	NSW Christmas Bush	birds	3 to 6m	1.2m		25lit	• refer drawing + site instructions	
	BS	Banksia serrata		birds	15m	1.2m		25lit	• refer drawing + site instructions	
	BI	Banksia integrifolia		birds	15m	1.2m		25lit	• refer drawing + site instructions	
	WF	Waterhousea floribunda	Weeping Lilly Pilly	screen planting	8m	1.2m		25lit	• refer drawing + site instructions	
	MI	Melaleuca linearifolia 'Snow in Summer'		screen planting	6 to 8m	1.2m		25lit	• refer drawing + site instructions	
	CV	Callistemon viminalis	Weeping Bottlebrush	birds	8m	1.2m		25lit	• refer drawing + site instructions	
	AC	Angophora costata	Smooth-barked apple			1.2m		25lit		
	GF	Glochidion ferdinandi	Cheese Tree			1.2m		25lit		
	LA	Livistona australis	Cabbage Palm			1.2m		25lit		
	F	Plumeria spp.	Frangipanis	cultural	to 9m			as available		• Slow growing - a generation plus to get to maturity
Other	DE	Doryanthea excelsa	Gymea Lily	birds		n/a		25lit	• refer drawing + site instructions	• Purchase a variety of sizes - they should not look the same
	B	Bromeliad spp. spp.	Bromeliad			n/a		200mm pot	• also use existing - refer drawings + site instructions	
	M	Macrozamia communis	Burrawang	cultural		n/a		as available	• also use existing - refer drawings + site instructions	• use 'cycads' as available from client
Ferns	AN	Asplenium nidus	Birdsnest Fern			n/a		200mm pot	• spacings and positions tbd on site	
	CA	Cyathea australis	Rough Tree Fern							
Gingers	GSS	Ginger Spp (as available)	Gingers			n/a		as available	• spacings and positions tbd on site	• dwarf Strelitzia Spp + Heliconia Spp also to be used
Ground covers	VH	Viola hederacea	Native Violet			n/a		100mm pot	• plant at 150crs	
	EK	Erigeron karvinskianus	Seaside Daisy			n/a		100mm pot	• plant at 300crs	
	CN	Chamaemelum nobile	Chamomile (Roman)			n/a		100mm pot	• plant at 150crs	
Vines	PP	Pandorea pandorana	Wonga wonga vine	spilling over		n/a		200mm pot	• refer drawing + site instructions	• please advise cultivar
	PS	Pandorea jasminoides	Bower of Beauty	spilling over		n/a		200mm pot	• refer drawing + site instructions	• please advise cultivar
	CA	Cissus antarctica	Native Grape	ground cover + trellis		n/a		200mm pot	• refer drawing + site instructions	
	HV	Hardenbergia violacea	Native Sasparrilla	spilling over		n/a		200mm pot	• refer drawing + site instructions	• please advise cultivar
	NOTE • None of these vines have suckers or tendrils • The native grape will require wires or similar									
Herbs + Other	R		Rosemary			n/a		200mm pot	• Site instructions	
	LG		Lemon Grass			n/a		200mm pot	• Site instructions	
			Mints (European + Asian)			n/a		100mm pot	• Site instructions	
			Basilis (European + Asian)			n/a		100mm pot	• Site instructions	
			Correaender			n/a		100mm pot	• Site instructions	
			Thymes			n/a		100mm pot	• Site instructions	
			Bay Tree			n/a		200mm pot	• Site instructions	
	LT		Lemon Tree			1.8+m		as available	• Site instructions	

NOTE • For native grasses, tubstock can be substituted
• Mulch must only contain organic decomposing material
• Soil must be a minimum of 20% spent mushroom compost by way of volume and sand loam material
• Sub-soil must be prepared prior to placement of soil
• Sub-soil is to be broken up to a min. of 300mm and treated with a chemical 'clay-breaker'
• ph tests to be conducted prior to placement of soil to ensure building chemicals are neutralised - ph NEUTRAL
• ALL soil to be watered prior to placement of plants to ensure against 'soil drop'
• Prior to planting, ALL planting areas are to be treated with organic fertilizers, eg 'blood + bone' watered in
• Lawn areas are to be constructed over liable soil and sub-strate
• Exterior lighting is to be positioned after planting - all cables are to be dug in
• All irrigation is to be dug in after planting

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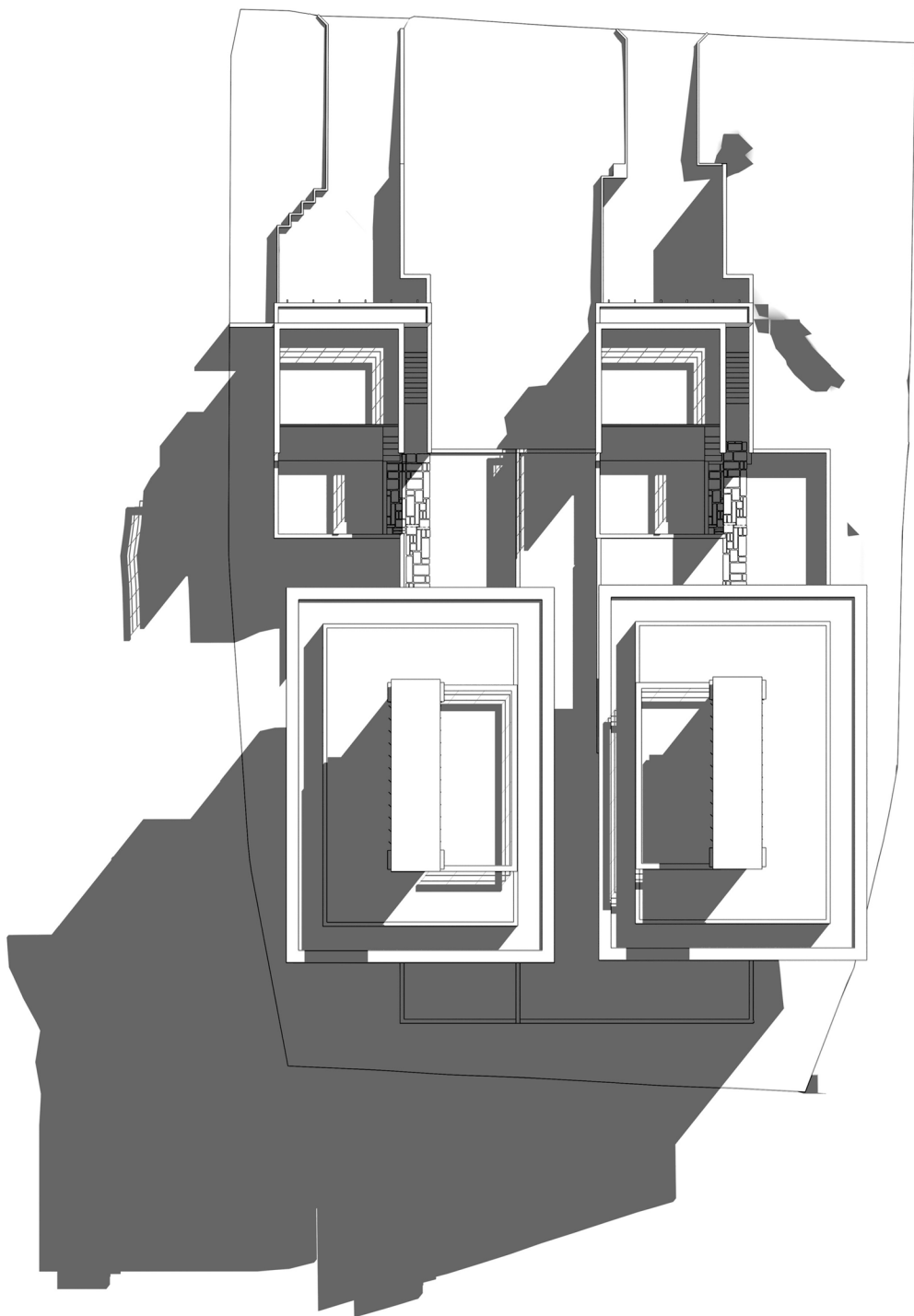


Shadows - Winter (June)

