

161 EURUNDEREE LANE,
EURUNDEREE NSW 2850
13/-DP755418

PROPOSED GUEST HOUSE/ GARAGE

FOR APPROVAL

SHEET INDEX

ISSUE/ DATE	DRAWING NAME	DRAWING NUMBER	SCALE
CC1 21.04.2022	SITE DETAILS	CC 100	1:150@A3
CC1 21.04.2022	PROPOSED DEMOLITION PLAN	CC 200	1:150@A3
CC1 21.04.2022	PROPOSED FLOOR PLAN	CC 201	1:50@A3
CC1 21.04.2022	PROPOSED ROOF PLAN	CC 202	1:50@A3
CC1 21.04.2022	PROPOSED ELEVATIONS	CC 203	1:50@A3
CC1 21.04.2022	PROPOSED ELEVATIONS	CC 204	1:50@A3
CC1 21.04.2022	PROPOSED SECTION	CC 205	1:50@A3
CC1 21.04.2022	REFLECTED CEILING/ ELECTRICAL PLAN	CC 206	1:50@A3
CC1 21.04.2022	WINDOW AND DOOR SCHEDULE	CC 207	1:50@A3
CC1 21.04.2022	WINDOW AND DOOR SCHEDULE	CC 208	1:50@A3
CC1 21.04.2022	LAUNDRY/ BATHROOM PLAN	CC 400	1:20@A3
CC1 21.04.2022	LAUNDRY/ BATHROOM ELEVATION 1 & 2	CC 401	1:20@A3
CC1 21.04.2022	LAUNDRY/ BATHROOM ELEVATION 3 & 4	CC 402	1:20@A3
CC1 21.04.2022	KITCHEN ELEVATION 1	CC 403	1:20@A3
CC1 21.04.2022	KITCHEN ELEVATION 2 & 3	CC 404	1:20@A3
CC1 21.04.2022	ENTRY JOINERY ELEVATION	CC 405	1:20@A3
CC1 21.04.2022	BED 1 & 2 ROBE ELEVATIONS	CC 500	1:20@A3
CC1 31.08.2023	BASIX COMMITMENTS	CC 800	NA
CC1 31.08.2023	BASIX COMMITMENTS	CC 801	NA



PRECEDENT IMAGERY

Liv Johnson Design
livjdesign@gmail.com M:0416142301
46 Lawson St, Mudgee 2850

NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILLIEU

DATE:
24/01/23

SPACE:

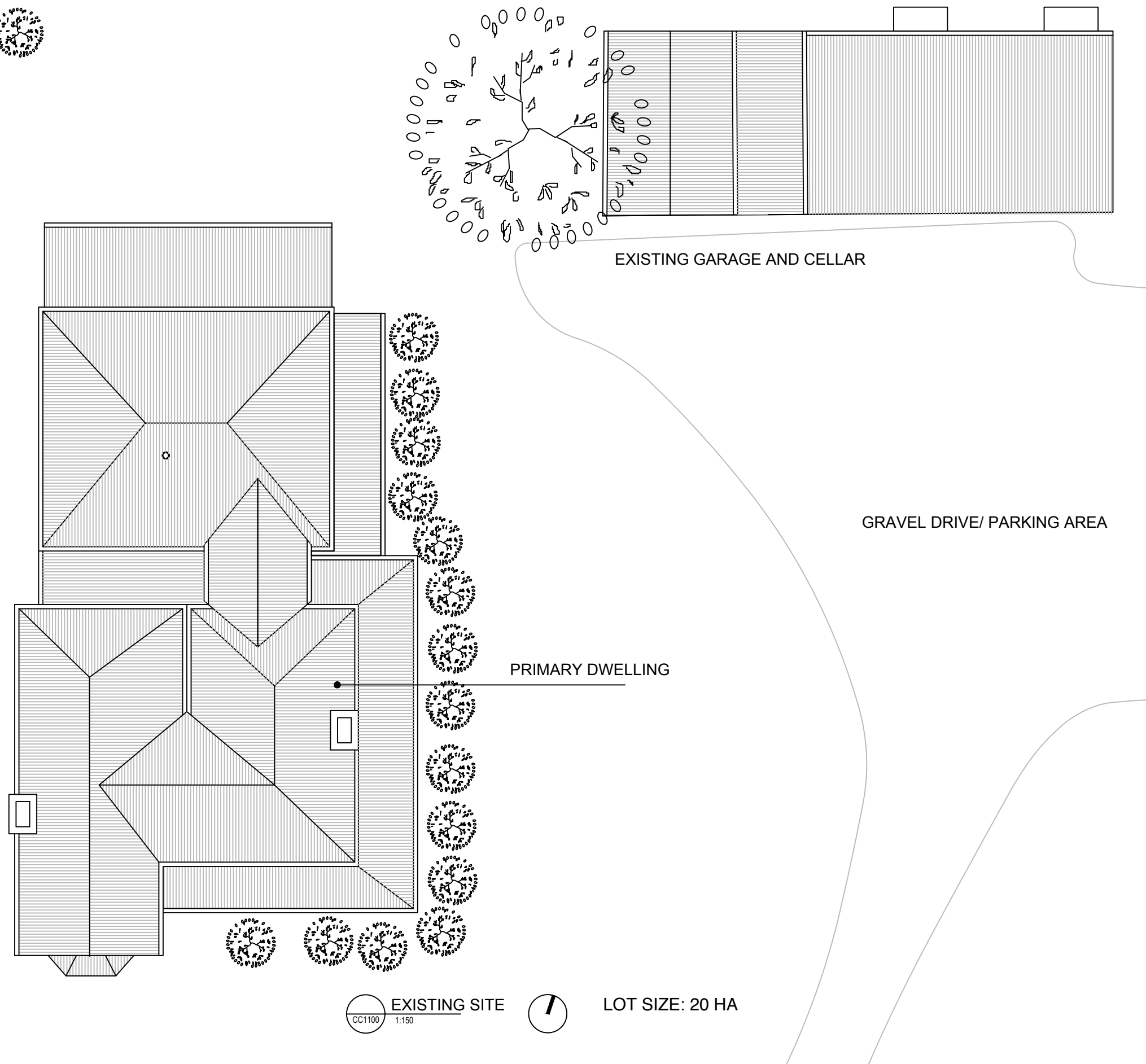
DRAWING:

Re issued:
31/08/23

SCALE:

Issue: B

CC1 FOR APPROVAL



SITE PLAN DERIVED
BY SIX MAPS (NOT TO
SCALE)



Liv Johnson Design
livjdesign@gmail.com M:0416142301
46 Lawson St, Mudgee 2850

NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILLIEU

DATE:
30/11/22

SPACE:

