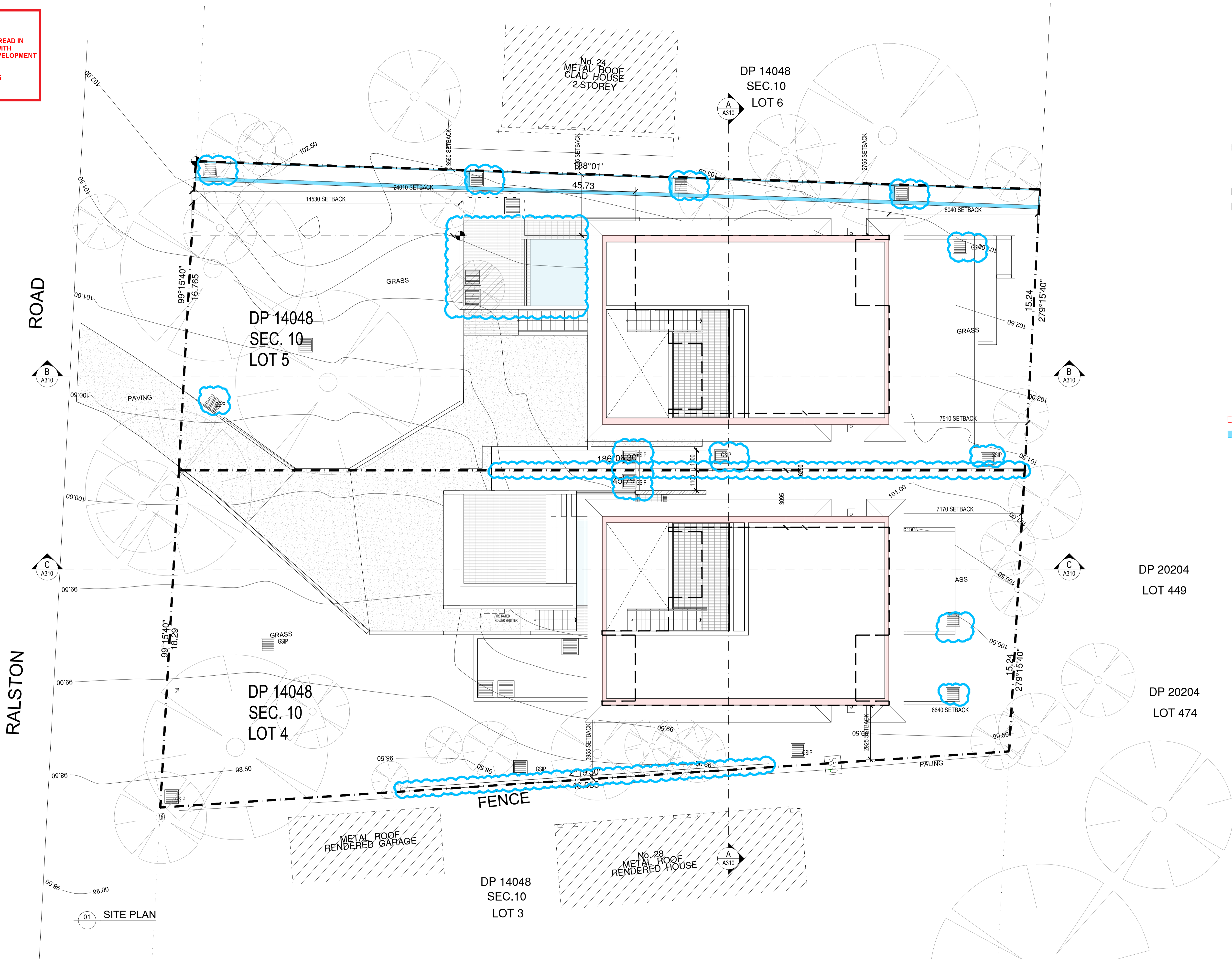


northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2024/0435



LEGEND - KEY

- 01 DOWN PIPE
- EXISTING LEVEL
- FINISHED FLOOR LEVEL
- FIRE HOSE REEL
- PROPOSED LEVEL
- TACTILE GROUND SURFACE INDICATOR
- WINDOW NUMBER
- ROLLER SHUTTER
- CONCRETE BLOCK WALLS
- TIMBER STUD FRAME
- FLOOR WASTE
- GRATED SURFACE INLET PIT
- VENT PIPE
- SMOKE DETECTOR

LEGEND - TREE

- TREE: EXISTING TO BE REMOVED
- TREE: EXISTING TO BE RETAINED

NOTES:

