31 RALSTON ROAD, PALM BEACH, NSW, 2108

DEVELOPMENT APPLICATION

COVERPAGE				
Drawn by	MV	Sheet Size		A2
Checked by	TR		00	
Scale			00	

31 RALSTON ROAD, PALM BEACH, NSW, 2108



SHEET LIST:

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 2.83m ² 1.80m ²
W201 W202 W203 W204 W205 W206 W207 W208 W209 W210 W211 W212	200 0 0 400 1200 1200 0 1200 1200 1200 400 1200	2200 2400 2400 2000 1200 1200 2400 1200 12	4600 3000 6000 600 3000 1200 1600 1200 3000 1200 600 2400	10.12m² 7.20m² 14.40m² 1.20m² 3.60m² 1.44m² 3.84m² 1.44m² 3.60m² 1.44m² 2.88m²
W301 W302 W303 W304 W305 W306 W307 W308 W309 W310 W311 W312 W313	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	5.88m² 2.64m² 5.88m² 5.88m² 1.44m² 0.66m² 1.76m² 2.64m² 6.41m² 0.90m² 0.54m²

DOOR SCHEDULE:

NUM#	TYPE	HEIGHT	WIDTH
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:

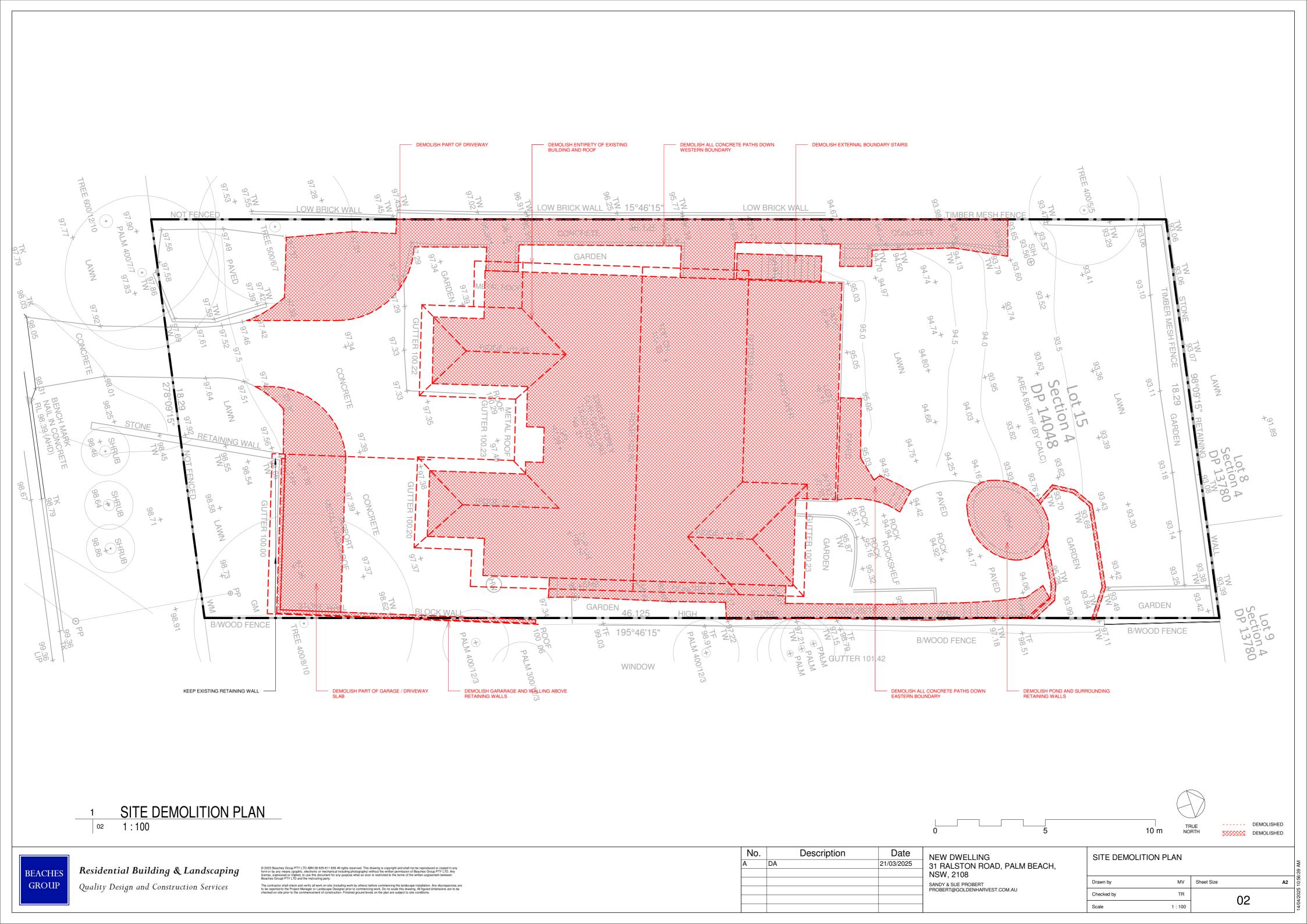
Property Address	31 Ralston Rd, Palm Beach. NSW 2108
Description of the Proposal	Demolition of existing dwelling and the
	construction of a new dwelling
Plan Reference	11 th March 2025 - 1
BAL Rating	BAL-19
Does Proposal rely on Alternate Solutions	No
Is Referral to NSW RFS Required	No

