

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	APARTMENT 01 PLAN
A105	APARTMENT 02 PLAN
A106	APARTMENT 03 PLAN
A107	APARTMENT 04 PLAN
A108	EXISTING RESIDENCE PLAN
A300	APARTMENT 01 ELEVATIONS
A301	APARTMENT 02 ELEVATIONS
A302	APARTMENT 03 ELEVATIONS
A303	APARTMENT 04 ELEVATIONS
A310	EX GRANNY FLAT ELEVATIONS & SECTIONS
A311	SHED ELEVATIONS & SECTION
A400	TYPICAL APARTMENT SECTIONS
A500	APARTMENT 3DS
A501	APARTMENT 3DS
A502	APARTMENT 3DS
A503	GRANNY FLAT 3DS
A504	SHED 3DS
A600	BASIX APARTMENT 01
A601	BASIX APARTMENT 02
A602	BASIX APARTMENT 03
A603	BASIX APARTMENT 04
A604	BASIX GRANNY FLAT
A800	NOTIFICATION PLAN
A900	WINDOW AND DOOR SCHEDULE



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

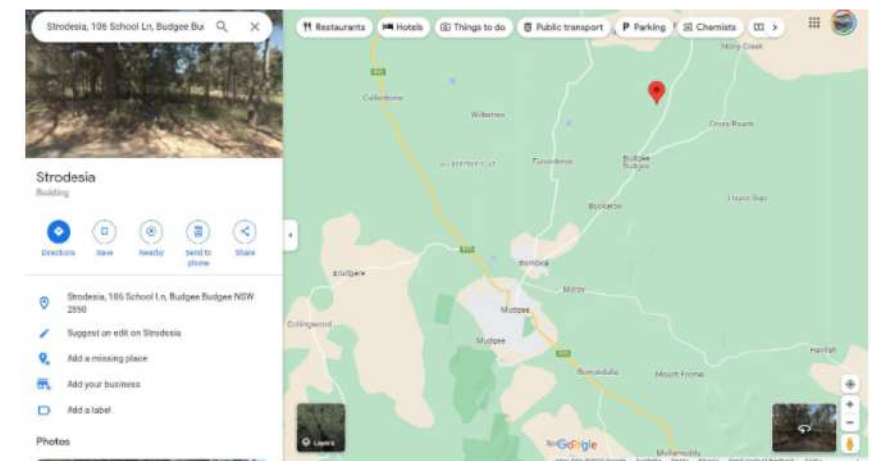
State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

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

1/2

PLANNING CERTIFICATE



LOCATION MAP 01



LOCATION MAP 02

FOR APPROVALS

REV: 6	DATE: 05.12.2024	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: 6

PLAY DESIGN STUDIO
LETS GET STARTED!!

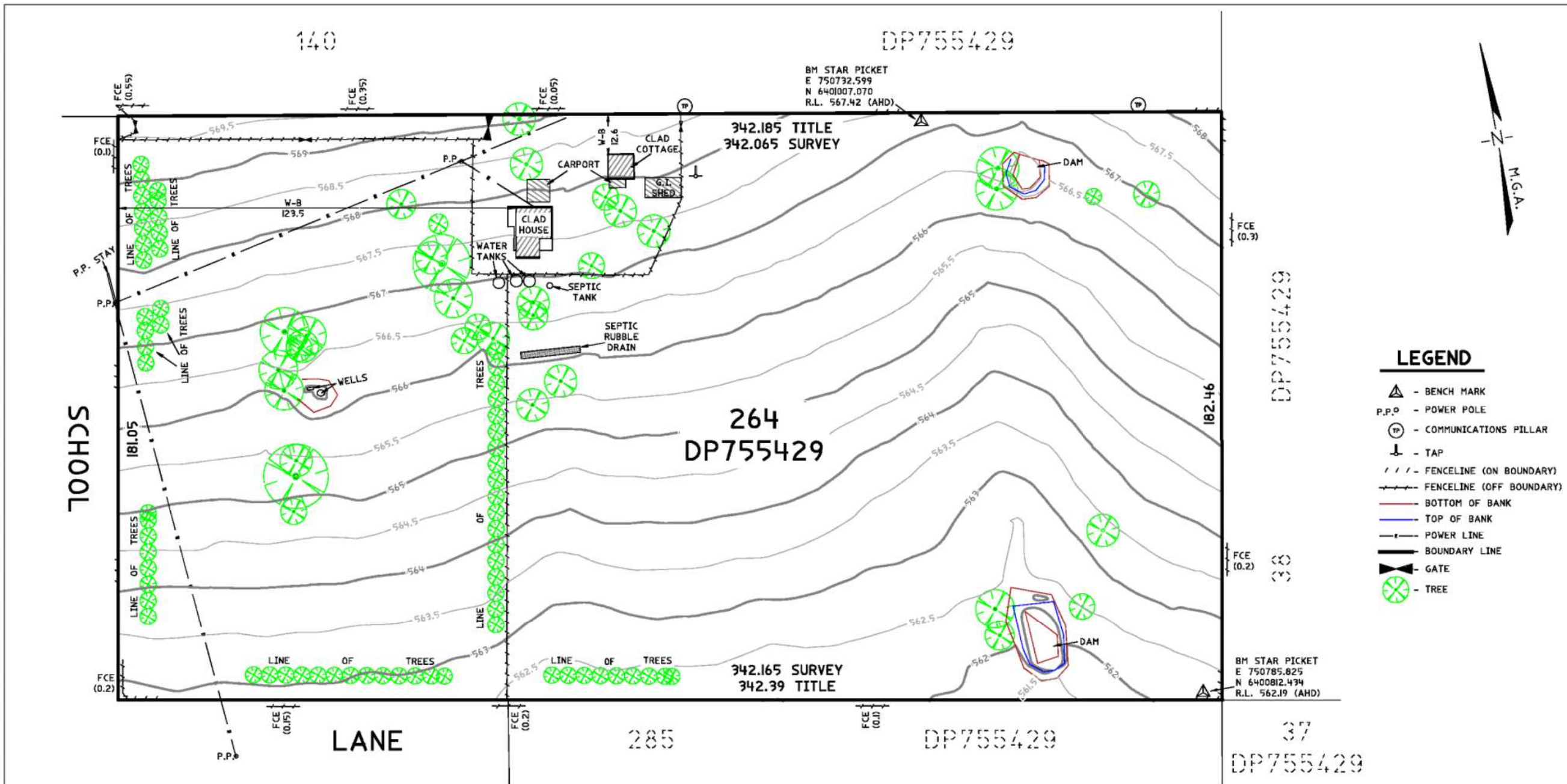
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NORTH



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.568.91 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.

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W-B - DENOTES WALL TO BOUNDARY

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 O'RYAN GEOSPATIAL ABN: 2866175823 129 CHURCH STREET MUDGEE NSW (02) 9057 4101		CLIENT: MICHAEL HAGGERSTON 106 SCHOOL LANE, BUDGEE BUDGEE		SCALE: 1:200 @ A3	DATUM: MGA2020 AHD	TITLE: SKETCH SHOWING IDENTIFICATION AND DETAIL SURVEY OVER LOT 264 IN DP755429	REVISION: 0	
1 15.1.24 ADD BENCH MARK COORDS 0 19.12.23 INITIAL RELEASE	NO. DATE REVISION DETAILS	LGA & LOCALITY: MID-WESTERN REGIONAL, BUDGEE BUDGEE		DRAWN: BO	CHECKED: GP	DWG No: 23-1383 DETAIL-TOPG.WR	JOB No: 23-1383	SHEET 1 OF 1 SHEETS

REV: 6	DATE: 05.12.2024	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
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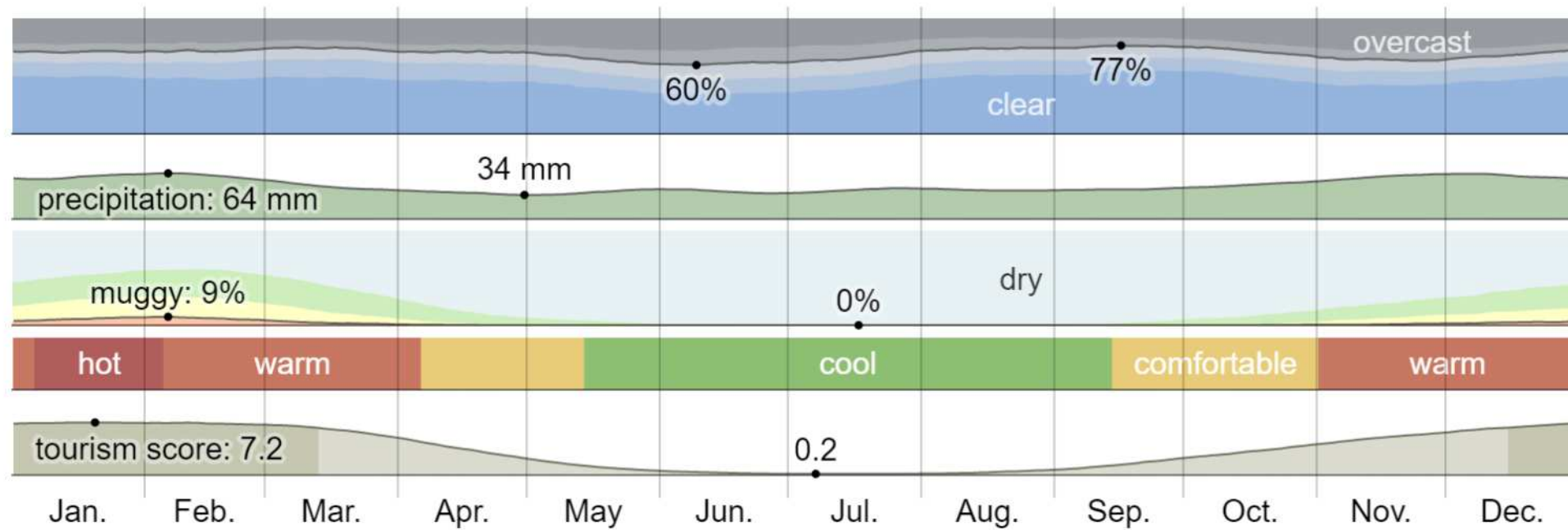
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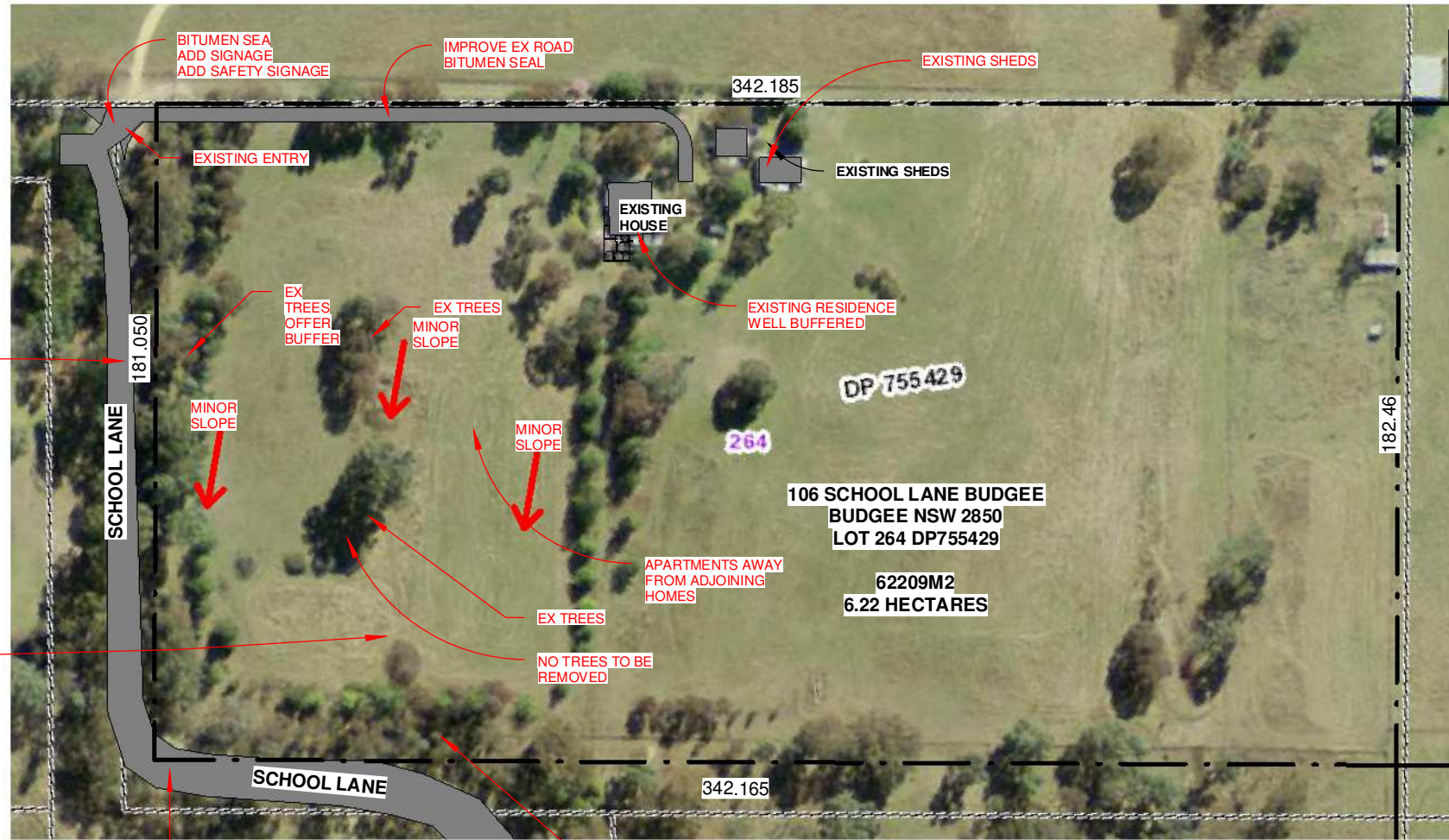
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MUDGEE CLIMATE INFORMATION AND AVERAGES

SITE DETAILS		106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	
BUSHFIRE ATTACK LEVEL = BAL 12.5			
COUNCIL AREA	ENTER COUNCIL ZONE - MID WEASTERN COUNCIL		
ZONING	ENTER ZONING - R5		
SITE AREA	69360M2 6.936 HECTARES		
PROPOSED FLOOR AREA S	APARTMENT 01 - 2 BED LIVING = 91M2 DECK = 19M2	APARTMENT 03 - 2 BED ACCESSIBLE LIVING = 91M2 DECK = 19M2	TOTAL LIVING = 364M2 TOTAL DECKS = 76M2
ROOF AREA	ENTER ROOF AREA = 452M2		
CONDITIONED FLOOR SPACE	77m2 PER APARTMENT		
UN CONDITIONED FLOOR SPACE	14m2 PER APARTMENT		
LANDSCAPE AREA	N/A - LARGE SITE - OPEN PADDOCKS		
HARD LANDSCAPE AREA	AREA INCLUDES DRIVEWAYS AND FOOTPATHS = 2200m2 of bitumen approx		
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 5.0m 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 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

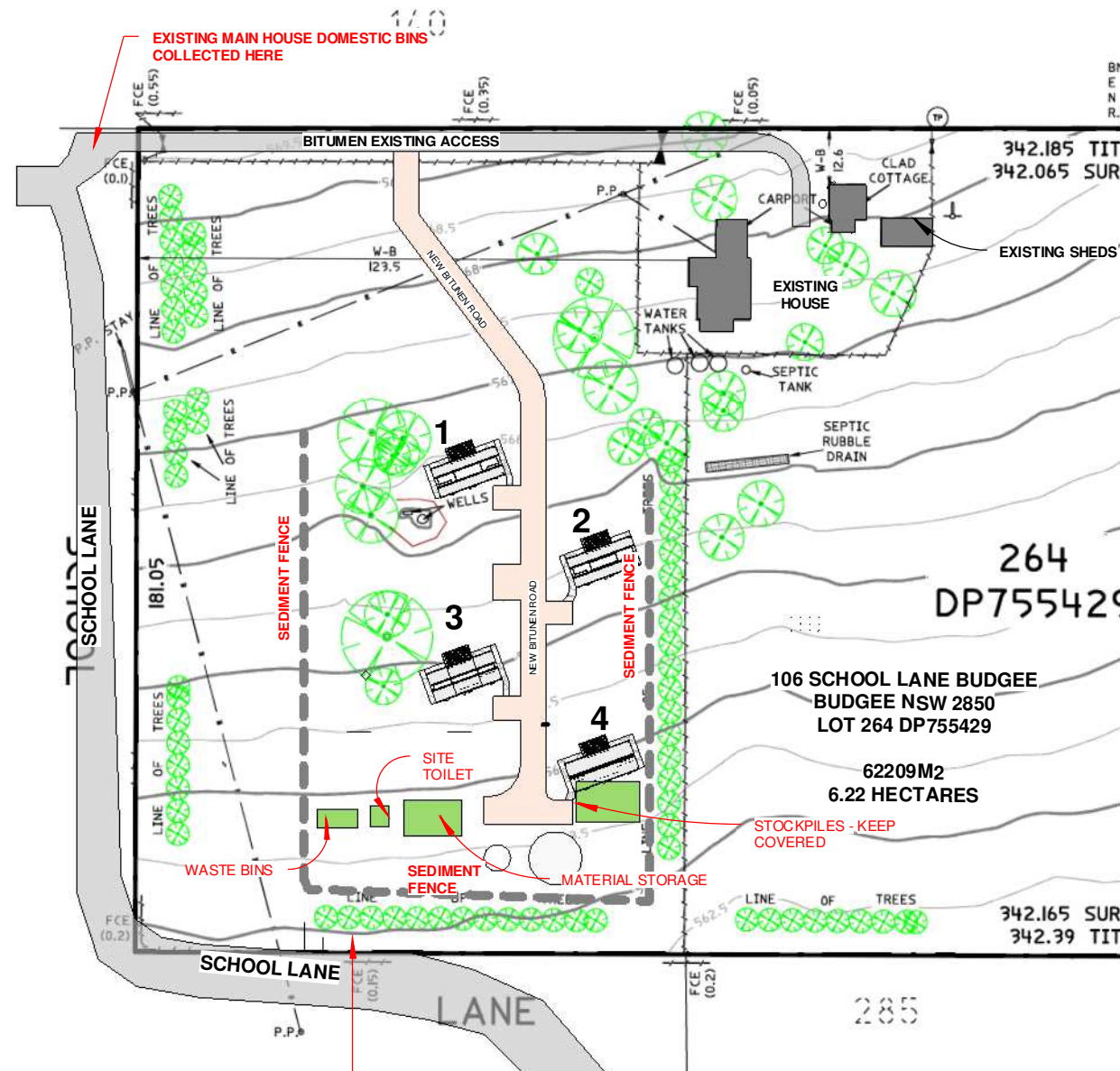
SECURE SITE FENCING TO BE PROVIDED ON SITE AND MAINTAINED IN A SAFE AND SECURE MANNER.