- BUILDING HEIGHT INCREASED FOR FLOOR TO FLOOR & CEILING HEIGHT COMPLIANCE
- APPROVED AS PER MOD2023/0676 TO BE REMOVED
- PROPOSED NEW MODIFICATIONS



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NOMINATED ARCHITECTS:
TONY GRAY 5303 & PAUL GOOSELL 6726

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ISSUE	DATE	AMENDMENTS
C	24.11.01	S4.55 ISSUE
B	24.09.19	S4.55 ISSUE
A	24.07.18	S4.55 ISSUE

CLIENT
TONY & GEORGINA NASSIF

PROJECT
RALSTON RD
PALM BEACH

Lot 4 / Lot 5 DP 14048, 26 Ralston Road, PALM BEACH NSW 2108

TITLE
SITE PLAN

SCALE
1:100 @ A1 / 1:200 @ A3

APPROVED
DRAWN
CHECKED
DATE
STATUS

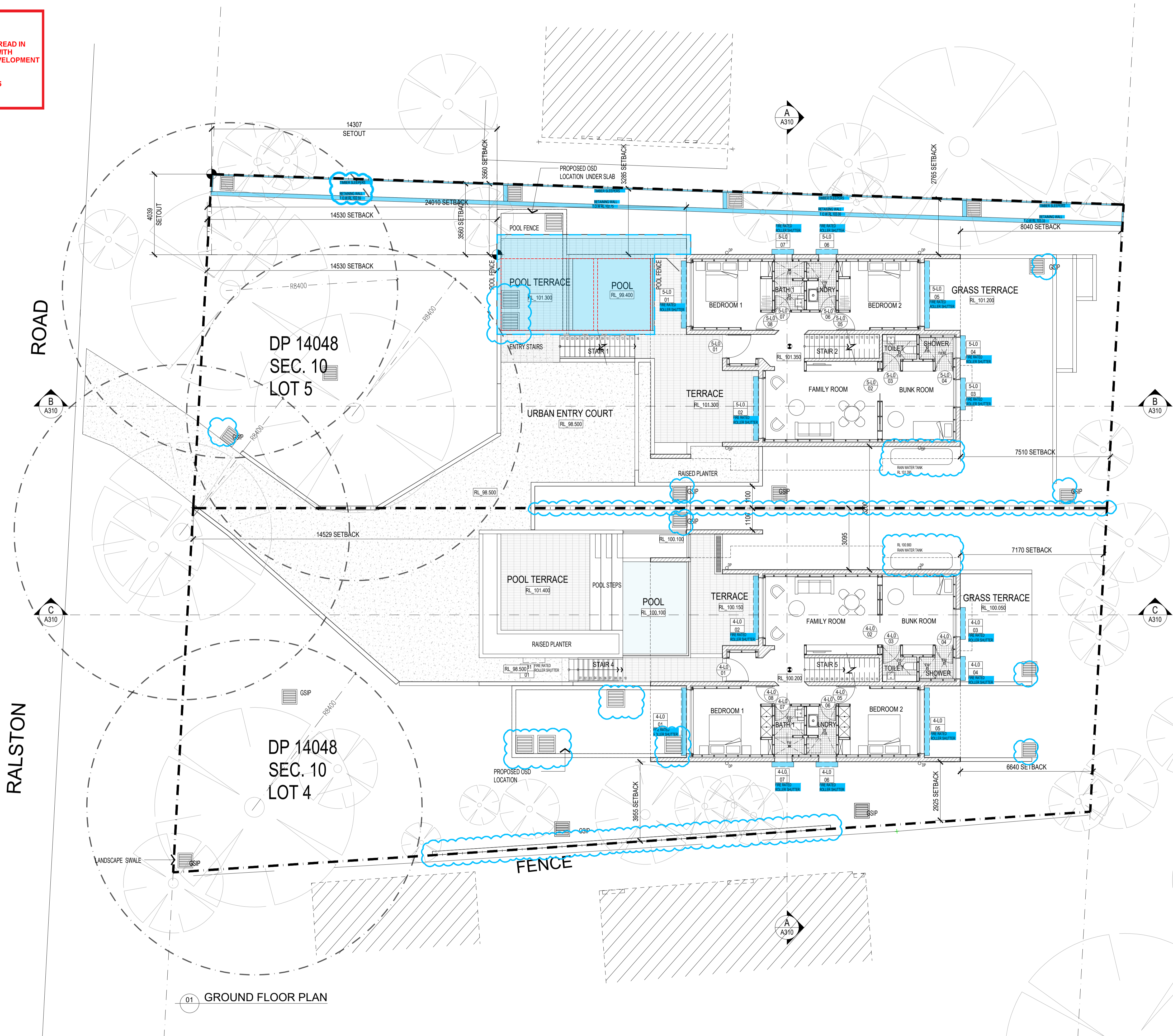
JC - HJ
TG
MARCH 2024
S4.55

PROJECT NUMBER
19031

DRAWING NUMBER
A011

ISSUE

C crawford
architects



LEGEND - KEY

- 01 L00 DOOR NUMBER
- DP DOWN PIPE
- EXISTING LEVEL
- FFL 3200 FINISHED FLOOR LEVEL
- FIRE HOSE REEL
- PROPOSED LEVEL
- TACTILE GROUND SURFACE INDICATOR
- 01 L00 WINDOW NUMBER
- 5-RS-01 ROLLER SHUTTER
- CONCRETE BLOCK WALLS
- TIMBER STUD FRAME
- FW FLOOR WASTE
- GSIP GRATED SURFACE INLET PIT
- VP VENT PIPE
- SMOKE DETECTOR

LEGEND - TREE

- TREE: EXISTING TO BE REMOVED
- TREE: EXISTING TO BE RETAINED

NOTES:

- FOR WATERPROOFING DETAILS REFER DRAWINGS A800 TO A805
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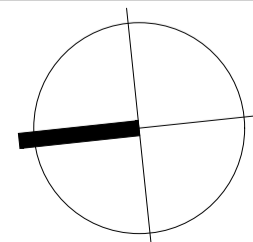
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C	24.11.01	S4.55 ISSUE