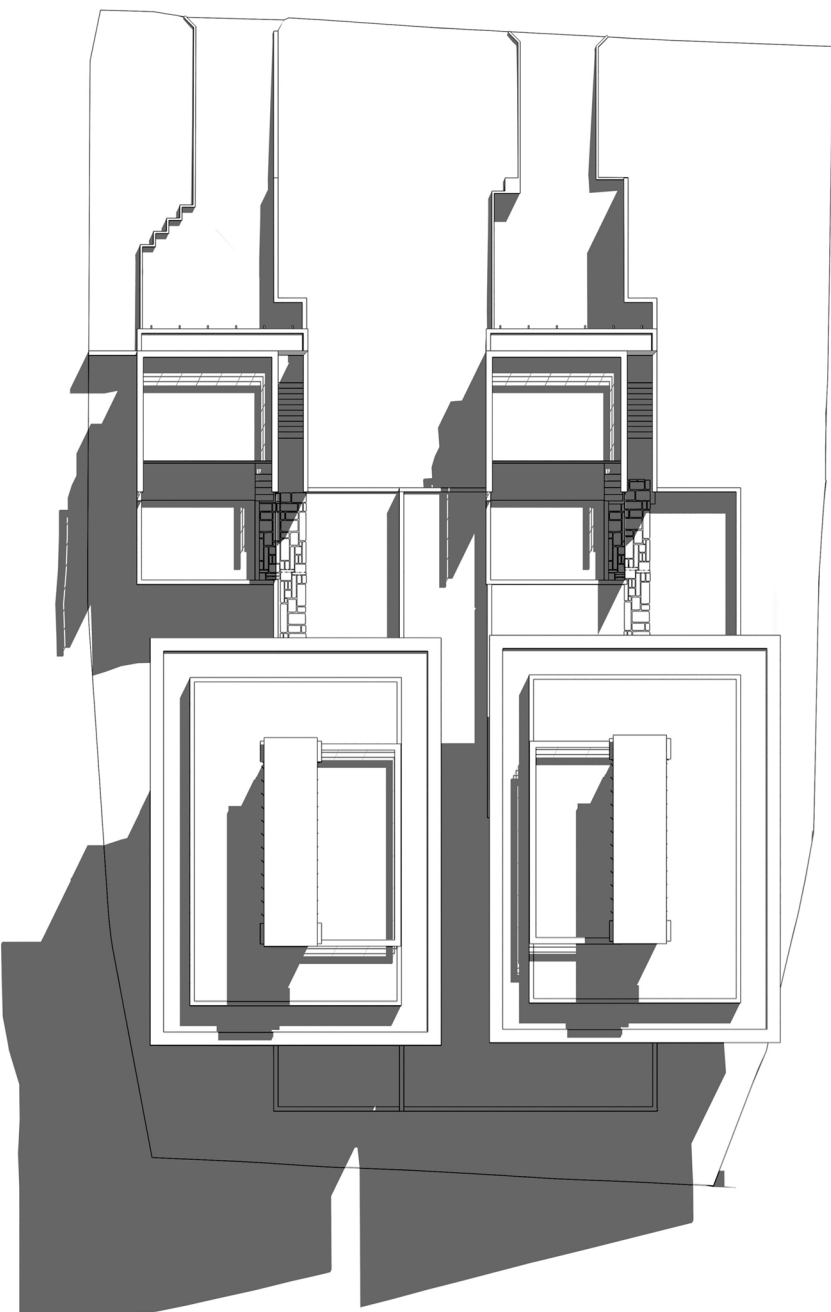


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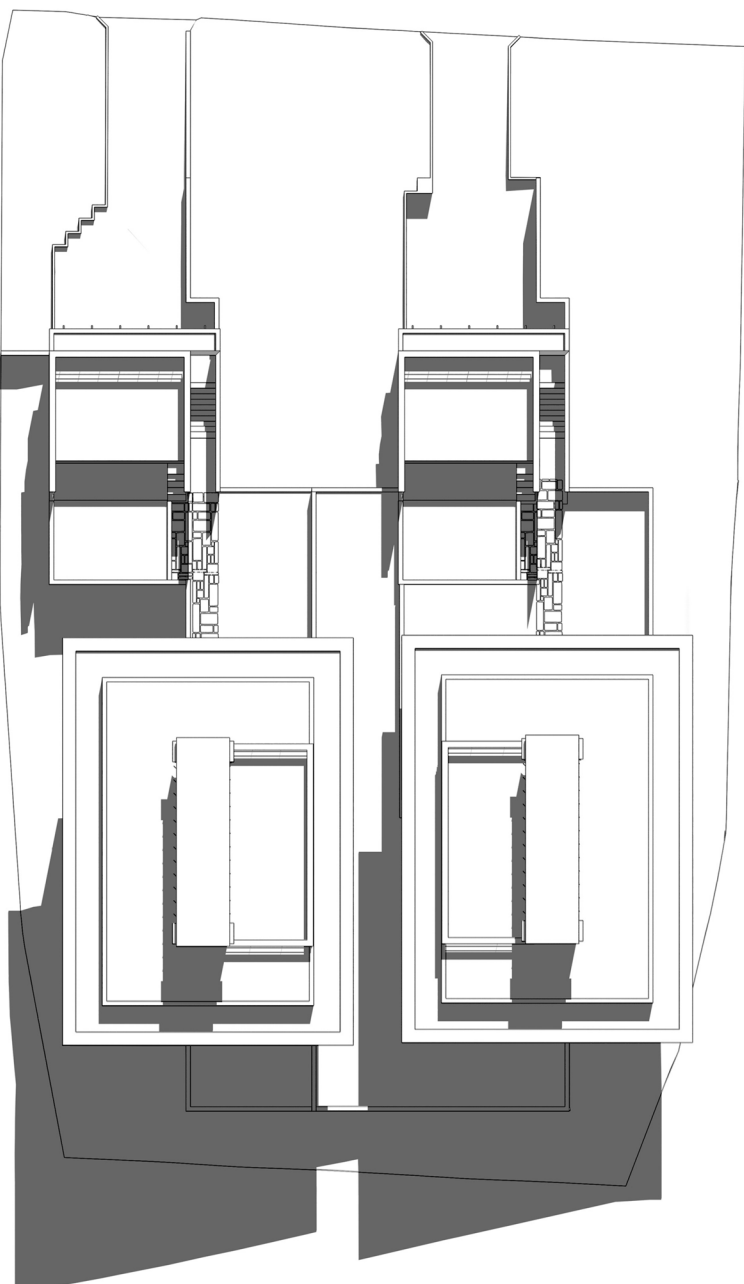
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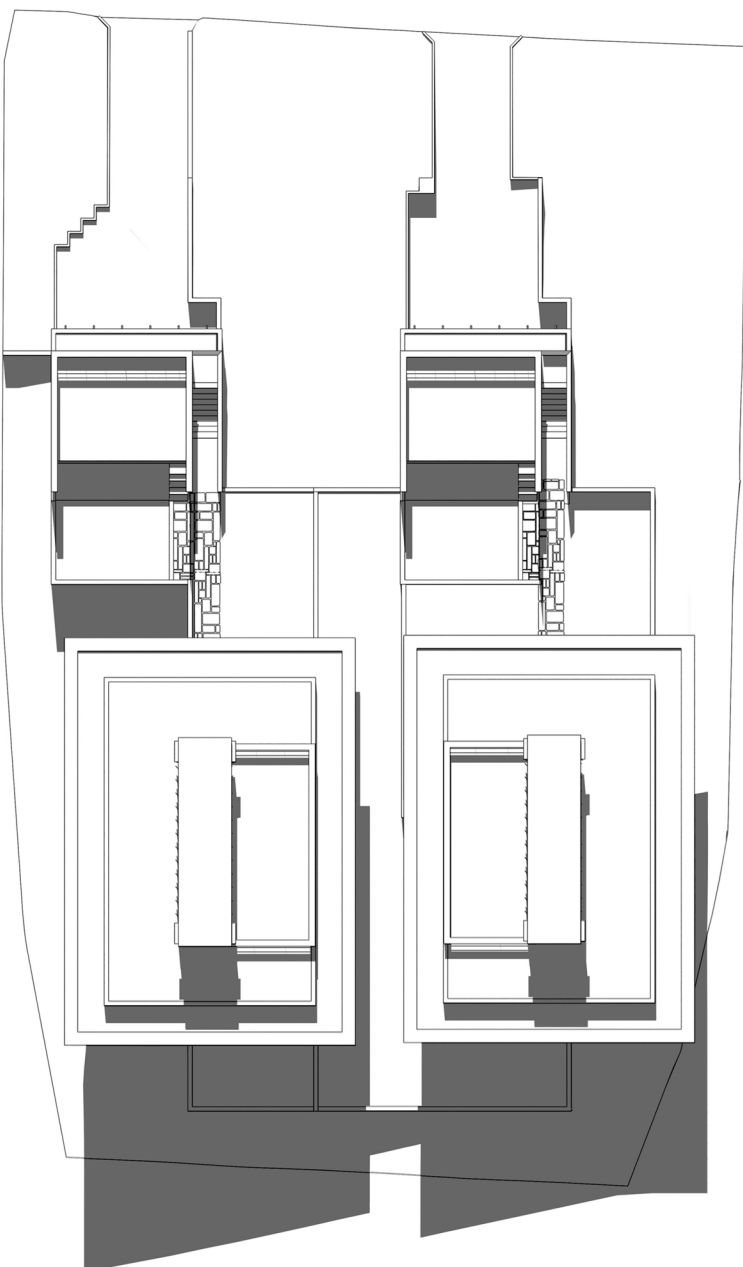
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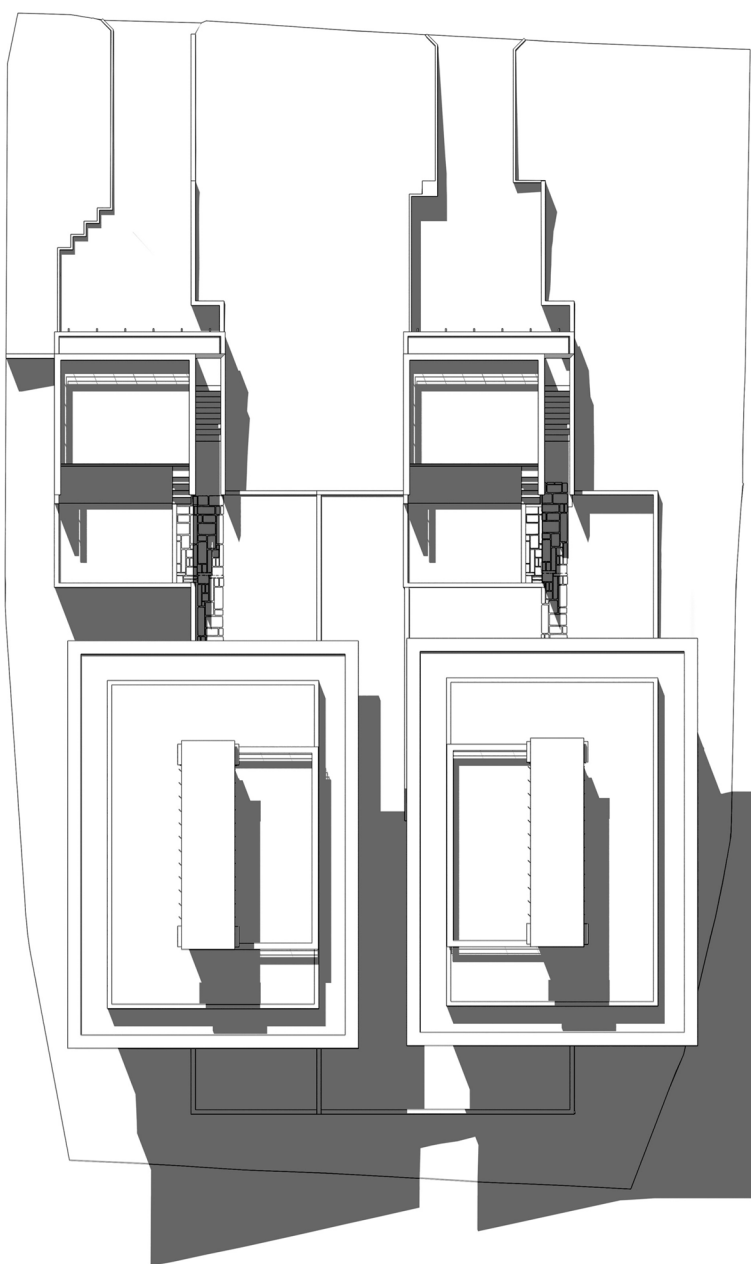
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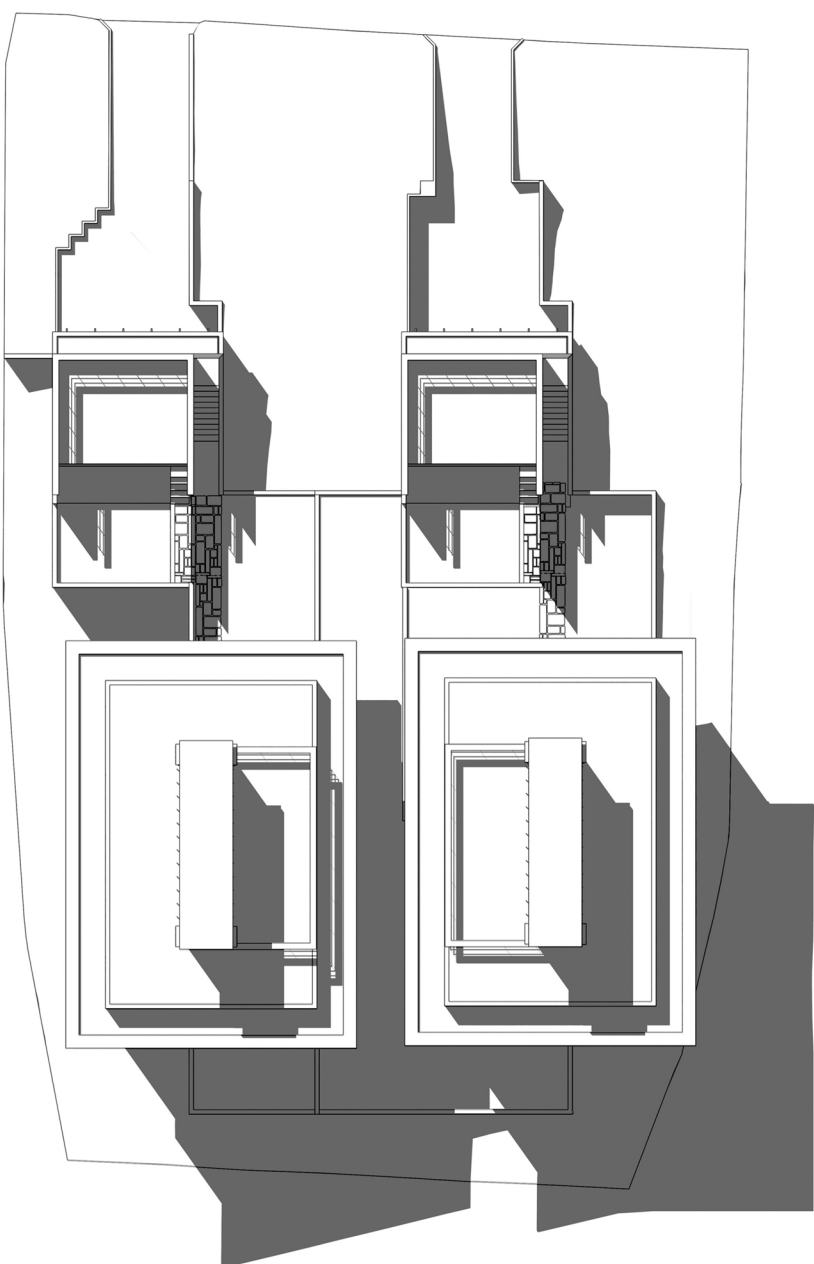
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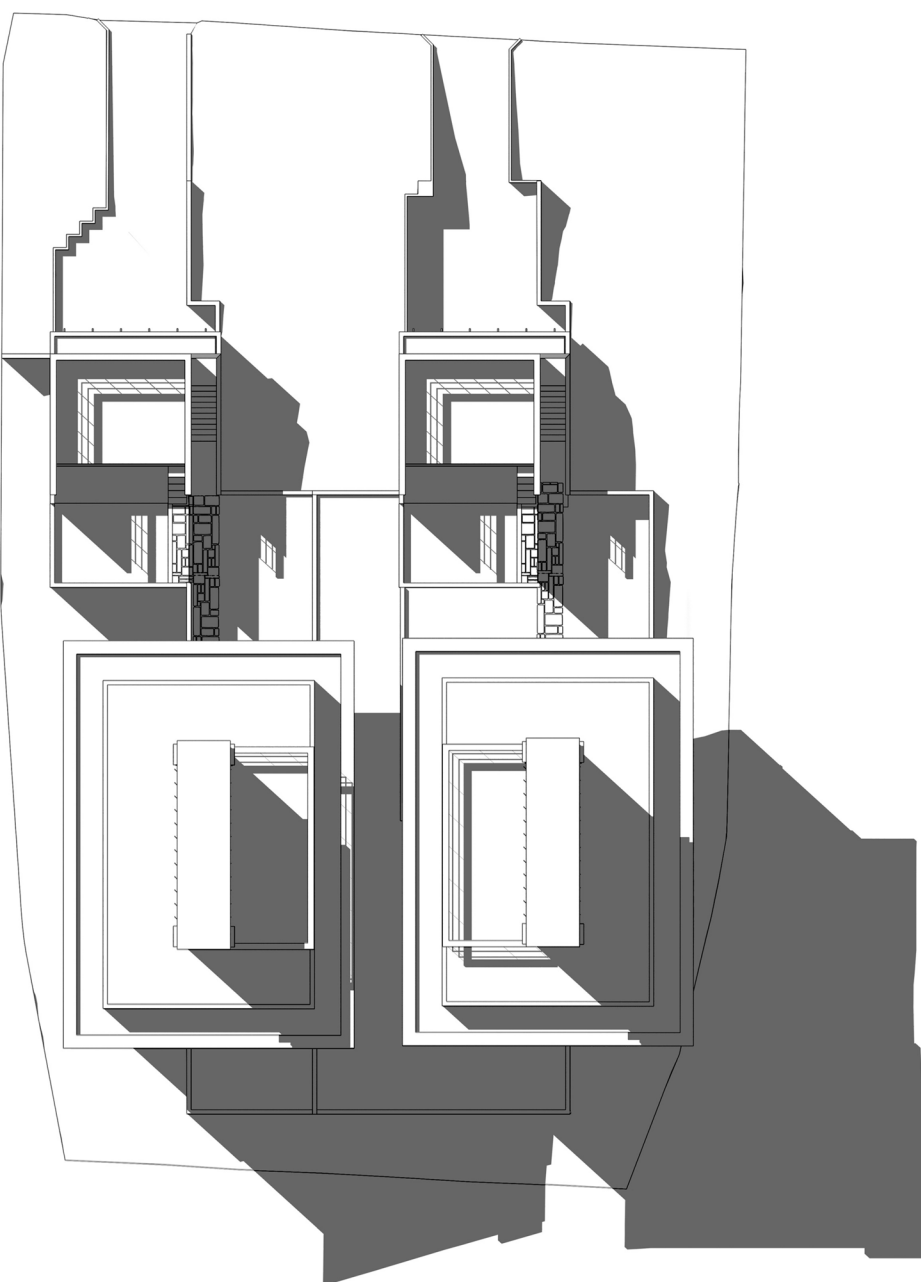
22 June: 13.00



