

Proposed New dwelling  
Lot 284, DP: 1061078  
284 Tallwood Drive,  
Tallwoods Village, NSW, 2430



Note: 3D pictures may not represent the final colours and landscape. Refer to plans, sections and elevations.



**NOTES:**  
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All plumbing work to comply with the relevant supply Authority, AS3000 and be carried out by a licenced plumber.

All electrical work to comply with the relevant supply Authority, AS3000 and be carried out by a licenced electrician.

Install sediment fences downslope of all disturbed ground.

All earthworks shall be in accordance with Part H1D3 of the NCC 2022 Volume 2.

All building work to be carried out in accordance with the current NCC, Australian Standards and commitments outlined in the Basic Certificate,

Internal wet areas and balconies over habitable rooms to be waterproofed in accordance with Part H4D2 of the NCC 2022 Volume 2.

**DRAWING LIST**

A01 COVER  
A02 SITE PLAN  
A03 SEDIMENT CONTROL  
A04 BASIX COMMITMENTS / WINDOW & DOOR NOTES  
A05 STORMWATER PLAN  
A06 LANDSCAPE PLAN  
A100 GROUND FLOOR PLAN  
A101 FIRST FLOOR PLAN  
A300 NORTH & SOUTH ELEVATIONS  
A301 EAST & WEST ELEVATIONS  
A400 SECTION 1  
A401 SECTION 2 & DRIVEWAY PROFILE  
A402 3D HEIGHT PLANE  
A500 OVERSHADOWING PLAN

**REFERENCE DOCUMENTS**

STATEMENT OF ENVIRONMENTAL EFFECTS  
BASIX CERTIFICATE: 27785S\_02  
BUSHFIRE REPORT\_THE FIRE CONSULTANTS  
GEOTECHNICAL REPORT\_RGS03197.1-AC  
STORMWATER REPORT\_BROADCREST 04/09/24


**BUILDING COVERAGE**

Living: 137.3m2  
Garage: 39.75m2  
Porch, Alfresco & Balconies: 30.79m2  
Roof: 205.13m2

**Bush Fire Requirements - BAL-29**

Refer to "The Fire Consultants" report for full details.

New house must comply with the current NCC.  
All construction materials must conform with BAL-29.  
The new house must conform to requirements under AS3859-2018, and must comply with the NSW Rural Fire Services Addendum: Appendix 3 of Planning for Bushfire Protection 2019.



**PRIME DRAFTING**  
Building Design & Drawing

Email: [primedrafting@outlook.com.au](mailto:primedrafting@outlook.com.au) Mob: 0412 488 133

Drawn	A. Toller
Plot Date:	10/12/2024
Project NO.	229
Project Status	DA

Client	Craig Hall
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Site:	284 Tallwood Drive, Tallwoods Village, NSW, 2430
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DRAWING TITLE :

General  
Cover

PROJECT NAME :

Hall

REVISION NO.