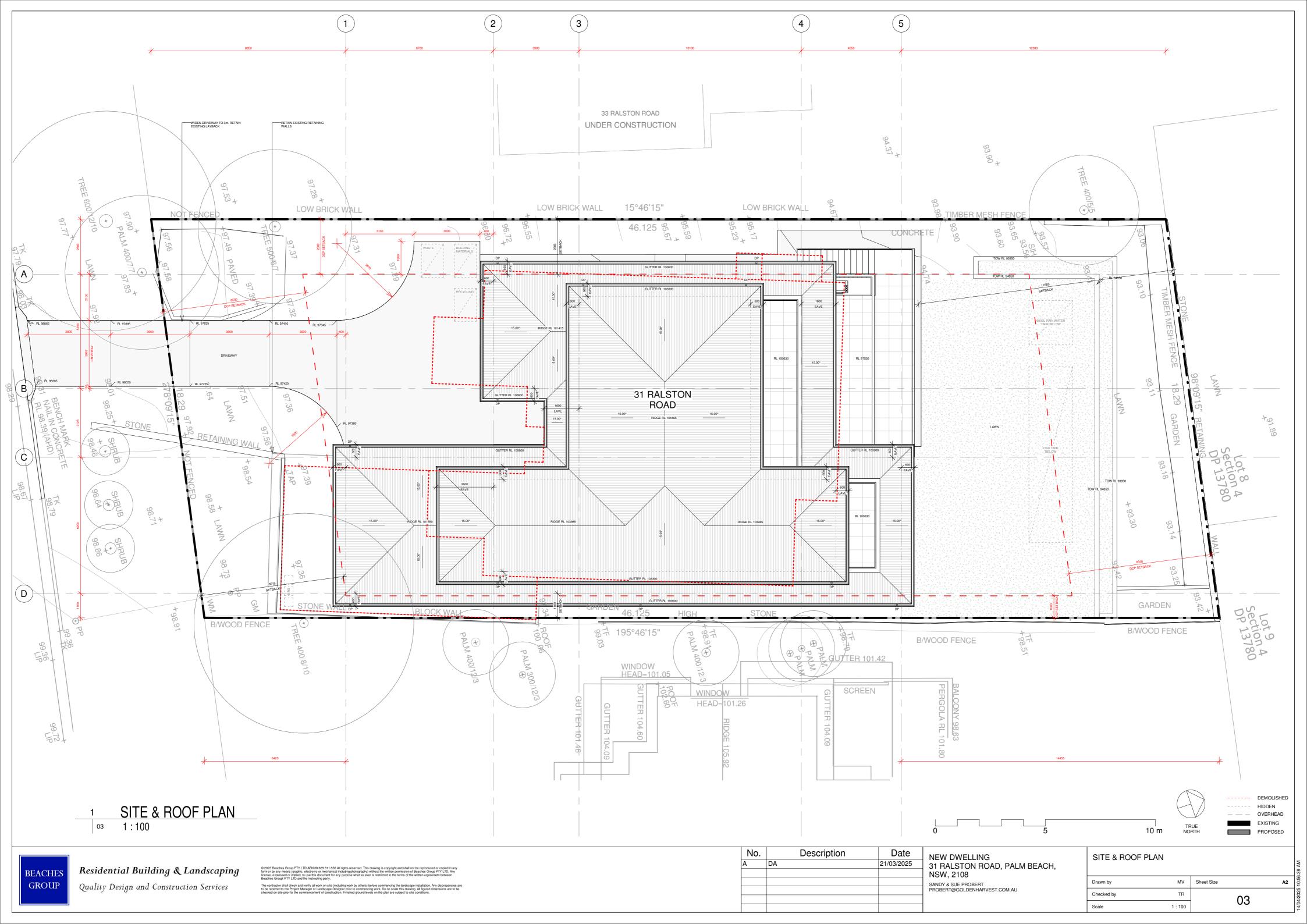
Aspect	Northern	Southern	Eastern	Western
Vegetation	Maintained	Forest	Maintained	Forest
	Land		Land	
Slope	N/A	4° Downslope	N/A	16° Downslope
Total APZ	>100m	78m	>100m	80m
BAL Rating	BAL-12.5	BAL-19	BAL-12.5	BAL-19

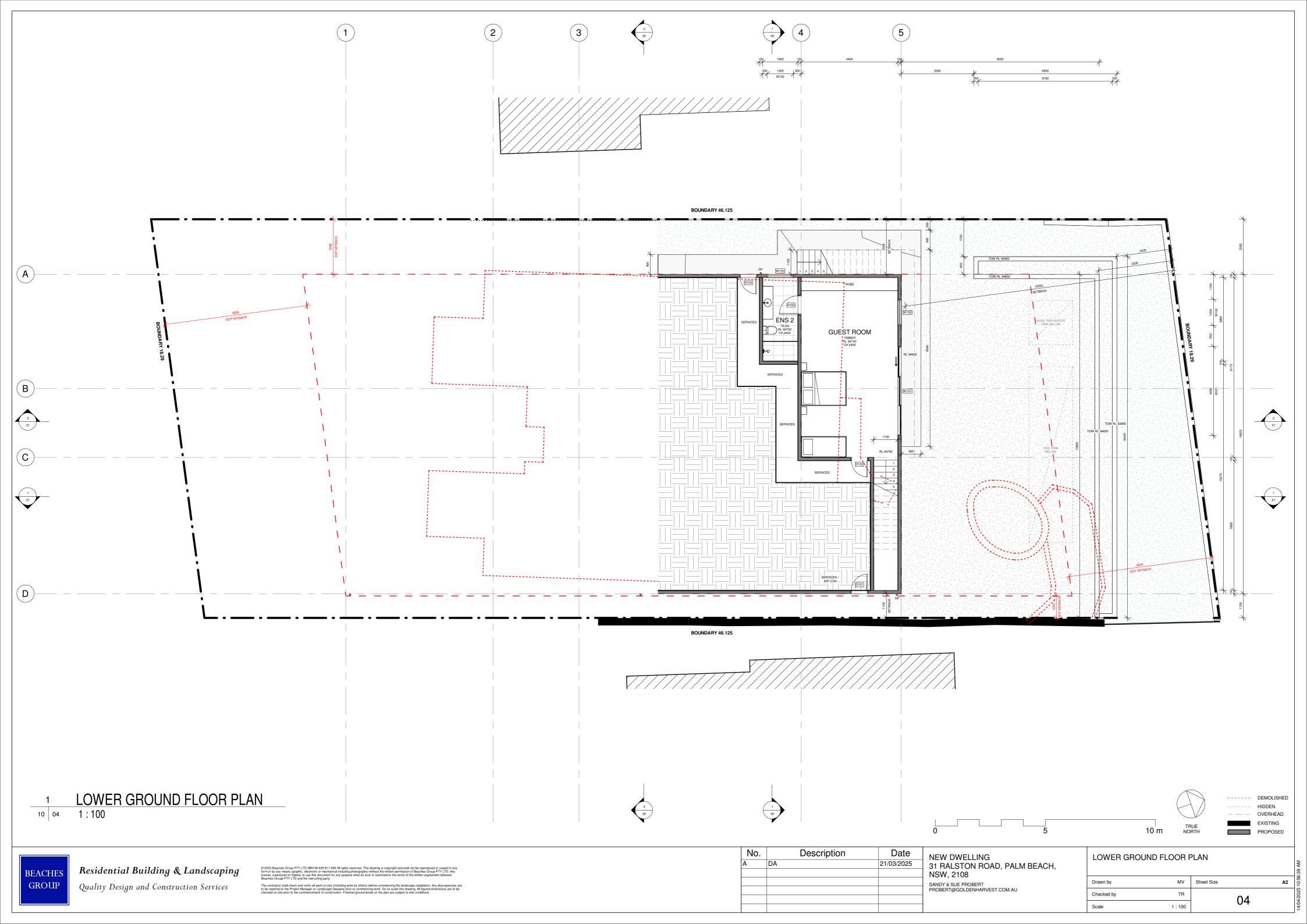
GEOTECH NOTES:

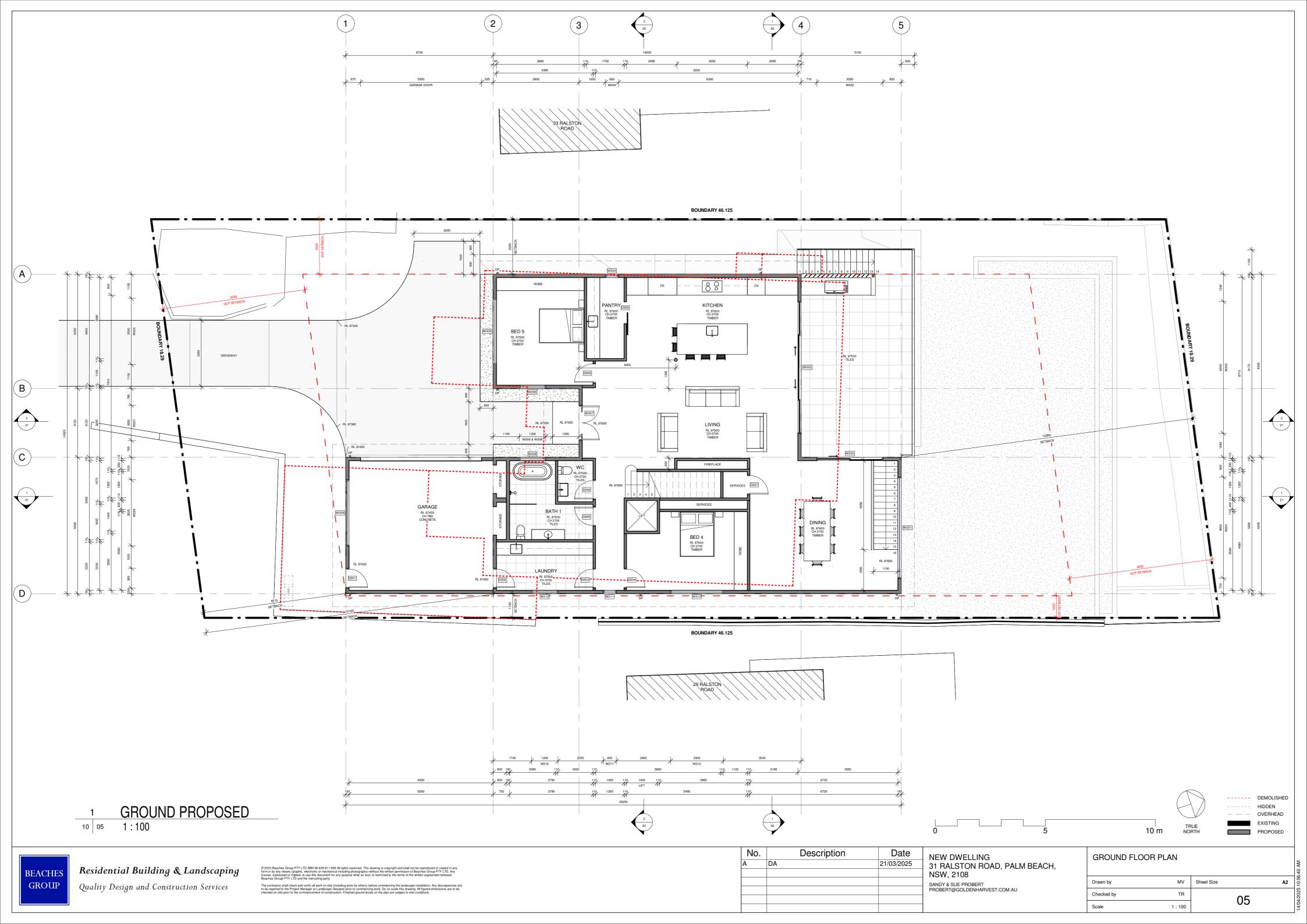
PRELIMINARY RISK ASSESSMENT AND RECOMMENDATIONS

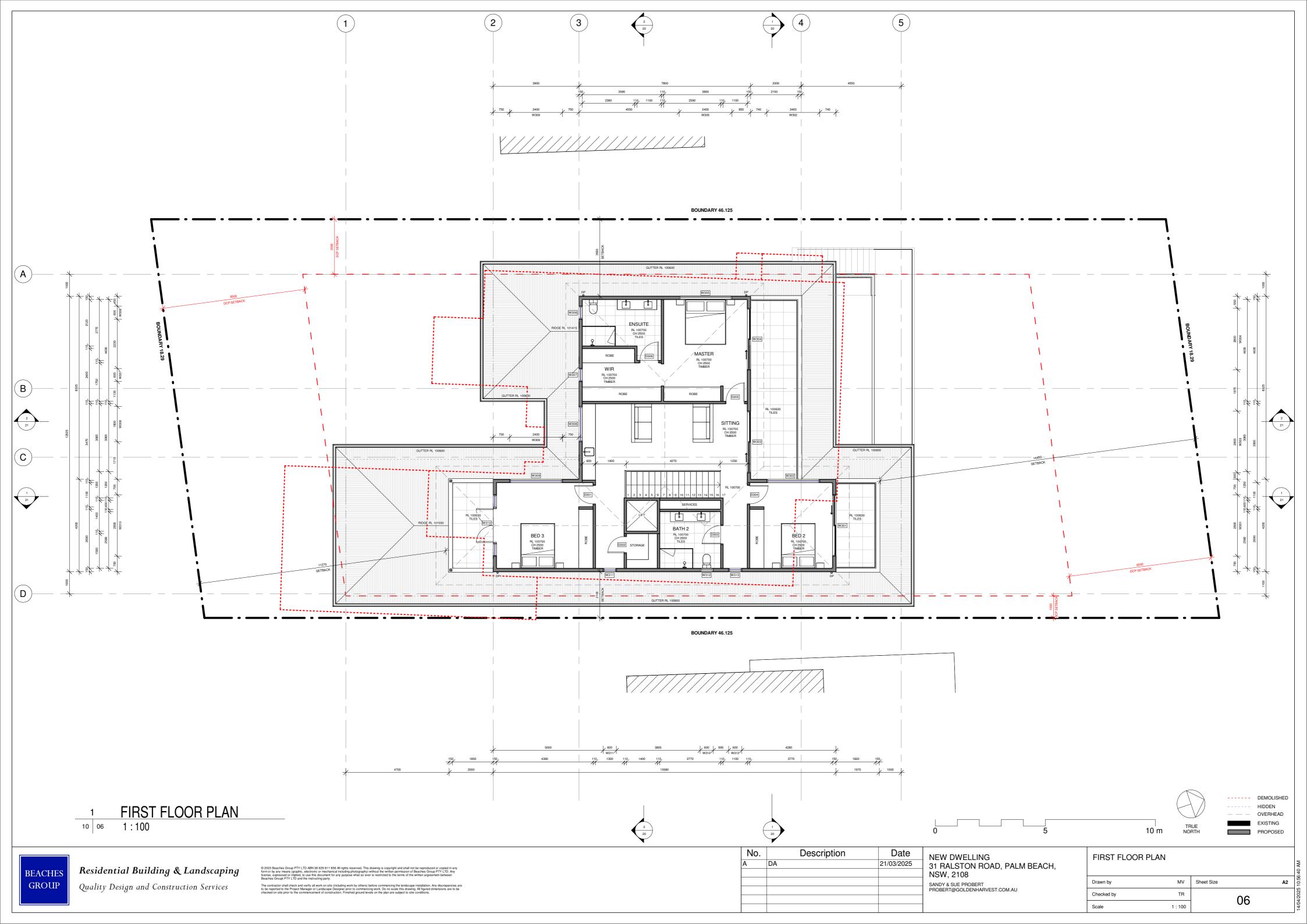
WITH REFERENCE TO THE AUSTRALIAN GEOMECHANICS SOCIETY'S DEFINITIONS, THE EXISTING CONDITIONS AND PROPOSED DEVELOPMENT ARE CONSIDERED TO CONSTITUTE AN 'ACCEPTABLE' RISK TO LIFE AND A 'LOW' RISK TO PROPERTY PROVIDED THAT THE RECOMMENDATIONS OUTLINED IN TABLE 2 ARE ADHERED TO.