22 June: 14.00



22 June: 15.00



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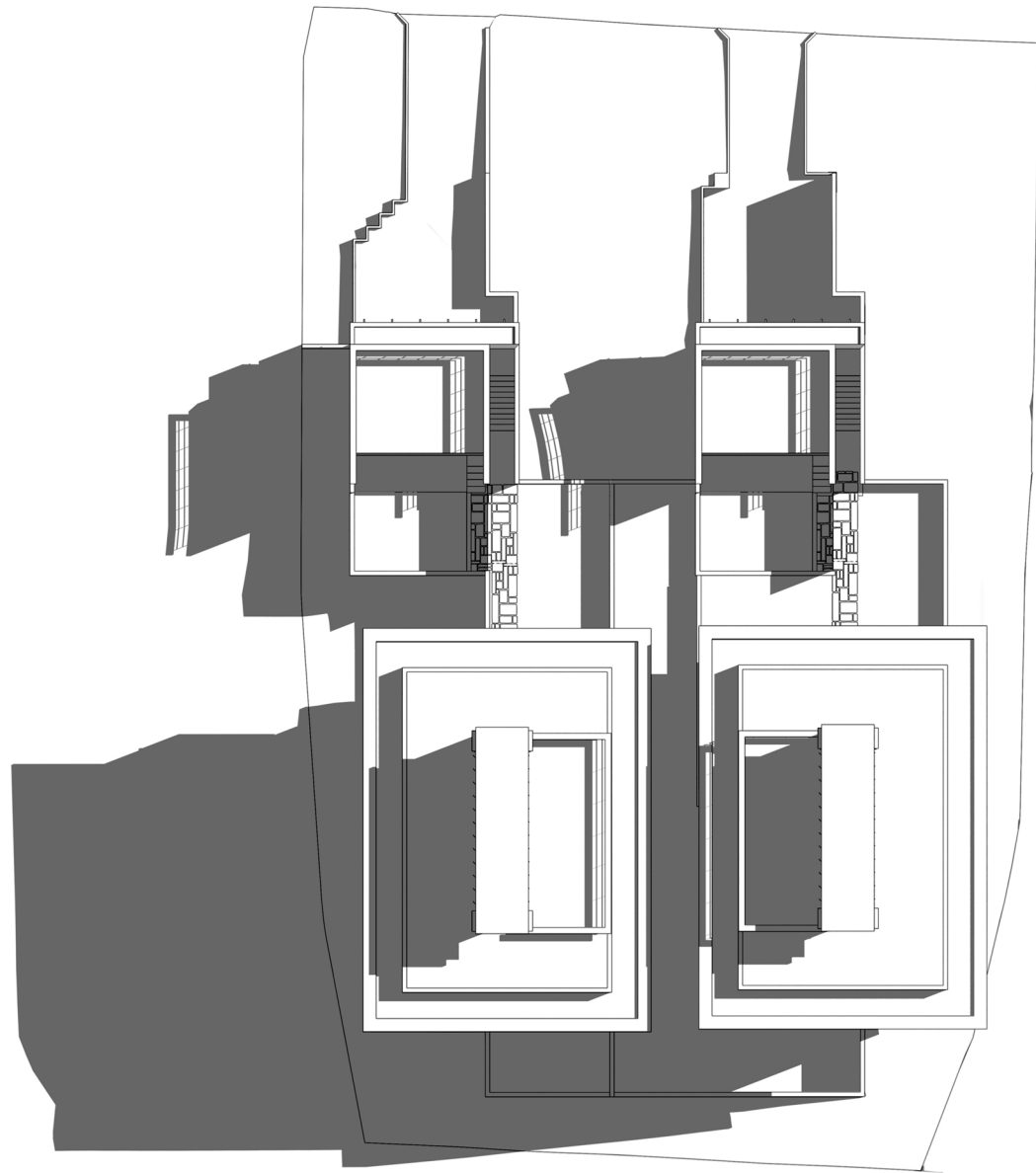


