

31 RALSTON ROAD, PALM BEACH, NSW, 2108

DEVELOPMENT APPLICATION



Residential Building & Landscaping
Quality Design and Construction Services

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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



WINDOWS SCHEDULE:

NUM#	SILL	HEIGHT	WIDTH	AREA
W101	0	2100	4050	8.50m²
W102	0	2100	1350	2.83m²
W103	1200	900	1200	1.80m²
W201	200	2200	4600	10.12m²
W202	0	2400	3000	7.20m²
W203	0	2400	6000	14.40m²
W204	400	2000	600	1.20m²
W205	1200	1200	3000	3.60m²
W206	1200	1200	1200	1.44m²
W207	0	2400	1600	3.84m²
W208	1200	1200	1200	1.44m²
W209	1200	1200	3000	3.60m²
W210	1200	1200	1200	1.44m²
W211	400	2000	600	1.20m²
W212	1200	1200	2400	2.88m²
W301	0	2100	2800	5.88m²
W302	1000	1100	2400	2.64m²
W303	0	2100	2800	5.88m²
W304	0	2100	2800	5.88m²
W305	1500	600	2400	1.44m²
W306	1000	1100	600	0.66m²
W307	1000	1100	600	0.66m²
W308	1000	1100	1600	1.76m²
W309	1000	1100	2400	2.64m²
W310	0	2100	2800	6.41m²
W311	600	1500	600	0.90m²
W312	1200	900	600	0.54m²
W313	600	1500	600	0.90m²

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:

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

SHEET LIST:

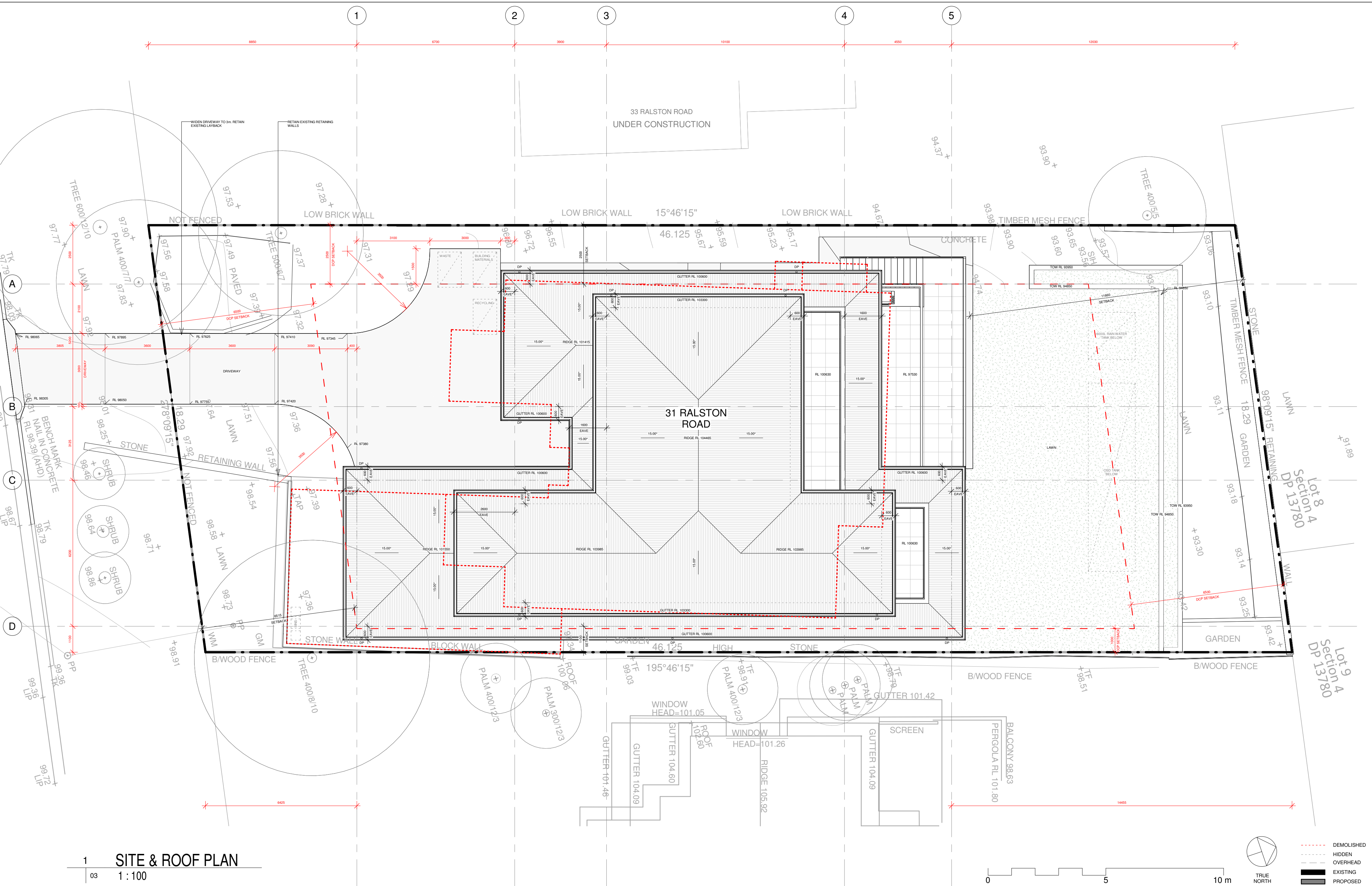
00	COVERPAGE
01	PROJECT INFORMATION
02	SITE DEMOLITION PLAN
03	SITE & ROOF PLAN
04	LOWER GROUND FLOOR PLAN
05	GROUND FLOOR PLAN
06	FIRST FLOOR PLAN
10	ELEVATIONS
11	ELEVATIONS
20	SECTION
21	SECTION
100	SITE ANALYSIS
101	SITE ANALYSIS
102	SHADOWS
103	SHADOWS
104	SHADOWS
105	SHADOWS
106	EXTERNAL FINISHES
107	3D VIEWS
108	NatHERS & BASIX