B	24.09.19	S4.55 ISSUE
A	24.07.17	S4.55 ISSUE

CLIENT
TONY & GEORGINA NASSIF

PROJECT
RALSTON RD
PALM BEACH

TITLE
GROUND FLOOR
PLAN



SCALE
1:100 @ A1 / 1:200 @ A3

APPROVED
DRAWN JCH
CHECKED TG
DATE MARCH 2024
STATUS S4.55

PROJECT NUMBER
19031

DRAWING NUMBER

A201

ISSUE

Crawford architects

Certificate No. 0011531500

Assessor name Riley Coulson

Accreditation No. HERA10174

Property Address 26 Ralston Road, PALM BEACH NSW, 2108

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beaches
council

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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2024/0435

ROAD

RALSTON

DP 14048
SEC. 10
LOT 5

DP 14048
SEC. 10
LOT 4

FENCE

01 FIRST FLOOR PLAN

LEGEND - KEY

- 01
L00
DOOR NUMBER
- DP
DOWN PIPE
- EXISTING LEVEL
- FFL 3200
FINISHED FLOOR LEVEL
- FIRE HOSE REEL
- PROPOSED LEVEL
- TACTILE GROUND SURFACE INDICATOR
- 01
L00
WINDOW NUMBER
- 5-RS
01
ROLLER SHUTTER
- CONCRETE BLOCK WALLS
- TIMBER STUD FRAME
- FW
FLOOR WASTE
- GSIP
GRATED SURFACE INLET PIT
- VP
VENT PIPE
- SMOKE DETECTOR

LEGEND - TREE

- TREE: EXISTING TO BE REMOVED
- TREE: EXISTING TO BE RETAINED

NOTES:

1. FOR WATERPROOFING DETAILS REFER DRAWINGS A800 TO A805
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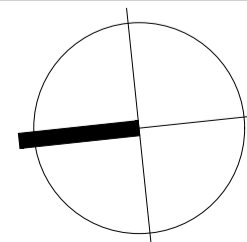
ISSUE	DATE	AMENDMENTS
C	24.11.01	\$4.55 ISSUE
B	24.09.19	\$4.55 ISSUE
A	24.07.17	\$4.55 ISSUE