A

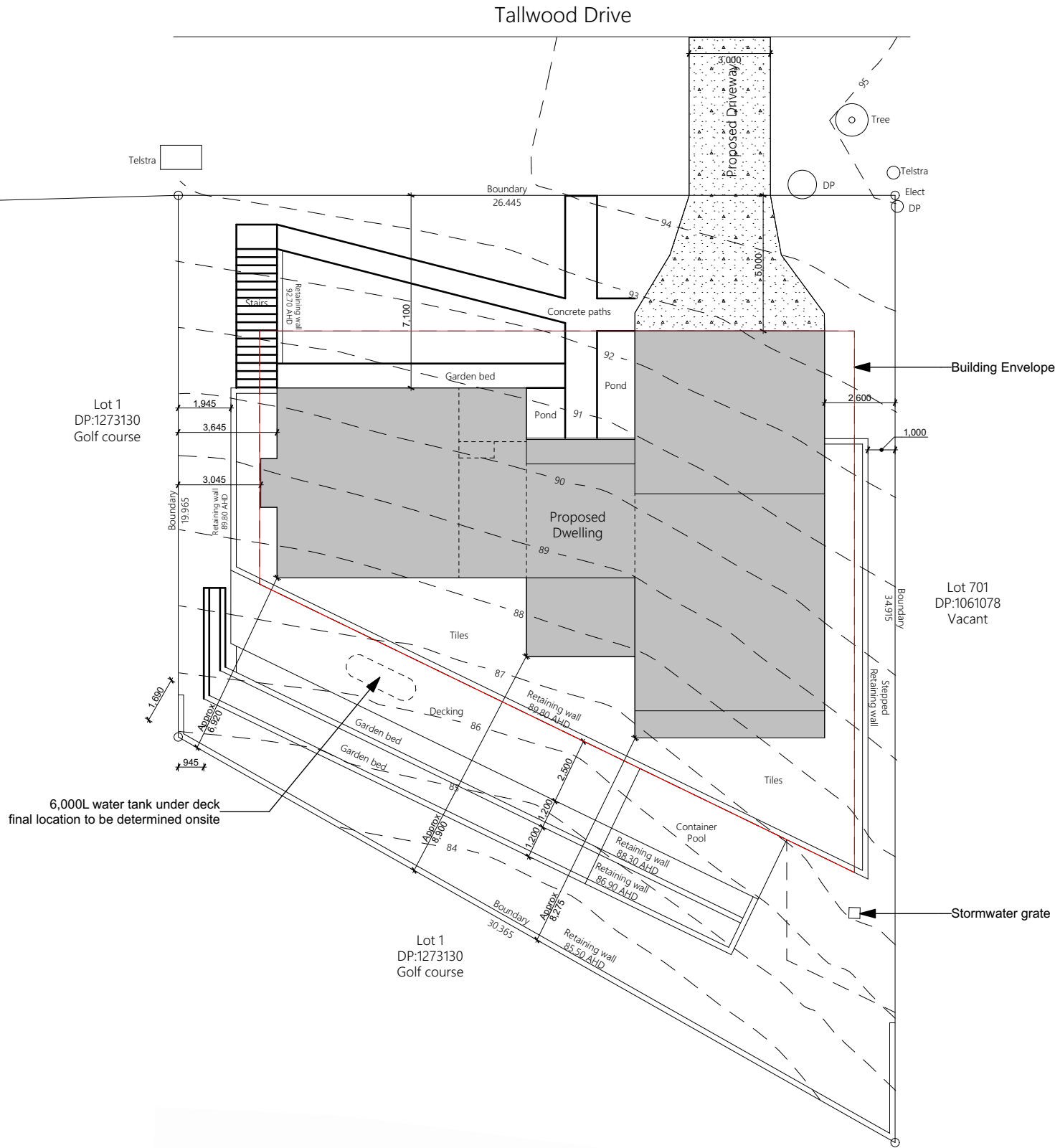
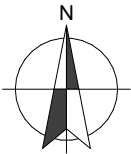
DRAWING NO.

A01

Plot Date: 10/12/2024 Scale @ A3



Lot 700 DP: 1061078  
284 Tallwood Drive,  
Tallwoods Village, NSW, 2430  
Site area: 725.4m2



SP-01

Site Plan

1:200



LP-01

Location Plan

NTS

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- DRAWING LIST**
- A01 COVER
  - A02 SITE PLAN
  - A03 SEDIMENT CONTROL
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Email: primedrafting@outlook.com.au Mob: 0412 488 133

