


# 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
A005	LANDSCAPE PLAN
A100	SITE PLAN
A101	ROOF PLAN
A102	GRANNY FLAT PLANS
A103	SHED PLANS
A104	TYPICAL 1 BED APARTMENT
A105	TYPICAL 2 BED APARTMENT
A106	2 BED ACCESSIBLE APARTMENT
A300	TYPICAL 1 BED APARTMENT ELEVATIONS
A301	TYPICAL 2 BED APARTMENT ELEVATIONS
A302	SHED ELEVATIONS & SECTION
A303	EX GRANNY FLAT ELEVATIONS & SECTIONS
A400	TYPICAL APARTMENT SECTIONS
A500	APARTMENT 3DS
A501	APARTMENT 3DS
A502	APARTMENT 3DS
A503	GRANNY FLAT 3DS
A504	SHED 3DS
A800	NOTIFICATION PLAN



### Property Report

106 SCHOOL LANE BUDGE BUDGE 2850



**Property Details**

Address: 106 SCHOOL LANE BUDGE BUDGE 2850  
 Lot/Section /Plan No: 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**

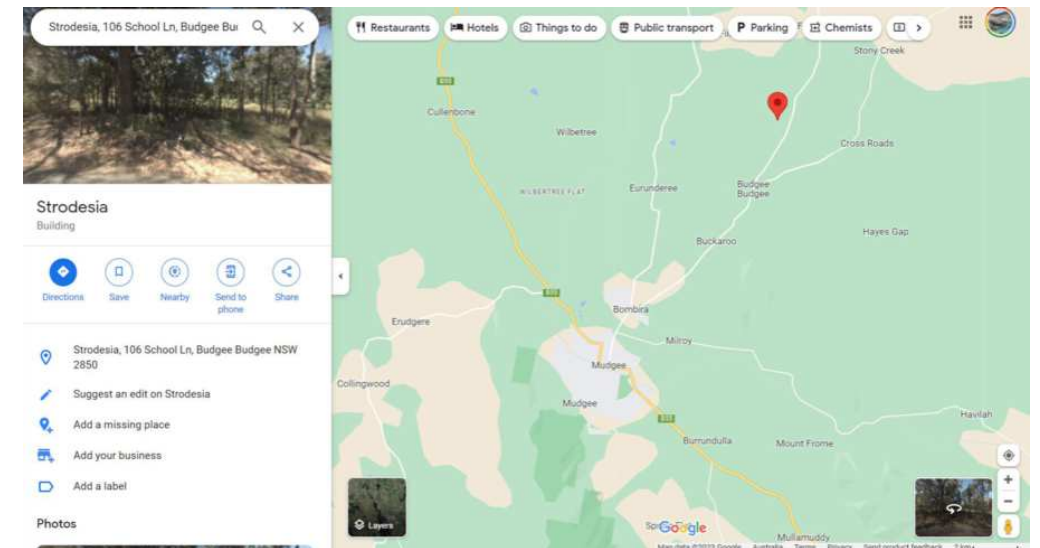
**State Environmental Planning Policies which apply to this property**

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.

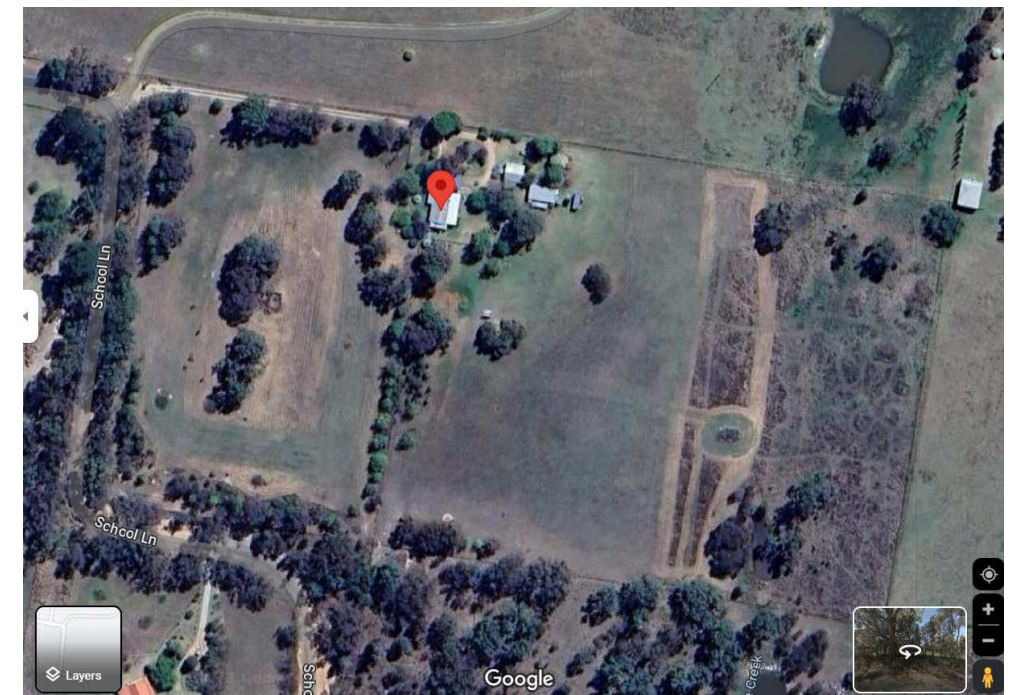
This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

31/10/2023 2:02 PM | 2a823b8e-7be4-42a1-b3d4-b96c9f361905

### PLANNING CERTIFICATE



LOCATION MAP 01



LOCATION MAP 02

## FOR APPROVALS

REV: 4	DATE: 21.02.2024	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: 4

**PLAY DESIGN STUDIO**  
LETS GET STARTED!!

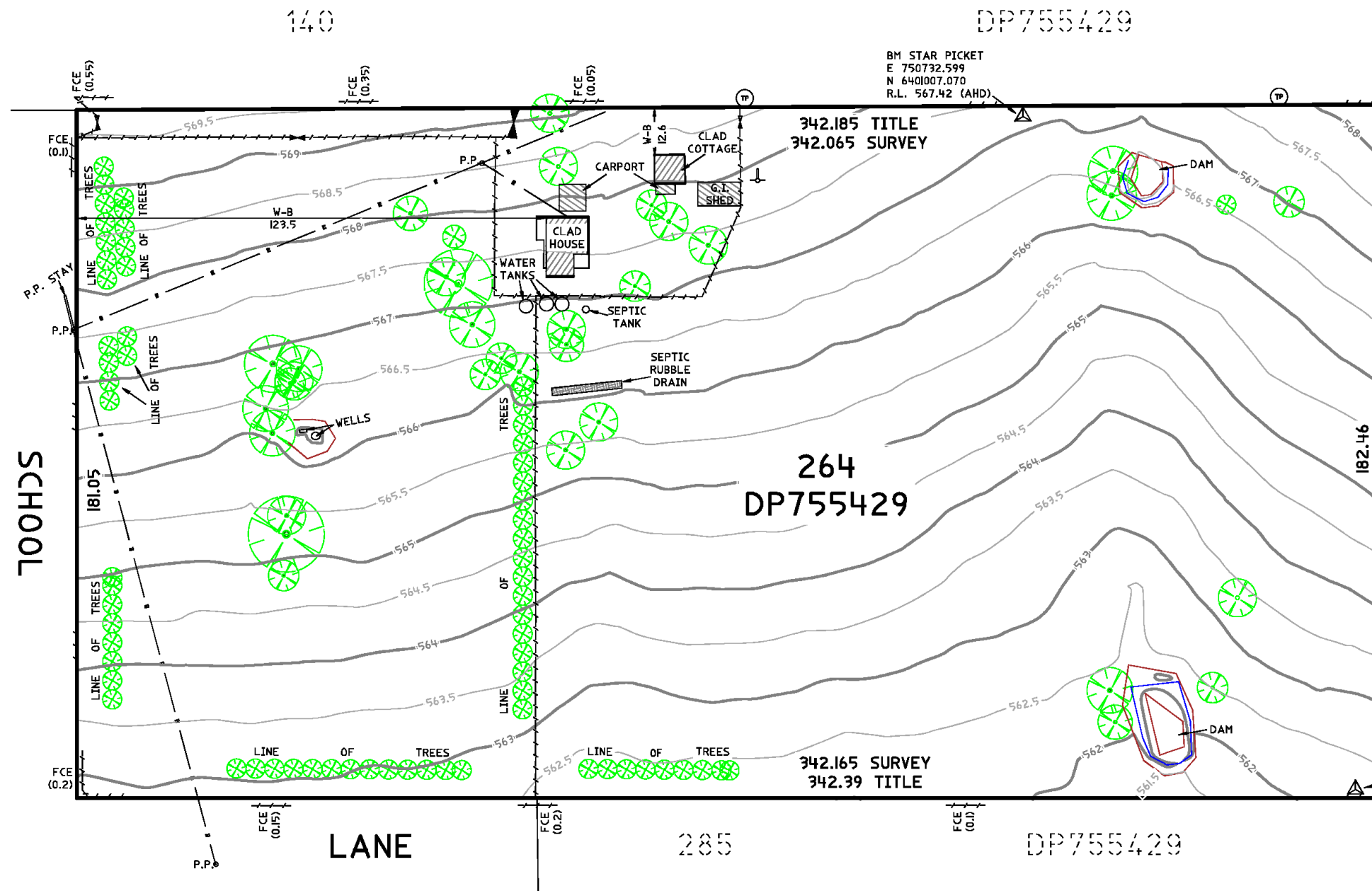
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NORTH



LEGEND

- BENCH MARK
- POWER POLE
- COMMUNICATIONS PILLAR
- TAP
- FENCELINE (ON BOUNDARY)
- FENCELINE (OFF BOUNDARY)
- BOTTOM OF BANK
- TOP OF BANK
- POWER LINE
- BOUNDARY LINE
- GATE
- TREE

HEIGHTS DERIVED FROM PM 106730 RL.568.31 AHD

RESTRICTIONS AND COVENANTS HAVE NOT BEEN INVESTIGATED BY O'RYAN GEOSPATIAL PTY. LTD FOR THE PURPOSES OF THIS SURVEY.

SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY, SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS SHOWN ARE ON THE AUSTRALIAN HEIGHT DATUM (AHD).

MEASUREMENTS ARE IN METRES. USE STATED DIMENSIONS. DO NOT SCALE.

ALL DISTANCES ARE IN GROUND DIMENSIONS.

BENCH MARK COORDINATES ARE IN MGA2020 ZONE 55.

OFFSETS SHOWN ARE APPROXIMATE ONLY AND MUST NOT BE USED FOR SETOUT OF BOUNDARIES.

IT IS ADVISABLE TO CALL 1100, "DIAL BEFORE YOU DIG" BEFORE CARRYING OUT ANY BUILDING WORKS.

NO PART OF THIS PLAN MAY BE REPRODUCED, COMMUNICATED, STORED OR TRANSMITTED IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.

W-B - DENOTES WALL TO BOUNDARY

DATE: 15/1/2024  
 DANIEL KURZAWA  
 OF O'RYAN GEOSPATIAL PTY LTD  
 SURVEYOR REGISTERED UNDER THE  
 SURVEYING AND SPATIAL INFORMATION ACT 2002

THIS PLAN IS AN IDENTIFICATION AND DETAIL SURVEY ONLY, AND AS SUCH IS NOT EXAMINED FOR REGISTRATION BY LAND REGISTRY SERVICES. NO RESPONSIBILITY CAN THEREFORE BE ACCEPTED FOR ANY FUTURE DIFFERENCE IN BOUNDARY DEFINITION WHICH MAY RESULT FROM RE-SURVEY OF ADJOINING LANDS OR SUBSEQUENT REGISTRATION OF NEW SURVEY PLANS.

PREPARED BY <b>O'RYAN GEOSPATIAL</b> ABN: 2861175823 129 CHURCH STREET MUDGEE NSW (02) 9057 4101				CLIENT: <b>MICHAEL HAGGERSTON</b> 106 SCHOOL LANE, BUDGEE BUDGEE		SCALE: 1:1200 @ A3 DATUM: MGA2020 AHD CONTOUR INTERVAL: 0.5 LGA & LOCALITY: MID-WESTERN REGIONAL, BUDGEE BUDGEE		TITLE: SKETCH SHOWING IDENTIFICATION AND DETAIL SURVEY OVER LOT 264 IN DP755429 DWG No: 23-1383 JOB No: 23-1383		REVISION: 0	
No.	DATE	REVISION	DETAILS								
1	15.1.24	ADD BENCH MARK COORDS									
0	19.12.23	INITIAL RELEASE									

FOR APPROVALS

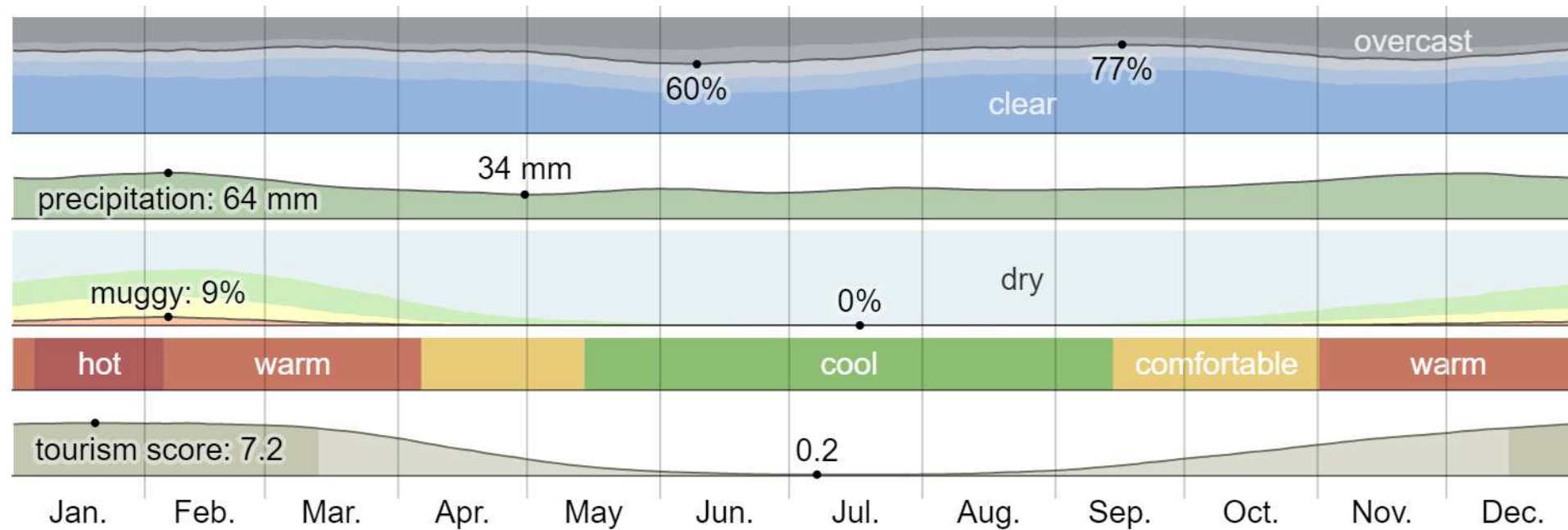
REV: 4	DATE: 21.02.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: SITE SURVEY
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A001
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
		SCALE:	ISSUE: 4