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

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 16 BINS FOR NEW UNITS

TOTAL 24 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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DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
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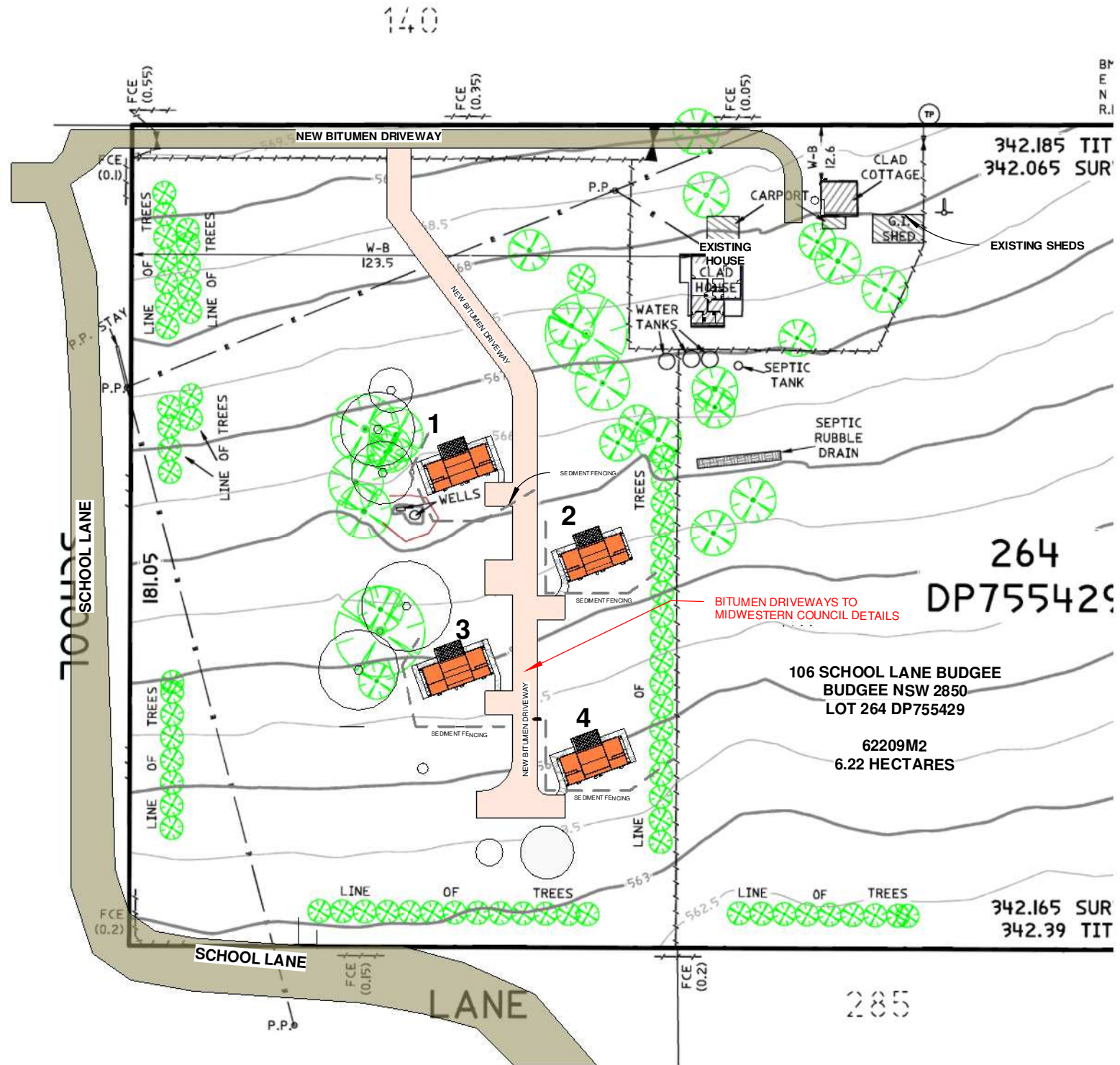
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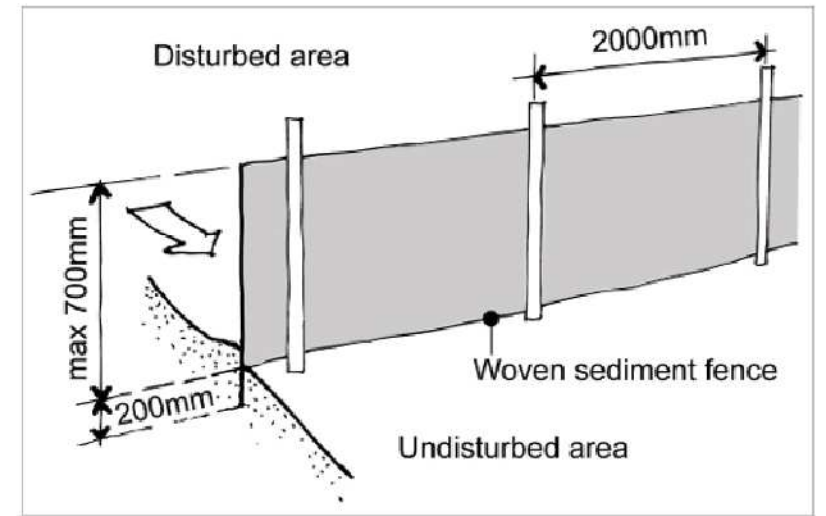


NOTE MINIMAL IMPACT TO SITE THROUGH EARTHWORKS
 APARTMENTS TO SIT ON DRILLED SCREWED PILES
 MINIMAL SPOIL FROM PIER HOLES SPREAD ON SITE

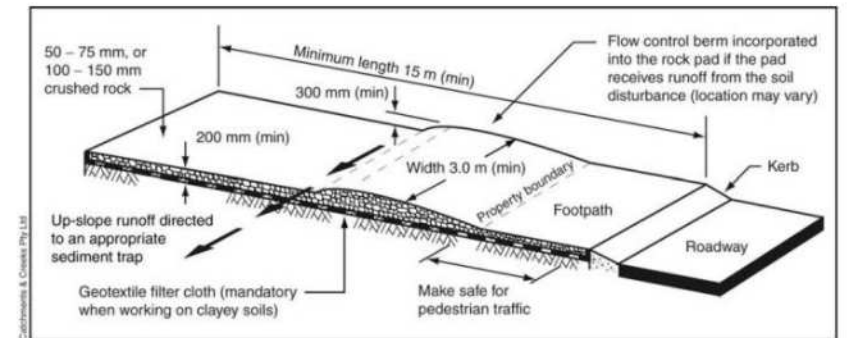


EARTHWORKS NOTES

- 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 LEADING HAND AFTER CONFIRMATION OF SERVICES AND ANY ADDITIONAL REQUIREMENTS
 - EARTHWORKS ARE NOT TO EFFECT THE AMENITY 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

FOR APPROVALS

1 EARTHWORKS PLAN
 A004 1:1200

REV: 6	DATE: 05.12.2024	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			JOB NUMBER: 2020004
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1 LANDSCAPE PLAN
A005
1 : 750



YELLOW BOX EUCALYPTUS TREES



CALLIRIS NATIVE PINE TREES



MIX OF CLUMPED NATIVE BUSHES - LOMANDRA, WATTLE, WESTRINGIA, BOTTERBUSH



GRAVEL DRIVEWAYS - SMOOTH STONE STYLE COLOUR



DECORATIVE RUSTY METAL SCREENS

FOR APPROVALS

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DESCRIPTION OF CHANGES	
FOR APPROVALS	

CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: LANDSCAPE PLAN
ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A005
DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
CHECKED: PLAY	DATE DRAWN: NOV 2023
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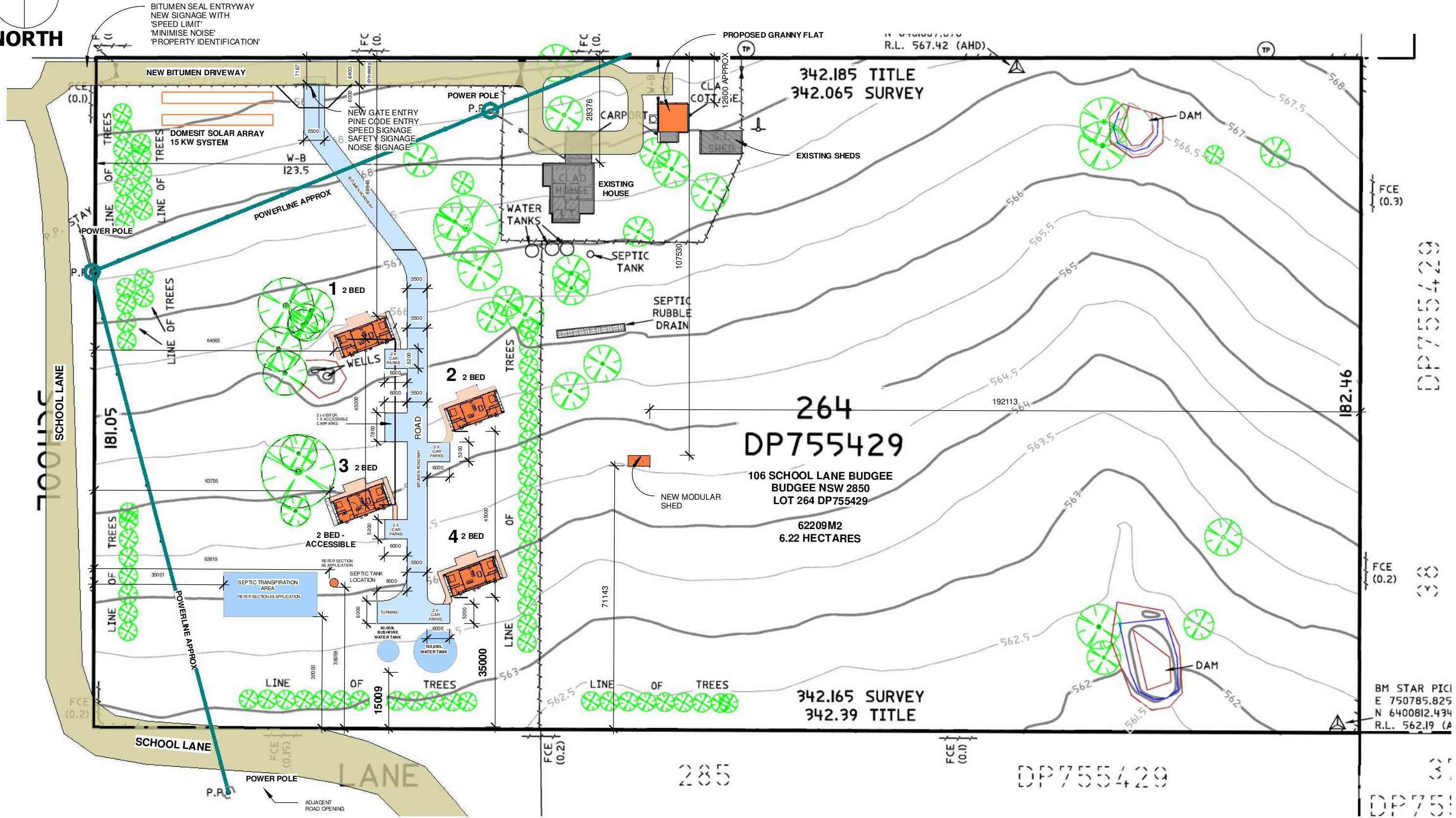
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FOR APPROVALS



NORTH



1 SITE PLAN 01
A100 1:1000

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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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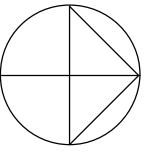
DP755429

FCE (0.2)

BM STAR PIC
E 750785.825
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R.L. 562.19 (A)

DP755429

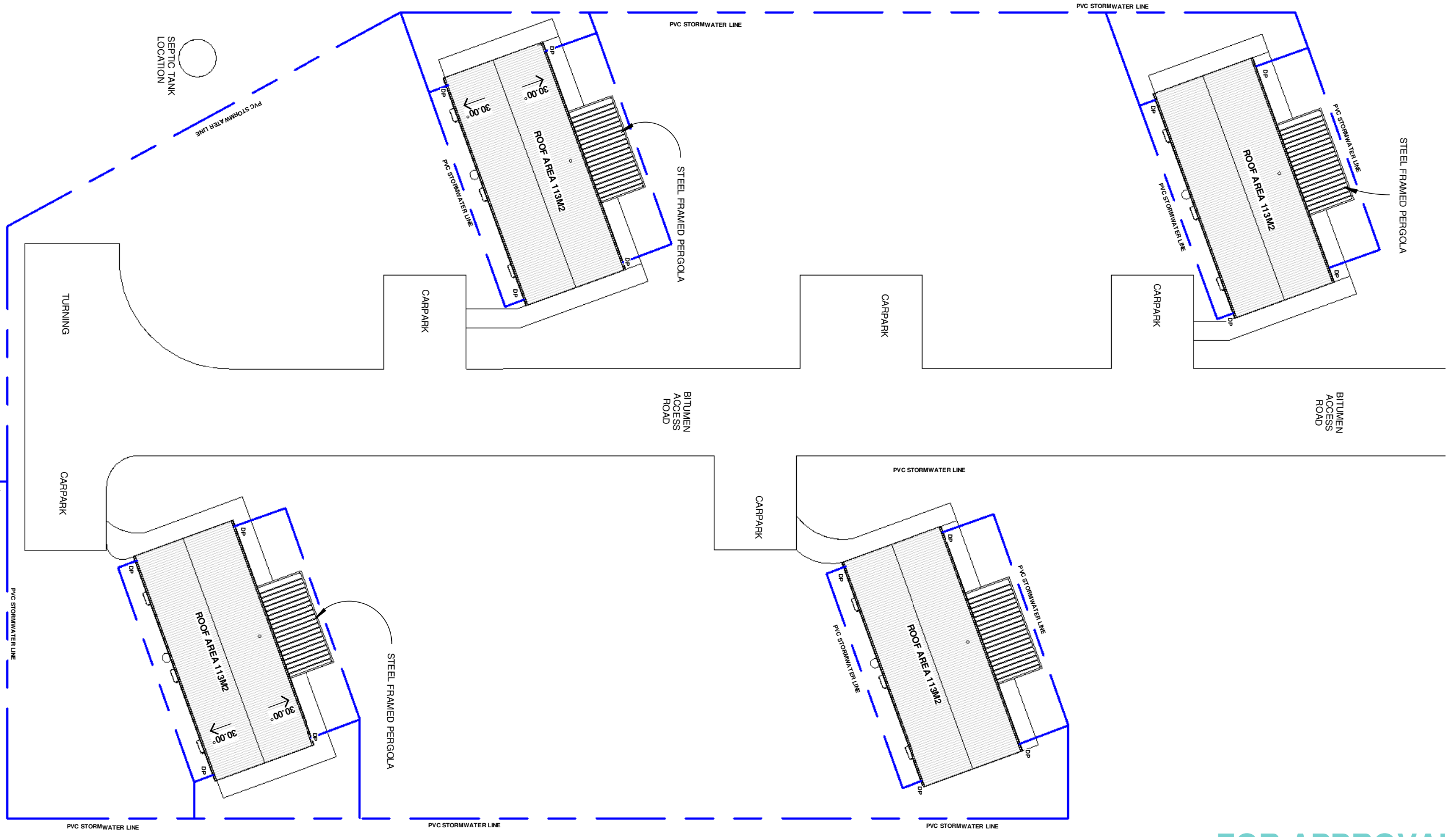
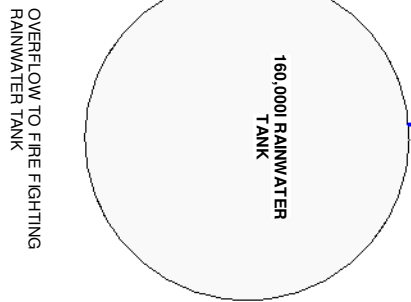
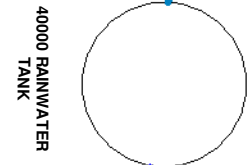
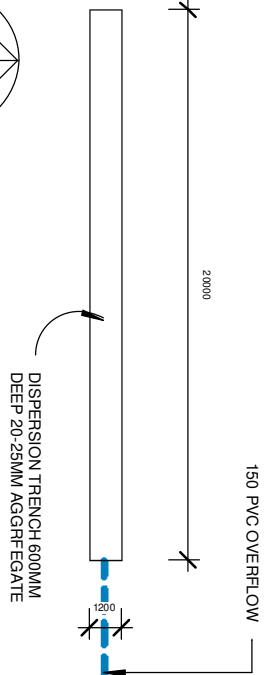
NORTH



SEPTIC TRANSPARATION AREA
REFER SECTION 68 APPLICATION



SEPTIC TANK LOCATION

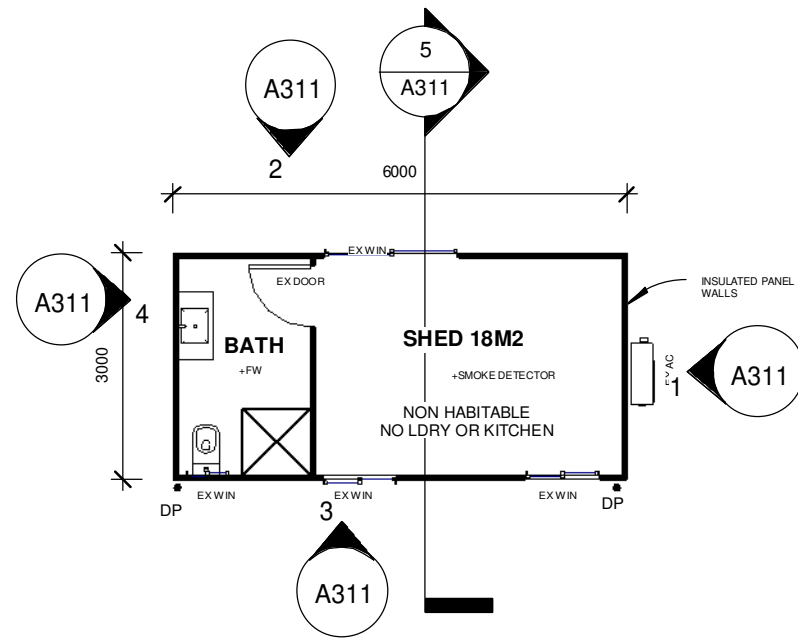


1 : 275
A101
1
ROOF PLAN

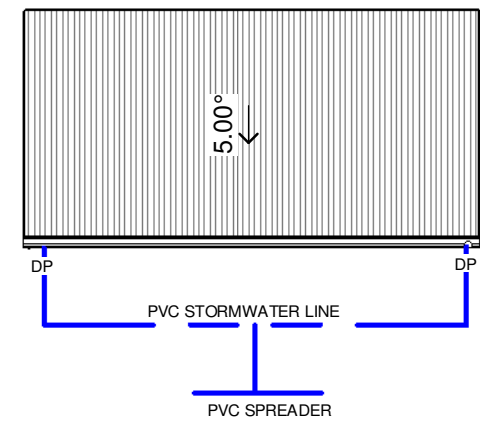
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REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: ROOF PLAN	PLAY DESIGN STUDIO LETS GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au	<small> COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAY 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 OR 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: A101		
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004		
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023		
			SCALE: 1 : 275	ISSUE: 6	





1 SHED
A103 1:100



2 SHED ROOF PLAN
A103 1:100

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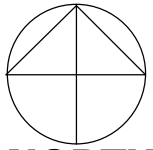
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DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004	
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023	SCALE: 1:100
			ISSUE: 6	

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NORTH

BUILDING AREAS

APARTMENT 01 - 2 BED

LIVING = 91M2
ALFRESCO = 19M2

APARTMENT 02 - 2 BED

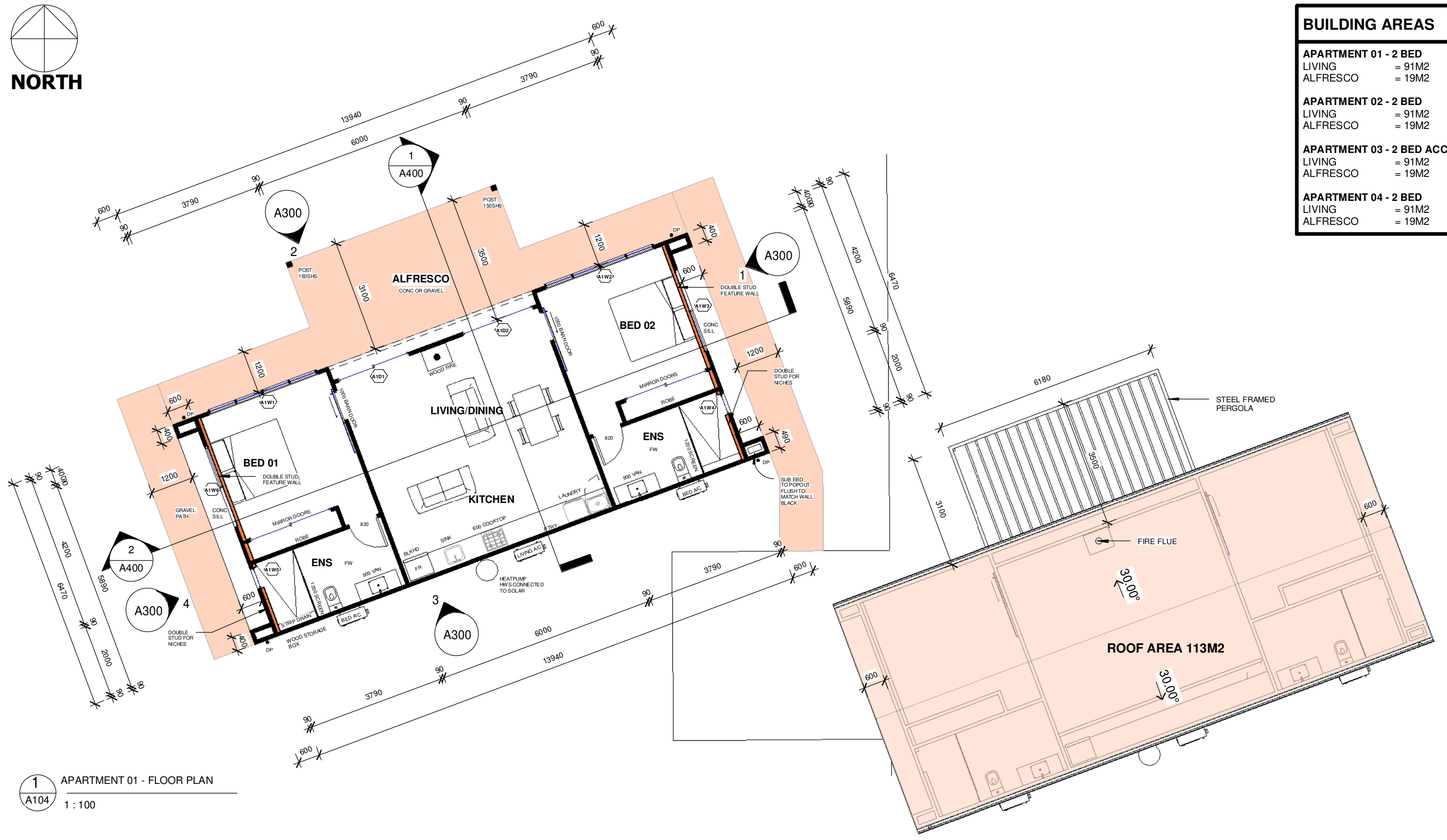
LIVING = 91M2
ALFRESCO = 19M2

APARTMENT 03 - 2 BED ACC

LIVING = 91M2
ALFRESCO = 19M2

APARTMENT 04 - 2 BED

LIVING = 91M2
ALFRESCO = 19M2



1 APARTMENT 01 - FLOOR PLAN
A104 1 : 100

2 APARTMENT 01 - ROOF PLAN
A104 1 : 100

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REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: APARTMENT 01 PLAN
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
			SCALE: 1 : 100
			ISSUE: 6