Shadows - Autumn ~ note Eastern Summer Time

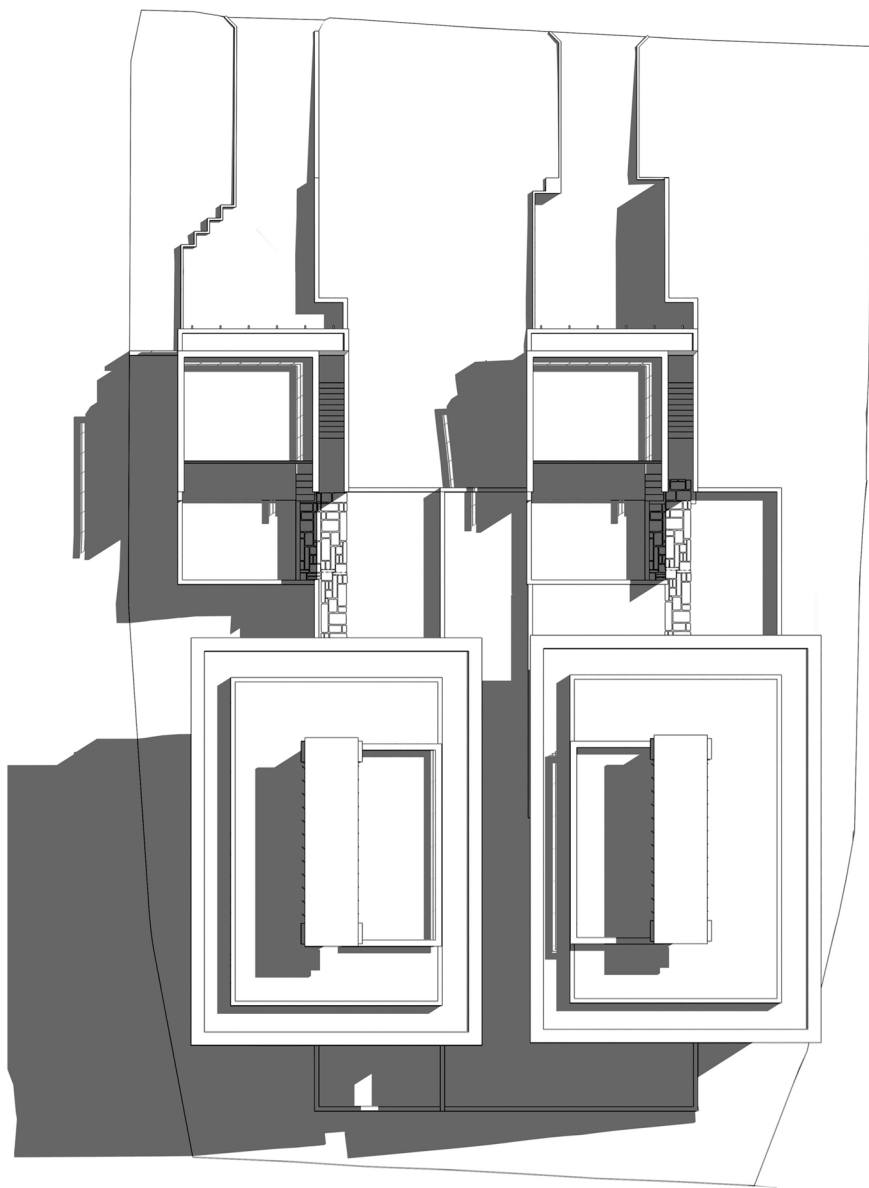


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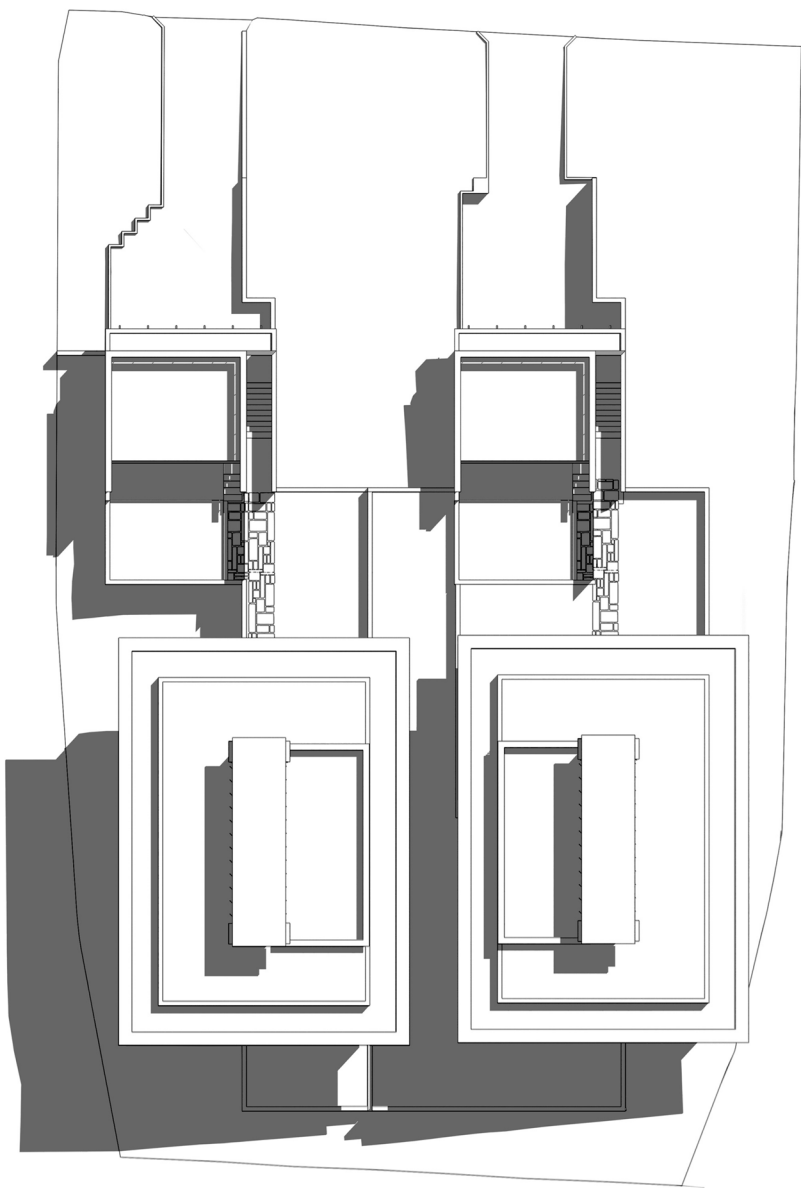
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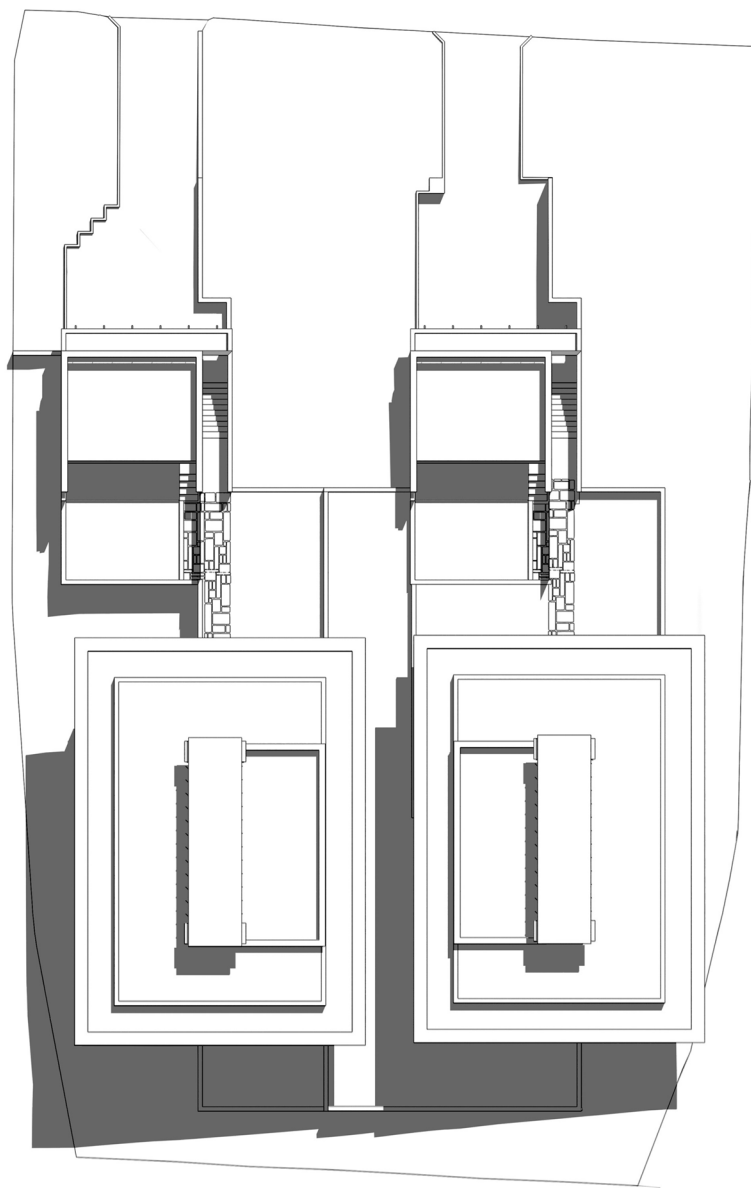
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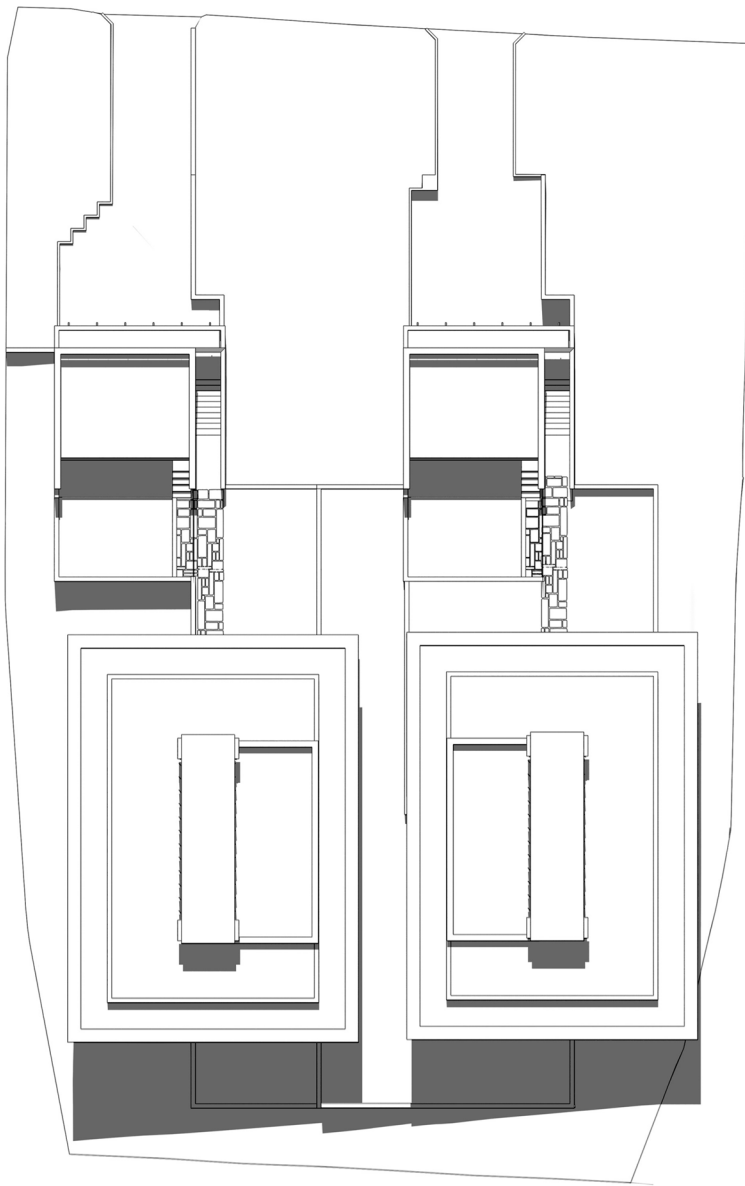
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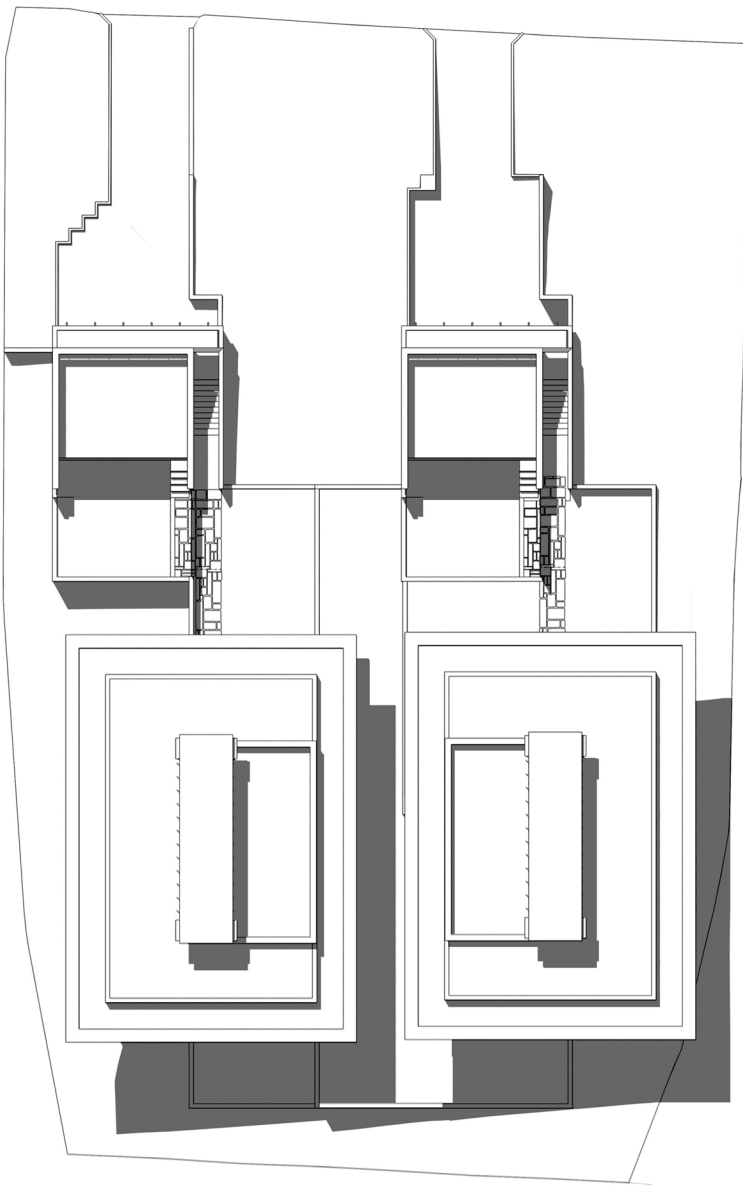
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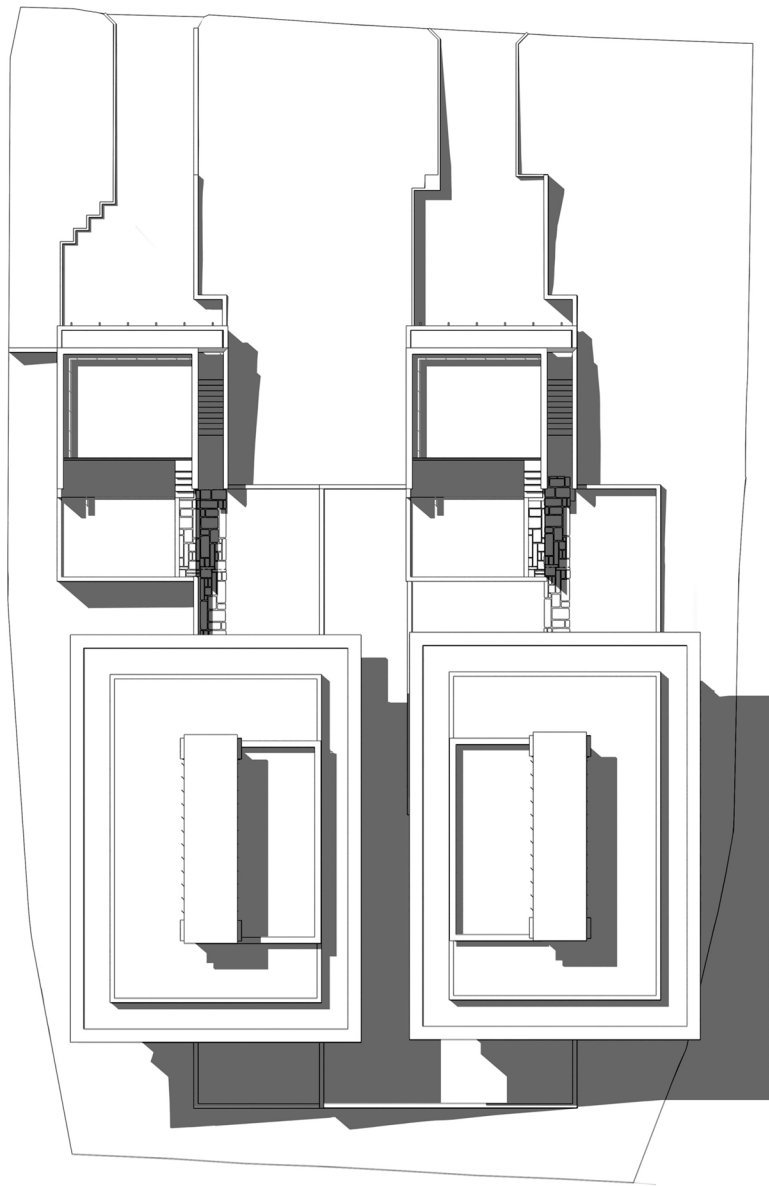
22 March: 13.00