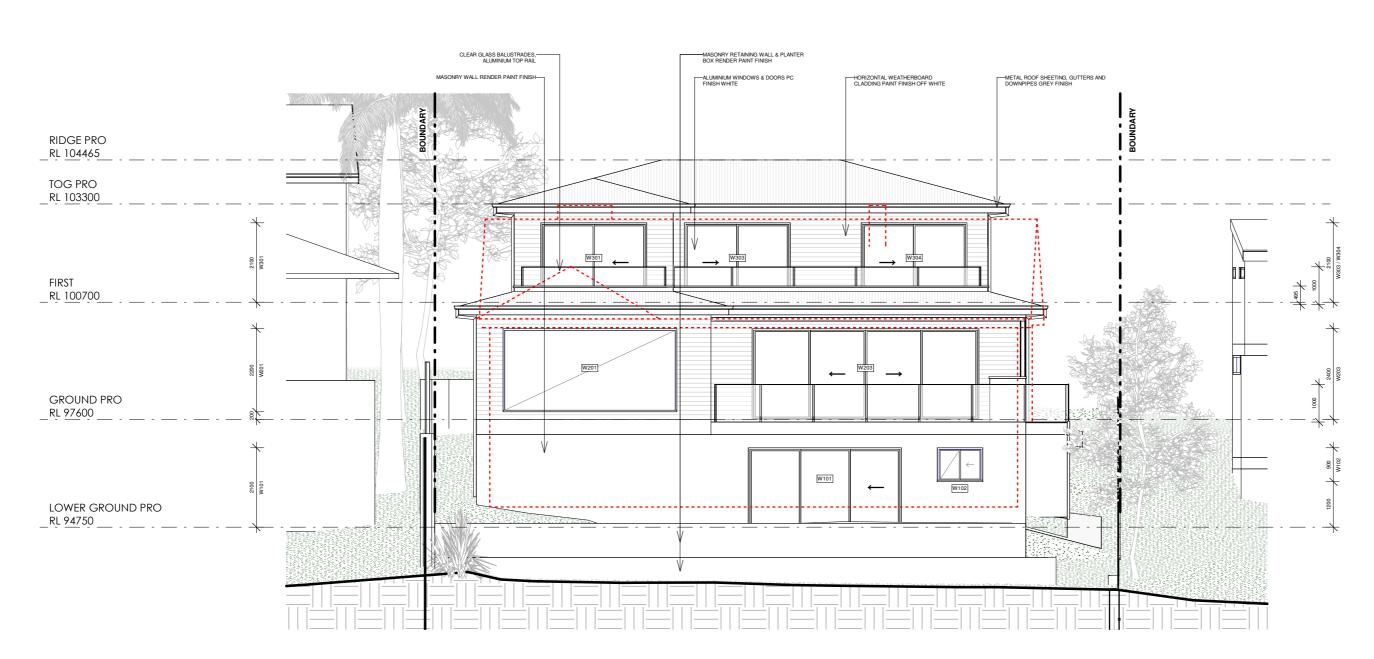








1 SOUTH ELEVATION 10 1:100



NORTH ELEVATION
10 1:100

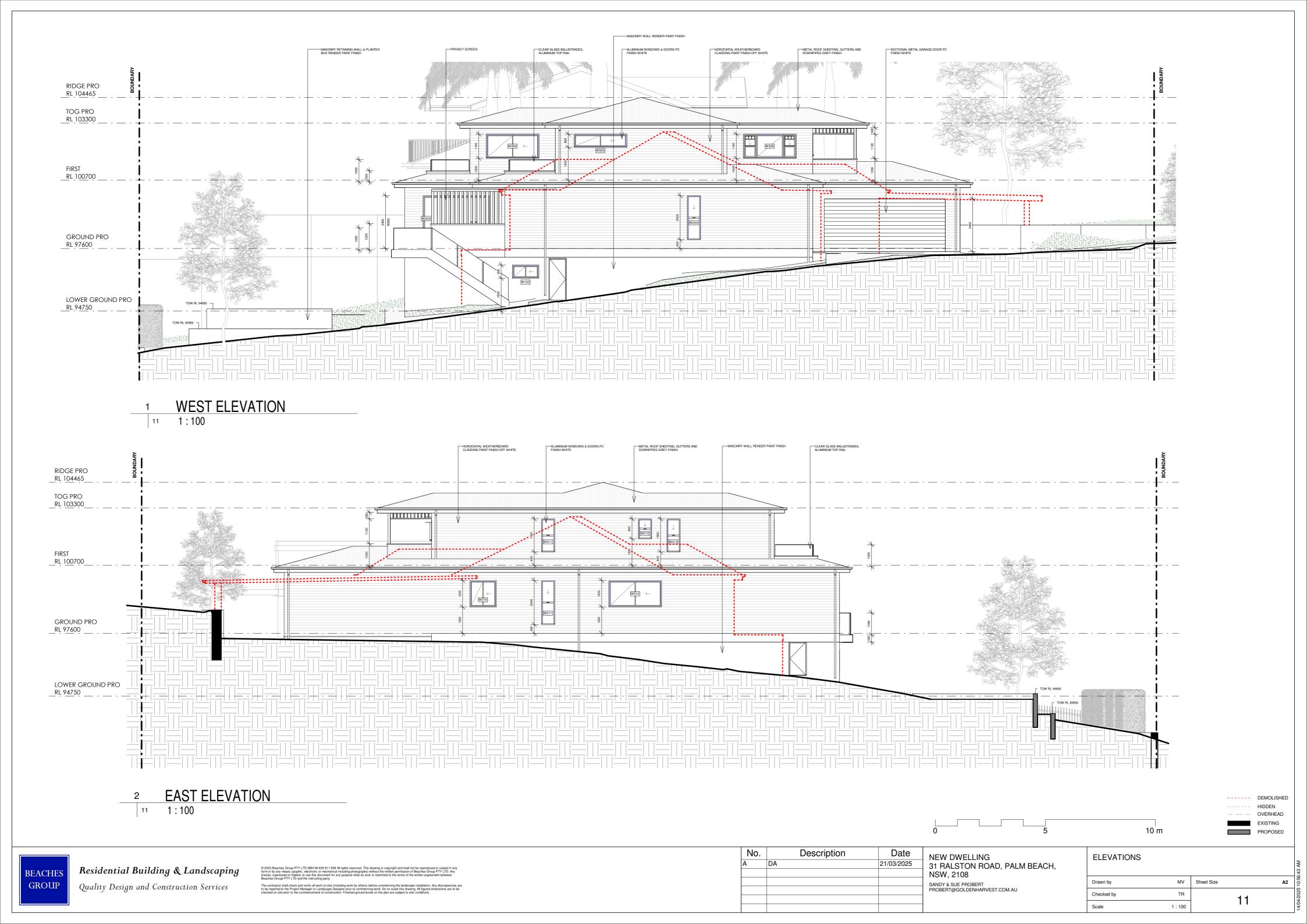
0 5 10 m

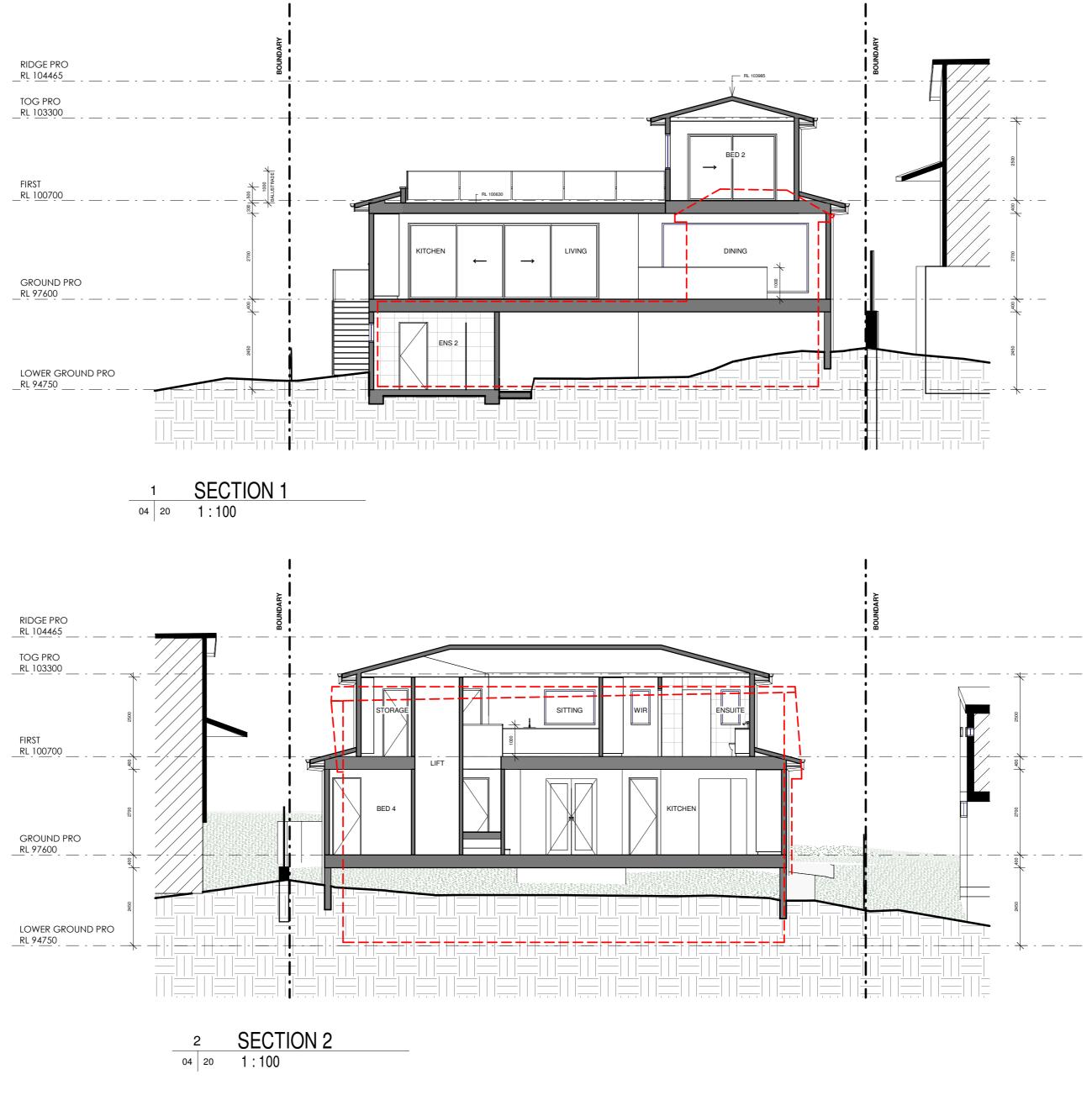
DEMOLISHED
HIDDEN
OVERHEAD
EXISTING
PROPOSED



© 2023 Beaches Group PTY LTD ABN 36 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD. Any license, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written argreement between Beaches Group PTY LTD and the instructing party.
The contractor shall check and verify all work on elto (including work by others) before commencing the landscape installation. Any discrepancies a to be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing, Alf found dimensions are to be checked on site prior to the commencement of construction. Finished ground levels on the plan are subject to site conditions.

lo.	Description	Date	NEW DWELLING
	DA	21/03/2025	31 RALSTON ROAD, PALM BEACH,
			NSW, 2108
			SANDY & SUE PROBERT
			PROBERT@GOLDENHARVEST.COM.AU