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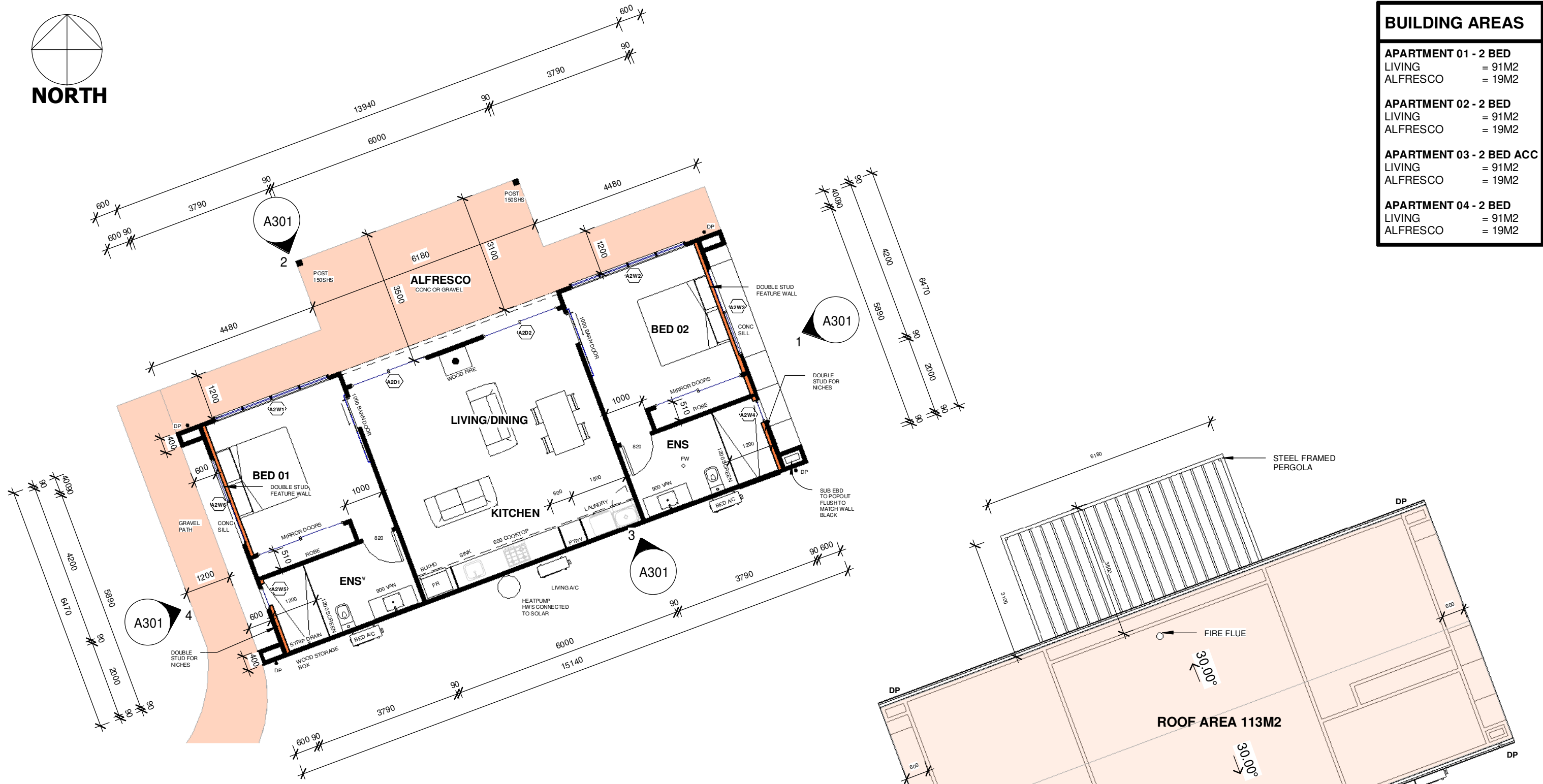
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BUILDING AREAS

APARTMENT 01 - 2 BED	
LIVING	= 91M2
ALFRESCO	= 19M2
APARTMENT 02 - 2 BED	
LIVING	= 91M2
ALFRESCO	= 19M2
APARTMENT 03 - 2 BED ACC	
LIVING	= 91M2
ALFRESCO	= 19M2
APARTMENT 04 - 2 BED	
LIVING	= 91M2
ALFRESCO	= 19M2



1 APARTMENT 02 - FLOOR PLAN
A105 1 : 100

2 APARTMENT 02 - ROOF PLAN
A105 1 : 100

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REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: APARTMENT 02 PLAN
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A105
DESCRIPTION OF CHANGES			JOB NUMBER: 2020004
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: NOV 2023
		CHECKED: PLAY	SCALE: 1 : 100
			ISSUE: 6

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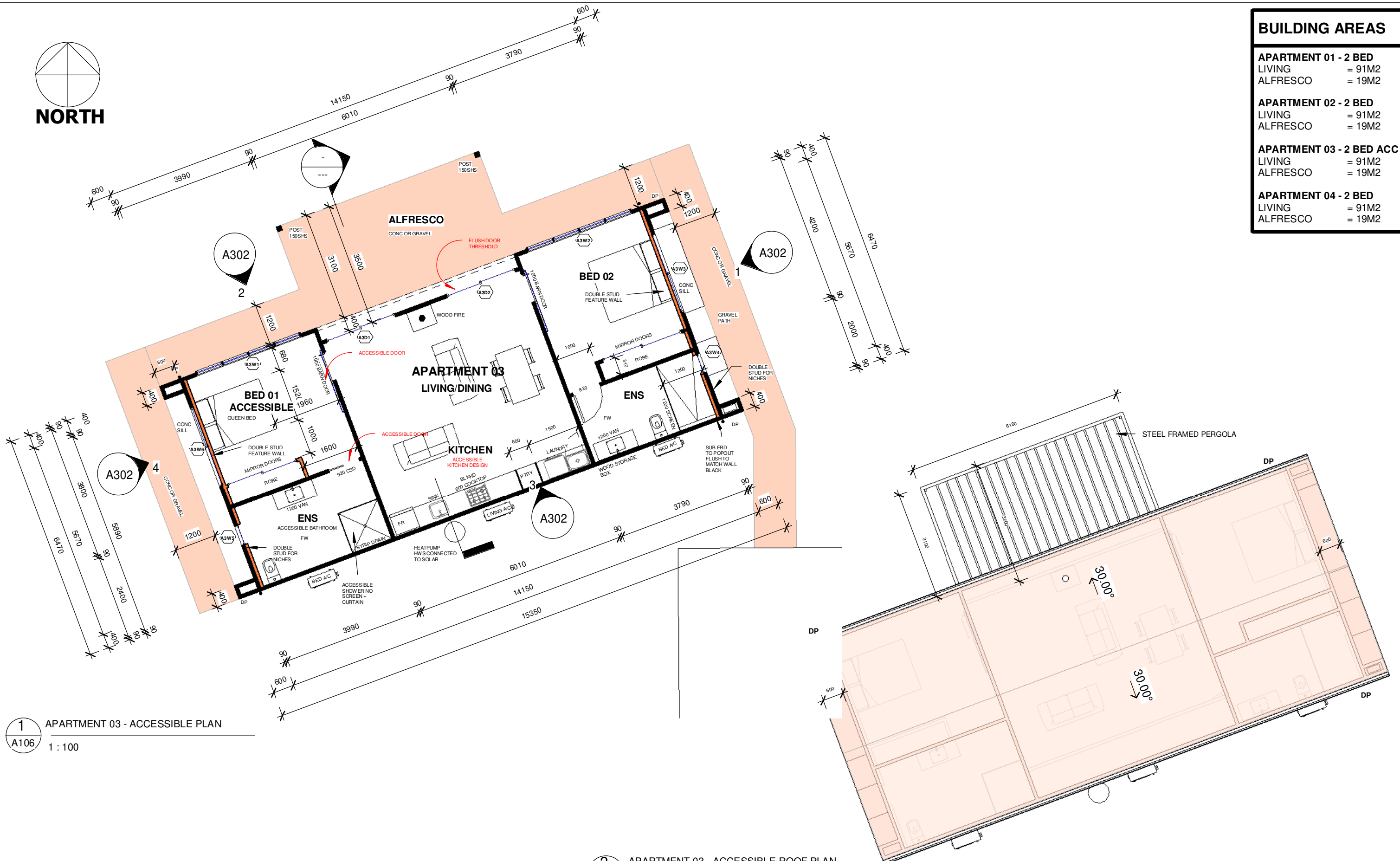
BUILDING AREAS

APARTMENT 01 - 2 BED
 LIVING = 91M2
 ALFRESCO = 19M2

APARTMENT 02 - 2 BED
 LIVING = 91M2
 ALFRESCO = 19M2

APARTMENT 03 - 2 BED ACC
 LIVING = 91M2
 ALFRESCO = 19M2

APARTMENT 04 - 2 BED
 LIVING = 91M2
 ALFRESCO = 19M2



1 APARTMENT 03 - ACCESSIBLE PLAN
 A106 1 : 100

2 APARTMENT 03 - ACCESSIBLE ROOF PLAN
 A106 1 : 100

FOR APPROVALS

REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: APARTMENT 03 PLAN
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A106
DESCRIPTION OF CHANGES			JOB NUMBER: 2020004
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: NOV 2023
		CHECKED: PLAY	SCALE: 1 : 100
			ISSUE: 6

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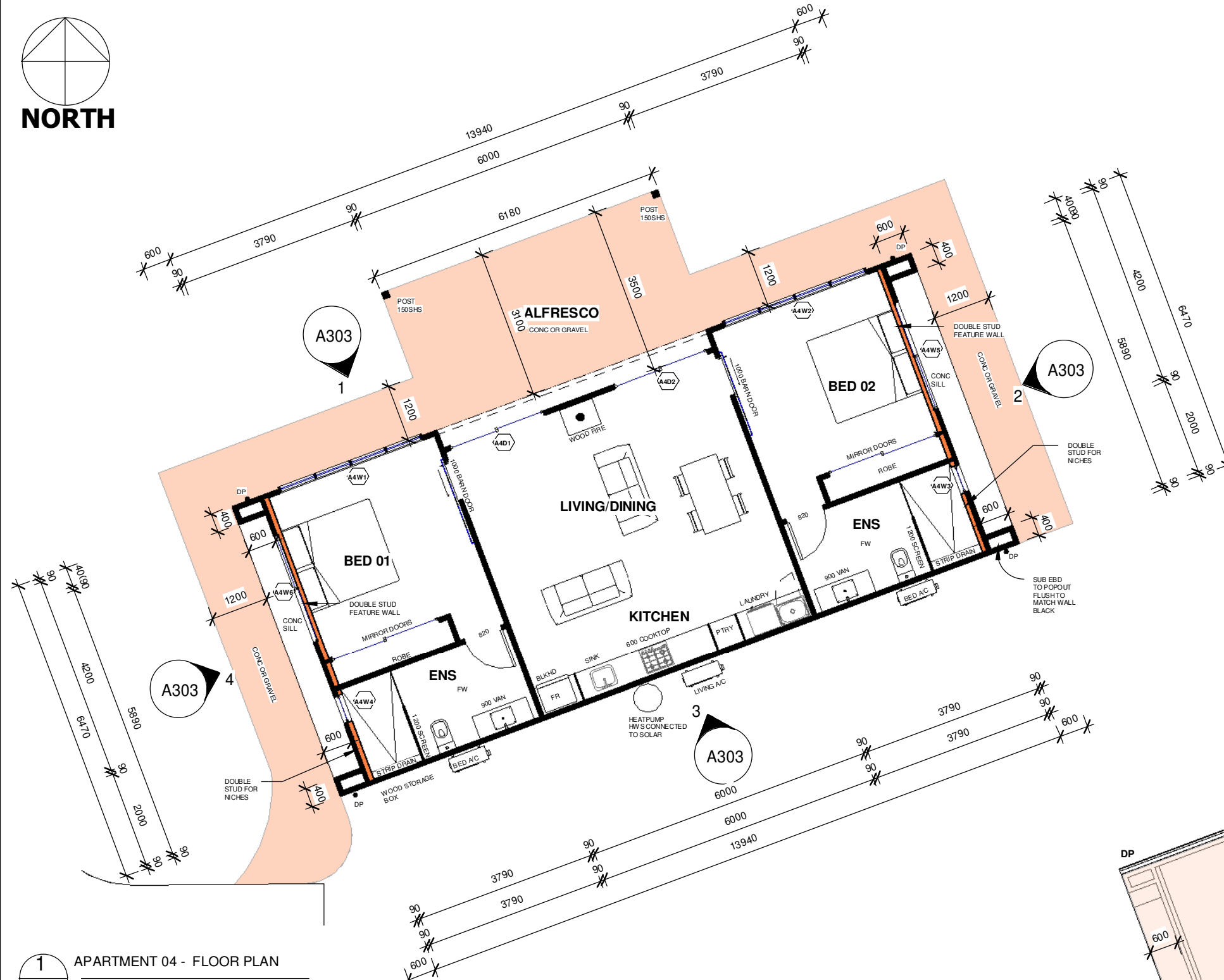
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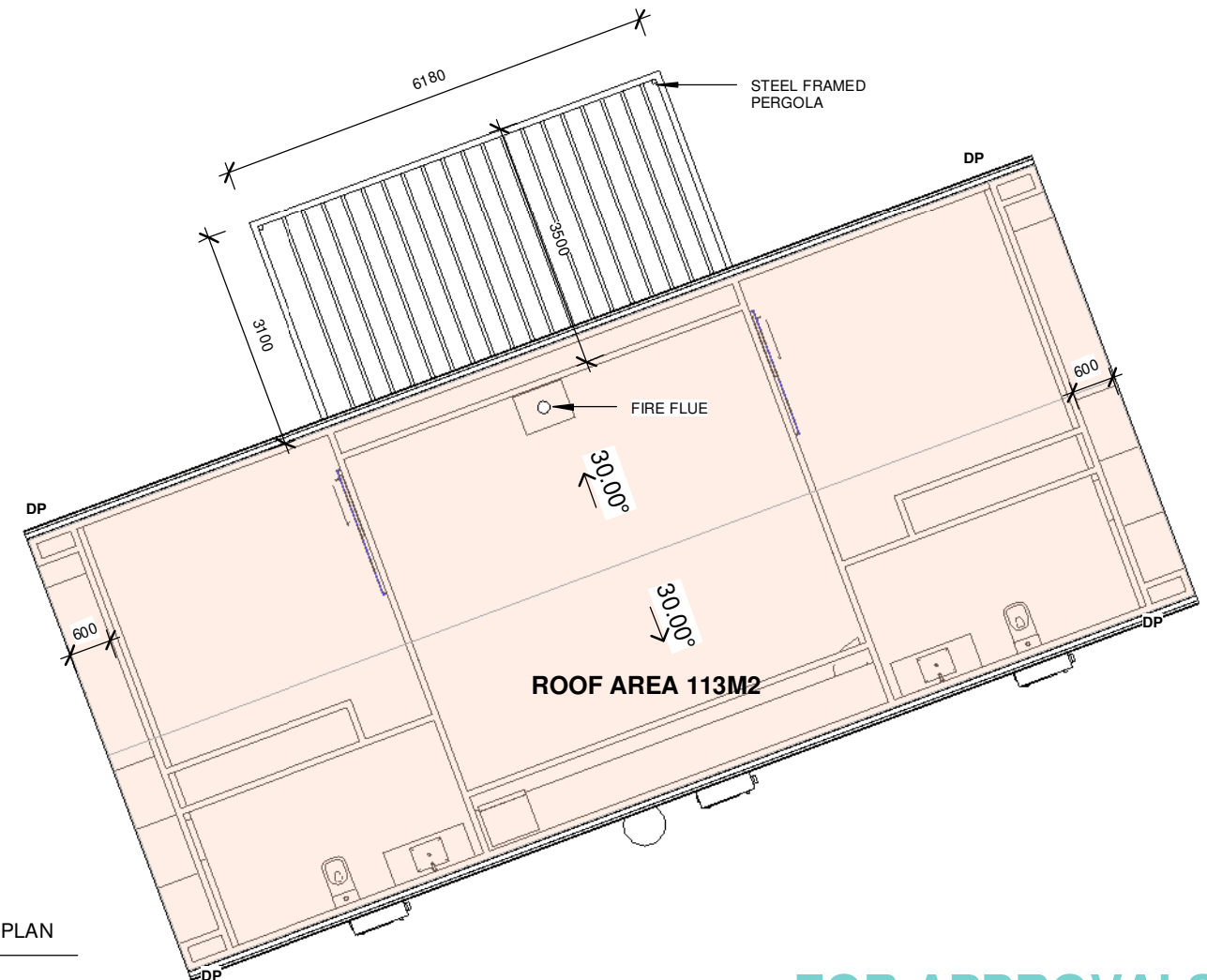


BUILDING AREAS

APARTMENT 01 - 2 BED	
LIVING	= 91M2
ALFRESCO	= 19M2
APARTMENT 02 - 2 BED	
LIVING	= 91M2
ALFRESCO	= 19M2
APARTMENT 03 - 2 BED ACC	
LIVING	= 91M2
ALFRESCO	= 19M2
APARTMENT 04 - 2 BED	
LIVING	= 91M2
ALFRESCO	= 19M2



1 APARTMENT 04 - FLOOR PLAN
A107 1:100



2 APARTMENT 04 - ROOF PLAN
A107 1:100

FOR APPROVALS

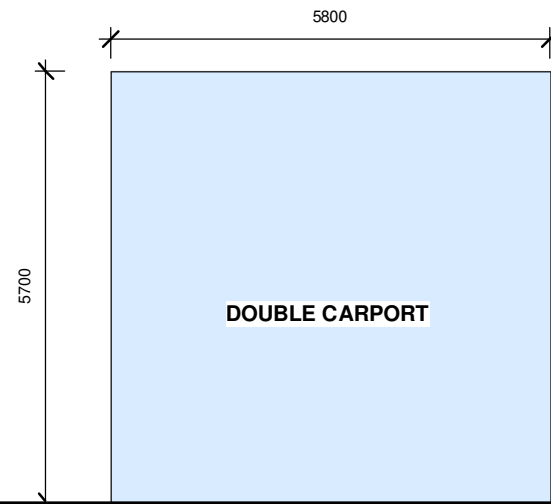
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DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: 1:100
			ISSUE: 6

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1 EXISTING RESIDENCE PLAN
A108 1 : 100

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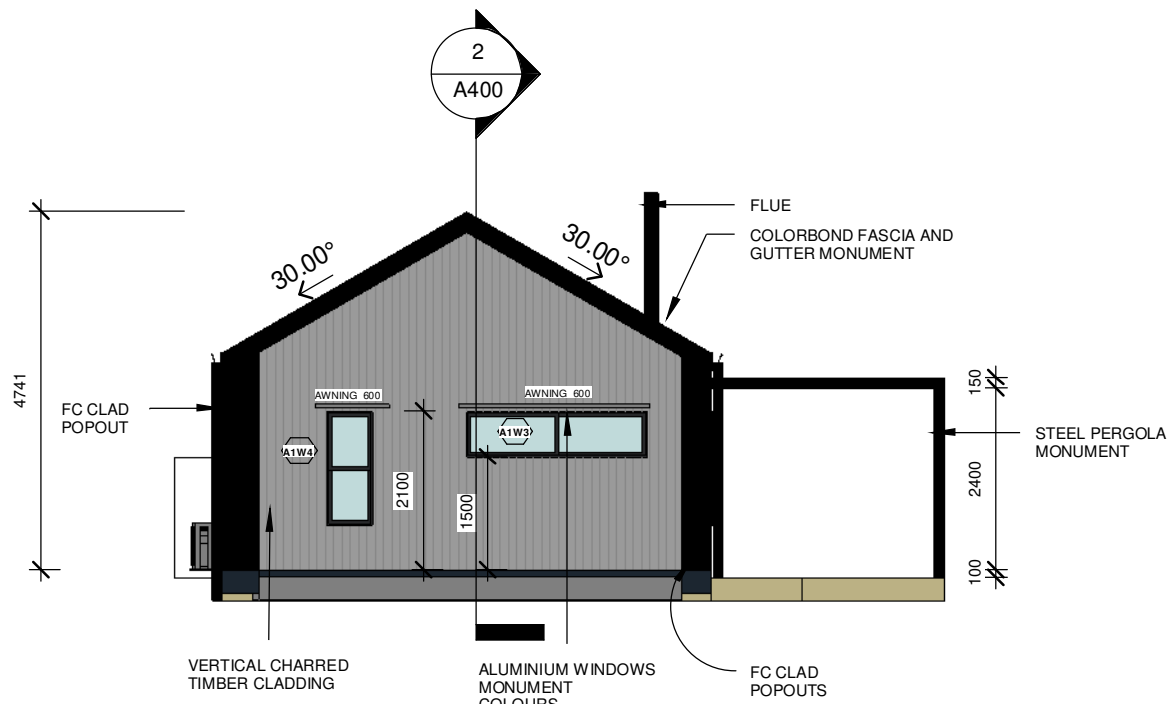
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DESCRIPTION OF CHANGES			JOB NUMBER: 2020004	
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: NOV 2023	
		CHECKED: PLAY	SCALE: 1 : 100	ISSUE: 6

