


# PROPOSED SERVICED APARTMENTS

106 SCHOOL LANE BUDGE BUDGE NSW 2850  
LOT 264 DP755429


## STAGE: FOR APPROVAL

DRAWING SCHEDULE	
Sheet Number	Sheet Name
A000	COVERPAGE
A001	SITE SURVEY
A002	SITE ANALYSIS PLAN
A003	WASTE MANAGEMENT PLAN
A004	EARTHWORKS AND SEDIMENT CONTROL PLAN
A100	SITE PLAN
A101	FLOOR PLAN
A102	ROOF PLAN
A300	EXTERNAL ELEVATIONS
A301	EXTERNAL ELEVATIONS
A302	TYPICAL CABANA DETAILS
A400	SECTIONS
A500	3DS
A501	3DS
A800	NOTIFICATION PLAN



### Property Report

106 SCHOOL LANE BUDGE BUDGE 2850



**Property Details**

Address: 106 SCHOOL LANE BUDGE BUDGE 2850  
Lot/Section: 264/-/DP755429  
Council: MID-WESTERN REGIONAL COUNCIL

**Summary of planning controls**

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Mid-Western Regional Local Environmental Plan 2012 (pub. 10-8-2012)
Land Zoning	R5 - Large Lot Residential: (pub. 21-4-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	12 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Local Provisions	Refer to Clause 4.2A

**Detailed planning information**

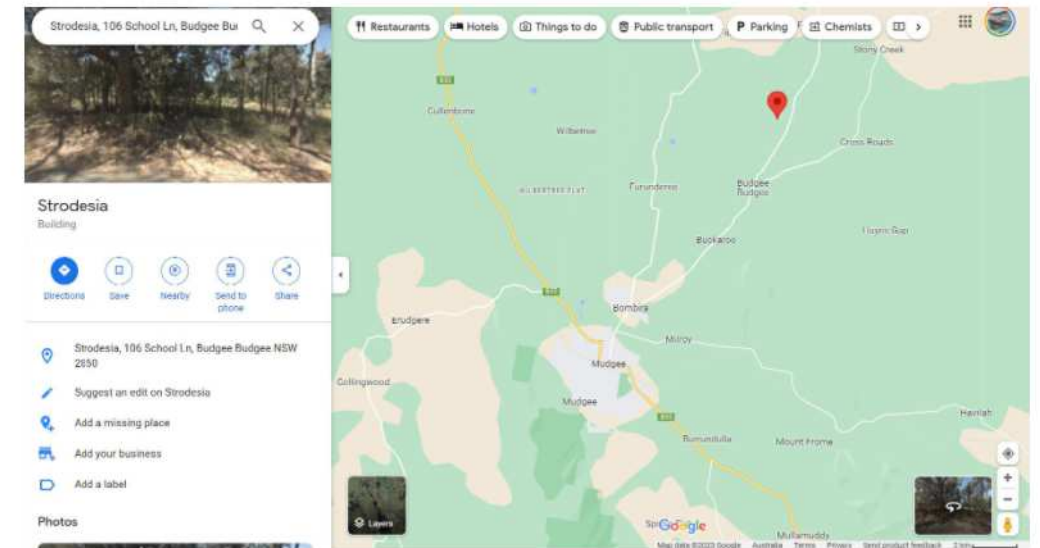
**State Environmental Planning Policies which apply to this property**

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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### PLANNING CERTIFICATE



LOCATION MAP 01



LOCATION MAP 02

## FOR APPROVALS

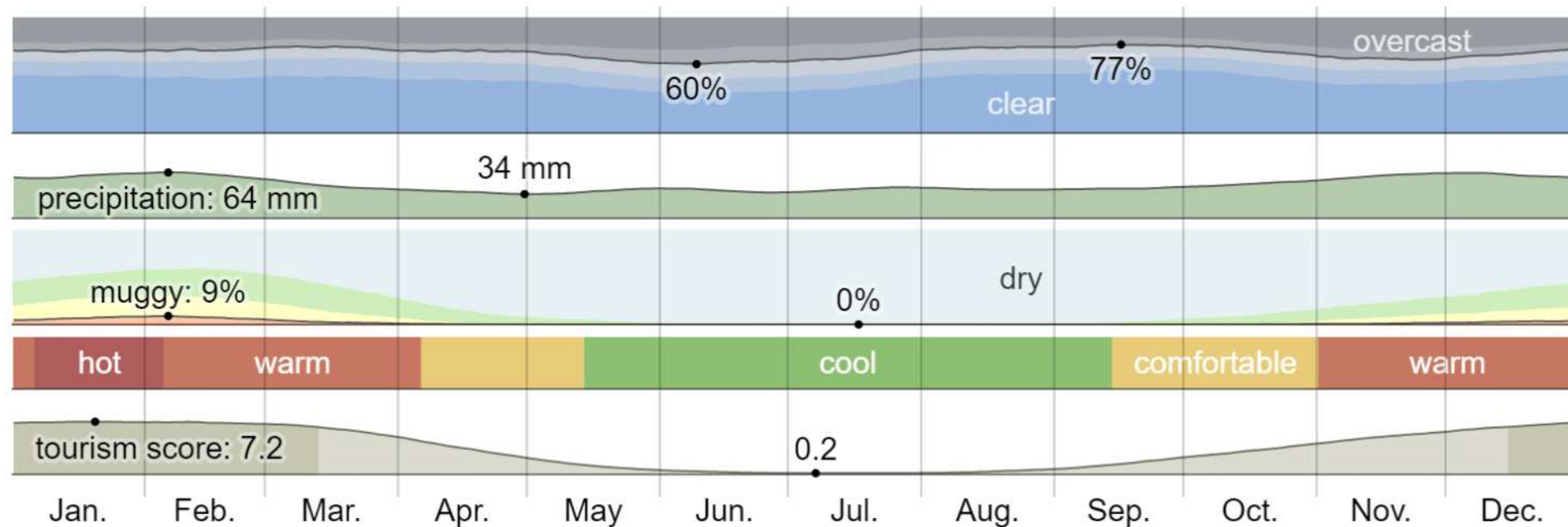
REV: 2	DATE: 11.12.2023	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: COVERPAGE
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A000
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: ISSUE: 2