CLIENT
TONY & GEORGINA NASSIF

PROJECT
RALSTON RD
PALM BEACH

Lot 4 / Lot 5 DP 14048, 26 Ralston Road, PALM BEACH NSW 2108

TITLE
FIRST FLOOR PLAN



SCALE
1:100 @ A1 / 1:200 @ A3

APPROVED
DRAWN
CHECKED
DATE
STATUS

JC
TG
MARCH 2024
\$4.55

PROJECT NUMBER
DRAWING NUMBER

19031

A202

ISSUE

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crawford
architects

Certificate No. 0011531500

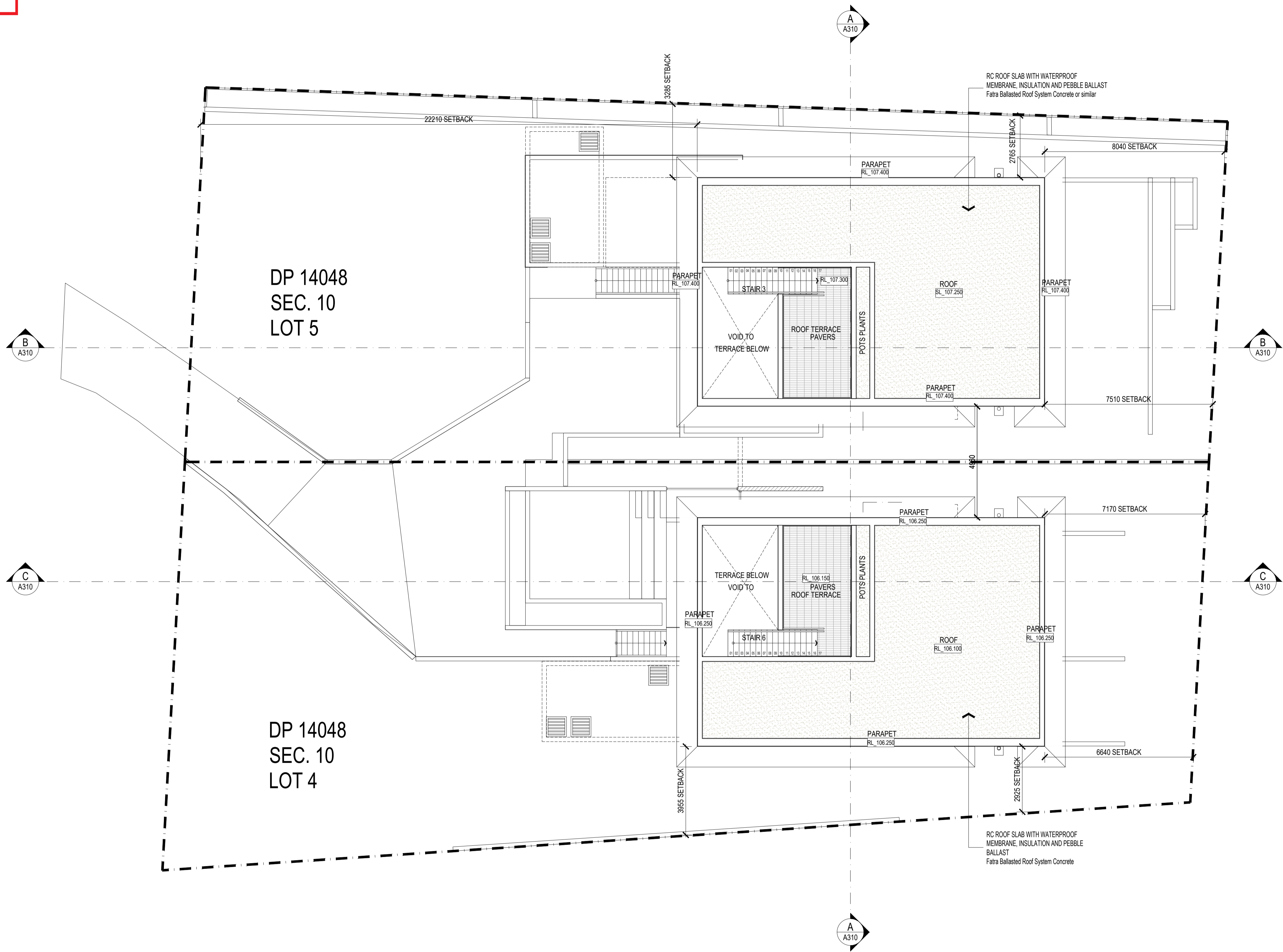
Assessor name Riley Coulson

Accreditation No. HERA10174

Property Address 26 Ralston Road, PALM BEACH NSW, 2108
















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BEACH
PALM
CRAWFORD
ARCHITECTS
2024



01 ROOF PLAN



LEGEND - KEY

-  DOOR NUMBER
-  DOWN PIPE
-  EXISTING LEVEL
-  FINISHED FLOOR LEVEL
-  FIRE HOSE REEL
-  PROPOSED LEVEL
-  TACTILE GROUND SURFACE INDICATOR
-  WINDOW NUMBER
-  ROLLER SHUTTER
-  CONCRETE BLOCK WALLS
-  TIMBER STUD FRAME
-  FLOOR WASTE
-  GSIP
-  VENT PIPE
-  SMOKE DETECTOR