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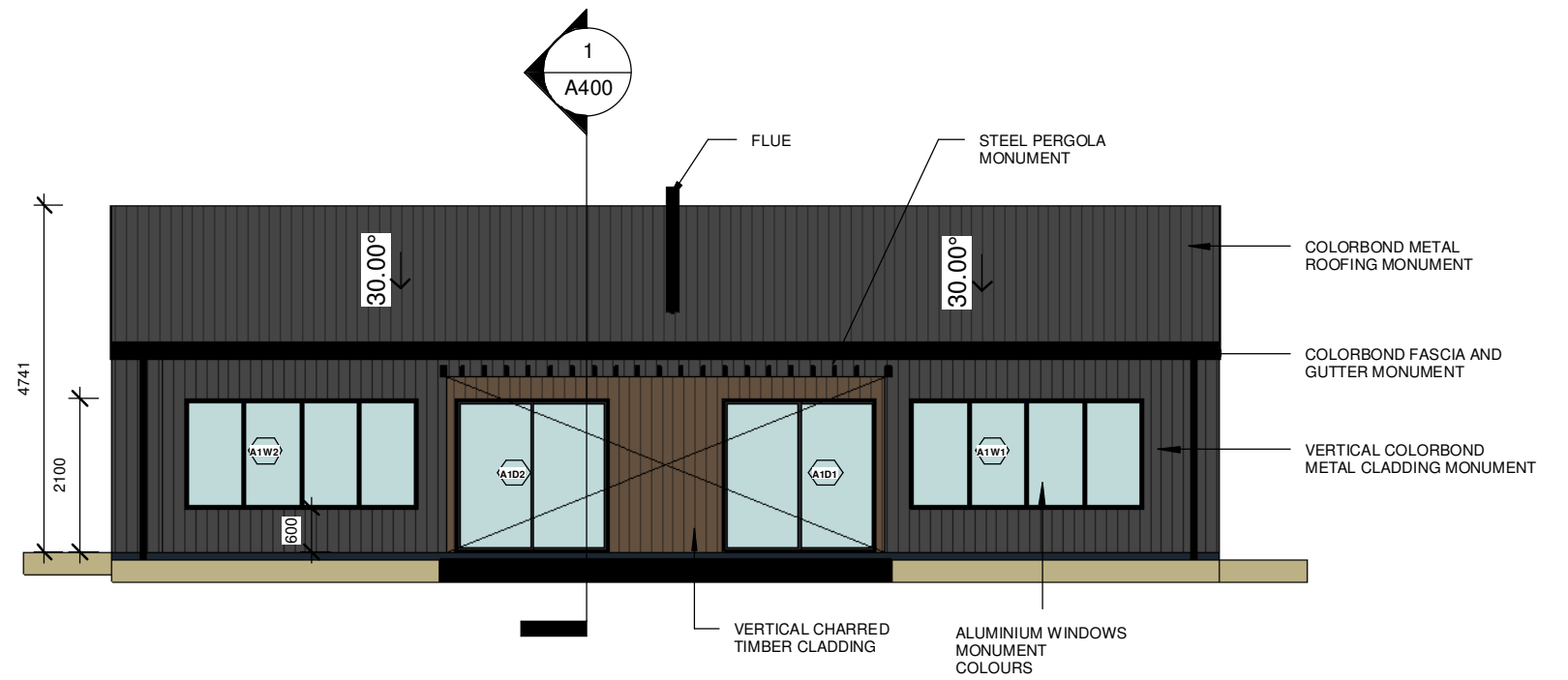
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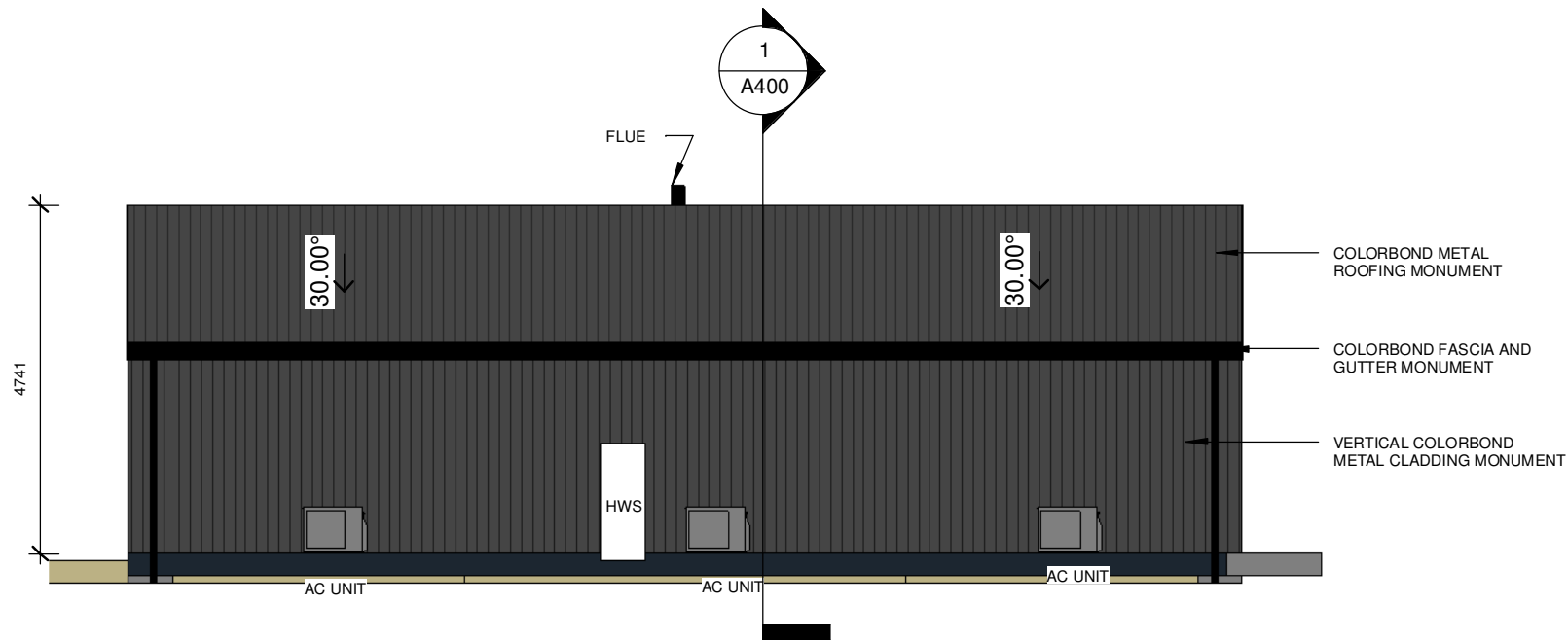




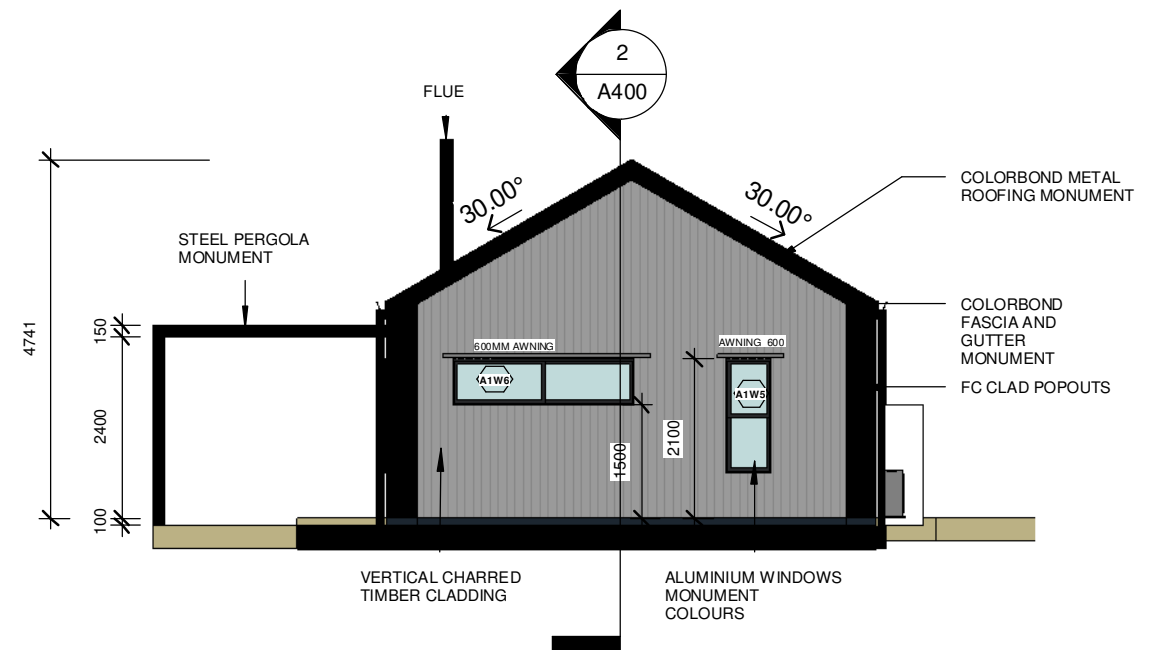
1 APARTMENT 01 - EAST ELEVATION
A300 1:100



2 APARTMENT 01 - NORTH ELEVATION
A300 1:100



3 APARTMENT 01 - SOUTH ELEVATION
A300 1:100



4 APARTMENT 01 - WEST ELEVATION
A300 1:100

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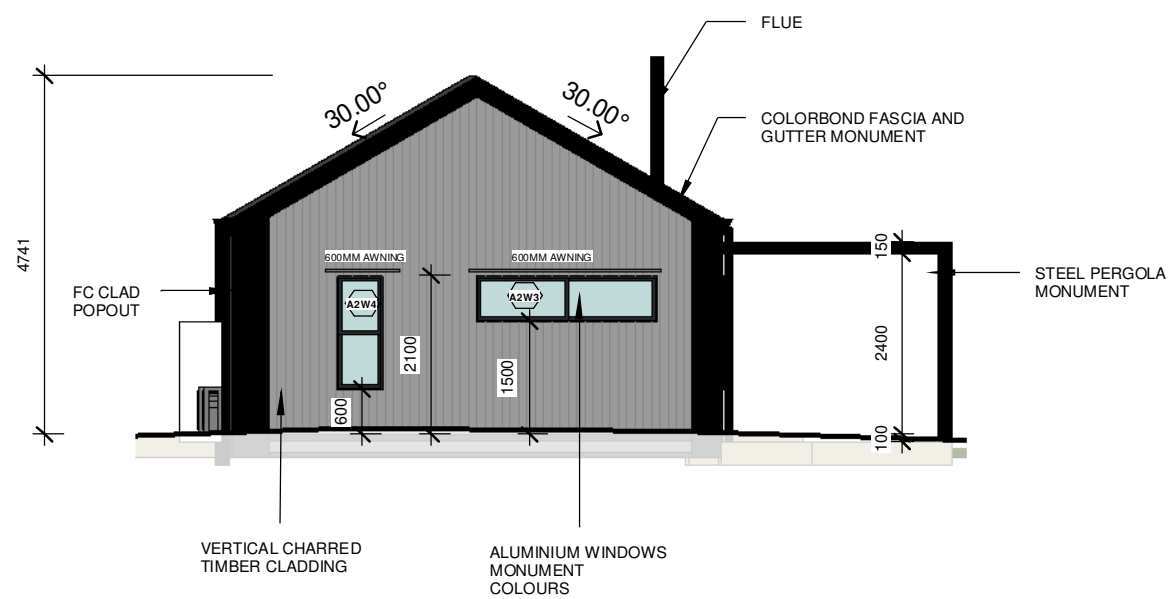
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A300
DESCRIPTION OF CHANGES			JOB NUMBER: 2020004
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: NOV 2023
		CHECKED: PLAY	SCALE: 1:100 ISSUE: 6

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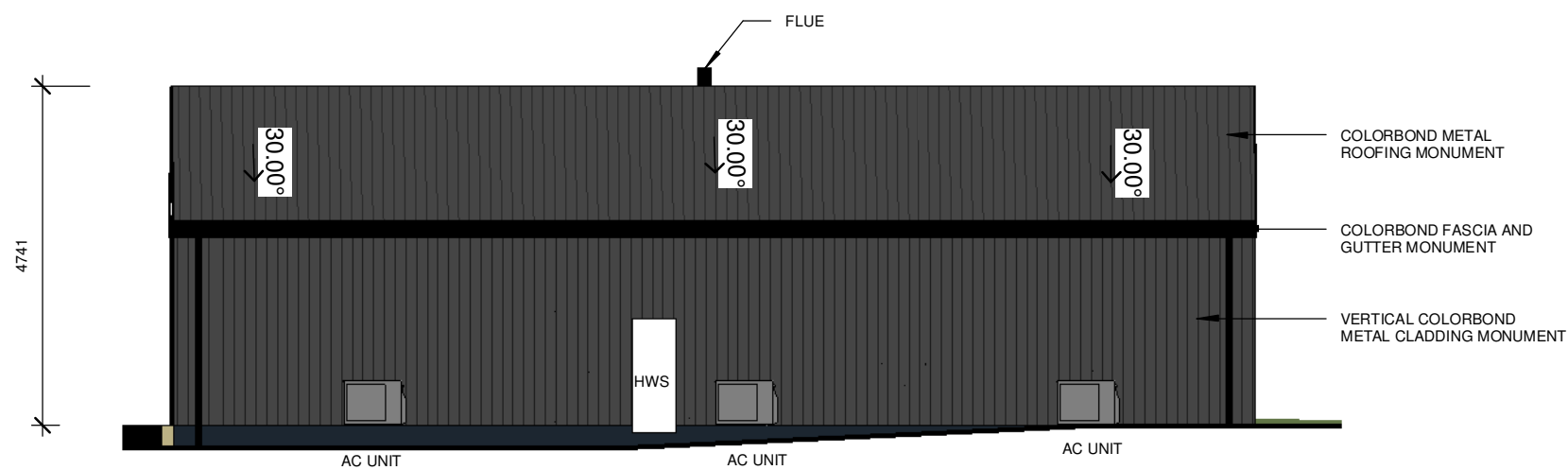




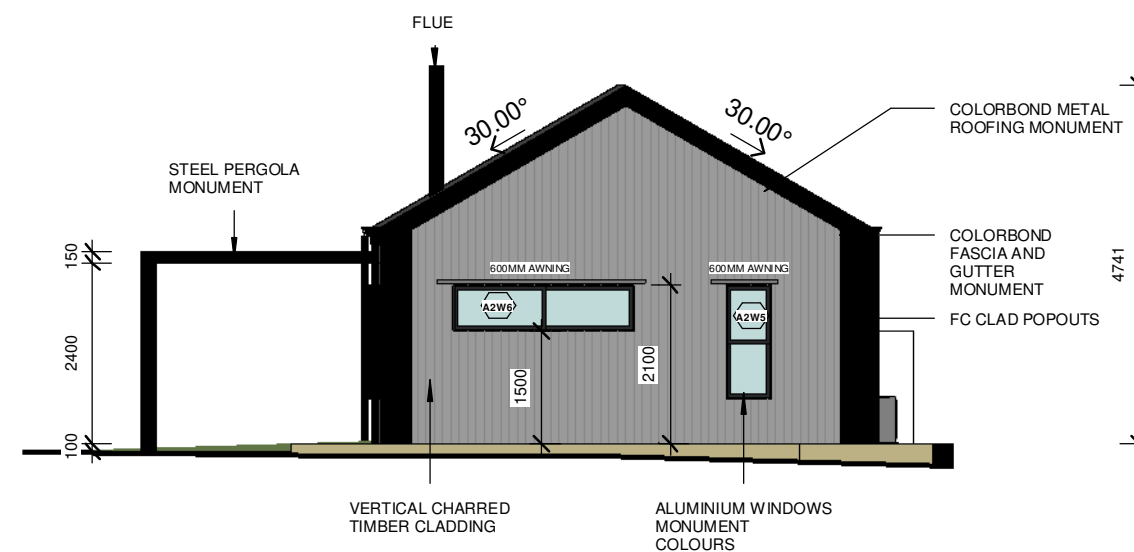
1 APARTMENT 2 - EAST ELEVATION
A301 1:100



2 APARTMENT 2 - NORTH ELEVATION
A301 1:100



3 APARTMENT 2 - SOUTH ELEVATION
A301 1:100



4 APARTMENT 2 - WEST ELEVATION
A301 1:100

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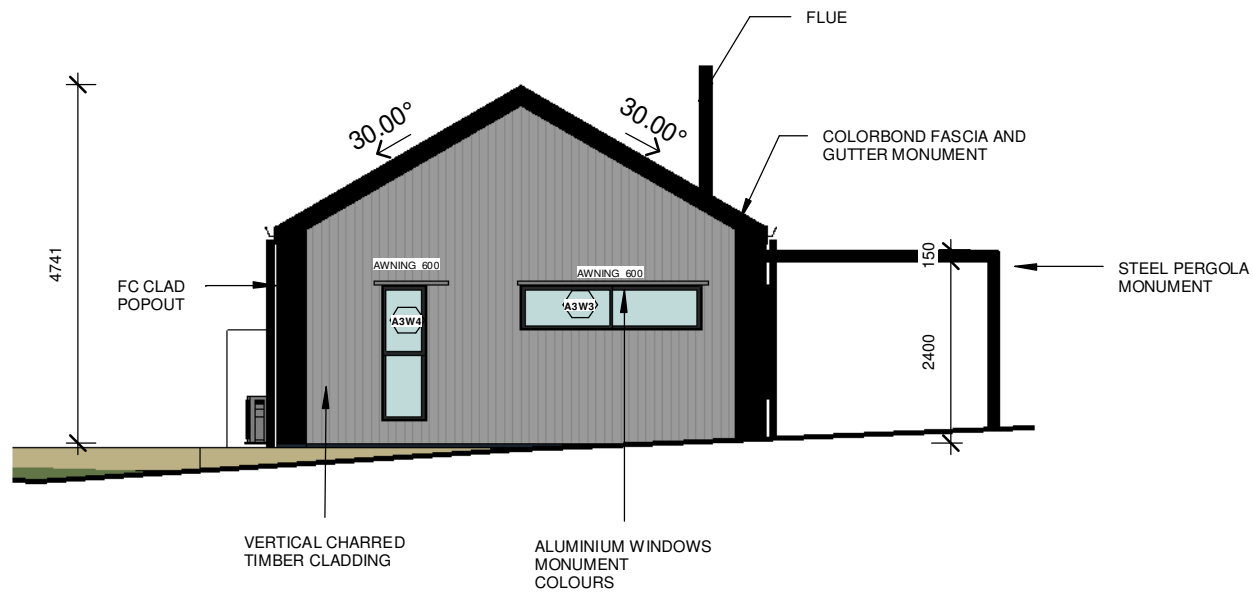
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DESCRIPTION OF CHANGES			JOB NUMBER: 2020004
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: NOV 2023
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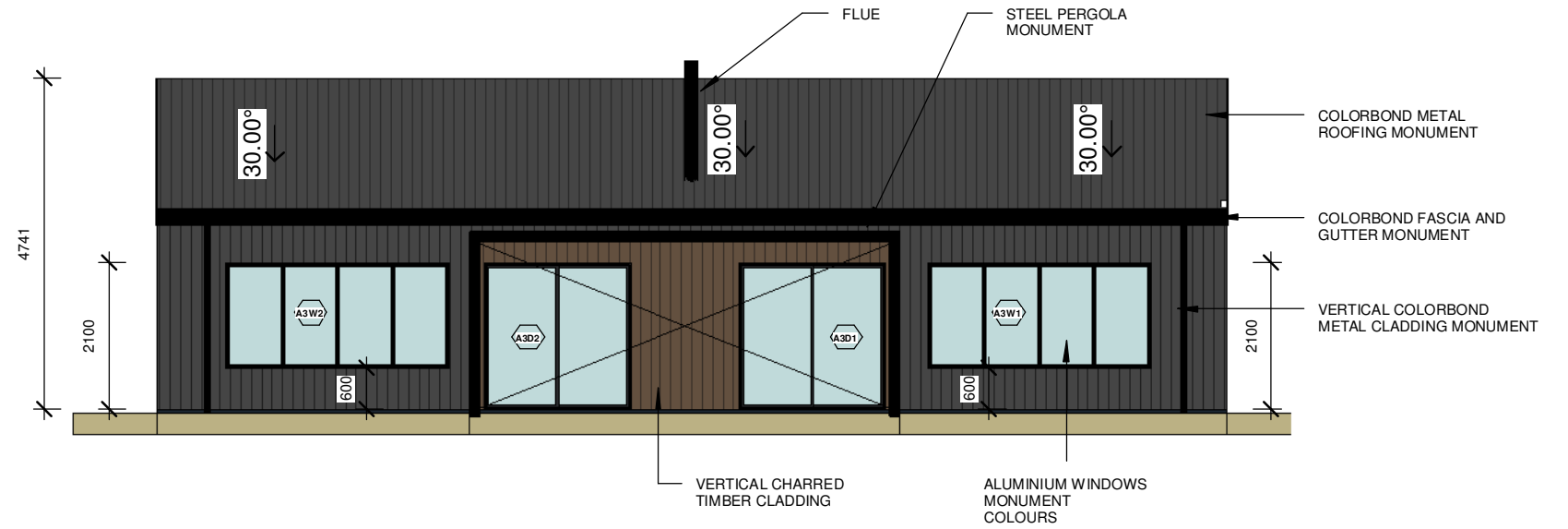
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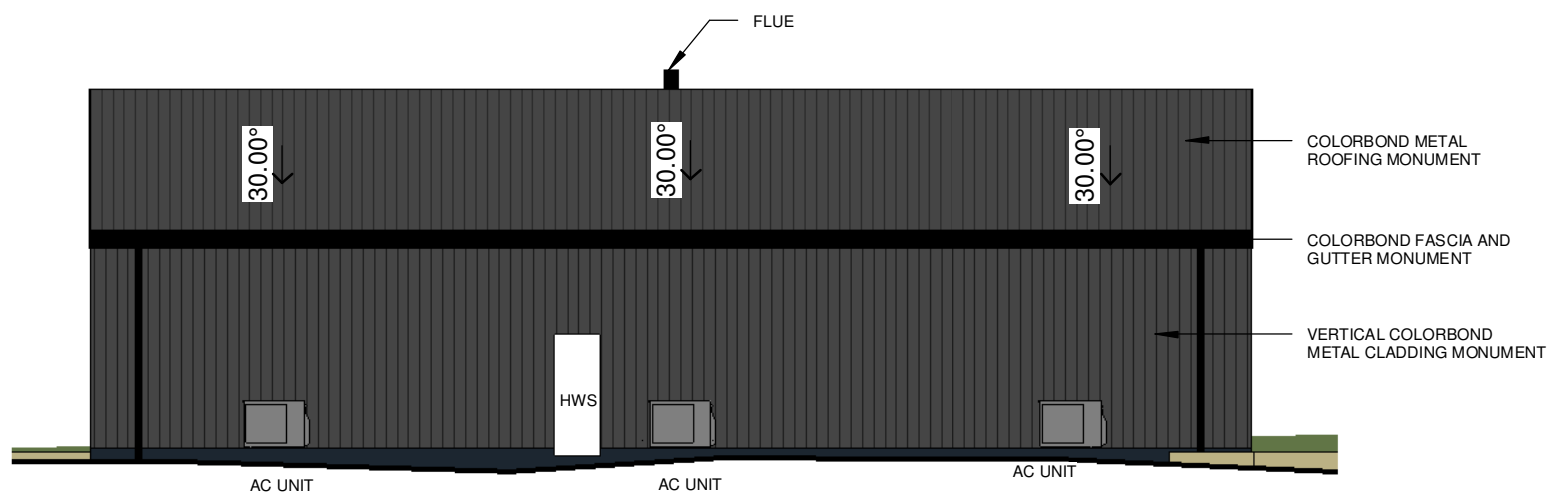