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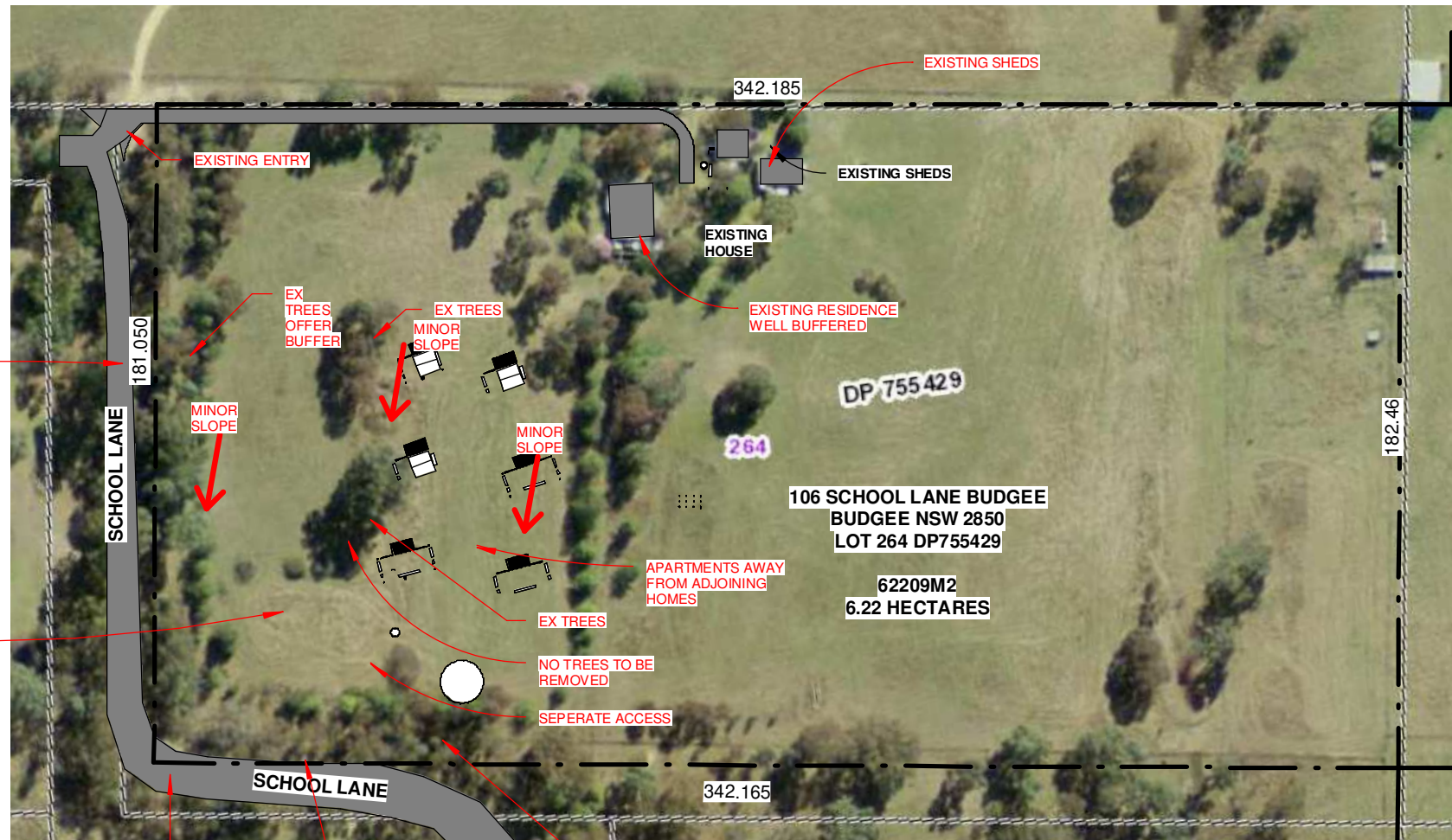
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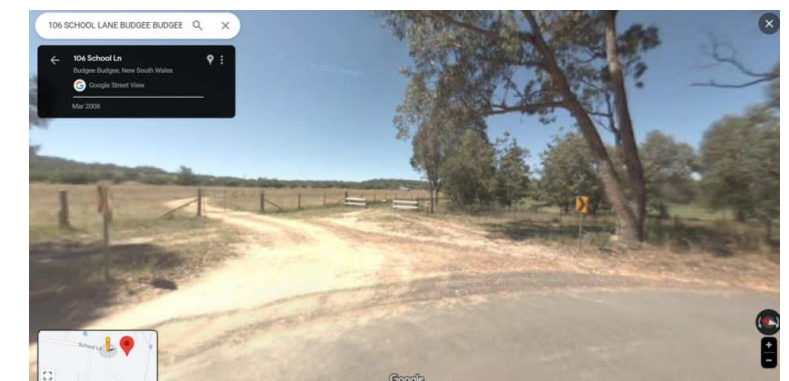


MUDGEE CLIMATE INFORMATION AND AVERAGES

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	<b>69360M2 6.936 HECTARES</b>								
PROPOSED FLOOR AREA S	<table border="0"> <tr> <td>APARTMENT 01 LIVING DECK = 18M2 DECK = 17M2</td> <td>APARTMENT 03 LIVING DECK = 18M2 DECK = 17M2</td> <td>APARTMENT 05 LIVING DECK = 18M2 DECK = 17M2</td> <td>TOTAL LIVING = 117M2 TOTAL DECKS = 109M2</td> </tr> <tr> <td>APARTMENT 02 LIVING DECK = 18M2 DECK = 17M2</td> <td>APARTMENT 04 LIVING DECK = 18M2 DECK = 17M2</td> <td>APARTMENT 06 LIVING DECK = 27M2 DECK = 24M2</td> <td></td> </tr> </table>	APARTMENT 01 LIVING DECK = 18M2 DECK = 17M2	APARTMENT 03 LIVING DECK = 18M2 DECK = 17M2	APARTMENT 05 LIVING DECK = 18M2 DECK = 17M2	TOTAL LIVING = 117M2 TOTAL DECKS = 109M2	APARTMENT 02 LIVING DECK = 18M2 DECK = 17M2	APARTMENT 04 LIVING DECK = 18M2 DECK = 17M2	APARTMENT 06 LIVING DECK = 27M2 DECK = 24M2	
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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								



1 SITE ANALYSIS  
A002  
1 : 1800



EXISTING SITE ENTRY TO MAIN RESIDENCE



AREA OF NEW ROAD ENTRY TO LEFT

FOR APPROVALS

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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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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 RECYCLABLE 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**

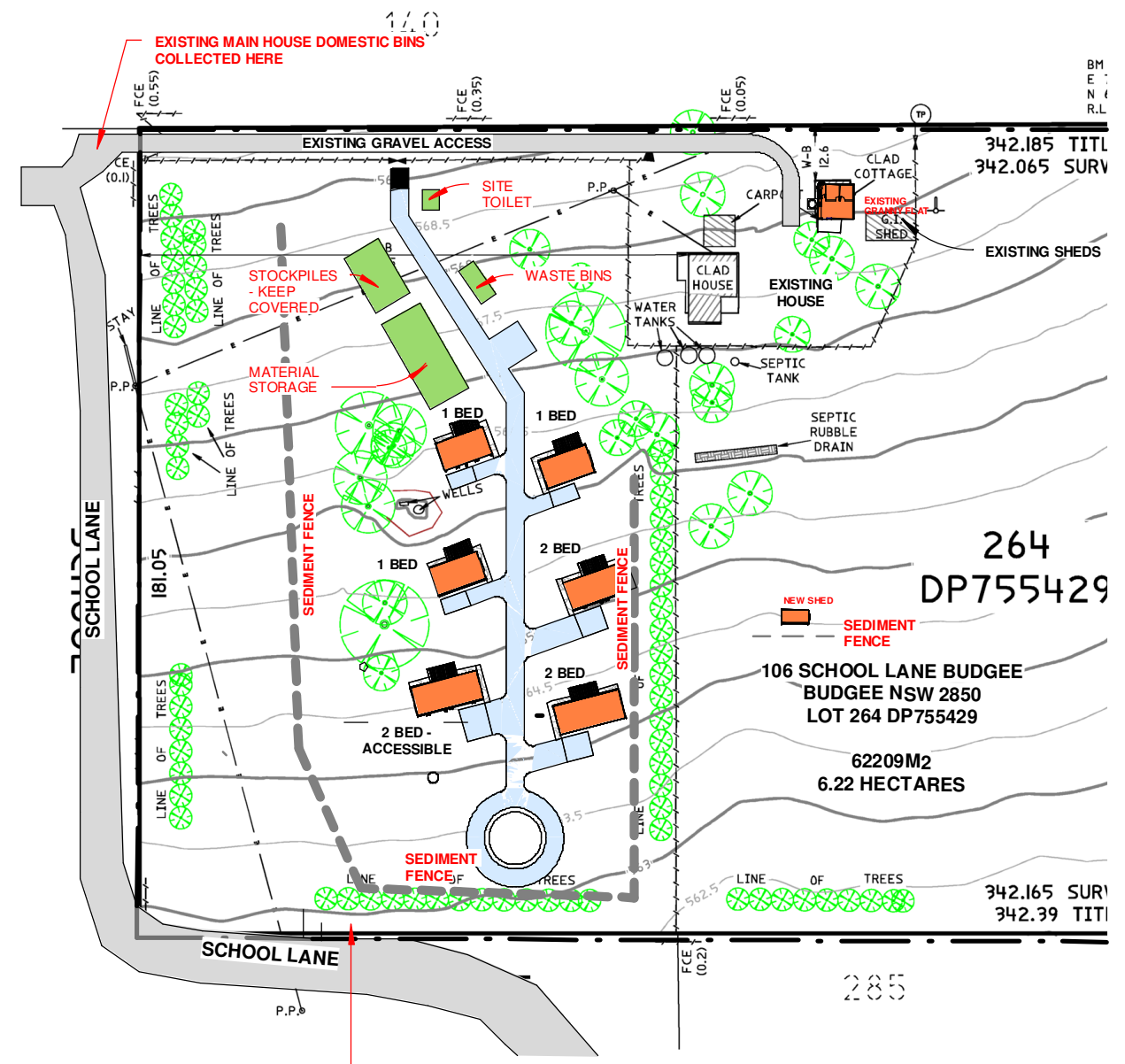
SECURE SITE FENCING TO BE PROVIDED ON SITE AND MAINTAINED IN A SAFE AND SECURE MANNER.

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

LOCABLE 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

CREATE LEVEL CLEAR AREA FOR APARTMENT BIN COLLECTION AT NEW CROSSOVER

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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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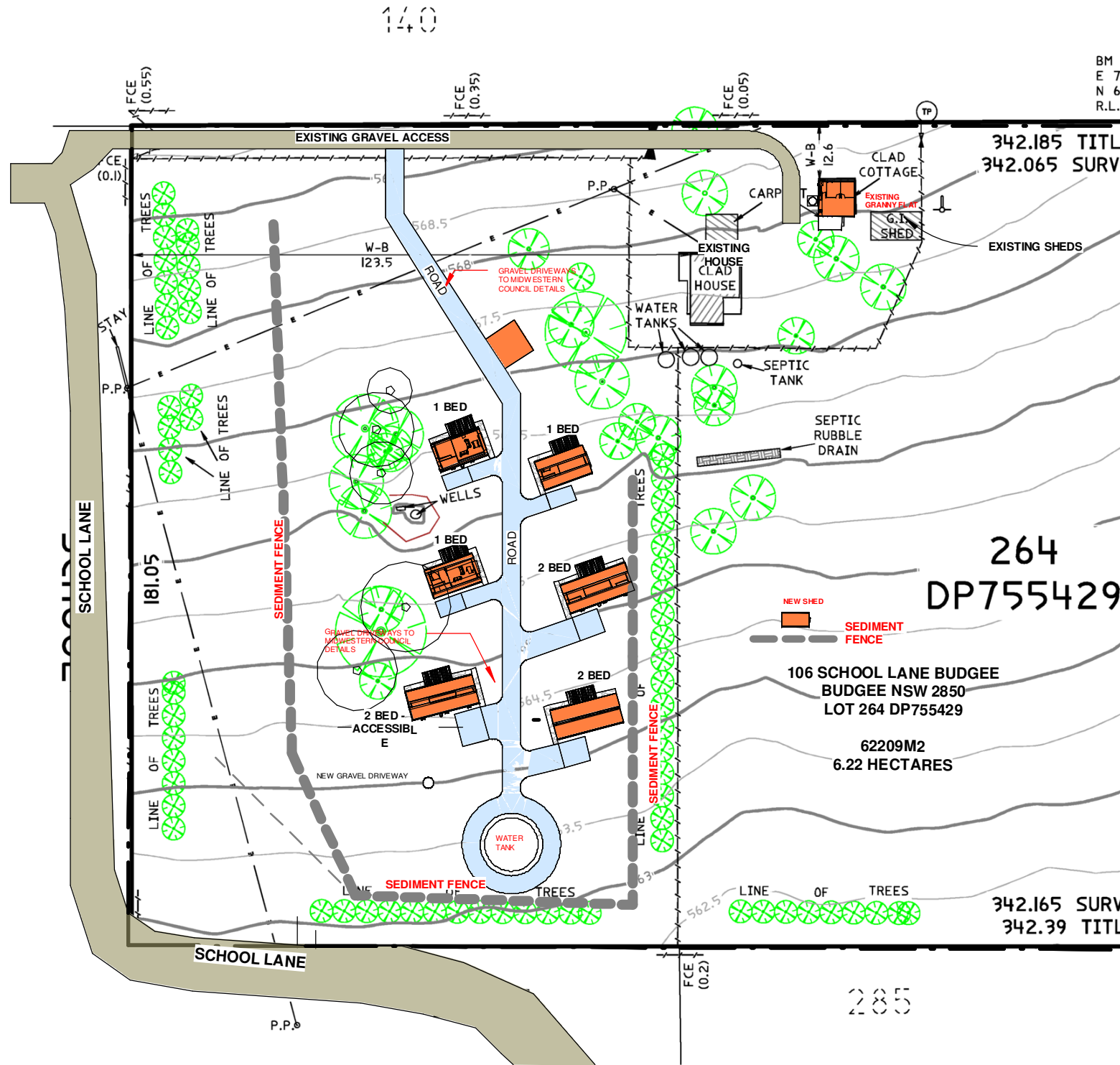
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FOR APPROVALS



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



BM  
 E 7  
 N 6  
 R.L.