LEGEND - TREE

-  TREE: EXISTING TO BE REMOVED
-  TREE: EXISTING TO BE RETAINED

NOTES:

- FOR WATERPROOFING DETAILS REFER DRAWINGS A800 TO A805
-  APPROVED AS PER MOD2023/0676 TO BE REMOVED
-  PROPOSED NEW MODIFICATIONS

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NOMINATED ARCHITECTS:
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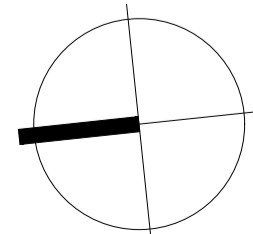
ISSUE	DATE	AMENDMENTS
C	24.11.01	\$4.55 ISSUE
B	24.09.19	\$4.55 ISSUE
A	24.07.17	\$4.55 ISSUE

CLIENT
TONY & GEORGINA NASSIF

PROJECT
RALSTON RD
PALM BEACH

Lot 4 / Lot 5 DP 14048 , 26 Ralston Road, PALM BEACH NSW 2108

TITLE
ROOF PLAN



SCALE 1:100 @ A1 / 1:200 @ A3

APPROVED
DRAWN JC
CHECKED TG
DATE MARCH 2024
STATUS IFC

PROJECT NUMBER 19031
DRAWING NUMBER

A203

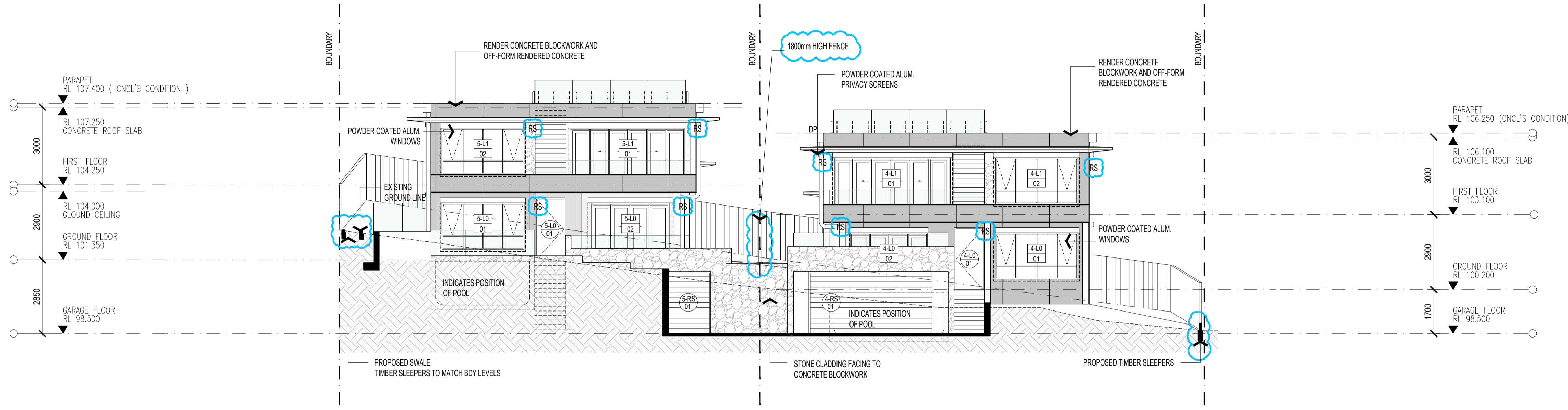
ISSUE



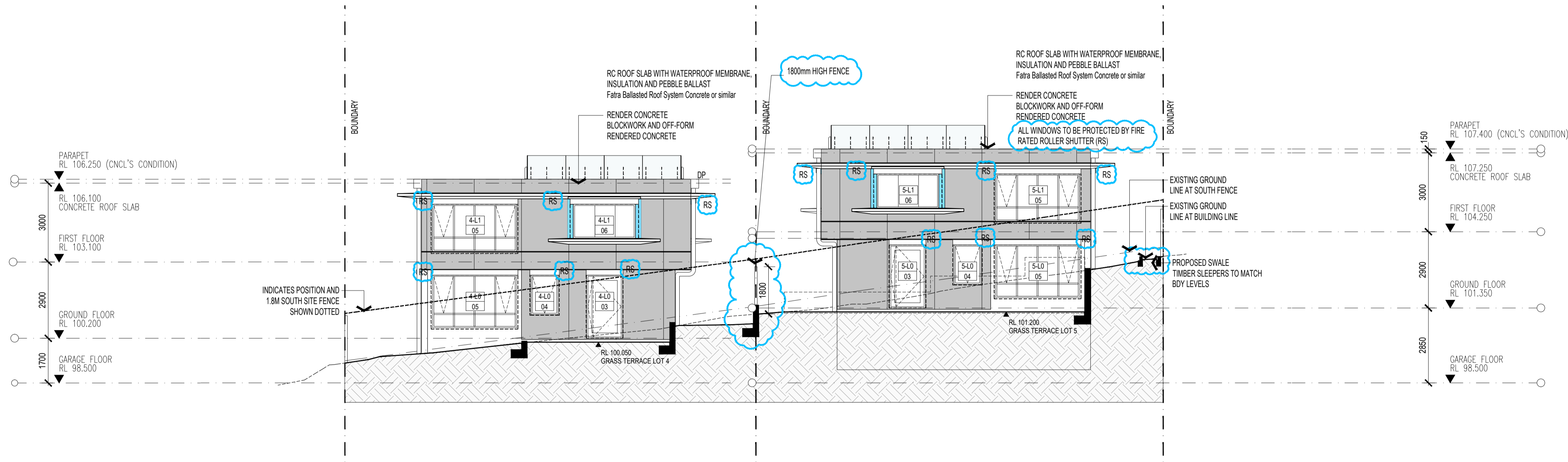