Drawn: A.Toller  
Plot Date: 10/12/2024  
Project NO.: 229  
Project Status: DA

Client: Craig Hall

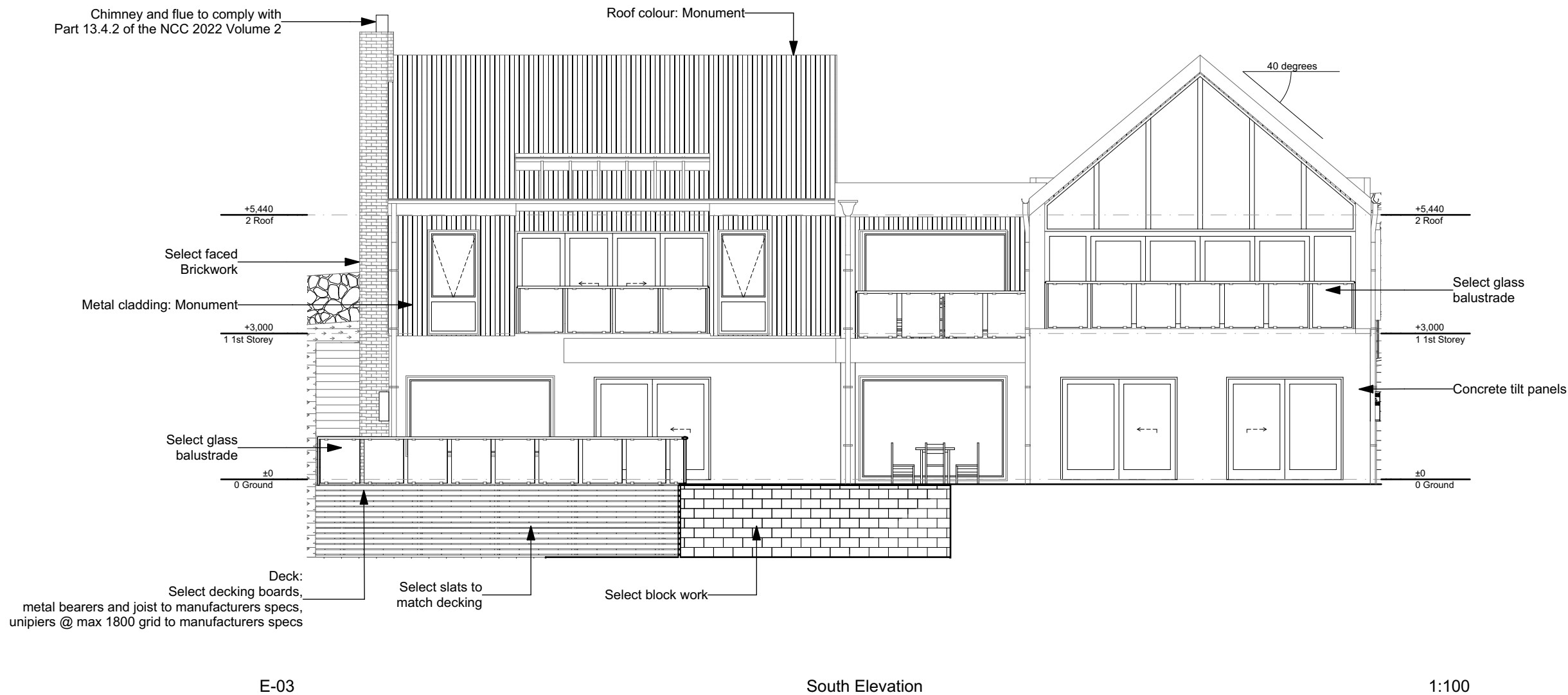
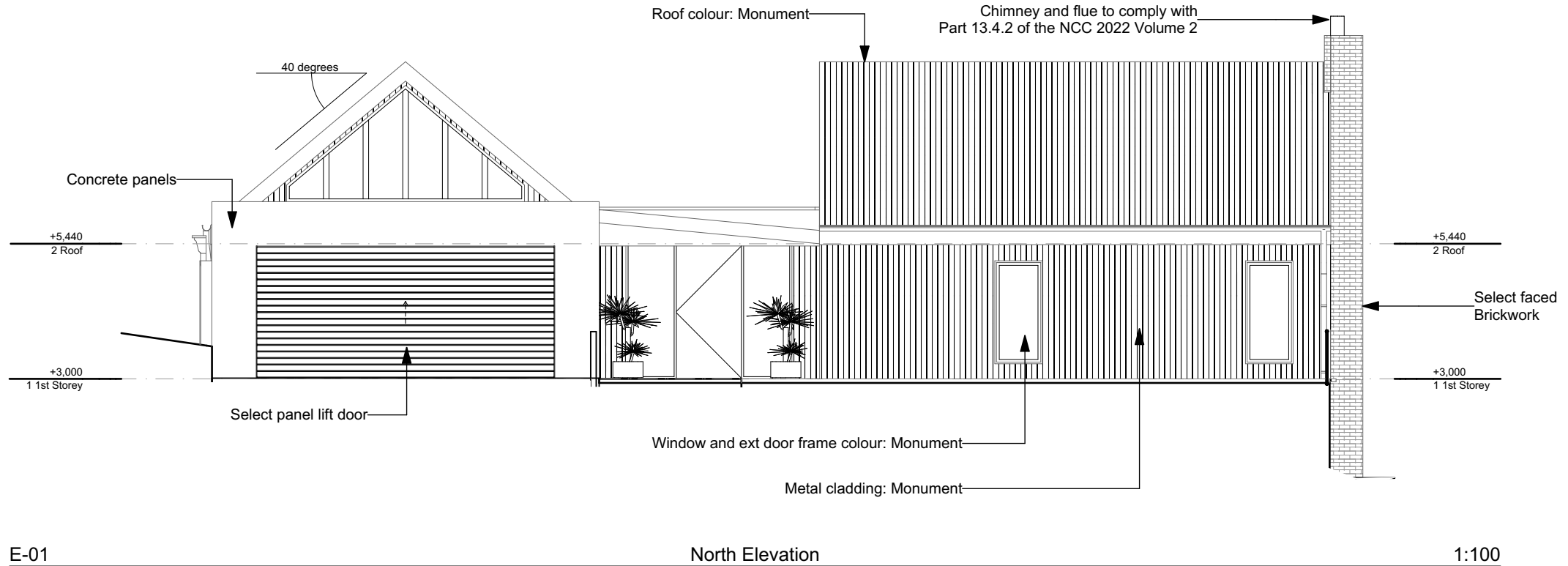
Site: 284 Tallwood Drive,  
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**DRAWING TITLE :**  
General  
**Site Plan**