22 March: 14.00



22 March: 15.00



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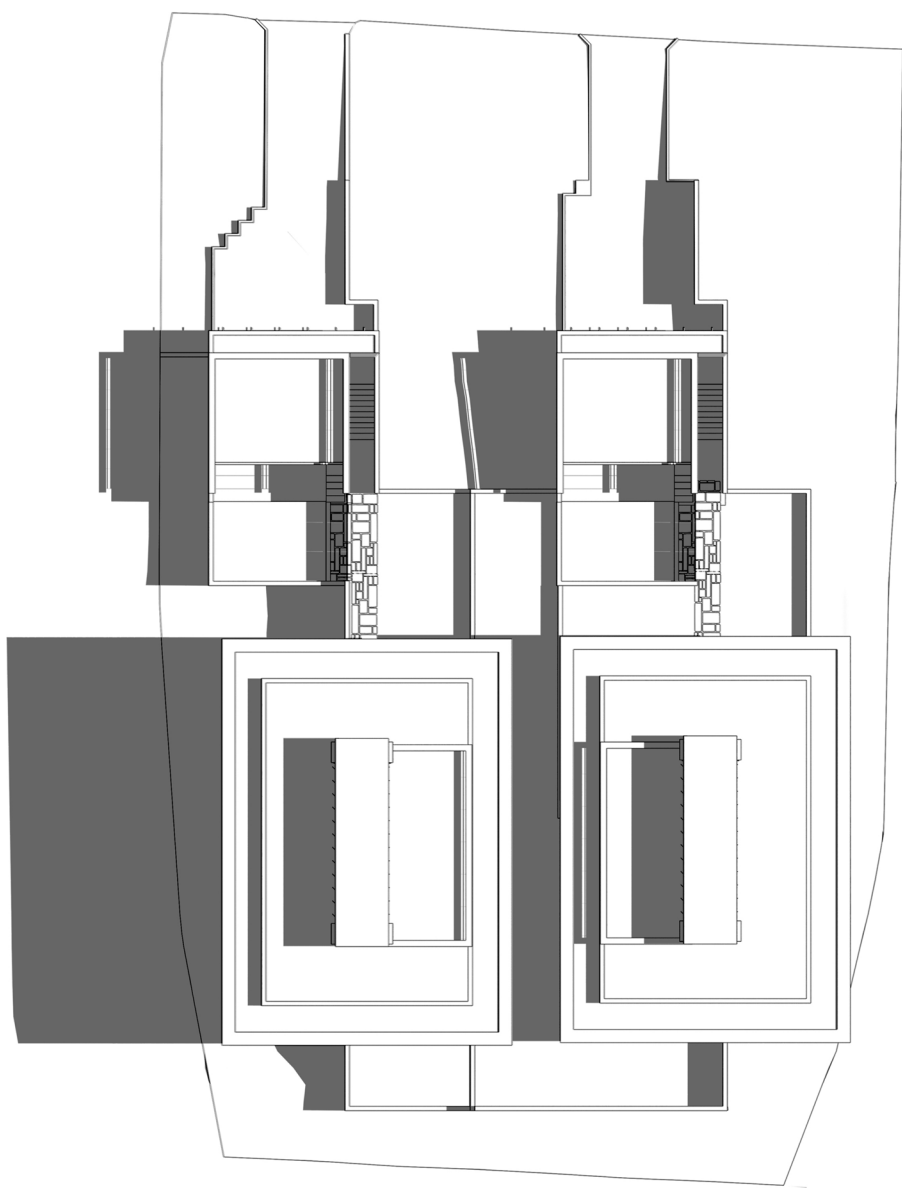


