

31 RALSTON ROAD, PALM BEACH, NSW, 2108

DEVELOPMENT APPLICATION



Certificate No. # 0GURRN1FB0
Scan QR code or follow website link for rating details.

Assessor nameJennifer Edwards

Accreditation No.DMN/17/1795

Property Address31 Ralston Road,
Palm Beach, NSW, 2108



<https://www.fr5.com.au/QRCodeLanding?PublicId=0GURRN1FB0>



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No.	Description	Date
A	DA	21/03/2025

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

COVERPAGE		
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Scale		

31 RALSTON ROAD,
PALM BEACH, NSW, 2108



SHEET LIST:

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03	SITE & ROOF PLAN
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WINDOWS SCHEDULE:

NUM#	SILL	HEIGHT	WIDTH	AREA
W101	0	2100	4050	8.50m ²
W102	0	2100	1350	2.83m ²
W103	1200	900	1200	1.80m ²
W201	200	2200	4600	10.12m ²
W202	0	2400	3000	7.20m ²
W203	0	2400	6000	14.40m ²
W204	400	2000	600	1.20m ²
W205	1200	1200	3000	3.60m ²
W206	1200	1200	1200	1.44m ²
W207	0	2400	1600	3.84m ²
W208	1200	1200	1200	1.44m ²
W209	1200	1200	3000	3.60m ²
W210	1200	1200	1200	1.44m ²
W211	400	2000	600	1.20m ²
W212	1200	1200	2400	2.88m ²
W301	0	2100	2800	5.88m ²
W302	1000	1100	2400	2.64m ²
W303	0	2100	2800	5.88m ²
W304	0	2100	2800	5.88m ²
W305	1500	600	2400	1.44m ²
W306	1000	1100	600	0.66m ²
W307	1000	1100	600	0.66m ²
W308	1000	1100	1600	1.76m ²
W309	1000	1100	2400	2.64m ²
W310	0	2100	2800	6.41m ²
W311	600	1500	600	0.90m ²
W312	1200	900	600	0.54m ²
W313	600	1500	600	0.90m ²

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

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 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.

NatHERS Construction & Insulation Specifications:

Building Component	Construction Materials		Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External 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
Internal 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
Windows/Glazing*	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
	Timber DG Air filled Low Solar Gain Low-E: U = 2.3: SHGC = 0.26				W207
	Timber DG Arg fill Clear: U = 2.6: SHGC = 0.53				W205, W206, W310 (Double hung), W306, W307, W308, W309.
	Timber DG Arg fill Clear: U = 2.6: SHGC = 0.5				W310 (door)
	Timber SG Clear: U = 5.4: SHGC = 0.63				Garage window (W209)
Roof/ceiling	Metal Deck		R5.0 + R1.3 anticon blanket	Medium (0.475 to 0.70)	Garage R1.3 anticon blanket and reflective foil only. E = 0.05
	Timber		R3.0	Medium (0.475 to 0.70)	Basement to balcony above.
Floor Structure	Concrete		R2.0		Basement and garage. Insulation in basement only. Basement has slab edge insulation of R1.0.
	Timber		R3.0		Ground level.
Floor Covering	Timber		R1.5		Level 1
	Ceramic Tiles				All other areas
Ceiling/Wall Penetrations	Must be sealed. Downlights do not break the insulation.				Wet areas
External Shading Devices	As drawn				
Roof Windows	None				
Skylights*	None				Excludes exterior skylights near the swimming pool.
Ceiling fans	Kitchen/Living: 1 x 1200. Bedrooms and dining room: 1 x 900.				
External Walls*	Walls should be battened as required to allow for insulation and foil construction.				
Construction note:	These construction and insulation specifications are for the NatHERS thermal performance requirements of this development. Designers, engineers and builders should ensure building construction satisfies the NCC requirements including, but not limited to; air tightness, fresh air ventilation, natural lighting, thermal 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 the same or lower than that specified and the SHGC is within 5% of the above figures.				

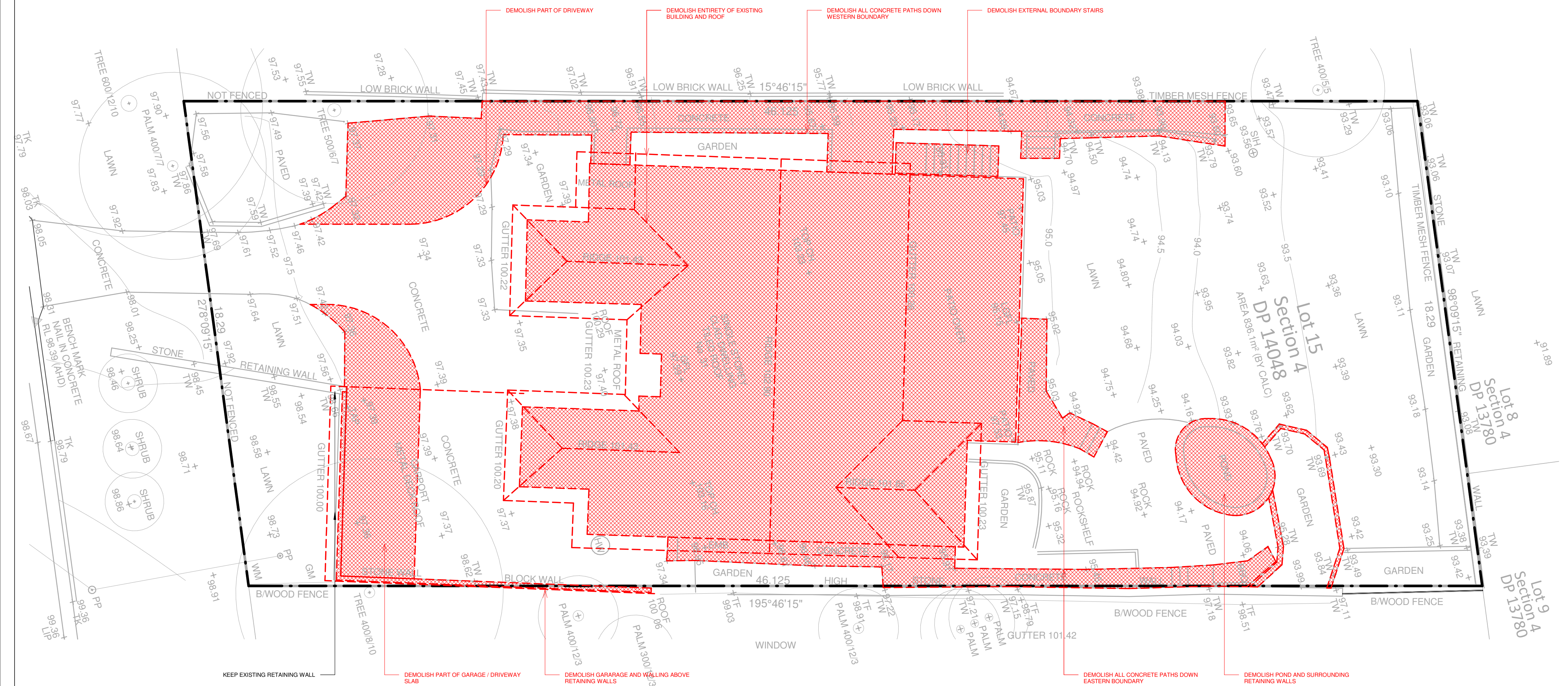
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1	SITE DEMOLITION PLAN
02	1 : 100



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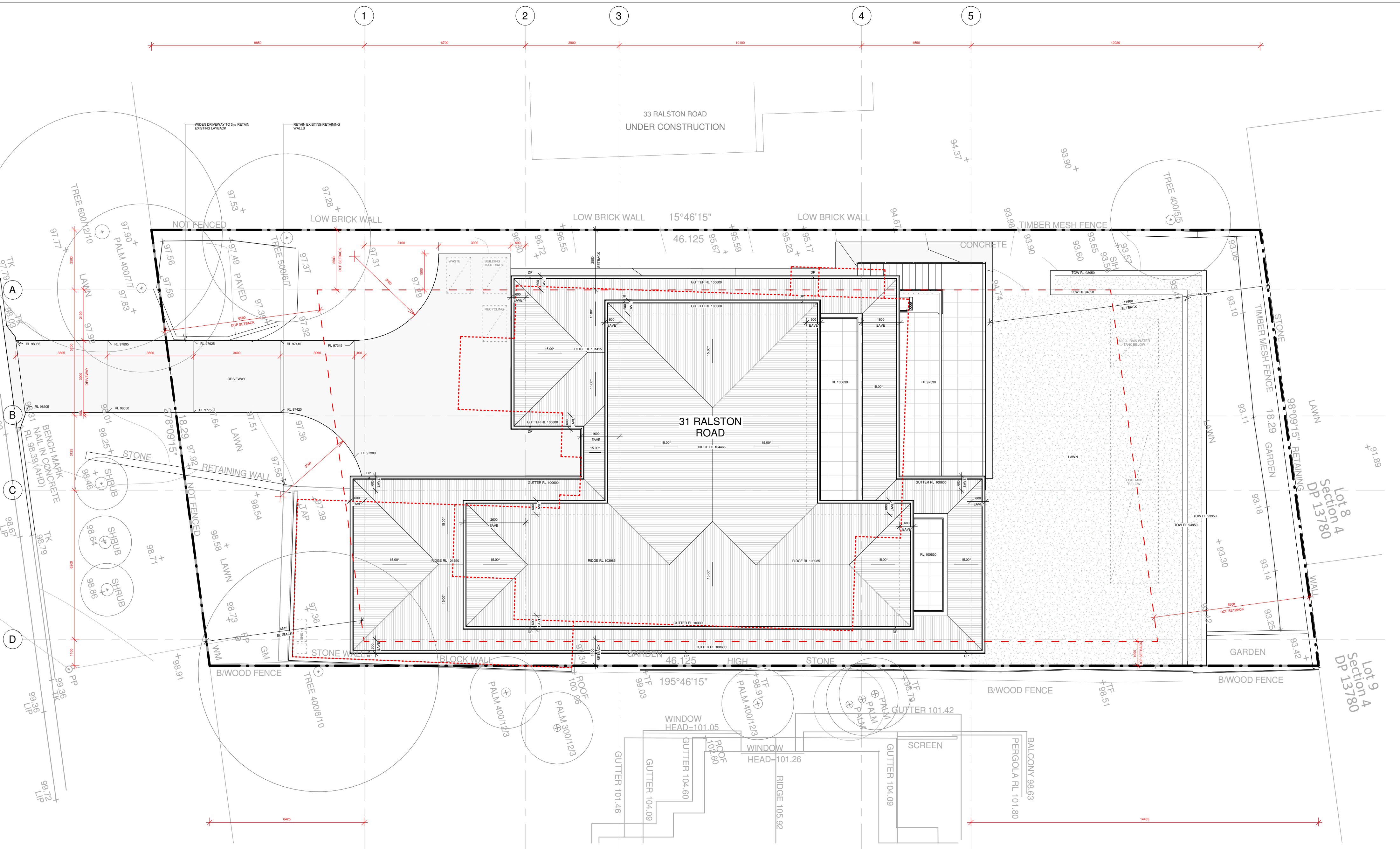
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SITE DEMOLITION PLAN