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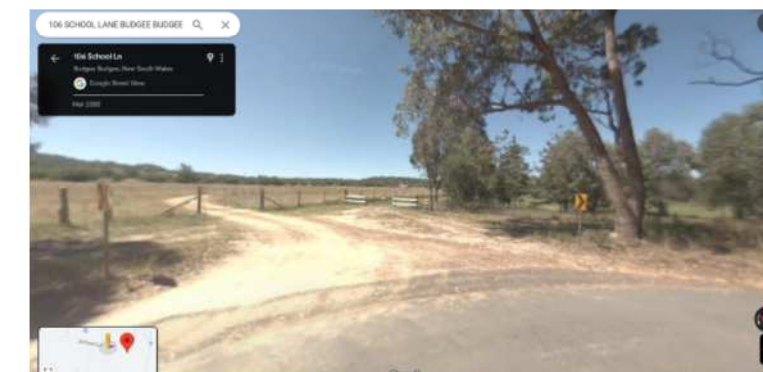
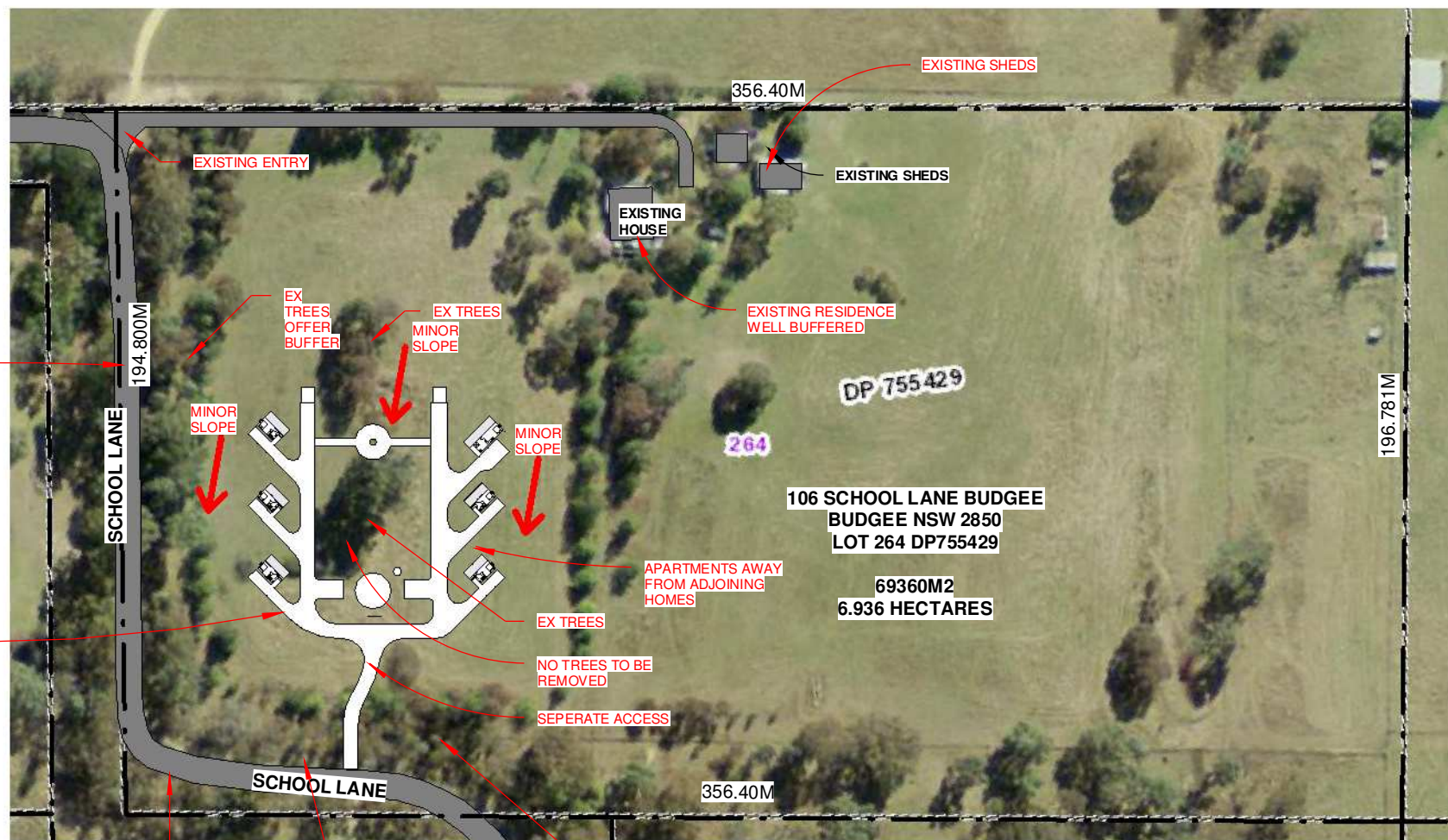
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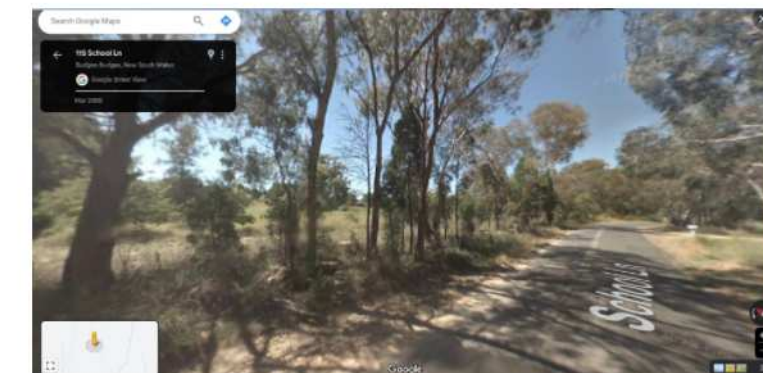


MUDGEE CLIMATE INFORMATION AND AVERAGES

SITE DETAILS									
ENTER SITE ADDRESS HERS LOT & DP NUMBER									
<b>BUSHFIRE ATTACK LEVEL = BAL 12.5</b>									
COUNCIL AREA	ENTER COUNCIL ZONE - MID WEASTERN COUNCIL								
ZONING	ENTER ZONING - R5								
SITE AREA	69360M2 6.936 HECTARES								
PROPOSED FLOOR AREA S	<table border="0"> <tr> <td>APARTMENT 01 LIVING DECK = 18M2</td> <td>APARTMENT 03 LIVING DECK = 17M2</td> <td>APARTMENT 05 LIVING DECK = 18M2</td> <td>TOTAL LIVING = 117M2</td> </tr> <tr> <td>APARTMENT 02 LIVING DECK = 18M2</td> <td>APARTMENT 04 LIVING DECK = 17M2</td> <td>APARTMENT 06 LIVING DECK = 27M2</td> <td>TOTAL DECKS = 109M2</td> </tr> </table>	APARTMENT 01 LIVING DECK = 18M2	APARTMENT 03 LIVING DECK = 17M2	APARTMENT 05 LIVING DECK = 18M2	TOTAL LIVING = 117M2	APARTMENT 02 LIVING DECK = 18M2	APARTMENT 04 LIVING DECK = 17M2	APARTMENT 06 LIVING DECK = 27M2	TOTAL DECKS = 109M2
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APARTMENT 02 LIVING DECK = 18M2	APARTMENT 04 LIVING DECK = 17M2	APARTMENT 06 LIVING DECK = 27M2	TOTAL DECKS = 109M2						
ROOF AREA	ENTER ROOF AREA = 350M2								
CONDITIONED FLOOR SPACE	N/A								
UN CONDITIONED FLOOR SPACE	N/A								
LANDSCAPE AREA	N/A - LARGE SITE - OPEN PADDOCKS								
HARD LANDSCAPE AREA	AREA INCLUDES DRIVEWAYS AND FOOTPATHS = NONE - GRAVEL AREAS								
PROPOSED SITE COVERAGE	BUILDING FOOTPRINT + DRIVEWAY+FOOTPATHS-DECKS = N/A LARGE RURAL SITE PERCENTAGES VERY SMALL								
PROPOSED FSR	FLOOR SPACE RATIO - TOTAL LIVING AREA DIVIDED BY SITE AREA = N/A LARGE RURAL SITE PERCENTAGES VERY SMALL								
MAX. BUILDING HEIGHT	MAX 4.5m TO RIDGE (TYPICALLY 8.5M FOR RESIDENTIAL)								
SOIL CLASSIFICATION	H CLASS (CHECK GEOTECH REPORT)								
WIND SPEED	N3 (CHECK WINDSPEED)								
TERRAIN CATEGORY	N2 (CHECK SLOPE TERRAIN CATEGORY)								
REGION	A								
SHIELDING	NO SHIELDING								



EXISTING SITE ENTRY TO MAIN RESIDENCE



AREA OF NEW ROAD ENTRY TO LEFT

1 SITE ANALYSIS  
A002  
1 : 1800

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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A002
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
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FOR APPROVALS



reduce  
↓  
reuse  
↓  
recycle



### WASTE MANAGEMENT STRATEGY

#### Avoid and Reduce

Minimise the production of waste materials in the construction process by

- Assessing and taking into consideration the resultant waste from different design and construction options
- Purchasing materials that will result in less waste, which have minimal packaging, are pre-cut or fabricated.
- Not over ordering products and materials

#### Reuse

Ensure that where ever possible, materials are reused either on site or offsite

- Identify all waste products that can be reused
- Put systems in place to separate and store reusable items
- Identify the potential applications for reuse both onsite and offsite and facilitate reuse

#### Recycling

Identify all recyclable waste products to be produced on site

- Provide systems for separating and stockpiling of recyclables
- Provide clear signage to ensure recyclable materials are separated
- Process the material for recycling either onsite or offsite

Note: In some cases it may be more economical to send the unsorted waste to specialised waste contractors who will separate and recycle materials at an offsite location.