Shadows - Summer ~ note Eastern Summer Time

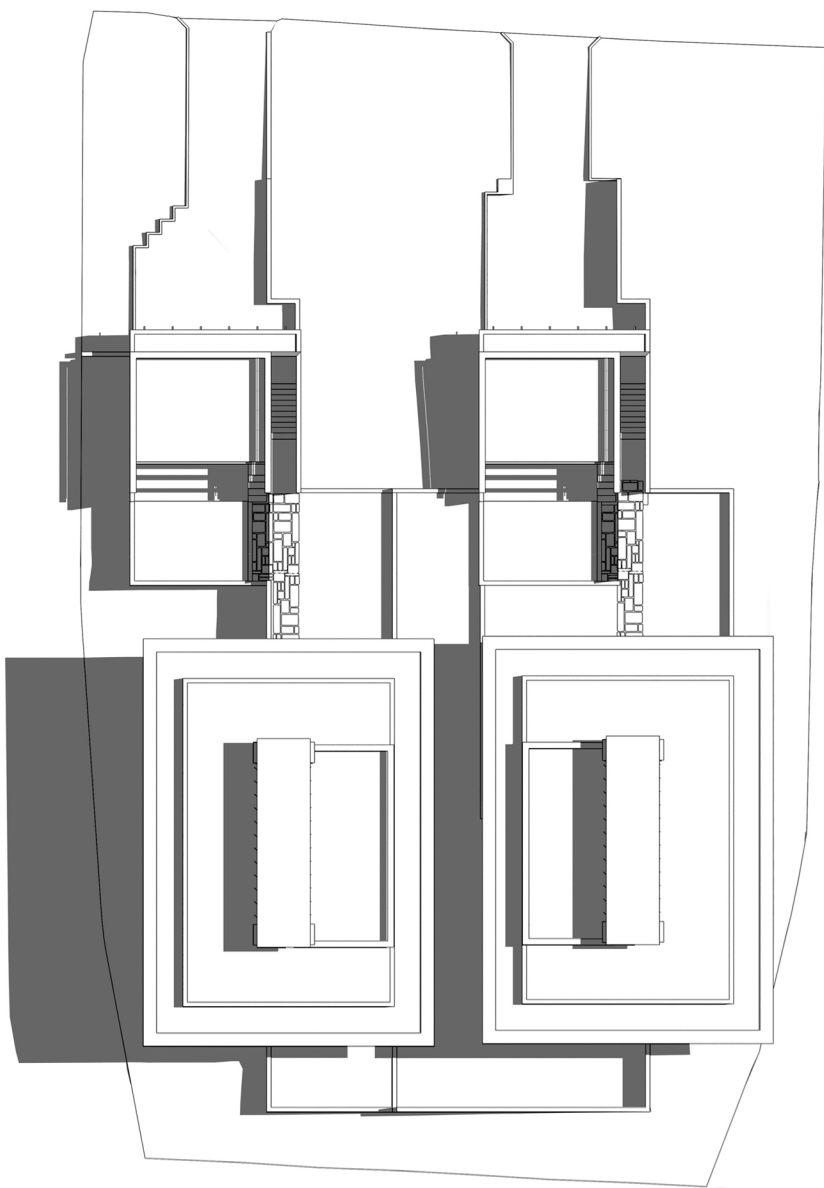


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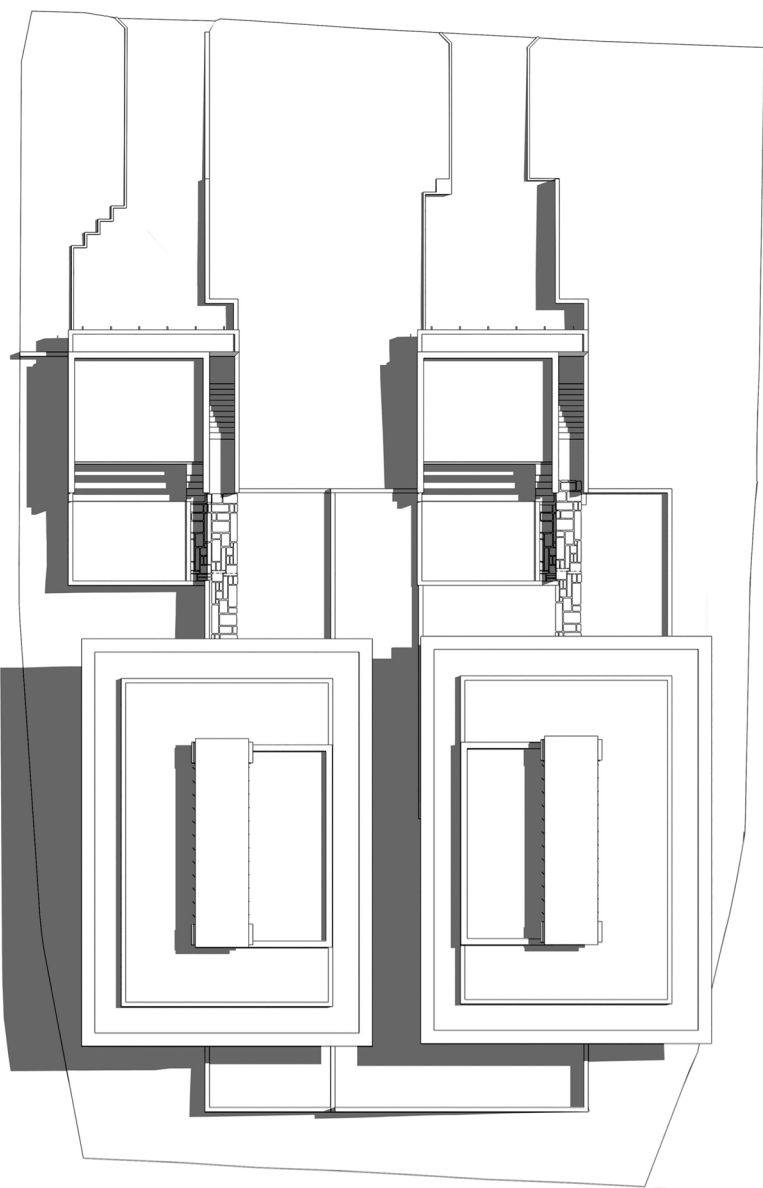
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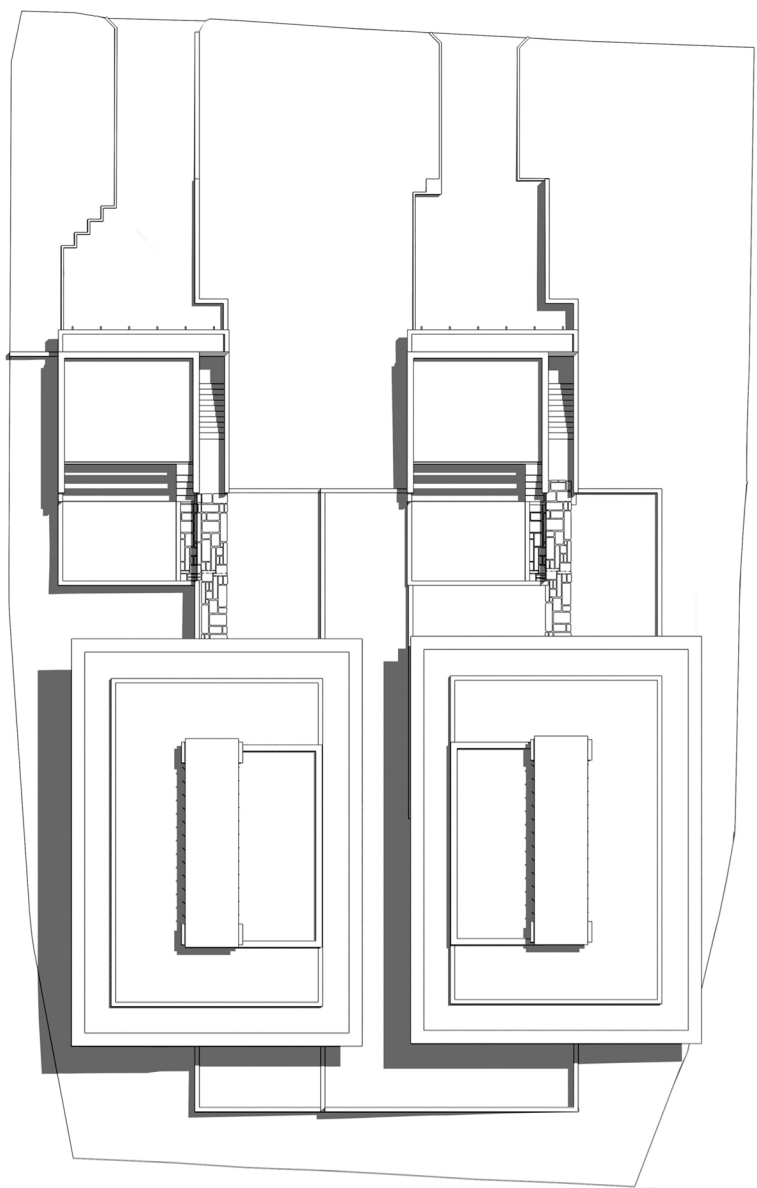
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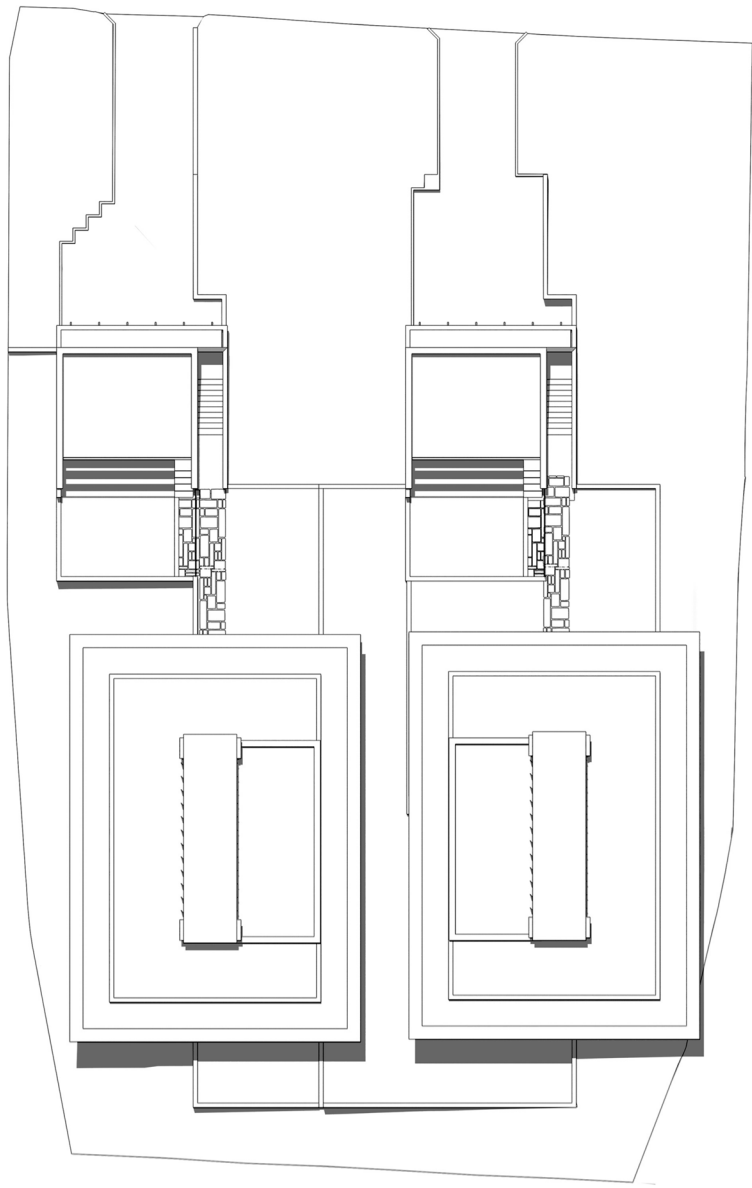
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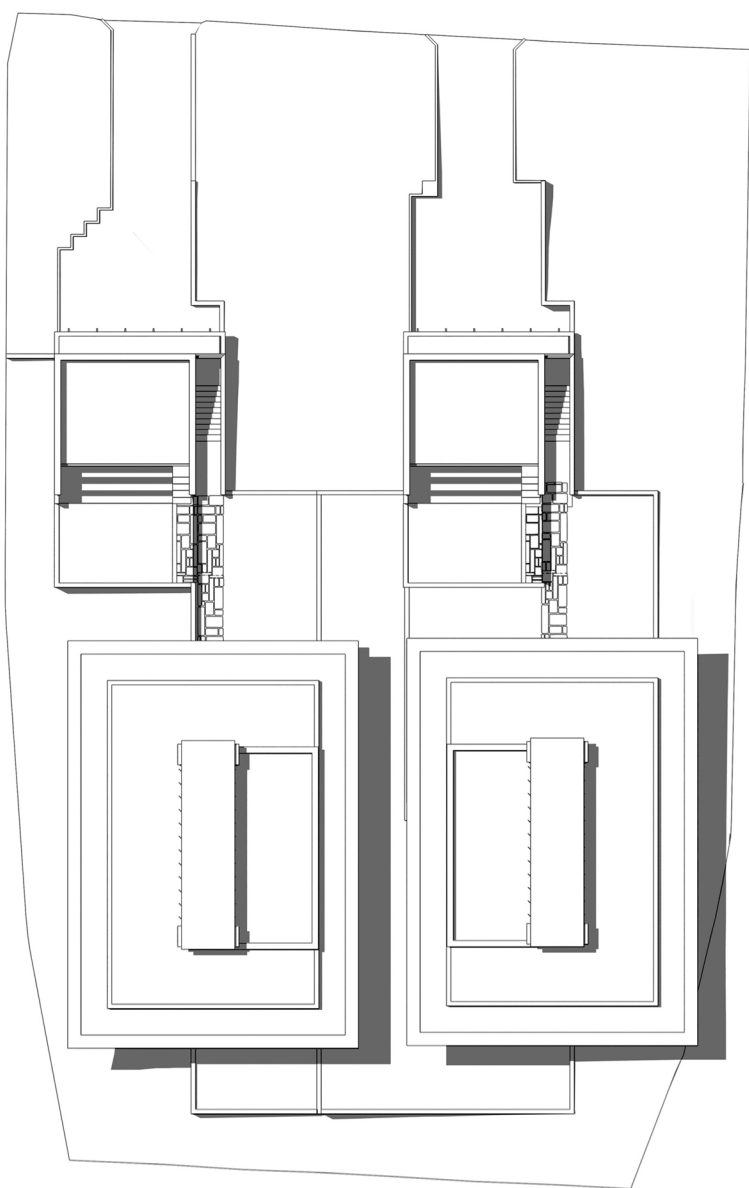
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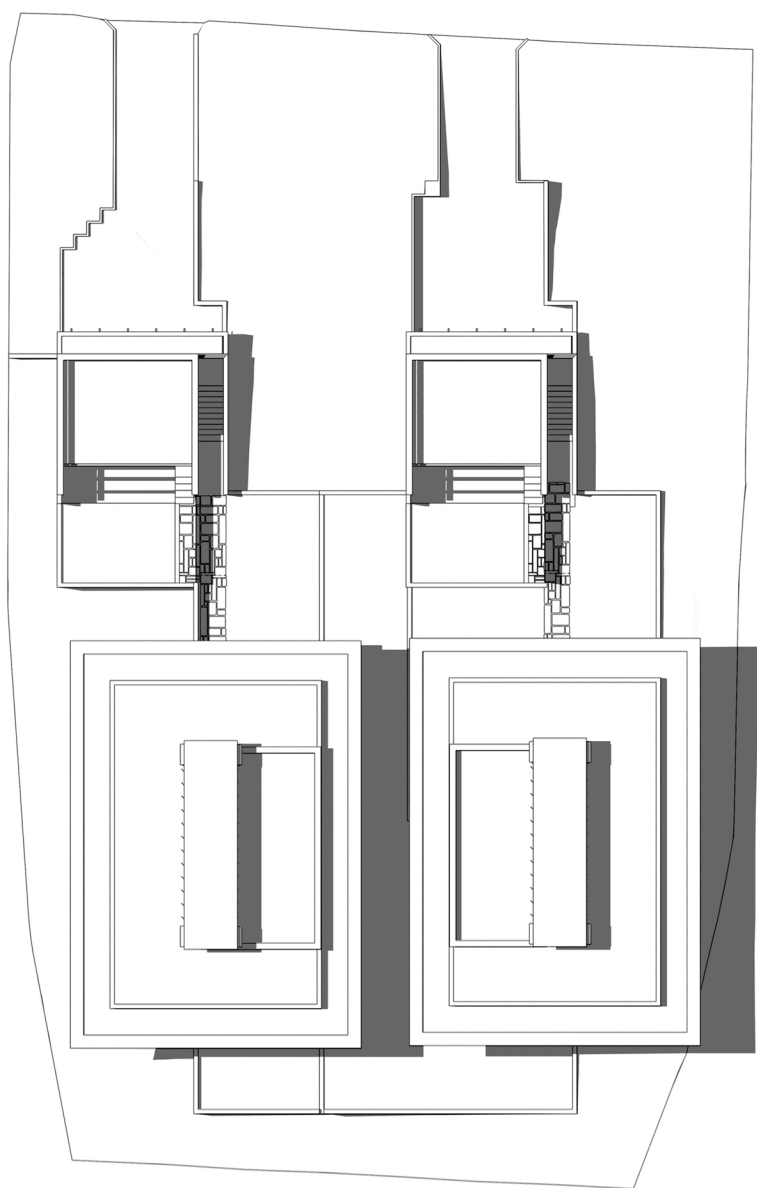
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22 December: 14.00



