

RALSTON ROAD PALM BEACH

LOT 4 / LOT 5 DP 14048, 26 RALSTON ROAD, PALM BEACH NSW 2108

APPROVED AS PER MOD02023/0676
TO BE REMODED
PROPOSED NEW MODIFICATIONS

DRAWING SCHEDULE

A001	COVER SHEET
A010	EXISTING SITE PLAN
A011	SITE PLAN
A200	LOWER GROUND FLOOR PLAN
A201	GROUND FLOOR PLAN
A202	FIRST FLOOR PLAN
A203	ROOF PLAN
A300	ELEVATIONS - SHEET 01
A301	ELEVATIONS - SHEET 02
A302	ELEVATIONS - SHEET 03
A310	SECTIONS

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1771194M

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.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 31 October 2024
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.



Project summary			
Project name	26 Ralston Road Palm Beach		
Street address	26 RALSTON ROAD PALM BEACH 2108		
Local Government Area	NORTHERN BEACHES		
Plan type and plan number	Deposited Plan 14048		
No. of residential flat buildings	0		
Residential flat buildings: no. of dwellings	0		
Multi-dwelling housing: no. of dwellings	0		
No. of single dwelling houses	2		
Project score			
Water	✓ 41	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 73	Target 72	
Materials	✓ -51	Target na	

Certificate Prepared by

Name / Company Name: MARLINE NEWCASTLE PTY LTD
ABN (if applicable): 49612456381

Description of project

Project address		Common area landscape	
Project name	26 Ralston Road Palm Beach	Common area lawn (m²)	0
Street address	26 RALSTON ROAD PALM BEACH 2108	Common area garden (m²)	0
Local Government Area	NORTHERN BEACHES	Area of indigenous or low water use species (m²)	0
Plan type and plan number	Deposited Plan 14048	Assessor details and thermal loads	
Project type		Assessor number	10174
No. of residential flat buildings	0	Certificate number	0011531464
Residential flat buildings: no. of dwellings	0	Climate zone	56
Multi-dwelling housing: no. of dwellings	0	Project score	
No. of single dwelling houses	2	Water	✓ 41 Target 40
Site details		Thermal Performance	✓ Pass Target Pass
Site area (m²)	1492	Energy	✓ 73 Target 72
Roof area (m²)	316	Materials	✓ -51 Target n/a
Non-residential floor area (m²)	0		
Residential car spaces	4		
Non-residential car spaces	0		

Description of project

The tables below describe the dwellings and common areas within the project

Single dwelling houses

Dwelling no.	No. of bedrooms	No. of bathrooms	No. of car spaces	No. of swimming pools	No. of spas	No. of hot water systems	No. of air conditioning systems	No. of solar panels	No. of solar water heaters
1	4+	185	21	300	0				
2	4+	185	21	300	0				

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No common areas specified.

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Schedule of BASIX commitments

- Commitments for single dwelling houses
 - Dwellings
 - Water
 - Energy
 - Thermal Performance and Materials
- Commitments for common areas and central systems/facilities for the development (non-building specific)
 - Common areas and central systems/facilities
 - Water
 - Energy

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Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for single dwelling houses

(i) Dwellings	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) Water			
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below:			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (The area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a future or appliance to be installed in the dwelling, the applicant must ensure that each such future and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all tanks in the dwelling.		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓		
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

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Fixtures				Appliances				Individual pool				Individual spa			
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded	
All dwellings	4 star (> 5 L/min)	4 star	4 star	4 star	-	-	-	20	no	outdoors	no	0	-	-	

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection	Laundry connection	Pool top-up
All dwellings	Individual water tank (No. 1)	Tank size (min) 3000 litres	To collect run-off from at least: 100 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area.	yes	yes	yes	no

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below:			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zones" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.		✓	✓
(e) The commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

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(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous - 5 star	individual fan, ducted to facade or roof	interlocked to light with timer off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off

Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets
All dwellings	1-phase air conditioning - non ducted / EER 3.0 - 3.5	1-phase air conditioning - non ducted / EER 3.0 - 3.5	1-phase air conditioning - non ducted / EER 3.0 - 3.5	1-phase air conditioning - non ducted / EER 3.0 - 3.5	3

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Individual pool		Individual spa		Appliances other efficiency measures						
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	solar only	single speed-5 stars	yes	-	-	gas cooktop & electric oven	-	-	no	yes

Alternative energy			
Dwelling no.	Photovoltaic system (min rated electrical output at peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	between >25° to <35° degree to the horizontal	1	N

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol 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.	✓		
(e) 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.		✓	
(f) 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.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:	✓	✓	✓
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			

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

CLIENT
TONY & GEORGINA NASSIF

PROJECT
RALSTON RD
PALM BEACH

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

TITLE
COVER SHEET

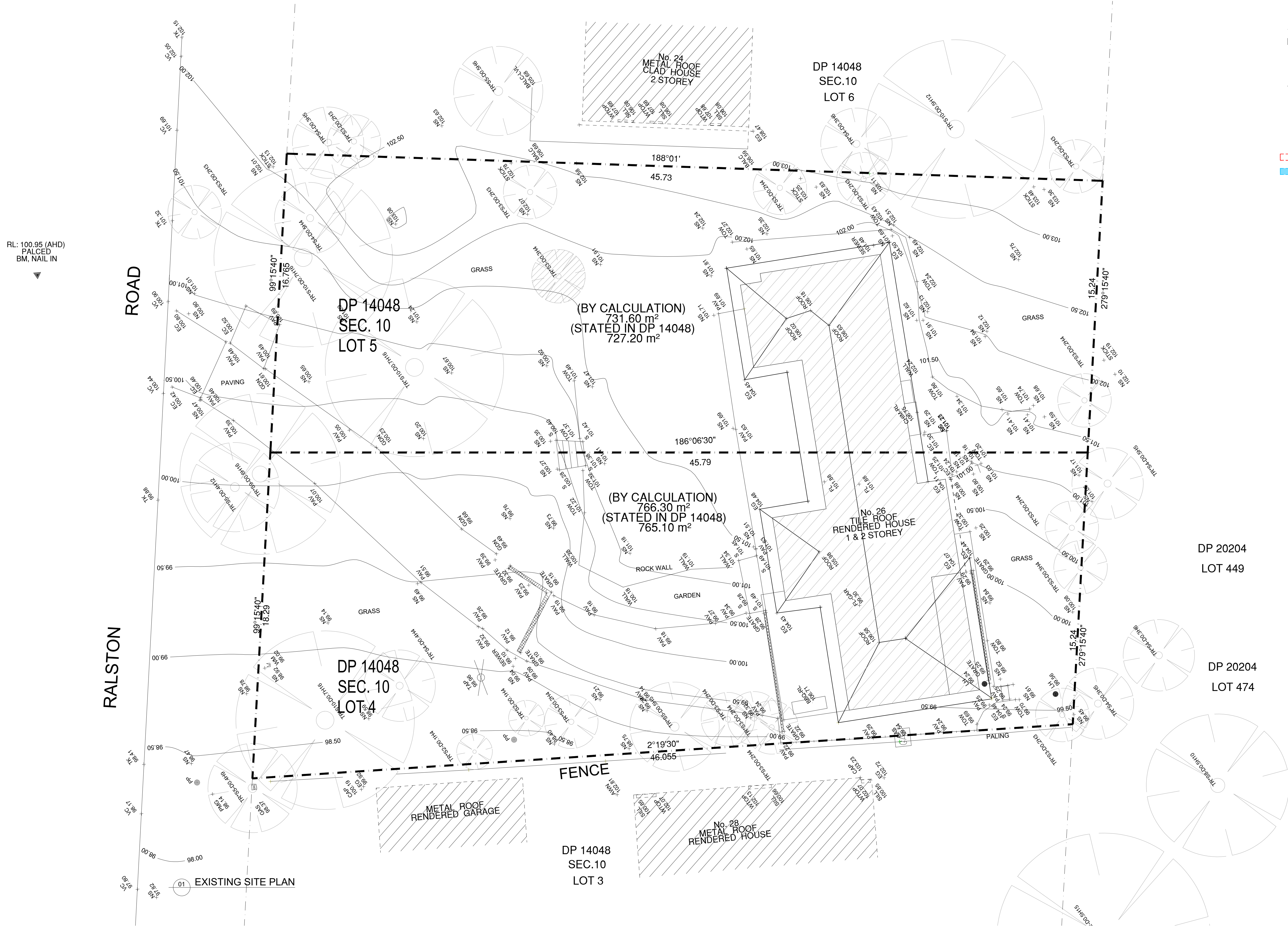
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APPROVED
DRAWN JC
CHECKED TG
DATE MARCH 2024
STATUS \$4.55