#### Disposal

Waste products which cannot be reused or recycled will be removed and disposed of. The following will need to be considered:

- Ensure the chosen waste disposal contractor complies with OEH requirements
- Implement regular collection of bins

### WASTE MANAGEMENT PLAN NOTES

#### GENERAL WASTE

ALL GENERAL WASTE TO BE STORED IN A SECURE BIN AREA ON SITE . WASTE TO COVERED AND SECURED AS NOT TO ALLOW WASTE TO BLOW OUT OF BIN AND STOP ANIMALS SCAVAGING WASTE BIN TO BE BEHIND SECURE FENCE OR TEMPORARY CONSTRUCTION FENCE. BIN TO BE LOCATED IN EASILY ACCESSIBLE LOCATION FOR WASTE COLLECTION TRUCK OR CONTRACTOR TO ACCESS

#### RECYCLABLE WASTE

ALL RECYCLABLE REUSEABLE MATERIALS INCLUDING

- EXCESS FRAMING TIMBER LENGTHS
- CLADDING SHEETS
- FLASHINGS
- WINDOWS AND DOORS
- ROOF SHEETS
- FITTINGS AND HARDWARE
- DECKING
- FIXINGS

TO BE TAKEN BY BUILDER TO BE REUSED ON OTHER PROJECTS OR STORED AT THE BUILDERS WORKSHOP FOR FUTURE USE

ADDITIONAL RECYCABLE OR REUSEABLE WASTE TO BE STORED ON SITE IF OWNER/ BUILDER AGREE TO THE MATTER

#### STOCK PILES

ALL STOCKPILES TO BE LOCATED SECURELY BEHIND THE BUILDING LINE OR SITE FENCING. ALL LOOSE STOCKPILES TO BE SECURELY COVERED IF REQUIRED TO PREVENT DUST AND MATERIAL LEAVING SITE

STOCKPILES TO BE LOCATED IN ACCESSIBLE LOCATION FOR EASE OF DELIVERY AND COLLECTION

#### HAZARDARDOUS WASTE

ALL HAZARDARDOUS MATERIAL TO BE REMOVED FROM SITE BY A FULLY QUALIFIED PERSON/COMPANY ACCORDING TO ALL RELEVANT AUSTRALIAN STANDARDS, BCA REQUIREMENTS AND LOCAL AUTHORITY REQUIREMENTS.

HAZARDARDOUS WASTE TO BE REMOVED ACCORDING TO ANY RELEVANT HAZARDARDOUS WASTE REPORT

IF ANY UNKNOWN HAZARDARDOUS WASTE IS FOUND ON SITE ALL WORK MUST STOP IMMEDIATELY AND BUILDER NOTIFIED - AWAIT INSTRUCTION

#### ONSITE TOILET

AN ONSITE TOILET IS TO BE PROVIDED . TOILET LOCATED IN A SECURE LOCATION BEHIND THE BUILDING LINE.

TOILET TO BE MAINTAINED IN HYGENIC MANNER BY ALL PERSONS USING IT

ADVISE BUILDER OF ANY ISSUES

#### FENCING

SECURE SITE FENCING TO BE PROVIDED ON SITE AND MAINTAINED IN A SAFE AND SECURE MANNER.

ALL RELEVANT SAFETY SIGNAGE TO BE PLACED ON FENCE AT ENTRY

SITE TO BE FULLY SECURE ON ALL SIDES

ALL RELEVANT CONTACT NUMBERS AND APPROVALS TO BE LOCATED ON FRONT OF SITE FENCING

LOCKABLE AND SECURE ENTRY GATE TO BE PROVIDED ON SITE

### PROPOSED WASTE GENERATION

#### EXISTIGN RESIDEC

- 1 X GREEN BIN'
- 1 X RECYCLE BIN
- 1 X CARDBOARD
- 1 X GENERAL WASTE

#### TOTAL 4 BINS

#### PROPOSED APARTMENTS

- 1 X GREEN BIN'
- 1 X RECYCLE BIN
- 1 X CARDBOARD
- 1 X GENERAL WASTE

#### TOTAL 4 BINS PER UNIT

#### TOTAL 24 BINS FOR NEW UNITS

#### TOTAL 28 BINS ON SITE

#### COUNCIL COLLECTION FROM INDICATED AREAS



1 WASTE MANAGEMENT PLAN  
A003 1 : 1500

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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A003
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
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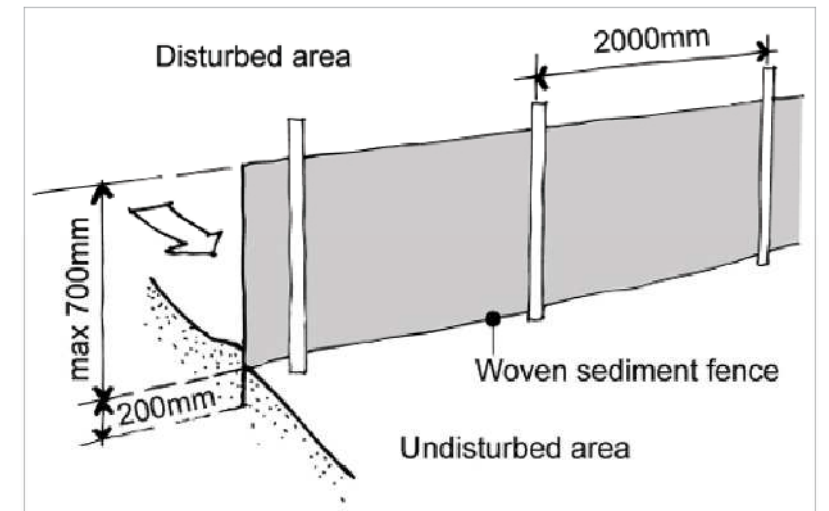


NOTE MINIMAL IMPACT TO SITE THROUGH EARTHWORKS  
 APARTMENTS TO SIT ON DRILLED SCREWED PILES  
 MINIMAL SPOIL FROM PIER HOLES SPREAD ON SITE

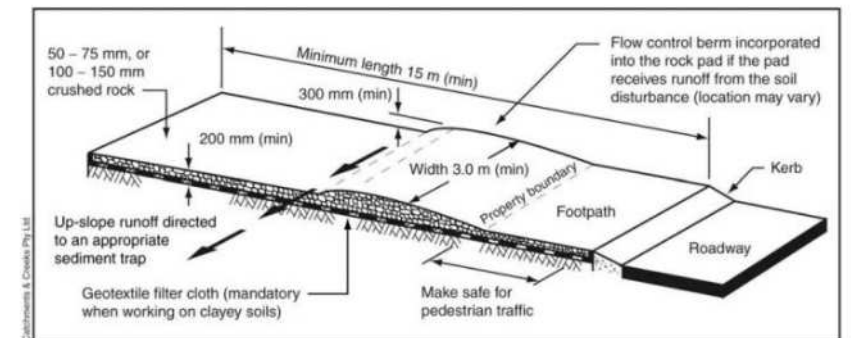


### EARTHWORKS NOTES

- CONTACT DIA BEFORE YOU DIG PRIOR TO ANY EARTHWORKS ON SITE
  - ANY CONTRACTORS WORKING ON SITE UNDERTAKING EXCAVATIONS TO REQUEST DIA BEFORE DIG PLAN BEFORE PROCEEDING WITH WORKS
  - ALL CONTRACTORS WORKING ON SITE UNDERTAKING EXCAVATIONS TO REQUEST BRIEFING ON SERVICES LOCATION FROM SITE FOREMAN OR LEADING HAND PRIOR TO STARTING ANY WORK
  - SEDIMENT CONTROL FENCING TO LOCAL AUTHORITY ENGINEERING STANDARDS TO BE ERECTED PRIOR TO ANYTH EARTHWORKS ON SITE
  - EARTHWORKS TO BE HOSED DOWN AS REQUIRED DEPENDING ON NIEGHBOURS REQUIREMENTS/PROXIMITY AND WEATHER CONDITIONS
  - ALL EARTHWORKS TO BE COMPLETED IN ACCORDANCE WITH THE EARTHWORKS AND SEDIMENT CONTROL PLAN
  - IF ANY UNFORESEEN SERVICES ARE FOUND ON SITE EXCAVATION MUST CEASE AND CAN ONLY START WITH PERMISSION FROM SITE FOREMAN OR LEADINING HAND AFTER CONFIRMATION OF SERVICES AND ANY ADDITIONAL REQUIREMENTS
  - EARTHWORKS ARE NOT TO EFFECT THE AMNENITY OF THE SURROUNDING PROPERTIES PUBLIC/PRIVATE LAND
  - ALL EXCAVATION AREAS TO BE FENCED AND SECURED AS REQUIRED BY LOCAL GOVERNMENT REQUIREMENTS
  - ALL LOOSE STOCKPILES TO BE COVERED IF REQUIRED DO TO WEATHER AND WIND ISSUES
- LANDSCAPE FALLS**
- ALL LANDSCAPING TO FALL AWAY FROM RAINWATER TANK AND FLOOR SLAB EDGE. DO NOT LANDSCAPE TO FLOOR LEVEL. STORMWATER SURGE PITS TO BE LOCATED WHERE POSSIBLE AWAY FROM HOUSE AND TO FALL AWAY FROM HOUSE TO STREET OR DESIGNATED STORMWATER PIT



### SEDIMENT FENCING



STABILISED SITE ENTRY DETAIL

1 EARTHWORKS PLAN  
 A004 1 : 1200

REV: 2	DATE: 11.12.2023	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: EARTHWORKS AND SEDIMENT CONTROL PLAN
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A004
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
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106 SCHOOL LANE BUDGEE  
 BUDGEE NSW 2850  
 LOT 264 DP755429  
 69360M2  
 6.936 HECTARES