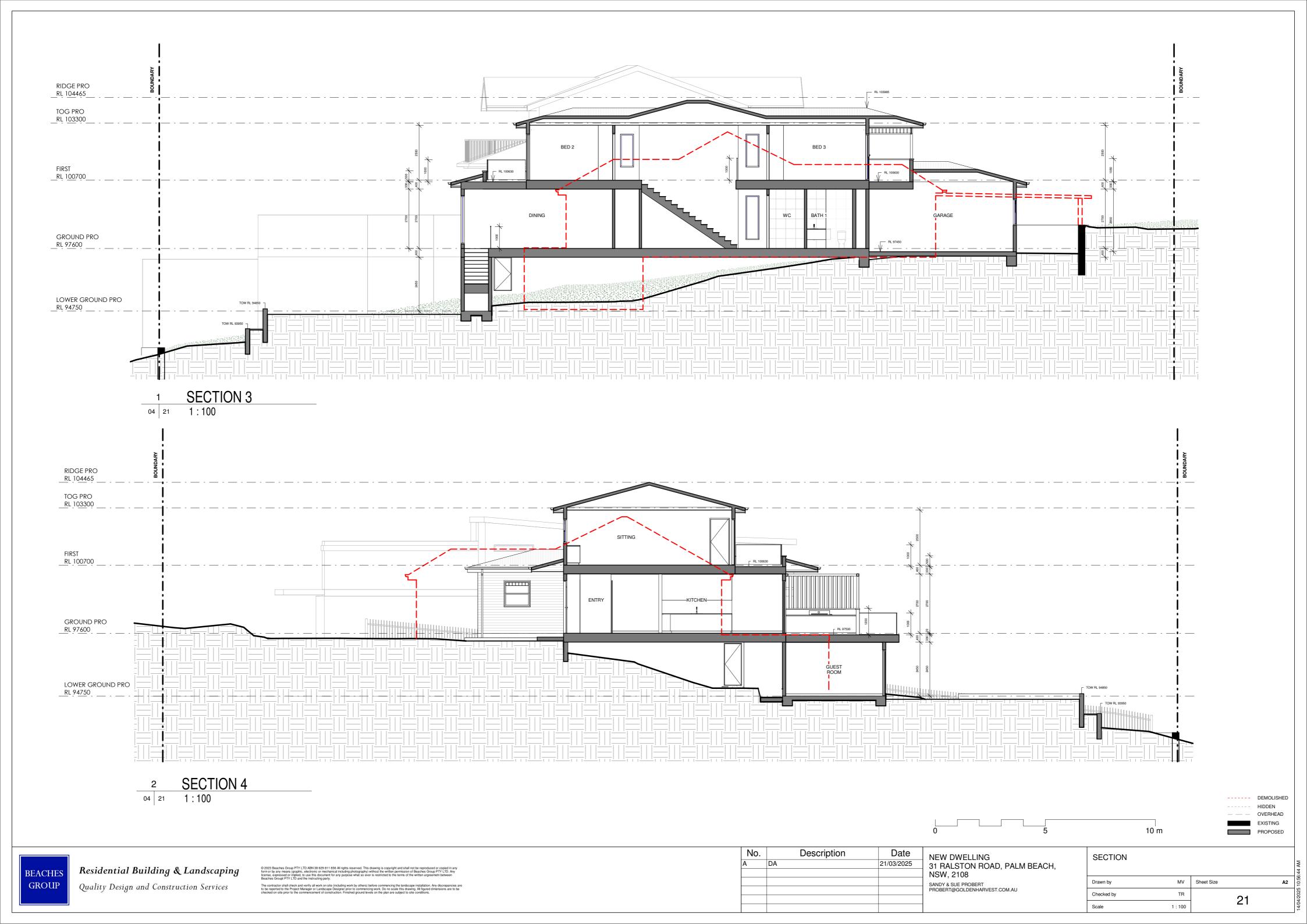


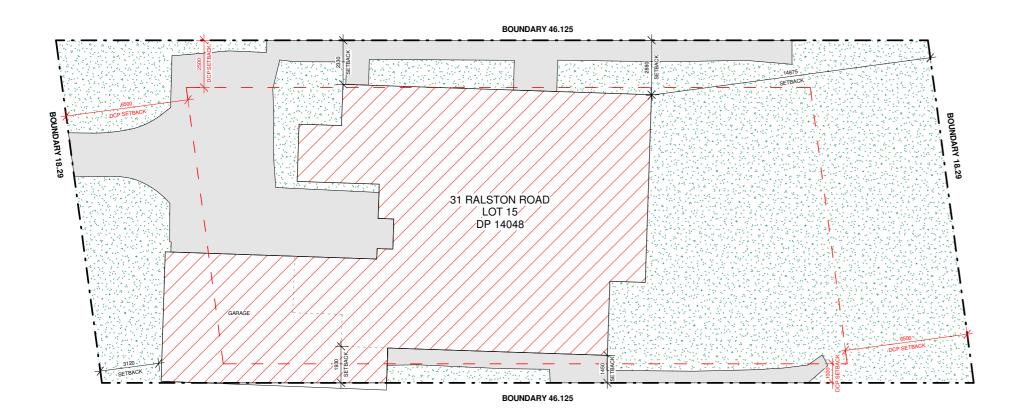
10 m

----- DEMOLISHED HIDDEN OVERHEAD EXISTING PROPOSED

Description NEW DWELLING 31 RALSTON ROAD, PALM BEACH, 21/03/2025 NSW, 2108 SANDY & SUE PROBERT PROBERT@GOLDENHARVEST.COM.AU

SECTION MV Sheet Size Checked by 20 Scale 1:100





2 SITE ANALYSIS PROPOSED
10 100 1:200

BOUNDARY 46.125

31 RALSTON ROAD LOT 15 DP 14048

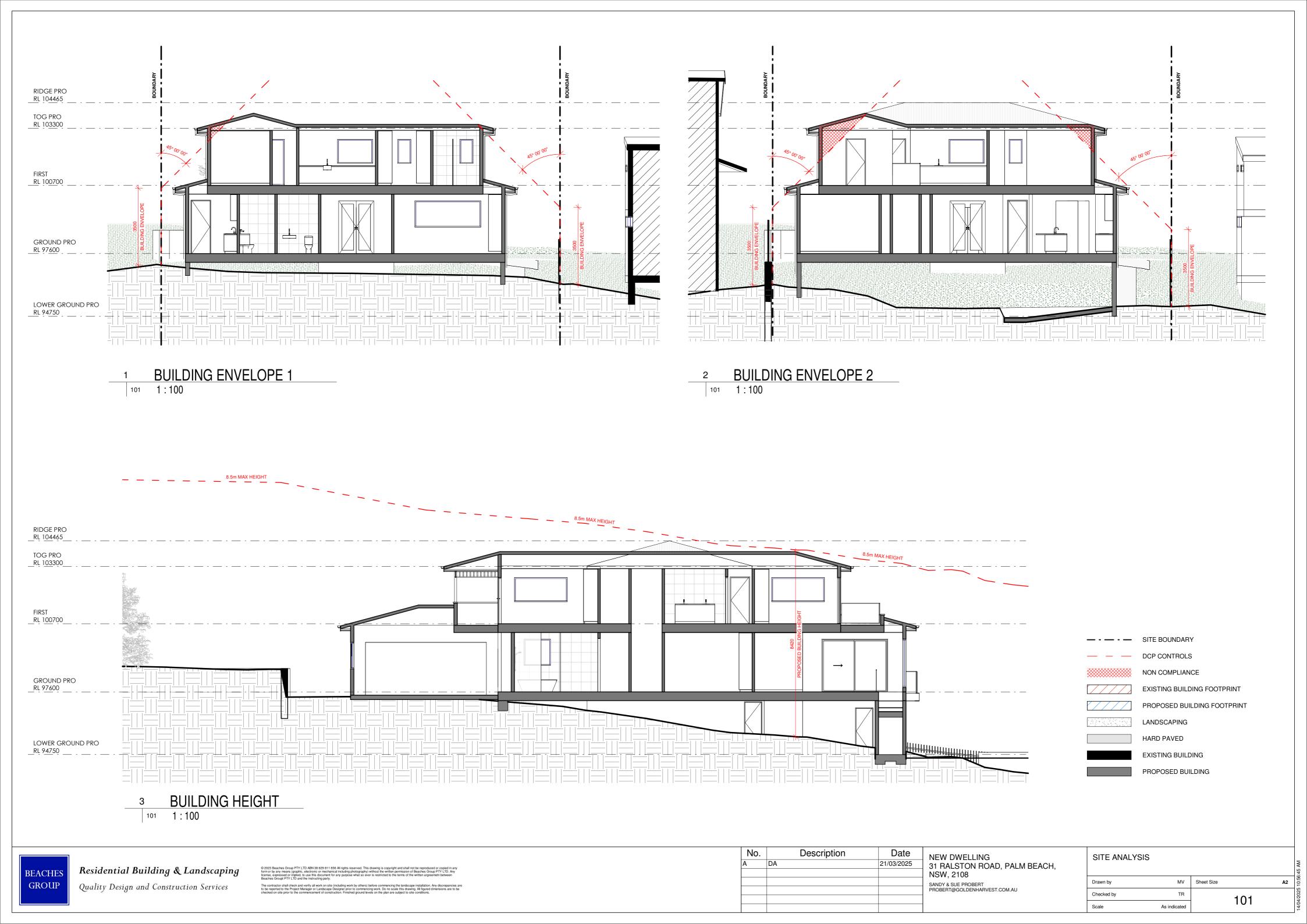
1 SITE ANALYSIS EXISTING
403 100 1:200

SITE ANALYSIS SITE AREA ZONE 836.1m² C4 — - — SITE BOUNDARY DCP CONTROLS MIN LANDSCAPE EX LANDSCAPE PRO LANDSCAPE 451m² = 60% INC. 6% VARIATION 403m² 451m² NON COMPLIANCE MAX BUILDING HEIGHT EX BUILDING HEIGHT PRO BUILDING HEIGHT 8.50m 6.61m EXISTING BUILDING FOOTPRINT 8.42m PROPOSED BUILDING FOOTPRINT REQ FRONT SETBACK EX FRONT SETBACK PRO FRONT SETBACK HOUSE PREVAILING BUILDING LINE OR 6.5m LANDSCAPING 3.12m 6.51m HARD PAVED REQ REAR SETBACK EX REAR SETBACK PRO REAR SETBACK HOUSE 6.5m 14.87m EXISTING BUILDING 12.25m PROPOSED BUILDING REQ SIDE SETBACK EX SIDE SETBACK PRO SIDE SETBACK HOUSE 1.00m / 2.5m 1.45m / 2.33m 1.10m / 2.50m