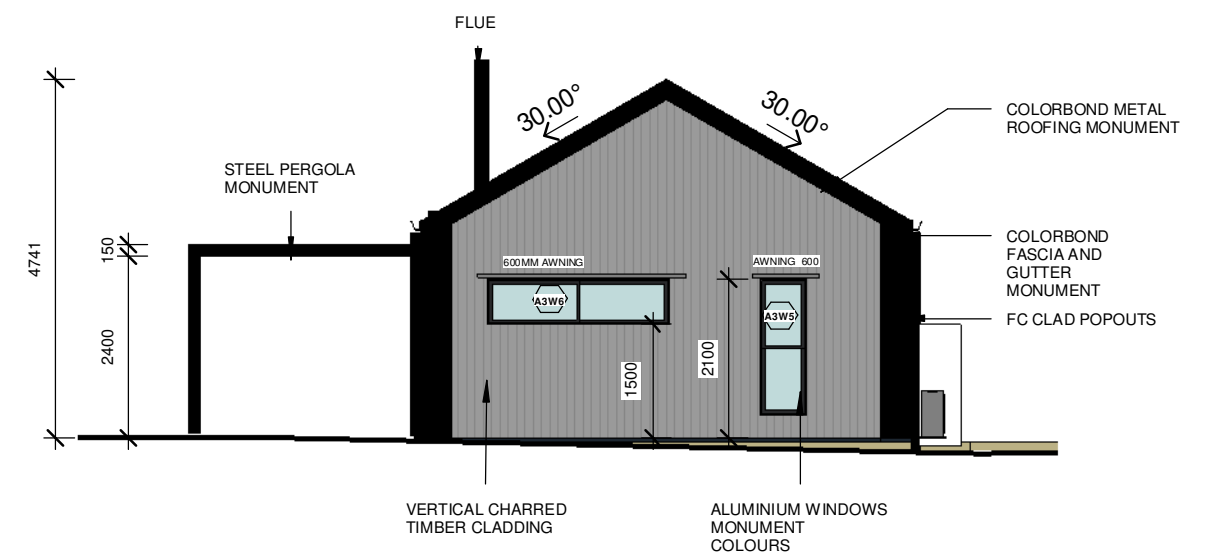
1 APARTMENT 3 - ACCESSIBLE - EAST
A302 1:100



2 APARTMENT 3 - ACCESSIBLE - NORTH
A302 1:100



3 APARTMENT 3 - ACCESSIBLE - SOUTH
A302 1:100



4 APARTMENT 3 - ACCESSIBLE - WEST
A302 1:100

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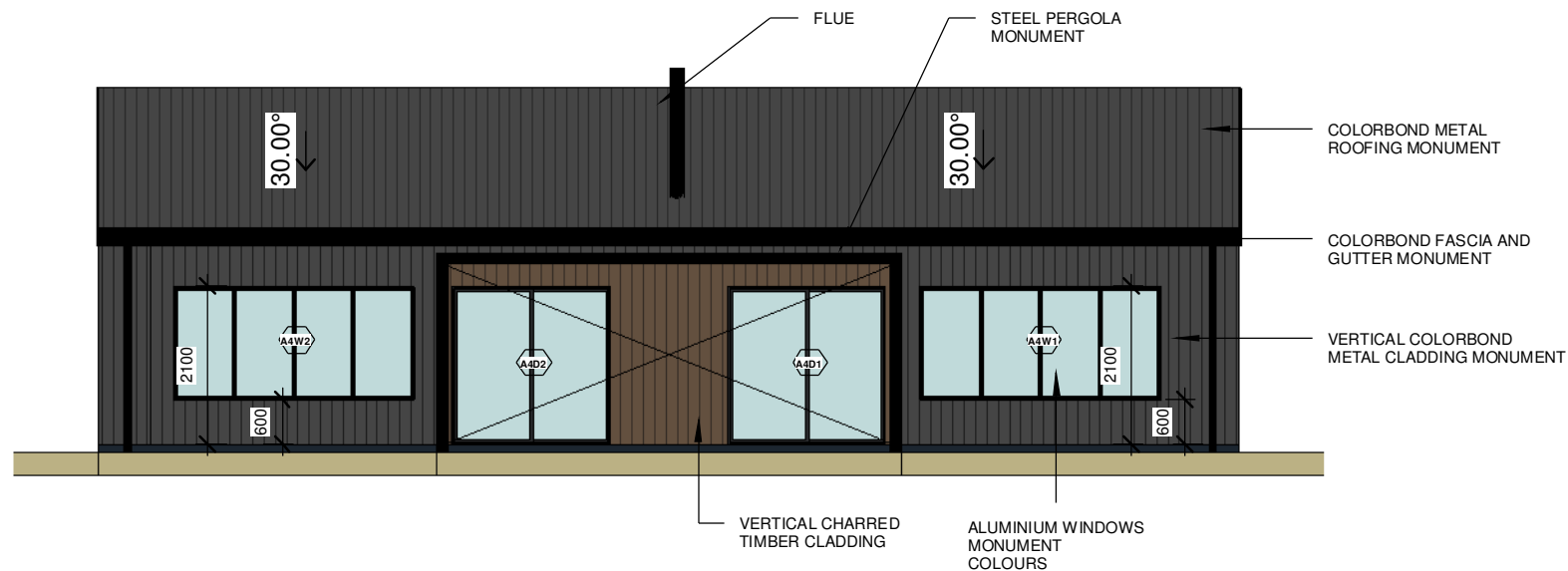
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DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004	
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023	SCALE: 1:100
			ISSUE: 6	

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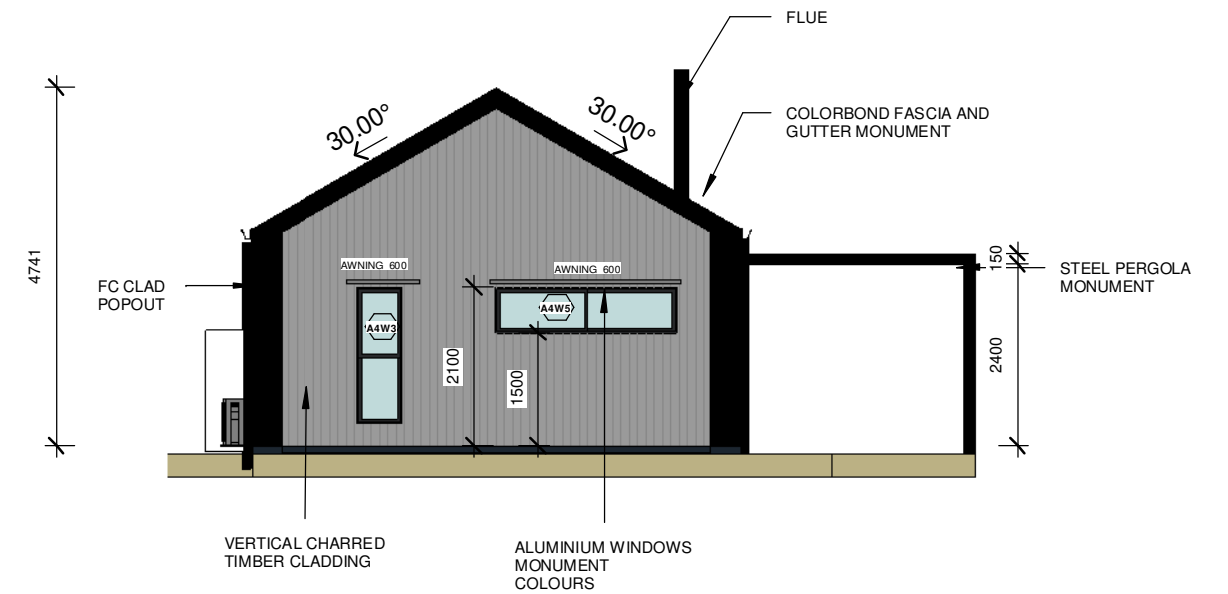
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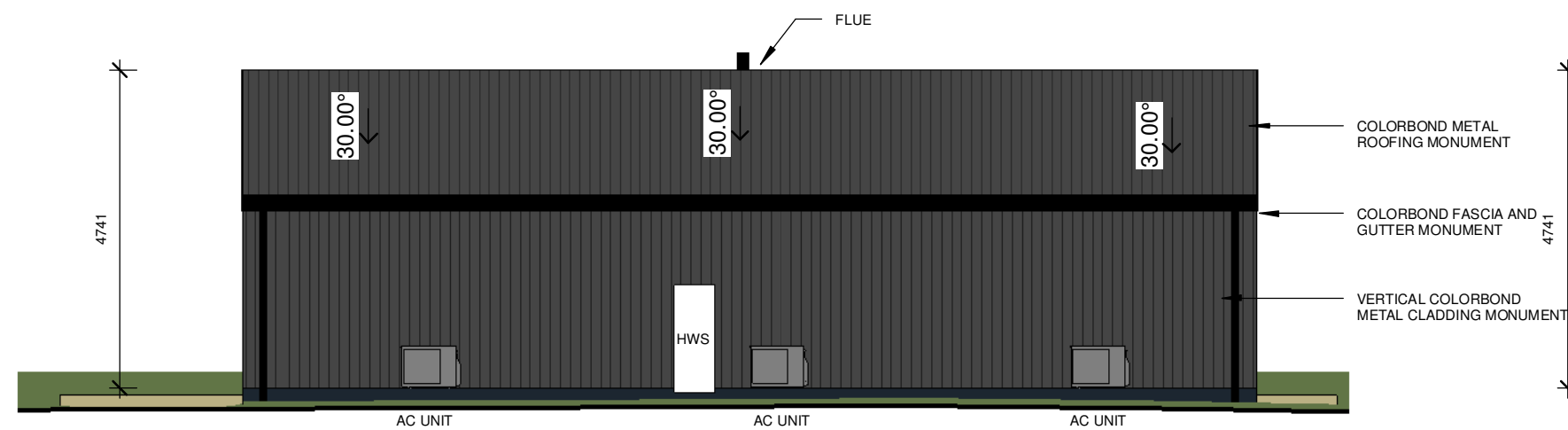




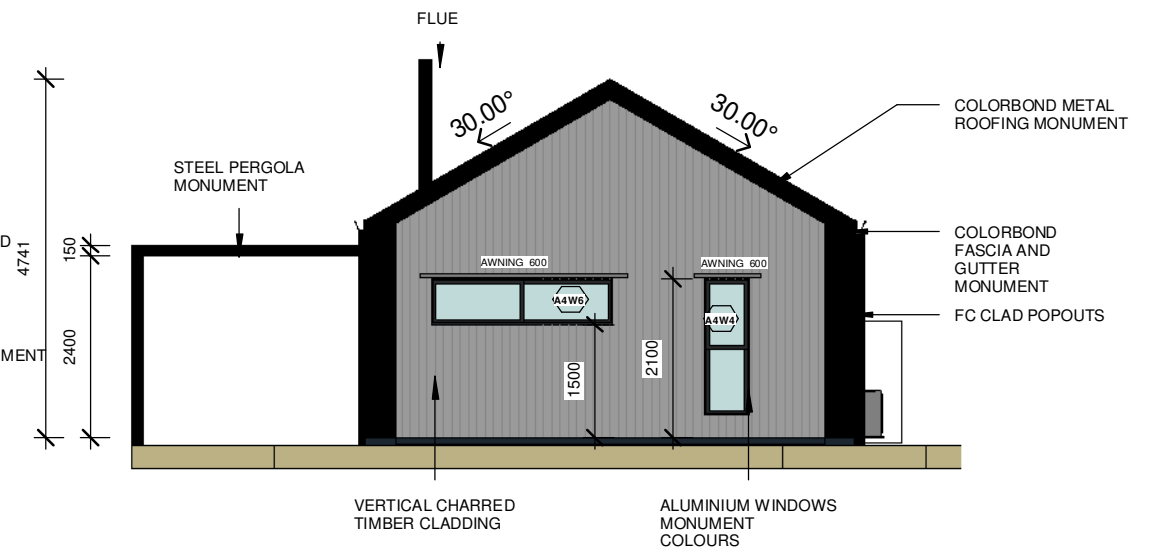
1 APARTMENT 4 - NORTH ELEVATION
A303 1:100



2 APARTMENT 04 - EAST ELEVATION
A303 1:100



3 APARTMENT 04 - SOUTH ELEVATION
A303 1:100



4 APARTMENT 04 - WEST ELEVATION
A303 1:100

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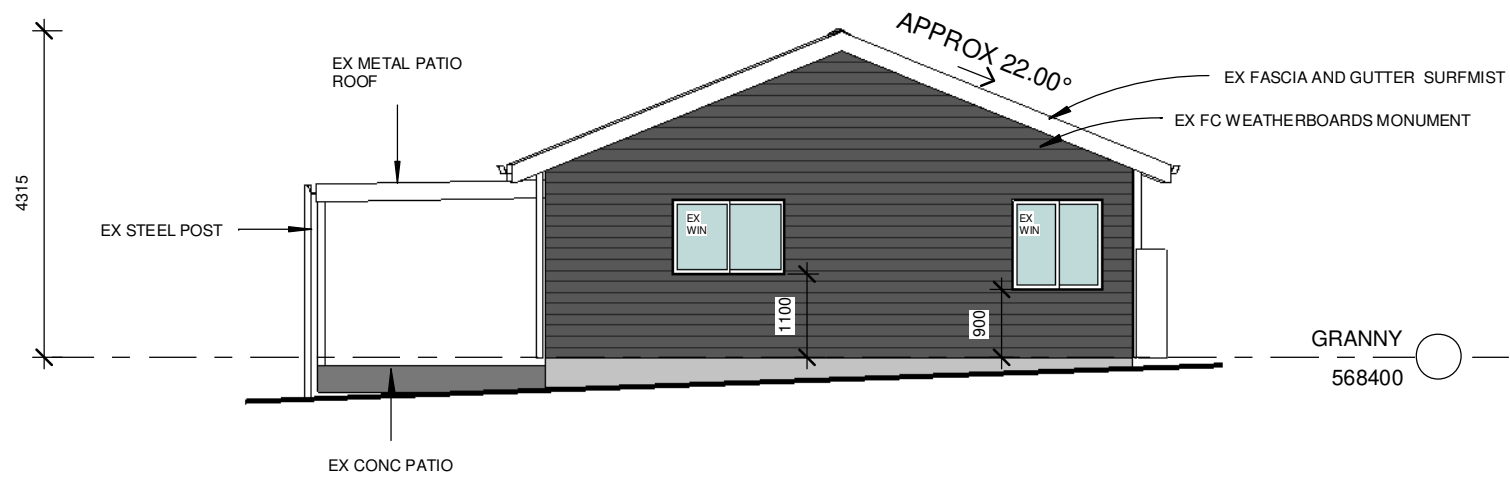
REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: APARTMENT 04 ELEVATIONS
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A303
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: 1:100
			ISSUE: 6

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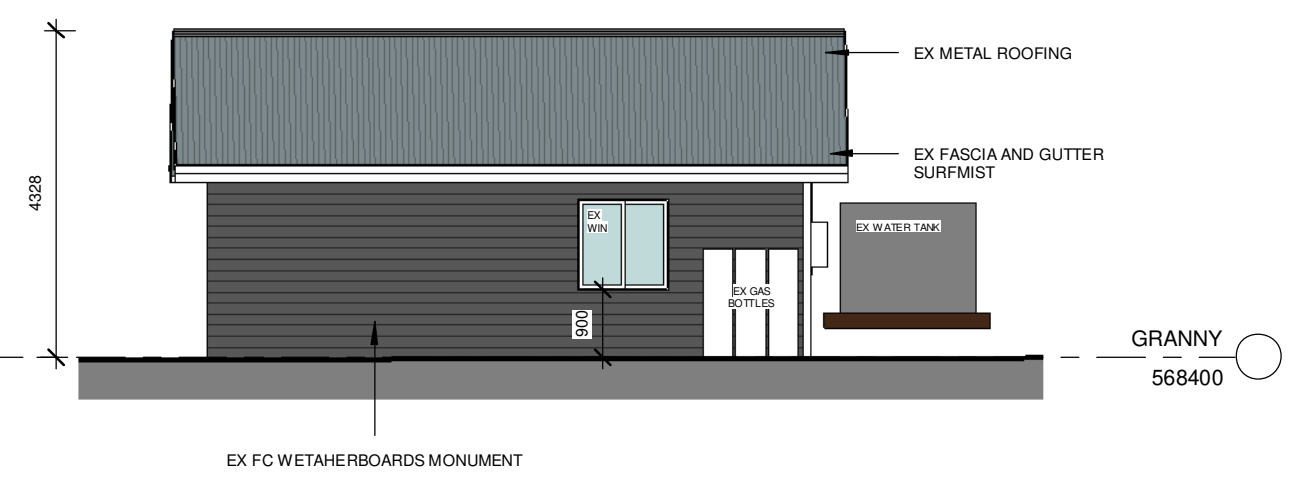
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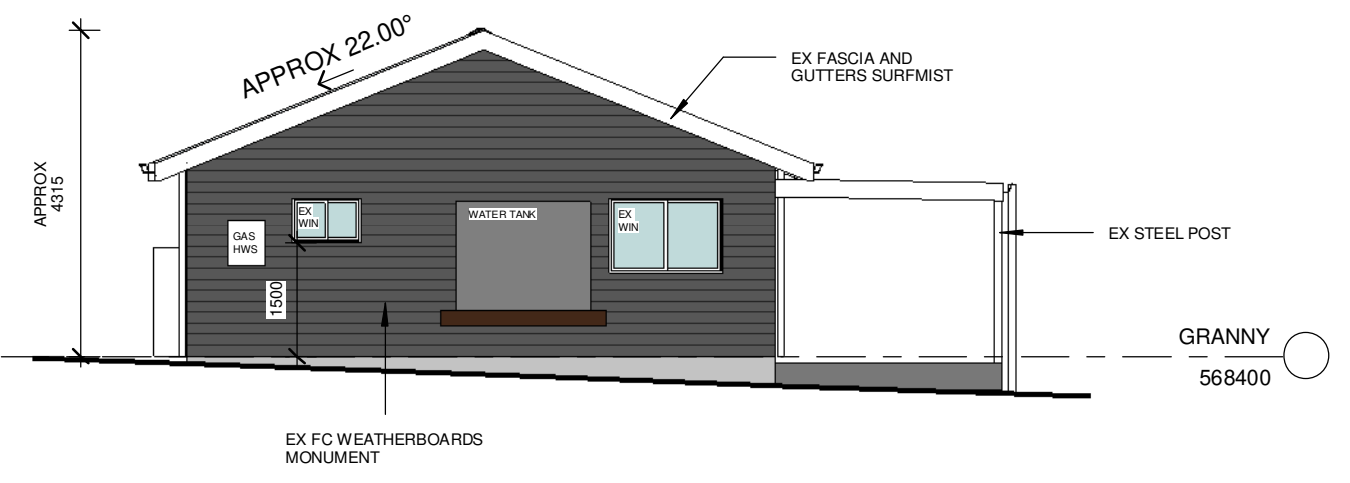
1 GRANNY EAST ELEV
A310 1:100