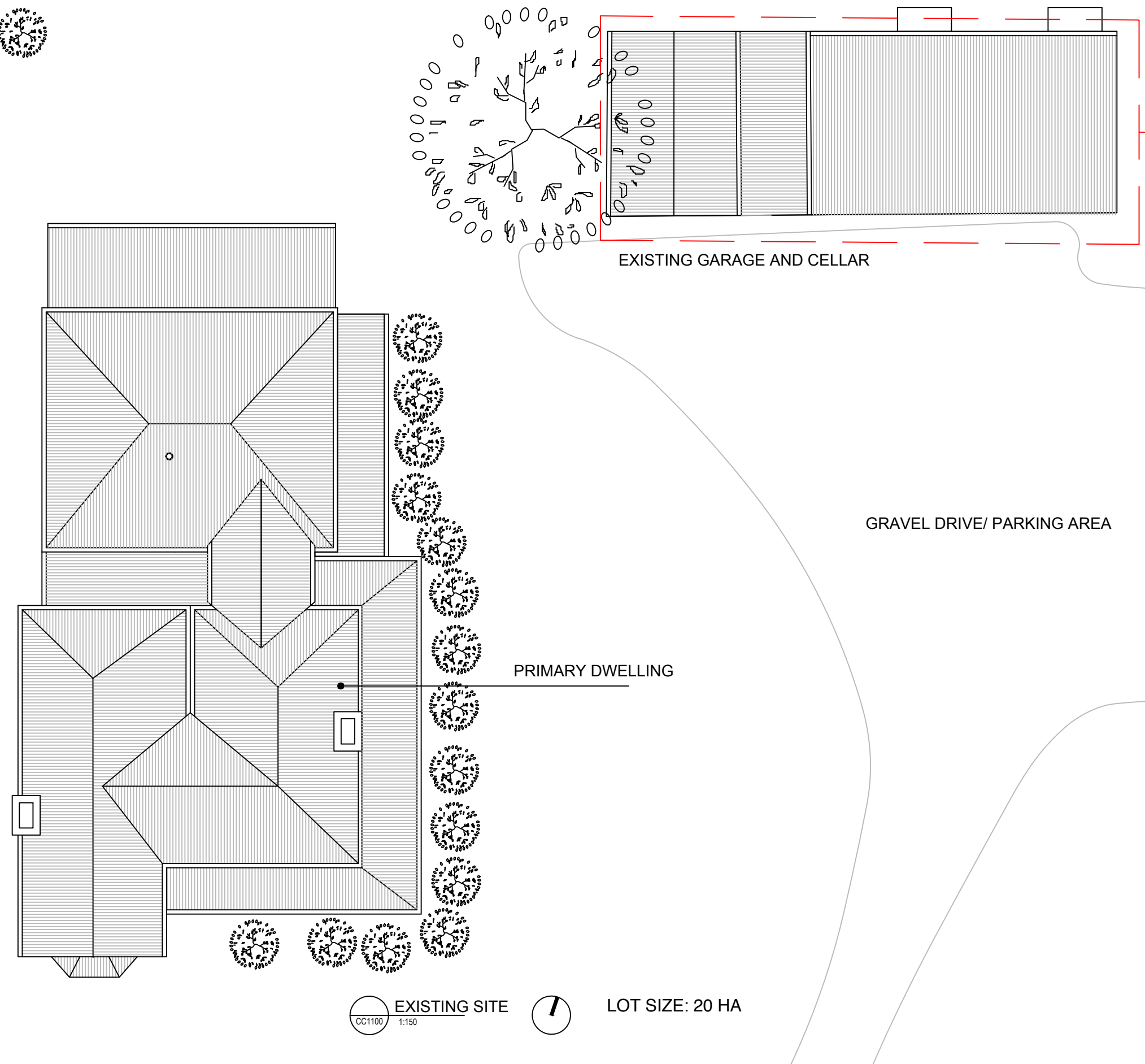
DRAWING: SITE PLAN

Re issued:
31/08/23

SCALE:

Issue: B

CC1 100 FOR APPROVAL



DEMOLITION OF EXISTING GARAGE AND CELLAR



EXISTING GARAGE AND CELLAR

Liv Johnson Design
livjdesign@gmail.com M:0416142301
46 Lawson St, Mudgee 2850

NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILLIEU

DATE:
30/11/22

SPACE:

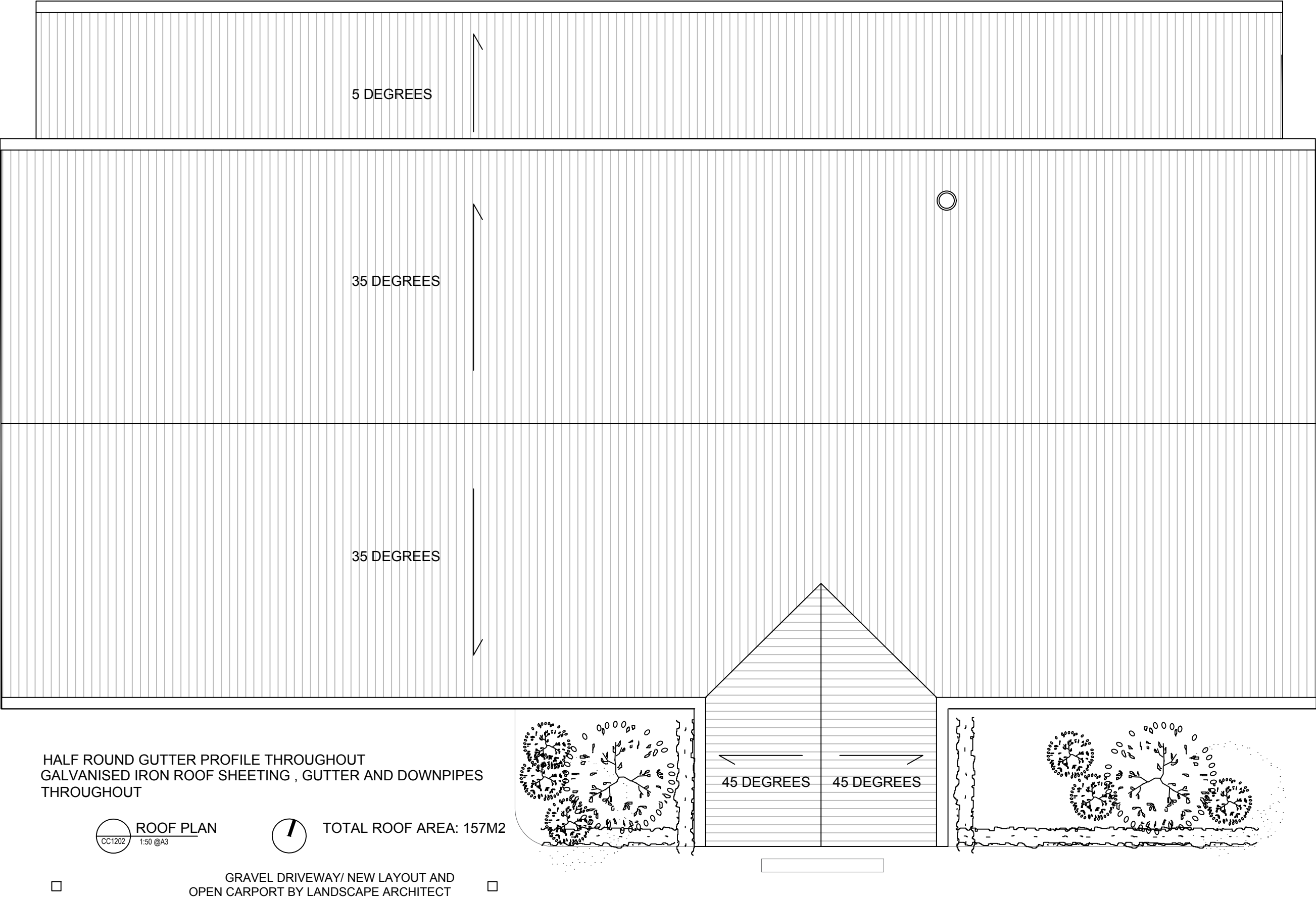
DRAWING: DEMOLITION PLAN

Re issued:
31/08/23

SCALE: 1:150 @ A3

ISSUE: B

CC1 200 FOR APPROVAL



Liv Johnson Design
livjdesign@gmail.com M:0416142301
46 Lawson St, Mudgee 2850

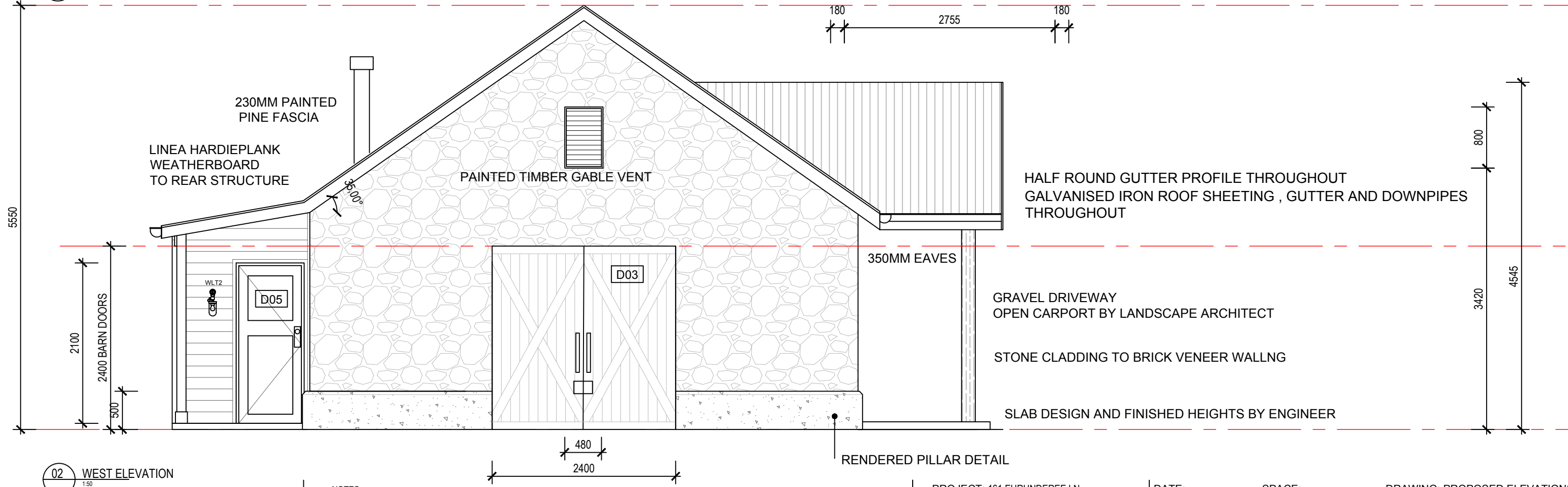
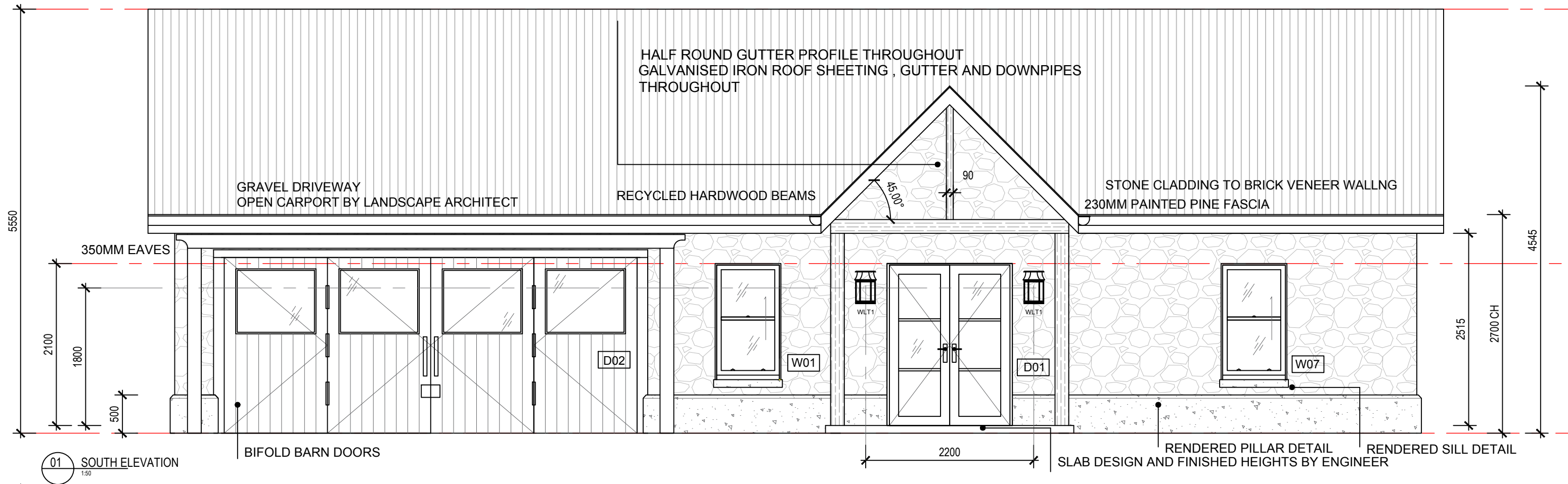
NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILLIEU

DATE: 30/11/22 SPACE: DRAWING: PROPOSED ROOF PLAN
Re issued: 31/08/23 SCALE: 1:50 @ A3 Issue: B

CC1 202 FOR APPROVAL



NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILLIEU

DATE:
30/11/22

SPACE:

DRAWING: PROPOSED ELEVATIONS

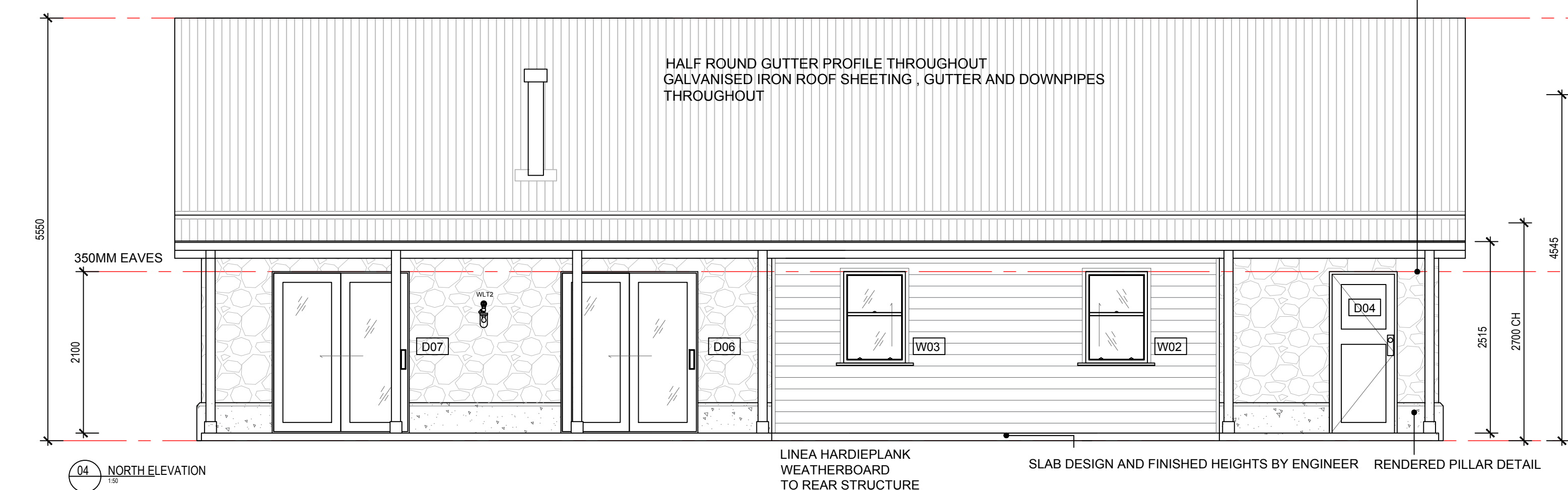
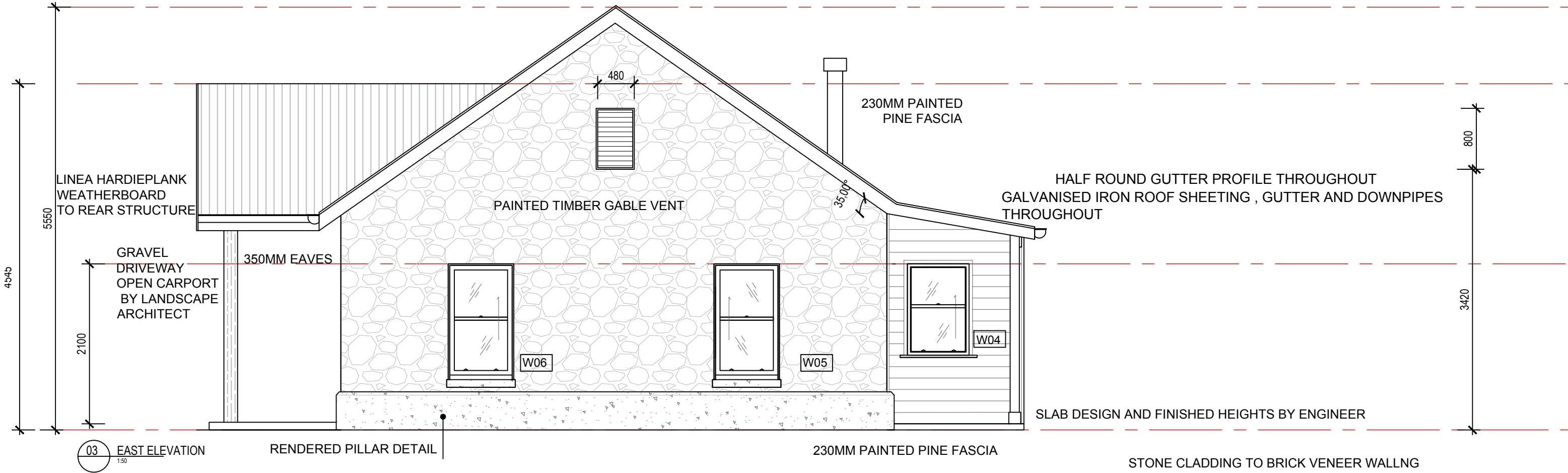
Re issued:
31/08/23

SCALE: 1:50 @ A3

Issue: A

Liv Johnson Design
livjdesign@gmail.com M:0416142301
46 Lawson St, Mudgee 2850

CC1 203 FOR APPROVAL



NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850

CLIENT NAME: BAILLIEU

DATE: 30/11/22

SPACE:

DRAWING: PROPOSED ELEVATIONS

Re issued: 31/08/23

SCALE: 1:50 @ A3

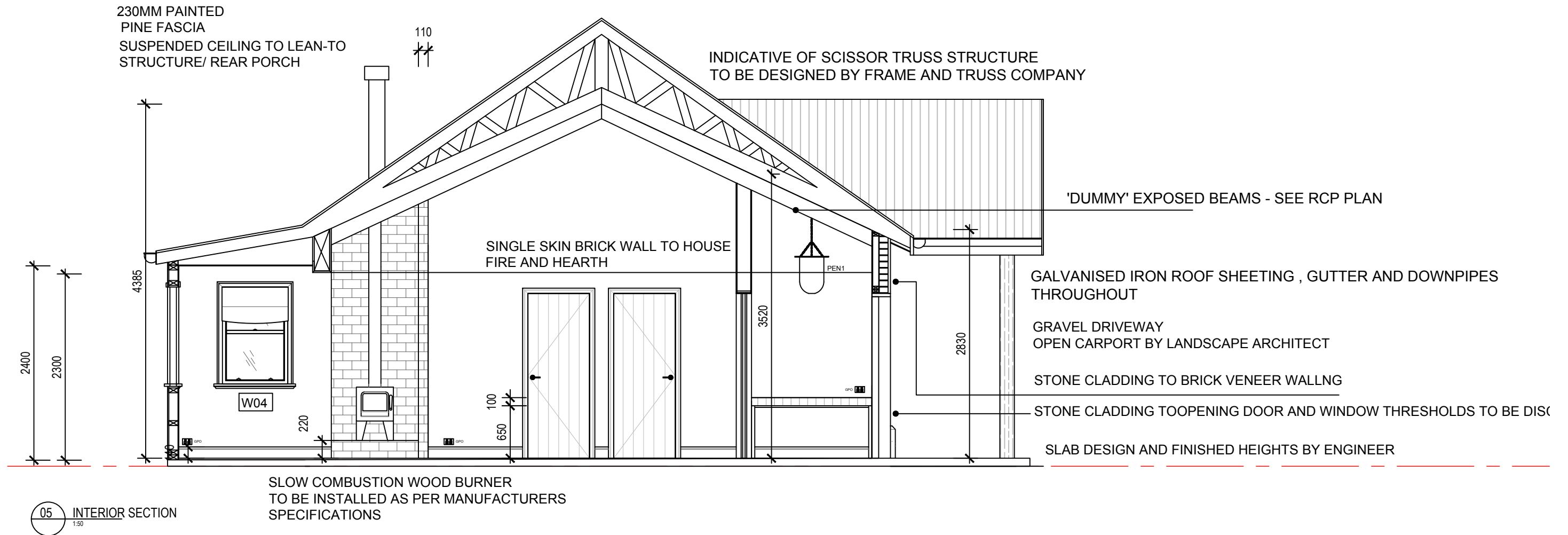
Issue: A

Liv Johnson Design

livjdesign@gmail.com M:0416142301

46 Lawson St, Mudgee 2850

CC1 204 FOR APPROVAL



Liv Johnson Design
livjdesign@gmail.com M:0416142301
46 Lawson St, Mudgee 2850

NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILLIEU

DATE:
30/11/22

SPACE:

DRAWING: PROPOSED SECTION

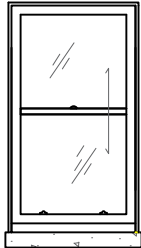
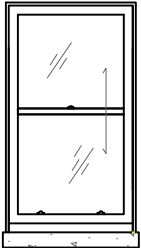
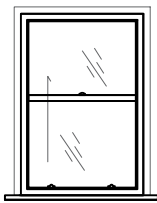
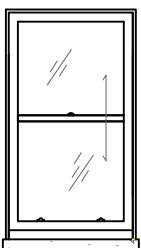
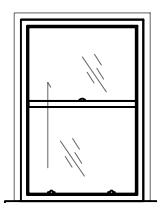
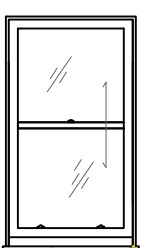
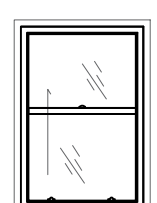
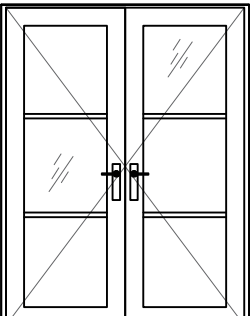
Re issued:
31/08/23

SCALE: 1:50 @ A3

Issue: A

CC1 205 FOR APPROVAL

WINDOW & DOOR SCHEDULE

W01		LOCATION: KITCHEN 820W X 1500H DOUBLE HUNG TIMBER WINDOW PRIMED TRADCO CLASSIC SASH LIFTS & CLASSIC SASH FASTENER AGED BRASS BLACK FRAMED GAUZE ORIENTATION: SOUTH	W05		LOCATION: BED 1 820W X 1500H DOUBLE HUNG TIMBER WINDOW PRIMED TRADCO CLASSIC SASH LIFTS & CLASSIC SASH FASTENER AGED BRASS BLACK FRAMED GAUZE ORIENTATION: EAST
W02		LOCATION: LAUNDRY/ BATH 820W X 1200H DOUBLE HUNG TIMBER WINDOW PRIMED TRADCO CLASSIC SASH LIFTS & CLASSIC SASH FASTENER AGED BRASS BLACK FRAMED GAUZE ORIENTATION: NORTH	W06		LOCATION: BED 2 820W X 1500H DOUBLE HUNG TIMBER WINDOW PRIMED TRADCO CLASSIC SASH LIFTS & CLASSIC SASH FASTENER AGED BRASS BLACK FRAMED GAUZE ORIENTATION: EAST
W03		LOCATION: DINING 820W X 1200H DOUBLE HUNG TIMBER WINDOW PRIMED TRADCO CLASSIC SASH LIFTS & CLASSIC SASH FASTENER AGED BRASS BLACK FRAMED GAUZE ORIENTATION: NORTH	W07		LOCATION: BED 2 820W X 1500H DOUBLE HUNG TIMBER WINDOW PRIMED TRADCO CLASSIC SASH LIFTS & CLASSIC SASH FASTENER AGED BRASS BLACK FRAMED GAUZE ORIENTATION: SOUTH
W04		LOCATION: DINING 820W X 1200H DOUBLE HUNG TIMBER WINDOW PRIMED TRADCO CLASSIC SASH LIFTS & CLASSIC SASH FASTENER AGED BRASS BLACK FRAMED GAUZE ORIENTATION: EAST	D01		LOCATION: ENTRY 2X 820W X 2040H TIMBER FRENCH DOORS 3 LIGHT PER DOOR PRIMED TRADCO MENTON LEVER EURO LOCK W/ MATCHING HINGES, CABIN LATCH, MORTICE LOCKS AND DOOR STOPS AGED BRASS ORIENTATION: SOUTH

NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
 Builders verify all dimensions on site prior to commencement of any work.
 Measurements in mm unless noted otherwise. Do not scale off drawings.
 All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
 Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
 EURUNDEREE NSW 2850
 CLIENT NAME: BAILLIEU

DATE:
 30/11/22

SPACE:

DRAWING: WINDOW AND DOOR
 SCHEDULE 1/2

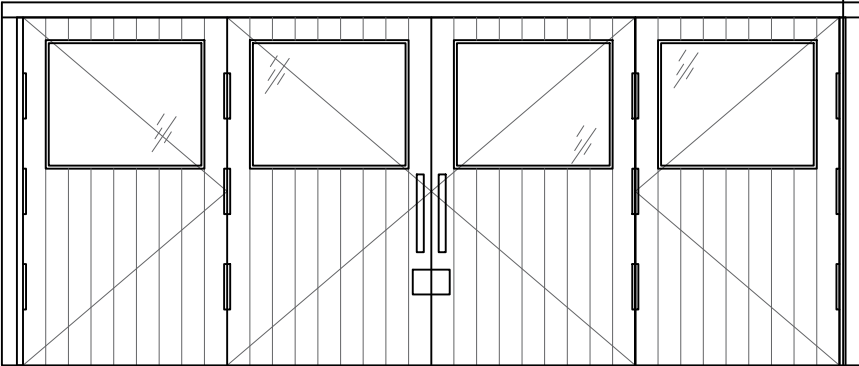
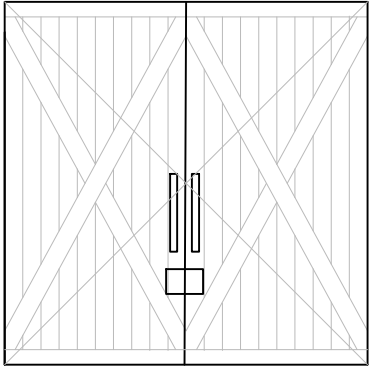
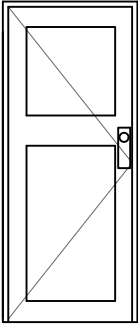
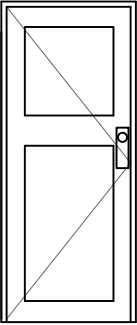
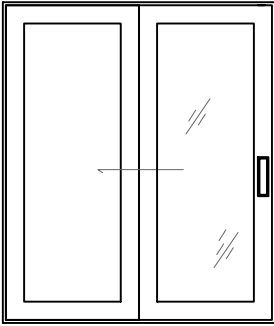
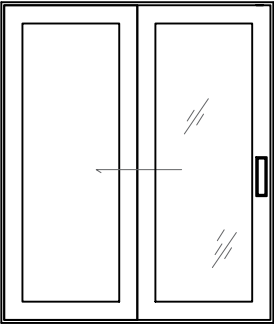
Re issued:
 31/08/23