© 2023 Beaches Group PTY LTD ABN 38 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copiec form or by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD incense, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written argreement betwee Beaches Groupt PTY LTD and the instructing party.). Any
The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrept to be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing, All faultered dimensions a checked on site prior to the commencement of construction. Finished ground levels on the plan are subject to site conditions.	

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

SITE ANALYSIS				:44 AM
Drawn by	MV	Sheet Size	A2	10:56:4
Checked by	TR	100		14/04/2025
Scale	1 : 200	100		14/04





1 SHADOWS 21ST JUNE 9AM EX

2 SHADOWS 21ST JUNE 9AM PRO

BEACHES	Residential Building & Landscaping
GROUP	Quality Design and Construction Services

2023 Beaches Group PTY LTD ABN 38 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any mor by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD. Any ense, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written agreement between aaches Group PTY LTD and the instructing party.	
e contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing. All figured dimensions are to be	

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

5	SHADOWS				10:56:47 AM
D	rawn by	MV	Sheet Size	A2	
С	hecked by	TR	102		14/04/2025
S	cale	1:200	102		14/04



1 SHADOWS 21ST JUNE 12PM EX 1:200



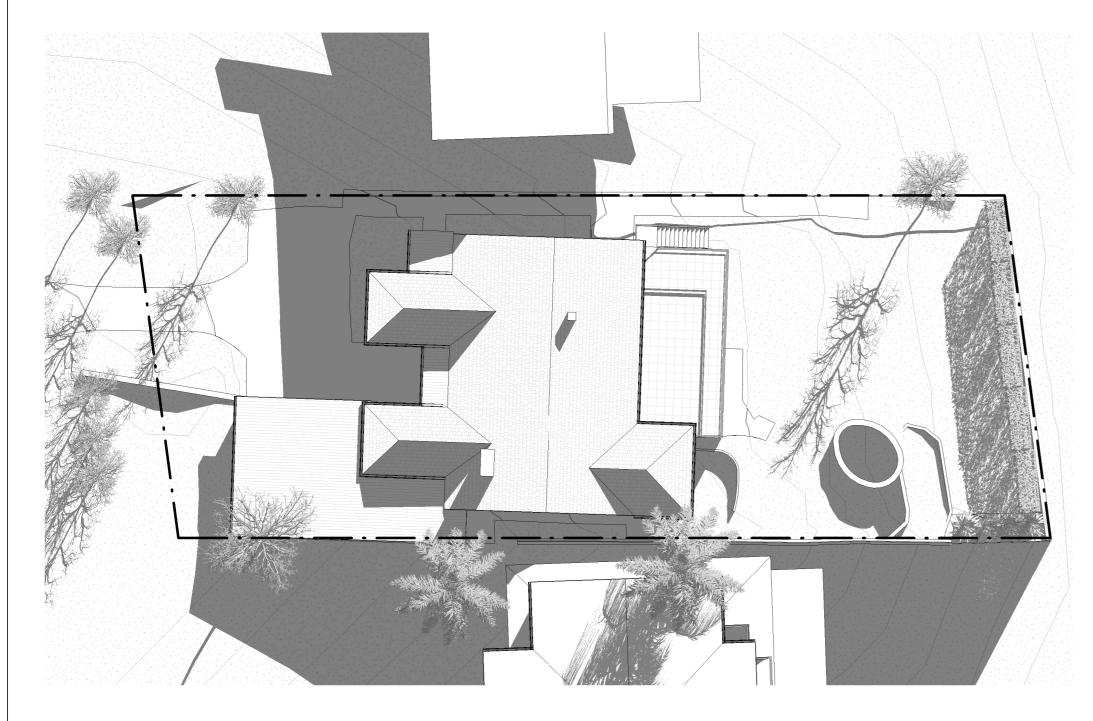
2 SHADOWS 21ST JUNE 12PM PRO 103 1:200



2023 Beaches Group PTY LTD ABN 38 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in an rm or by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD. Any sense, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written argreement between eaches Groupt PTY LTD and the instructing party.
ne contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing. All figured dimensions are to necked on site prior to the commencement of construction. Finished ground levels on the plan are subject to site conditions.

No.	Description	Date	NEW DWELLING
Α	DA	21/03/2025	31 RALSTON ROAD, PALM BEACH,
			NSW, 2108
			SANDY & SUE PROBERT PROBERT@GOLDENHARVEST.COM.AU
			THOSE THE GOLD ENTINE TO THOSE WATER
		 	

SHADOWS					19 AM
Drawn by	MV	Sheet Size		A2	10:56:49
Checked by	TR		103		14/04/2025
Scale	1 : 200		103		14/04