342.185 TITL  
 342.065 SURV

264  
 DP755429

106 SCHOOL LANE BUDGE  
 BUDGE NSW 2850  
 LOT 264 DP755429

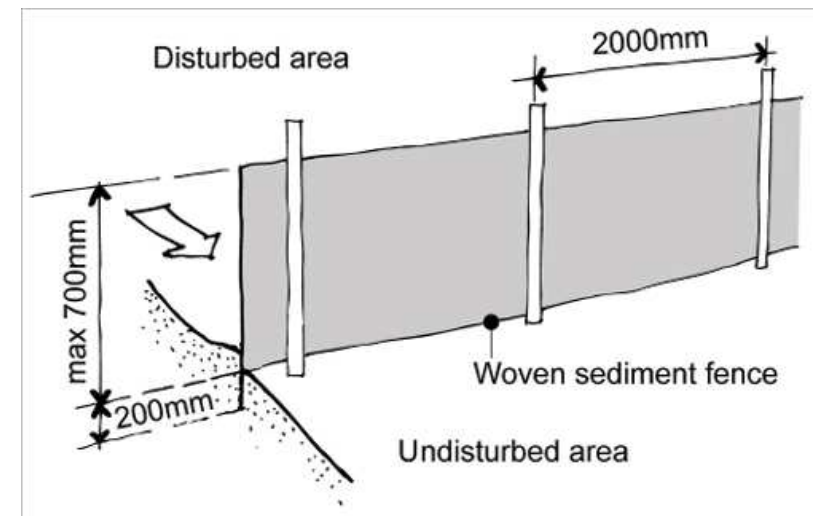
62209M2  
 6.22 HECTARES

342.165 SURV  
 342.39 TITL

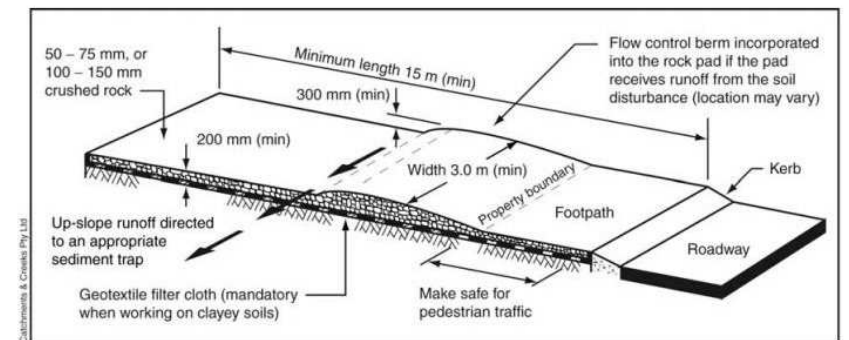
285

### EARTHWORKS NOTES

- CONTACT DIA BEFORE YOU DIG PRIOR TO ANY EARTHWORKS ON SITE
  - ANY CONTRACTORS WORKING ON SITE UNDERTAKING EXCAVATIONS TO REQUEST DIAL 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 LEADING 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 SLAB 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: 4	DATE: 21.02.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: EARTHWORKS AND SEDIMENT CONTROL PLAN
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A004
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
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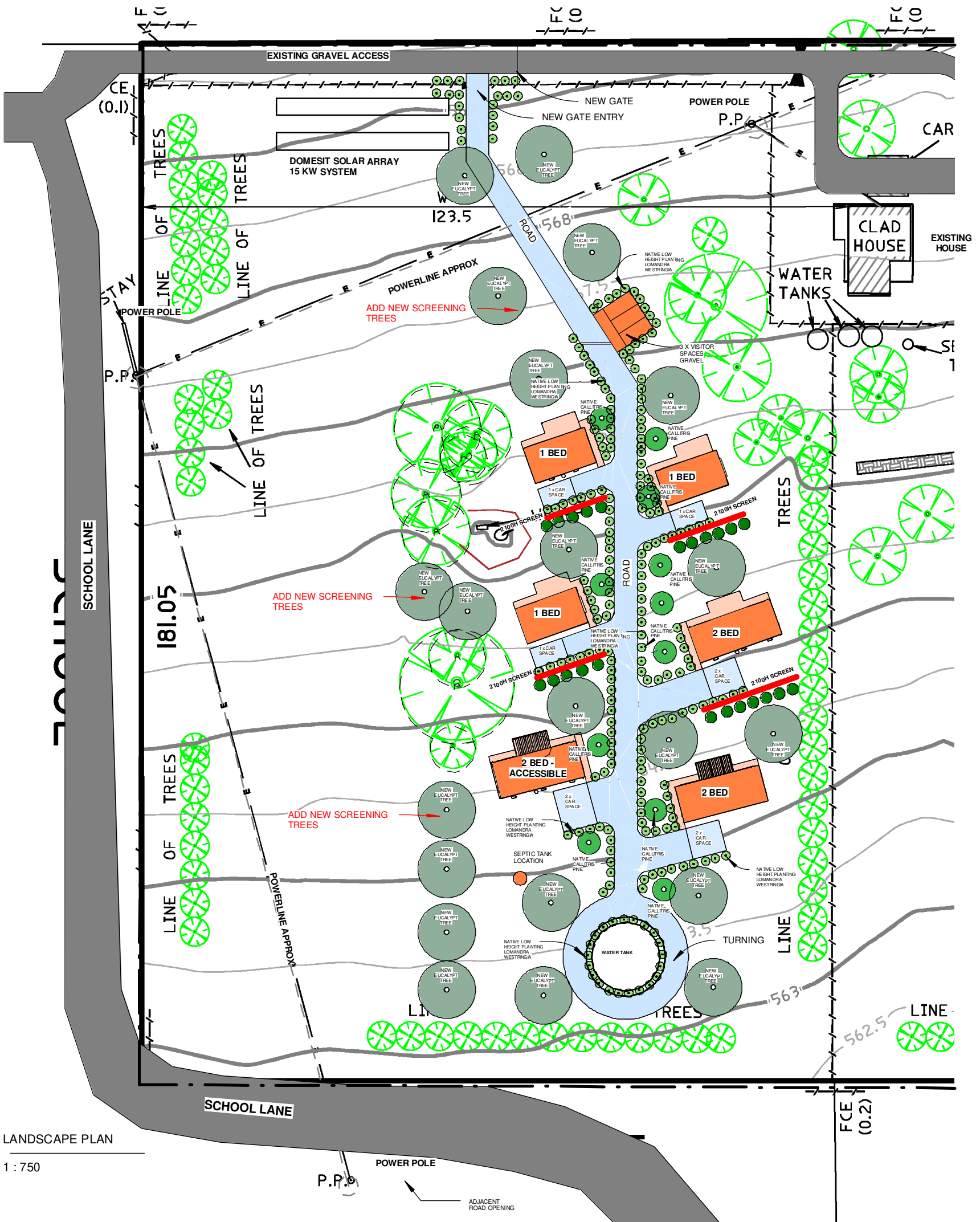
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FOR APPROVALS



NORTH



1 LANDSCAPE PLAN  
A005 1 : 750



NATIVE CALLITRIS TREE



YELLOW BOX TREE



NATIVE CLUMPED LANDSCAPING/EDGING



GRAVEL DRIVEWAYS



DECORATIVE METAL PRIVACY SCREENS

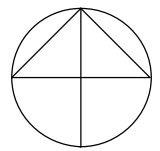
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REV: 4	DATE: 21.02.2024	CIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: LANDSCAPE PLAN
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A005
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: 1 : 750
			ISSUE: 4

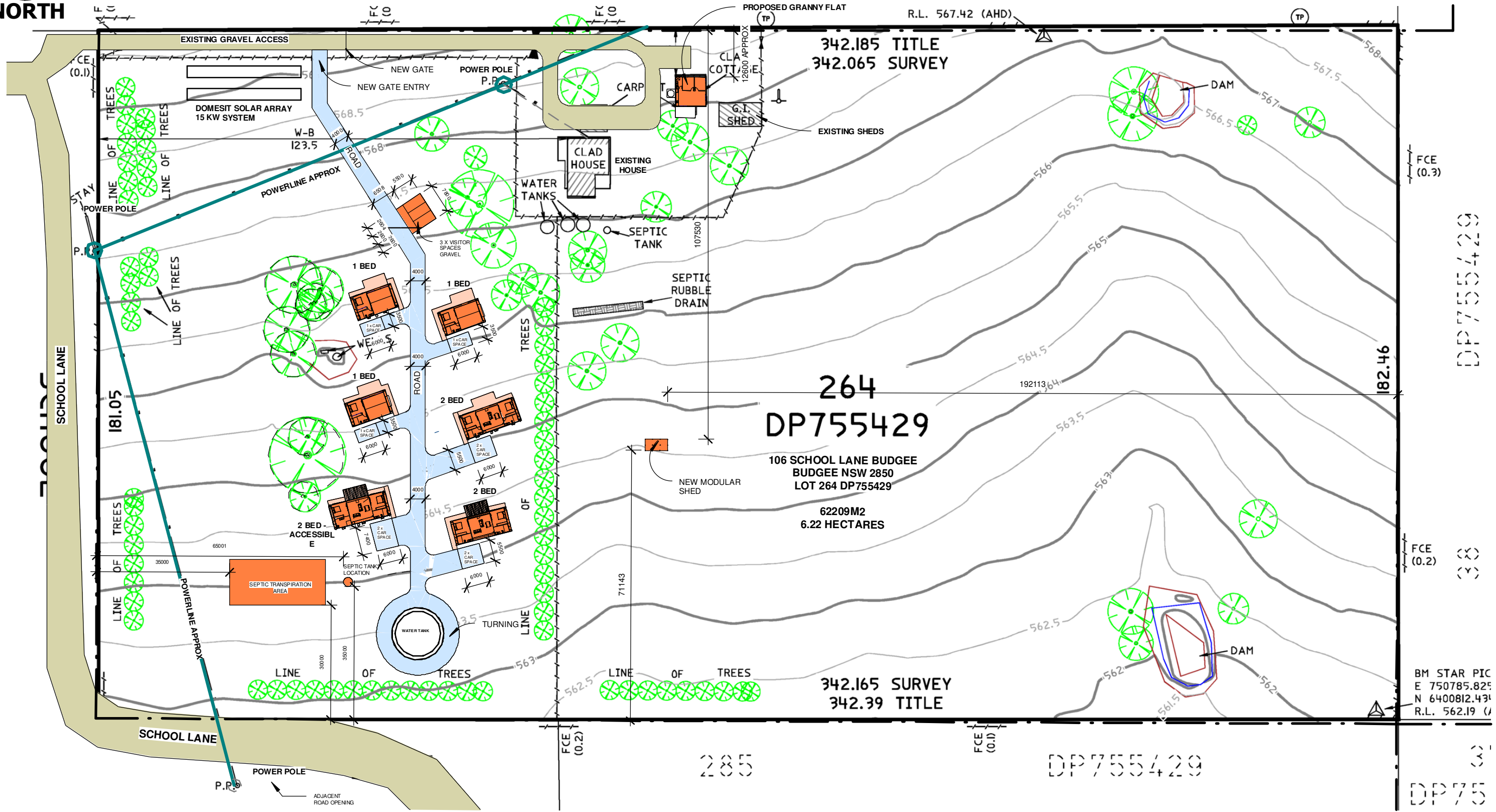
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NORTH



DP755429

FCE (0.2)

BM STAR PIC  
E 750785.825  
N 6400812.431  
R.L. 562.19 (1)

DP75

SITE PLAN 01  
A100  
1:1000

REV: 4	DATE: 21.02.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: SITE PLAN
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A100
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
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			SCALE: 1:1000
			ISSUE: 4

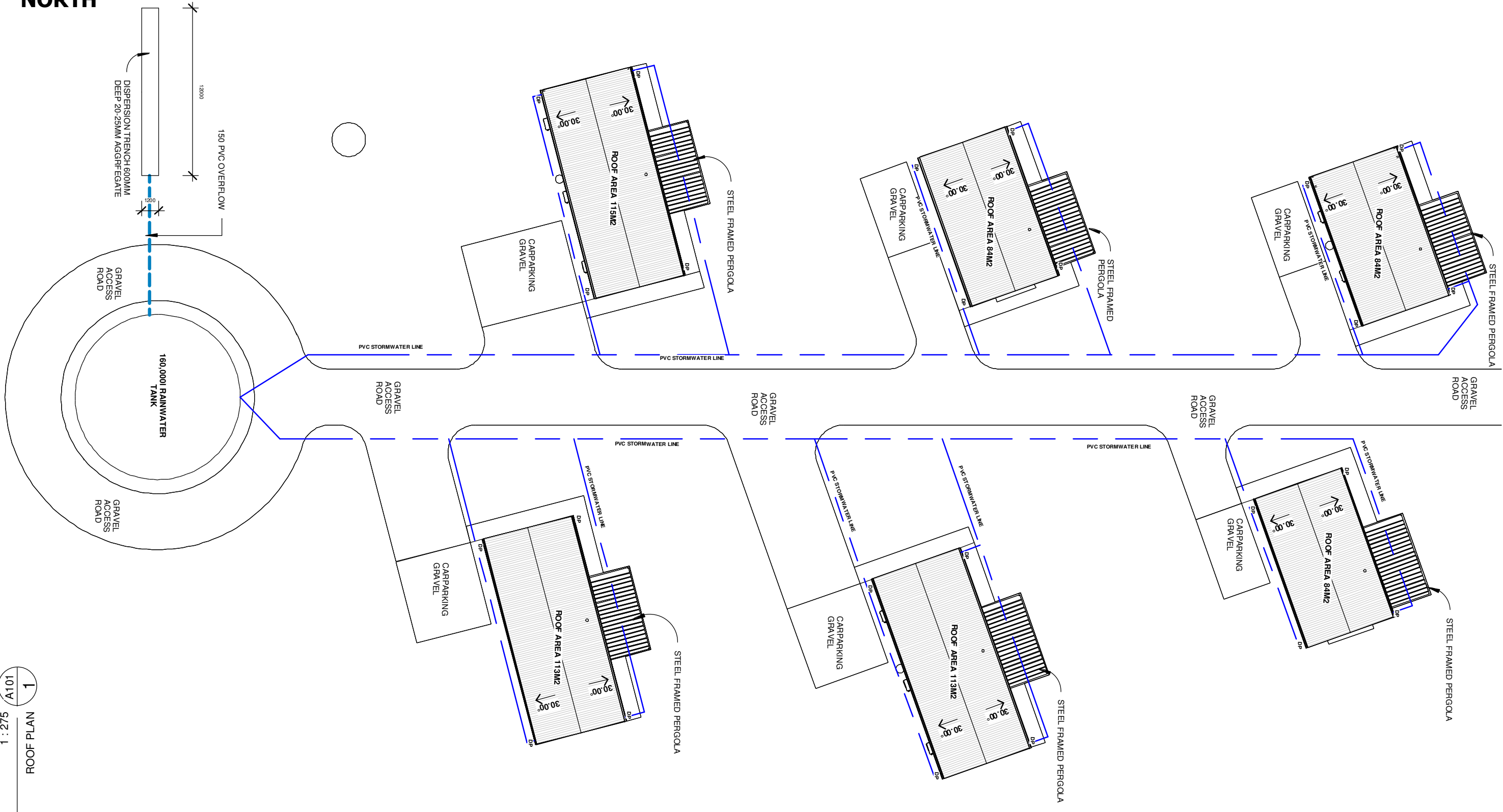
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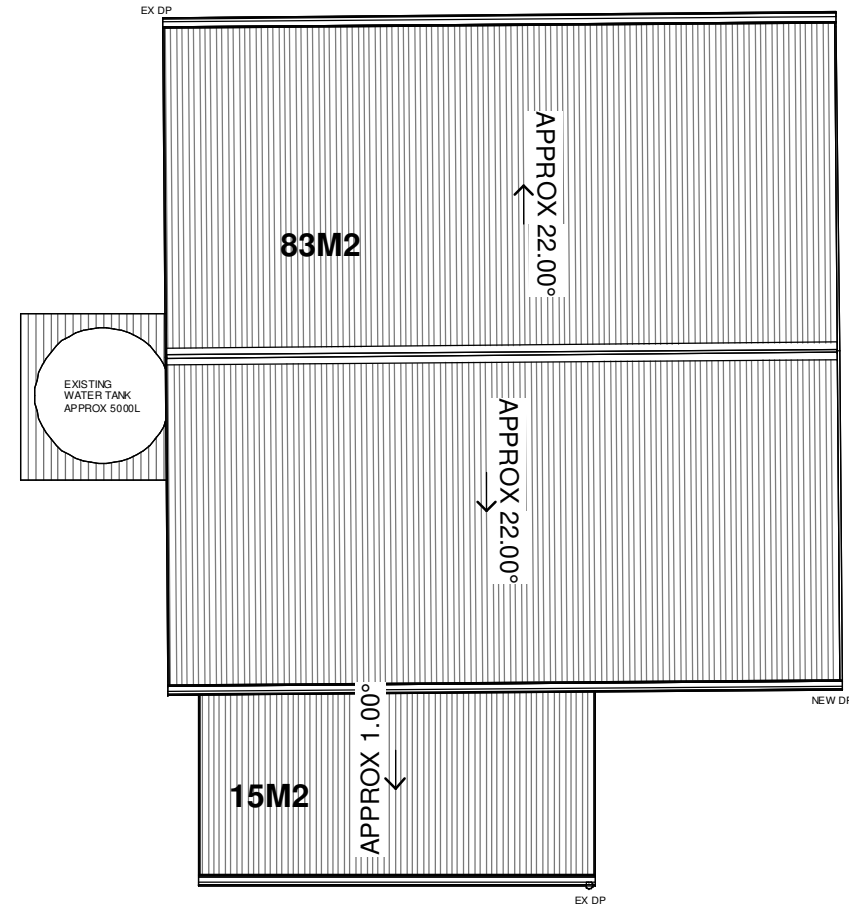
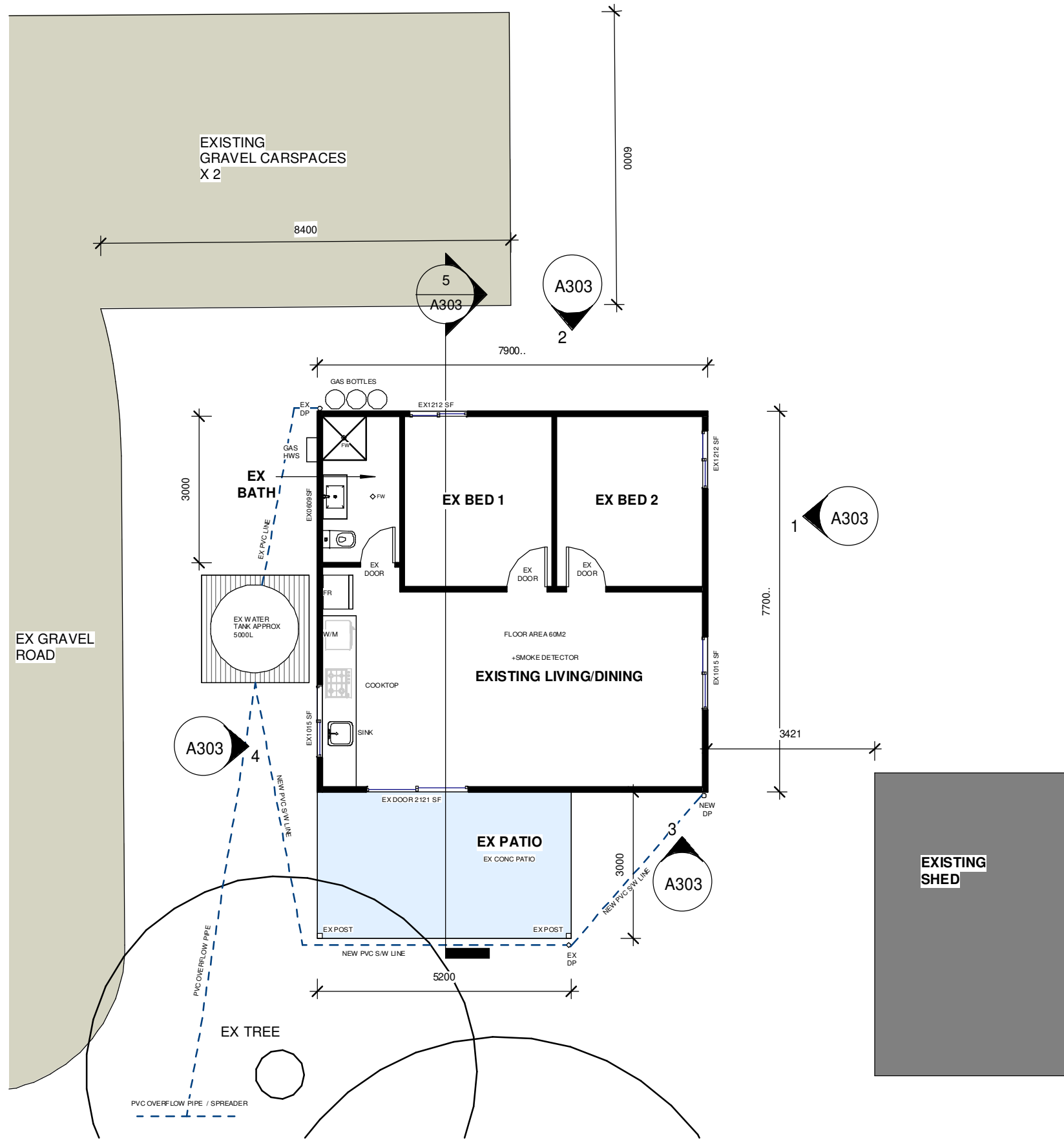