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1 SITE & ROOF PLAN
03 1:100



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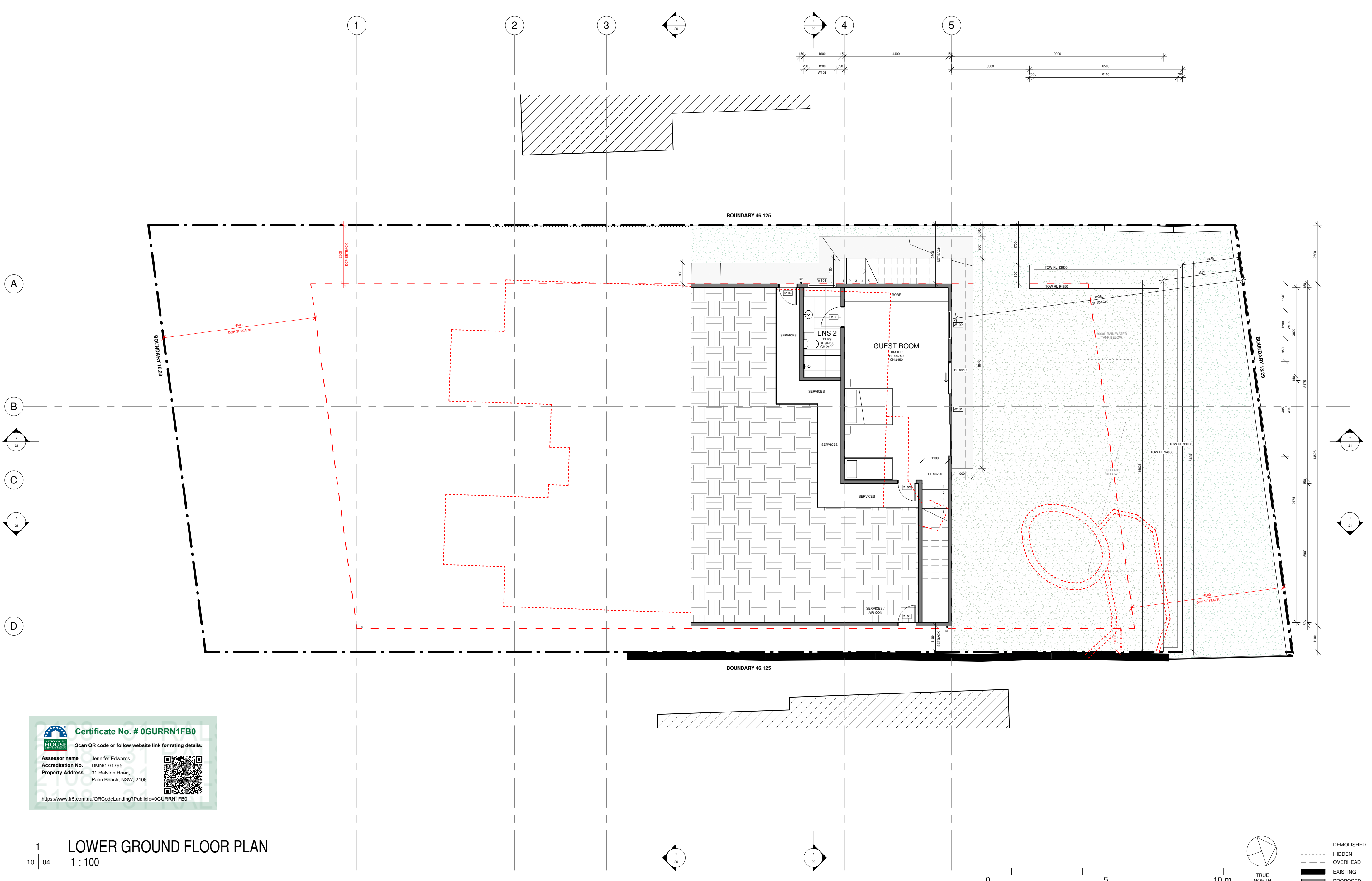
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SITE & ROOF PLAN		
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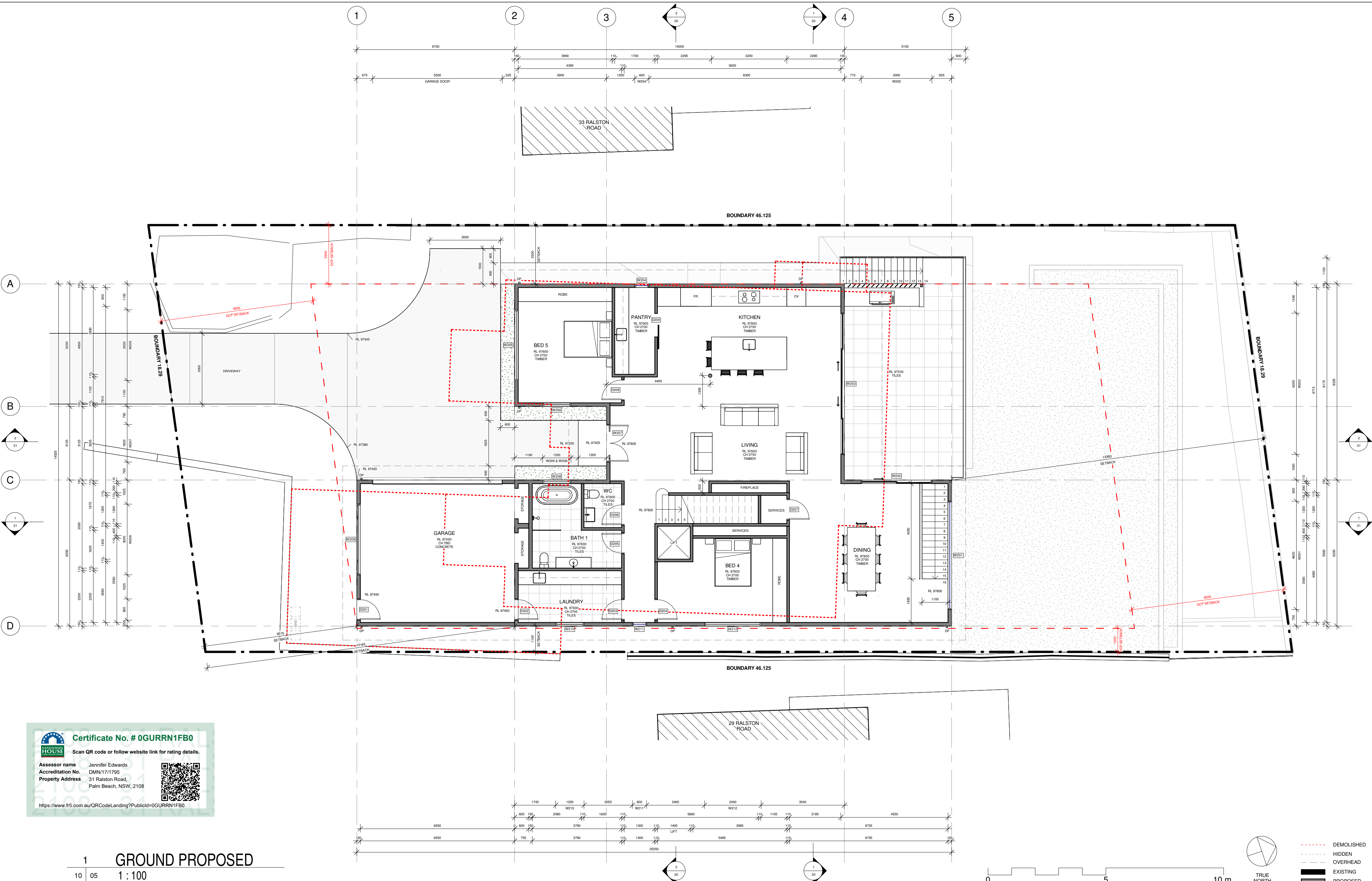


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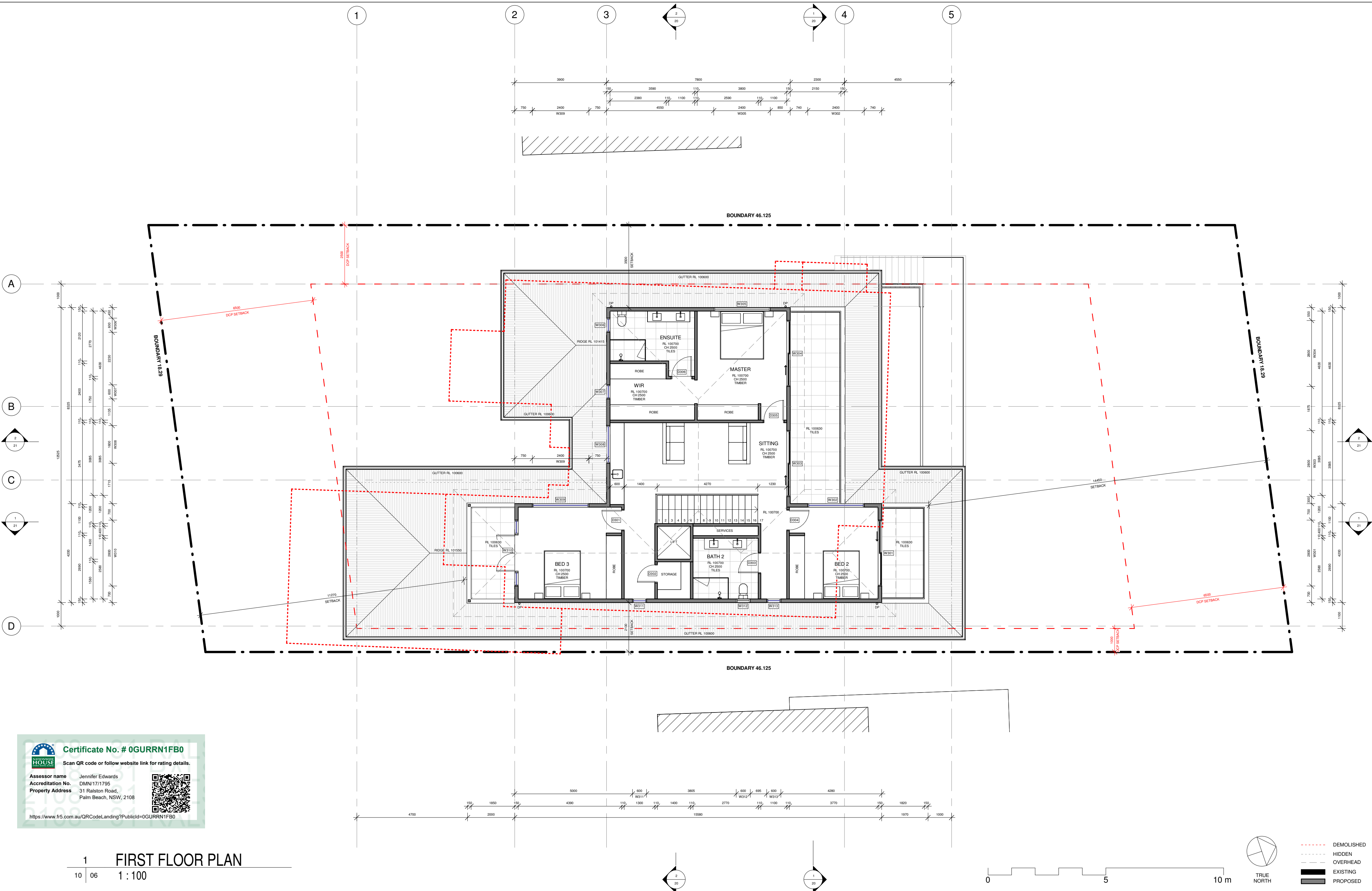
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GROUND FLOOR PLAN		
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Scale	1 : 100	A2