22 December: 15.00



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Construction Management Plan



1. Demolition

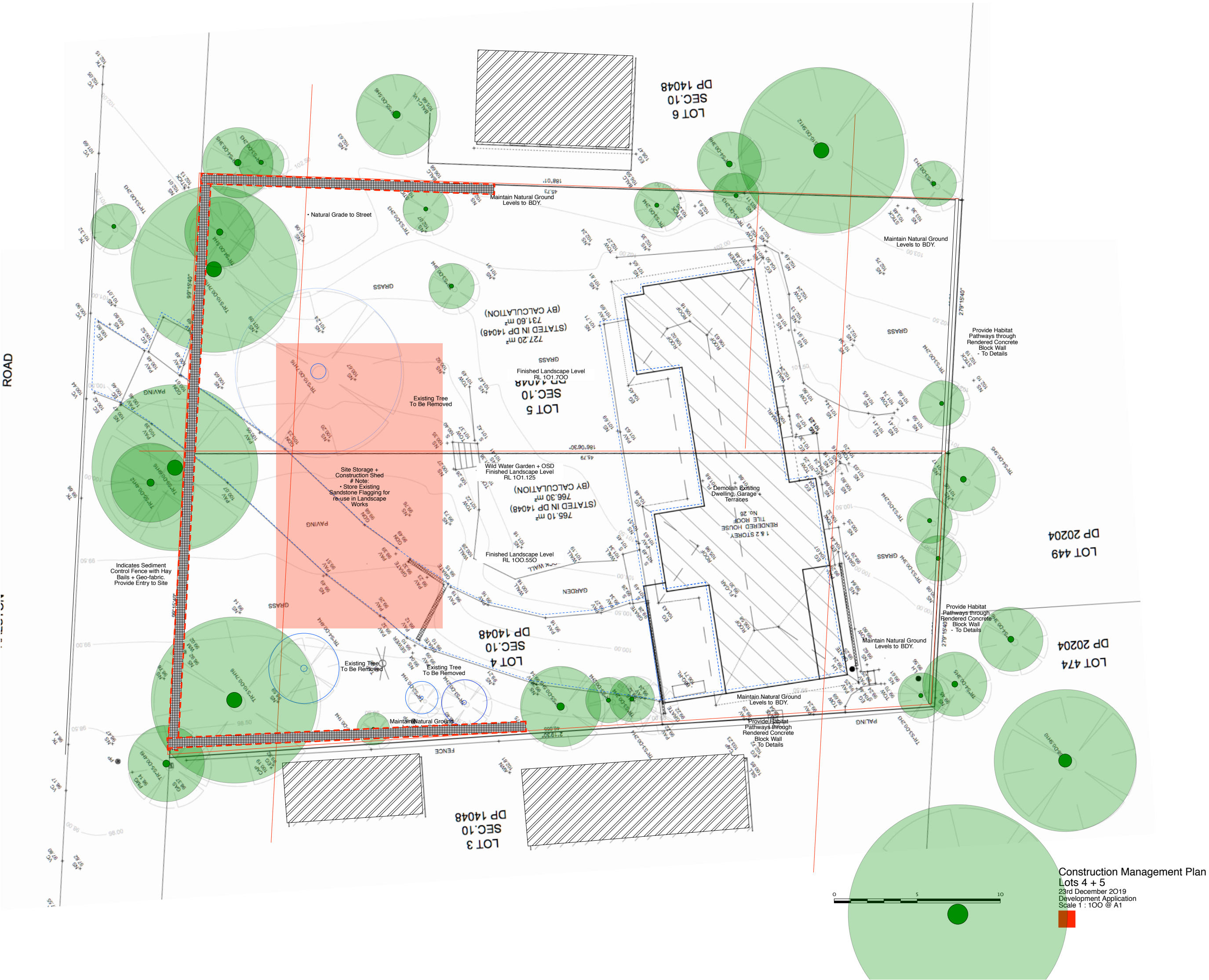
- Exiting tiles and bricks are to be re-cycled
- Existing doors and windows are to be removed and re-cycled
- Existing Hardwood bearers and joists are to be re-cycled.
- Existing sandstone to be re-cycled
- Existing sandstone flagging to be stored on site for future use.