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A	DA	21/03/2025	NEW DWELLING 31 RALSTON ROAD, PALM BEACH, NSW, 2108 SANDY & SUE PROBERT PROBERT@GOLDENHARVEST.COM.AU		
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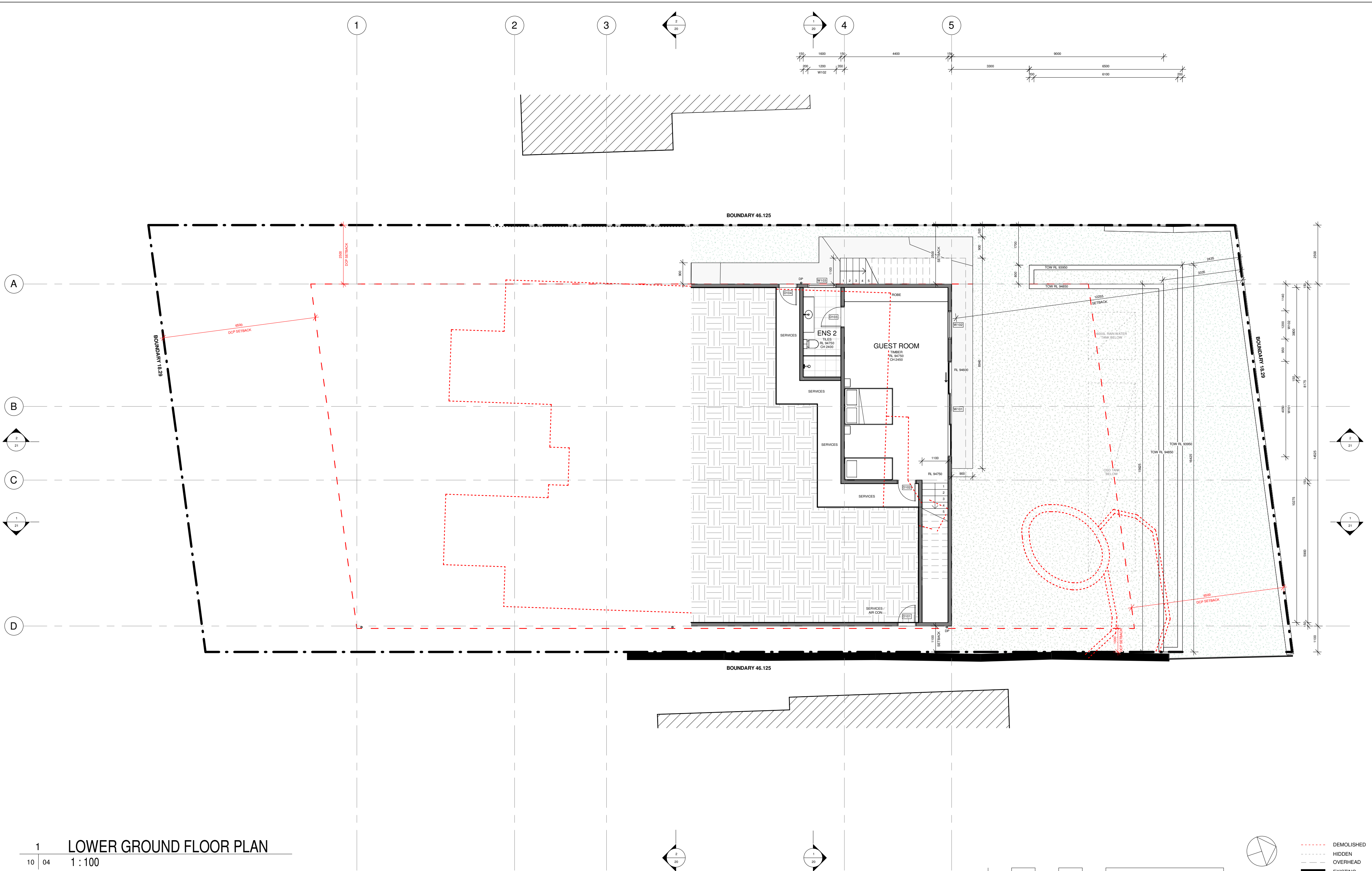
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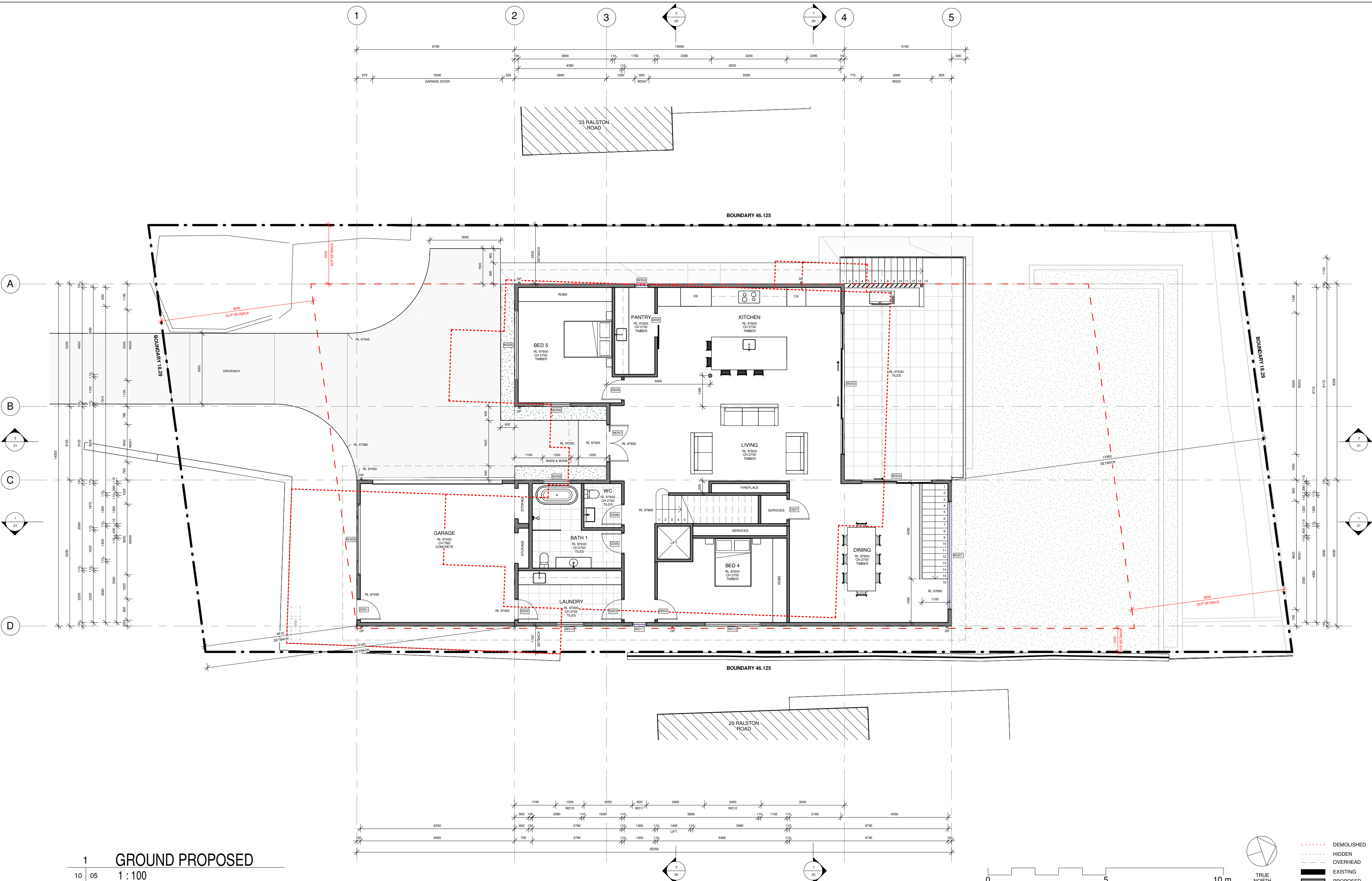
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SITE & ROOF PLAN		
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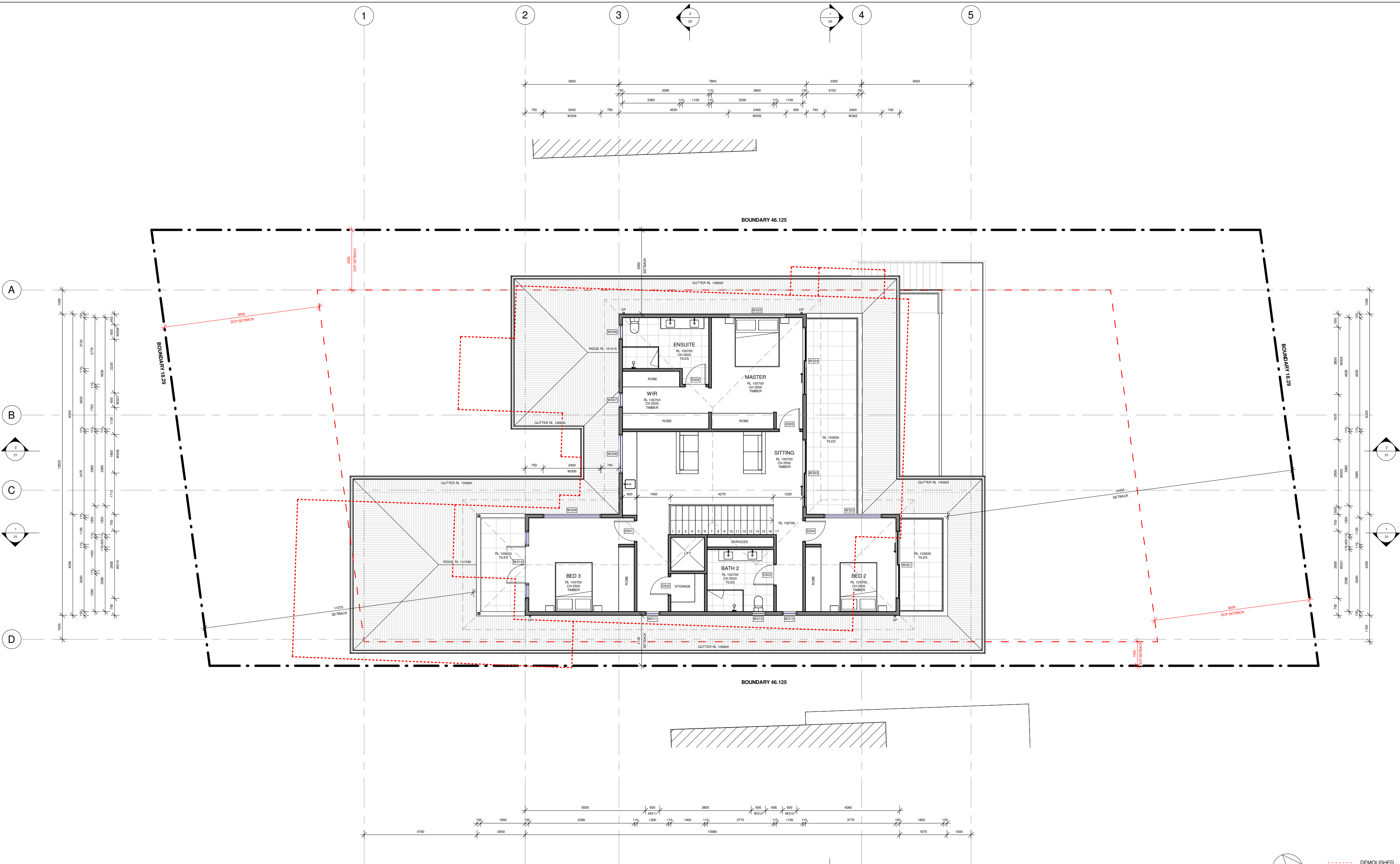
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GROUND FLOOR PLAN		
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1

FIRST FLOOR PLAN

10 | 06

1 : 100

0

5

10 m

TRUE NORTH

--- DEMOLISHED

--- HIDDEN

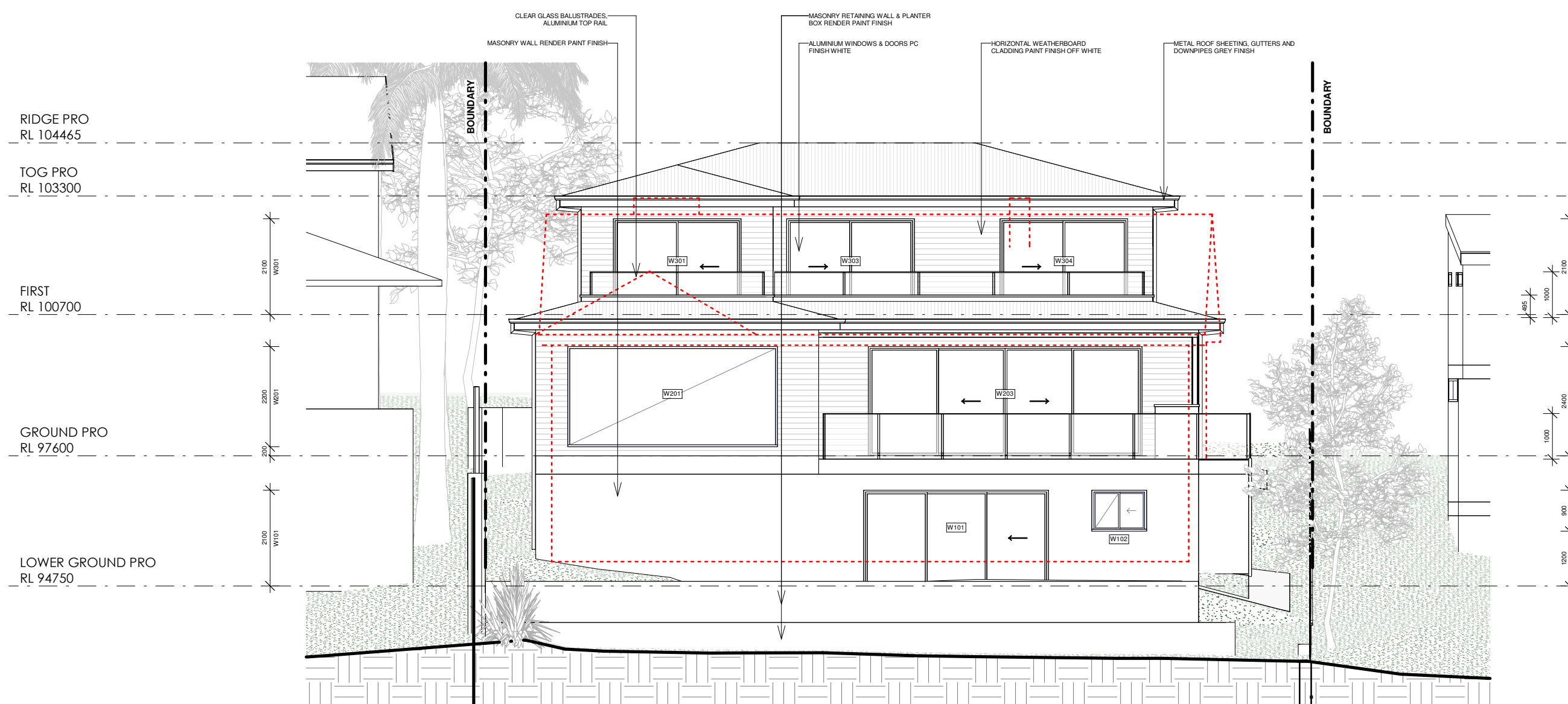
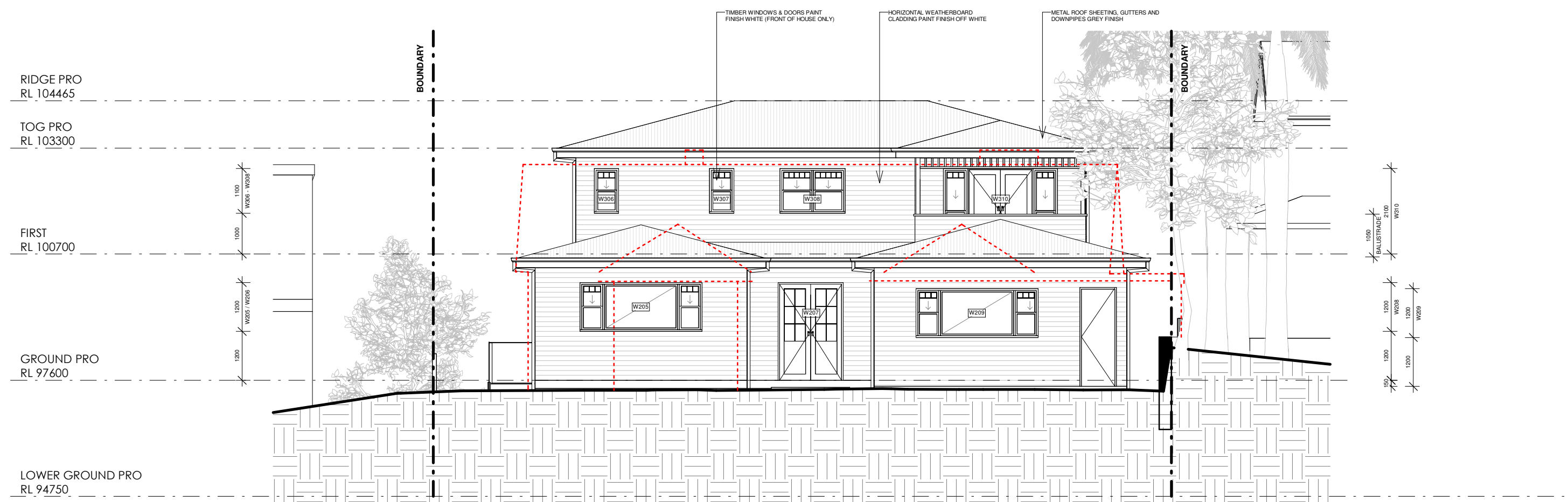
--- OVERHEAD