PROJECT NUMBER
19031

DRAWING NUMBER
A001

ISSUE





LEGEND - SITE

- EXISTING BUILDING
- GRID SETOUT

LEGEND - TREE

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

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

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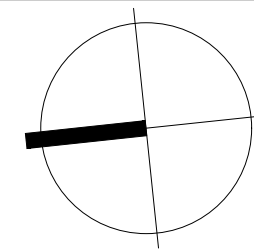
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B	24.09.19	\$4.55 ISSUE
A	24.07.18	\$4.55 ISSUE
ISSUE	DATE	AMENDMENTS

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RALSTON RD
PALM BEACH

EXISTING SITE PLAN

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



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

APPROVED
DRAWN JC
CHECKED TG
DATE MARCH 2024
STATUS \$4.55

PROJECT NUMBER 19031
DRAWING NUMBER

A010

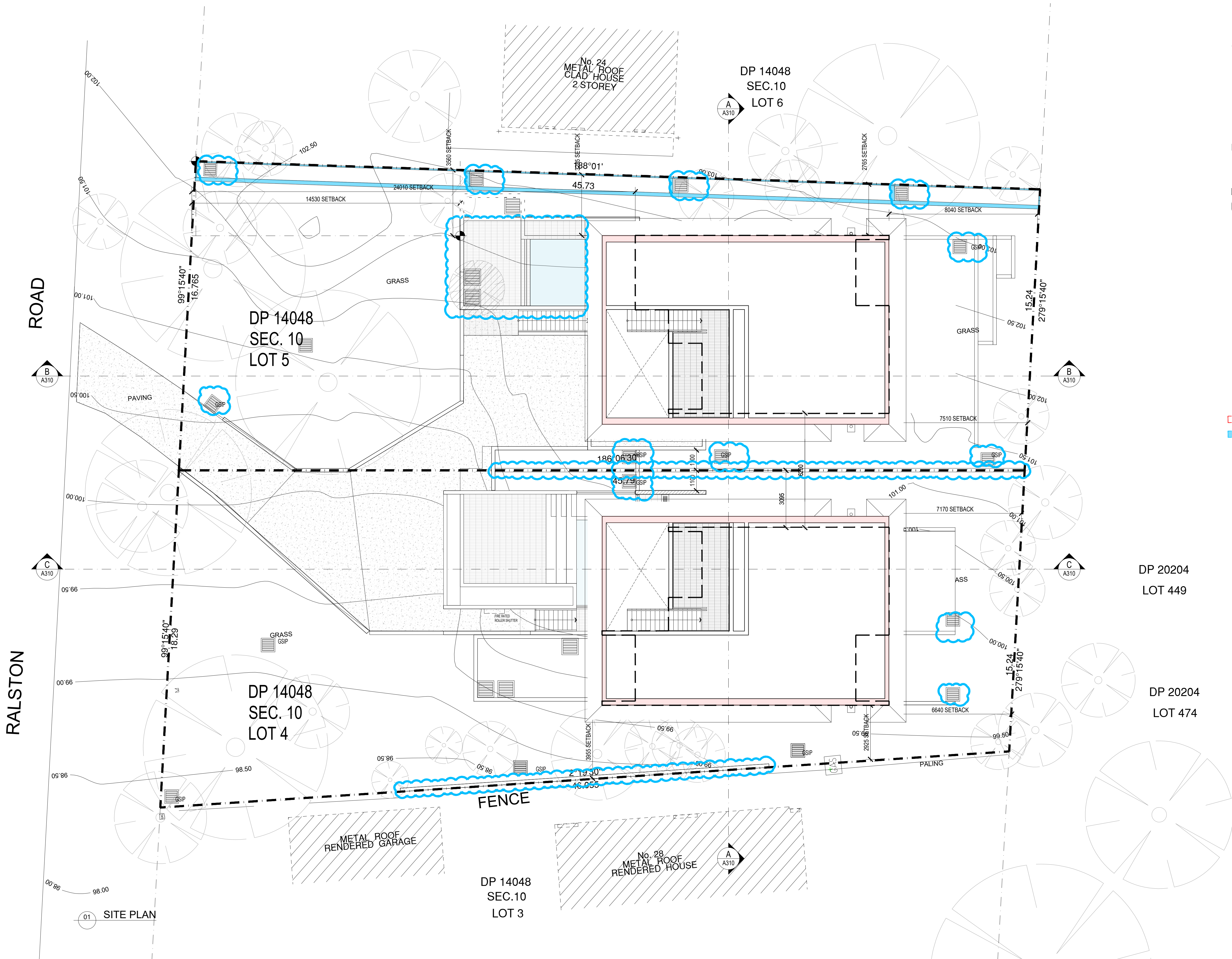
ISSUE

Certificate No. 0011531500

Assessor name Riley Coulson
Accreditation No. HERA10174
Property Address 26 Ralston Road, PALM BEACH NSW, 2108

BEACH PALM BEACH
011531500
18.03.2024





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
- GSIP GRATED SURFACE INLET PIT
- VP 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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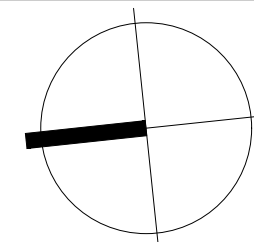
ISSUE	DATE	AMENDMENTS
C	24.11.01	S4.55 ISSUE
B	24.09.19	S4.55 ISSUE
A	24.07.18	S4.55 ISSUE