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1
10 | 06

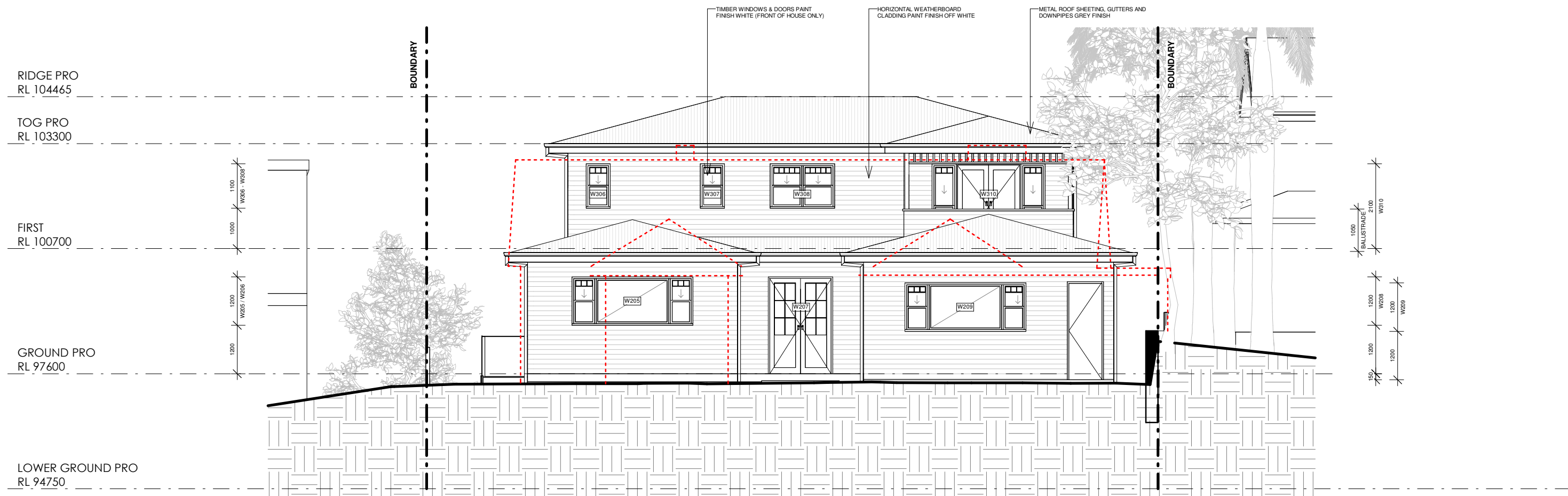
FIRST FLOOR PLAN
1 : 100

0 5 10 m

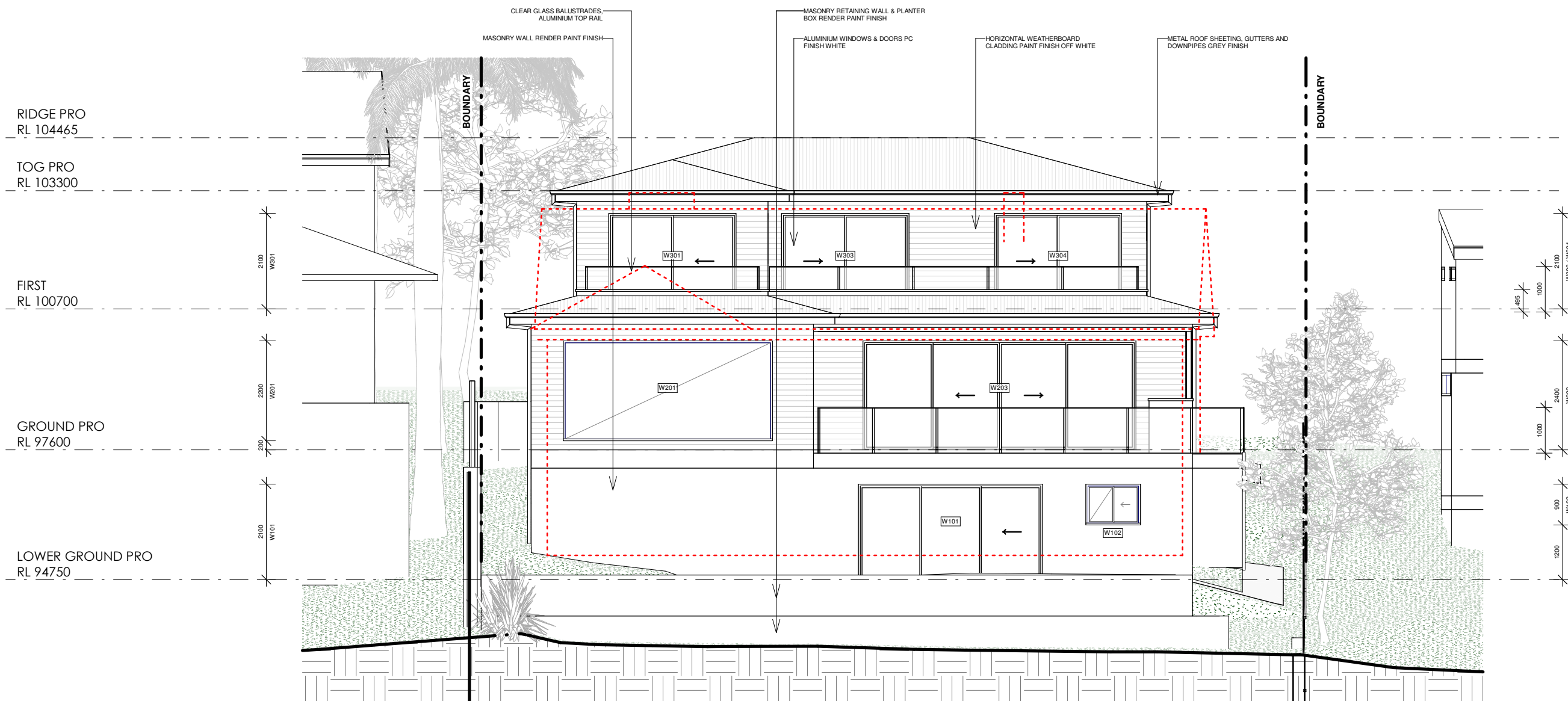
TRUE NORTH

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

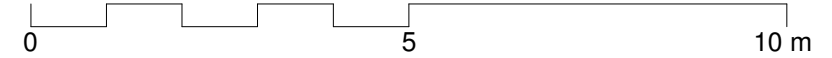
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1 SOUTH ELEVATION
10 1 : 100



2 NORTH ELEVATION
10 1 : 100



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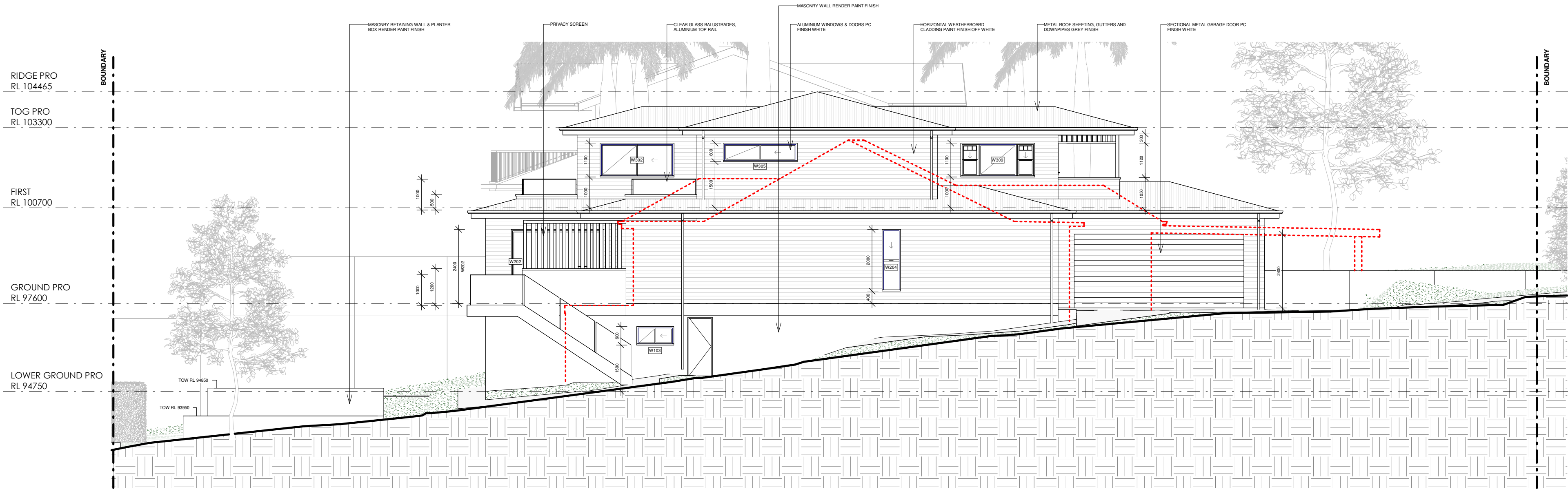
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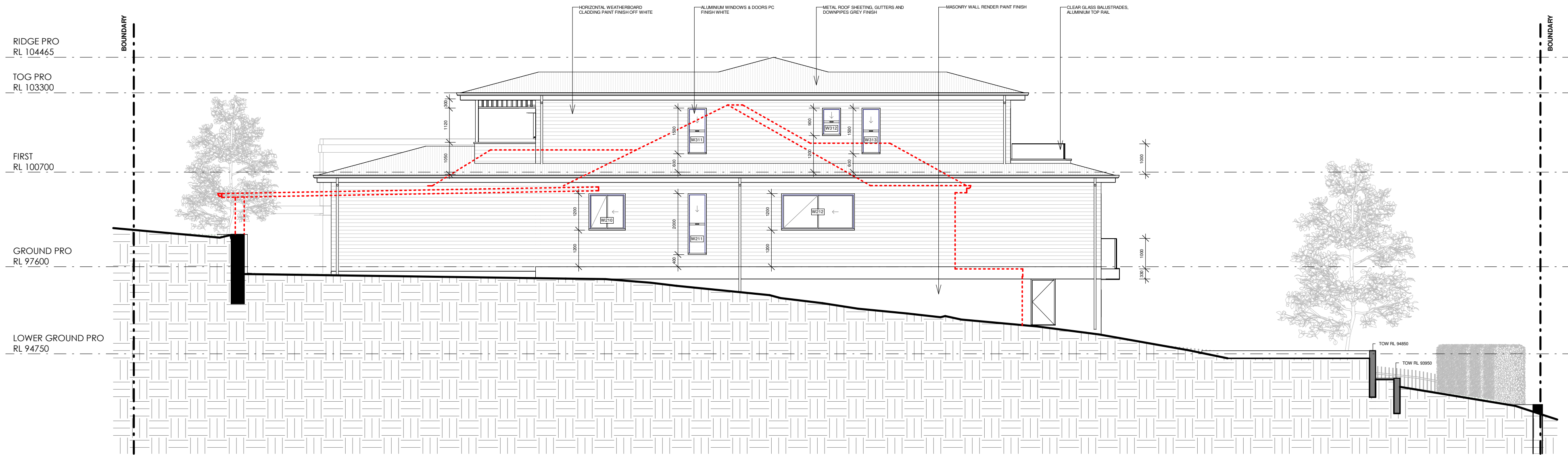
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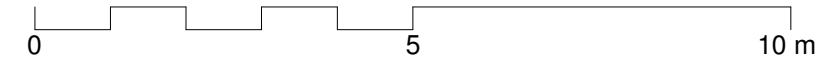
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1 WEST ELEVATION
11 1 : 100