1 : 275  
A101  
1  
ROOF PLAN

FOR APPROVALS

REV: 4	DATE: 21.02.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: ROOF PLAN	
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A101	
DESCRIPTION OF CHANGES			JOB NUMBER: 2020004	
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		CHECKED: PLAY	SCALE: 1 : 275	ISSUE: 4
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**1** GRANNY FLAT PLAN  
A102 1 : 100

**2** GRANNY ROOF PLAN  
A102 1 : 100

**FOR APPROVALS**

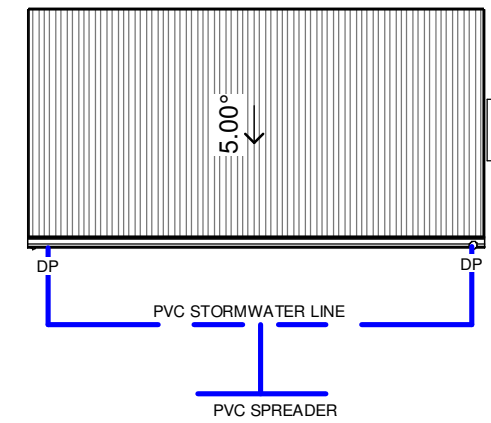
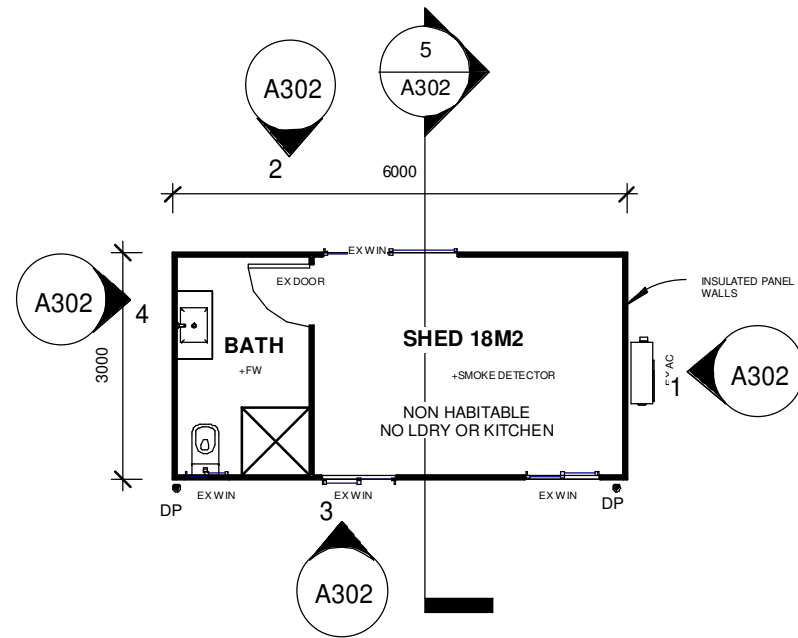
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DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: 1 : 100
			ISSUE: 4

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1 SHED  
A103 1:100

2 SHED ROOF PLAN  
A103 1:100

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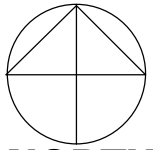
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DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004	
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023	SCALE: 1:100
			ISSUE: 4	

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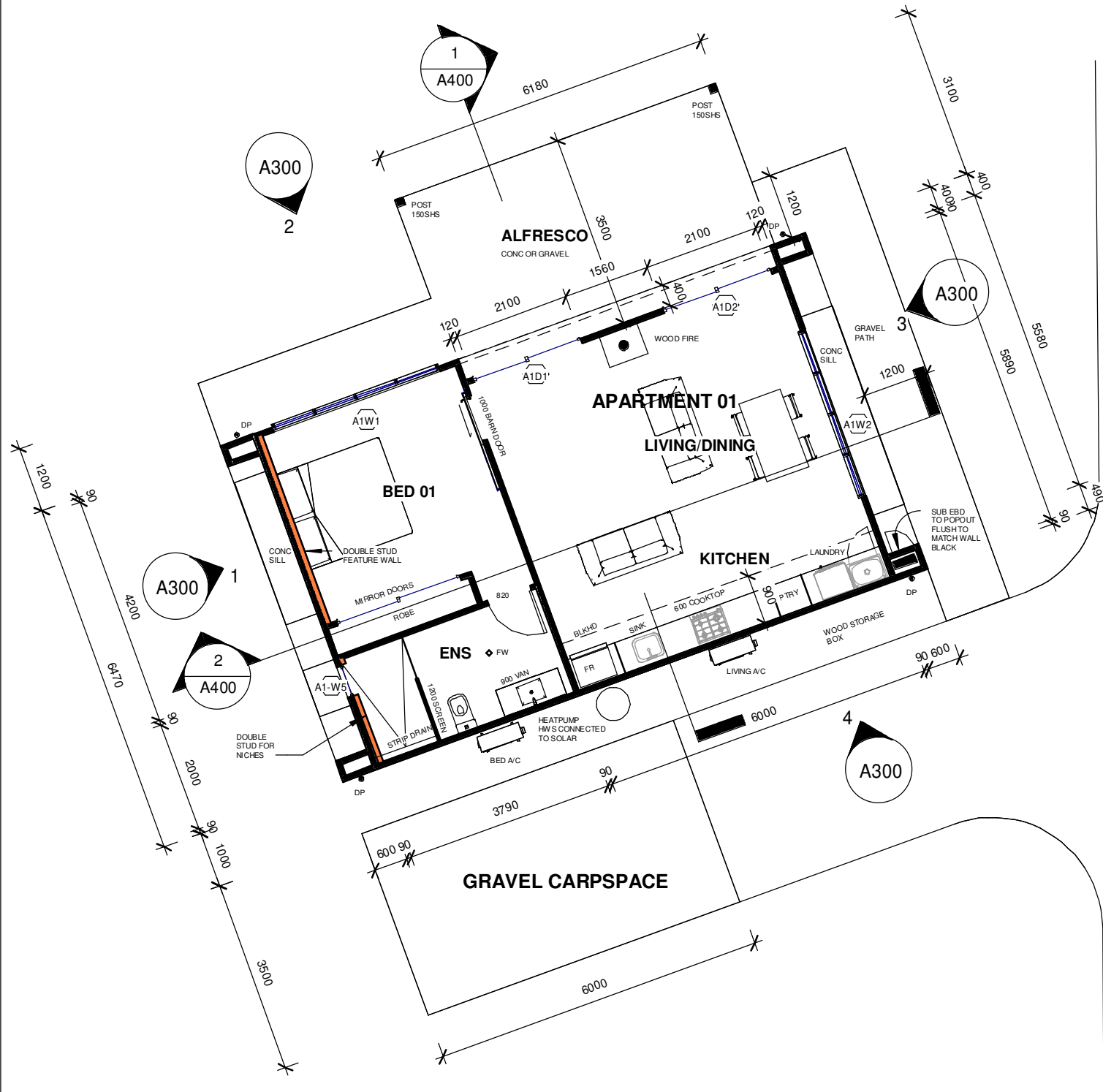
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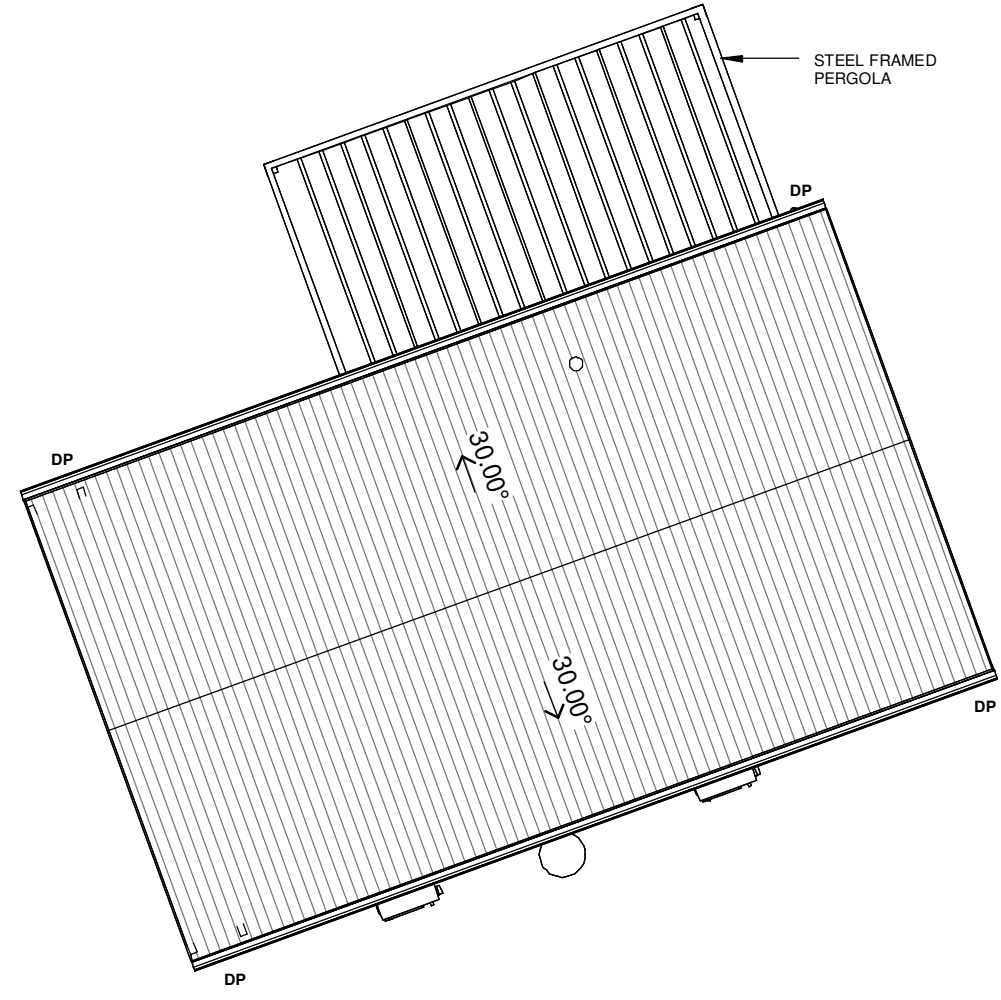




NORTH



1 APARTMENT 01 - TYPICAL 1 BED  
A104 1 : 100



2 APARTMENT 01 - TYPICAL 1 BED ROOF  
A104 1 : 100

**BUILDING AREAS**

<b>APARTMENT 01 - 1 BED</b>	
LIVING	= 66M2
DECK	= 27M2
<b>APARTMENT 02 - 1 BED</b>	
LIVING	= 66M2
DECK	= 27M2
<b>APARTMENT 03 - 1 BED</b>	
LIVING	= 66M2
DECK	= 27M2
<b>APARTMENT 04 - 2 BED</b>	
LIVING	= 94M2
DECK	= 33M2
<b>APARTMENT 05 - 2 BED ACC</b>	
LIVING	= 92M2
DECK	= 33M2
<b>APARTMENT 06 - 2 BED</b>	
LIVING	= 92M2
DECK	= 33M2
TOTAL LIVING	= 476M2
TOTAL DECKS	= 180M2

FOR APPROVALS

REV: 4	DATE: 21.02.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: TYPICAL 1 BED APARTMENT
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A104
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
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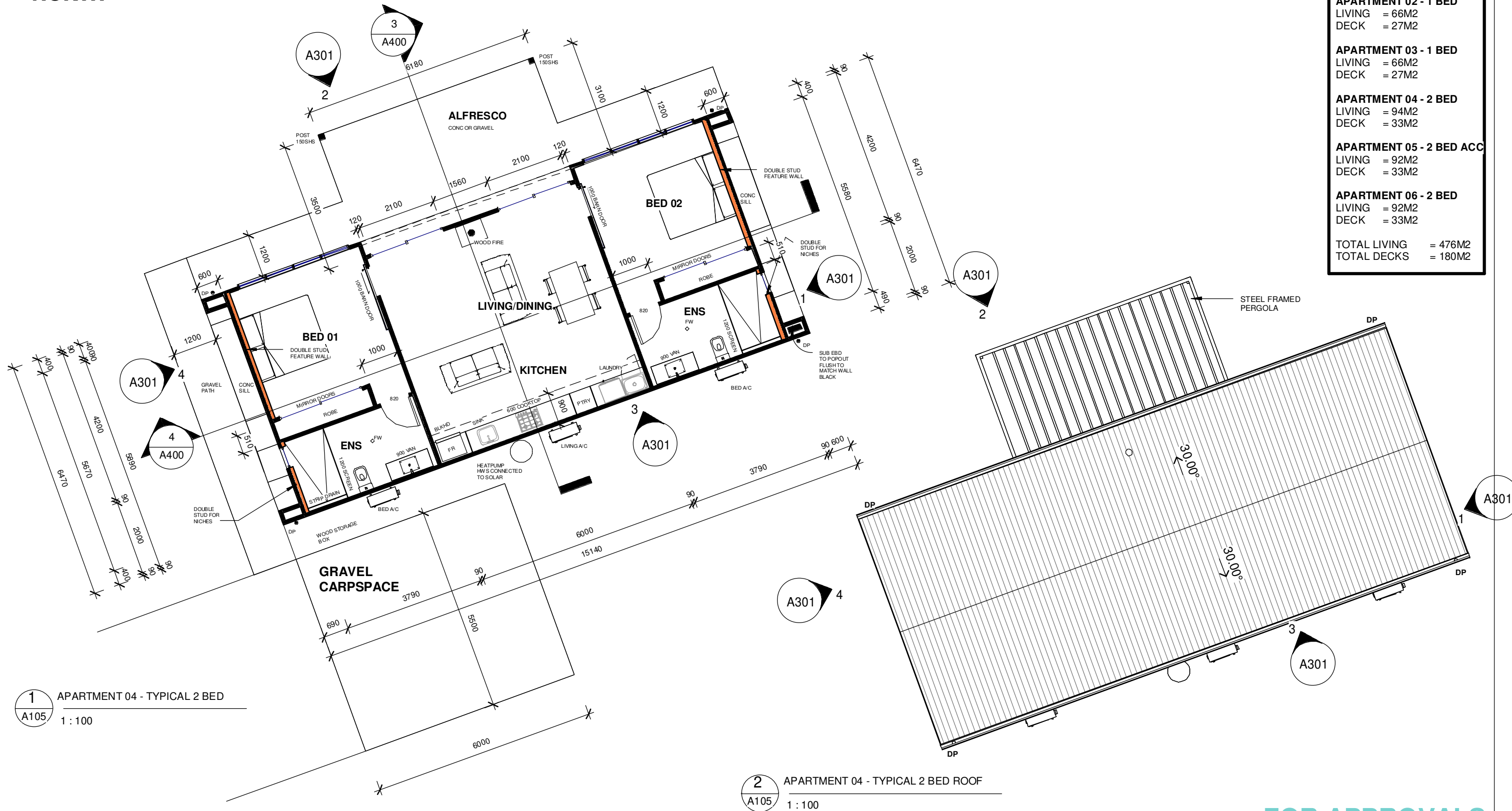
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**BUILDING AREAS**

<b>APARTMENT 01 - 1 BED</b>	
LIVING	= 66M2
DECK	= 27M2
<b>APARTMENT 02 - 1 BED</b>	
LIVING	= 66M2
DECK	= 27M2
<b>APARTMENT 03 - 1 BED</b>	
LIVING	= 66M2
DECK	= 27M2
<b>APARTMENT 04 - 2 BED</b>	
LIVING	= 94M2
DECK	= 33M2
<b>APARTMENT 05 - 2 BED ACC</b>	
LIVING	= 92M2
DECK	= 33M2
<b>APARTMENT 06 - 2 BED</b>	
LIVING	= 92M2
DECK	= 33M2
TOTAL LIVING	= 476M2
TOTAL DECKS	= 180M2