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

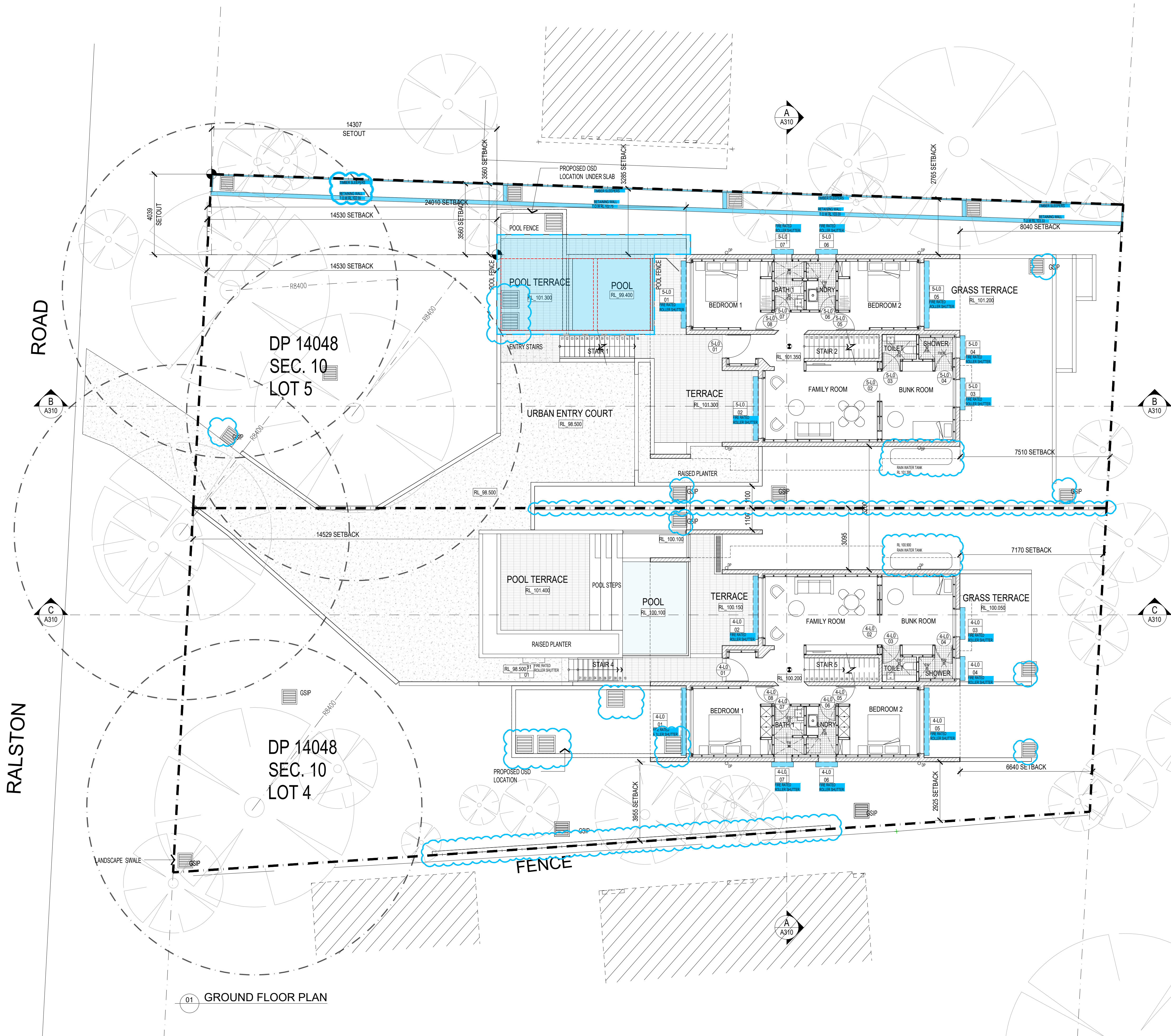
PROJECT NUMBER
DRAWING NUMBER

19031

A011

ISSUE





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

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ISSUE	DATE	AMENDMENTS
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
CHECKED
DATE
STATUS

JCH
TG
MARCH 2024
S4.55

PROJECT NUMBER
19031

DRAWING NUMBER

ISSUE

Crawford architects

Certificate No. 0011531500

Assessor name Riley Coulson

Accreditation No. HERA10174

Property Address 26 Ralston Road, PALM BEACH NSW, 2108

hera.com.au/QR/Generate?m=2V7X4dRRE



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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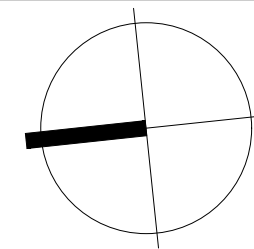
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C	24.11.01	S4.55 ISSUE
B	24.09.19	S4.55 ISSUE
A	24.07.17	S4.55 ISSUE