2 EAST ELEVATION
11 1 : 100



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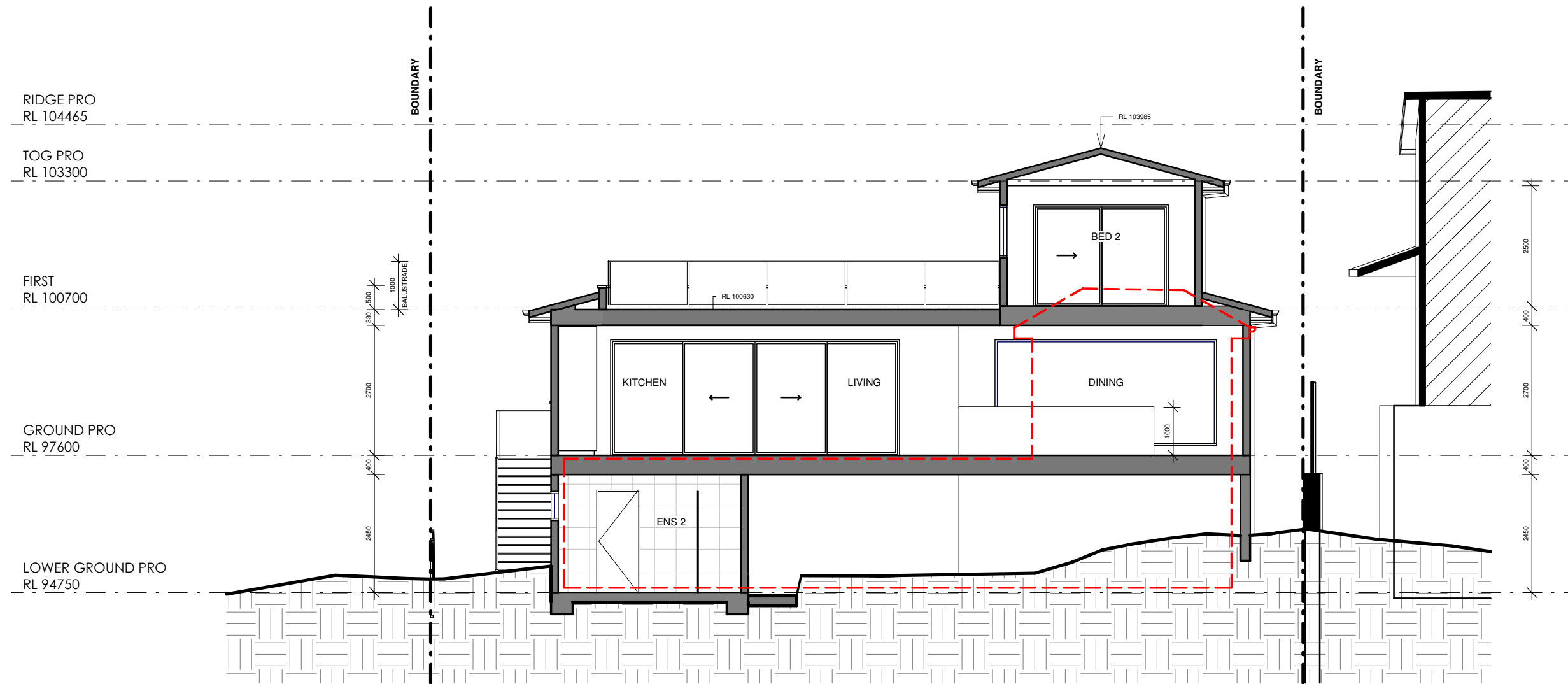
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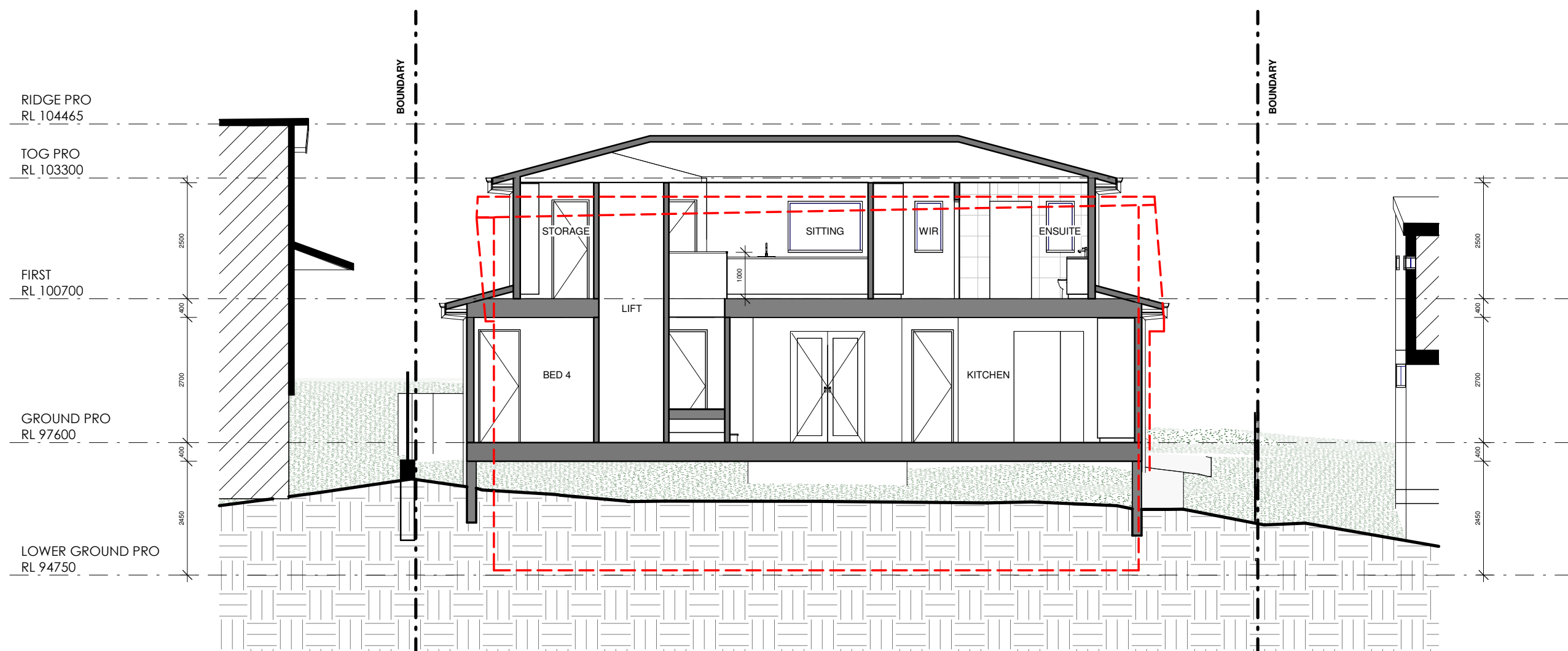
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ELEVATIONS

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1 SECTION 1
04 20 1 : 100



2 SECTION 2
04 20 1 : 100

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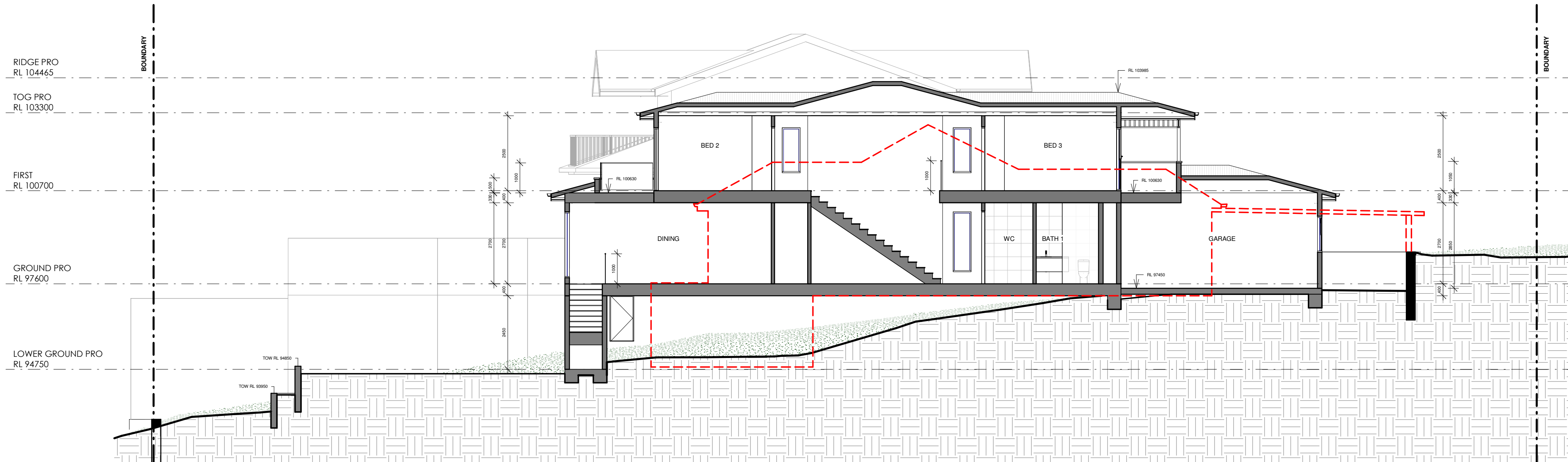
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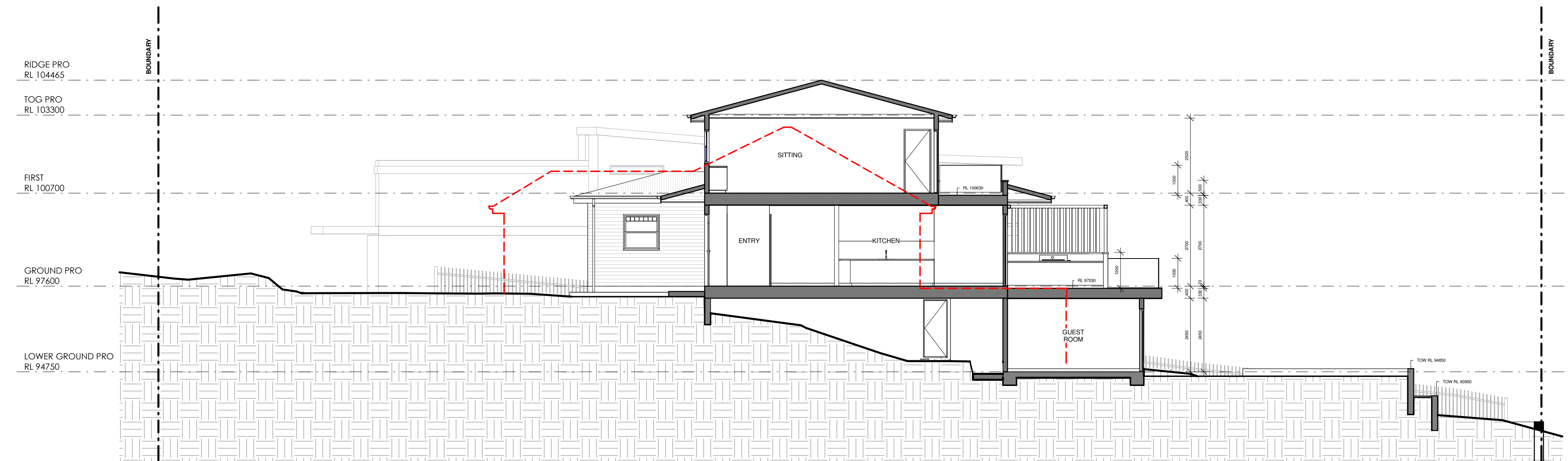
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SECTION		
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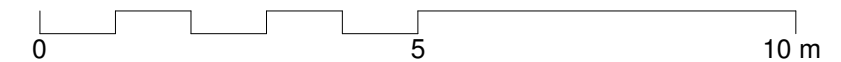
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1
04 21
SECTION 3
1 : 100