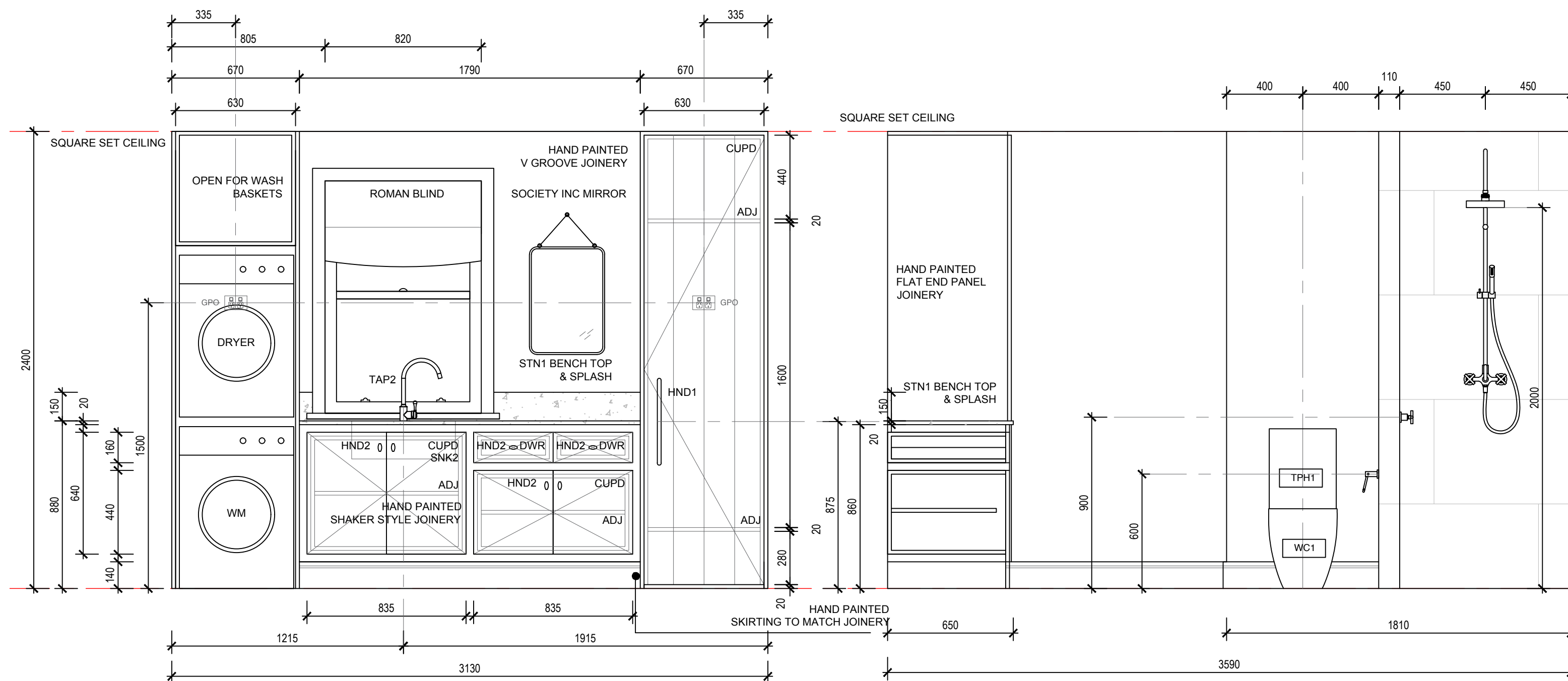
SCALE: 1:50 @ A3

Issue: B

CC1 207 FOR APPROVAL

WINDOW & DOOR SCHEDULE

D02		LOCATION: GARAGE 4X 1350W X 2400H BARN BIFOLD TIMBER DOORS W/ GLASS WINDOWS (820X1010) PRIMED TRADCO 2X STRAP IRON PULL HANDLES 510X55 CLASSIC HINGES AND BIFOLD MECHANISM TBC W/ BUILDER LOCKABLE LATCH UNDER TO BE CONFIRMED AGED BRASS ORIENTATION: SOUTH	
D03		LOCATION: GARAGE 2X 1800W X 2400H BARN TIMBER DOORS (PAINTED) PRIMED TRADCO 2X STRAP IRON PULL HANDLES 510X55 CLASSIC HINGES AND TBC W/ BUILDER LOCKABLE LATCH UNDER TO BE CONFIRMED AGED BRASS ORIENTATION: WEST NOTE: FUNCTION OF DOOR TBC W/ BUILDER AND DESIGNER	
D04	 <div>LOCATION: GARAGE 820W X 2040H TIMBER DOOR W/ FIXED WINDOW 585X 585 PRIMED TRADCO MILTON KNOB LONG PLATE W/ EURO LOCK W/ MATCHING HINGES, CABIN LATCH, MORTICE LOCKS AND DOOR STOP AGED BRASS ORIENTATION: NORTH</div>	D05	 <div>LOCATION: LAUNDRY/ BATH 820W X 2040H TIMBER DOOR W/ FIXED WINDOW 585X 585 PRIMED TRADCO MILTON KNOB LONG PLATE W/ EURO LOCK W/ MATCHING HINGES, CABIN LATCH, MORTICE LOCKS AND DOOR STOP AGED BRASS ORIENTATION: NORTH</div>
D06	 <div>LOCATION: LIVING 2X 900W X 2040H TIMBER SLIDING GLASS DOOR SET PRIMED TRADCO IVER RECTANGULAR FLUSH PULL W/ EURO LOCK W/ MATCHING MORTICE LOCKS SIGNATURE BRASS ORIENTATION: NORTH</div>	D07	 <div>LOCATION: LIVING 2X 900W X 2040H TIMBER SLIDING GLASS DOOR SET PRIMED TRADCO IVER RECTANGULAR FLUSH PULL W/ EURO LOCK W/ MATCHING MORTICE LOCKS SIGNATURE BRASS ORIENTATION: NORTH</div>



01 LAUNDRY/ BATHROOM ELEVATION
401 1:20

02 LAUNDRY/ BATHROOM ELEVATION
401 1:20

Liv Johnson Design
livjdesign@gmail.com M:0416142301
46 Lawson St, Mudgee 2850

NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILLIEU

DATE:
30/11/22

Re issued:
31/08/23

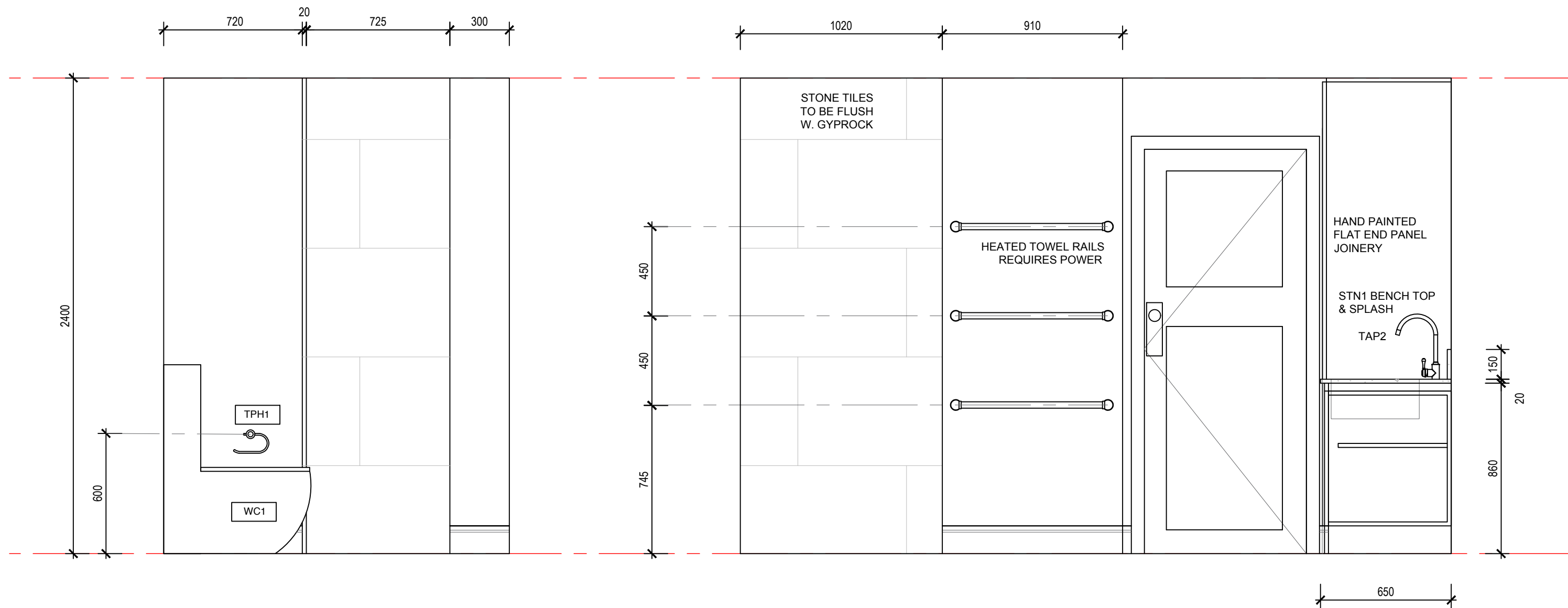
SPACE:

