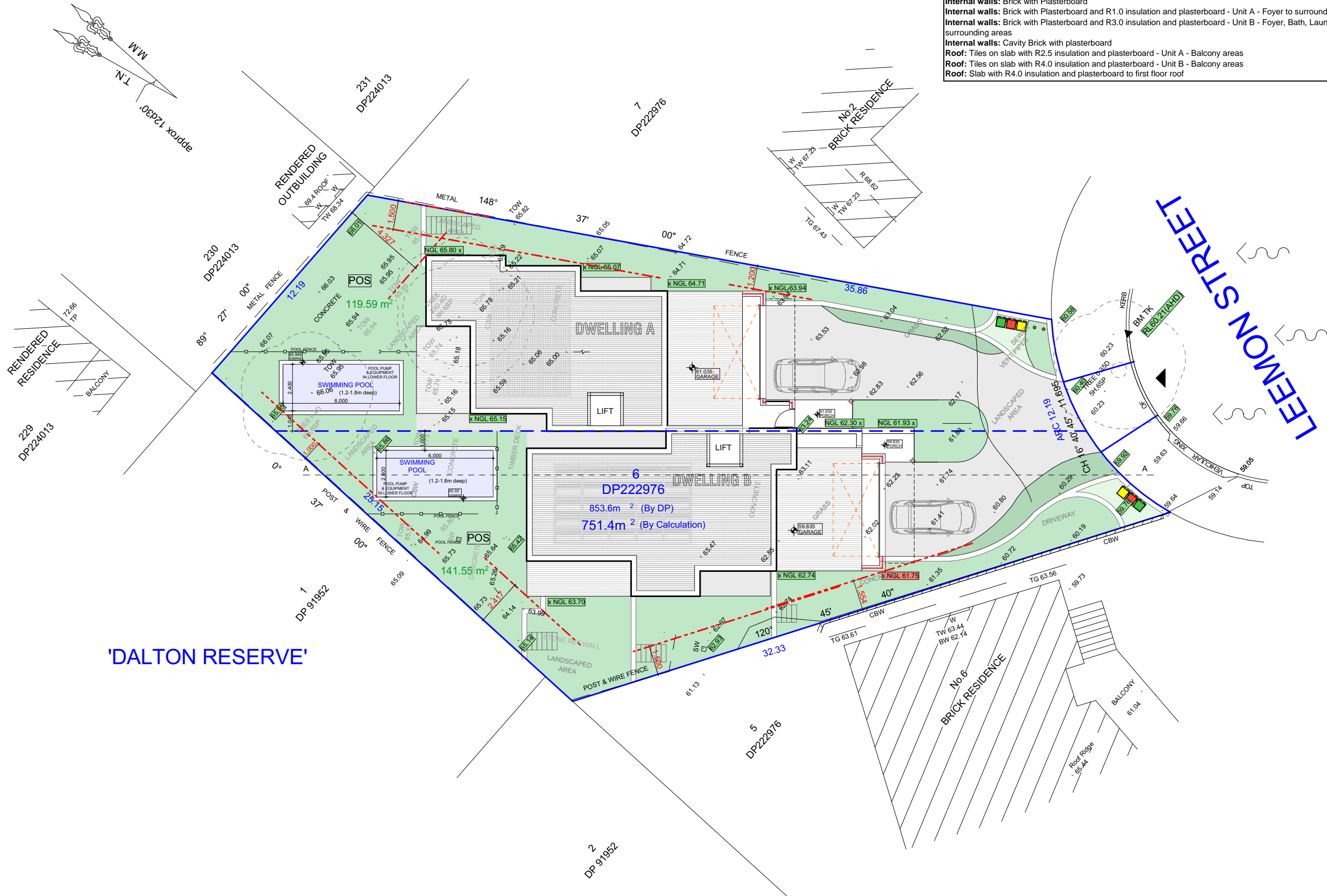
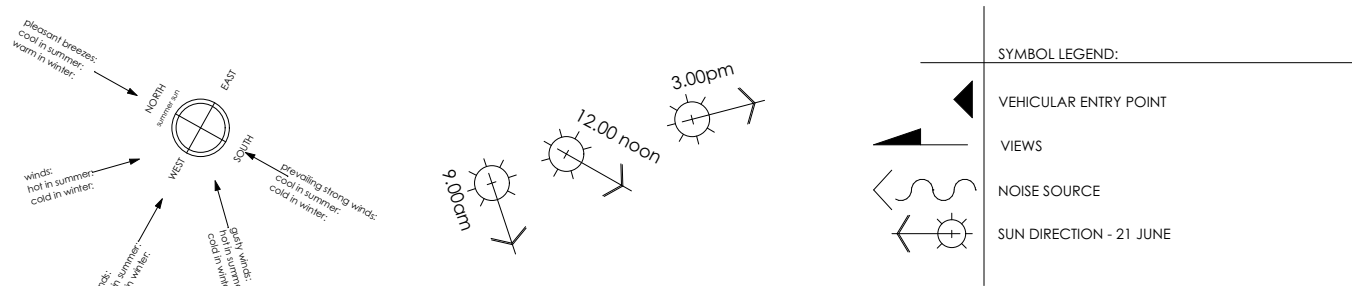