2
04 21
SECTION 4
1 : 100



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SECTION

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Scale	1 : 100		





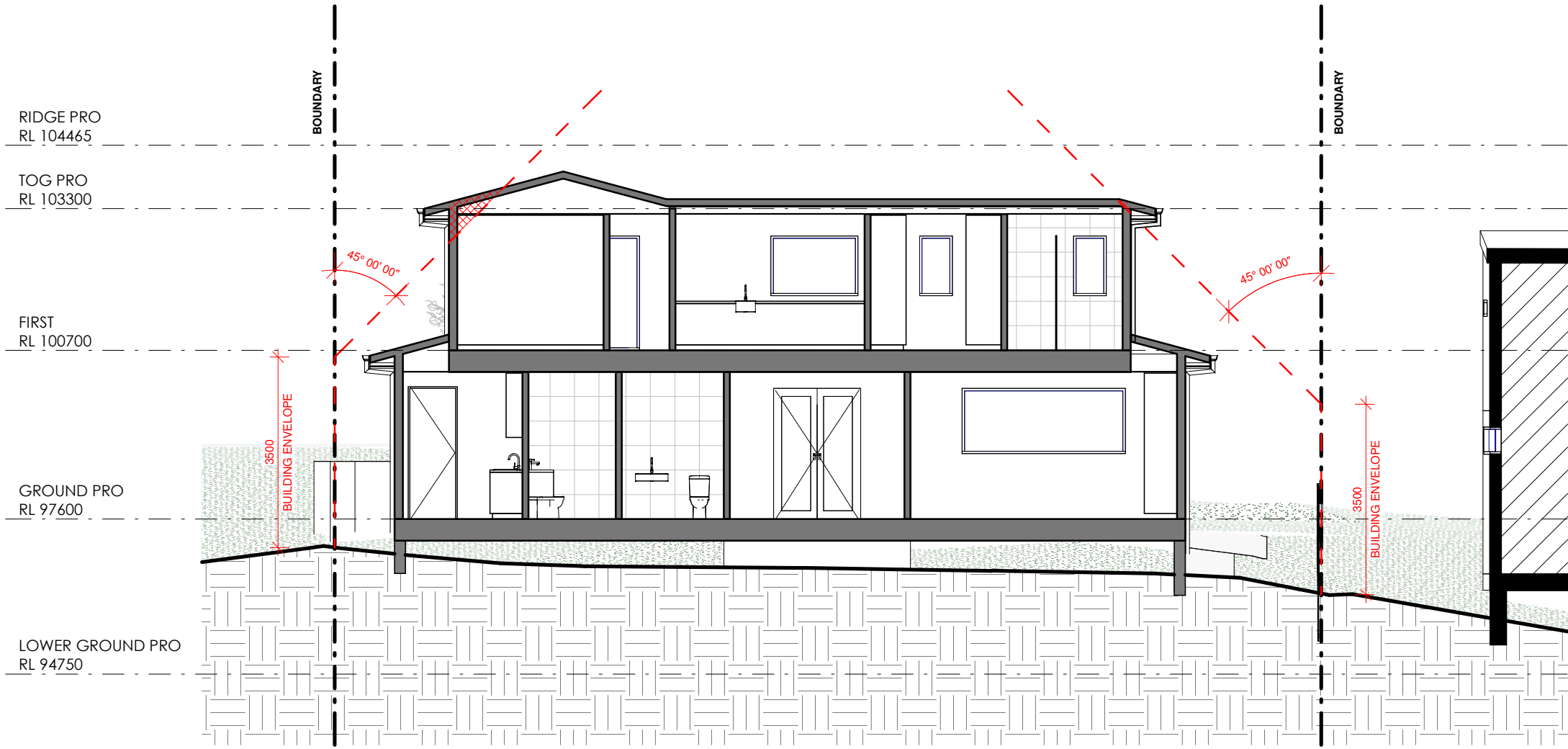
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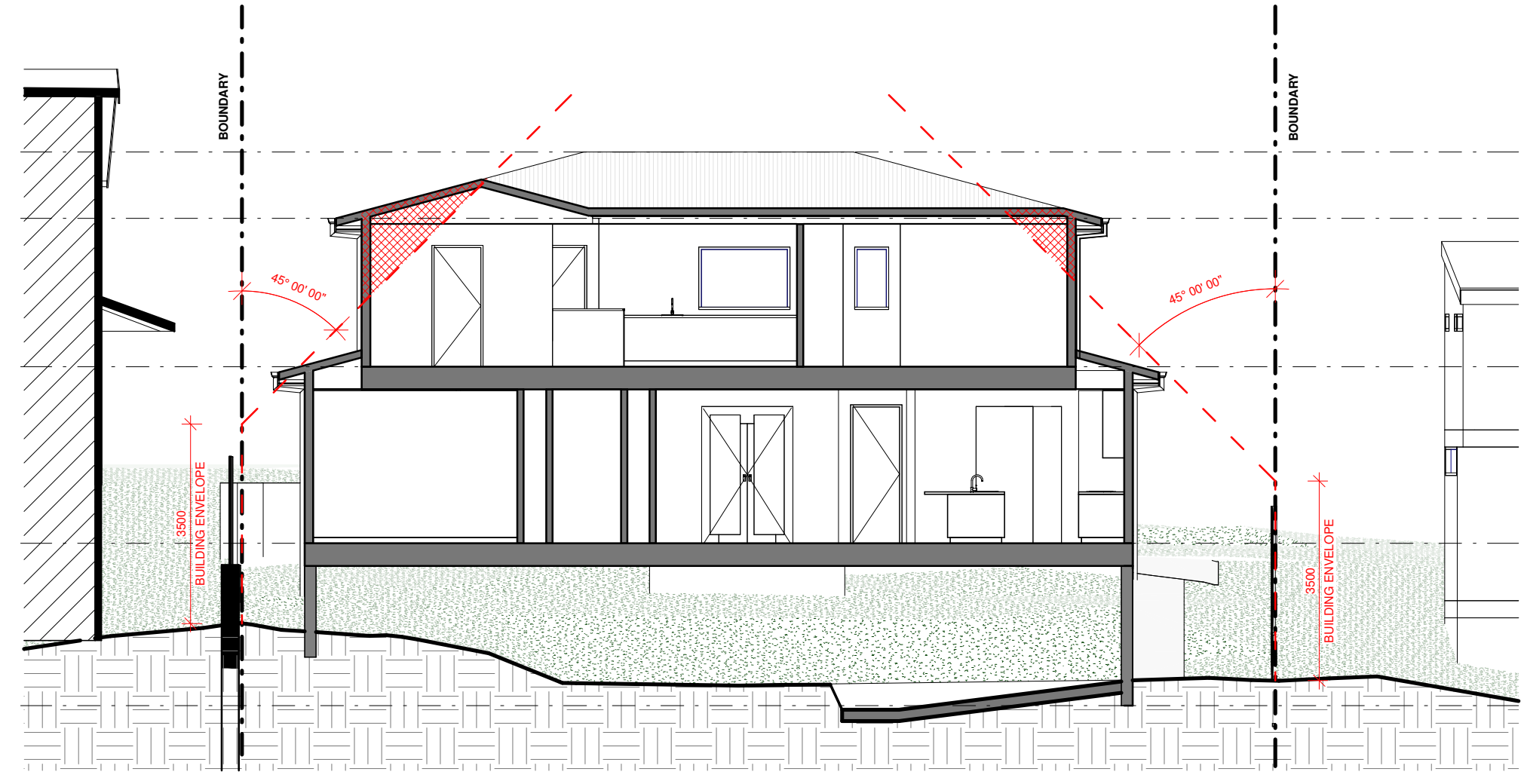
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No.	Description	Date	NEW DWELLING 31 RALSTON ROAD, PALM BEACH, NSW, 2108 SANDY & SUE PROBERT PROBERT@GOLDENHARVEST.COM.AU	SITE ANALYSIS			
A	DA	21/03/2025		Drawn by	MV	Sheet Size	A2
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				Scale	1 : 200		



1 BUILDING ENVELOPE 1
101 1:100

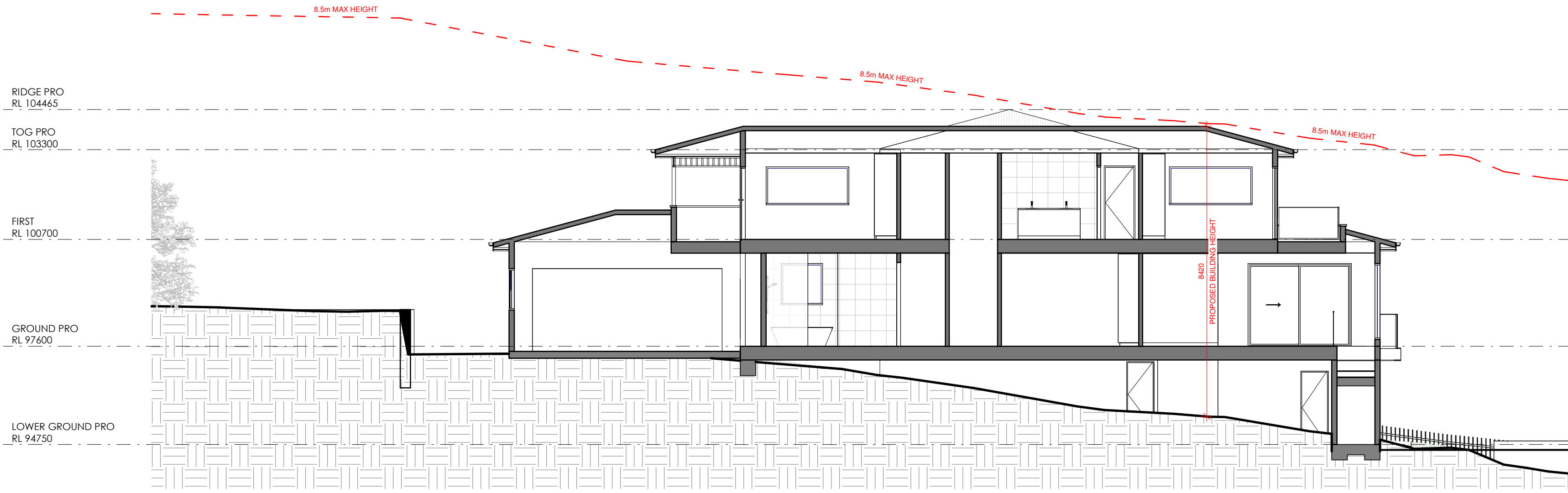


2 BUILDING ENVELOPE 2
101 1:100

Certificate No. # 0GURN1FB0
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Accreditation No.: DMN/17/1795
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3 BUILDING HEIGHT
101 1:100

- SITE BOUNDARY
- - - DCP CONTROLS
- NON COMPLIANCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- LANDSCAPING
- HARD PAVED
- EXISTING BUILDING
- PROPOSED BUILDING



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No.	Description	Date
A	DA	21/03/2025

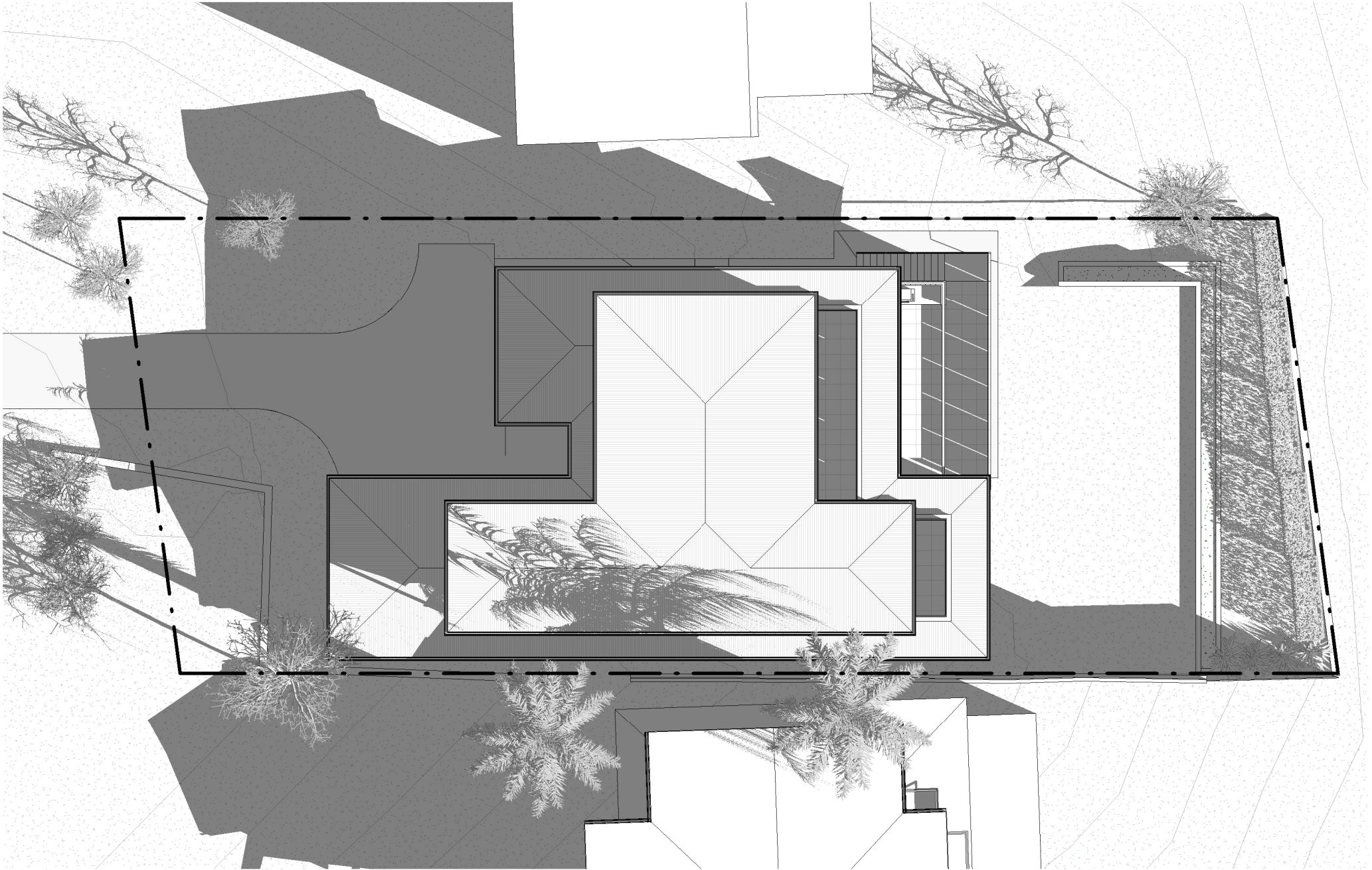
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SITE ANALYSIS		
Drawn by	MV	Sheet Size
Checked by	TR	101
Scale	As indicated	

11/04/2025 8:06:54 AM



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



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



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Jennifer Edwards

Accreditation No.