NOTES:

1. REFER TO THE BUSH FIRE REPORT FOR
WINDOW AND DOOR BAL REQUIREMENT
AND AS 3959 CONSTRUCTION OF
BUILDINGS IN BUSH FIRE PRONE AREAS

APPROVED AS PER MOD2023/0676
TO BE REMOVED
PROPOSED NEW MODIFICATIONS



01 NORTH ELEVATIONS - LOT 05 & 04



02 SOUTH ELEVATIONS - LOT 04 & 05

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E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
D	24.11.01	S4.55 ISSUE
C	24.09.23	S4.55 ISSUE
B	24.08.19	S4.55 ISSUE
A	24.07.17	S4.55 ISSUE

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PROJECT
RALSTON RD
PALM BEACH

TITLE
ELEVATIONS
SHEET 01

SCALE
1:100 @ A1 / 1:200 @ A3

APPROVED
DRAWN JC - HJ
CHECKED TG
DATE MARCH 2024
STATUS S4.55

PROJECT NUMBER
DRAWING NUMBER

19031
A300

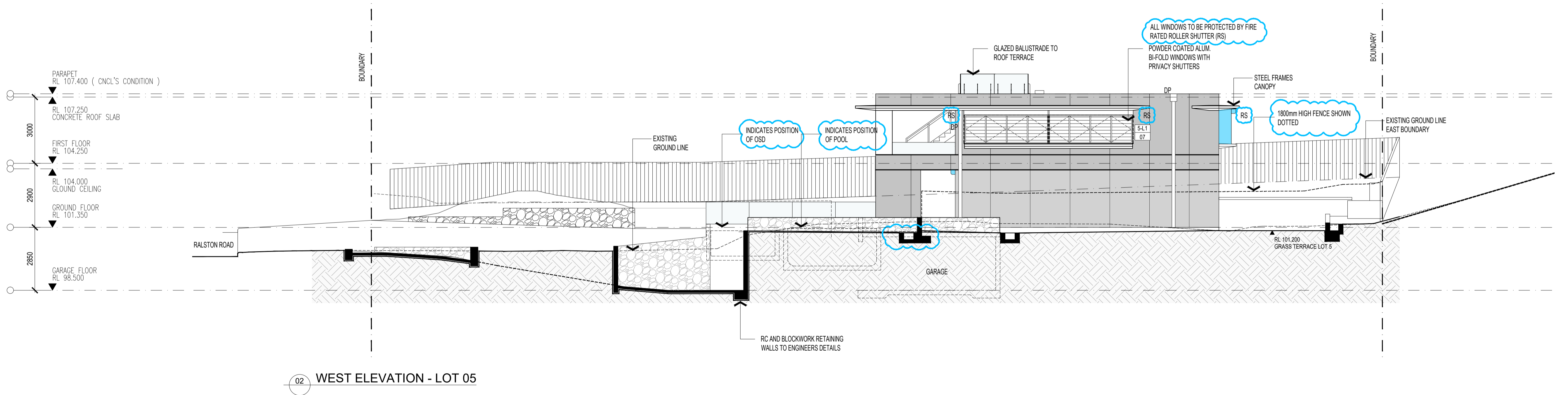
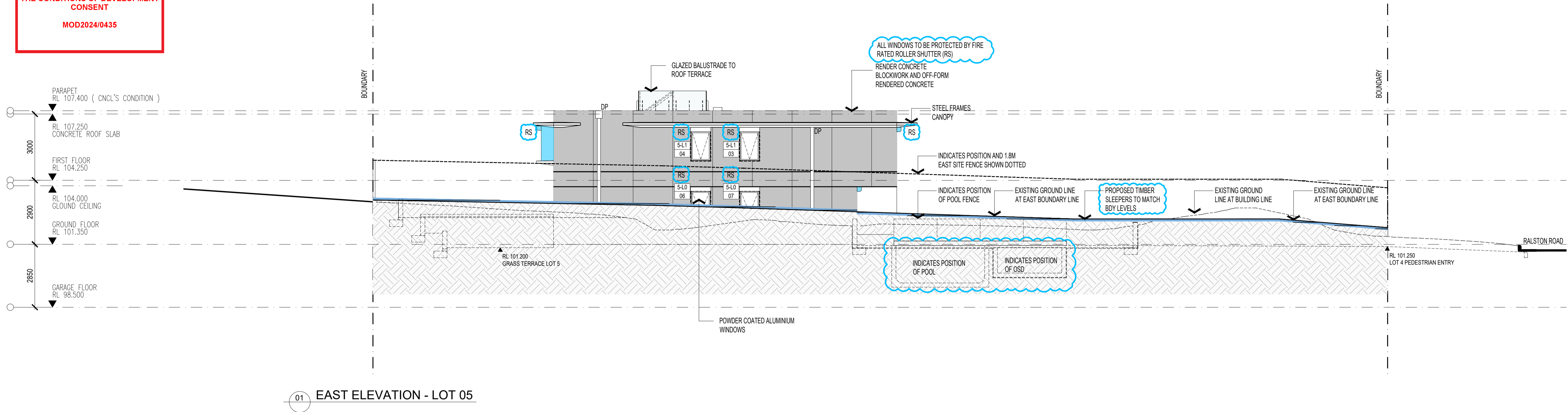
ISSUE