## LOCATION



**ABSA Thermal Notes - 4 Leemon Street, Condell Park, NSW, 2200**

**External walls:** Cavity Brick plus R1.0 insulation and wet plaster externally - Unit A  
**External walls:** Cavity Brick plus R1.0 insulation and soil - Unit A  
**External walls:** Cavity Brick plus R2.0 insulation and wet plaster externally - Unit B  
**External walls:** Cavity Brick plus R2.0 insulation and soil - Unit B  
**Glazing:** Aluminium Double Glaze U = 3.1: SHGC = 0.39 - Awning, Casement, Doors - Unit A  
**Glazing:** Aluminium Double Glaze U = 2.9: SHGC = 0.49 - Sliding, Fixed, Louvre - Unit A  
**Glazing:** Aluminium Double Glaze U = 2.9: SHGC = 0.51 - Unit A - W04, W05, W23, SD01, SD03  
**Glazing:** Aluminium Double Glaze U = 2.6: SHGC = 0.50 - Unit B (dark frames)  
**Glazing:** Aluminium Double Glaze U = 2.6: SHGC = 0.53 - Unit B (dark frames)

**Basement Floor:** Bare slab to garage and storage, Bare slab with R1.0 insulation underneath to all others areas - Unit A  
**Ground Floor:** Tiles on slab with R2.0 insulation underneath to wet areas, Bare slab with R2.0 insulation underneath to all other areas - Unit A  
**First Floor:** Tiles on slab with R2.0 insulation and plasterboard to wet areas, Bare slab with R2.0 insulation and plasterboard to all other areas - Unit A

**Basement Floor:** Bare slab to garage and storage, Bare slab with R3.0 insulation underneath to all others areas - Unit B  
**Ground Floor:** Tiles on slab with R3.0 insulation underneath to wet areas, Bare slab with R3.0 insulation underneath to all other areas - Unit B  
**First Floor:** Tiles on slab with R4.0 insulation and plasterboard to wet areas, Bare slab with R4.0 insulation and plasterboard to all other areas - Unit B  
**Internal walls:** Brick with Plasterboard  
**Internal walls:** Brick with Plasterboard and R1.0 insulation and plasterboard - Unit A - Foyer to surrounding areas  
**Internal walls:** Brick with Plasterboard and R3.0 insulation and plasterboard - Unit B - Foyer, Bath, Laundry, Powder (x2) to surrounding areas  
**Internal walls:** Cavity Brick with plasterboard  
**Roof:** Tiles on slab with R2.5 insulation and plasterboard - Unit A - Balcony areas  
**Roof:** Tiles on slab with R4.0 insulation and plasterboard - Unit B - Balcony areas  
**Roof:** Slab with R4.0 insulation and plasterboard to first floor roof

**Certificate No. 0009322080**

Assessor name Brian Topicanec

Accreditation No. 100588

Property Address 4 Leemon Street, Condell Park  
NSW, 2200



### SHEET LEGEND

SITEPLAN	01
DEMOLITION PLAN	02
GARAGE/LOWER FLOOR PLAN	03
GROUND FLOOR PLAN	04
FIRST FLOOR PLAN	05
ROOF PLAN	06
ELEVATIONS	07
ELEVATIONS	08
SECTIONS	09
BASIX COMMITMENTS	10
SUBDIVISION PLAN	11
WASTE MANAGEMENT PLAN	12
SHADOW DIAGRAMS	13

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 Artsience  
Refer to Energy Report + Basix by BasixMAX

ISSUE DATE:  
**Mar 1, 2025**

DATE:

AMENDMENTS:

**tim+sarah .k**

Surveyors | Drafters

4 Post Office Box 288 Lancel NSW 2200

E info@timandsarah.com.au W www.timandsarah.com.au

PROJECT:  
**Proposed Dual Occupancy +  
Torrens Title Subdivision**

SITE ADDRESS:  
**Lot 6, DP 222976  
4 Leemon St, Condell Park 2200**

CLIENT DETAILS:  
**Denise Darlow**

SHEET NAME:  
**Siteplan 1:200**

LGA:  
**Canterbury-Bankstown**

SHEET NUMBER:  
**1**

REFERENCE:  
**LEE-505**

**DA ISSUE (A2)**