DMN/17/1795

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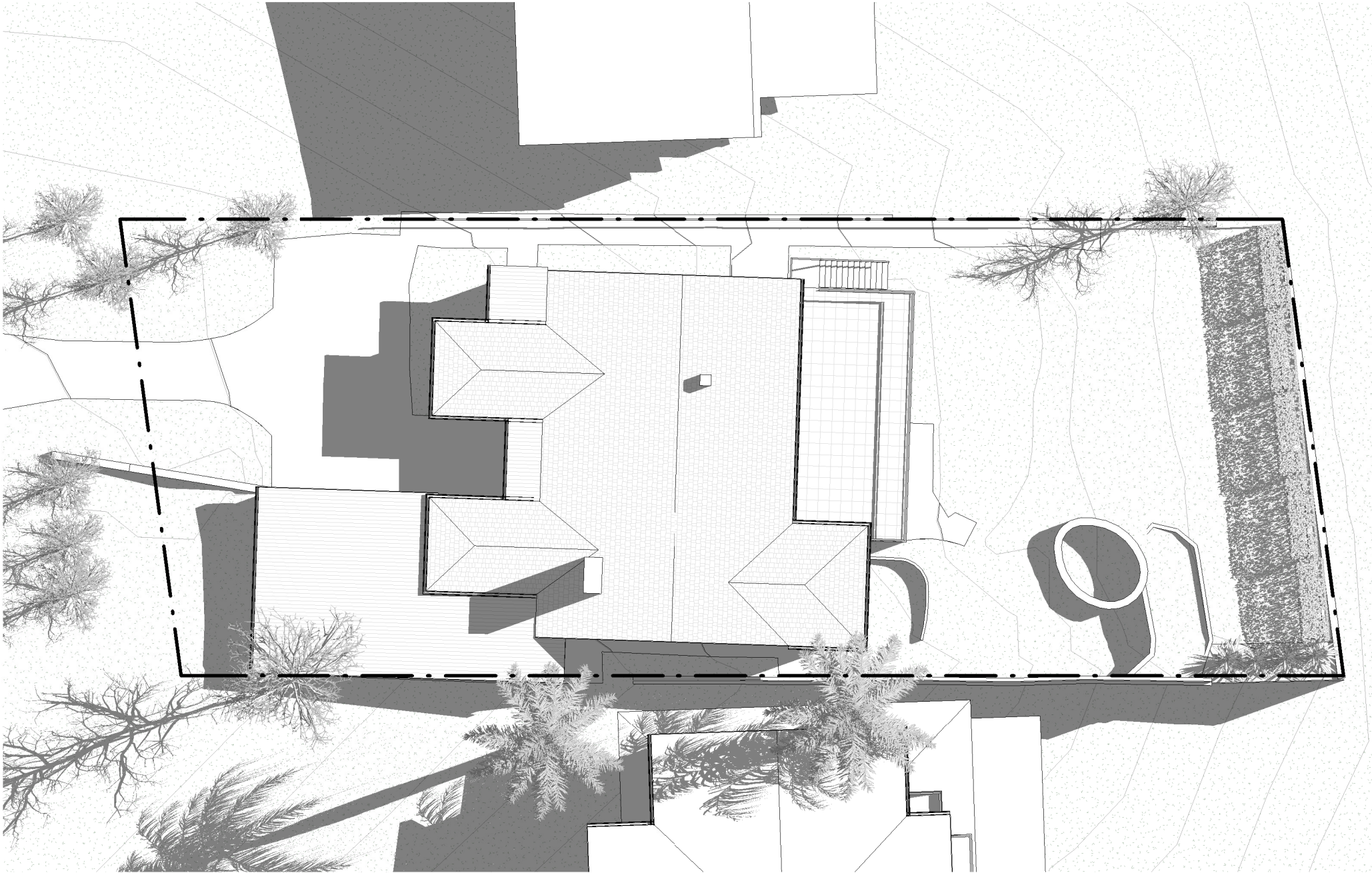
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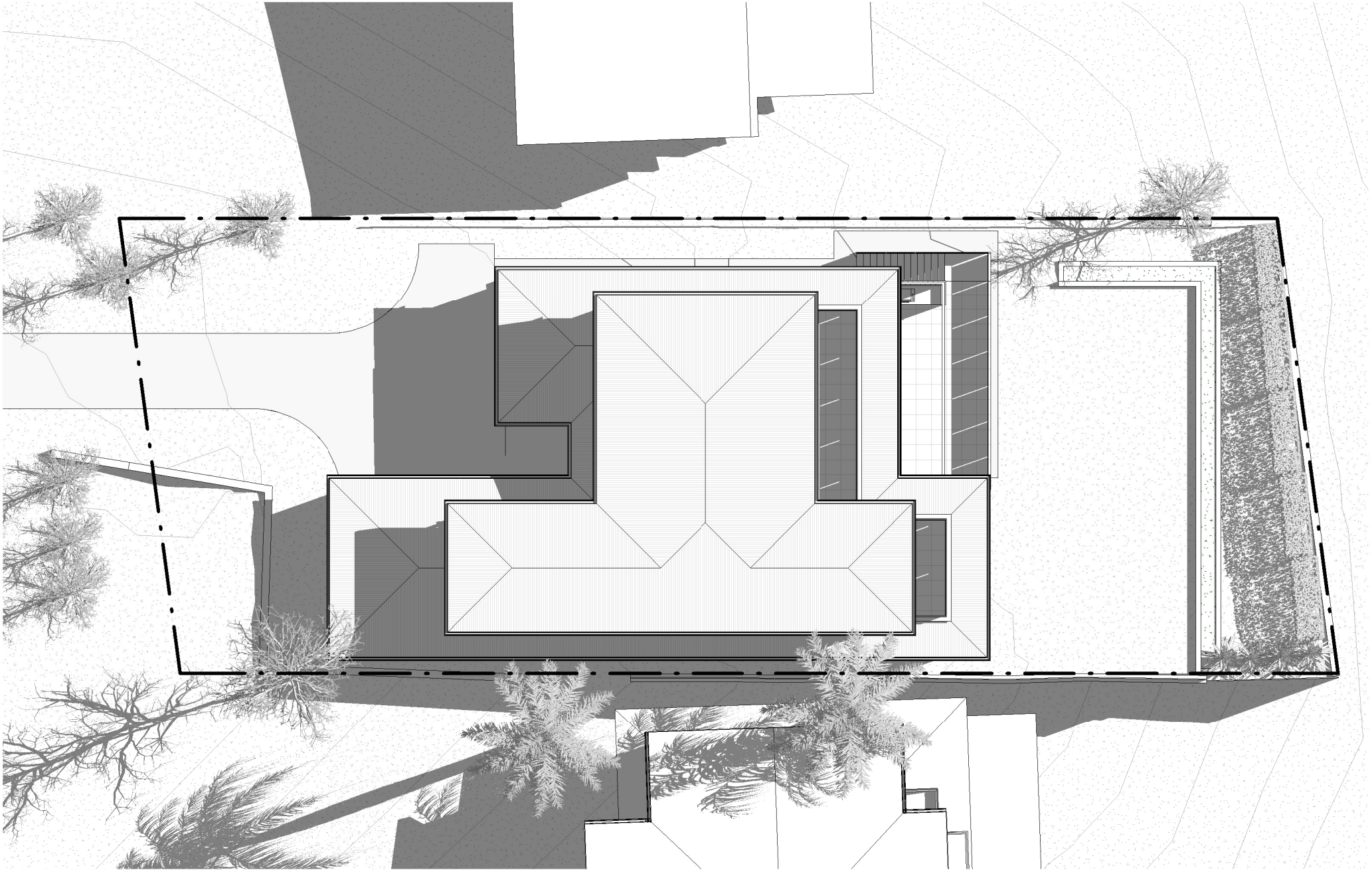
SHADOWS

Drawn by	Author	Sheet Size	A2
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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	

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1 SHADOWS 21ST JUNE 3PM EX
104 1 : 200



2 SHADOWS 21ST JUNE 3PM PRO
104 1 : 200



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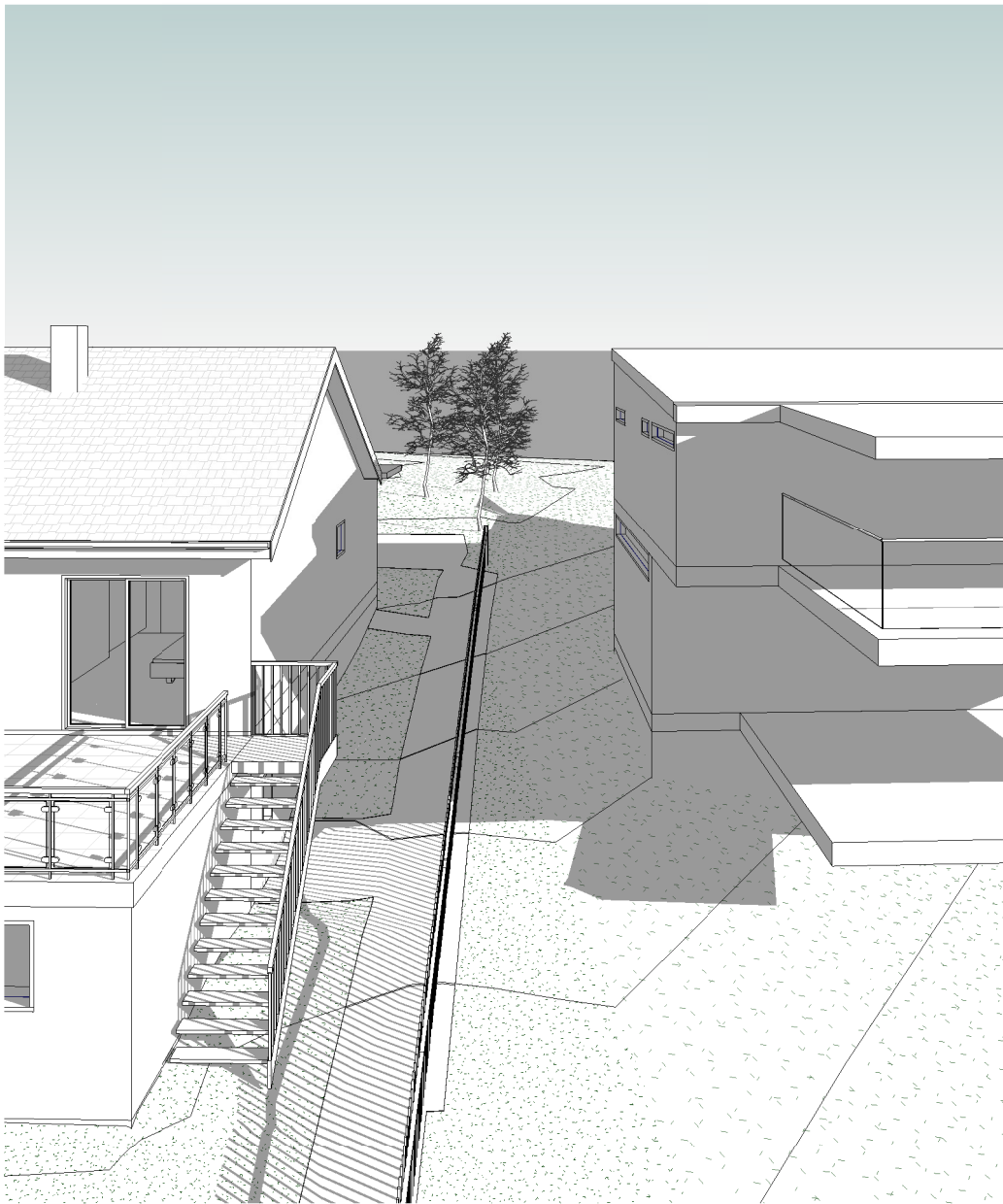
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SHADOWS