CLIENT
TONY & GEORGINA NASSIF

PROJECT
RALSTON RD
PALM BEACH

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 JC
CHECKED TG

DATE
MARCH 2024

STATUS
S4.55

PROJECT NUMBER
DRAWING NUMBER

19031

A202

ISSUE

Crawford architects

Certificate No. 0011531500

Assessor name: Riley Coulson

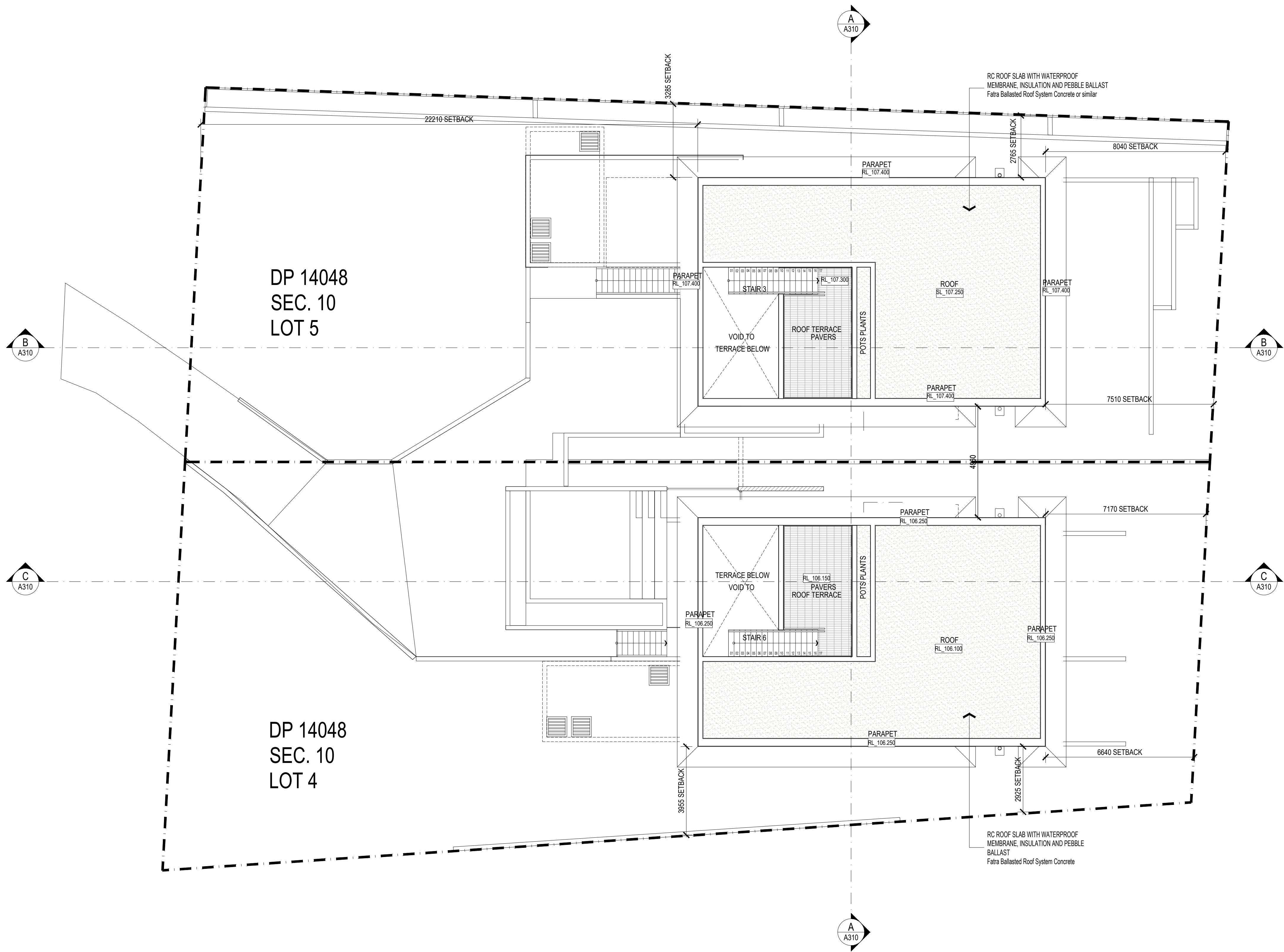
Accreditation No. HERA10174

Property Address: 26 Ralston Road, PALM BEACH, NSW, 2108

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BEACH, NSW, 2108

31 OCT 2024



LEGEND - KEY

- 01/100 DOOR NUMBER
- DP DOWN PIPE
- EXISTING LEVEL
- FFL_3200 FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- PROPOSED LEVEL
- TACTILE GROUND SURFACE INDICATOR
- 01/100 WINDOW NUMBER
- 5RS/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
- APPROVED AS PER MOD2023/0676 TO BE REMOVED
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NOMINATED ARCHITECTS:
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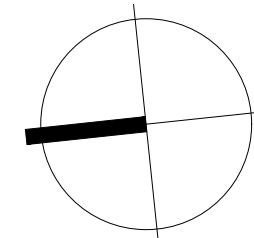
ISSUE	DATE	AMENDMENTS
C	24.11.01	\$4.55 ISSUE
B	24.09.19	\$4.55 ISSUE
A	24.07.17	\$4.55 ISSUE

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

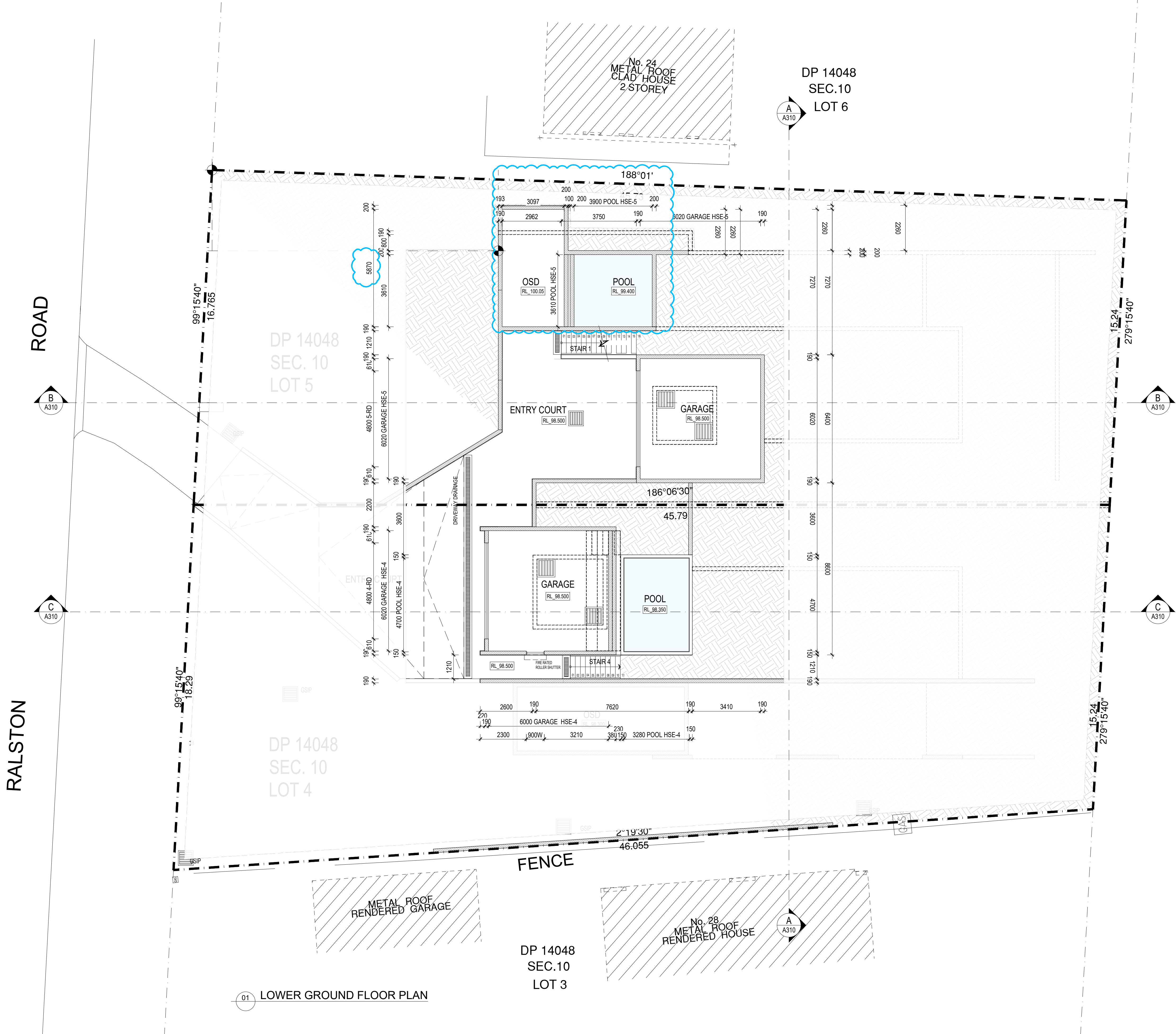
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DRAWN JC
CHECKED TG
DATE MARCH 2024
STATUS IFC

PROJECT NUMBER 19031
DRAWING NUMBER

A203

ISSUE





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
- GRATED SURFACE INLET PIT
- VENT PIPE
- SMOKE DETECTOR

NOTES:

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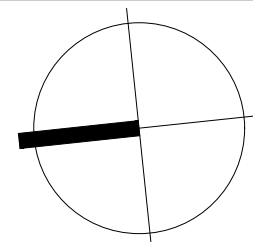
B	24.11.01	S4.55 ISSUE
A	24.07.17	S4.55 ISSUE
ISSUE	DATE	AMENDMENTS

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PROJECT
RALSTON RD
PALM BEACH