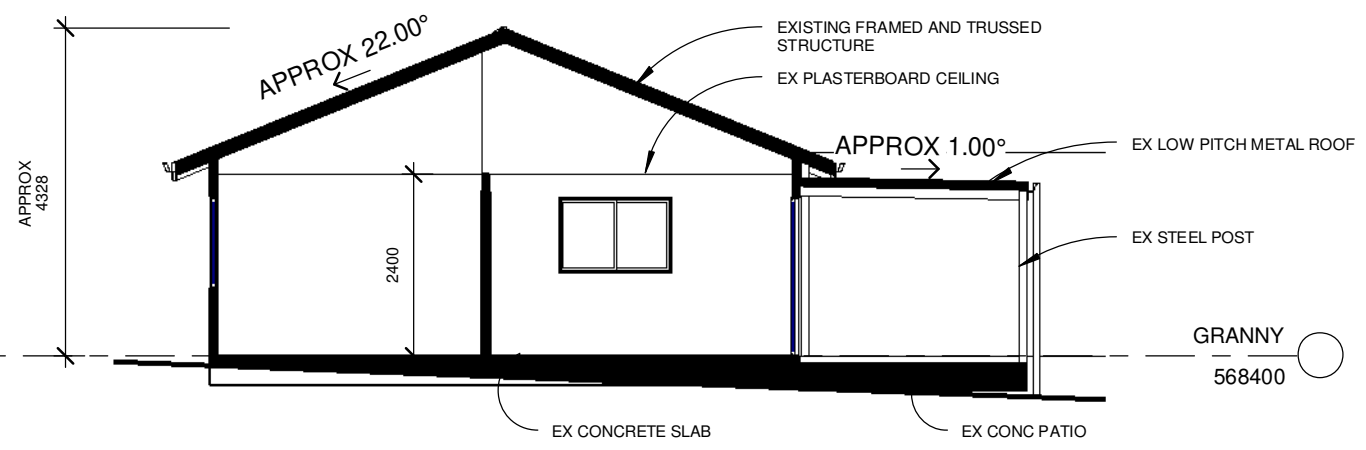
2 GRANNY NORTH ELEV
A310 1:100



3 GRANNY SOUTH ELEV
A310 1:100



4 GRANNY WEST ELEV
A310 1:100



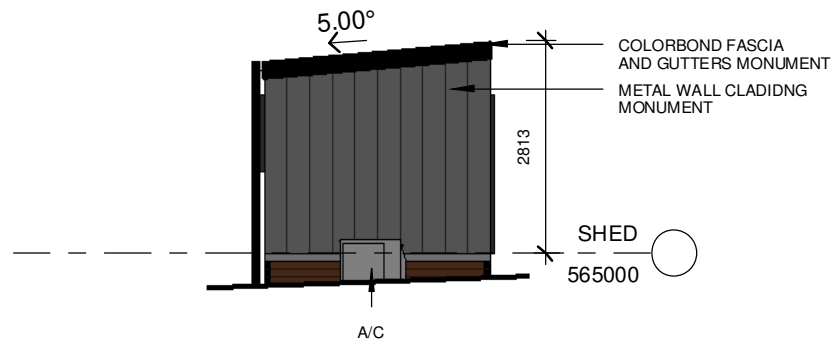
5 GRANNY FLAT SECTION
A310 1:100

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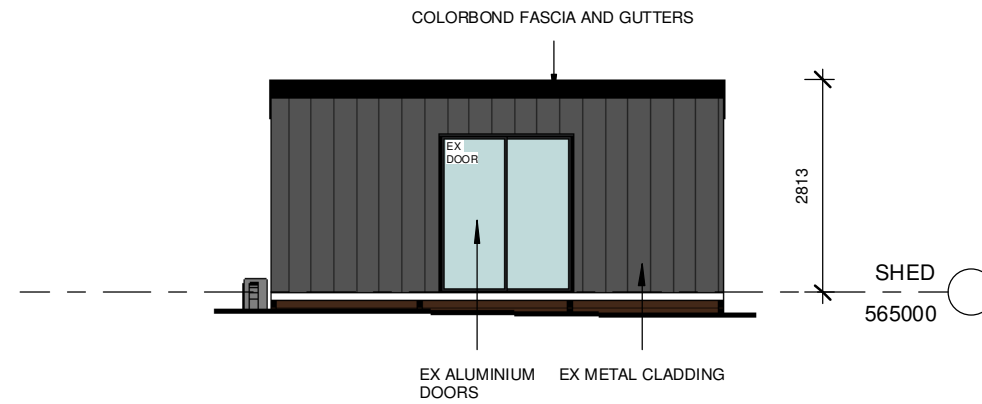
REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: EX GRANNY FLAT ELEVATIONS & SECTIONS	PLAY DESIGN STUDIO LETS GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A310	
DESCRIPTION OF CHANGES			JOB NUMBER: 2020004	
FOR APPROVALS			DATE DRAWN: NOV 2023	
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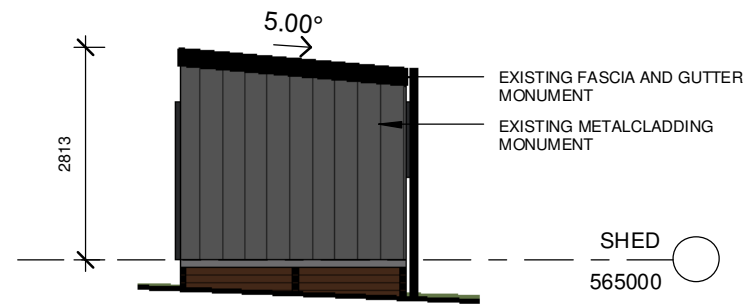
1 SHED EAST ELEV
A311 1:100



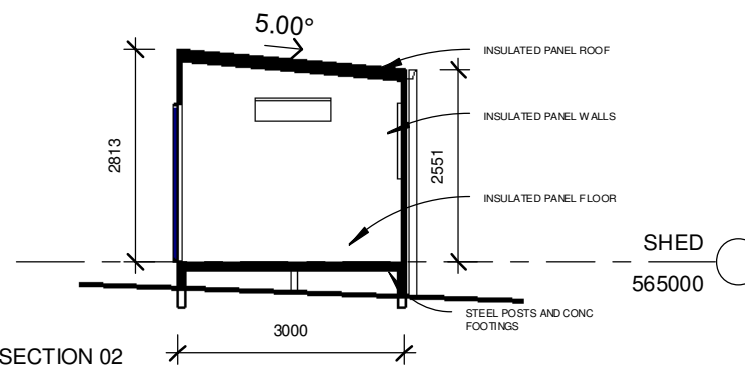
2 SHED NORTH ELEVATION
A311 1:100



3 SHED SOUTH ELEV
A311 1:100



4 SHED WEST ELEV
A311 1:100



5 TYPICAL SECTION 02
A311 1:100

FOR APPROVALS

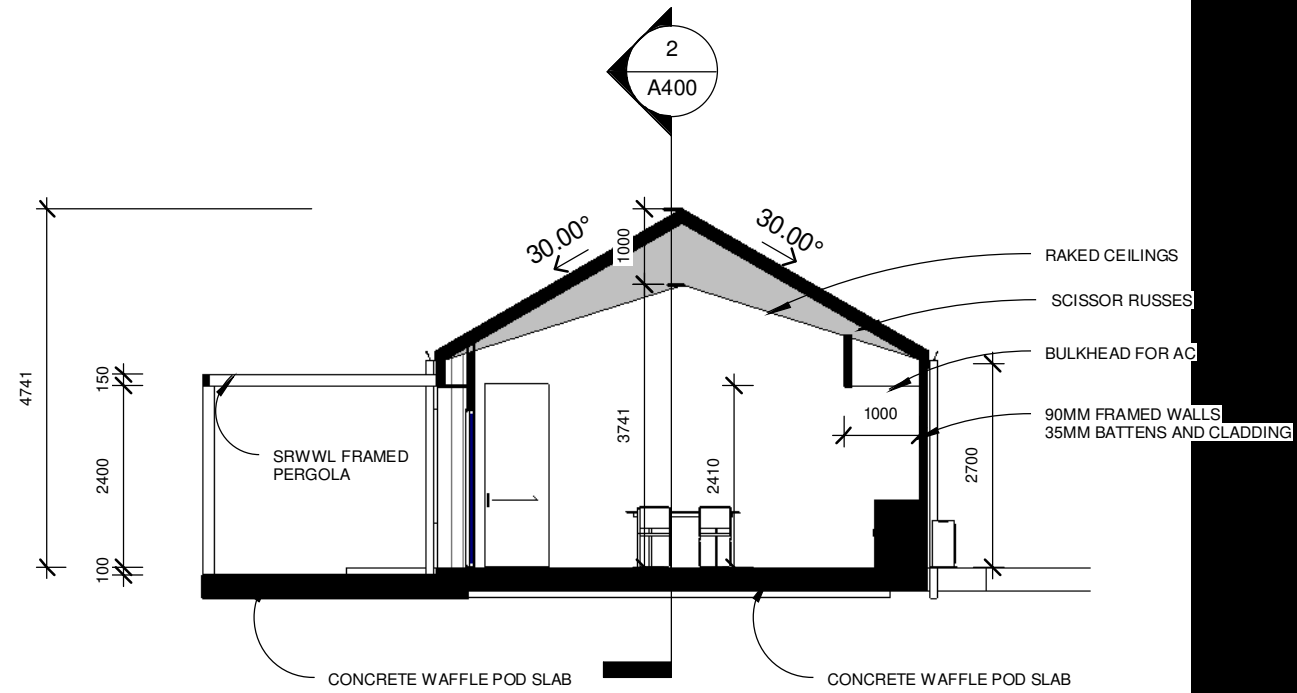
REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: SHED ELEVATIONS & SECTION	
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A311	
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004	
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023	SCALE: 1:100
			ISSUE: 6	

PLAY DESIGN STUDIO
LETS GET STARTED!!

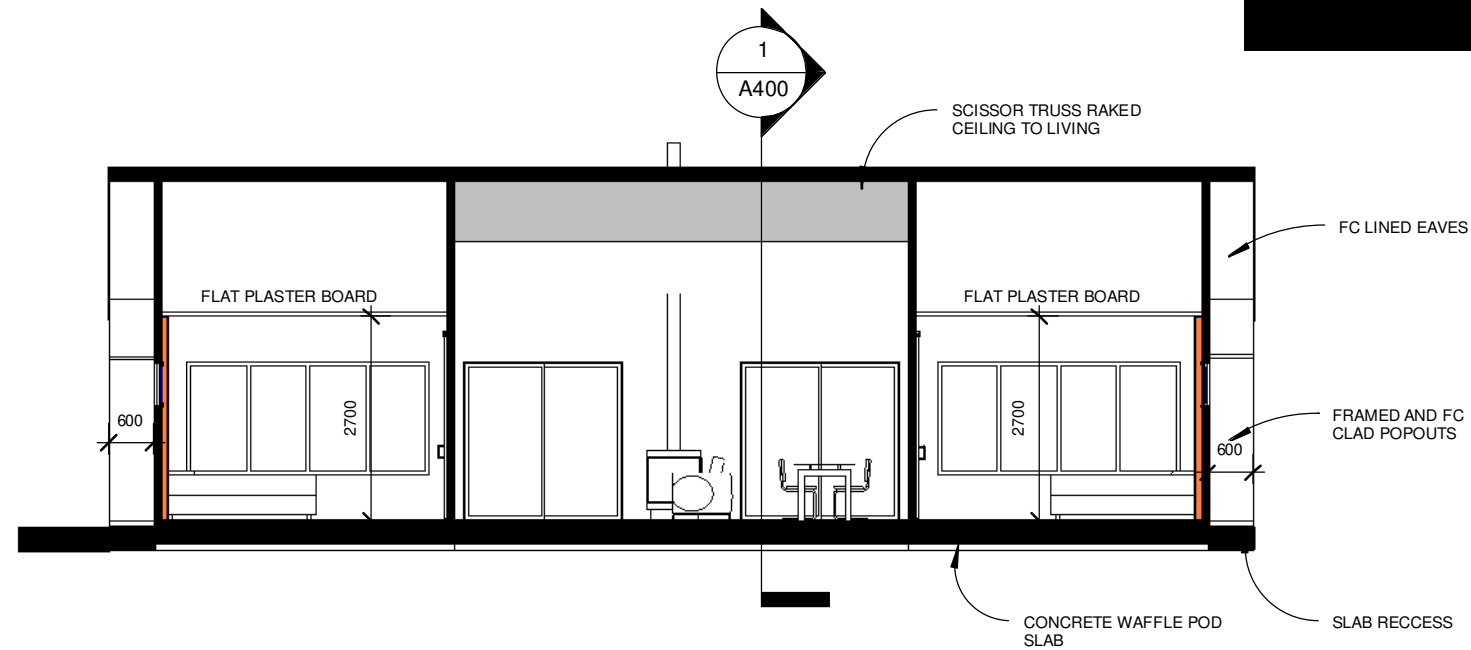
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1 TYPICAL APARTMENT SECTION 01
A400 1 : 100



2 TYPICAL APARTMENT SECTION 02
A400 1 : 100

FOR APPROVALS

REV: 6	DATE: 05.12.2024	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			JOB NUMBER: 2020004	
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: NOV 2023	
		CHECKED: PLAY	SCALE: 1 : 100	ISSUE: 6

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REV: 6	DATE: 05.12.2024	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
			SCALE: ISSUE: 6

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REV: 6	DATE: 05.12.2024	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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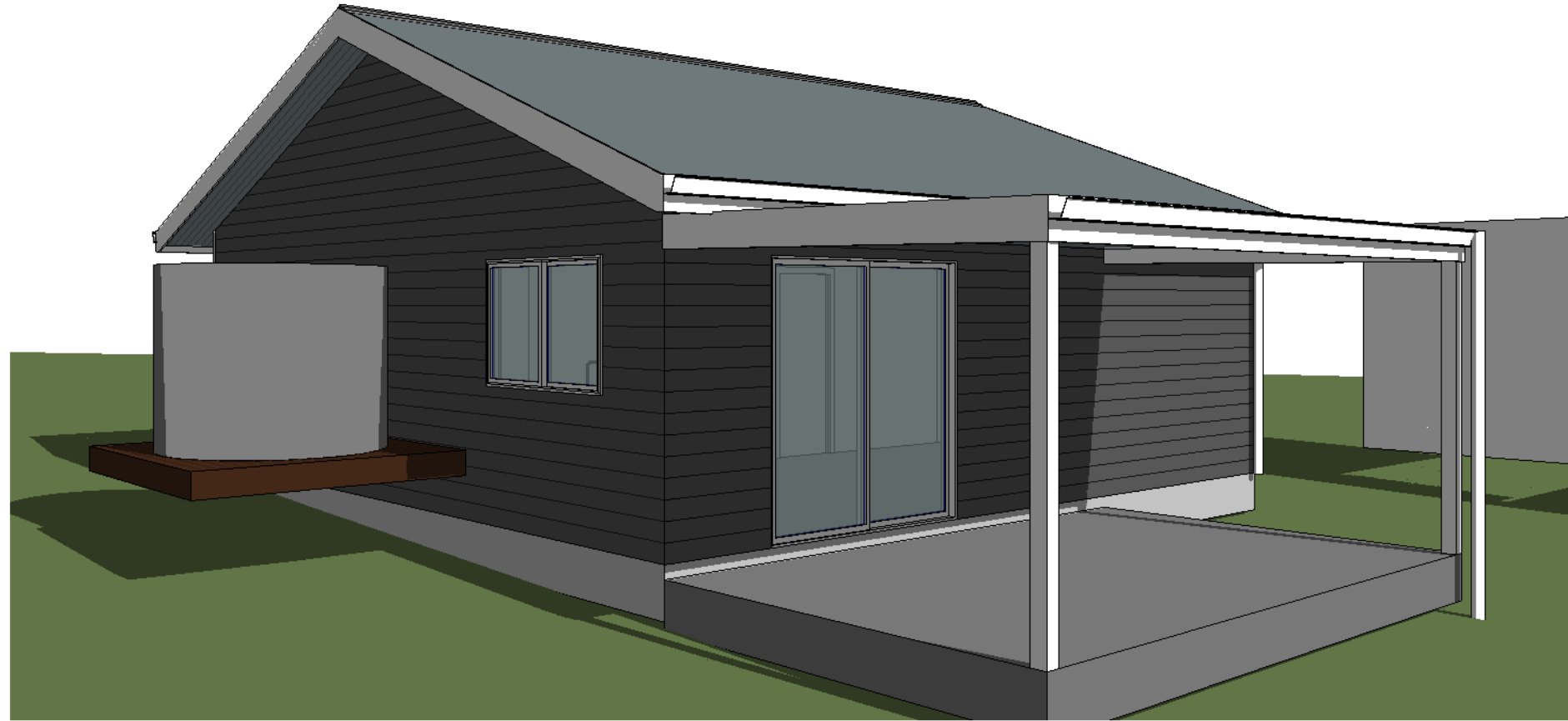
REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: APARTMENT 3DS
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A502
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: ISSUE: 6

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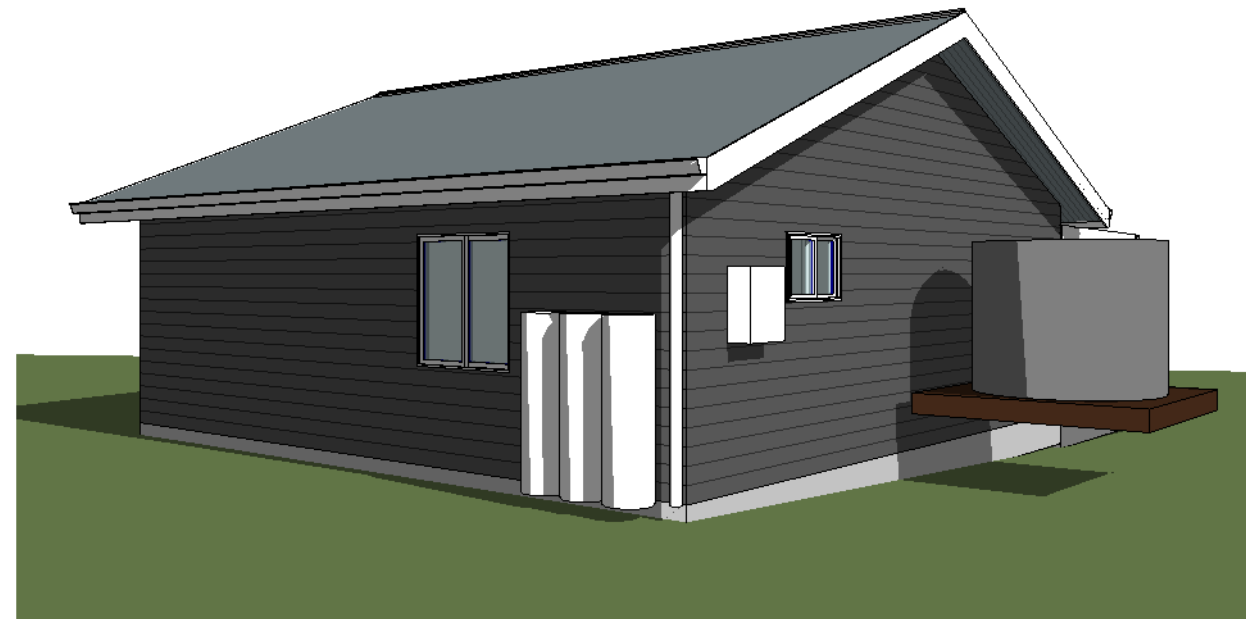
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1 GRANNY FLAT VIEW 01
A503



2 GRANNY FLAT VIEW 02
A503

FOR APPROVALS

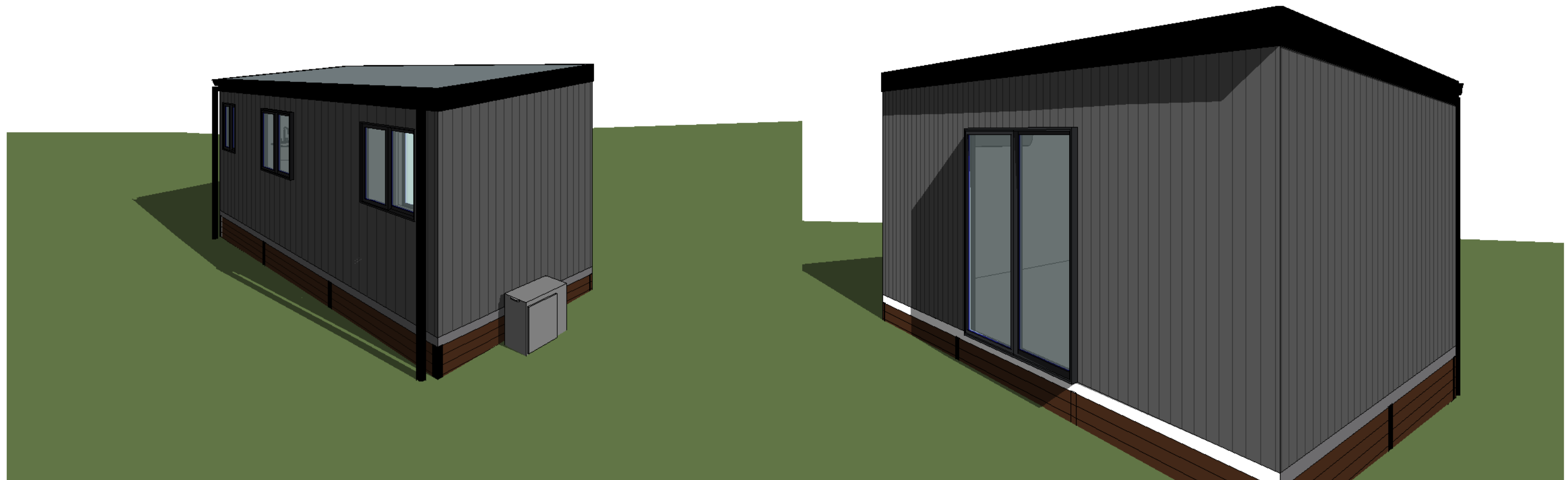
REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: GRANNY FLAT 3DS
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A503
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: ISSUE: 6

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2 SHED VIEW 02
A504

1 SHED VIEW 01
A504

FOR APPROVALS

REV: 6	DATE: 05.12.2024	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
		SCALE:	ISSUE: 6

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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.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 08 January 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.