1 SITE PLAN 01  
 A100 1 : 1000

FOR APPROVALS

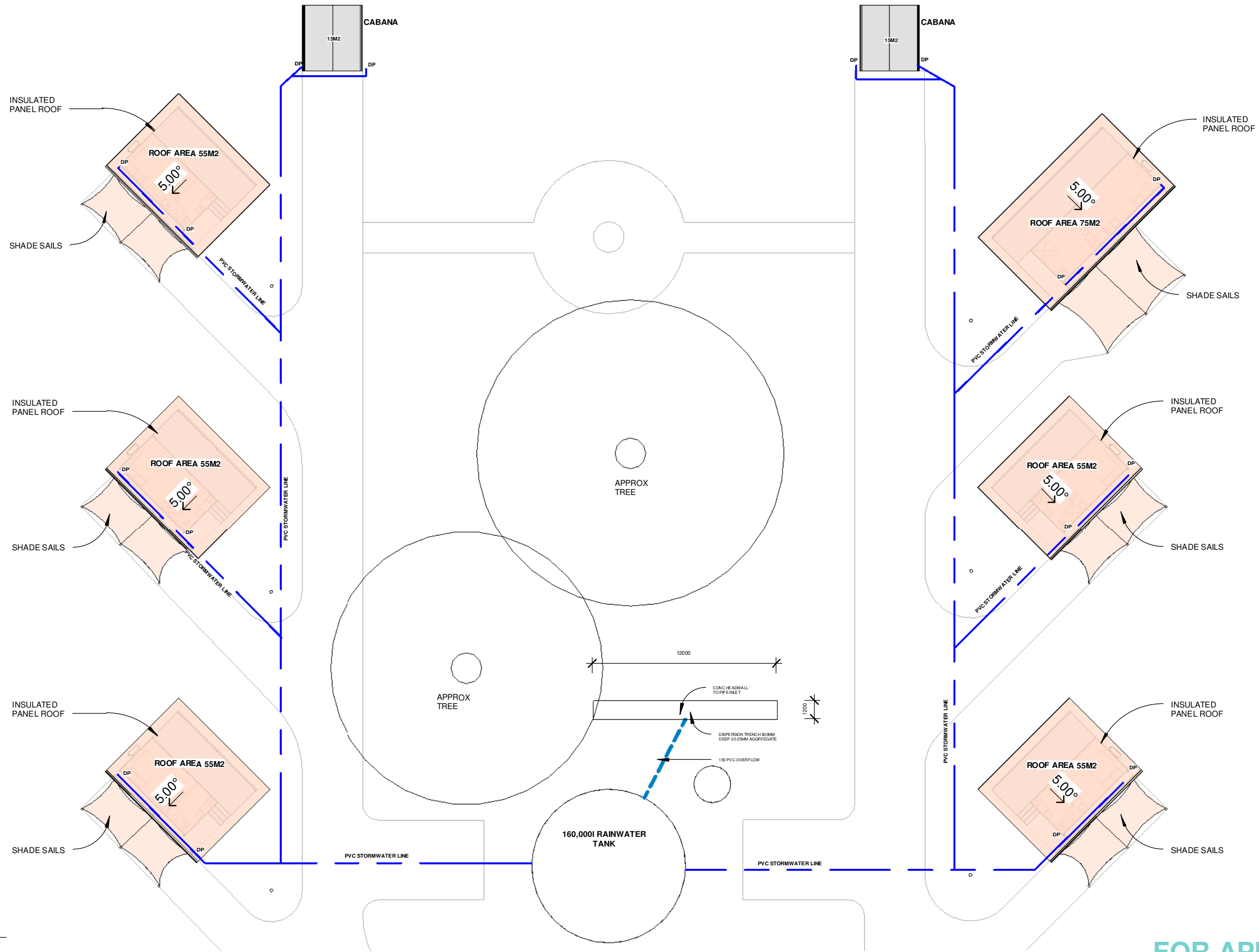
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1 ROOF PLAN  
A102 1:250

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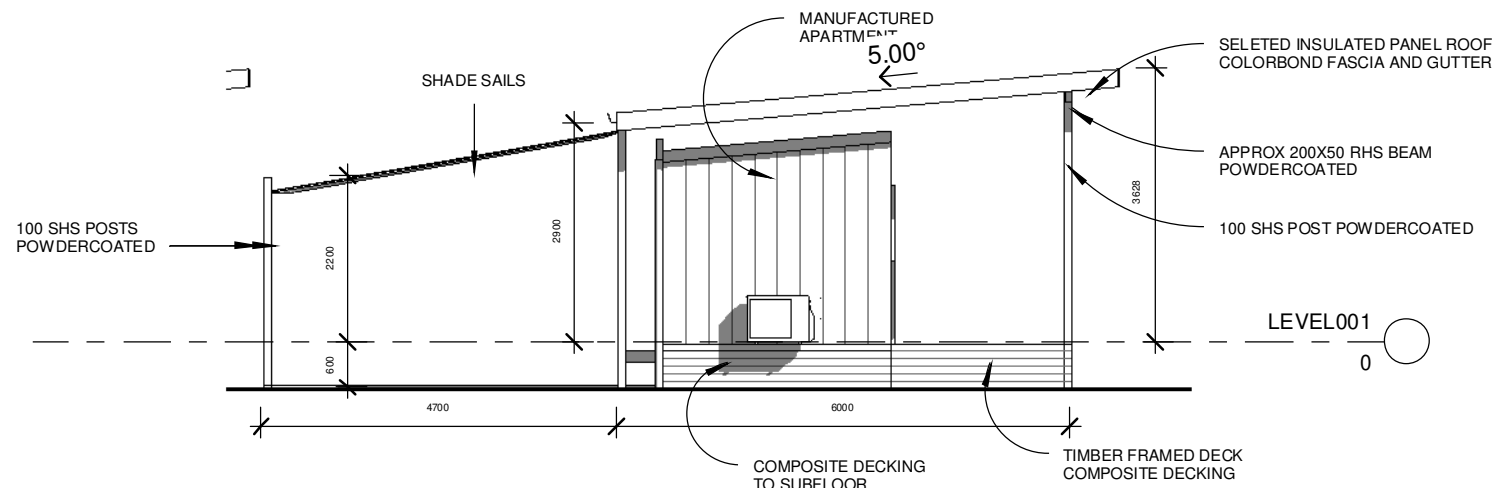
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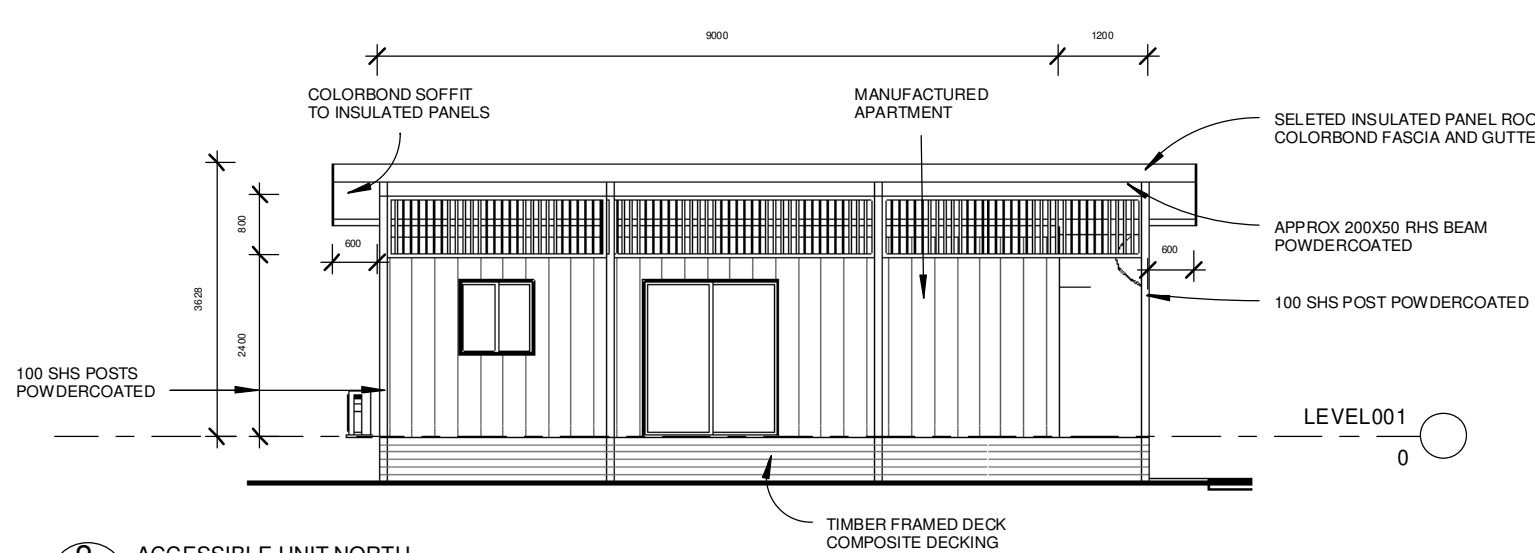
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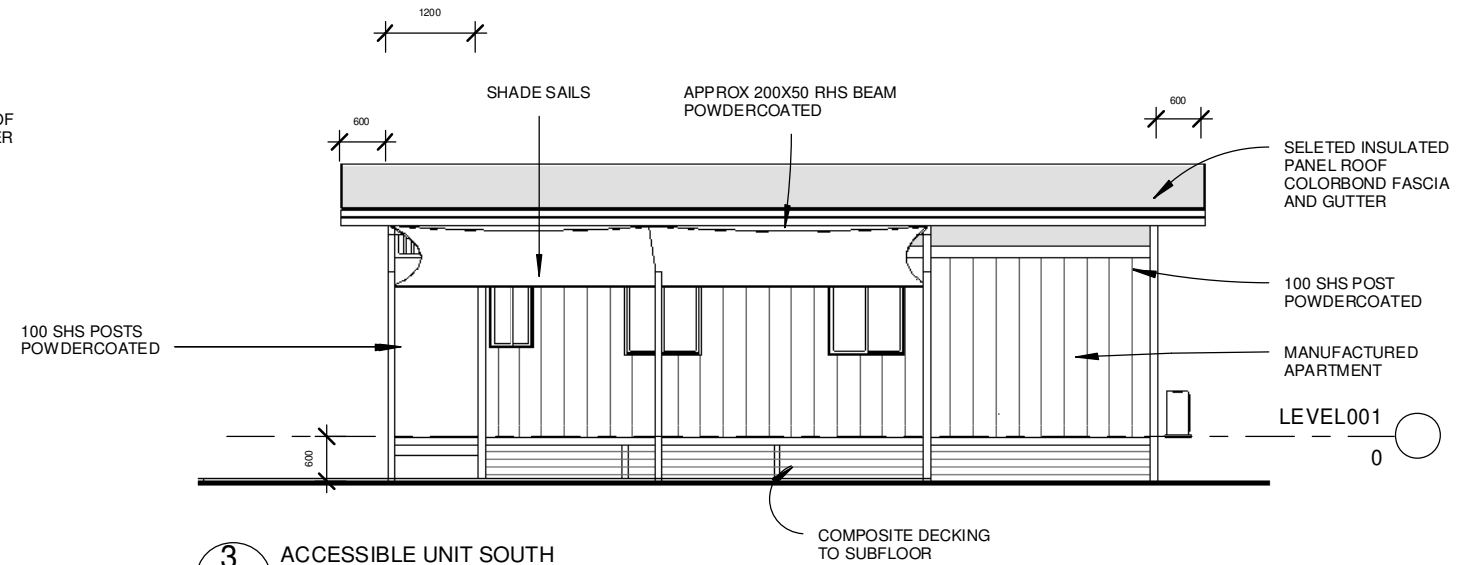