TITLE
LOWER GRND FLOOR
DIMENSIONS PLAN

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
S4.55

PROJECT NUMBER
DRAWING NUMBER

19031

A210

ISSUE

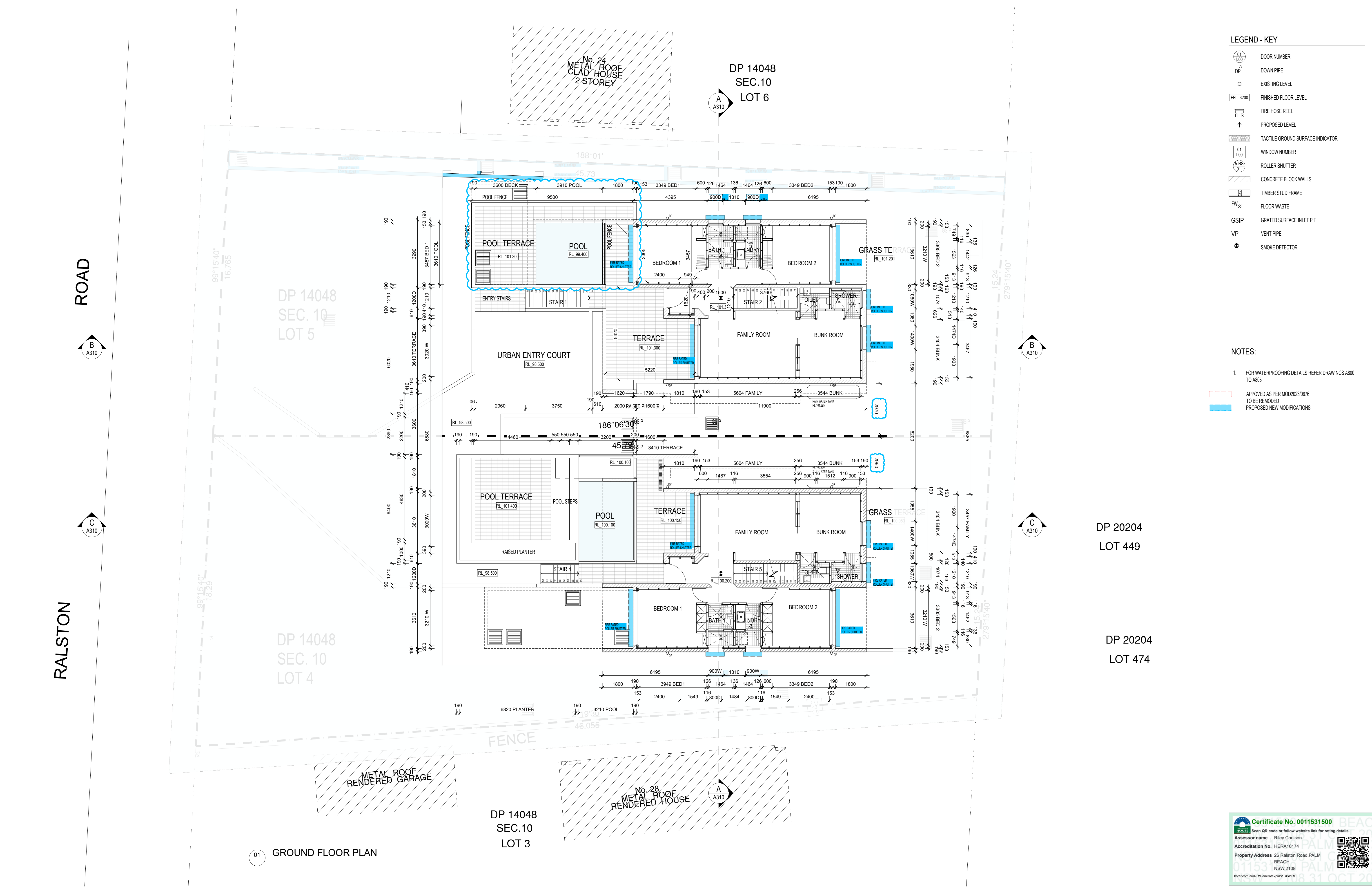


LEGEND - KEY

- 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
- GRATED SURFACE INLET PIT
- VENT PIPE
- SMOKE DETECTOR

NOTES:

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01 GROUND FLOOR PLAN

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PROJECT
RALSTON RD
PALM BEACH

TITLE
GROUND FLOOR
DIMENSIONS PLAN

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

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STATUS

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TG
MARCH 2024
\$4.55

PROJECT NUMBER
DRAWING NUMBER

19031

A211

ISSUE

B crawford architects

Certificate No. 0011531500

Assessor name: Riley Coulson

Accreditation No. HERA10174

Property Address: 26 Ralston Road, PALM BEACH, NSW, 2108

1011531500

18 OCT 2024

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



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:

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01 FIRST FLOOR PLAN

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PROJECT
RALSTON RD
PALM BEACH