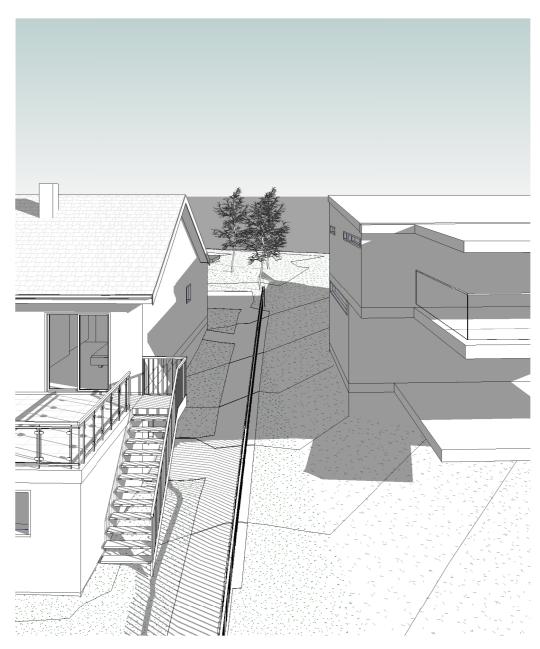


1 SHADOWS 21ST JUNE 3PM EX 1:200

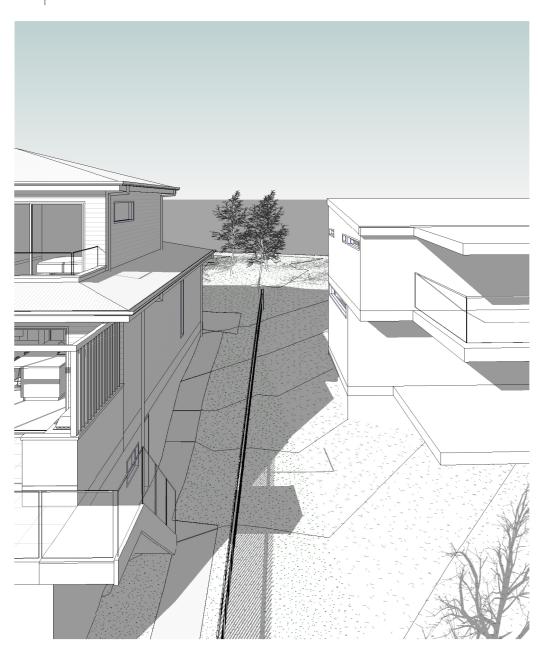
2 SHADOWS 21ST JUNE 3PM PRO 104 1:200

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

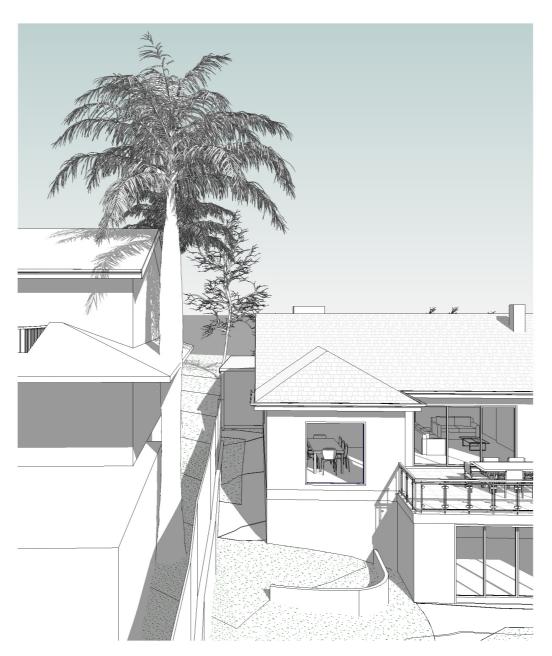
SHADOWS					:51 AM
Drawn by	MV	Sheet Size		A2	10:56:51
Checked by	TR		104		14/04/2025
Scale	1:200		104		14/07



1 SHADOWS 21ST JUNE 9AM EX



4 SHADOWS 21ST JUNE 9AM PRO



2 SHADOWS 21ST JUNE 12PM EX



5 SHADOWS 21ST JUNE 12PM PRO



SHADOWS 21ST JUNE 3PM EX



6 SHADOWS 21ST JUNE 3PM PRO



© 2023 Beaches Group PTY_ID ABN 38 629 611 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY_ID. Any license, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written argreement between Beaches Group PTY_ID and the instructing party.

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. Firsheld ground levels on the plant are subject to site conditions.

No.	Description	Date
Α	DA	21/03/2025

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

SHADOWS				
Drawn by	MV	Sheet Size		A2
Checked by	TR		105	
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

28 Beaches Group PTY LTD ABN 38 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD. Any e, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written argreement between hes Group PTY LTD and the instructing party.

ontractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing, All figured drimensions are to led on site prior to the commencement of construction. Firished ground levels on the plan are subject to site conditions.

No.	Description	Date	NEW
Α	DA	21/03/2025	31 R/
			NSW
			SANDY 8
			PROBER
			_

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

EXTERNAL FINISHES				
Drawn by	MV	Sheet Size		A2
Checked by	TR		106	
Scale			100	

4/04/2025 10:57:01 AM







2 3D VIEW 2



4 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

NCC Class* Class 1a

Floor/all Floors Type

New Home

Plans

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

Construction and environment

Assessed floor area [m2]* 322.9 Conditioned*

suburban Unconditioned* 68.9 NatHERS climate zone 391.8 56 Mascot AMO

40.5



Jennifer Edwards LivSmart Solutions

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

Accreditation No. **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

www.nathers.gov.au

occupancy assumptions.

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, www.fr5.com.au.

When using either link, ensure you are visiting

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
xternal 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
nternal 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
	Timber DG Air filled Low Solar Gain Low-E: U = 2.3: SHGC = 0.26				W207
/indows/Glazing*	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			İ	W310 (door)
	Timber SG Clear: U = 5.4: SHGC = 0.63			İ	Garage window (W209)
oof/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
,/9	Timber		R3.0	Medium (0.475 to 0.70)	Basement to balcony above.
oor Structure	Concrete		R2.0	(Basement and garage. Insulation in basement only. Basement has slab edge insulation of R1.0.
oor structure	Timber		R3.0		Ground level.
	Timber		R1.5		Level 1
oor Covering	Timber		HAID		All other areas
	Ceramic Tiles				Wet areas
riling/Wall Penetrations	Must be sealed. Downlights do not break the insulation.				THE GROOT
cternal Shading Devices	As drawn				
oof Windows	None				
cylights*	None				Excludes exterior skylights near the swimming pool.
iling fans	Kitchen/Living: 1 x 1200. Bedrooms and dining room: 1 x 900.				g, ear
kternal 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 ru	equirements of this development. Designers, engines	ers and huilders should ensure huilding	z construction satisfies the N	CC requirements including, but not limited to; air tightness, fresh air ventilation, natural lighting, the
onstruction note:	bridging and condensation prevention.	oquicinents of the development benginers, enginee	one conservation ensure contains	5 construction addances the re	overequivalence increasing, overlock infriest co, on agricioss, frost all vertiliation, flatural lightning, tre
	A DE TOURS DE LA SERVICIO DE LA SECULIA DE L				

BASIX™Certificate

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

Single Dwelling

Certificate number: 1791496S

NSW

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.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.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0GURRN1FB0.

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

-36

Ralston Rd Palm Beach (job 1658)

Northern Beaches Council

Deposited Plan DP14048

31 RALSTON Road PALM BEACH 2108

Target 40

Target Pass

Project name

Lot no.

Project type

Materials

No. of bedrooms

Thermal Performance

Local Government Area

Plan type and plan number

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

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 Pa
Energy	✓ 73	Target 72
Materials	✓ -36	Target n/

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 30 square metres of the site.	~	~	
Fixtures			
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 all showers in the development.		~	~
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.		~	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		~	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 6000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	~	~	~
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).		~	~
The applicant must connect the rainwater tank to:			
 at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		-	-
Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check

consumption in areas with potable water supply.)		. •	_
Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
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 an occupation certificate for the proposed development.			
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" tables below.			
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 Certificate, and all aspects of the proposed development which were used to calculate those specifications.	~	~	~
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.		~	~
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.	~	~	~

Thermal Performance and Materials commitments	Show on	Show on CC/CDC	Certifier
	DA plans	plans & specs	check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	\	<	<
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			>

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.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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	Maximum area - m2
aluminium	98.5
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2		
single	4		
double	94.5		
triple	0		

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

\dashv									
\dashv	Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check					
4	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.		>						
	The applicant must install a fixed outdoor clothes drying line as part of the development.	-	>						



Residential Building & Landscaping

Quality Design and Construction Services

No.		Descript	ion		Date	NEW DWELLING
Α	DA			2	1/03/2025	31 RALSTON ROAD, PALM BEACH,
						NSW, 2108
						SANDY & SUE PROBERT
						PROBERT@GOLDENHARVEST.COM.AU

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