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Checked by	TR		
Scale	1 : 200		

104

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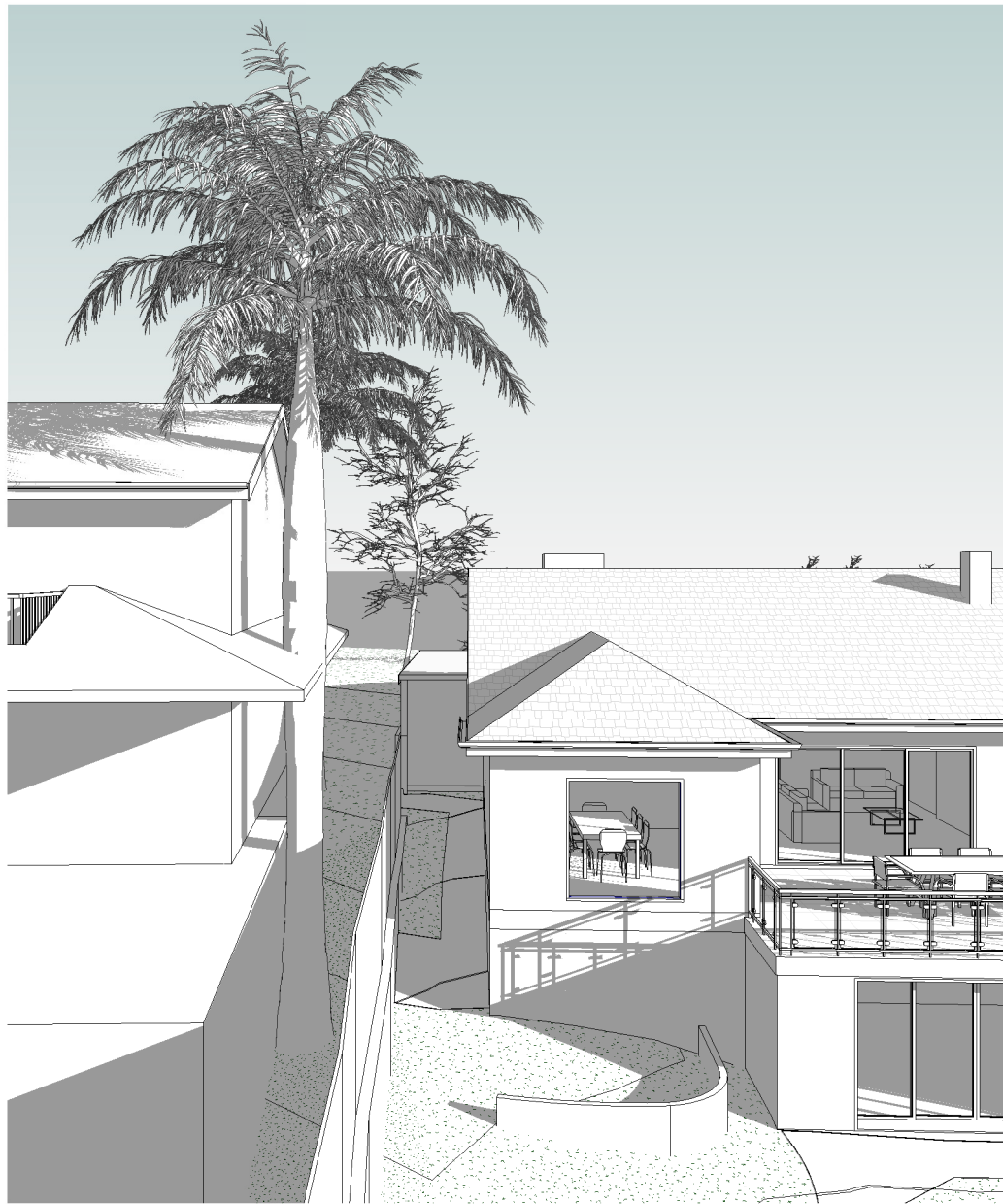
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105



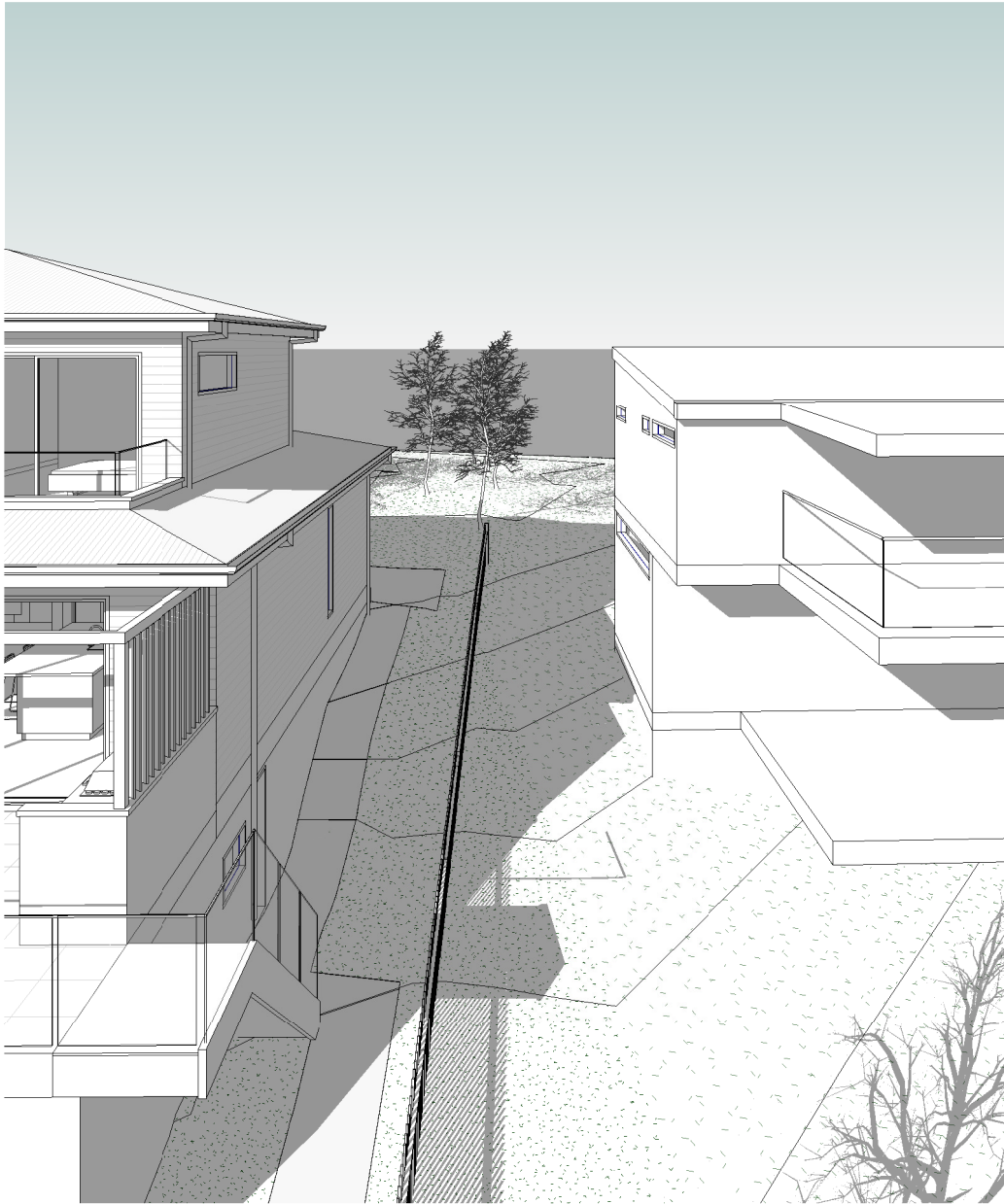
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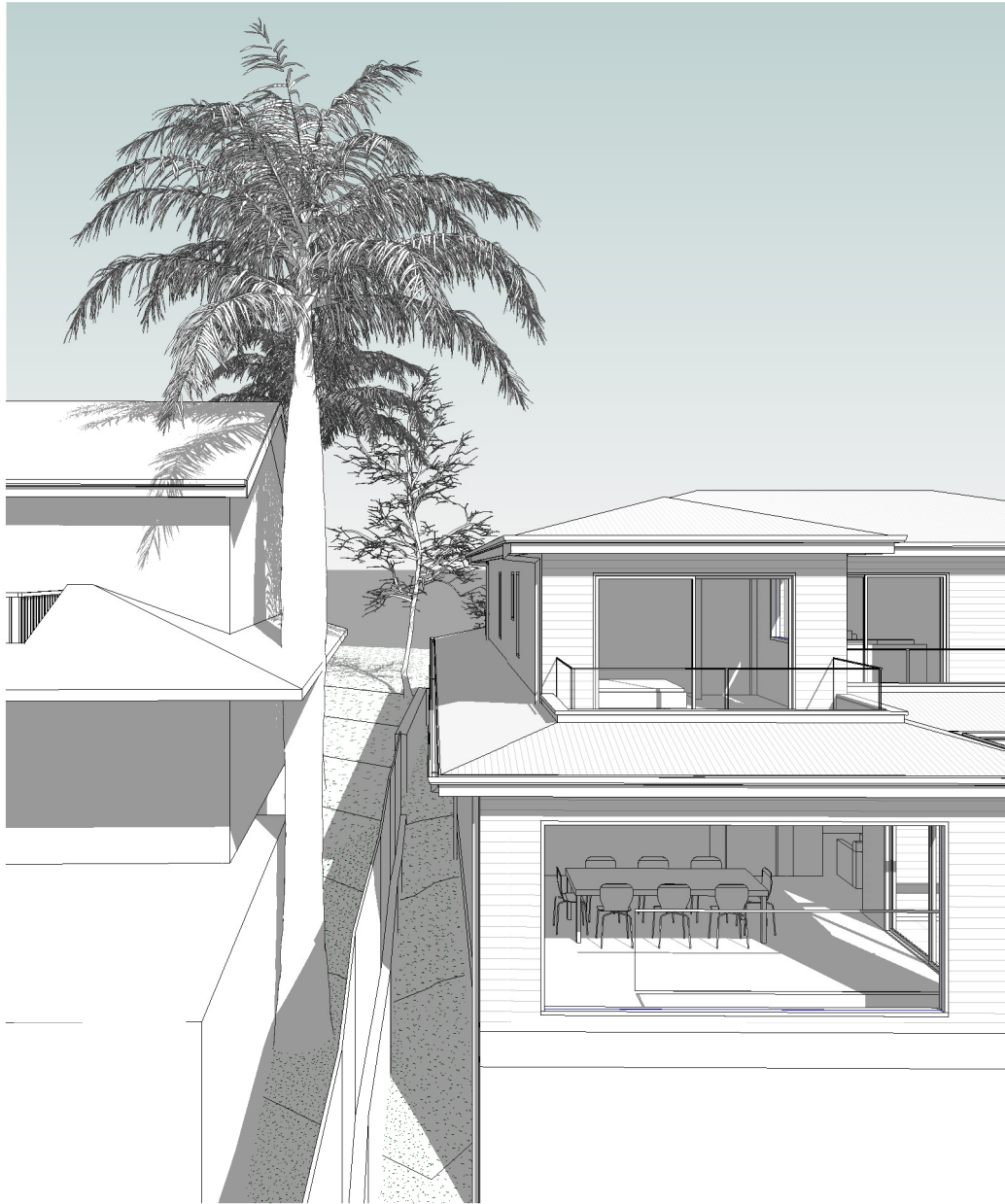
3 SHADOWS 21ST JUNE 3PM EX