--- EXISTING

--- PROPOSED

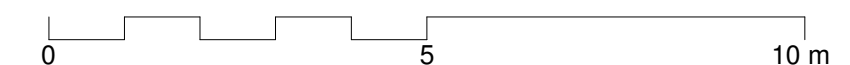
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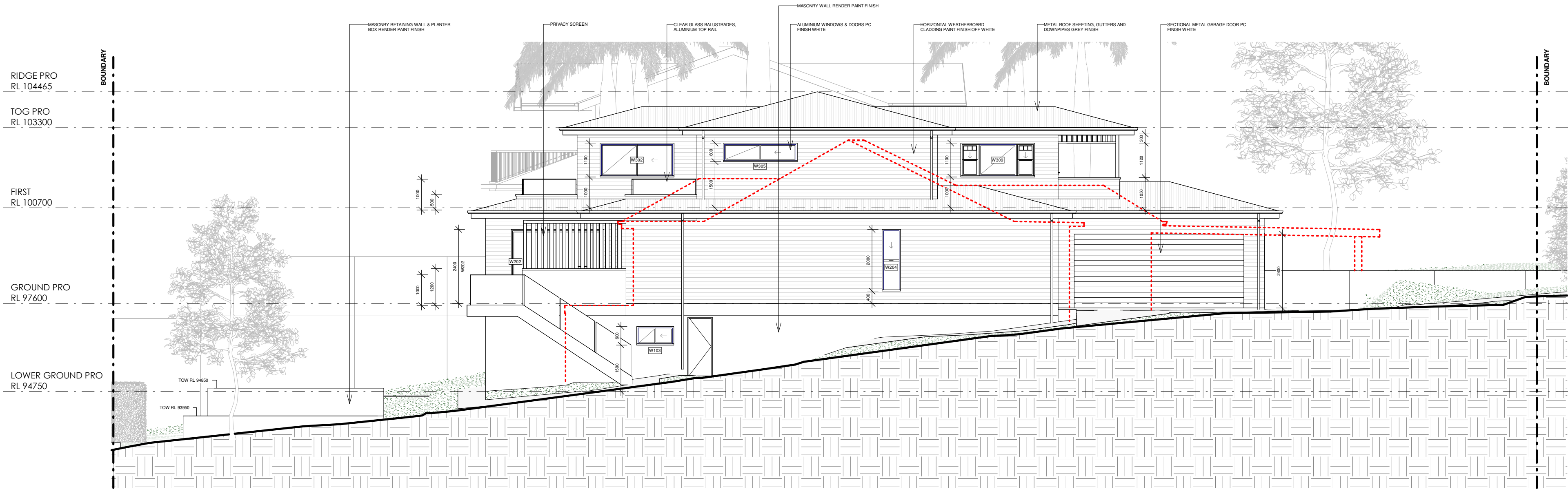