**1** APARTMENT 04 - TYPICAL 2 BED  
A105 1 : 100

**2** APARTMENT 04 - TYPICAL 2 BED ROOF  
A105 1 : 100

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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A105
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
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**BUILDING AREAS**

**APARTMENT 01 - 1 BED**  
 LIVING = 66M2  
 DECK = 27M2

**APARTMENT 02 - 1 BED**  
 LIVING = 66M2  
 DECK = 27M2

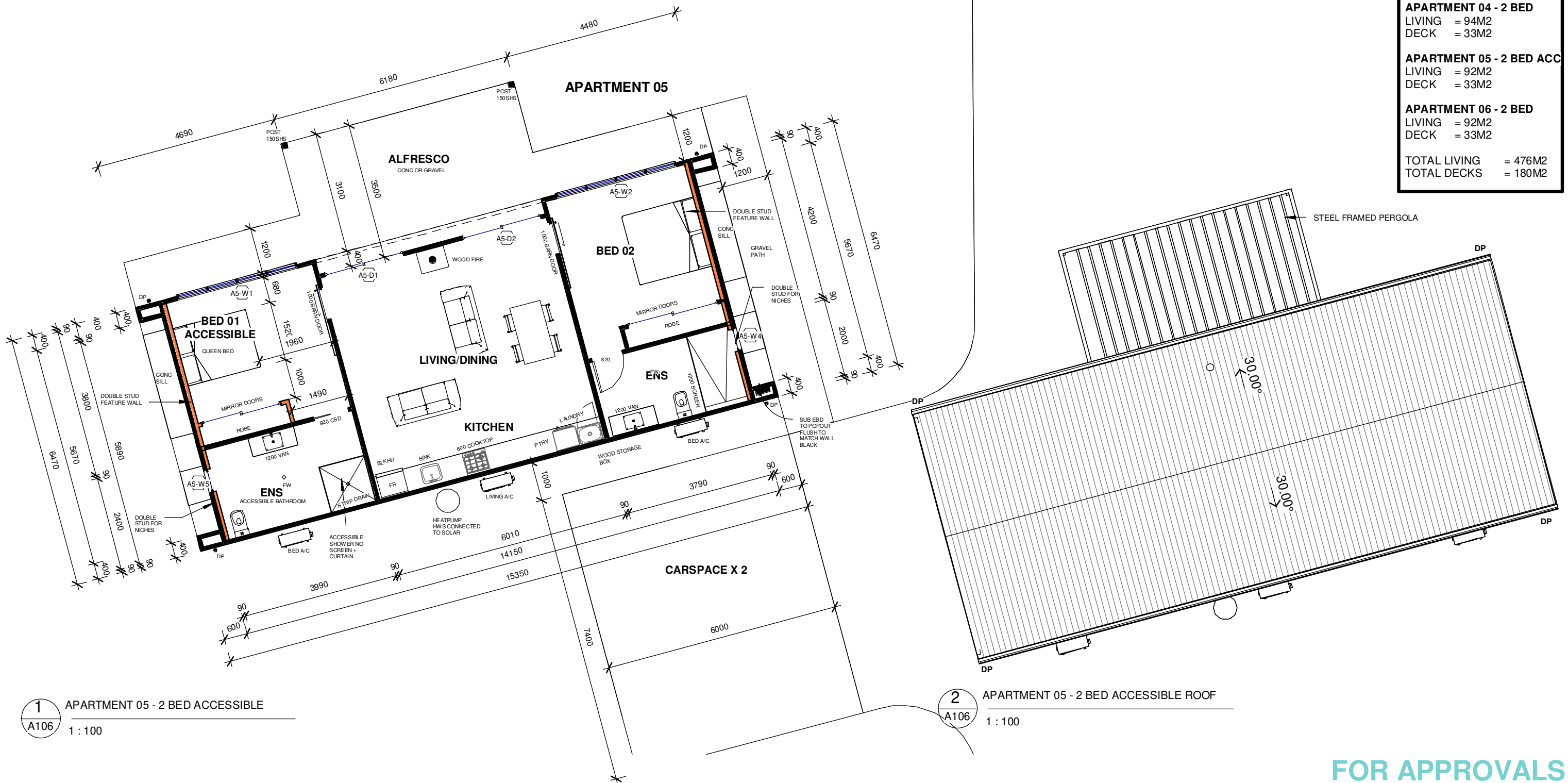
**APARTMENT 03 - 1 BED**  
 LIVING = 66M2  
 DECK = 27M2

**APARTMENT 04 - 2 BED**  
 LIVING = 94M2  
 DECK = 33M2

**APARTMENT 05 - 2 BED ACC**  
 LIVING = 92M2  
 DECK = 33M2

**APARTMENT 06 - 2 BED**  
 LIVING = 92M2  
 DECK = 33M2

TOTAL LIVING = 476M2  
 TOTAL DECKS = 180M2



**1** APARTMENT 05 - 2 BED ACCESSIBLE  
 A106 1 : 100

**2** APARTMENT 05 - 2 BED ACCESSIBLE ROOF  
 A106 1 : 100

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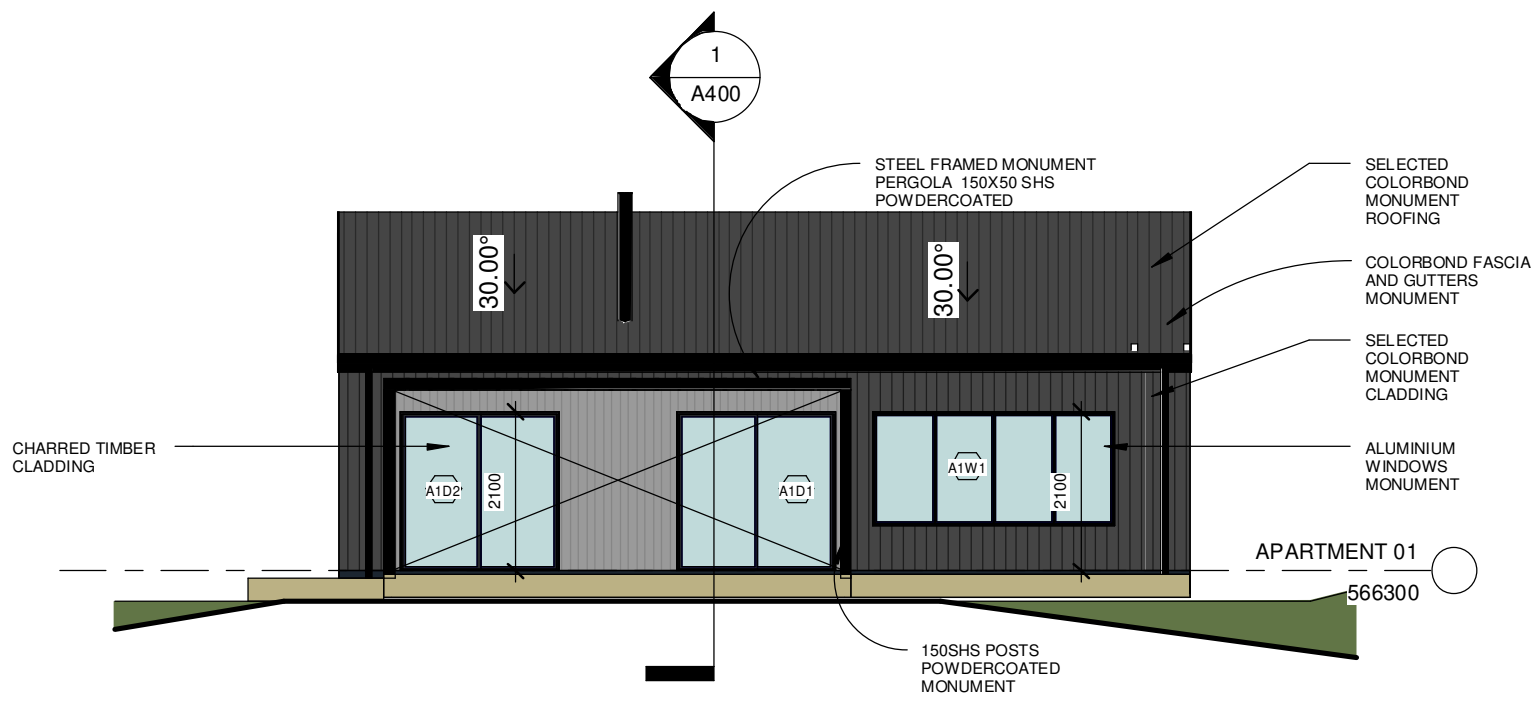
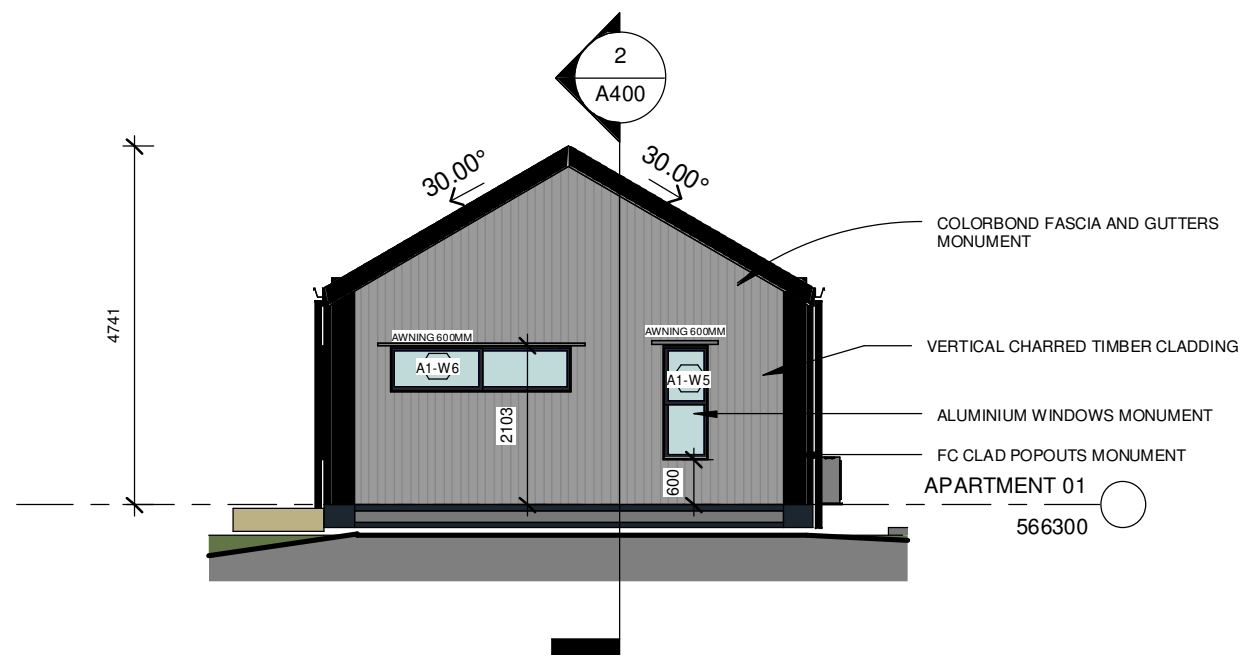
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A106
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
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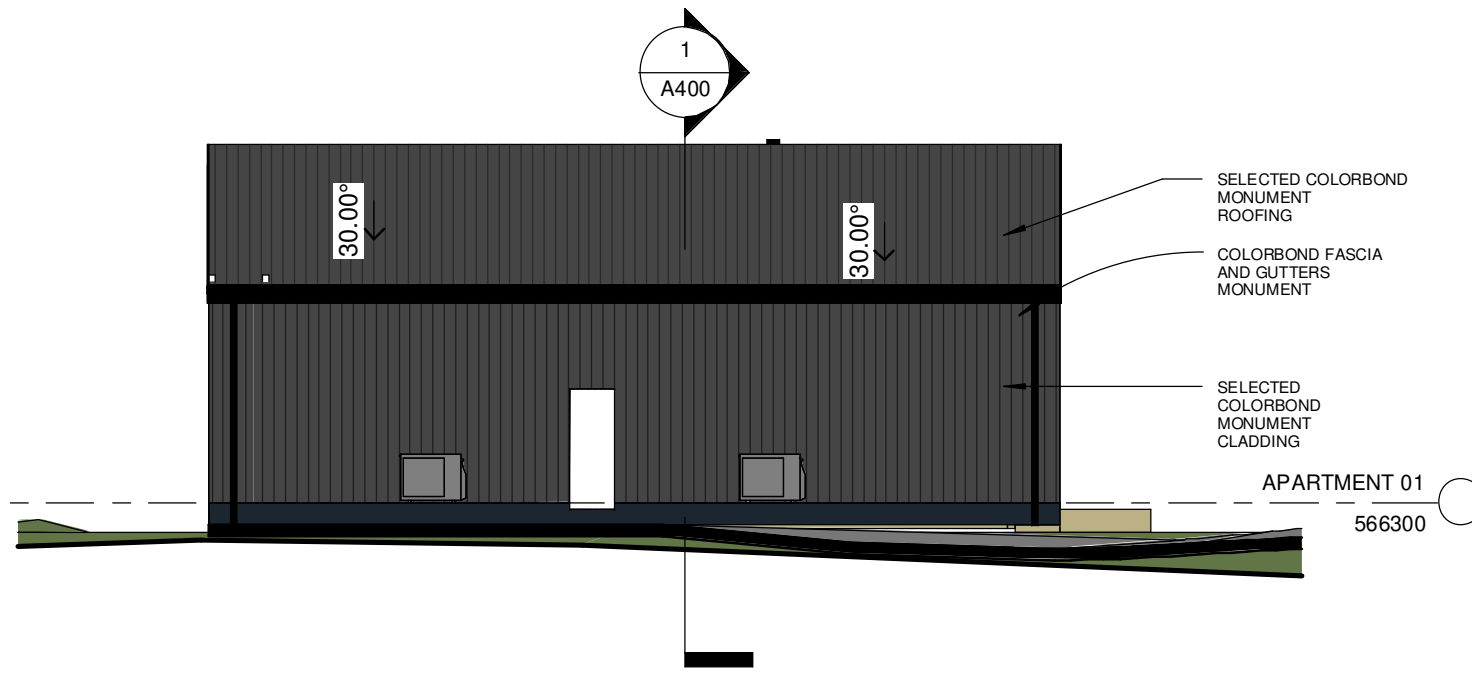
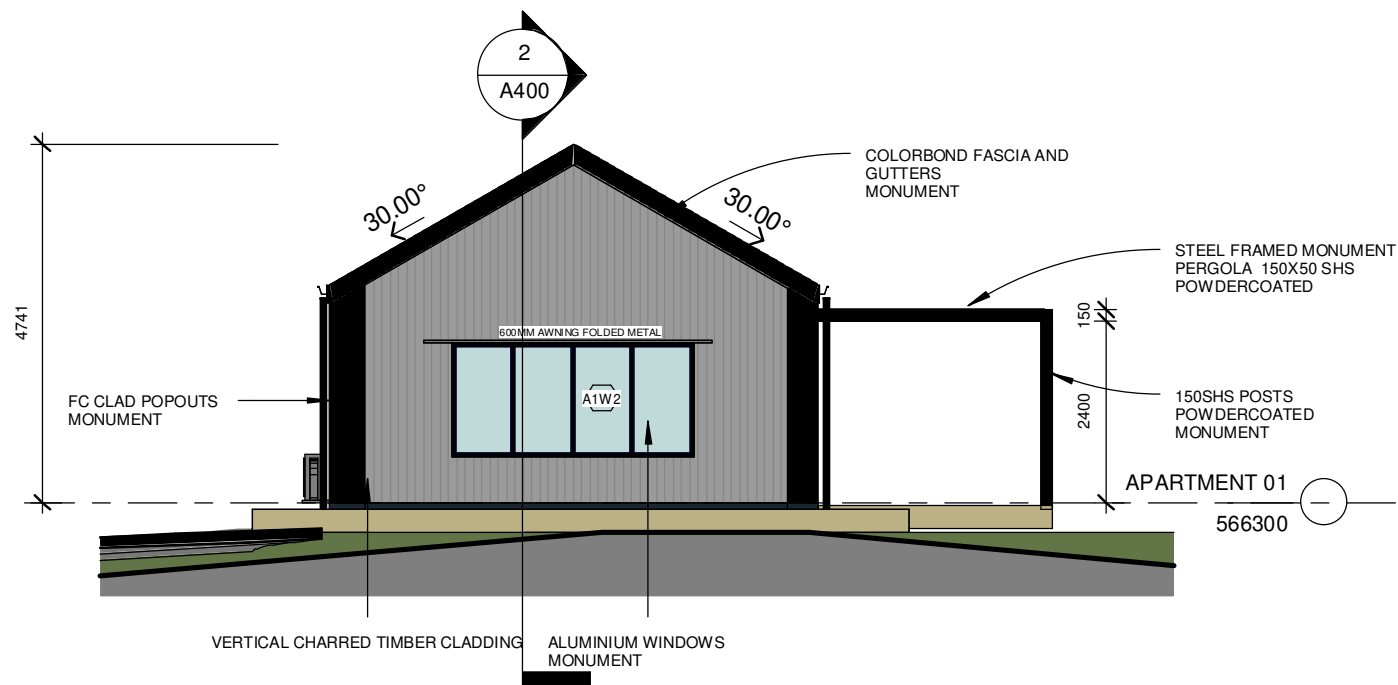