105



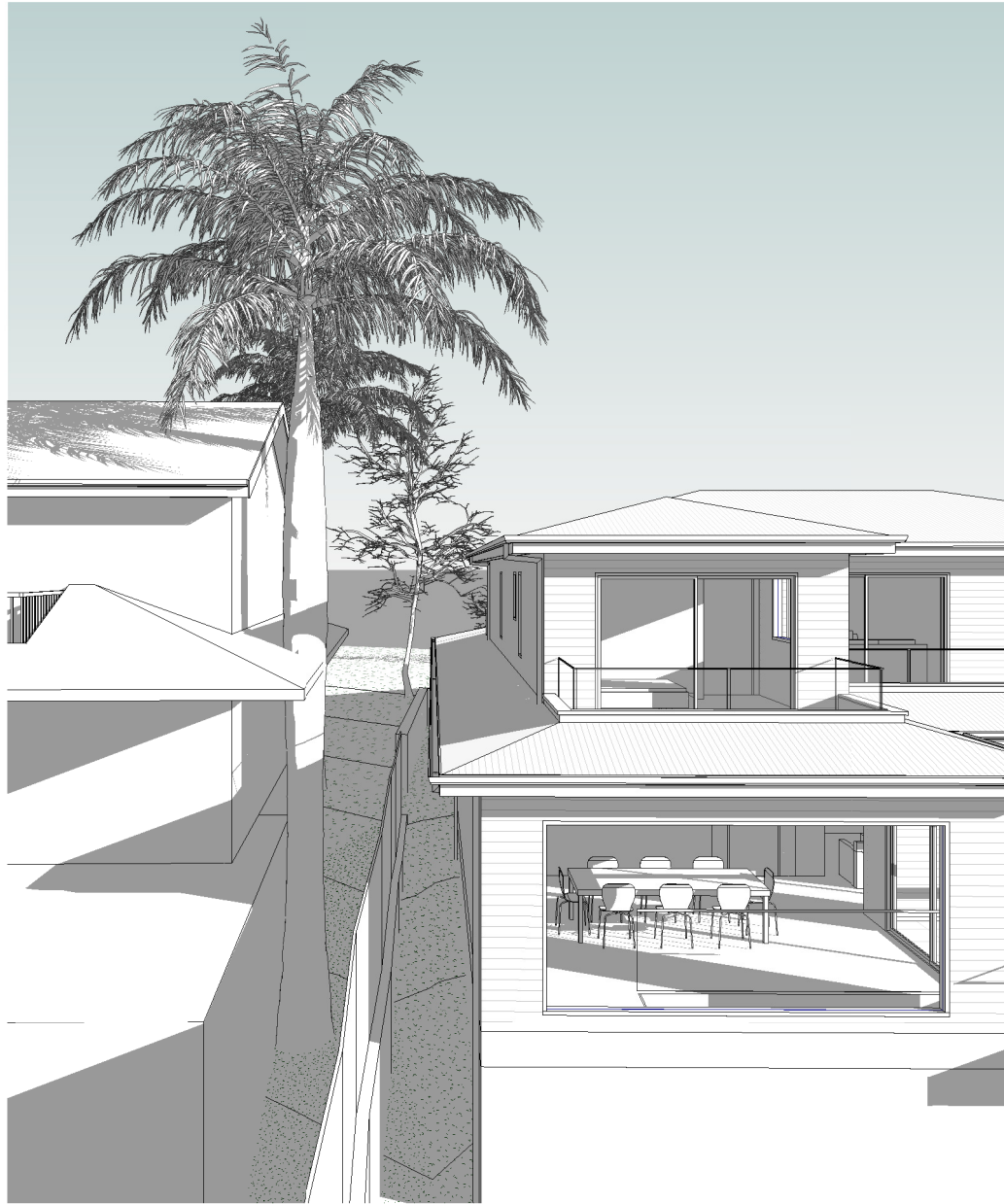
4 SHADOWS 21ST JUNE 9AM PRO

105



5 SHADOWS 21ST JUNE 12PM PRO

105



6 SHADOWS 21ST JUNE 3PM PRO

105



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SHADOWS

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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
106

EXTERNAL FINISHES



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Assessor name

Accreditation No.

Property Address

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DMN/17/1795

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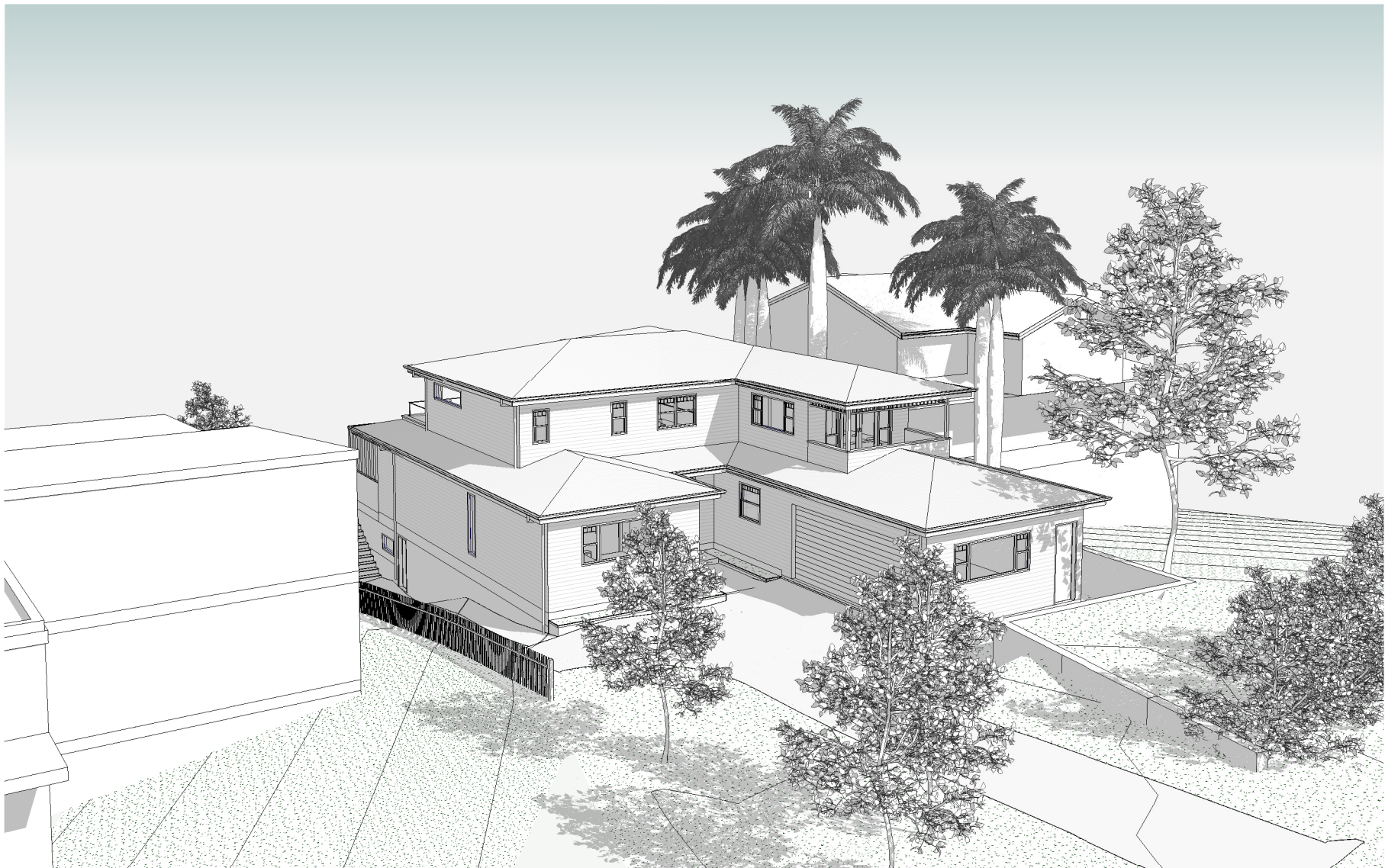
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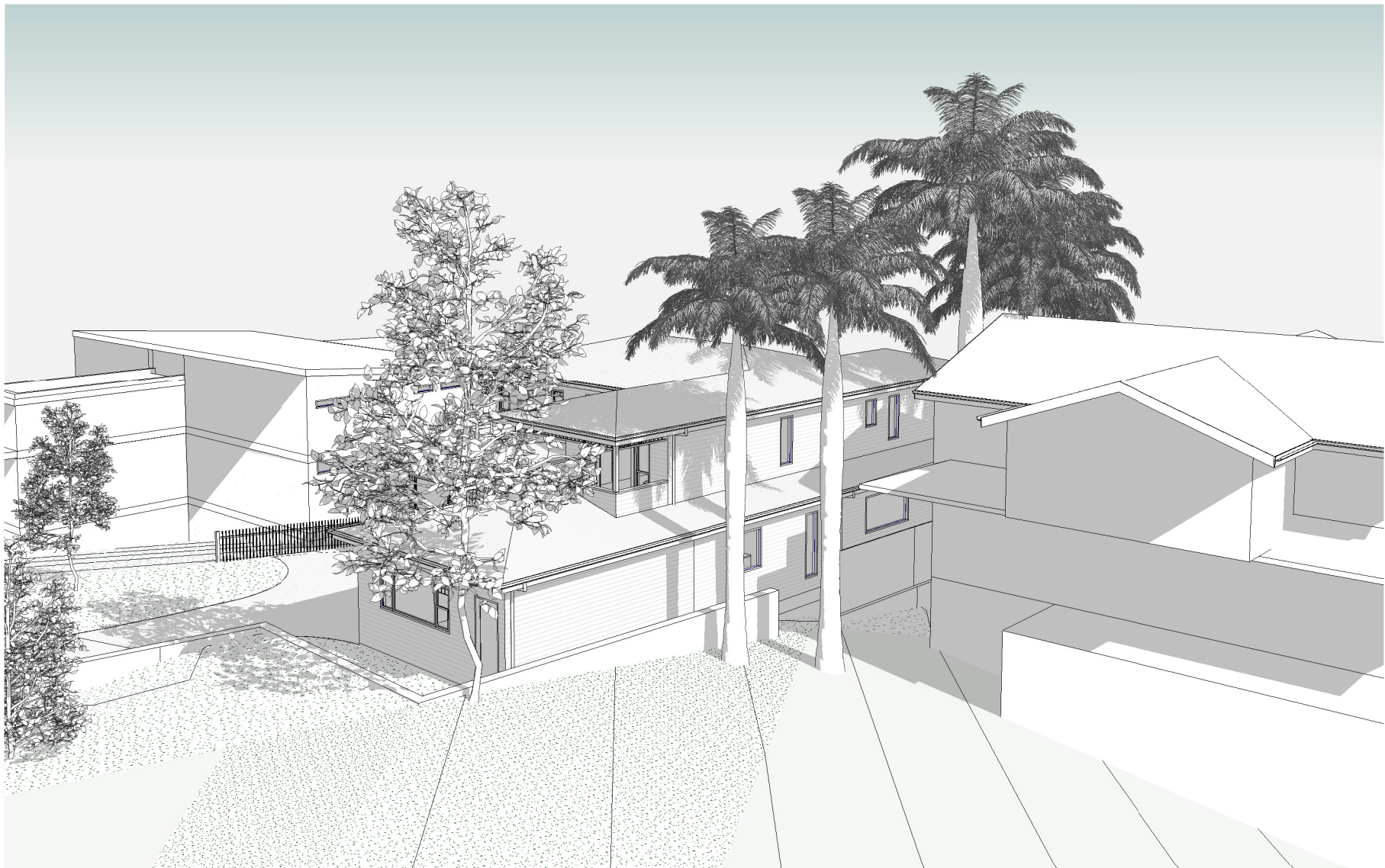
EXTERNAL FINISHES

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Checked by	TR	106	
Scale			



1 3D VIEW 1

107



2 3D VIEW 2

107



3 3D VIEW 3

107



4 3D VIEW 4

107



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3D VIEWS

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Checked by	TR	107	
Scale			

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