2 NORTH ELEVATION

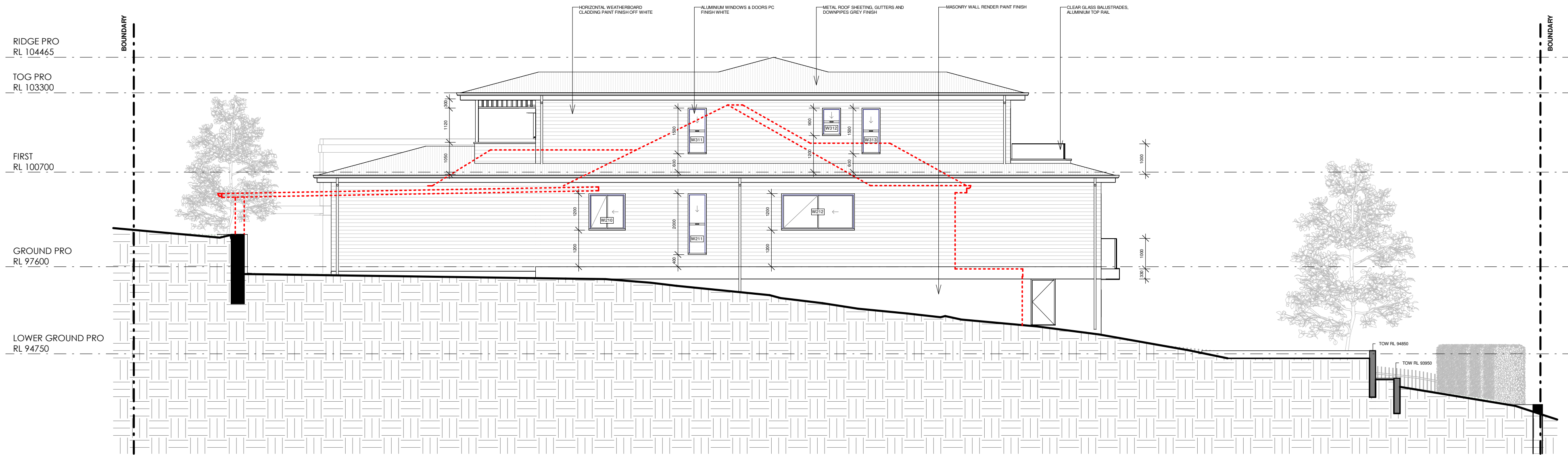
10 1 : 100



 DEMOLISHED
 HIDDEN
 OVERHEAD
 EXISTING
 PROPOSED



1 WEST ELEVATION
11 1 : 100



2 EAST ELEVATION
11 1 : 100

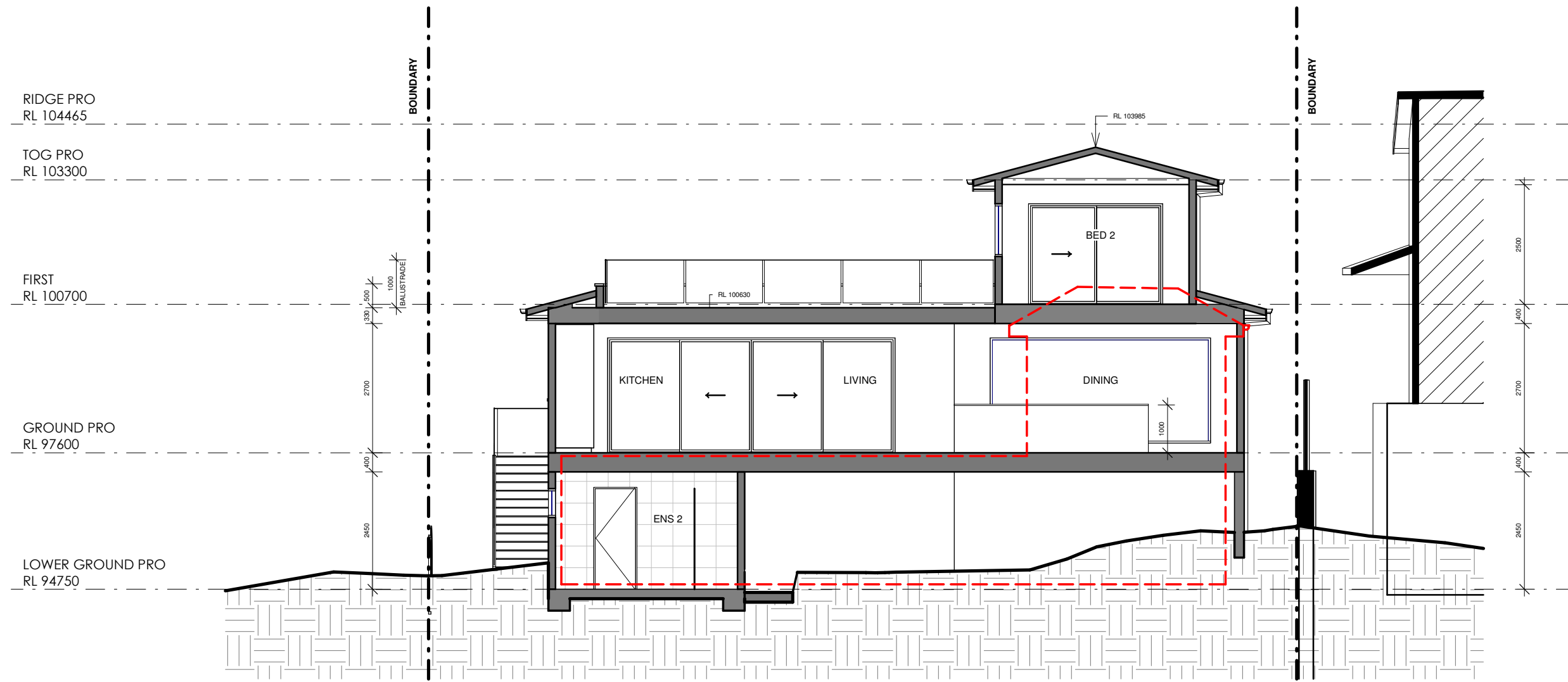
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- HIDDEN
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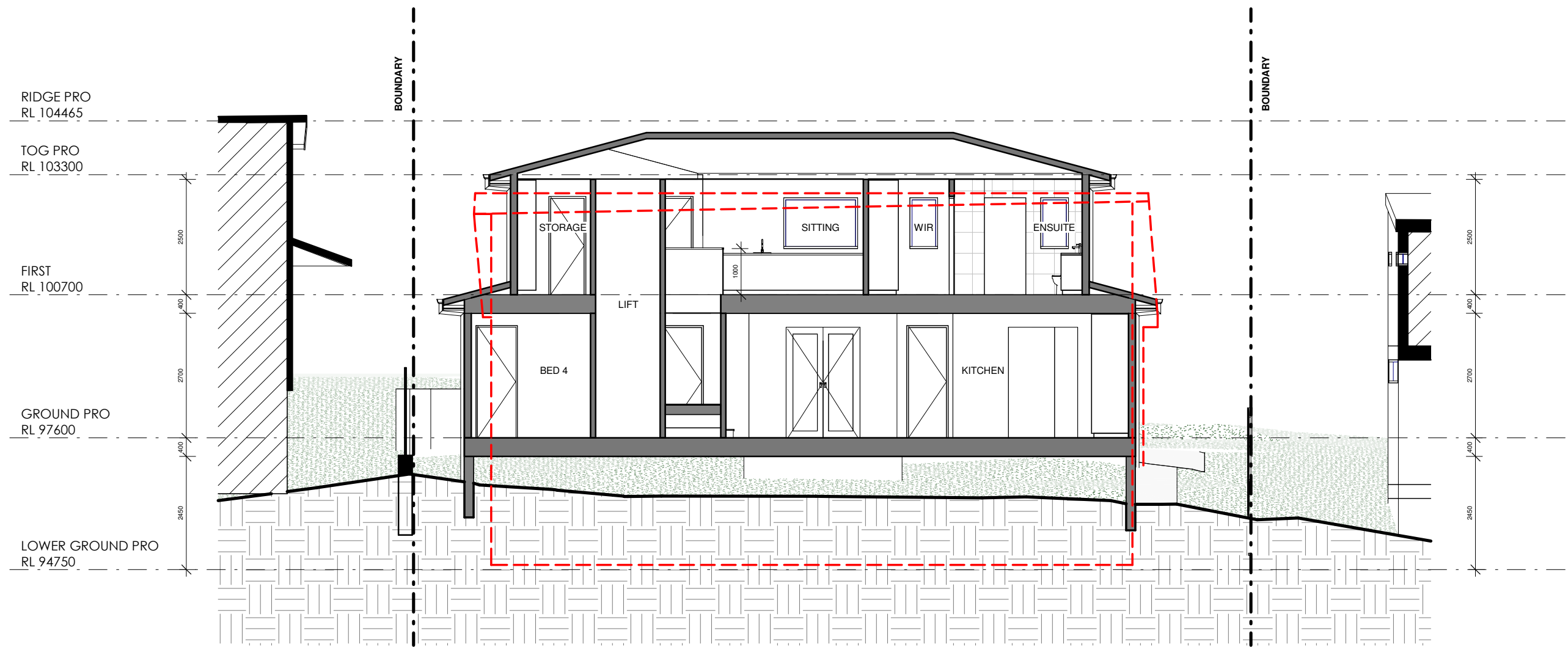
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ELEVATIONS

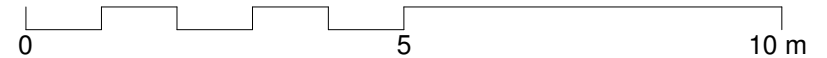
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1 SECTION 1
04 20 1 : 100



2 SECTION 2
04 20 1 : 100



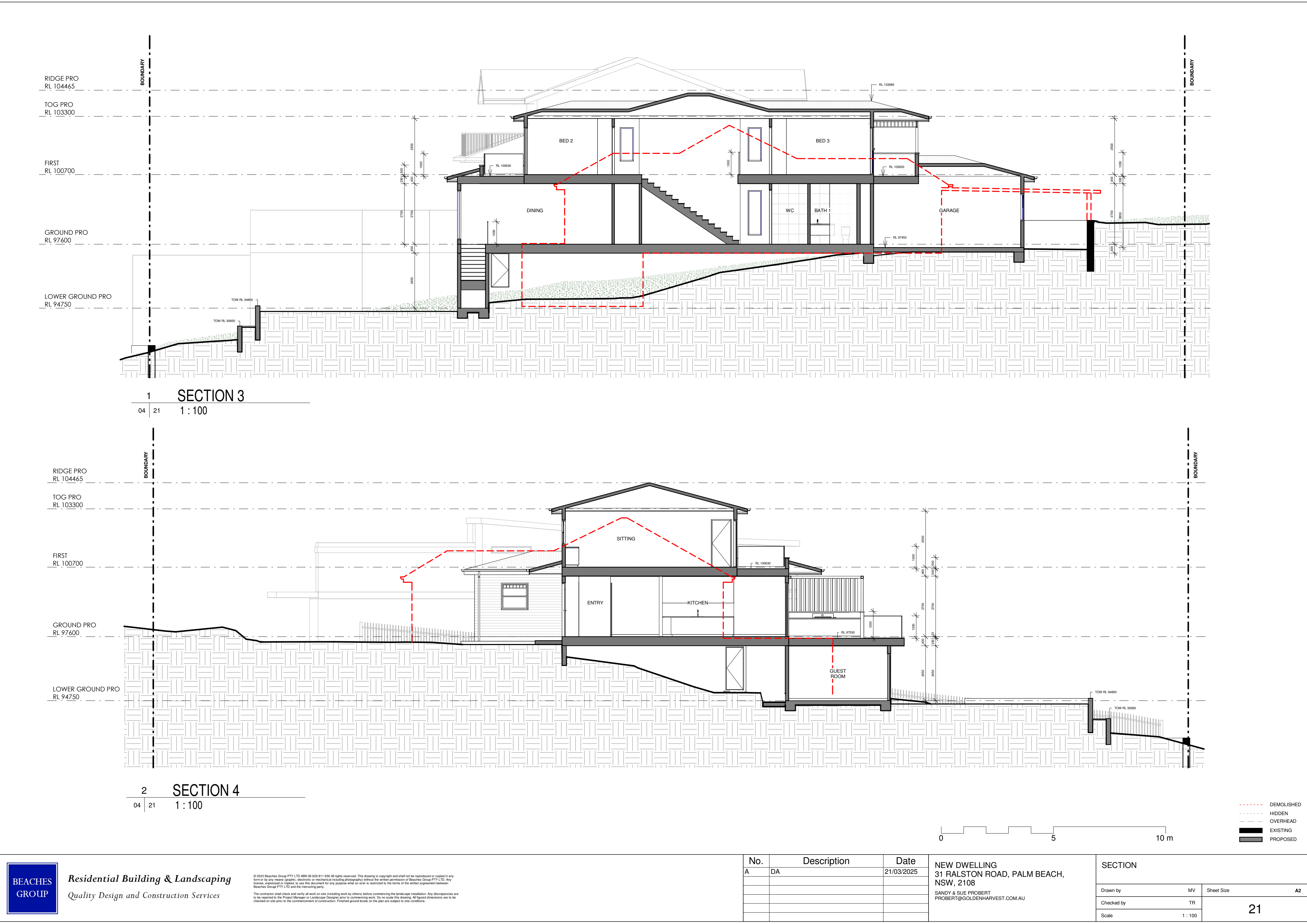
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SECTION