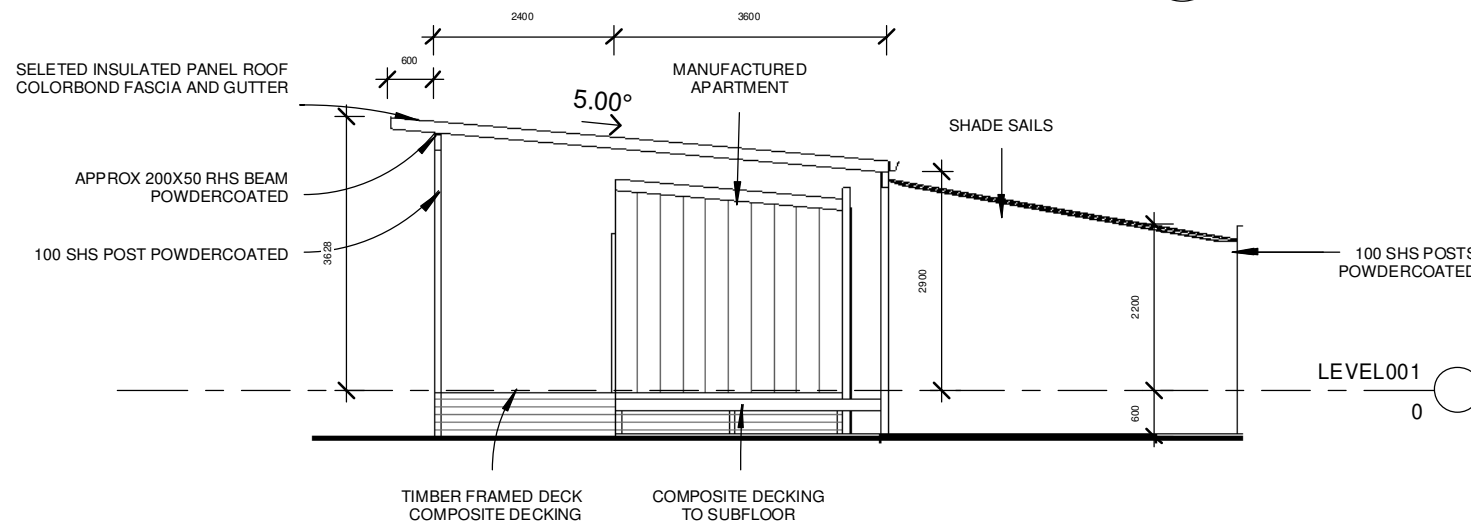
1 ACCESSIBLE UNIT EAST  
A300 1 : 100



2 ACCESSIBLE UNIT NORTH  
A300 1 : 100



3 ACCESSIBLE UNIT SOUTH  
A300 1 : 100



4 ACCESSIBLE UNIT WEST  
A300 1 : 100

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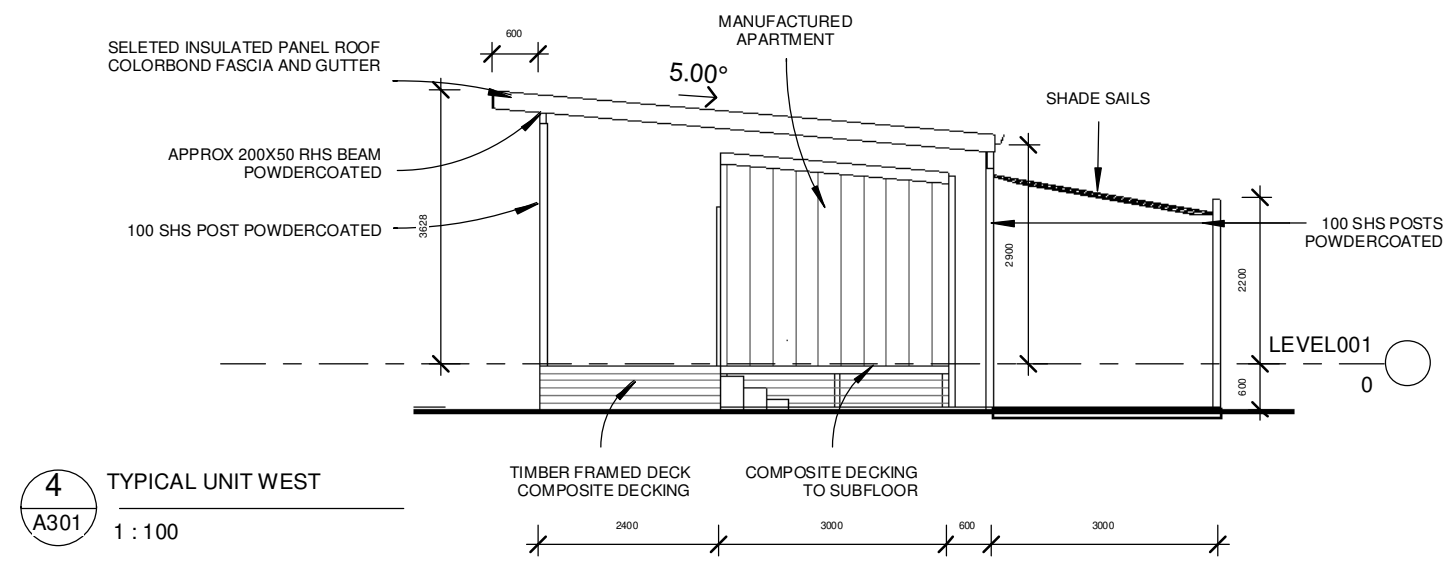
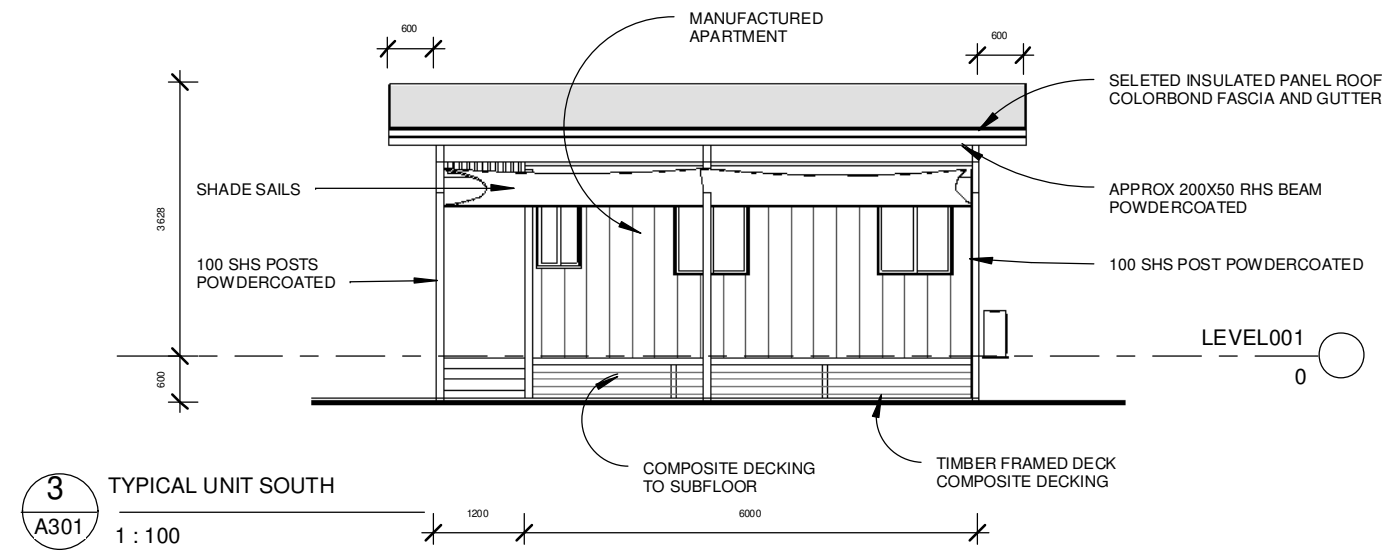
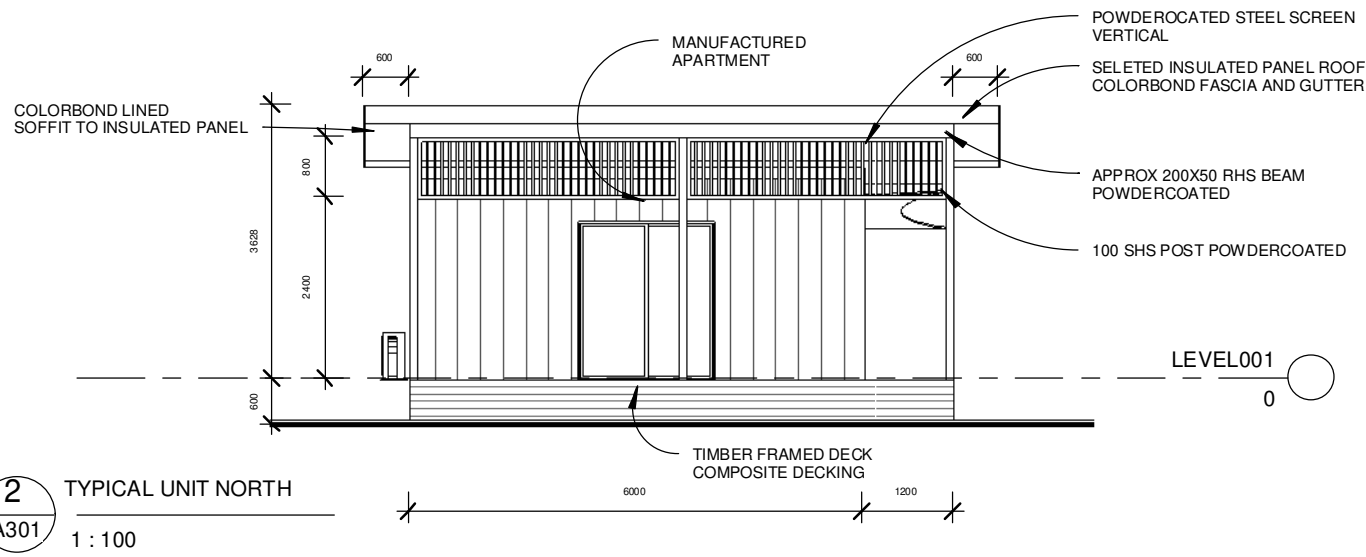
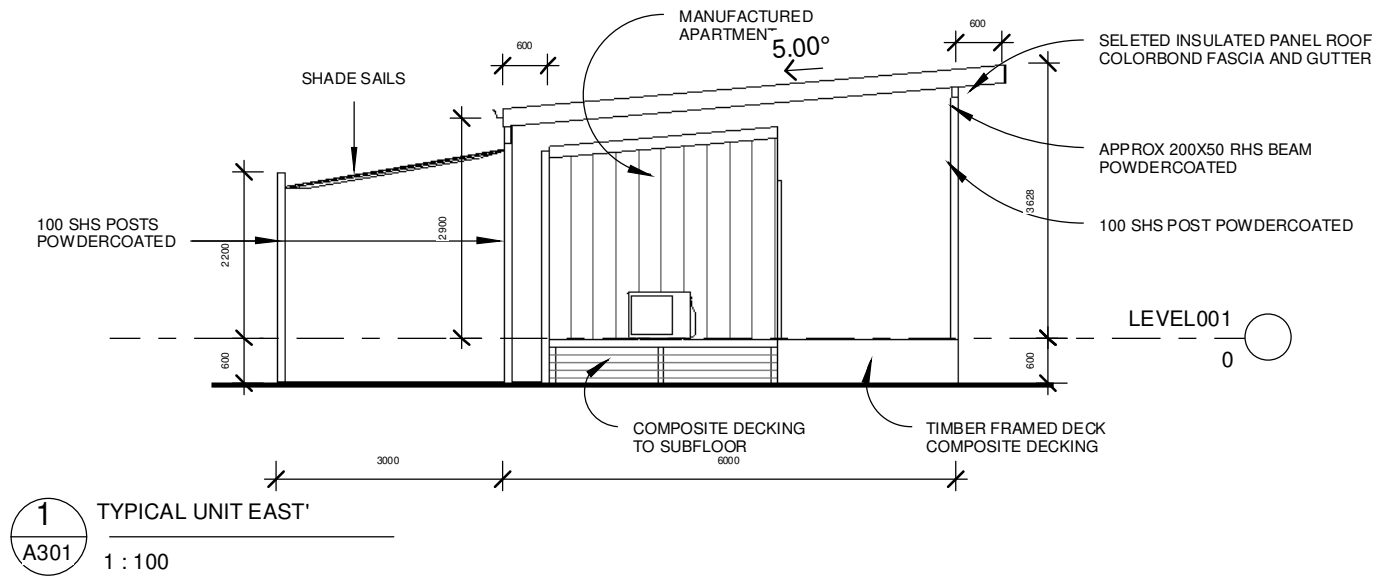