NOTES:

- REFER TO THE BUSH FIRE REPORT FOR WINDOW AND DOOR BAL REQUIREMENT AND AS 3959 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS

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B	24.08.19	S4.55 ISSUE
A	24.07.17	S4.55 ISSUE

CLIENT
TONY & GEORGINA NASSIF

PROJECT
RALSTON RD
PALM BEACH

TITLE
ELEVATIONS
SHEET 02 - LOT 05

Lot 4 / Lot 5 DP 14048 , 26 Ralston Road, PALM BEACH NSW 2108

SCALE 1:100 @ A1 / 1:200 @ A3


APPROVED
DRAWN JC-HJ
CHECKED TG
DATE MARCH 2024
STATUS S4.55

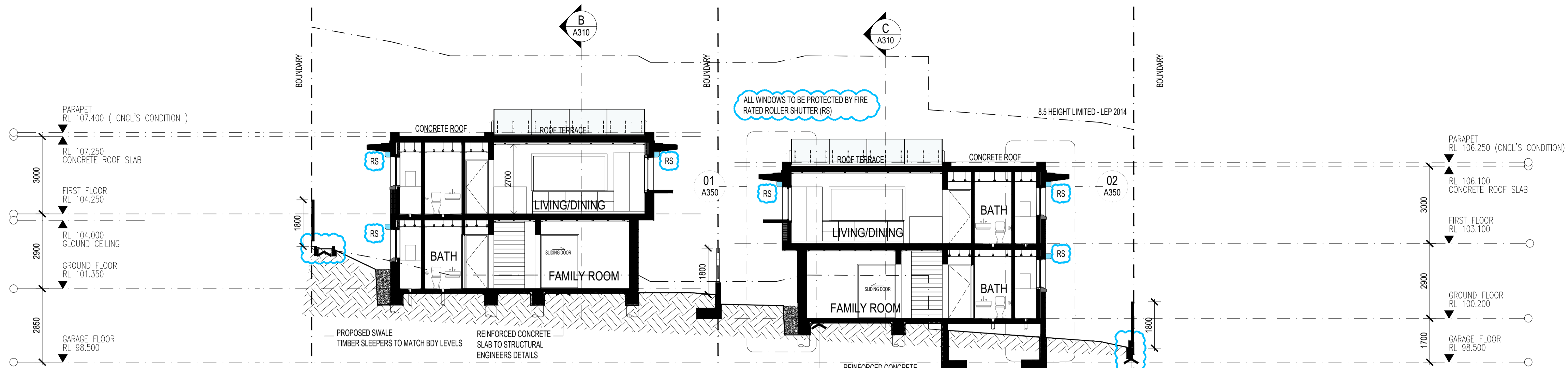
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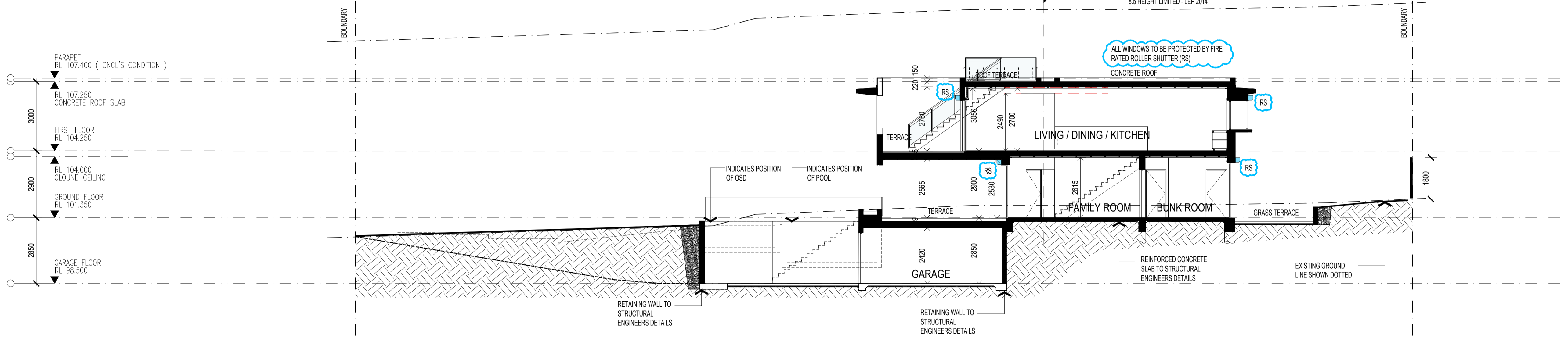