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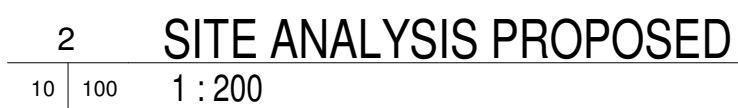
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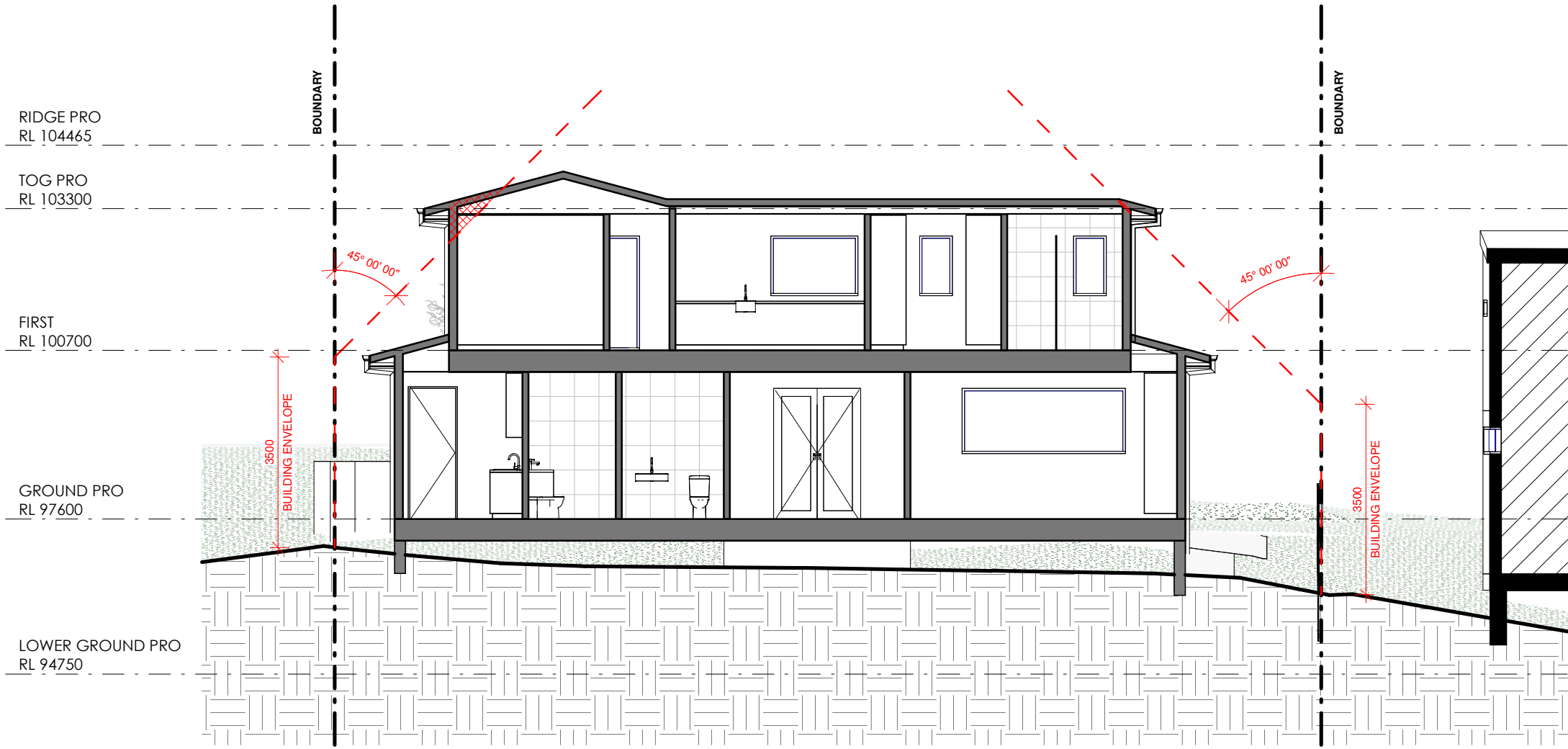
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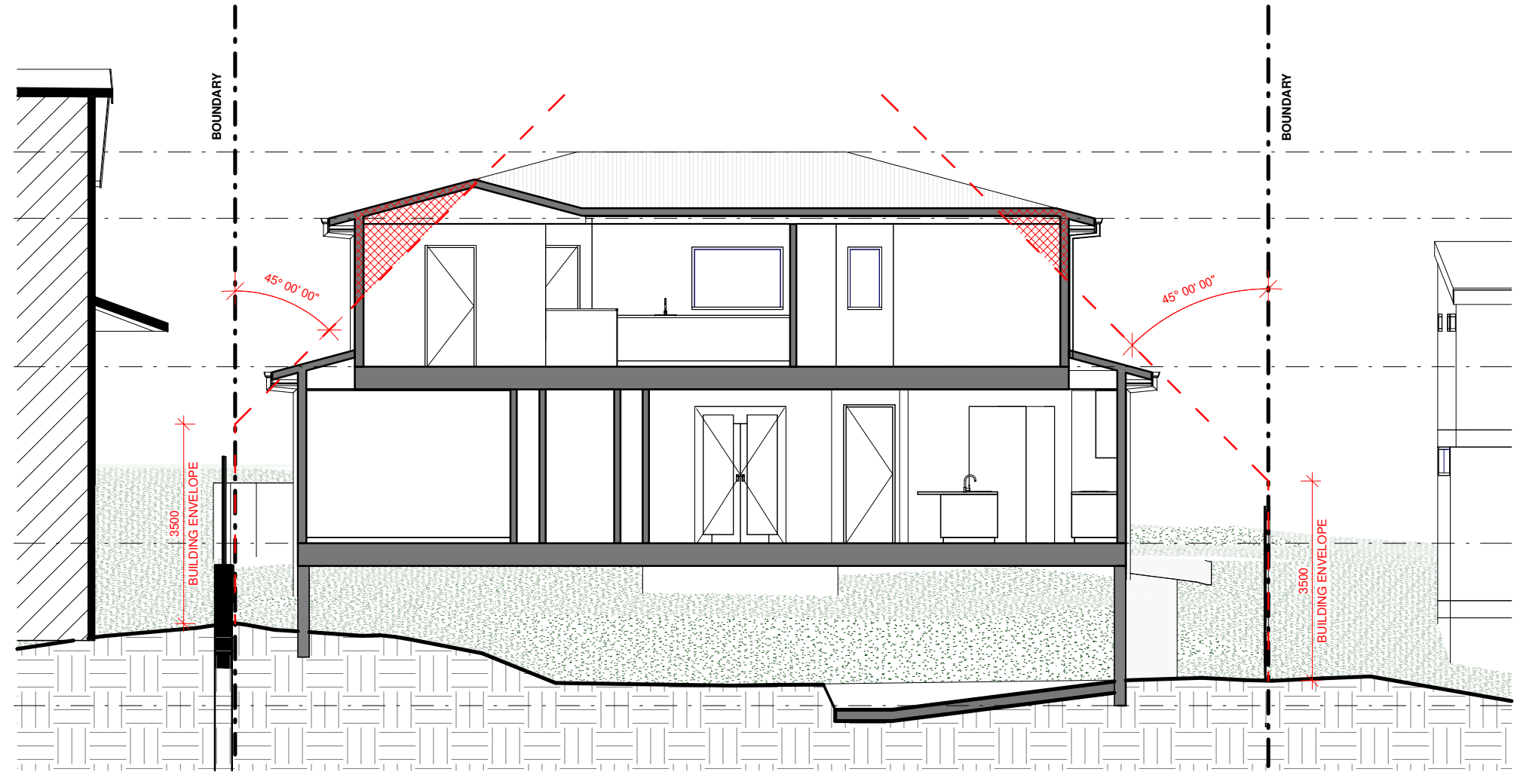
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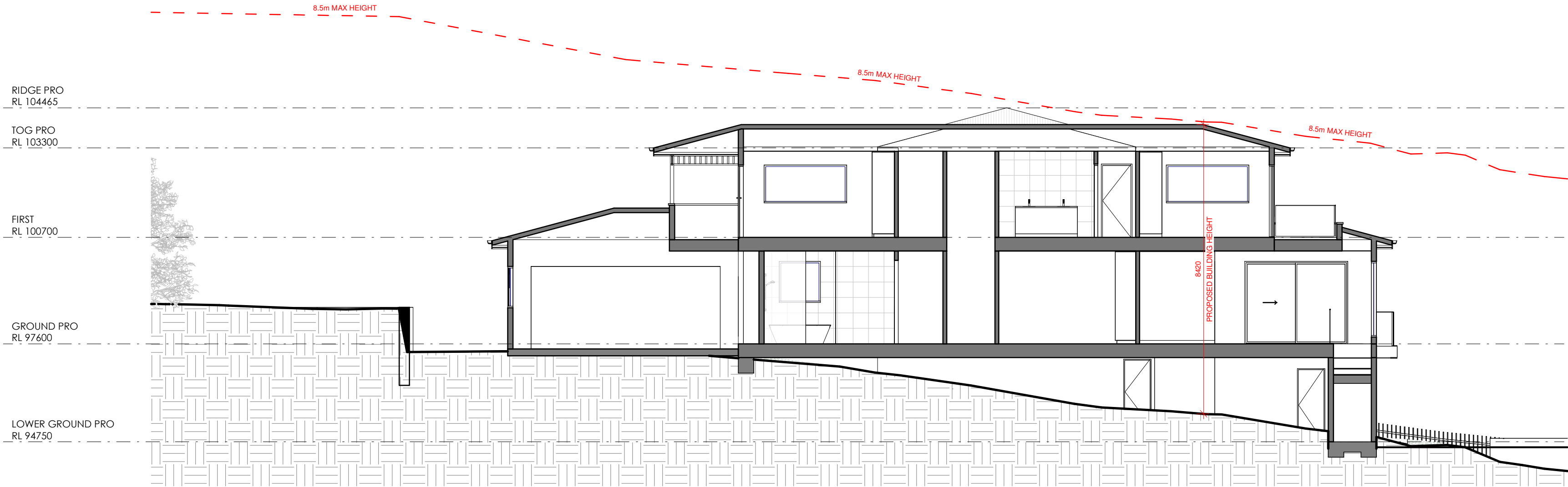




1 BUILDING ENVELOPE 1
101 1:100



2 BUILDING ENVELOPE 2
101 1:100



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

No.	Description	Date
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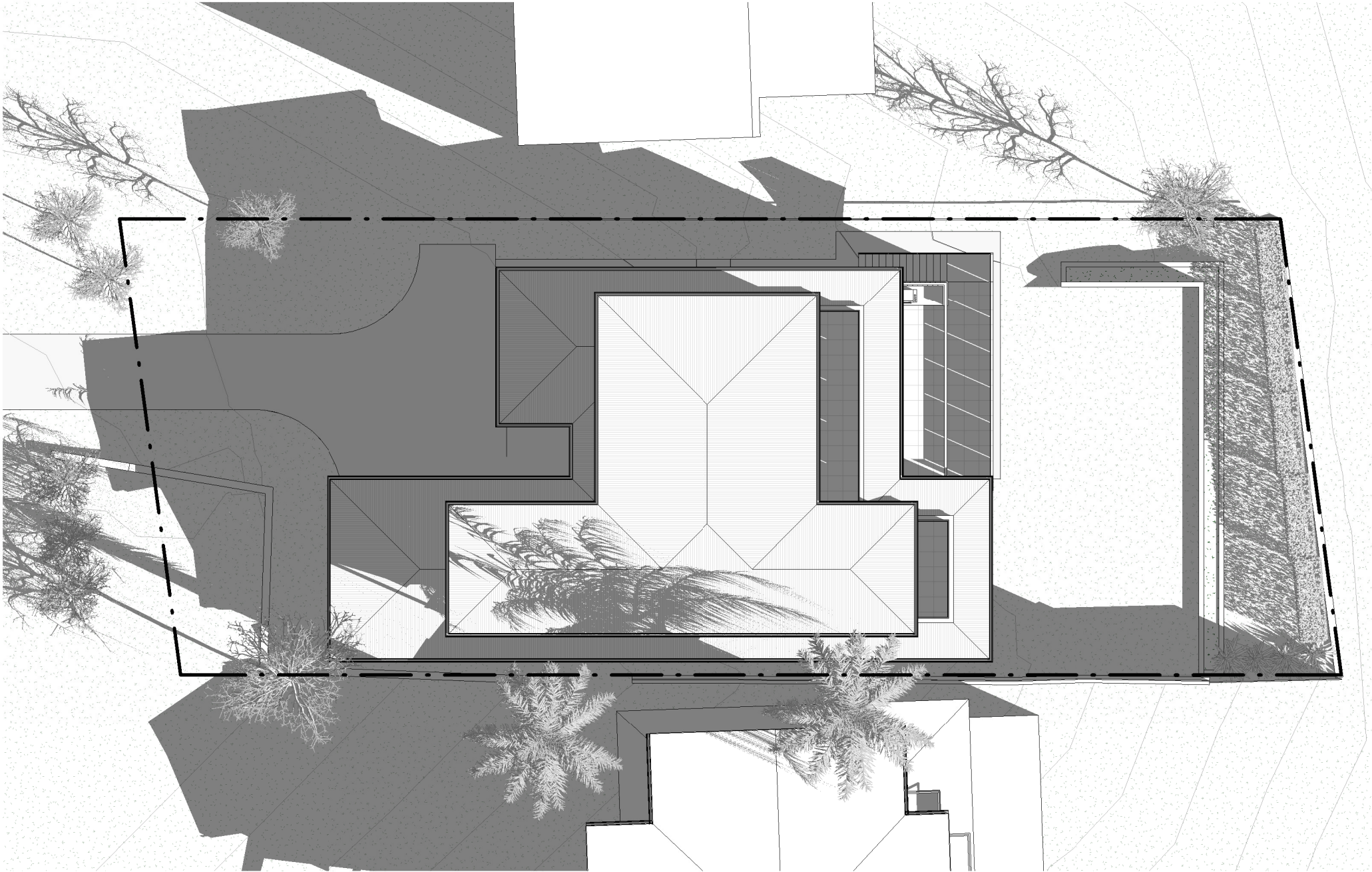
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SITE ANALYSIS