TITLE
FIRST FLOOR
DIMENSIONS PLAN

SCALE 1:100 @ A1 / 1:200 @ A3
APPROVED
DRAWN JC
CHECKED TG
DATE MARCH 2024
STATUS S4.55

PROJECT NUMBER 19031
DRAWING NUMBER

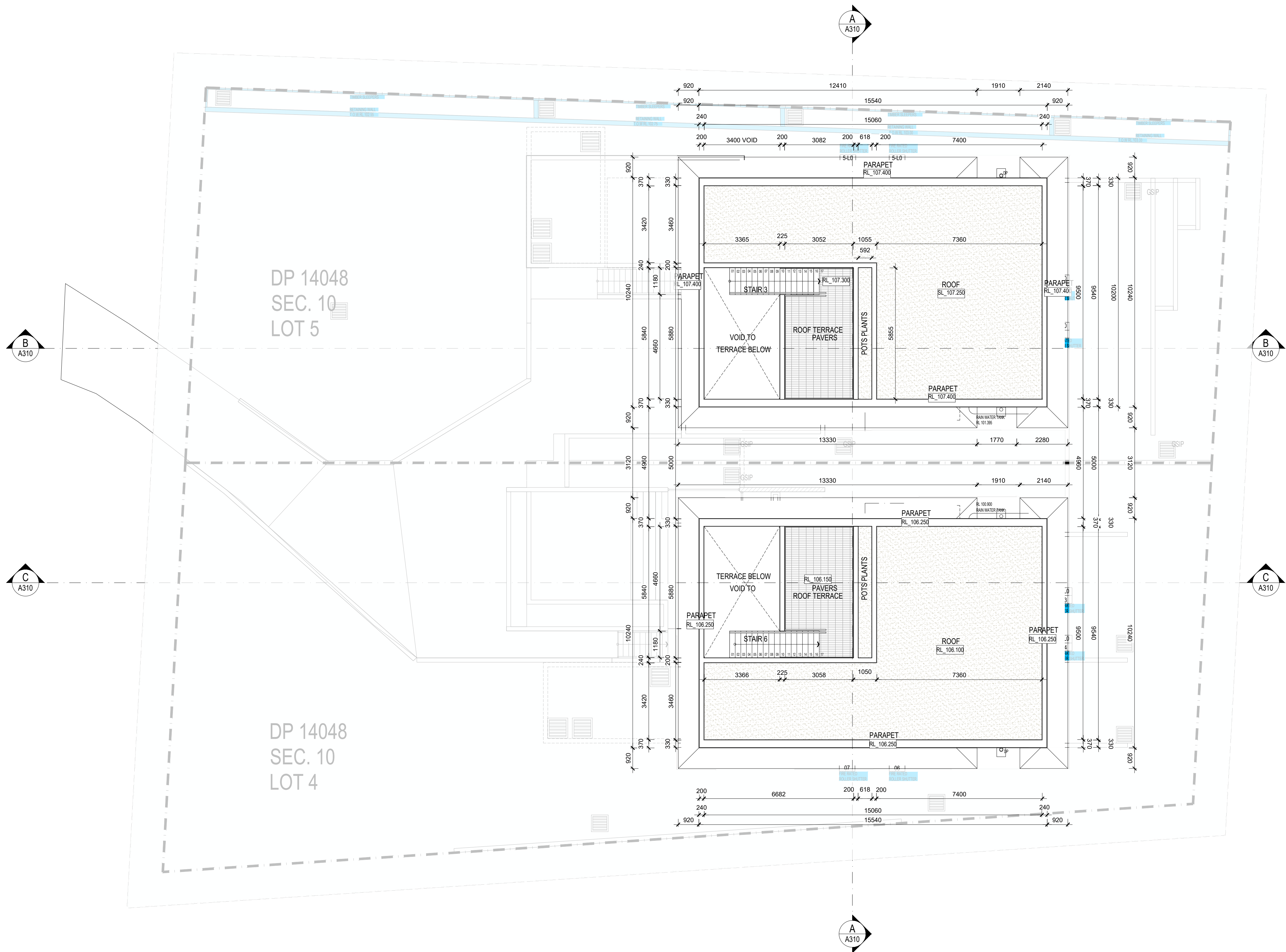
A212

ISSUE

B crawford architects

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





01 ROOF PLAN

LEGEND - KEY

- 01/100 DOOR NUMBER
- DP DOWN PIPE
- EXISTING LEVEL
- FFL 3200 FINISHED FLOOR LEVEL
- FIRE HOSE REEL
- PROPOSED LEVEL
- TACTILE GROUND SURFACE INDICATOR
- 01/100 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

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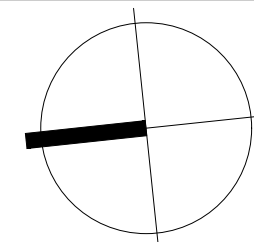
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ISSUE	DATE	AMENDMENTS

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PROJECT
RALSTON RD
PALM BEACH

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

TITLE
ROOF
DIMENSIONS PLAN



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

APPROVED
DRAWN JC
CHECKED TG

DATE MARCH 2024
STATUS S4.55

PROJECT NUMBER 19031
DRAWING NUMBER

A213

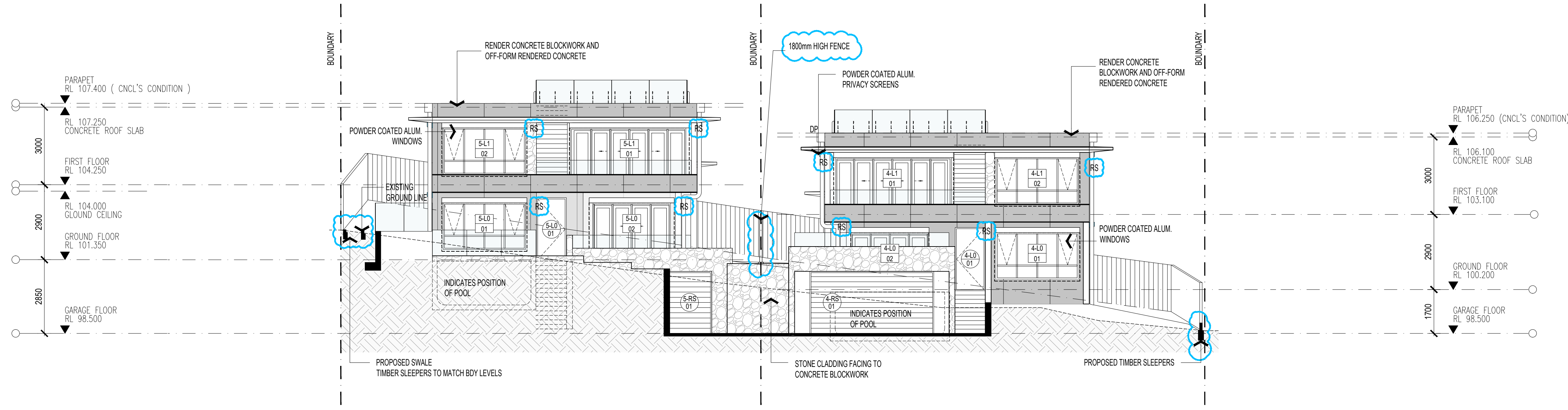
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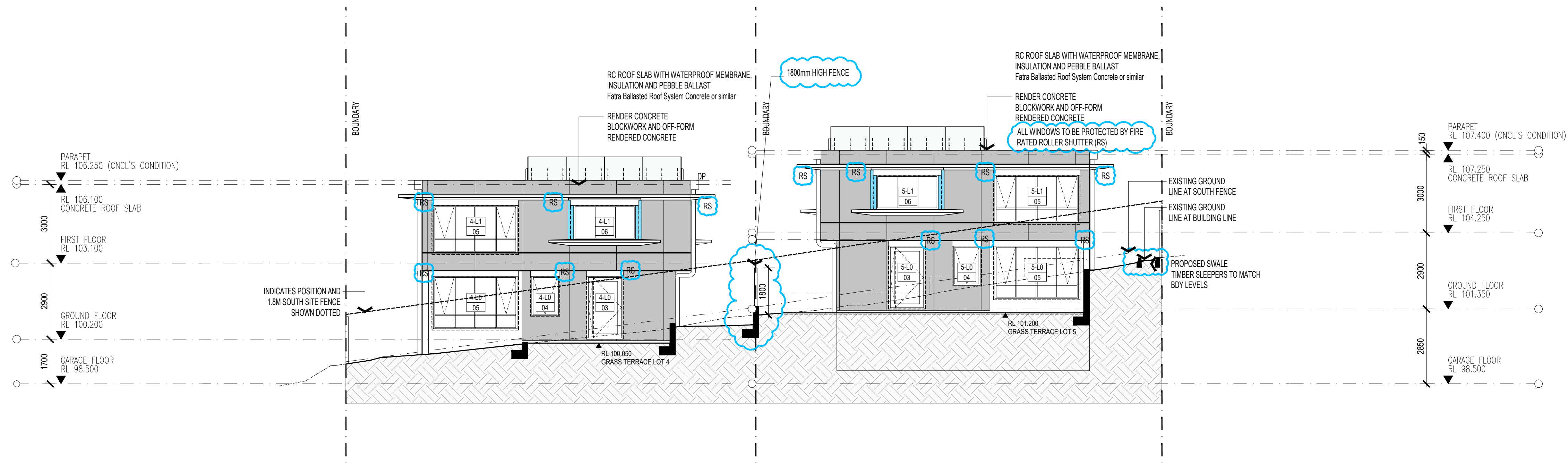
NOTES:

- 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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01 NORTH ELEVATIONS - LOT 05 & 04



02 SOUTH ELEVATIONS - LOT 04 & 05

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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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RALSTON RD
PALM BEACH

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

ELEVATIONS
SHEET 01

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

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DRAWN JC - HJ
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DATE MARCH 2024
STATUS S4.55