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1 TYPICAL 1 BED APARTMENT ELEVATION 04  
A300 1:100

2 TYPICAL 1 BED APARTMENT ELEVATION 02  
A300 1:100



3 TYPICAL 1 BED APARTMENT ELEVATION 01  
A300 1:100

4 TYPICAL 1 BED APARTMENT ELEVATION 03  
A300 1:100

FOR APPROVALS

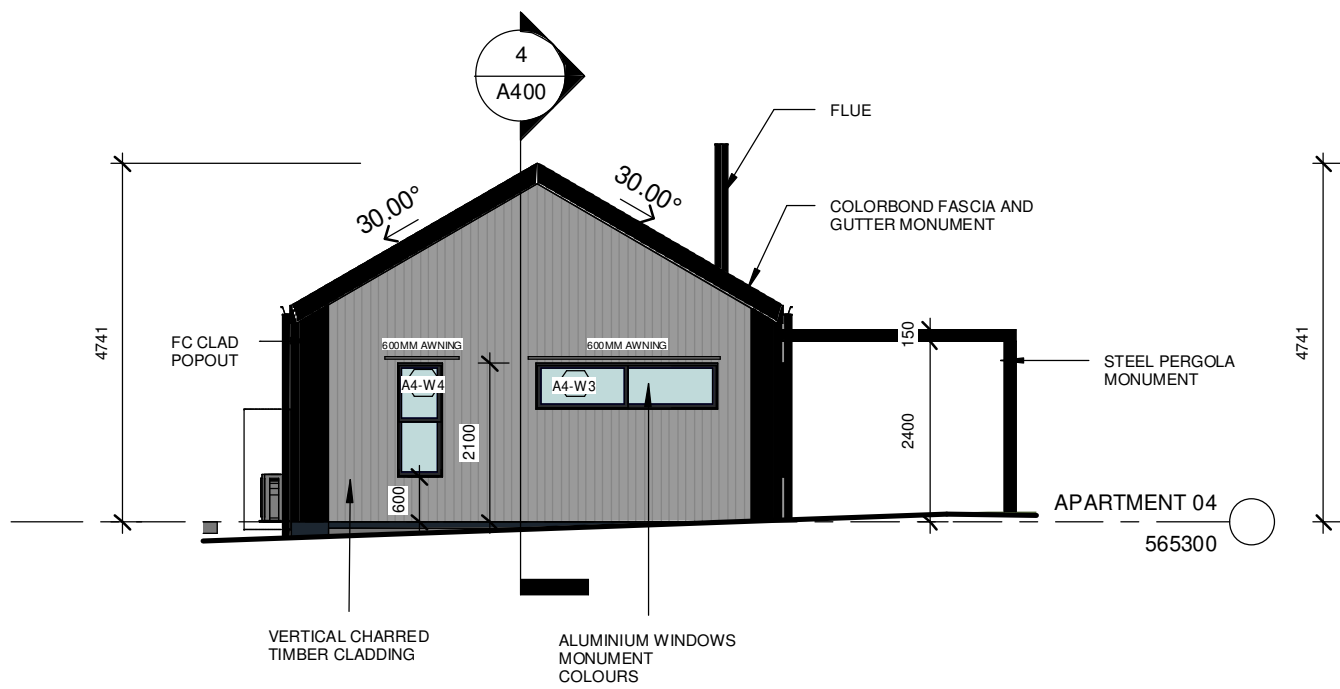
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A300	
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004	
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023	SCALE: 1:100
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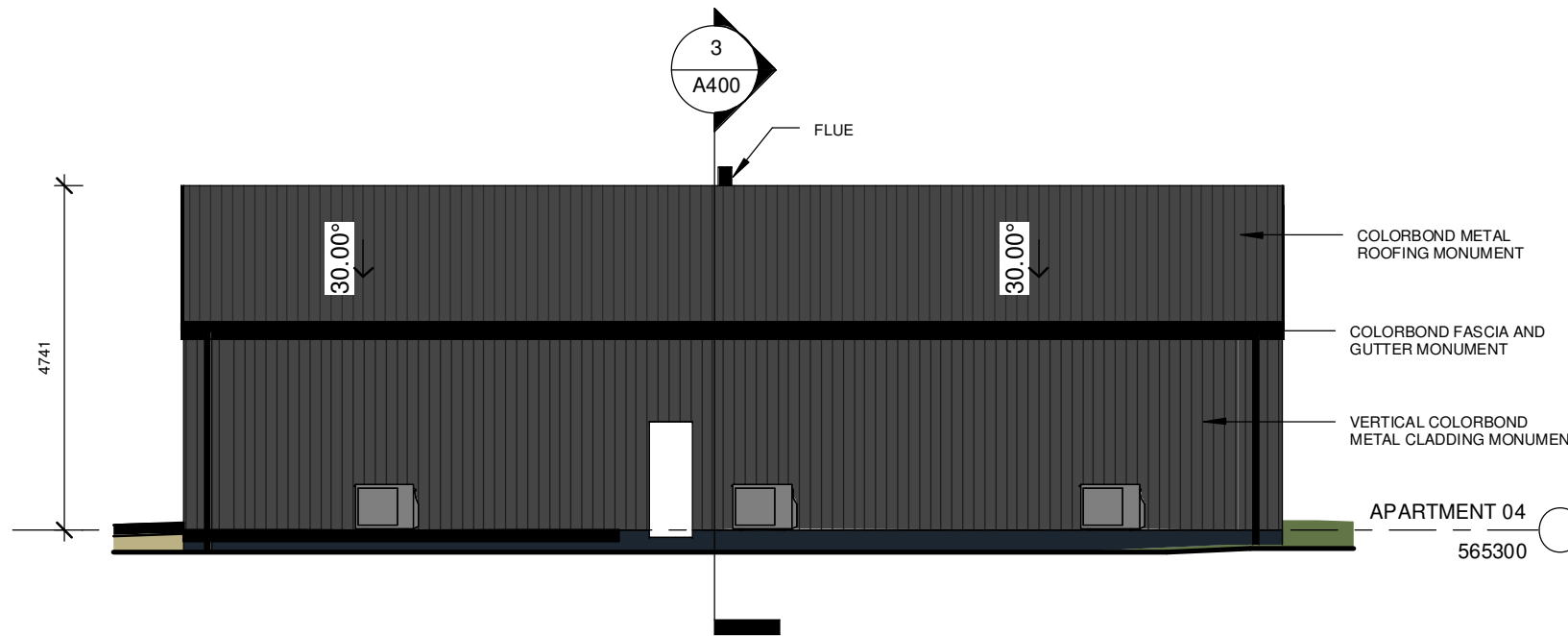




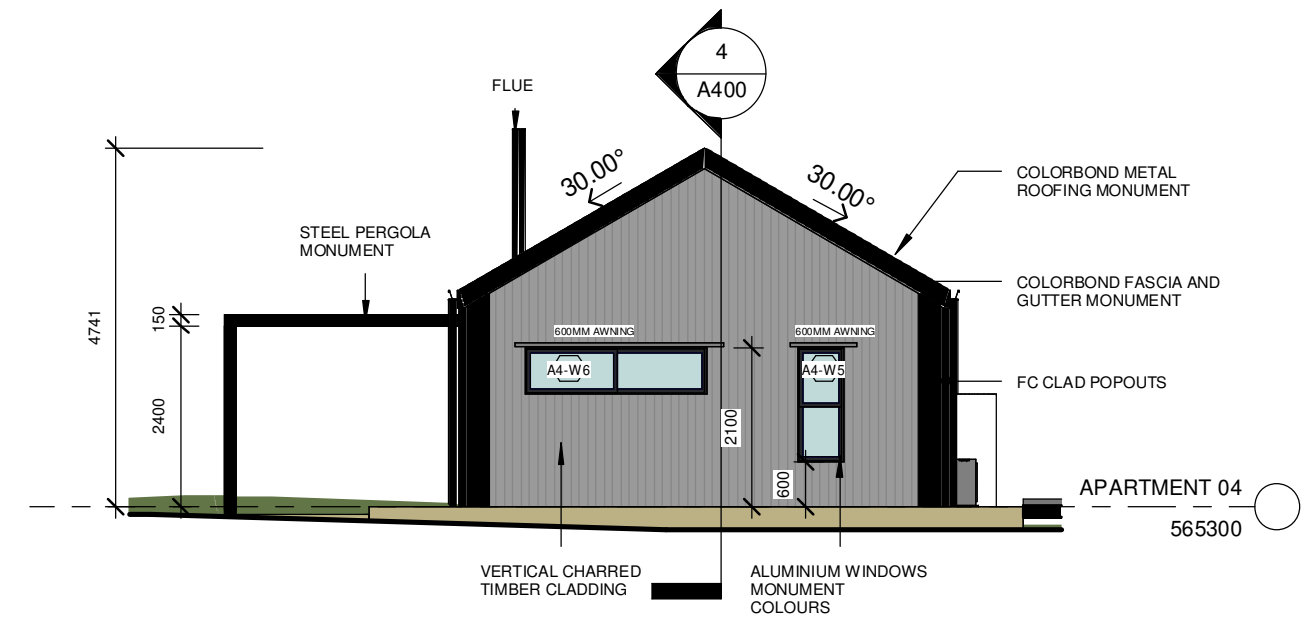
1 TYPICAL 2 BED APARTMENT EAST ELEVATION  
A301 1 : 100



2 TYPICAL 2 BED APARTMENT NORTH ELEVATION  
A301 1 : 100



3 TYPICAL 2 BED APARTMENT SOUTH ELEVATION  
A301 1 : 100

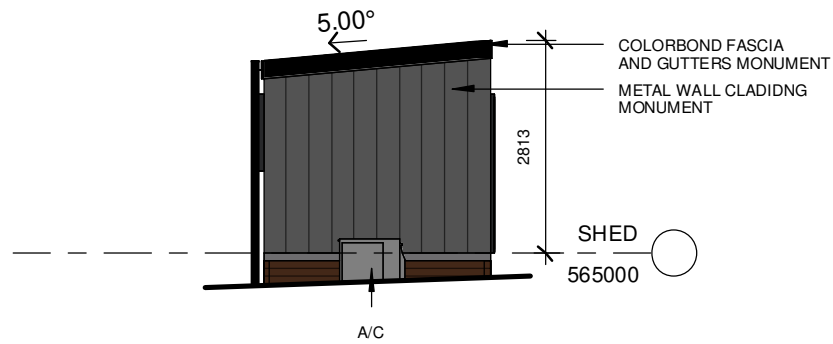


4 TYPICAL 2 BED APARTMENT WEST ELEVATION  
A301 1 : 100

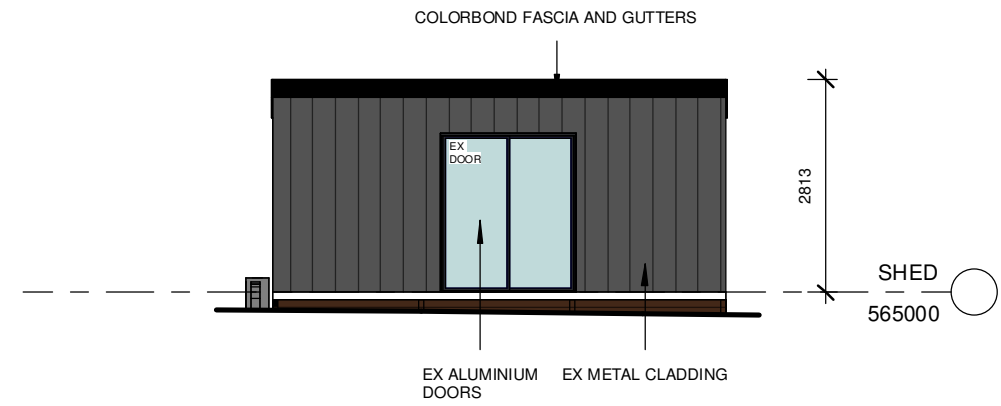
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REV: 4	DATE: 21.02.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: TYPICAL 2 BED APARTMENT ELEVATIONS	<b>PLAY DESIGN STUDIO</b> LETS GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au	<small>         COPYRIGHT          THIS DRAWING REMAINS THE          PROPERTY OF BUILDING DESIGN          DIRECT PTY LTD. IT MAY ONLY BE          USED FOR THE PURPOSES FOR          WHICH IT WAS COMMISSIONED          AND IN ACCORDANCE WITH THE          TERMS OF ENGAGEMENT FOR          THE COMMISSION.          UNAUTHORIZED USE OF THIS          DRAWING IS PROHIBITED.          IF ANY DISCREPANCIES ON          DRAWING PLEASE CONTACT BDD          PTY LTD FOR CLARIFICATION          BEFORE PROCEEDING       </small>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A301		
DESCRIPTION OF CHANGES			JOB NUMBER: 2020004		
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		CHECKED: PLAY	SCALE: 1 : 100	ISSUE: 4	