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Scale	As indicated		



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



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

No.	Description	Date
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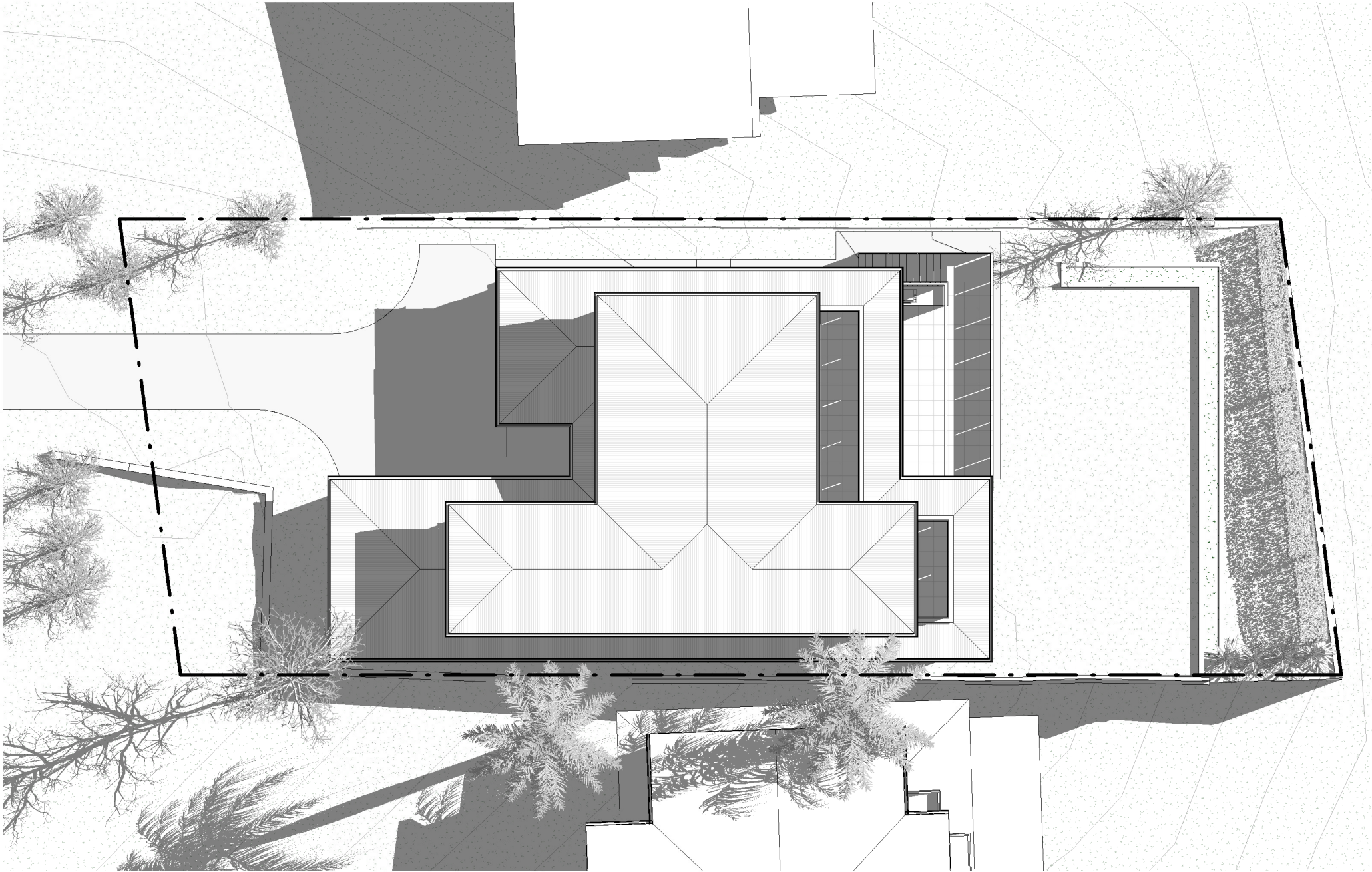
SHADOWS

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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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103

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1 SHADOWS 21ST JUNE 3PM EX

104 1 : 200



2 SHADOWS 21ST JUNE 3PM PRO

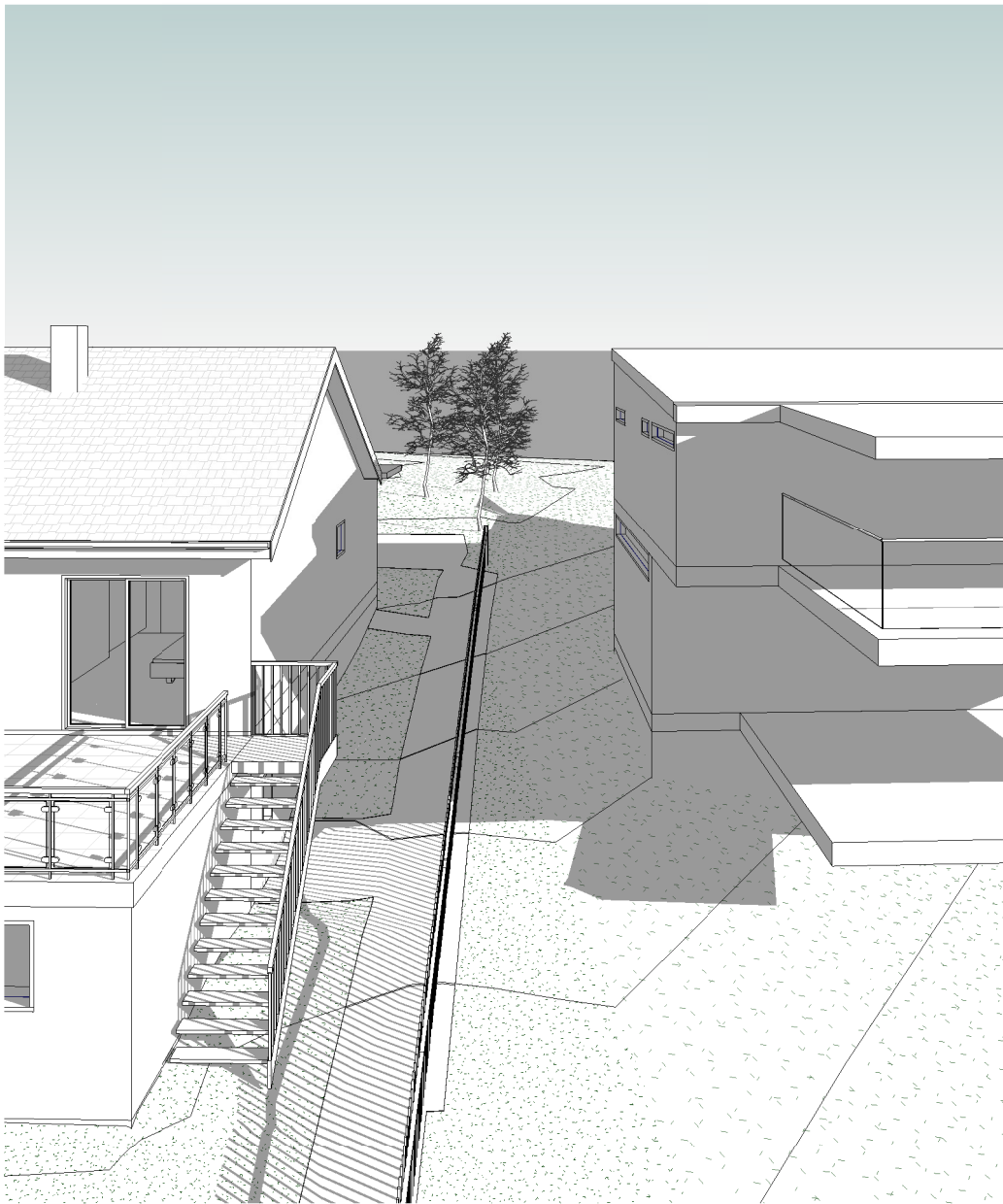
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SHADOWS