SCALE: 1:20 @ A3

DRAWING: LAUNDRY/ BATH
ELEVATIONS

Issue: B

CC1 401 FOR APPROVAL



03 LAUNDRY/ BATHROOM ELEVATION
402 1:20

04 LAUNDRY/ BATHROOM ELEVATION
402 1:20

Liv Johnson Design
livjdesign@gmail.com M:0416142301
46 Lawson St, Mudgee 2850

NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILLIEU

DATE:
30/11/22

SPACE:

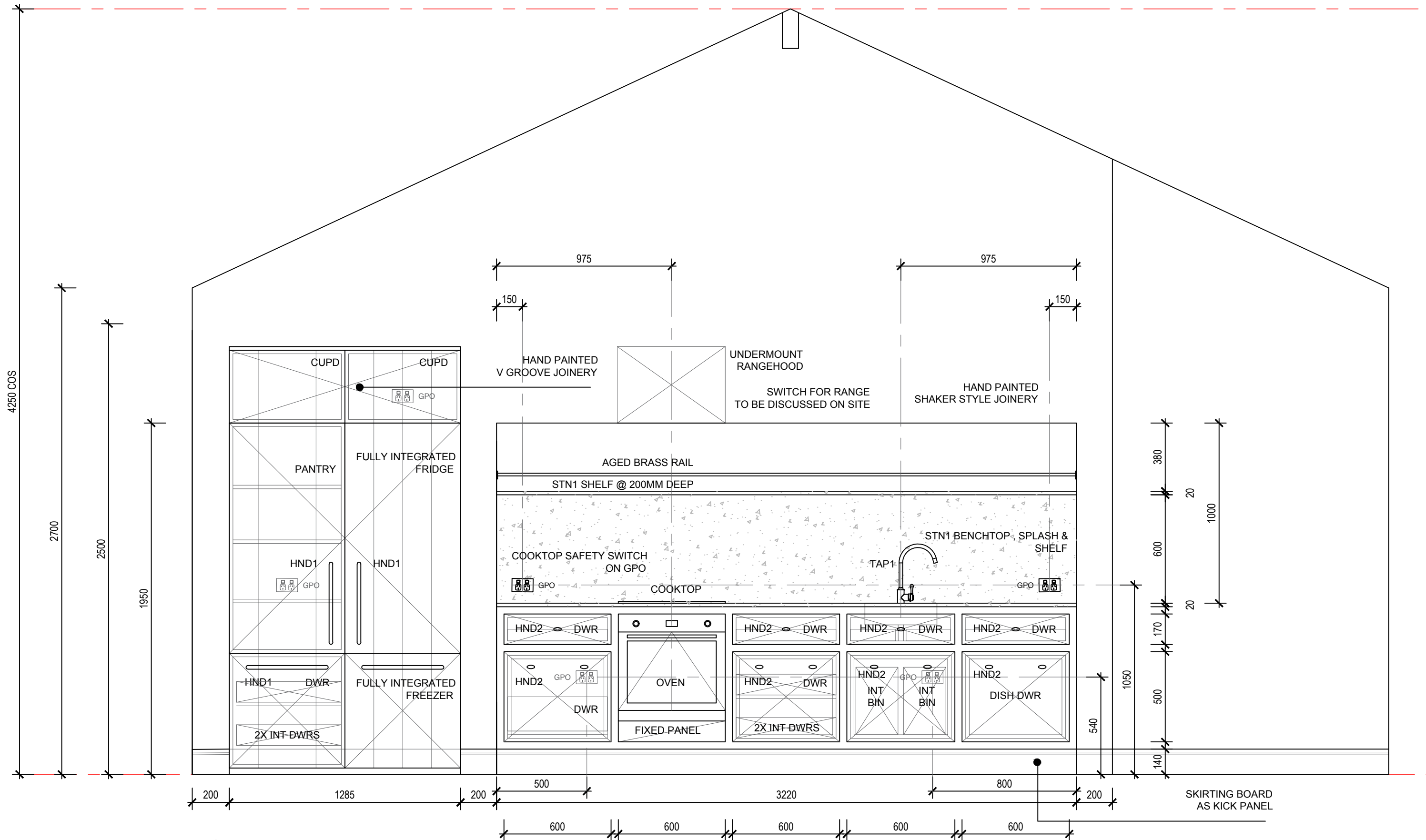
Re issued:
31/08/23

SCALE: 1:20 @ A3

DRAWING: LAUNDRY/ BATH
ELEVATIONS

Issue: B

CC1 402 FOR APPROVAL



01 KITCHEN ELEVATION
403 1:20

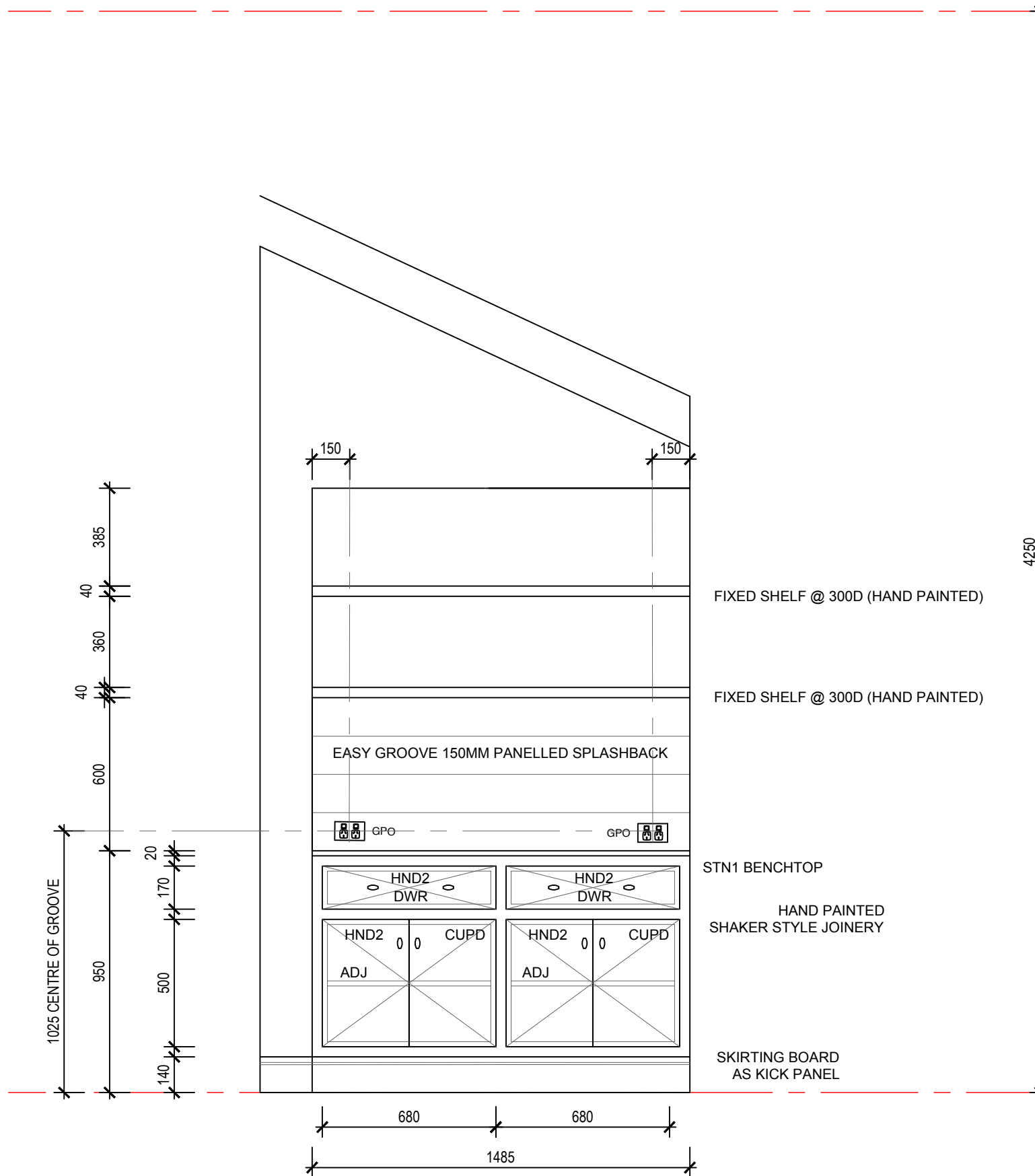
NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