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A300
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
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DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
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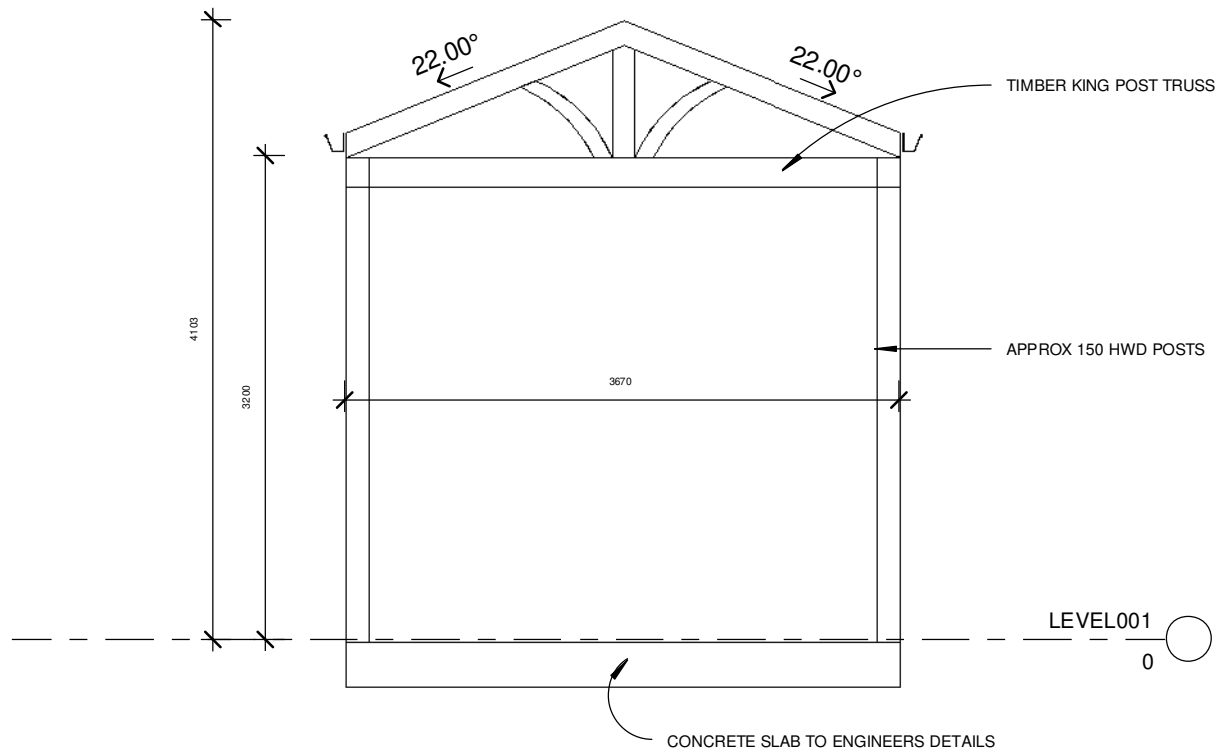
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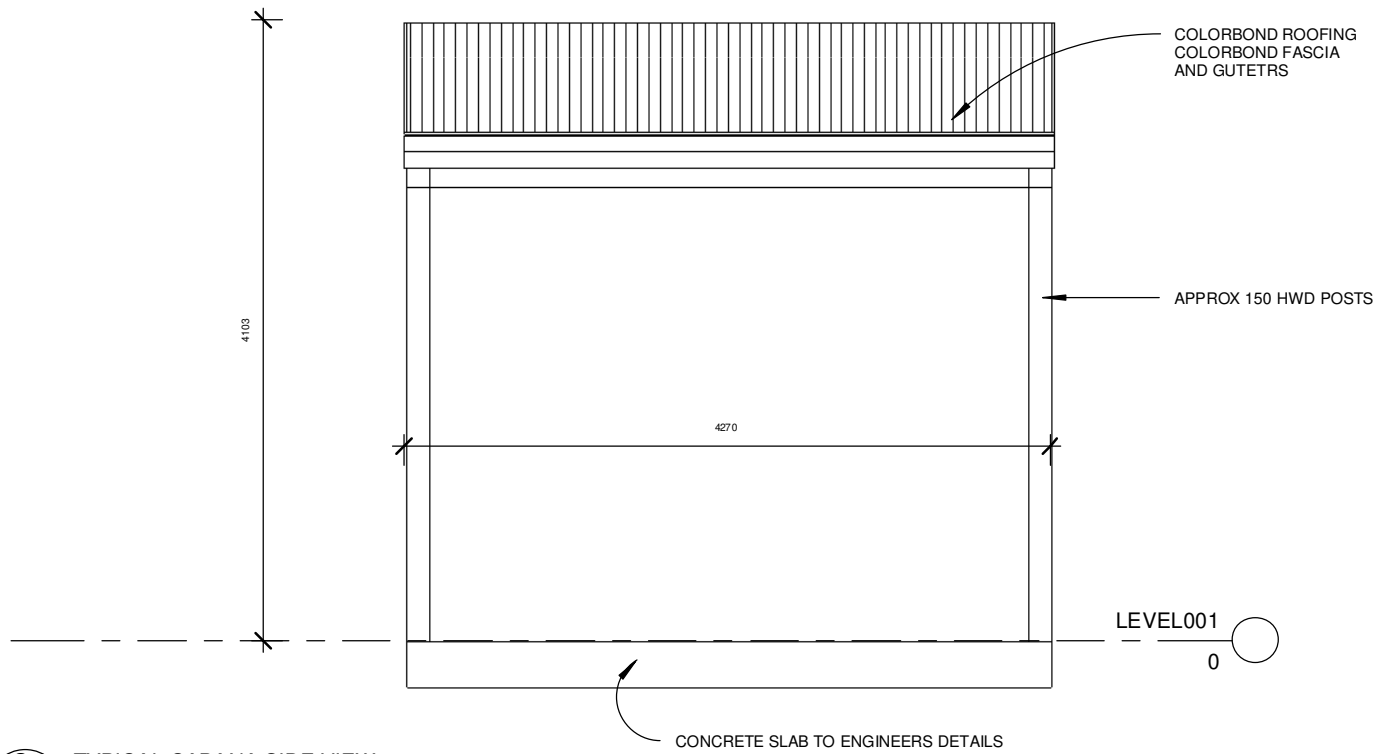