PROJECT NUMBER 19031

DRAWING NUMBER
A300

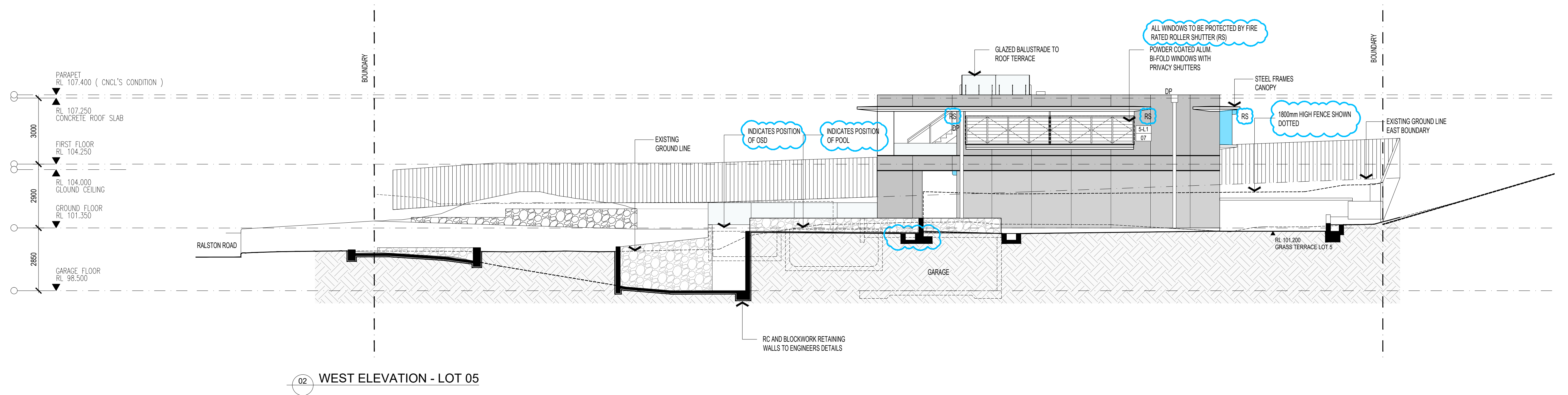
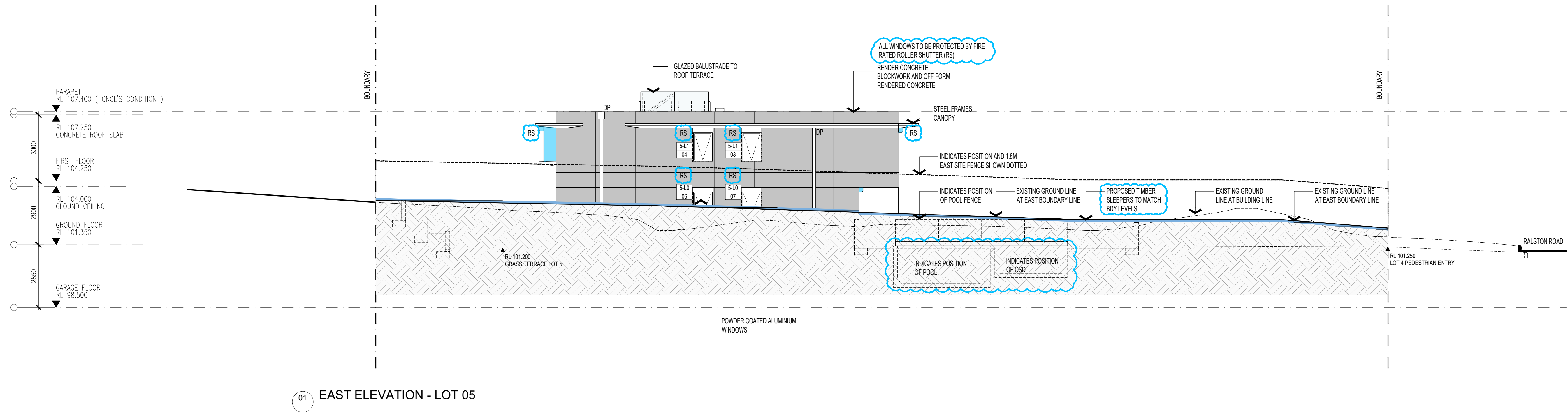
ISSUE



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A	24.07.17	S4.55 ISSUE

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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 JC-HJ
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CHECKED
DATE MARCH 2024
STATUS S4.55

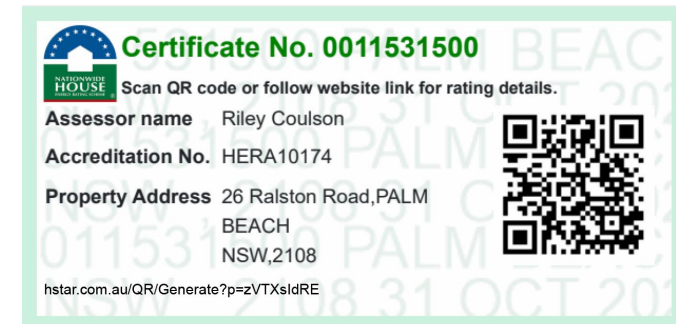
PROJECT NUMBER
DRAWING NUMBER

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A301

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RIVER GRAVEL BALLAST ROOF WITH SAFETY MESH - BIRD PROOF



EXTERNAL SAND STONE CLADDING - LIGHT GRAY



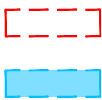
BLACK ALUMINIUM WINDOWS & DOORS FRAMES



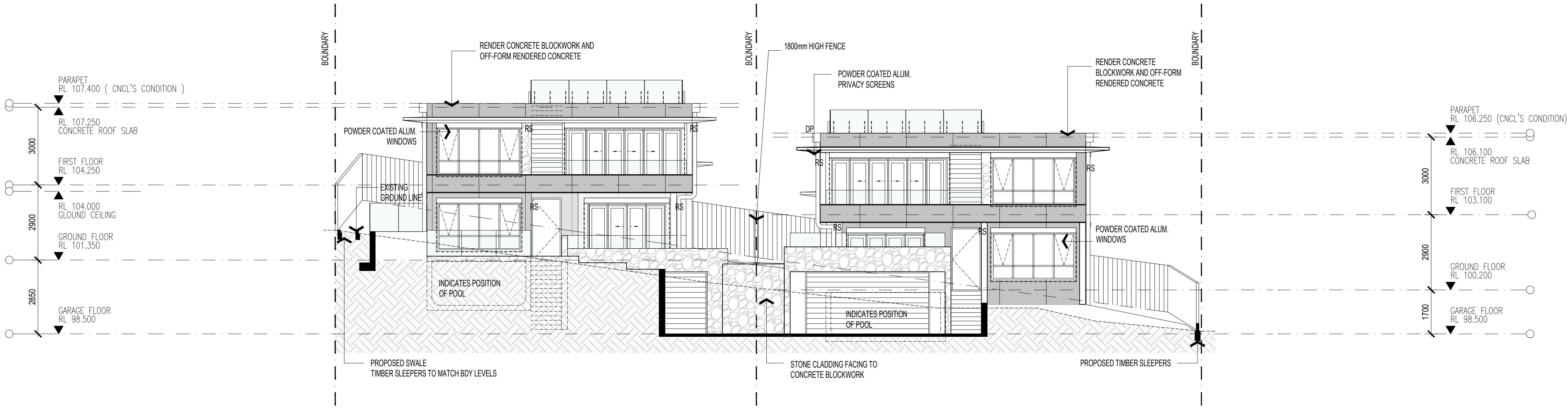
BLACK ALUMINUM BALUSTRADE SUPPORT - 15.5 LAMINATED SAFETY GLASS

NOTES:

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01 NORTH ELEVATIONS - LOT 05 & 04



CFC CLADDING SOFFITS



EXTERNAL RENDER WALL - PAINT FINISH - TRANQUIL RETREAT

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RALSTON RD
PALM BEACH

ELEVATIONS - FINISHES
SHEET 04

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

SCALE 1:100 @ A1

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DATE
STATUS

PROJECT NUMBER
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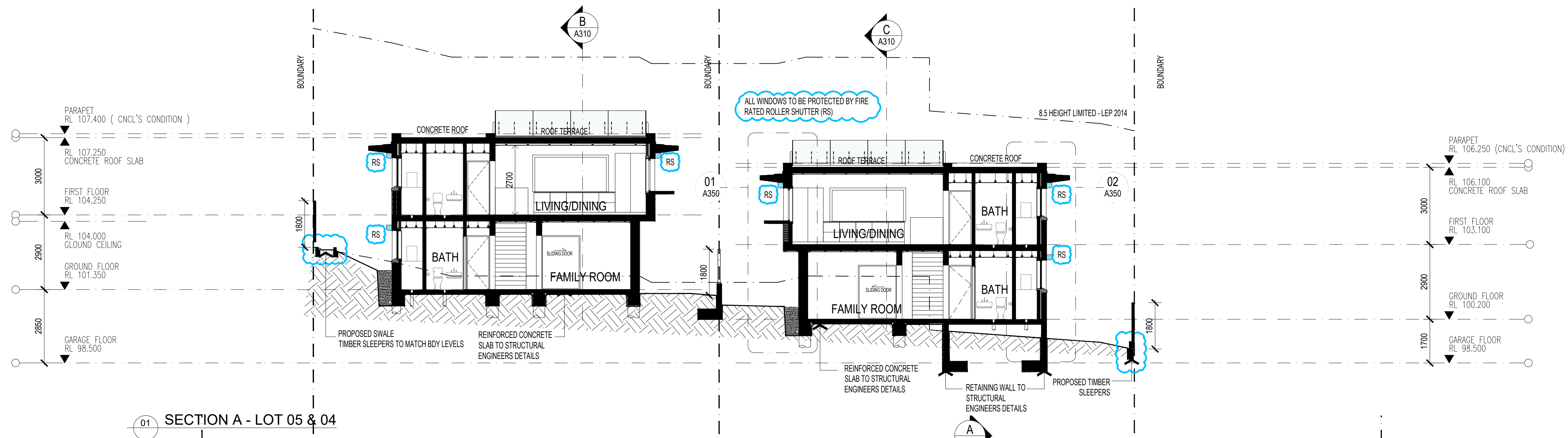
19031

A305

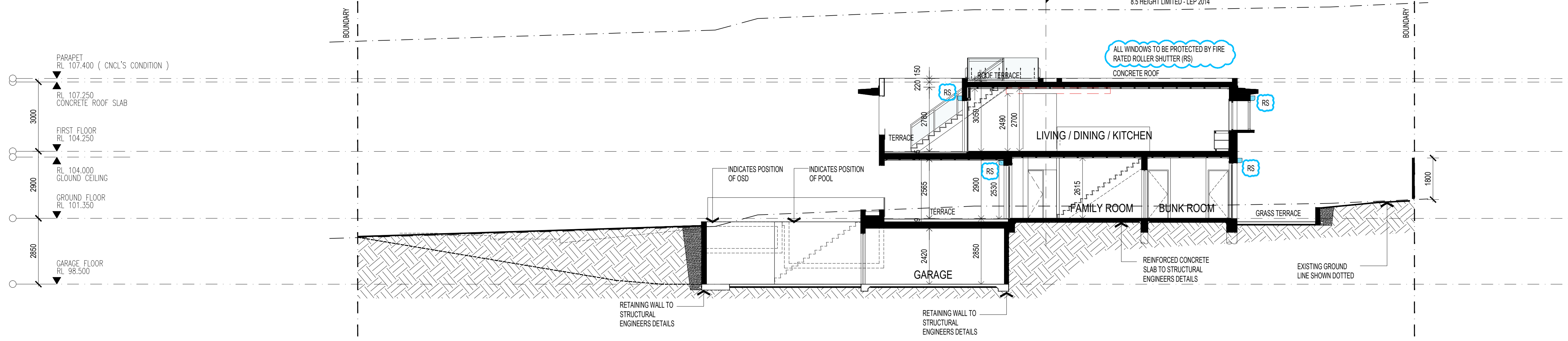
ISSUE

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architects

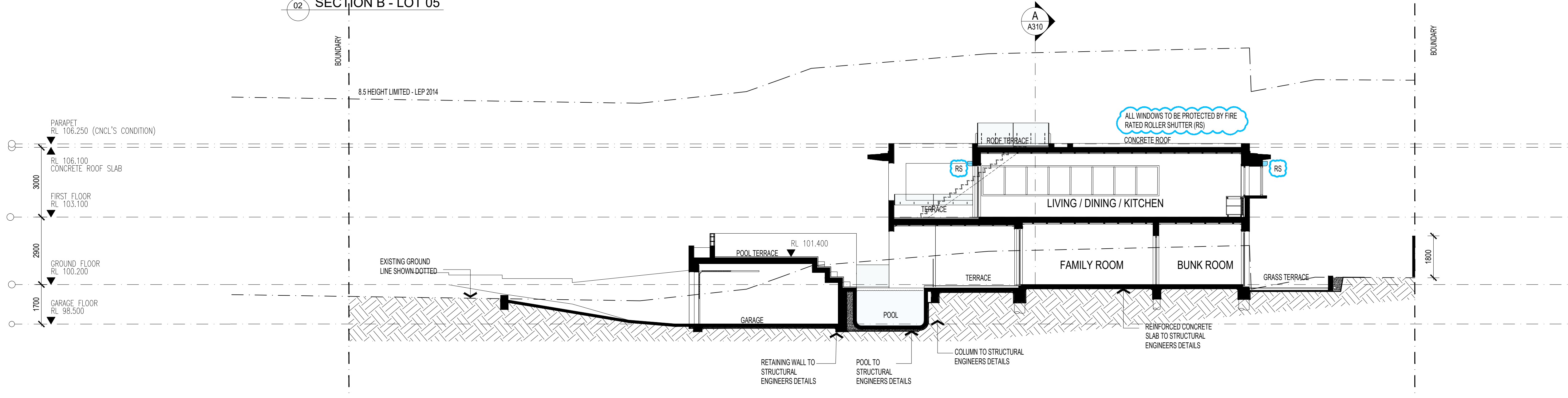




01 SECTION A - LOT 05 & 04



02 SECTION B - LOT 05



03 SECTION C - LOT 04

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A	24.07.17	\$4.55 ISSUE

CLIENT
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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
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DRAWN JC-HJ
CHECKED TG
DATE MARCH 2024
STATUS \$4.55

PROJECT NUMBER 19031
DRAWING NUMBER

A310

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