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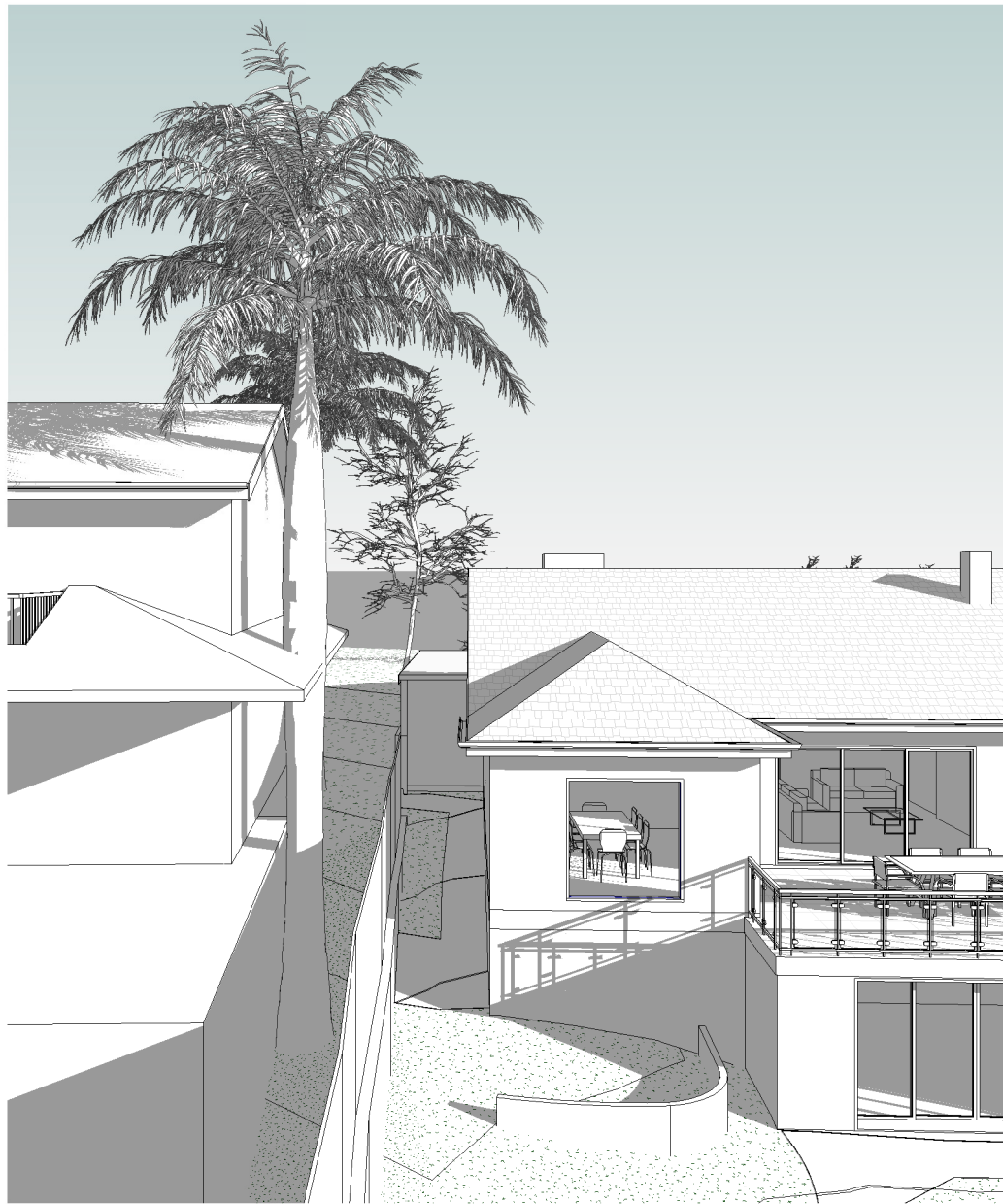
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105



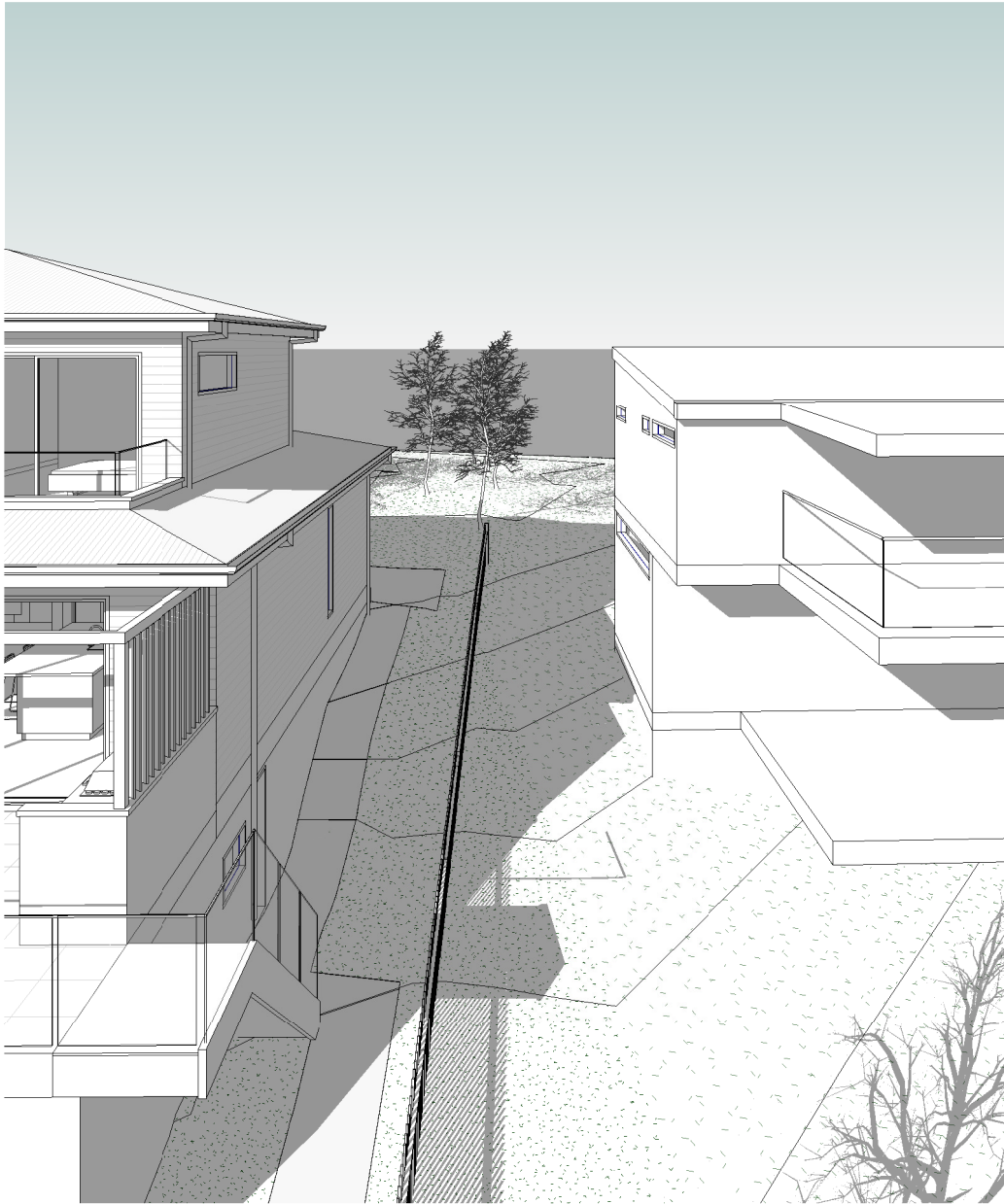
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105



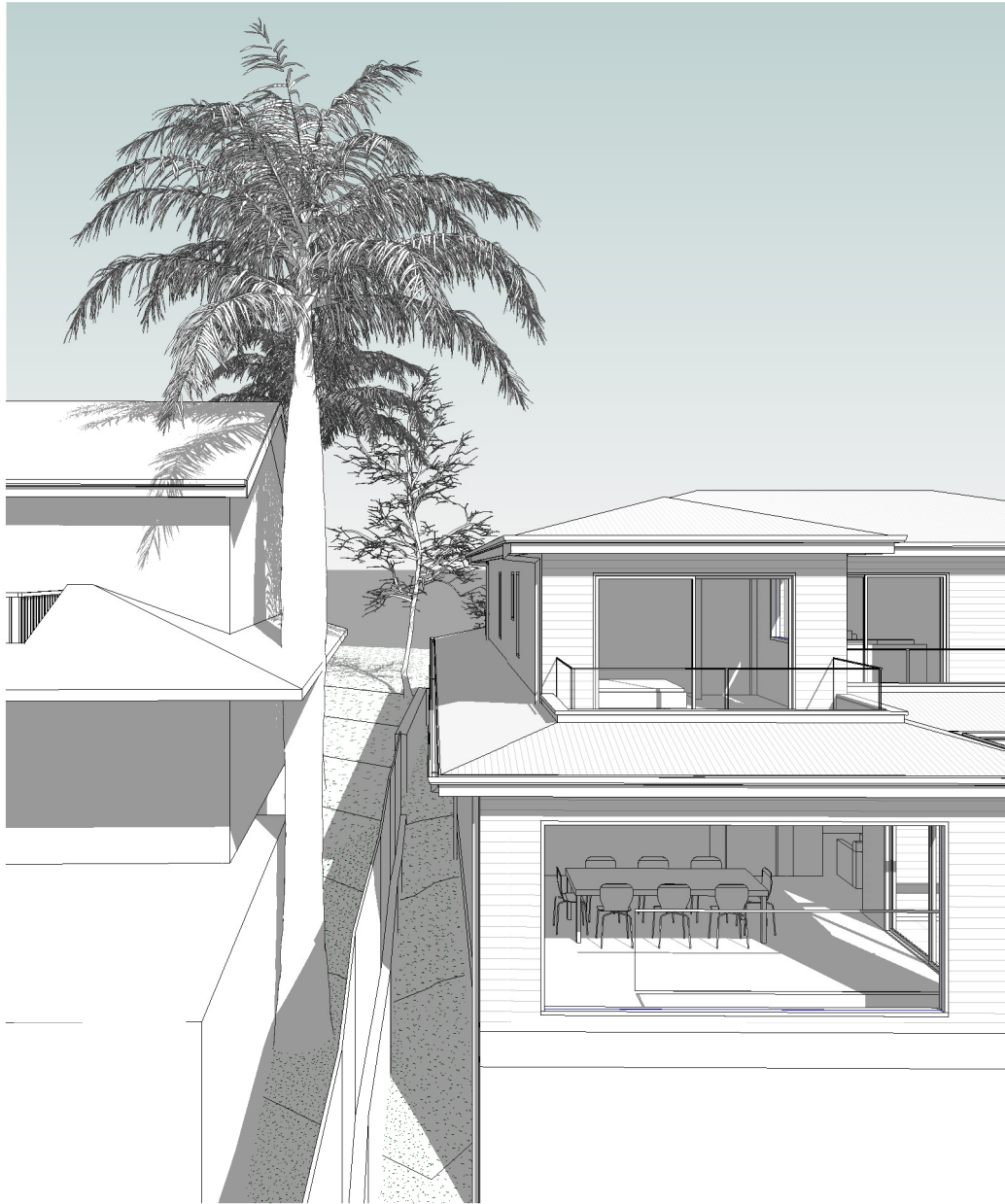
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105