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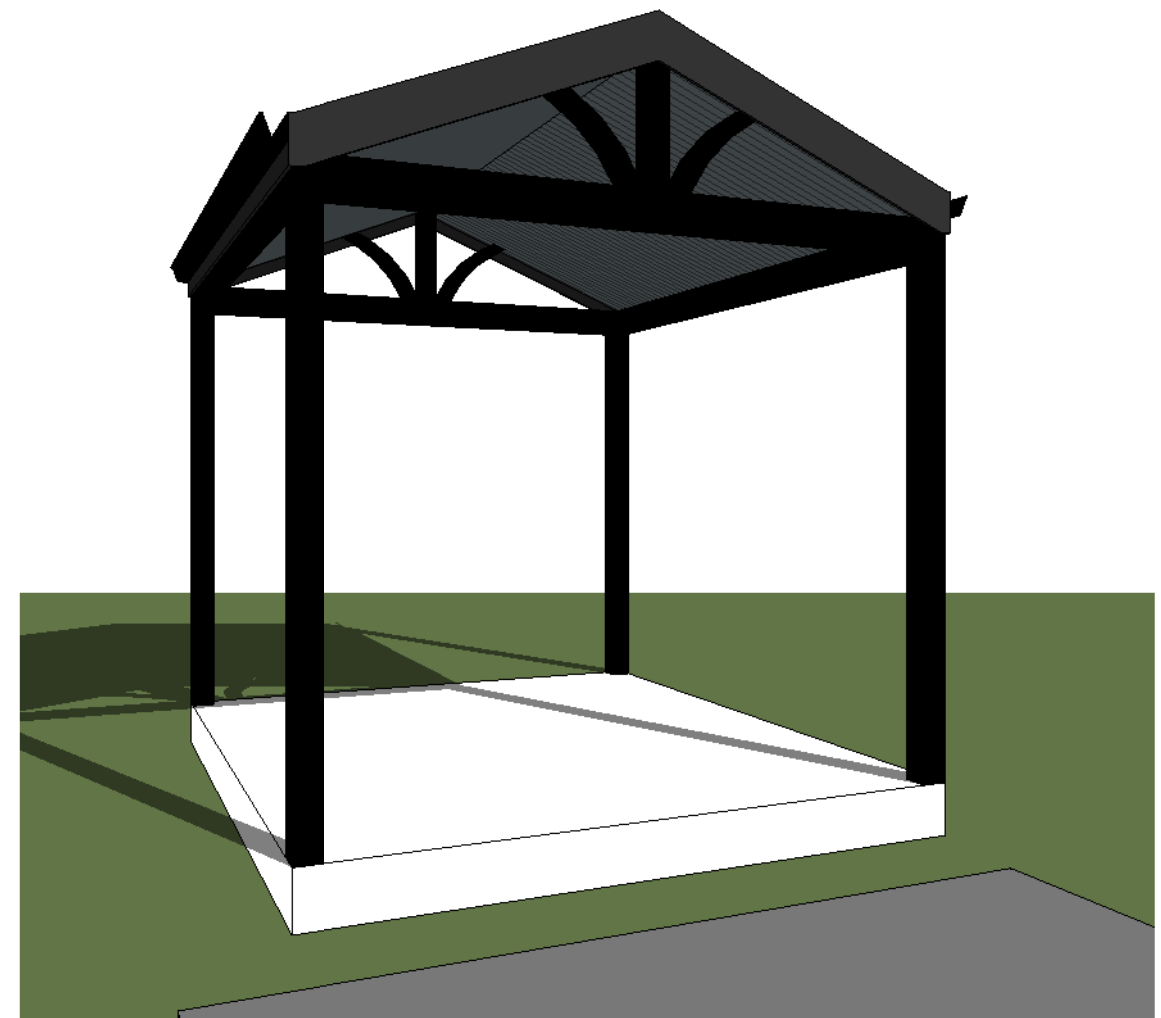