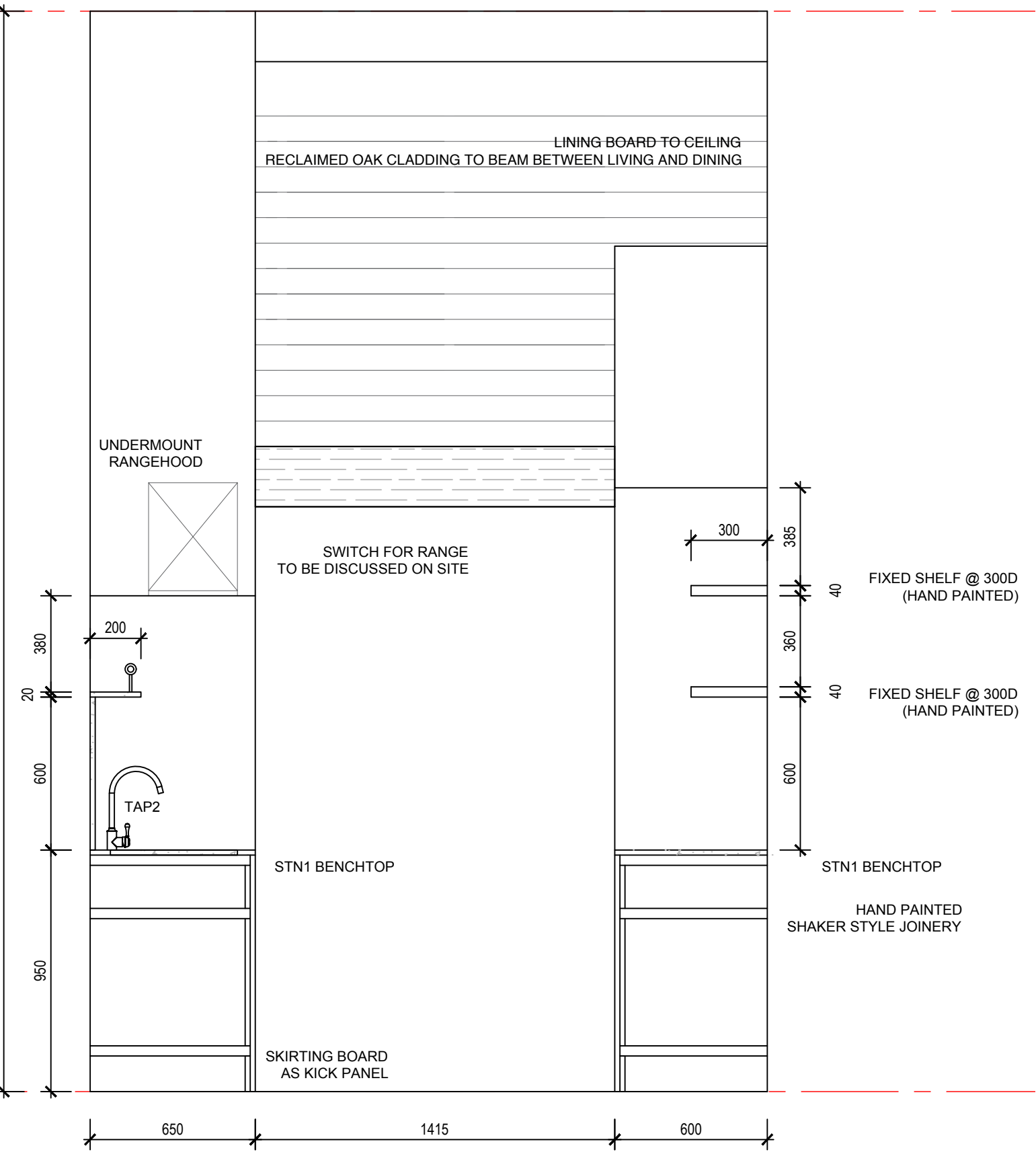
PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILLIEU

DATE: 30/11/22
Re issued: 31/08/23
SPACE: SCALE: 1:20 @ A3
DRAWING: KITCHEN ELEVATION
Issue: B

CC1 403 FOR APPROVAL



02 KITCHEN ELEVATION
404 1:20



03 KITCHEN ELEVATION
404 1:20

Liv Johnson Design
livjdesign@gmail.com M:0416142301
46 Lawson St, Mudgee 2850

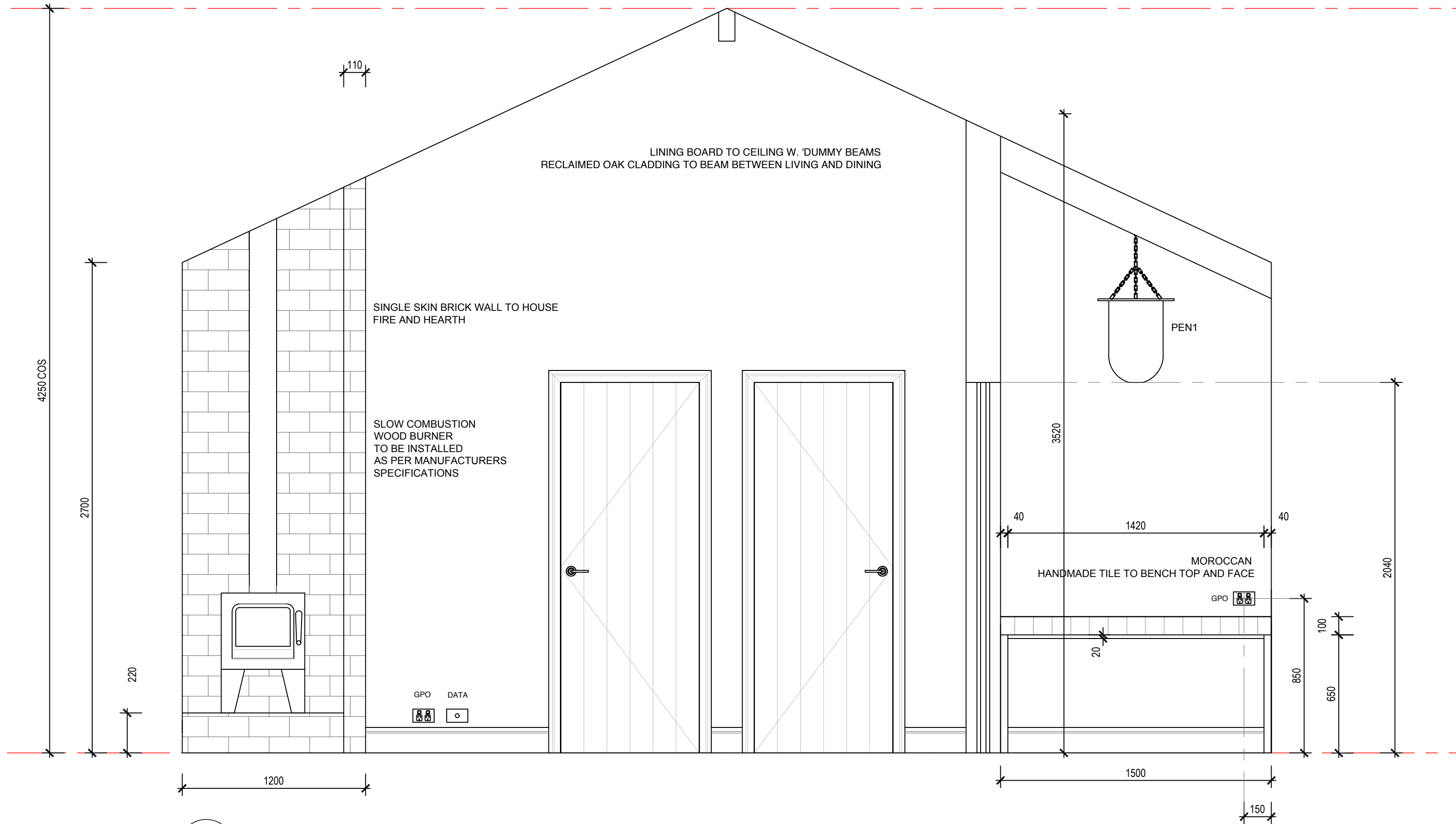
NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILLIEU

DATE: 30/11/22 SPACE: DRAWING: KITCHEN ELEVATIONS
Re issued: 31/08/23 SCALE: 1:20 @ A3 Issue: B

CC1 404 FOR APPROVAL



01 ENTRY ELEVATION
405 1:20

NOTE: ADJACENT BENCH TO MATCH

Liv Johnson Design
livjdesign@gmail.com M:0416142301
46 Lawson St, Mudgee 2850

NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILLIEU

DATE:
30/11/22

SPACE:

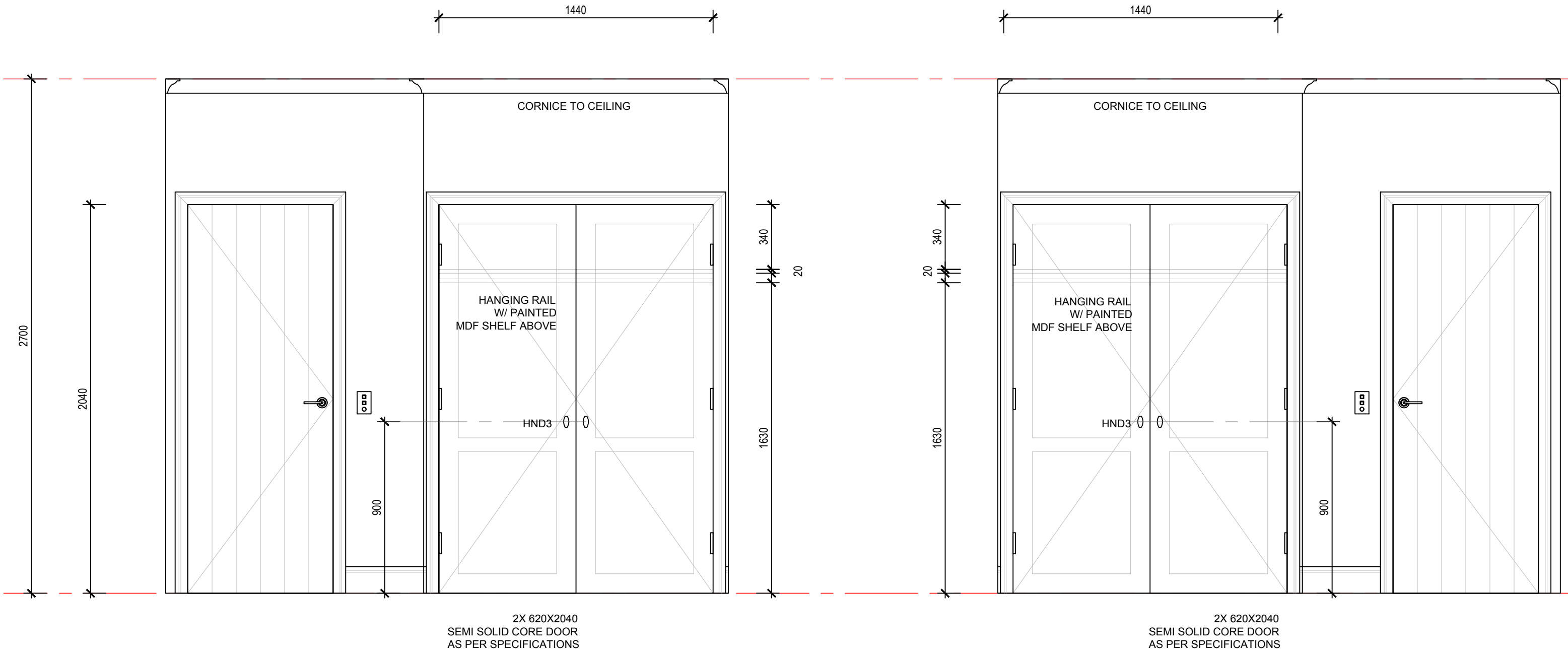
DRAWING: ENTRY JOINERY
ELEVATION

Re issued:
31/08/23

SCALE: 1:20 @ A3

Issue: B

CC1 405 FOR APPROVAL



01
500
BED 1 ROBE ELEVATION
1:20

02
500
BED 2 ROBE ELEVATION
1:20

Liv Johnson Design
livjdesign@gmail.com M:0416142301
46 Lawson St, Mudgee 2850

NOTES:
All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILLIEU

DATE: 30/11/22
Re issued: 31/08/23
SPACE:
SCALE: 1:20 @ A3
DRAWING: BED 1 & 2
ROBE
ELEVATIONS
Issue: B

CC1 500 FOR APPROVAL

Project address	
Project name	23081_161 Eurunderee Lane_02
Street address	161 Eurunderee Lane Eurunderee 2850
Local Government Area	Mid-Western Regional Council
Plan type and plan number	Deposited Plan 755418
Lot no.	13
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	2
Site details	
Site area (m²)	2000
Roof area (m²)	150
Conditioned floor area (m2)	72.0
Unconditioned floor area (m2)	8.0
Total area of garden and lawn (m2)	200

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m².year)	n/a	
Area adjusted heating load (MJ/m².year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Project score		
Water	✔ 38	Target 30
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 40	Target 40

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 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 5000 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 150 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">all toilets in the developmentthe cold water tap that supplies each clothes washer in the developmentat 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 developmentall indoor cold water taps (not including taps that supply clothes washers) in the development		✔ ✔ ✔ ✔ ✔	✔ ✔ ✔ ✔ ✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed 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 overshadowing specifications must be satisfied for each window and glazed 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: <ul style="list-style-type: none">For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none">Aluminium single clearAluminium double (air) clearTimber/uPVC/fibreglass single clearTimber/uPVC/fibreglass double (air) clear	✔	✔	✔ ✔

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
Bed 1	2000	1800	aluminium, single, clear	solid overhang 1800 mm, 200 mm above head of window or glazed door	not overshadowed
Living	2000	1800	aluminium, single, clear	solid overhang 1800 mm, 200 mm above head of window or glazed door	not overshadowed
Bath	1200	800	aluminium, single, clear	none	not overshadowed
Dining	1200	800	aluminium, single, clear	none	not overshadowed
East facing					
Dining	1200	800	aluminium, single, clear	solid overhang 7500 mm, 200 mm above head of window or glazed door	not overshadowed
Bed 1	1500	800	aluminium, single, clear	none	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
Bed 2	1500	800	aluminium, single, clear	none	not overshadowed
South facing					
Entry	2000	1600	aluminium, single, clear	solid overhang 1700 mm, 450 mm above head of window or glazed door	not overshadowed
Kitchen	1500	800	aluminium, single, clear	none	not overshadowed
Bed 2	1500	800	aluminium, single, clear	none	not overshadowed
West facing					
Bath	2000	800	aluminium, single, clear	solid overhang 3300 mm, 450 mm above head of window or glazed door	not overshadowed



Liv Johnson Design
livjdesign@gmail.com M:0416142301
46 Lawson St, Mudgee 2850

NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILIEU

DATE:
31.08.2023

SCALE: NA

BASIX COMMITMENTS

CC1 800 FOR APPROVAL



Liv Johnson Design
livjdesign@gmail.com M:0416142301
46 Lawson St, Mudgee 2850

NOTES:

All drawings to be read in conjunction with specifications prepared by Liv Johnson.
Builders verify all dimensions on site prior to commencement of any work.
Measurements in mm unless noted otherwise. Do not scale off drawings.
All work to be carried out in accordance with the BCA, Australian standards and conditions of Council.
Builder to contact designer if any design, dimensions or specifications do not comply with regulations or are not buildable as drawn. Copy right remains the property of Liv Johnson.

PROJECT: 161 EURUNDEREE LN,
EURUNDEREE NSW 2850
CLIENT NAME: BAILIEU

DATE:
31.08.2023

SCALE: NA

BASIX COMMITMENTS

CC1 801 FOR APPROVAL

Energy Commitments	Show on DA plans	Show on CC/CDC 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 6 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 airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: wood heater; Energy rating: n/a		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The wood heater must have a compliance plate confirming that it complies with the relevant Australian standards, and must be installed in accordance with the requirements of all applicable regulatory authorities.			✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓ ✓ ✓	✓ ✓ ✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none">at least 2 of the bedrooms / study; dedicatedat least 2 of the living / dining rooms; dedicated		✓ ✓	✓ ✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none">the kitchen; dedicatedall bathrooms/toilets; dedicatedthe laundry; dedicatedall hallways; dedicated		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
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.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	