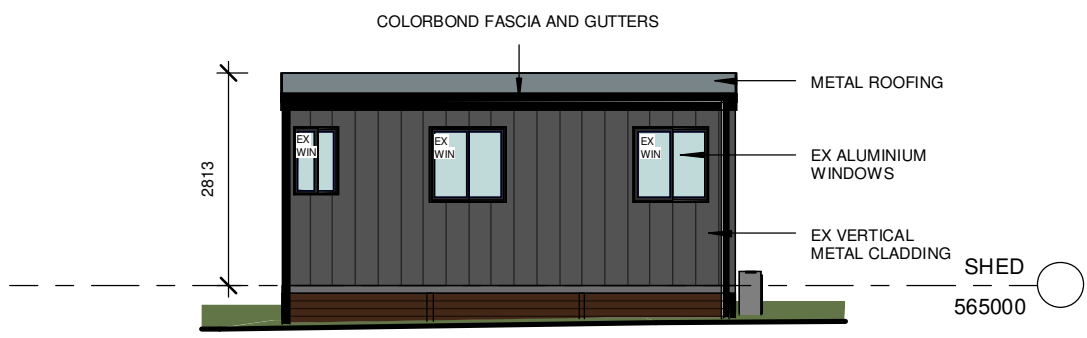




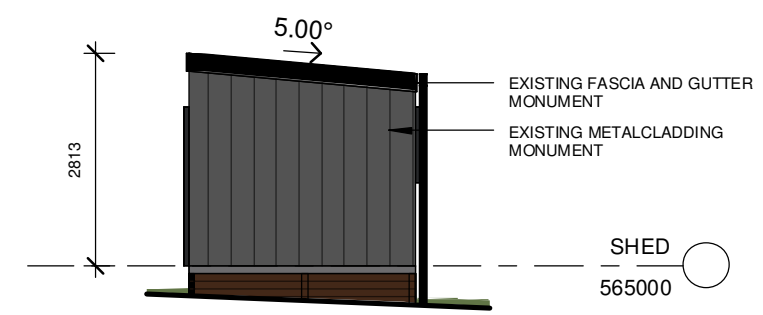
1 SHED EAST ELEV  
A302 1:100



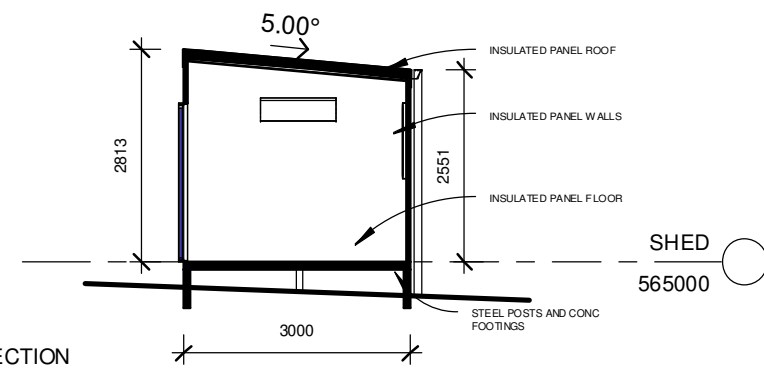
2 SHED NORTH ELEVATION  
A302 1:100



3 SHED SOUTH ELEV  
A302 1:100



4 SHED WEST ELEV  
A302 1:100



5 SHED SECTION  
A302 1:100

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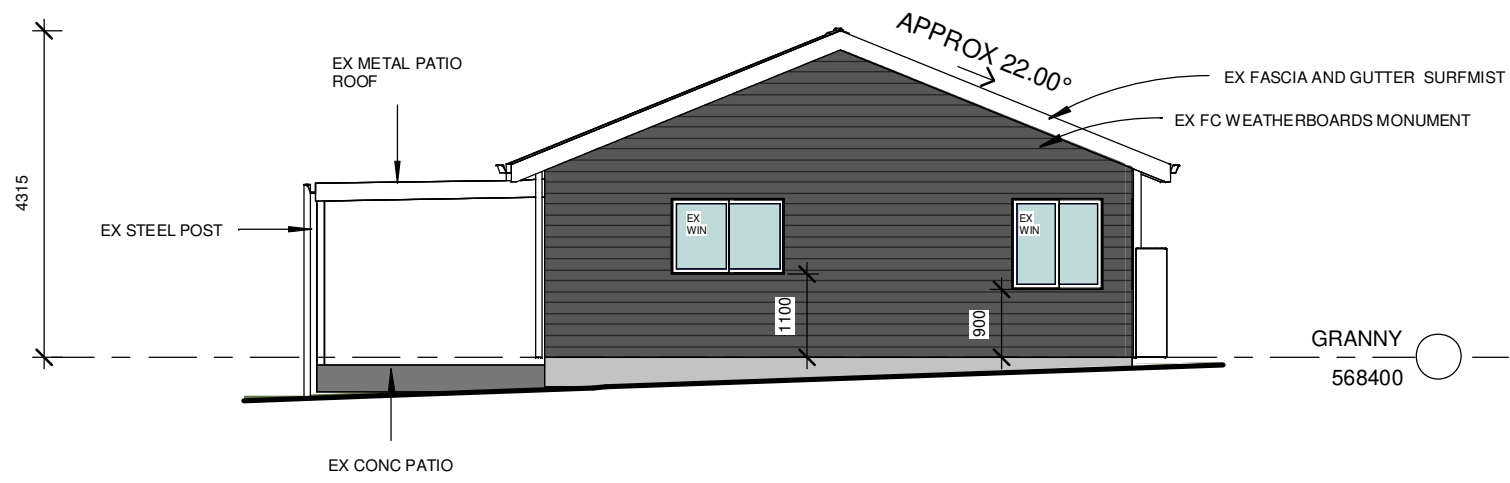
REV: 4	DATE: 21.02.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: SHED ELEVATIONS & SECTION	
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A302	
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004	
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023	PHONE: 1300 411 030
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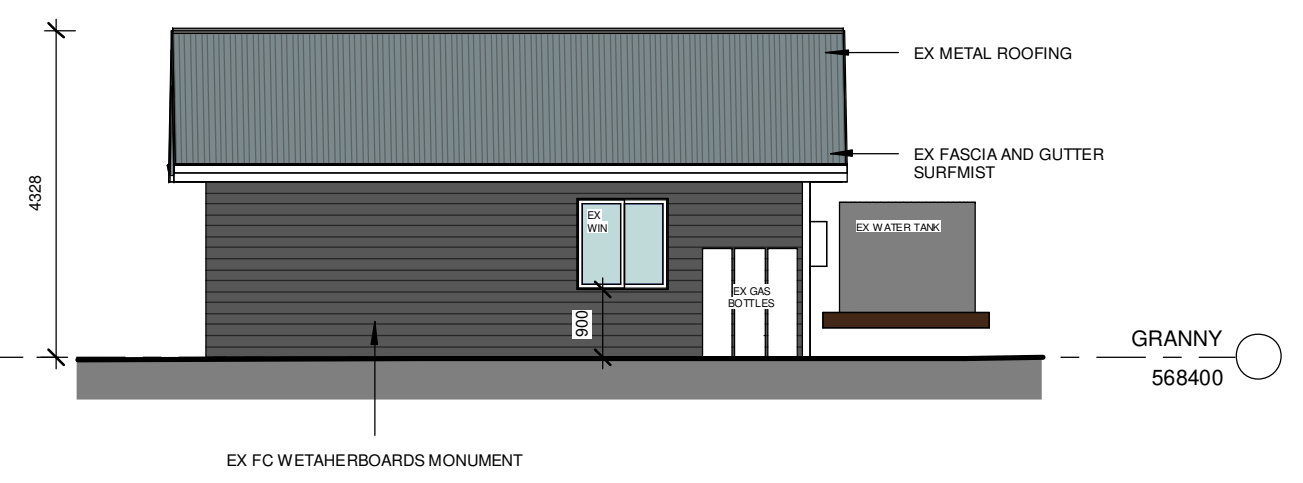
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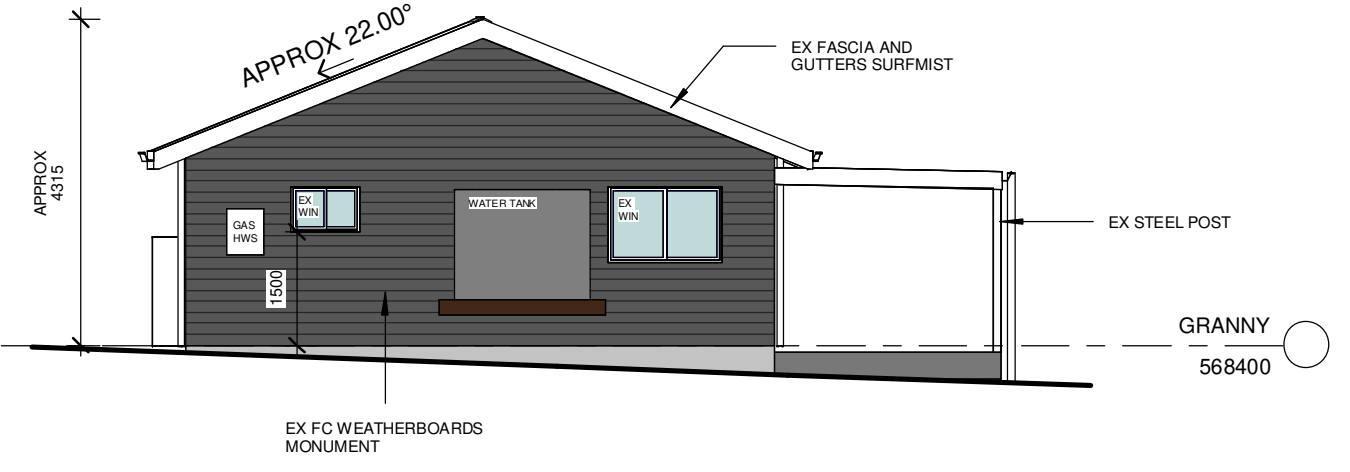
1 GRANNY EAST ELEV  
A303 1:100



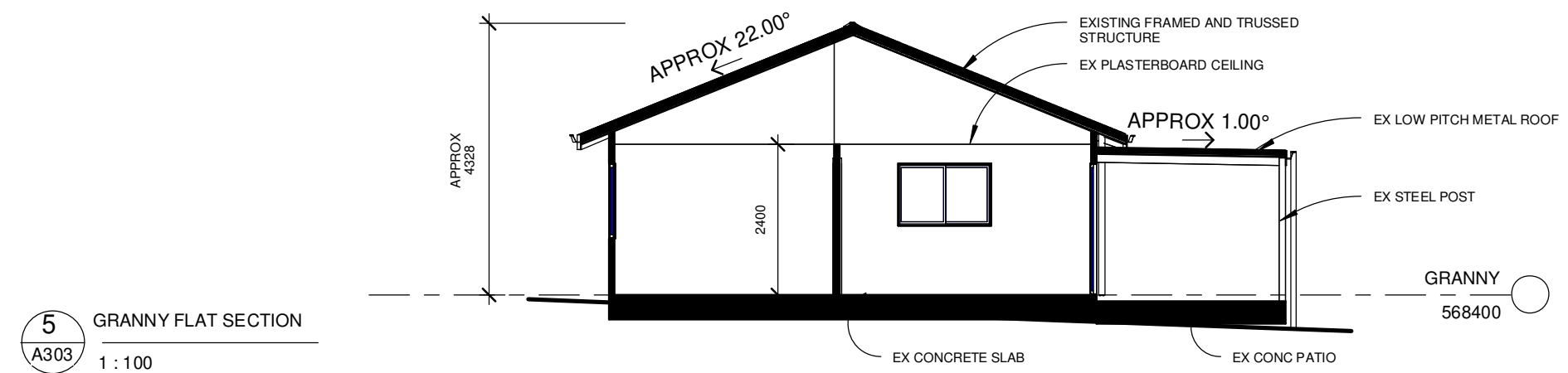
2 GRANNY NORTH ELEV  
A303 1:100



3 GRANNY SOUTH ELEV  
A303 1:100



4 GRANNY WEST ELEV  
A303 1:100



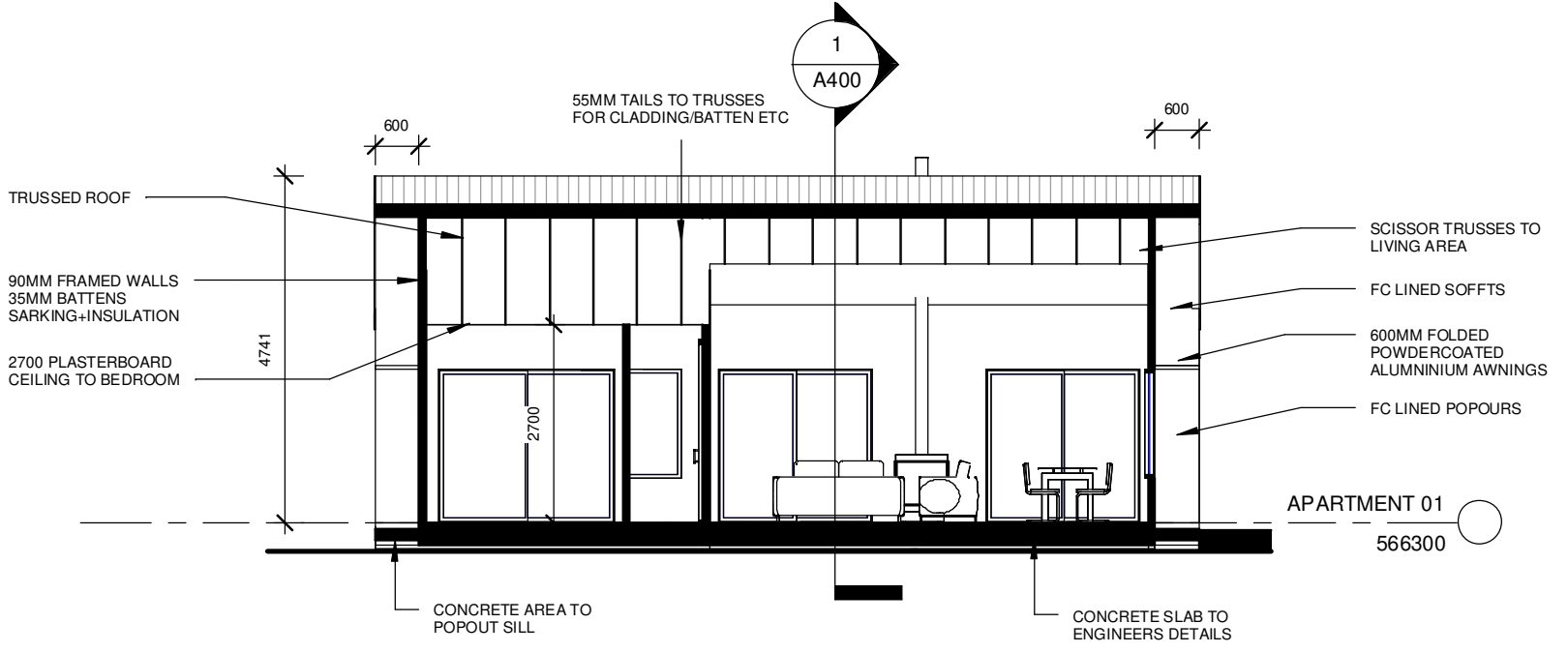
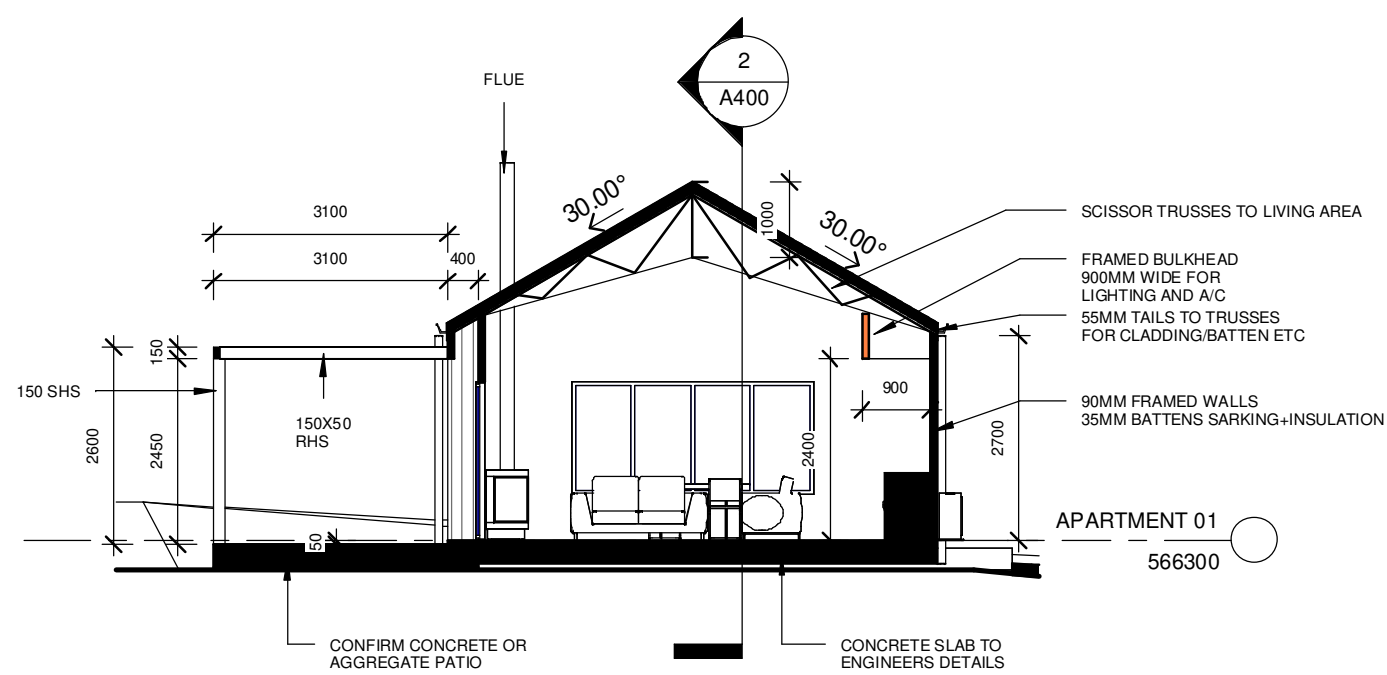
5 GRANNY FLAT SECTION  
A303 1:100

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DESCRIPTION OF CHANGES			JOB NUMBER: 2020004	
FOR APPROVALS			DATE DRAWN: NOV 2023	
			SCALE: 1:100 ISSUE: 4	