Project summary		
Project name	106 School Lane - Apartment 01	
Street address	106 SCHOOL LANE BUDGE BUDGE 2850	
Local Government Area	Mid-Western Regional Council	
Plan type and plan number	Dwelling Plan DP755429	
Lot no.	284	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	2	
Project score		
Water	42	Target 30
Thermal Performance	Pass	Target Pass
Energy	71	Target 60
Materials	44	Target 45

Certificate Prepared by	
Name / Company Name:	Play Design Studio
ABN (if applicable):	91135281237

Description of project

Project address		Assessor details and thermal loads	
Project name	106 School Lane - Apartment 01	Assessor number	n/a
Street address	106 SCHOOL LANE BUDGE BUDGE 2850	Certificate number	n/a
Local Government Area	Mid-Western Regional Council	Climate zone	n/a
Plan type and plan number	Dwelling Plan DP755429	Area adjusted cooling load (MJ/m ² /year)	n/a
Lot no.	284	Area adjusted heating load (MJ/m ² /year)	n/a
Section no.	-		
Project type		Project score	
Project type	Dwelling house (detached)	Water	42 Target 30
No. of bedrooms	2	Thermal Performance	Pass Target Pass
Site details		Energy	71 Target 60
Site area (m ²)	62008	Materials	44 Target 45
Roof area (m ²)	113		
Conditioned floor area (m ²)	88.0		
Unconditioned floor area (m ²)	19.0		
Total area of garden and lawn (m ²)	100		
Roof area of the existing dwelling (m ²)	0		

Schedule of BASIX commitments

The commitments set out below require how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CCDC plans & specs	Certify check
Fitments			
The applicant must install showerheads with a minimum rating of 5 star (> 5.0 Litre per minute plus spray force and/or coverage) in all showers in the development.		✓	✓
The applicant must install a solar faucet system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	✓
Alternative water			
Recusulate tank			
The applicant must install a recusulate tank of at least 2000 litres on the site. This recusulate tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the recusulate tank to collect rain runoff from at least 113 square metres of the roof area of the development (excluding the area of the roof which drains to any storm-water tank or grass bank).	✓	✓	✓
The applicant must connect the recusulate tank to:			
- all toilets in the development	✓	✓	✓
- the cold water tap that supplies each clothes washer in the development	✓	✓	✓
- at least one outdoor tap in the development (Note: NSW Health does not recommend that recusulate be used for human consumption or areas with potable water supply)	✓	✓	✓
- all hot water systems in the development	✓	✓	✓

Water Commitments	Show on DA plans	Show on CCDC plans & specs	Certify check
- all indoor cold water taps (not including taps that supply clothes washers) in the development		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CCDC plans & specs	Certify check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 stories.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open measureable areas exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic rooms.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the table below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through drawings that the materials purchased for construction are consistent with the specifications listed in the table below.	✓	✓	✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - HC treated softwood	82	ceiling: R 1.0; roof: full; softwood ceiling not specified, roof not specified	nil	roof space ventilation: cross-ventilated; roof colour: dark (solar absorptance > 0.70), please select
ceiling and roof - raked ceiling / pitched or shallow roof, framed - pitched roof, timber - HC treated softwood	31	ceiling: R 1.0; roof: full; softwood ceiling not specified, roof not specified	nil	roof colour: dark (solar absorptance > 0.70), please select

- Note - Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code
- Note - If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (b)) of the National Construction Code.
- Note - In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
- Note - Roof space ventilation needs to meet the condensation management provisions in the ABCB Housing Provisions of the National Construction Code
- Note - Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code

Thermal Performance and Materials commitments	Show on DA plans	Show on CCDC plans & specs	Certify check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one habitable space, such as living room.	✓	✓	✓
The applicant must install at least one ceiling fan in each bathroom.	✓	✓	✓
- The minimum number and diameter of ceiling fans in each habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.6.2) of the National Construction Code.	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CCDC plans & specs	Certify check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Thermal and shading coefficients must be verified for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
Other requirements must also be satisfied in relation to each window and glazed door:			
- The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
- Each window and glazed door must have U-value no greater than the listed and Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U-value and SHGC must be calculated in accordance with National Performance Rating (NPR) (2020) conditions.	✓	✓	✓
- Frames with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.	✓	✓	✓
- Unless they have adjustable shading, people must have fixed louvers parallel to the window or glazed door above which they are placed, unless the people also install a perpendicular window. The spacing between louvers must not exceed the height of the louvers.	✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 2 square metres (or 3 square metres that does not include the optional additional skylight of area less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (dimensions and area only)	Overshading
North facing					
A101	1500.00	2000.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	none	not overshaded
A101	2100.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	pergola (fixed louvers) 3000 mm, 200 mm above head of window or glazed door	not overshaded

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (dimensions and area only)	Overshading
A102	2100.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	pergola (fixed louvers) 3000 mm, 200 mm above head of window or glazed door	not overshaded
A102	1600.00	2000.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	none	not overshaded
East facing					
A103	600.00	2400.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	none 450 mm, 50 mm above head of window or glazed door	not overshaded
A104	1600.00	800.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	none 480 mm, 80 mm above head of window or glazed door	not overshaded
West facing					
A105	1500.00	600.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	none 450 mm, 50 mm above head of window or glazed door	not overshaded
A106	600.00	2400.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	none 480 mm, 80 mm above head of window or glazed door	not overshaded

Energy Commitments	Show on DA plans	Show on CCDC plans & specs	Certify check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 21 to 25 STCs or better.	✓	✓	✓
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 air conditioning - ducted. Energy rating 5 star (cool zone).	✓	✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning - ducted. Energy rating 5 star (cool 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 air conditioning - ducted. Energy rating 5 star (cool zone).	✓	✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning - ducted. Energy rating 5 star (cool zone).	✓	✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
- At least 1 Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off	✓	✓	✓
- Kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off	✓	✓	✓
- Laundry: individual fan, ducted to facade 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 2 bedrooms/bathrooms in the development for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CCDC plans & specs	Certify check
Other			
The applicant must install an induction cooking & electric oven in the kitchen of the dwelling.	✓	✓	✓
The applicant must install a fixed outdoor clothes drying line as part of the development.	✓	✓	✓

Legend	
In these commitments, "applicant" means the person carrying out the development.	
Commitments identified with a 'V' in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).	
Commitments identified with a 'W' in the "Show on CCDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.	
Commitments identified with a 'C' in the "Certify check" column must be verified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.	

REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: BASIX APARTMENT 01
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A600
DESCRIPTION OF CHANGES			JOB NUMBER: 2020004
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: NOV 2023
		CHECKED: PLAY	SCALE: ISSUE: 6

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Secretary
Date of issue: Wednesday, 08 January 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.



Project summary		
Project name	106 School Lane - Apartment 02	
Street address	106 SCHOOL LANE BUDGEE BUDGE 2850	
Local Government Area	Mid-Western Regional Council	
Plan type and plan number	Disposited Plan DP755429	
Lot no.	264	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	2	
Project score		
Water	43	Target 30
Thermal Performance	Pass	Target Pass
Energy	71	Target 60
Materials	44	Target 35

Certificate Prepared by	
Name	Company Name: Play Design Studio
ABN (if applicable)	9113281237

Description of project

Project address		Assessor details and thermal loads	
Project name	106 School Lane - Apartment 02	Assessor number	n/a
Street address	106 SCHOOL LANE BUDGEE BUDGE 2850	Certificate number	n/a
Local Government Area	Mid-Western Regional Council	Climate zone	n/a
Plan type and plan number	Disposited Plan DP755429	Area adjusted cooling load (MJ/m ² /yr)	n/a
Lot no.	264	Area adjusted heating load (MJ/m ² /yr)	n/a
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached)	Water	43 Target 30
No. of bedrooms	2	Thermal Performance	Pass Target Pass
Site details		Energy	71 Target 60
Site area (m ²)	10200	Materials	44 Target 35
Roof area (m ²)	113		
Conditioned floor area (m ²)	88.0		
Unconditioned floor area (m ²)	15.0		
Total area of garden and lawn (m ²)	100		
Roof area of the existing dwelling (m ²)	0		

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Fittings			
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 water flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	✓
Alternative water			
Waterwater tank			
The applicant must install a rainwater tank of at least 2000 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 113 square metres of the roof area of the development (excluding the area of the roof which drains to any storm-water tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
- all toilets in the development		✓	✓
- the cold water tap that supplies each clothes washer in the development		✓	✓
- 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.)		✓	✓
- all hot water systems in the development		✓	✓

Water Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
- all indoor cold water taps (not including taps that supply clothes washers) in the development		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open stairwells areas exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic rooms.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the table below to address thermal bridging in masonry framed floor(s), walls, and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the table below.	✓	✓	✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	82	ceiling & 1 (sq) roof fall meeting ceiling not specified; roof not specified.	nil	roof space ventilation: unventilated; roof colour: dark (with absorptance > 0.75); please select.
ceiling and roof - raked ceiling / pitched or shallow roof, framed - metal roof, timber - H2 treated softwood.	21	ceiling & 1 (sq) roof fall meeting ceiling not specified; roof not specified.	nil	roof colour: dark (with absorptance > 0.75); please select.

Notes

- Insulation specified in this Certificate must be installed in accordance with the ABCB housing Provisions (Part 13.2.2) of the National Construction Code.
- If the additional ceiling insulation listed in the table above is greater than R2.5, refer to the ABCB Housing Provisions (Part 13.2.2 (b)) of the National Construction Code.
- In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
- Roof space ventilation needs to meet the condensation management provisions in the ABCB Housing Provisions of the National Construction Code.
- Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
The applicant must install at least one ceiling fan in each bedroom.	✓	✓	✓
- The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.6.2) of the National Construction Code.	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant sunshading specifications must be satisfied for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (> 7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:			
- The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
- Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U-value and SHGC must be calculated in accordance with National Performance Rating Council (NPRC) specifications.	✓	✓	✓
- Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.	✓	✓	✓
- Unless they have adjustable shading, pergolas must have fixed louvers parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between louvers must not exceed the height of the louvers.	✓	✓	✓
The applicant must install the shading devices described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres. The 3 square metres limit does not include the optional additional skylight of less than 2.7 square metres that does not have to be listed in the table.	✓	✓	✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, walls and slab.	83	not specified	nil	
external wall - framed (metal clad) frame, timber - H2 treated softwood.	all external walls	3 (R) (or 3 (S) including construction/finishes both or (R) - reflective foil in the cavity)	nil	wall colour: Dark (with absorptance > 0.85)
external wall - plasterboard frame, timber - H2 treated softwood.	140	None/less than R1	nil	

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshading
A102	2100.00	2100.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	pergola (fixed louvers) 2000 mm, 200 mm above head of window or glazed door	not overshaded
A103	1800.00	3000.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	none	not overshaded

Energy Commitments	Show on DA plans	Show on CCDC 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: electric heat pump with a performance of 2.0 or 2.5 COP or better.	✓	✓	✓
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 air conditioning - ducted. Energy rating: 5 star (cool zone).	✓	✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom, 1-phase air conditioning - ducted. Energy rating: 5 star (cool 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 air conditioning - ducted. Energy rating: 5 star (cool zone).	✓	✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom, 1-phase air conditioning - ducted. Energy rating: 5 star (cool zone).	✓	✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
- At least 1 Bathroom: individual fan, ducted to outside or roof. Operation control: manual switch control.		✓	✓
- Kitchen: individual fan, ducted to outside or roof. Operation control: manual switch control.		✓	✓
- Laundry: individual fan, ducted to outside or roof. Operation control: manual switch control.		✓	✓
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 2 bedrooms (beds) in the development for natural lighting.	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshading
North facing					
A101	1800.00	3000.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	none	not overshaded
A101	2100.00	2100.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	pergola (fixed louvers) 2000 mm, 200 mm above head of window or glazed door	not overshaded

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshading
A102	2100.00	2100.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	pergola (fixed louvers) 2000 mm, 200 mm above head of window or glazed door	not overshaded
A103	1800.00	3000.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	none	not overshaded

Energy Commitments	Show on DA plans	Show on CCDC 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: electric heat pump with a performance of 2.0 or 2.5 COP or better.	✓	✓	✓
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 air conditioning - ducted. Energy rating: 5 star (cool zone).	✓	✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom, 1-phase air conditioning - ducted. Energy rating: 5 star (cool 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 air conditioning - ducted. Energy rating: 5 star (cool zone).	✓	✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom, 1-phase air conditioning - ducted. Energy rating: 5 star (cool zone).	✓	✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
- At least 1 Bathroom: individual fan, ducted to outside or roof. Operation control: manual switch control.		✓	✓
- Kitchen: individual fan, ducted to outside or roof. Operation control: manual switch control.		✓	✓
- Laundry: individual fan, ducted to outside or roof. Operation control: manual switch control.		✓	✓
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 2 bedrooms (beds) in the development for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Hot water			
The applicant must install an induction cooking & electric oven in the kitchen of the dwelling.		✓	✓
The applicant must install a feed outdoor clothes drying line as part of the development.		✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshading
North facing					
A101	1800.00	3000.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	none	not overshaded
A101	2100.00	2100.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	pergola (fixed louvers) 2000 mm, 200 mm above head of window or glazed door	not overshaded

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshading
A102	2100.00	2100.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	pergola (fixed louvers) 2000 mm, 200 mm above head of window or glazed door	not overshaded
A103	1800.00	3000.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	none	not overshaded

Energy Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Hot water			
The applicant must install an induction cooking & electric oven in the kitchen of the dwelling.		✓	✓
The applicant must install a feed outdoor clothes drying line as part of the development.		✓	✓

Energy Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Hot water			
The applicant must install an induction cooking & electric oven in the kitchen of the dwelling.		✓	✓
The applicant must install a feed outdoor clothes drying line as part of the development.		✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshading
North facing					
A101	1800.00	3000.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	none	not overshaded
A101	2100.00	2100.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	pergola (fixed louvers) 2000 mm, 200 mm above head of window or glazed door	not overshaded

REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: BASIX APARTMENT 02
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A601
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: ISSUE: 6

REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: BASIX APARTMENT 02
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A601
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: ISSUE: 6

PLAY DESIGN STUDIO
LETS GET STARTED!!

PHONE: 1300 411 030
DESIGNING ACROSS NEW SOUTH WALES
EMAIL: info@playdesignstudio.com.au
WEB: www.playdesignstudio.com.au

FOR APPROVALS

PLAY DESIGN STUDIO

PLAY DESIGN STUDIO

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 specifications, have the meaning given by the document entitled "BASIX Definitions" dated 15/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 03 January 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.



Project summary		
Project name	106 School Lane - Apartment 03	
Street address	106 SCHOOL LANE BUDGEE BUDGEE 2850	
Local Government Area	Mid-Western Regional Council	
Plan type and plan number	Deposited Plan DP75429	
Lot no.	264	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	2	
Project score		
Water	42	Target 30
Thermal Performance	Pass	Target Pass
Energy	71	Target 60
Materials	64	Target 50

Certificate Prepared by	
Name / Company Name	Play Design Studio
ABN (if applicable)	91130281237

Description of project

Project address		Assessor details and thermal loads	
Project name	106 School Lane - Apartment 03	Assessor number	n/a
Street address	106 SCHOOL LANE BUDGEE BUDGEE 2850	Certificate number	n/a
Local Government Area	Mid-Western Regional Council	Climate zone	n/a
Plan type and plan number	Deposited Plan DP75429	Area adjusted cooling load (MJ/m ² /year)	n/a
Lot no.	264	Area adjusted heating load (MJ/m ² /year)	n/a
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached)	Water	42 Target 30
No. of bedrooms	2	Thermal Performance	Pass Target Pass
		Energy	71 Target 60
		Materials	64 Target 50
Site details			
Site area (m ²)	62008		
Roof area (m ²)	113		
Conditioned floor area (m ²)	89.3		
Unconditioned floor area (m ²)	19.3		
Total area of garden and lawn (m ²)	100		
Roof area of the existing dwelling (m ²)	0		

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (1-4.5 bar +/- 0.1 bar plus spray force and/or coverage level) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	✓
Alternative water			
Re-water tank			
The applicant must install a re-water tank of at least 2000 litres on the site. This re-water tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the re-water tank to collect rain runoff from at least 113 square metres of the roof area of the development (excluding the area of the roof which drains to any storm-water tank or private dam).		✓	✓
The applicant must connect the re-water tank to:			
- all toilets in the development		✓	✓
- the cold water tap that supplies each clothes washer in the development		✓	✓
- 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.)		✓	✓
- all hot water systems in the development		✓	✓

Water Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
- all indoor cold water taps (not including taps that supply clothes washers) in the development		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain three level habitable attic rooms.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the table below to address thermal bridging in metal framed floors(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the table below.	✓	✓	✓
Construction			
Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab	83	nil/not specified	nil
external wall - framed metal cladd, frame timber - H2 treated softwood	all external walls	3.00 (or 3.00 including construction (fibreglass batts or roll + reflective foil in the cavity	wall colour: Dark (solar absorptance < 0.80)
internal wall - plasterboard, frame timber - H2 treated softwood	140	fibreglass batts or roll	nil

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / pitched roof - framed - metal roof - timber - H2 treated softwood	82	ceiling & 1 (up) roof full working ceiling not specified, roof not specified.	nil	roof space ventilation: unventilated - roof colour: dark (solar absorptance < 0.70), please select
ceiling and roof - raked ceiling / pitched or gabled roof - framed - metal roof, linear - H2 treated softwood	31	ceiling & 1 (up) roof full working ceiling not specified, roof not specified.	nil	roof colour: dark (solar absorptance < 0.70), please select
Note				
- Inclusion specified in this Certificate must be installed in accordance with the ASBC Housing Provisions (Part 13.2) of the National Construction Code.				
- If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ASBC Housing Provisions (Part 13.2.3 (e)) of the National Construction Code.				
- In same climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.				
- Roof space ventilation needs to meet the condensation management provisions in the ASBC Housing Provisions of the National Construction Code.				
- Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ASBC Housing Provisions of the National Construction Code.				

