



Do not scale plans, use written dimensions only. The owner, builder, subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing any works or ordering materials and shall be responsible for ensuring that all building works conform to the BCA, as codes (current editions), building regulations, local by-laws and town planning requirements. These plans shall be read in conjunction with consultants listed below.

Protection of openable windows. Bedroom windows on the first floor where the sill height is less than 1.7m above the internal floor & have a height of more than 2m above the area below must be protected by a lockable device in accordance with the BCA Part H5D3.

Refer to Detailed Contour Survey - RJT Surveyors  
Refer to Detailed Driveway Design by KYSU Engineers  
Refer to Detailed Hydraulic Design by KYSU Engineers  
Refer to Landscape Design by Artscience  
Refer to Energy Report + Basix by BasixMAX

DA ISSUE (A2)

ISSUE DATE: <b>Mar 1, 2025</b>			<b>tim+sarah .k</b> <small>Building Engineers   Interior Designers</small> <small>41 Pitt St, Office Bldg 288, Leemans NSW 2225</small> <small>E: info@timandsarahk.com.au W: www.timandsarahk.com.au</small>	SITE ADDRESS: Lot 6, DP 222976 4 Leemon St, Condell Park 2200	
				CLIENT DETAILS: Denise Darlow	
				SHEET NAME: Subdivision Plan(Prelim) 1:200	SHEET NUMBER: 11
				LGA: Canterbury-Bankstown	REFERENCE: LEE-505
				PROJECT: Proposed Dual Occupancy + Torrens Title Subdivision	
	DATE:	AMENDMENTS:			