ISSUE



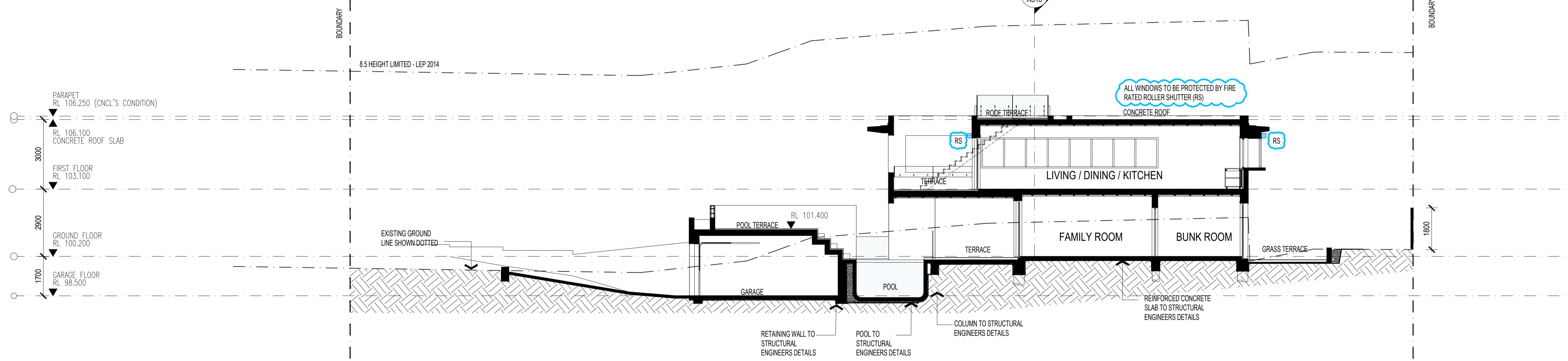
 **THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
MOD2024/0435



01 SECTION A - LOT 05 & 04



02 SECTION B - LOT 05



03 SECTION C - LOT 04

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A	24.07.17	\$4.55 ISSUE

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PROJECT
**RALSTON RD
PALM BEACH**

TITLE
**SECTIONS -
LOT 05 & 04**

Lot 4 / Lot 5 DP 14048 , 26 Ralston Road, PALM BEACH NSW 2108

SCALE
1:100 @ A1 / 1:200 @ A3

APPROVED
DRAWN
CHECKED
DATE
STATUS

JC-HJ
TG
MARCH 2024
\$4.55

PROJECT NUMBER
DRAWING NUMBER

19031

A310

ISSUE