Thermal Performance and Materials commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
The applicant must install at least one ceiling fan in each bedroom.	✓	✓	✓
- The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ASBC Housing Provisions (Part 13.3.2) of the National Construction Code.	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check		
Glazed windows, doors and skylights					
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table below. Relevant manufacturing specifications must be satisfied for each glazed window and door.	✓	✓	✓		
The dwelling may have 1 skylight (< 0.7 square metres) which is not listed in the table.	✓	✓	✓		
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓		
- The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓		
- Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. (SHGC system U-value and SHGC must be calculated in accordance with National Prescription Rating Council (NPRC) conditions.	✓	✓	✓		
- Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.	✓	✓	✓		
- Unless they have adjustable shading, pergolas must have fixed louvers parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between louvers must not exceed the height of the louvers.	✓	✓	✓		
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table below. Total skylight area must not exceed 3 square metres (the 3 square metres that does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓		
Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glazing specification	Shading device (Shading device 10%)	Overshading
North facing					
ATW1	1800.00	3000.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	none	not overshaded
ATD1	2100.00	2100.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	pergola (fixed louvers) 3000 mm, 200 mm above head of window or glazed door	not overshaded

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glazing specification	Shading device (Shading device 10%)	Overshading
ATD2	2100.00	2100.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	pergola (fixed louvers) 3000 mm, 200 mm above head of window or glazed door	not overshaded
ATW2	1800.00	3000.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	none	not overshaded
East facing					
a1h3	600.00	2400.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	slate 450 mm, 50 mm above head of window or glazed door	not overshaded
a1h4	1800.00	600.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	slate 450 mm, 50 mm above head of window or glazed door	not overshaded
West facing					
a1hC	1500.00	600.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	slate 450 mm, 50 mm above head of window or glazed door	not overshaded
a1h6	600.00	2400.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.74)	slate 450 mm, 50 mm above head of window or glazed door	not overshaded

Energy Commitments	Show on DA plans	Show on CCDC 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: electric heat pump with a performance of 21 to 25 STCs or better.	✓	✓	✓
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 air-conditioning - ducted; Energy rating: 5 star (cool zone)	✓	✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air-conditioning - ducted; Energy rating: 5 star (cool 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 air-conditioning - ducted; Energy rating: 5 star (cool zone)	✓	✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air-conditioning - ducted; Energy rating: 5 star (cool zone)	✓	✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to facade or roof, Operation control: manual switch on/off	✓	✓	✓
Kitchen: individual fan, ducted to facade or roof, Operation control: manual switch on/off	✓	✓	✓
Laundry: individual fan, ducted to facade 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 2 bedrooms/toilets in the development for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Other			
The applicant must install an induction cooking & electric oven in the kitchen of the dwelling.	✓	✓	✓
The applicant must install a fixed outdoor cooling or drying line as part of the development.	✓	✓	✓

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "V" in the "Show on DA plans" column must be shown in the plans accompanying the development application for the proposed development (i.e. development application is to be lodged for the proposed development).
Commitments identified with a "W" in the "Show on CCDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate, complying development certificate for the proposed development.
Commitments identified with a "C" in the "Certifier check" column must be certified by a certifying authority on issuing final, before a final occupation certificate (either interim or final) for the development may be issued.

REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: BASIX APARTMENT 03
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP75429	SHEET NUMBER: A602
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: ISSUE: 6

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This certificate confirms that the proposed development will meet the BASIX government 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 Conditional' dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of Issue: Wednesday, 08 January 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.



Project summary		
Project name	106 School Lane - Apartment 04 (Copy 01)	
Street address	106 SCHOOL LANE BUDGEE BUDGEE 2850	
Local Government Area	Mid-Western Regional Council	
Plan type and plan number	Deposited Plan DP755429	
Lot/ies	264	
Section no.	-	
Project type	Dwelling house (detached)	
No. of bedrooms	3	
Project score		
Water	42	Target 30
Thermal Performance	Pass	Target Pass
Energy	71	Target 60
Materials	44	Target 40

Certificate Prepared by		
Name / Company Name	Play Design Studio	
ABN (if applicable)	91135281237	

Description of project

Project address		Assessor details and thermal loads	
Project name	106 School Lane - Apartment 04 (Copy 01)	Assessor number	N/A
Street address	106 SCHOOL LANE BUDGEE BUDGEE 2850	Certificate number	N/A
Local Government Area	Mid-Western Regional Council	Climate zone	N/A
Plan type and plan number	Deposited Plan DP755429	Area adjusted cooling load (MJ/m ² /year)	N/A
Lot/ies	264	Area adjusted heating load (MJ/m ² /year)	N/A
Section no.	-		
Project type		Project score	
Project type	Dwelling house (detached)	Water	42 Target 30
No. of bedrooms	3	Thermal Performance	Pass Target Pass
		Energy	71 Target 60
		Materials	44 Target 40
Site details			
Site area (m ²)	622.08		
Roof area (m ²)	11.03		
Conditioned floor area (m ²)	88.5		
Unconditioned floor area (m ²)	14.0		
Total area of garden and lawn (m ²)	100		
Roof area of the existing dwelling (m ²)	0		

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (4.5 bar → 9 litre) plus spray face and/or coverage tests in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	✓
Alternative water			
Recirculate tank			
The applicant must install a recirculate tank of at least 2000 litres on the site. This recirculate tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the recirculate tank to recirculate runoff from at least 11.0 square metres of the roof area of the development (including the area of the roof which drains to any storm-water tank or private dam).	✓	✓	✓
The applicant must connect the recirculate tank to:			
- all toilets in the development		✓	✓
- the cold water tap that supplies each clothes washer in the development		✓	✓
- at least one outdoor tap in the development (Note: NSW Health does not recommend that recirculate be used for human consumption in areas with potable water supply)		✓	✓
- all hot water systems in the development		✓	✓

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
- all indoor cold water taps (not including taps that supply clothes washers) in the development		✓	✓

Thermal Performance and Materials commitments

Do-it-yourself Method	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
General features				
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓	
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓	
The dwelling must not contain open residential area exceeding 26 square metres.	✓	✓	✓	
The dwelling must not contain shed or habitation after issue.	✓	✓	✓	
Floor, walls and ceiling				
The applicant must construct the floor(s), walls, and ceiling of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓	
The applicant must detail use of the system listed in the table below to address floor or ceiling in metal framed floors(s), walls and ceiling of the dwelling.	✓	✓	✓	
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the table below.	✓	✓	✓	
Construction				
Construction	Area - m ²	Additional construction required	Options to address thermal loading	Other specifications
ceiling and roof - flat ceiling/ pitched roof - timber - timber roof - timber - HC treated softwood.	82	ceiling & 1.1m roof flat ceiling, ceiling not specified, roof not specified.	ce	roof space ventilation - mechanical, roof colour - dark solar absorptance < 0.15, green roofs.
ceiling and roof - steel ceiling/ pitched or gabled roof - timber - timber roof - timber - HC treated softwood.	31	ceiling & 1.1m roof flat ceiling, ceiling not specified, roof not specified.	ce	roof colour dark solar absorptance < 0.15, green roofs.
Note	Insulation specified in this Certificate must be installed in accordance with the ASCE Insulation Procedures (Part 11.2.2) of the National Construction Code.			
Note	If the additional ceiling insulation level in the table above is greater than 100mm, refer to the ASCE Insulation Procedures (Part 11.2.2.2) of the National Construction Code.			
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated moisture in wall-cladding building methods.			
Note	Most open ventilation needs to meet the condensation management processes in the ASCE Insulation Procedures of the National Construction Code.			
Note	Thermal loads must be included in model thermal loads and appropriate loads in accordance with the ASCE Heating Procedures of the National Construction Code.			

Thermal Performance and Materials commitments

Ceiling fans	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install at least one ceiling fan in at least one daytime habitable space such as living room.	✓	✓	✓
The applicant must install at least one ceiling fan in each bedroom.	✓	✓	✓
- The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ASCE Heating Procedures (Part 11.2.2) of the National Construction Code.	✓	✓	✓

Thermal Performance and Materials commitments

Glazed windows, doors and skylights	Show on DA plans	Show on CC/CDC plans & specs	Certifier check		
The applicant must detail the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overlapping specifications must be satisfied for each glazed window and door.	✓	✓	✓		
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓		
The following requirements must also be satisfied in relation to each window and glazed door:					
- The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓		
- Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U-value and SHGC must be calculated in accordance with National Performance Rating Council (NPRC) conditions.	✓	✓	✓		
- Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.25.	✓	✓	✓		
- Unless they have adjustable shading, pergolas must have fixed louvers parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between louvers must not exceed the height of the louvers.	✓	✓	✓		
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓		
Glazed window/door no.					
North facing	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overcladding
A1W1	1500.00	3000.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	none	not overcladded
A1D1	2100.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	pergola (fixed louvers) 3000 mm, 200 mm above head of window or glazed door	not overcladded

Thermal Performance and Materials commitments

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overcladding
North facing					
A1W1	1500.00	3000.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	none	not overcladded
A1D1	2100.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	pergola (fixed louvers) 3000 mm, 200 mm above head of window or glazed door	not overcladded

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overcladding
A1C2	2100.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	pergola (fixed louvers) 3000 mm, 200 mm above head of window or glazed door	not overcladded
A1W2	1500.00	3000.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	none	not overcladded
East facing					
A1E1	600.00	2400.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	none	not overcladded
A1E4	1800.00	600.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	none	not overcladded
West facing					
A1W3	1500.00	3000.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	none	not overcladded
A1W6	600.00	2400.00	aluminium, single glazed (U-value <=0.5, SHGC <=0.74)	none	not overcladded

Energy Commitments

Hot water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install the following hot water system in the development, or a system with a higher energy rating, electric hot water with a performance <= 0.25 (EPC) or better.	✓	✓	✓
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 air conditioning - ducted. Energy rating 5 star (2024 star).	✓	✓	✓
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 air conditioning - ducted. Energy rating 5 star (2024 star).	✓	✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
- At least 1 Bathroom: individual fan, ducted to outside or roof. Operation control: manual switch control.	✓	✓	✓
- Kitchen: individual fan, ducted to outside or roof. Operation control: manual switch control.	✓	✓	✓
- Laundry: individual fan, ducted to outside or roof. Operation control: manual switch control.	✓	✓	✓
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 2 bedrooms/bedrooms in the development for natural lighting.	✓	✓	✓

Energy Commitments

Other	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✓	✓
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	✓

Legend

In these commitments, 'applicant' means the person carrying out the development.

Commitments identified with a ✓ in the 'Show on DA plans' column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the 'Show on CC/CDC plans and specs' column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the 'Certifier check' column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: BASIX APARTMENT 04
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A603
DESCRIPTION OF CHANGES			JOB NUMBER: 2020004
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: NOV 2023
		CHECKED: PLAY	SCALE: ISSUE: 6

REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: BASIX APARTMENT 04
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A603
DESCRIPTION OF CHANGES			JOB NUMBER: 2020004
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: NOV 2023
		CHECKED: PLAY	SCALE: ISSUE: 6

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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.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 09 January 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 this date of issue.



Project summary		
Project name	106 school lane - Existing Granny Flat	
Street address	106 SCHOOL LANE BUDGEE BUDGE 2850	
Local Government Area	Mid-Western Regional Council	
Plan type and plan number	Decepted Plan DP755429	
Lot no.	264	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	36	Target 30
Thermal Performance	Pass	Target Pass
Energy	71	Target 60
Materials	60	Target nil

Certificate Prepared by	
Name / Company Name:	Play Design Studio
ABN (if applicable):	91130291237

Description of project

Project address		Assessor details and thermal loads	
Project name	106 school lane - Existing Granny Flat	Assessor number	n/a
Street address	106 SCHOOL LANE BUDGEE BUDGE 2850	Certificate number	n/a
Local Government Area	Mid-Western Regional Council	Climate zone	n/a
Plan type and plan number	Decepted Plan DP755429	Area adjusted cooling load (MJ/m ² /year)	n/a
Lot no.	264	Area adjusted heating load (MJ/m ² /year)	n/a
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached) - secondary dwelling	Water	36 Target 30
No. of bedrooms	2	Thermal Performance	Pass Target Pass
		Energy	71 Target 60
		Materials	60 Target nil
Site details			
Site area (m ²)	9200		
Roof area (m ²)	98		
Conditioned floor area (m ²)	55.0		
Unconditioned floor area (m ²)	5.0		
Total area of garden and lawn (m ²)	200		
Roof area of the existing dwelling (m ²)	150		
Number of bedrooms in the existing dwelling	3		

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 bar < 8 L/min plus spray time and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	✓
Alternative water			
Recuperator tank			
The applicant must install a recuperator tank of at least 8000 litres on the site. This recuperator tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the recuperator tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any storm-water tank or private dam).		✓	✓
The applicant must connect the recuperator tank to: <ul style="list-style-type: none"> all toilets in the development the cold water tap that supplies each clothes washer in the development at least one outdoor tap in the development (Note: NSW Health does not recommend that recuperator be used for human consumption in areas with potable water supply) all hot water systems in the development 		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.		✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.		✓	✓
The dwelling must not contain open masonry areas exceeding 20 square metres.		✓	✓
The dwelling must not contain floor level habitable area over 1000 square metres.		✓	✓
Roof, walls and ceiling/soffit			
The applicant must construct the Roofs, walls, and ceiling/soffit of the dwelling in accordance with the specifications listed in the table below.		✓	✓
The applicant must adopt one of the options listed in the table below to address thermal bridging in metal framed Roofs, walls and ceiling/soffit of the dwelling.		✓	✓
The applicant must ensure through means that the materials purchased for construction are consistent with the specifications listed in the table below.		✓	✓
Construction			
Construction	Area - m ²	Additional insulation required	Options to address thermal bridging
Floor - concrete slab on ground, walls and walls	58	as not specified	nil
external wall - framed (two concrete sheet or brockle frame timber - conditioned/unconditioned, not glue laminated beams)	all external walls	1.00 (or 1.00 including contribution (R-value) of wall or reflective foil in the cavity)	nil
internal wall - plasterboard frame timber, conditioned/unconditioned, not glue laminated beams	10	Ringspan batts or roll	nil

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - hardwood/palmerston nil glue laminated beams.	98	ceiling: 0.1 (up), roof: foil backing, ceiling: not specified, roof: not specified.	nil	roof space ventilation: unventilated, roof colour: medium (solar absorptance 0.48-0.59), please select
Note				<ul style="list-style-type: none"> Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code. If the additional ceiling insulation listed in the table above is greater than R5.0, refer to the ABCB Housing Provisions (Part 13.2.3 (b)) of the National Construction Code. In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials. Roof space ventilation needs to meet the condensation management provisions in the ABCB Housing Provisions of the National Construction Code. Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
The applicant must install at least one ceiling fan in each bedroom.	✓	✓	✓
The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.3.2) of the National Construction Code.	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Reduced insulating specifications must be selected for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door: <ul style="list-style-type: none"> The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table. Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) which the appropriate U-value and SHGC must be calculated in accordance with National Performance Rating Council (NPRC) specifications. The applicant must install the skylight described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 2 square metres that does not have to be listed in the table). 	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glazing specification	Shading device (Provisioned device: SHG)	Overhead shading
North facing					
G1	1200.00	1200.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.70)	area 450 mm, 300 mm above head of window or glazed door	not overheaded
East facing					
G2	1200.00	1200.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.70)	none	not overheaded
G3	1000.00	1000.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.70)	none	not overheaded
South facing					

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glazing specification	Shading device (Provisioned device: SHG)	Overhead shading
G4	2100.00	2100.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.70)	minimum 300 mm, 300 mm above base of window or glazed door	not overheaded
West facing					
G5	1500.00	1500.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.70)	none	not overheaded
G6	800.00	800.00	aluminium, single glazed (U-value <= 0.5, SHGC <= 0.70)	none	not overheaded

Energy Commitments	Show on DA plans	Show on CCDC 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 air conditioning - ducted, Energy rating: 5 star (split zone)	✓	✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning - ducted, Energy rating: 5 star (split 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 air conditioning - ducted, Energy rating: 5 star (split zone)	✓	✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning - ducted, Energy rating: 5 star (split zone)	✓	✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: <ul style="list-style-type: none"> At least 1 Bathroom: individual fan, ducted to outside or roof, Operation control: manual switch control Kitchen: individual fan, ducted to outside or roof, Operation control: manual on/fuse off Laundry: natural ventilation only, or no laundry; Operation control: nil 	✓	✓	✓
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.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Other			
The applicant must install a window and/or skylight in 1 bathroom (bath), in the development for natural lighting.	✓	✓	✓
The applicant must install a gas cooking & electric oven in the kitchen of the dwelling.	✓	✓	✓
The applicant must install a fixed outdoor clothes drying line as part of the development.	✓	✓	✓

Legend
In these commitments, 'applicant' means the person carrying out the development.
Commitments identified with a ✓ in the 'Show on DA plans' column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the 'Show on CCDC plans & specs' column must be shown in the plans and specifications accompanying the application for a construction certificate, complying development certificate for the proposed development.
Commitments identified with a ✓ in the 'Certifier check' column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

FOR APPROVALS

REV: 6	DATE: 05.12.2024	CLIENT: PLAY FOR MICHAEL HAGGERSTON	SHEET TITLE: BASIX GRANNY FLAT
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 106 SCHOOL LANE BUDGEE BUDGE NSW 2850 LOT 264 DP755429	SHEET NUMBER: A604
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2020004
FOR APPROVALS		CHECKED: PLAY	DATE DRAWN: NOV 2023
			SCALE: ISSUE: 6

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WINDOW AND DOOR SCHEDULE

Room	WINDOW SIZE	Orientation	WINDOW AREA	GLAZING TYPE	Shading Type and Size	Shade height above window	Frame Colour	Reveal Details	COMMENTS
	2100x2100mm SF ASD	NORTH	4.41M2	CLEAR	PERGOLA 3500MM	600			
	2100x2100mm SF ASD	NORTH	4.41M2	CLEAR	PERGOLA 3500MM	600			
	1500x3200mm AWNING FIXED AWNING	NORTH	4.8m2	CLEAR	AWNING 600MM FIXED	50			
	1500x3200mm AWNING FIXED AWNING	NORTH	4.8m2	CLEAR	AWNING 600MM FIXED	50			
	600X2400mm FIXED	EAST	1.44	CLEAR	AWNING 600MM FIXED	50			
	1500x600mm DOUBLE HUNG	EAST	0.9	CLEAR	AWNING 600MM FIXED	50			
	1500x600mm DOUBLE HUNG	WEST	0.9	CLEAR	AWNING 600MM FIXED	50			
	600X2400mm FIXED	WEST	1.44	CLEAR	AWNING 600MM FIXED	50			
	2100x2100mm SF ASD	NORTH	4.41M2	CLEAR	PERGOLA 3500MM	600			
	2100x2100mm SF ASD	NORTH	4.41M2	CLEAR	PERGOLA 3500MM	600			
	1500x3200mm AWNING FIXED AWNING	NORTH	4.8m2	CLEAR	AWNING 600MM FIXED	50			
	1500x3200mm AWNING FIXED AWNING	NORTH	4.8m2	CLEAR	AWNING 600MM FIXED	50			
	600X2400mm FIXED	EAST	1.44	CLEAR	AWNING 600MM FIXED	50			
	1500x600mm DOUBLE HUNG	EAST	0.9	CLEAR	AWNING 600MM FIXED	50			
	1500x600mm DOUBLE HUNG	WEST	0.9	CLEAR	AWNING 600MM FIXED	50			
	600X2400mm FIXED	WEST	1.44	CLEAR	AWNING 600MM FIXED	50			
	2100x2100mm SF ASD	NORTH	4.41M2	CLEAR	PERGOLA 3500MM	600			
	2100x2100mm SF ASD	NORTH	4.41M2	CLEAR	PERGOLA 3500MM	600			
	1500x3200mm AWNING FIXED AWNING	NORTH	4.8m2	CLEAR	AWNING 600MM FIXED	50			
	1500x3200mm AWNING FIXED AWNING	NORTH	4.8m2	CLEAR	AWNING 600MM FIXED	50			
	600X2400mm FIXED	EAST	1.44	CLEAR	AWNING 600MM FIXED	50			
	1800X600 DOUBLE HUNG	EAST	1.08	CLEAR	AWNING 600MM FIXED	50			
	1800X600 DOUBLE HUNG	WEST	1.08	CLEAR	AWNING 600MM FIXED	50			
	600X2400mm FIXED	WEST	1.44	CLEAR	AWNING 600MM FIXED	50			
	2100x2100mm SF ASD	NORTH	4.41M2	CLEAR	PERGOLA 3500MM	600			
	2100x2100mm SF ASD	NORTH	4.41M2	CLEAR	PERGOLA 3500MM	600			
	1500x3200mm AWNING FIXED AWNING	NORTH	4.8m2	CLEAR	AWNING 600MM FIXED	50			
	1500x3200mm AWNING FIXED AWNING	NORTH	4.8m2	CLEAR	AWNING 600MM FIXED	50			
	1800X600 DOUBLE HUNG	EAST	1.08	CLEAR	AWNING 600MM FIXED	50			
	1800X600 DOUBLE HUNG	WEST	1.08	CLEAR	AWNING 600MM FIXED	50			
	600X2400mm FIXED	EAST	1.44	CLEAR	AWNING 600MM FIXED	50			
	600X2400mm FIXED	EAST	1.44	CLEAR	AWNING 600MM FIXED	50			
	1200X1200MM SF ASW	NORTH	1.44	CLEAR	EAVE 450MM	300			
	1200X1200MM SF ASW	EAST	1.44	CLEAR	NONE	300			
LIVING	1000X1500 SF ASW	EAST	1.5	CLEAR	NONE	300			
LIVING	2100x2100mm SF ASD 2	SOUTH	4.41	CLEAR	VERANDAH 3000	400			
HALL	1000X1500 SF ASW	WEST	1.5	CLEAR	NO EAVES	300			
ENTRY	900X600 SF ASW	WEST	0.54	FROSTED	NO EAVES	300			

FOR APPROVALS

REV: 6
 ISSUED BY: HW
 DESCRIPTION OF CHANGES
 FOR APPROVALS

DATE: 05.12.2024
 ISSUED TO: CLIENT

CLIENT: PLAY FOR MICHAEL HAGGERSTON
 ADDRESS: 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 LOT 264 DP755429
 DRAWN: PLAY DESIGN STUDIO
 CHECKED: PLAY

SHEET TITLE: WINDOW AND DOOR SCHEDULE
 SHEET NUMBER: A900
 JOB NUMBER: 2020004
 DATE DRAWN: NOV 2023
 SCALE: ISSUE: 6

PLAY DESIGN STUDIO
 LETS GET STARTED!!
 PHONE: 1300 411 030
 DESIGNING ACROSS NEW SOUTH WALES
 EMAIL: info@playdesignstudio.com.au
 WEB: www.playdesignstudio.com.au

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