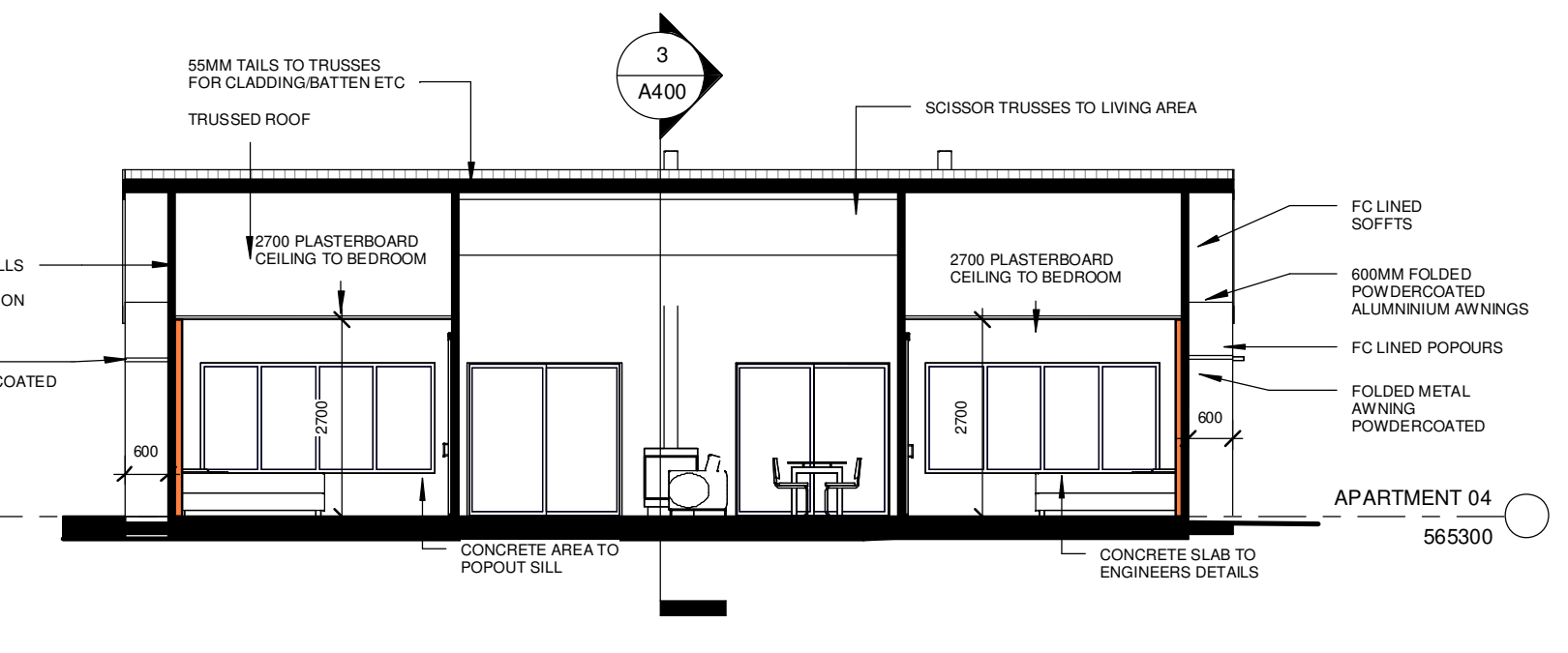
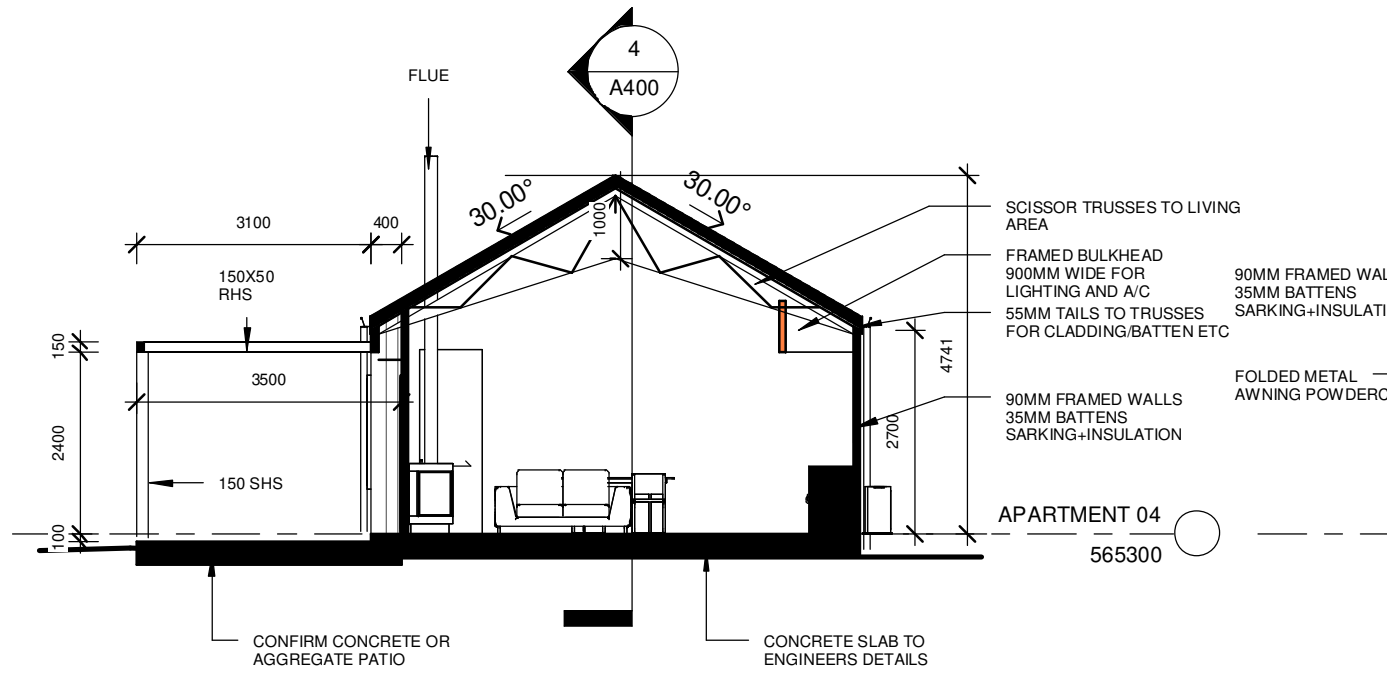
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1 TYPICAL 1 BED SECTION 01  
A400 1:100

2 TYPICAL 1 BED SECTION 02  
A400 1:100



3 TYPICAL 2 BED SECTION 01  
A400 1:100

4 TYPICAL 2 BED SECTION 02  
A400 1:100

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REV: 4	DATE: 21.02.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: TYPICAL APARTMENT SECTIONS	
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE 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: 1:100
			ISSUE: 4	

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REV: 4	DATE: 21.02.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: APARTMENT 3DS
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
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REV: 4	DATE: 21.02.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: APARTMENT 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
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REV: 4	DATE: 21.02.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: APARTMENT 3DS
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A502
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE:                      ISSUE: 4

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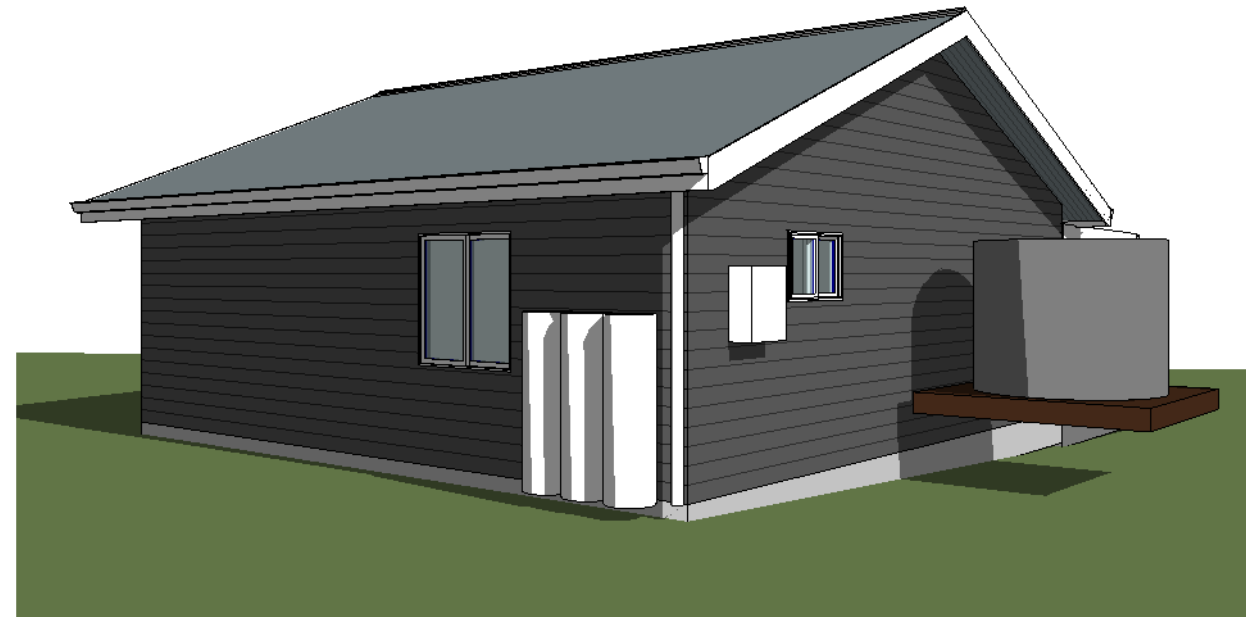
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1 GRANNY FLAT VIEW 01  
A503



2 GRANNY FLAT VIEW 02  
A503

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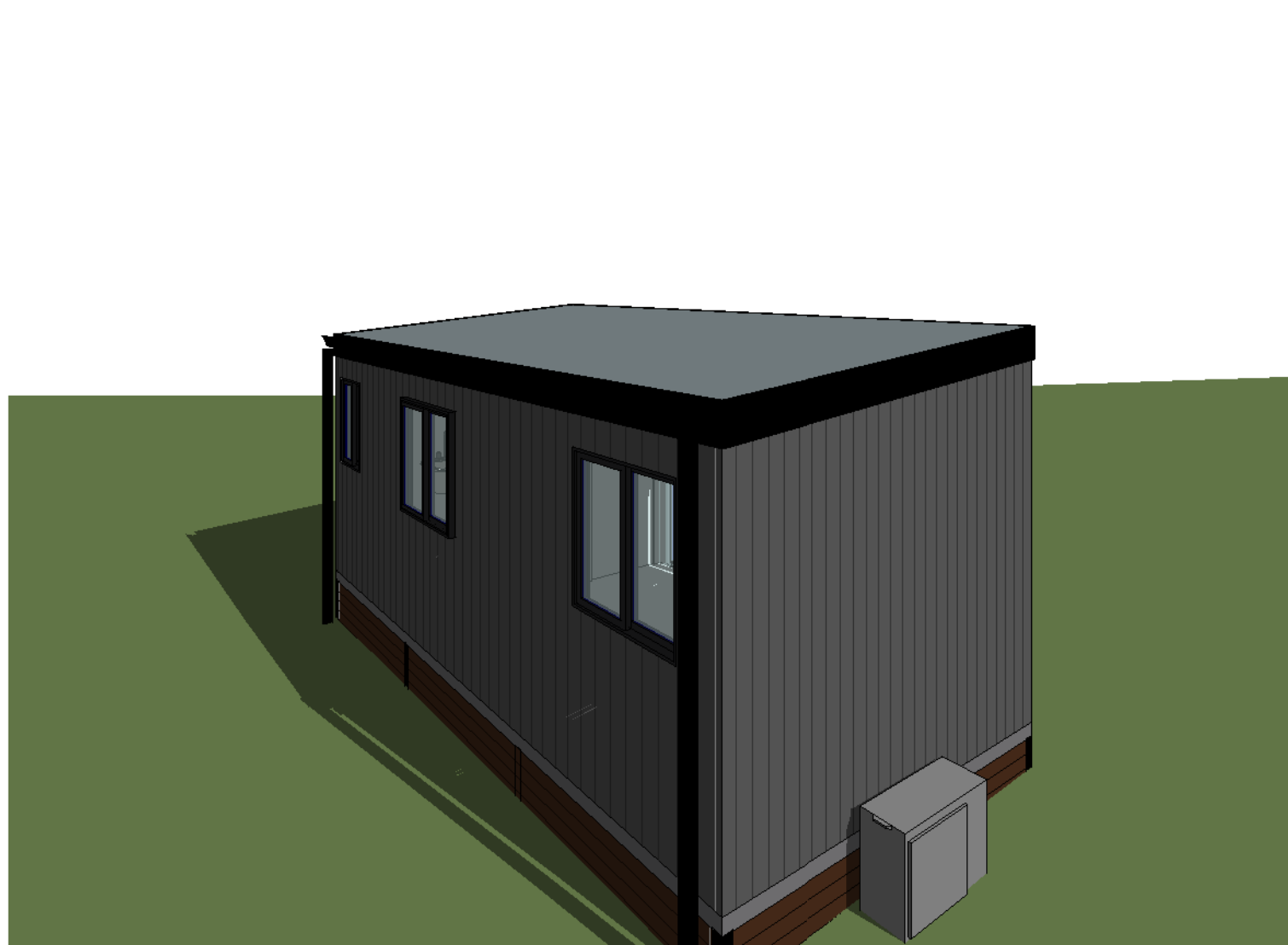
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A503
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: ISSUE: 4

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2 SHED VIEW 02  
A504

1 SHED VIEW 01  
A504

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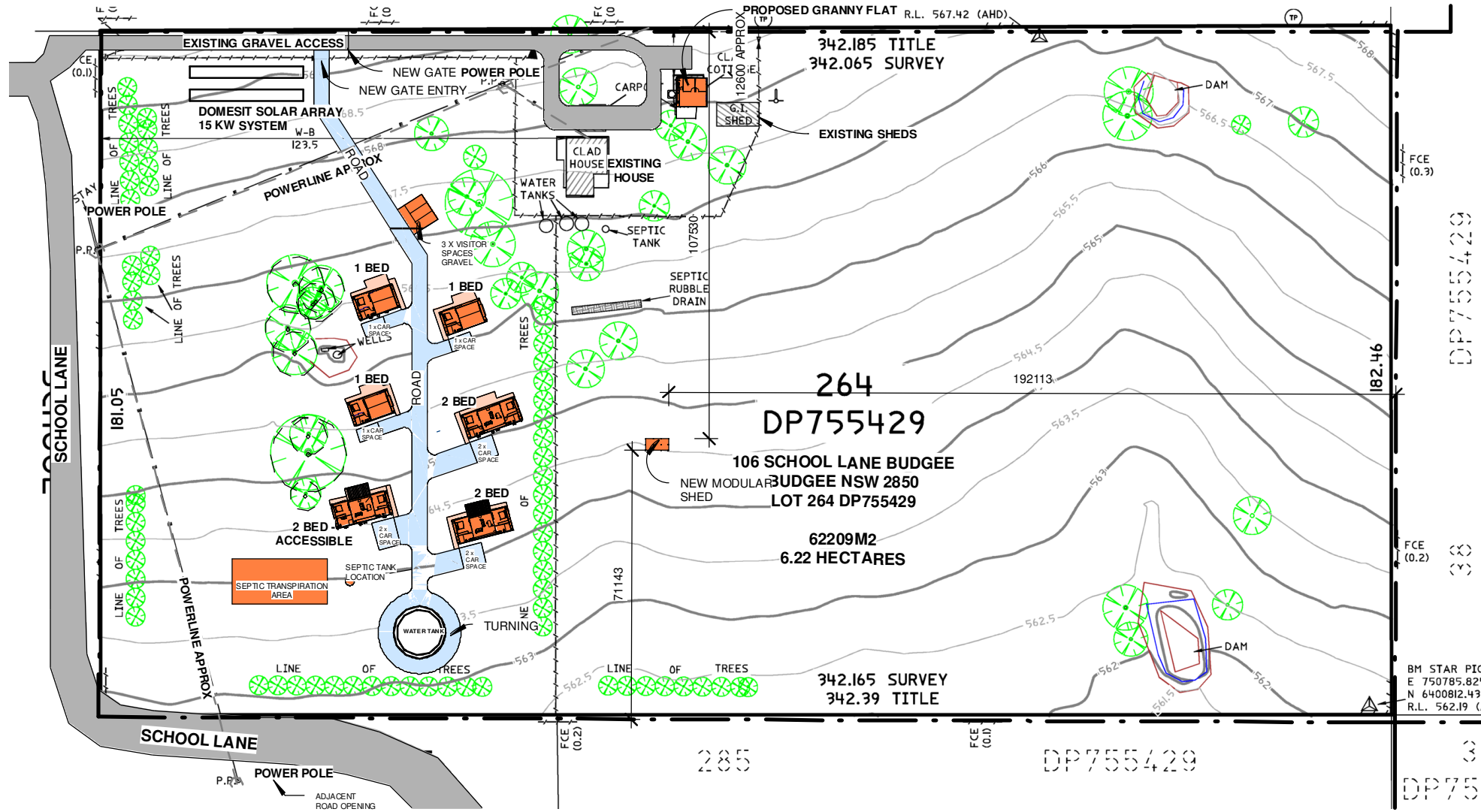
REV: 4	DATE: 21.02.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: SHED 3DS
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A504
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
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1 NOTIFICATION PLAN  
 A800 1 : 1500



TYPICAL APARTMENT VIEW



TYPICAL APARTMENT VIEW



TYPICAL APARTMENT VIEW

FOR APPROVALS

REV: 4	DATE: 21.02.2024	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
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			ISSUE: 4

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