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

Part H5D3. Refer to Detailed Contour Survey - RJT Surveyors 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

Copyright © –timandsarahk ABN 62 272 767 922 timandsarahk owns all copyright and intellectual property rights on all designs and plans and should not be reproduced, copied or used for consent and or construction purposes without written approval from timandsarahk. DP222976 853.6m² (By DP) 751.4m² (By Calculation)

222/2013 DP22013

23024013 08224013

229,4013 0824013 1 222976

41.81

040,000

375.70 m²

375.68 m²

DA ISSUE (A2)

~

+					l		
	ISSUE DATE: Mar 1, 2025			site Address: Lot 6, DP 222976 4 Leemon St, Condell Park 2200			00
<u>i</u>				a: Post Office Box 298 Jannali NSW 2226 e: info@timandsarahk.com.au W: www.timandsarahk.com.au	CLIENT DETAILS:		
ISSUE DAT					Denise Darlow		
				PROJECT: Proposed Dual Occupancy + Torrens Title Subdivision	SHEET NAME: Subdivision Plan(Prelim)	1:200	SHEET NUMBER: 11
		DATE:	AMENDMENTS:		LGA: Canterbury-Bankstown	REFEREN	