2 TYPICAL CABANA FRONT VIEW  
A302 1 : 50



3 TYPICAL CABANA SIDE VIEW  
A302 1 : 50



1 3D View 4  
A302

REV: 2	DATE: 11.12.2023	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: TYPICAL CABANA DETAILS	
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A302	
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004	
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023	SCALE: 1 : 50
			ISSUE: 2	

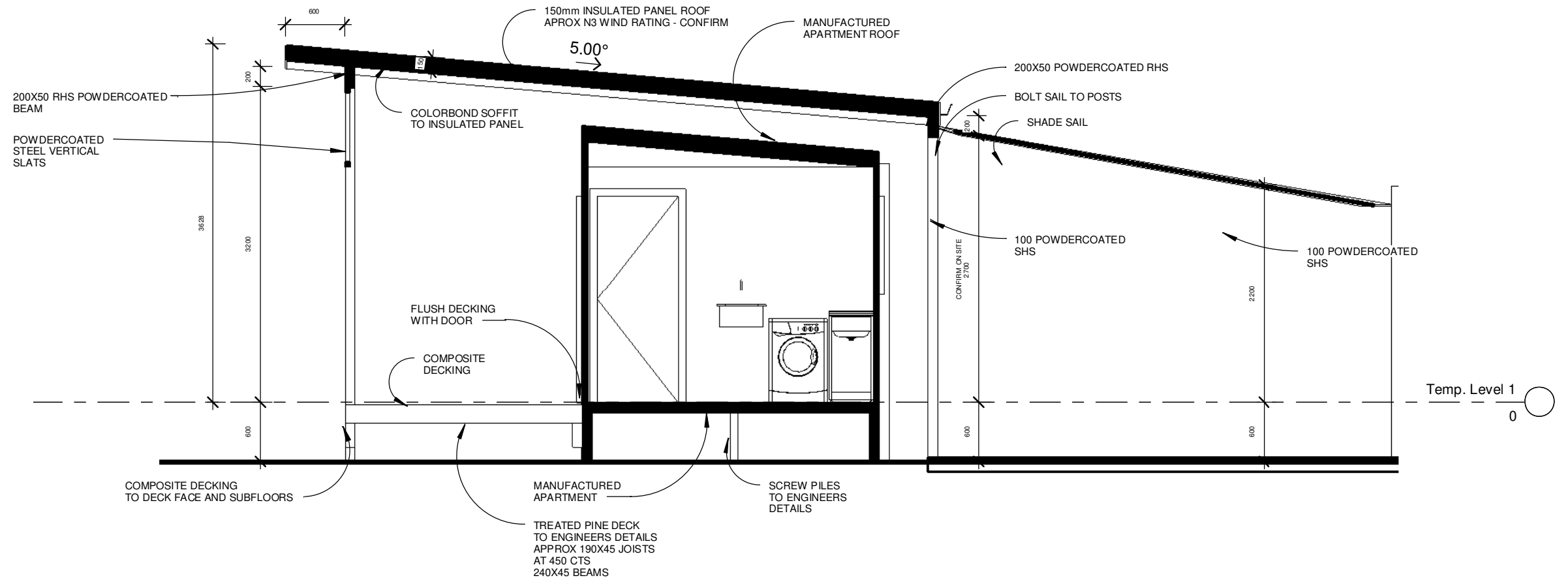
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FOR APPROVALS



1 TYPICAL SECTION VIEW ALL APARTMENTS  
 A400 1 : 50

FOR APPROVALS

REV: 2	DATE: 11.12.2023	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: SECTIONS
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A400
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: 1 : 50
			ISSUE: 2

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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A500
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: ISSUE: 2

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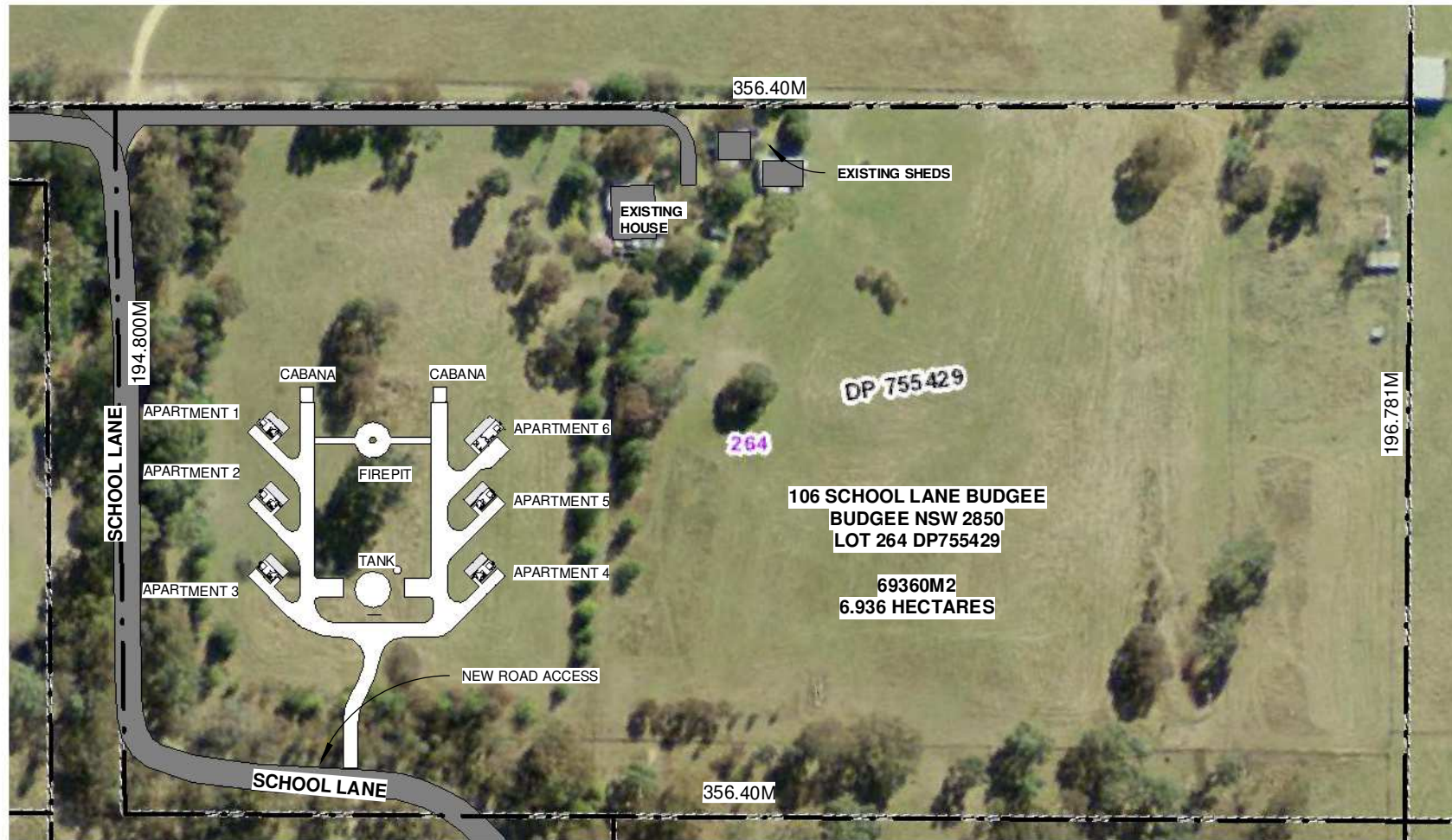
REV: 2	DATE: 11.12.2023	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: 3DS
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A501
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: ISSUE: 2

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TYPICAL APARTMENT VIEW



TYPICAL APARTMENT VIEW

1 NOTIFICATION PLAN  
A800 1 : 1800

FOR APPROVALS

REV: 2	DATE: 11.12.2023	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: NOTIFICATION PLAN	
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A800	
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004	
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023	SCALE: 1 : 1800
			ISSUE: 2	

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