**PROJECT NAME :**  
**Hall**

REVISION NO.  
**A**  
DRAWING NO.  
**A02**

Plot Date: 10/12/2024 Scale @ A3



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Drawn: A. Toller  
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Client: Craig Hall

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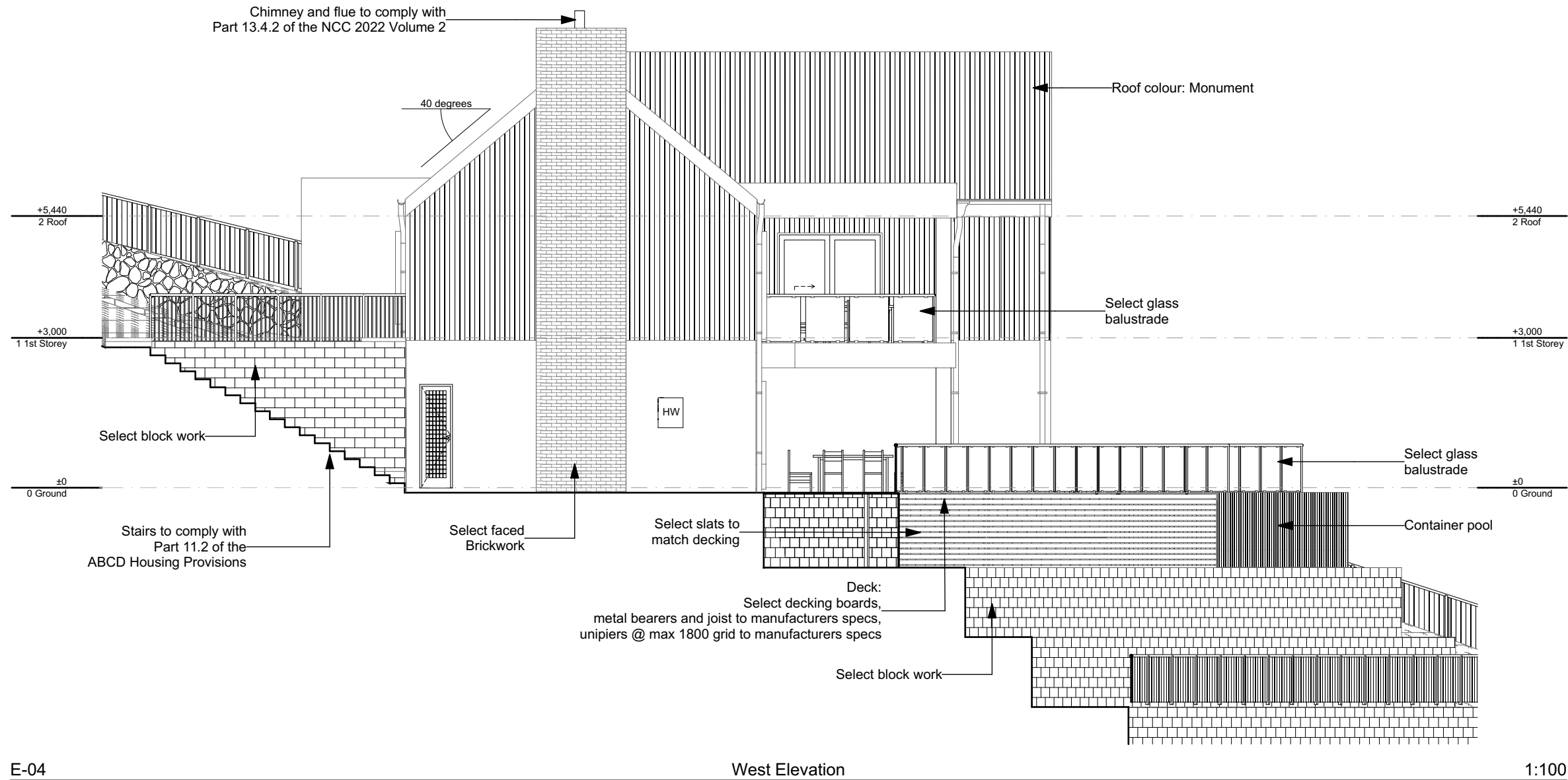
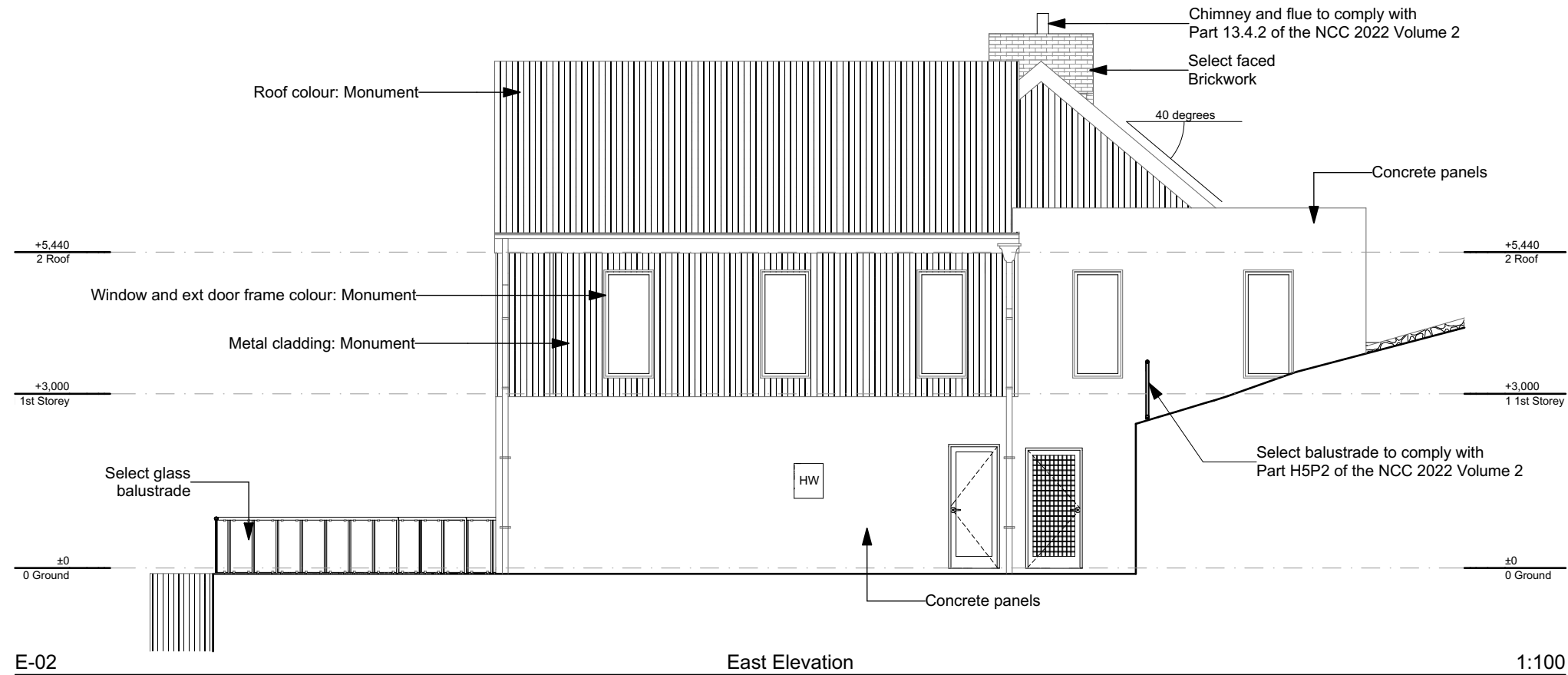
**DRAWING TITLE :**  
Elevations  
**E-01 E-03**

**PROJECT NAME :**  
**Hall**

REVISION NO.  
**A**

DRAWING NO.  
**A300**

Plot Date: 10/12/2024 Scale @ A3



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Plot Date: 10/12/2024  
Project NO.: 229  
Project Status: DA

Client: Craig Hall

Site: 284 Tallwood Drive,  
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**DRAWING TITLE :**  
Elevations  
**E-02 E-04**

**PROJECT NAME :**  
**Hall**

REVISION NO.  
**A**

DRAWING NO.  
**A301**

Plot Date: 10/12/2024 Scale @ A3