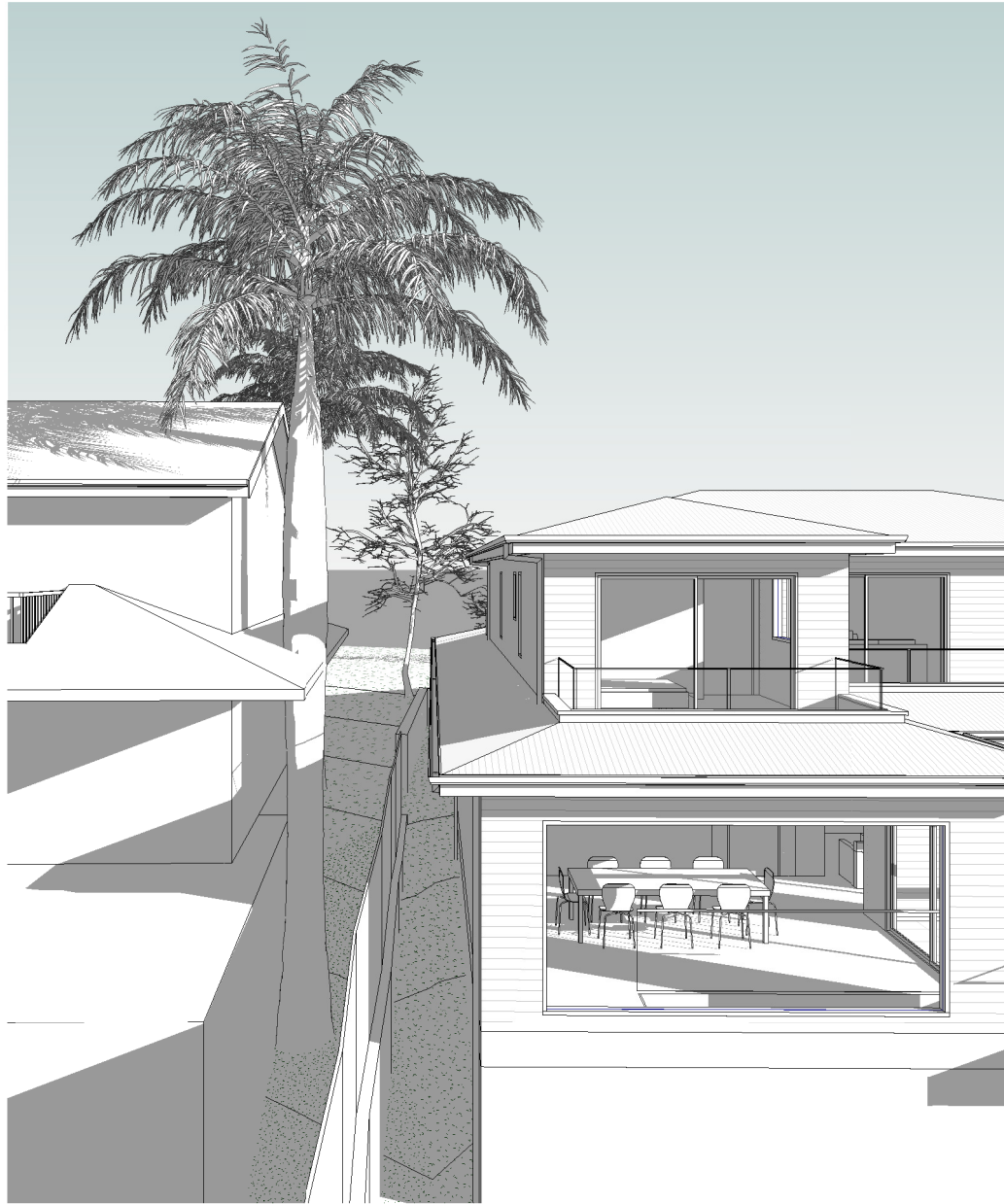
4 SHADOWS 21ST JUNE 9AM PRO

105



5 SHADOWS 21ST JUNE 12PM PRO

105



6 SHADOWS 21ST JUNE 3PM PRO

105

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SHADOWS

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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 EXTERNAL FINISHES

106



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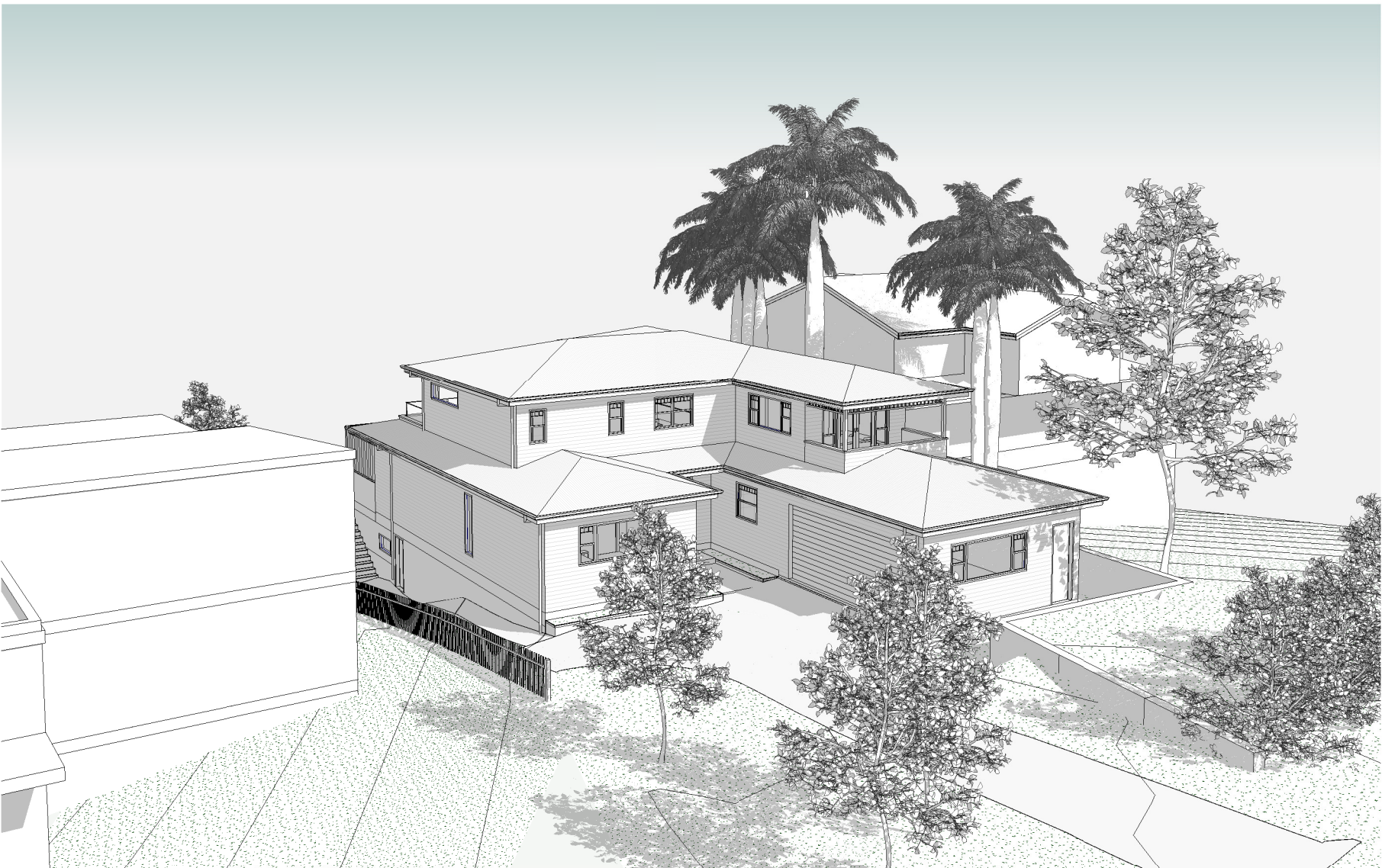
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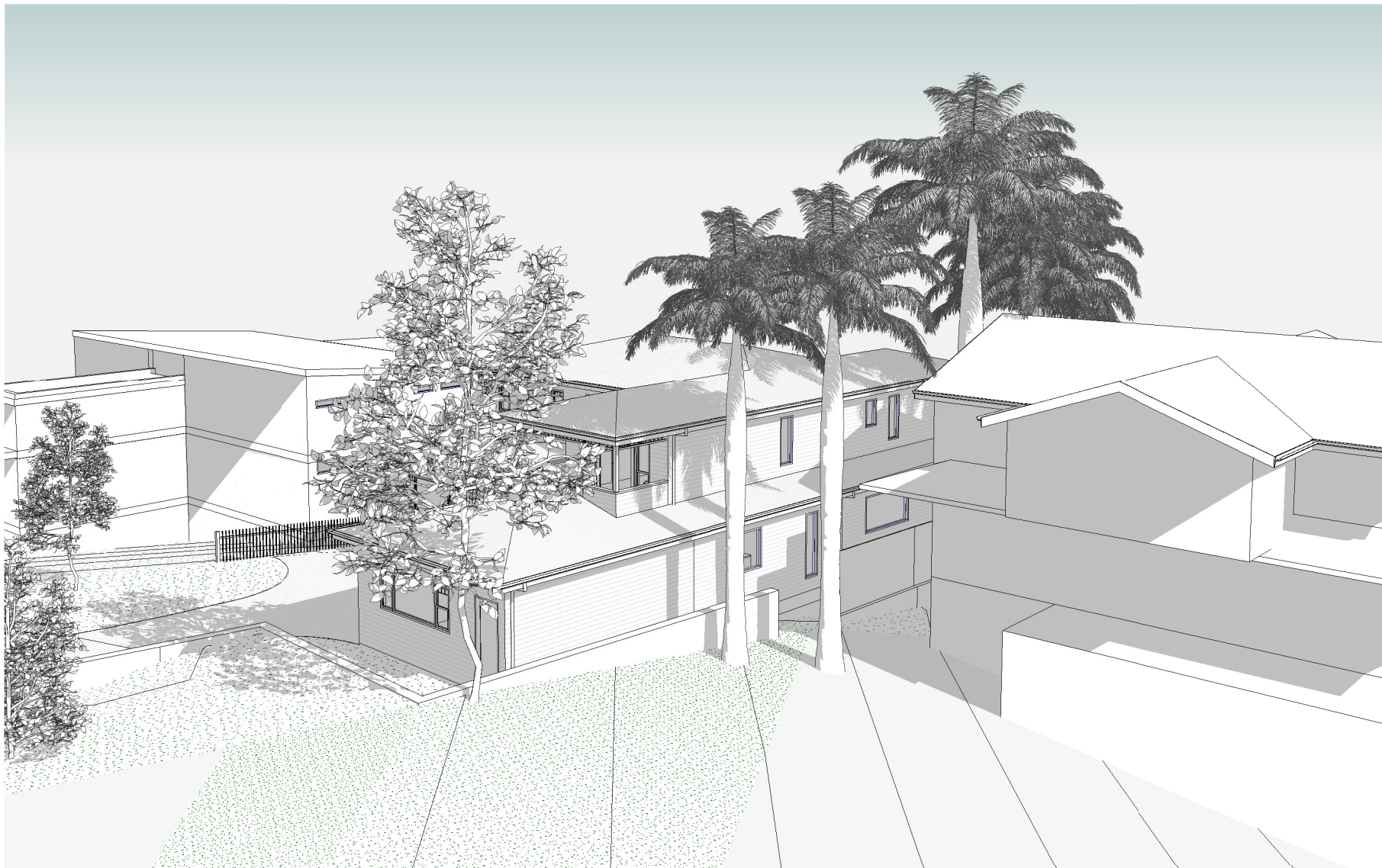
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1 3D VIEW 1

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			