2. Excavation

- Stockpile good soil on site for future landscape works.
- Remove clay or unsuitable soil

3. Site Storage Area

- Maintain existing driveway crossing and portion of existing driveway to the area designated as a storage zone on site.
- Concrete deliver + concrete pumps are to be located in this designated work zone.
- Locate skip in work zone only



notes

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Doors + Windows Schedule



Door + Window Schedule 26 Ralston Road Palm Beach NSW

Dec-19

notes



LOT 4

	Room	Size	Type	Material	Shading Device	Comments
Basement	• Bunk Room	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Shower room	0.9 x 2.1	Sliding Door	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Powder Room	0.9 x 2.1	Sliding Door	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
Ground Floor	• Entry	1.2 x 2.1	Pivot Door	Solid Core + Metal Cladding	Overhang from above	BAL FZ Specification
	• Family Room (north)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Family Room (south)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Family Room Wd. (south)	1.2 x 1.2	Double Casement	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bedroom (north)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bathroom (west)	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Laundry (west)	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Bedroom (south)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bedroom (north)	4.2 x2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Roof Overhang	BAL FZ Specification
	• Ensuite	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
Upper Floor	• Ensuite	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Bedroom (north)	4.2 x2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Roof Overhang	BAL FZ Specification
	• Living Room	6.0 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Roof Overhang	BAL FZ Specification
	• Kitchen	1.8 x 1.2	Casement Windows	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Windows (east)	7.2 x 1.5	Casement Windows	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Roof Lantern (north)	1.2 x 1.5	Fixed	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Roof Lantern (south)	1.2 x 2.1	Casement Doors	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	Roof Lantern (east + west)	7.2 x 1.5	Casement Windows	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
LOT 5						
	Room	Size	Type	Material	Shading Device	Comments
Ground Floor	• Entry	1.2 x 2.1	Pivot Door	Solid Core + Metal Cladding	Overhang from above	BAL FZ Specification
	• Family Room (north)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bunk Room (south)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bathroom. (south)	1.2 x 1.2	Double Casement	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bedroom (north)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bathroom (west)	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Laundry (west)	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Bedroom (south)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bedroom (north)	4.2 x1.5	Stacking Sliding Doors	Powdercoated Steel Frames	Roof Overhang	BAL FZ Specification
	• Ensuite	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
Upper Floor	• Ensuite	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Bedroom (south)	4.2 x1.5	Stacking Sliding Doors	Powdercoated Steel Frames	Roof Overhang	BAL FZ Specification
	• Living Room	6.0 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Roof Overhang	BAL FZ Specification
	• Kitchen	1.8 x 1.2	Casement Windows	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Windows (west)	7.2 x 1.5	Casement Windows	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Roof Lantern (north)	1.2 x 1.5	Fixed	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Roof Lantern (south)	1.2 x 2.1	Casement Doors	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	Roof Lantern (east + west)	7.2 x 1.5	Casement Windows	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification

NOTE :

- ALL Doors + Windows to be to the requirements of BAL FZ or as required by the Bushfire Consultant
- ALL doors and Windows to be fabricated and installed to ALL Aust. Standards + requirements
- ALL doors + Windows are to finish at 2100mm above FFL
- ALL windows to Bathrooms + Kitchen to be set at 900mm (to top of sill) above FFL
- All Windowsto Bedrooms to be set at 600mm (top of sill) above FFL

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Schedule of Finishes

NOTE :
Refer also to BASIX Schedule of Materials and Thermal Performance



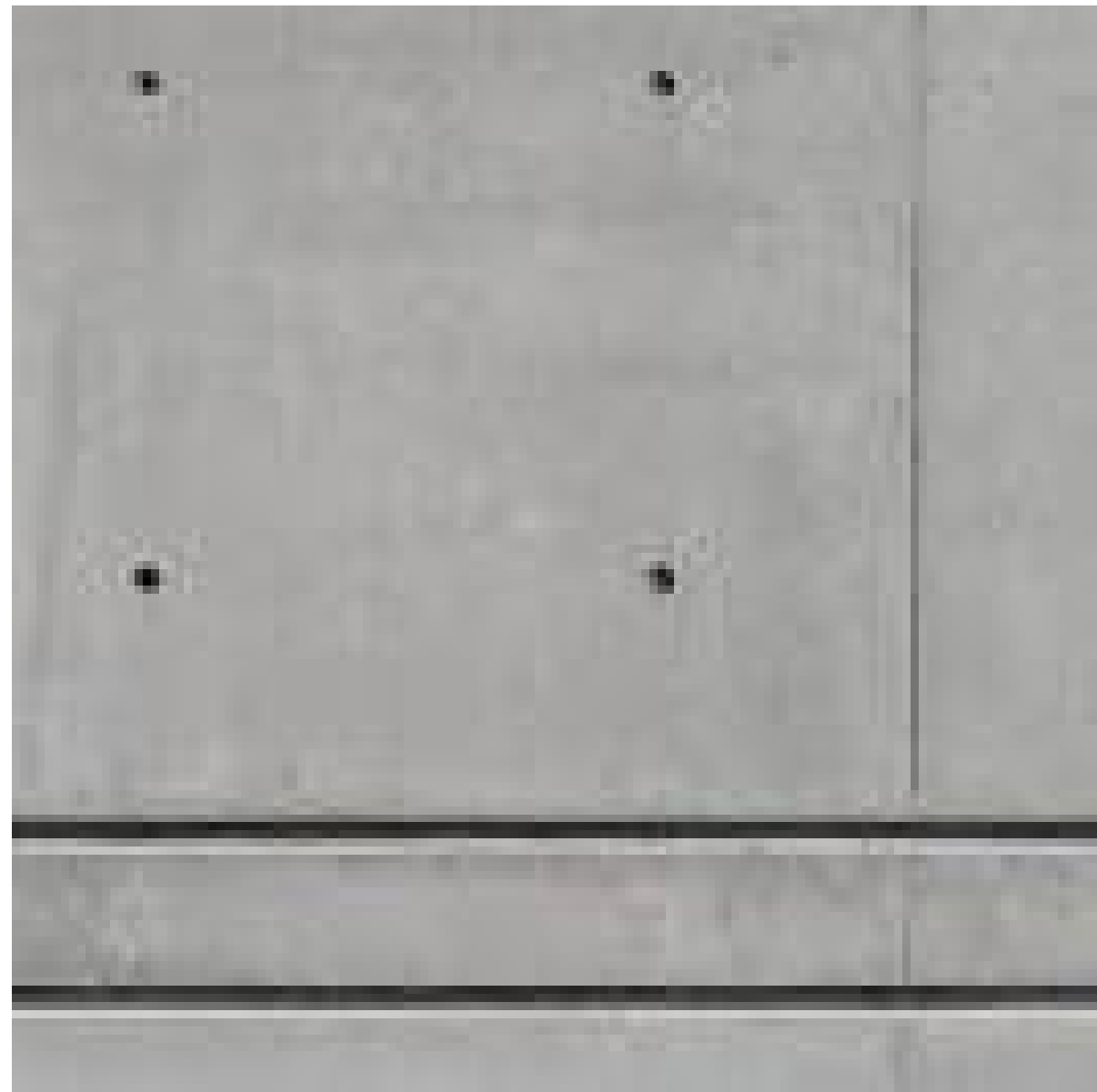
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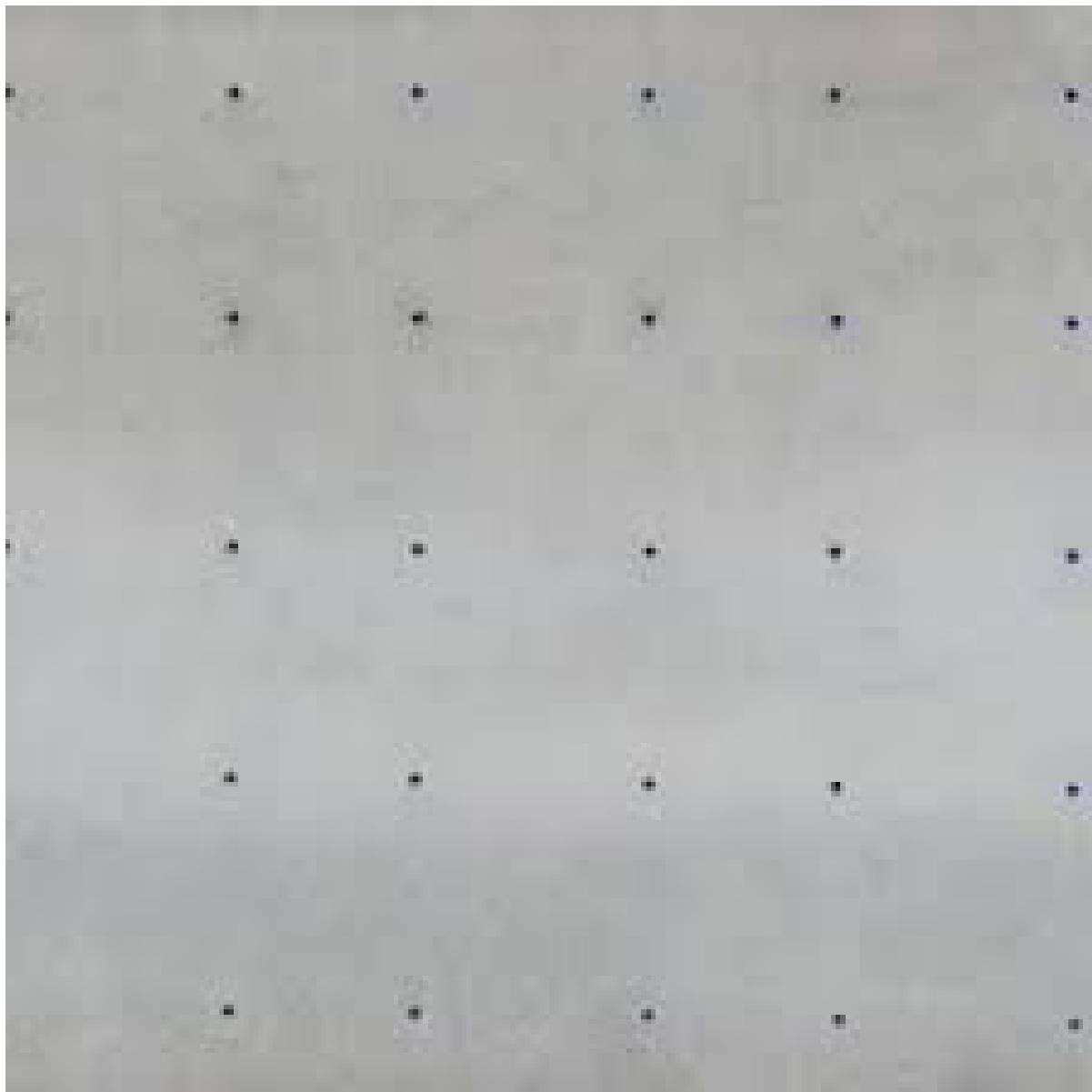
off form concrete to roof and roof soffits



black steel framed doors and windows



off form concrete to external walls



off form concrete to external walls



metal cladding - black - to lower walls
(for thermal performance)



polished concrete floors



sandstone rubble walls to basement walls +
landscape walls



re-cycled sandstone paving to external land-
scape areas and terraces - Note: Pebble to gaps

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