



# NATIONAL CONSTRUCTION CODE COMPLIANCE REPORT

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165 Norton Street, Leichhardt NSW 2197  
14 Coraki Road, Bass Hill NSW 2197  
2040.

ICERT CERTIFICATION Pty Ltd

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Principal Certifying Authority  
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20 March 2024

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# Disclaimer

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## 1.0 Executive Summary

The following NCC-2022 report has been prepared at the request of A H Building Designers for the purpose of assessing the conversion of the existing single storey primary dwelling and detached secondary dwelling, constructed of fibro external walls, tiled roof, and tiled timber floors, all under two separate roof structures. An awning has been attached in between the main building and the secondary dwelling and is constructed of metal sheet roof cladding; it is recommended that this awning connecting the main dwelling & the secondary dwelling be removed.

It is proposed to convert the subject existing 1a buildings to two Class 1b Group Home, housing no more than 7 people at any given time, there are 4 bedrooms in the main building and 2 bedrooms in the secondary dwelling.

Also located behind the main building at the above-mentioned development in the eastern rear boundary are 2 aluminium structures one is a bird aviary & the other is a metal garden shed.

This report has been prepared to identify the extent of compliance achieved by the architectural documentation against the relevant provisions of the Volume 2 of the Building Code of Australia (NCC) 2022 and adopted standards.

This report will provide the consent authority with a Volume 2 BCA-NCC-2022 analysis to assist in the determination of the application.

At the time of inspection on 12<sup>th</sup> March 2024 there was no construction activity going on at the site and the subject buildings were occupied.

**The outcomes of this compliance assessment conclude that the proposed design will be capable of achieving compliance subject to the implementation of the requirements detailed in the commentary of this report, in accordance with the NCC-2022 and applicable codes and standards.**

## 2.0 Report Summary

Existing on the subject allotment are two single storey buildings (primary dwelling with no garage and a secondary dwelling also with no garage), all constructed of light weight fibro walls, tiled roof and timber floors. An awning has been attached the main building & the secondary dwelling this awning is to be removed. Also, there is a metal bird aviary & a metal garden shed located to the eastern rear boundary of the site.

Under the *Environmental Planning and Assessment Act 1979*, consent may be obtained for a change of building use, often resulting in the building classification, as determined by the Building Code of Australia, NCC being changed.

- (a) The owner of the premises is seeking permission for the use the existing above-mentioned development from 1a dwellings to a 1b Group Home, which will result in a change of classification from Class 1a to Class 1b. **Classes 1a and 1b are sub-classifications of Class 1.**

Where non-compliances are to be identified in the assessment, suitable recommendations will be provided to achieve compliance with Volume 2 of the NCC-2022 and applicable legislation.

The current Volume 2 National Construction Code of Australia (NCC-2022) will be used as a guide when assessing the proposed Class 1b group home change of use.

### **This report is based on the following: -**

1. The requirements of Volume 2 of the National Construction Code of Australia 2022, including the NSW Variations (as a guide);
2. The Guide to Volume 2, National Construction Code of Australia 2022.
3. Site Inspection by ICERT CERTIFICATIONB on 12 March 2024.
4. Architectural plans by A H Building Designers, Drawing Nos: B0.1, B0.2, B0.3, B0.4, dated 09/03/2024.

## 2.1 Purpose of the Report

This report has been prepared to ascertain if there are any deviations from the Deemed-to-Satisfy Provisions of Volume 2, NCC 2022 of Australia, (as tabled in the Executive Summary), and to provide recommendations in accordance with the provisions of NCC-2022. This report is prepared for the purposes of submitting to the Principle Certifying Authority for acceptance prior to the issuing of a Development Consent for a Change of use from a Class 1a dwelling to a Class 1b Group Home proposal.

## Discussion

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- (a) This report provides a Building Code of Australia 2022 volume 2 (BCA) assessment of plans detailing varying upgrade / renovation options for a change of use as a group home, keeping in mind that Classes 1a and 1b are sub-classifications of Class 1.

To allow a change of building use and in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*, the consent authority must consider the structural capacity of the building for the proposed new use category and the required fire safety measures, the consent authority must have confidence that the building can function in accordance with the new building use. This report provides an assessment against the current Volume 2 Building Code of Australia 2022 and provides recommendations to either achieve compliance with the code or upgrade areas to a standard closer to the standard specified by the current Volume 2 NCC Building Code 2022.

It is considered that compliance is readily achievable subject to satisfying the following recommendations, as detailed below.

## RECOMMENDATIONS

1. The awning joining the main dwelling and the secondary dwelling is to be removed.
2. To remove all cook tops from the bedrooms. Strictly all cooking or heating of food & beverages should be confined to the communal kitchen area only.
3. The two external exit gates that have pad locks and pad lock furniture they are to be permanently removed to allow a safe and expedient exit without having to use a key to unlock the gates in the event of an emergency.
4. To install Hard wired smoke alarms in each of the 6 bedrooms and in all common corridors leading to all exits in accordance with AS3786 and in accordance with AS3000.
5. All bedroom doors are to be fitted with tight fitting self-closing 35mm solid core doors in compliance with AS2688-2017.
6. To install emergency escape lighting in accordance with AS/NZS 2293.2 in all corridors and the living room in each of the main dwelling & the secondary dwelling.
7. Exit signs to be installed above or next to the exit doors of the main dwelling & the secondary dwelling, in accordance with AS/NZS 2293.
8. To install a fire blanket & a portable fire extinguisher in the communal kitchen.

9. To fire separate the main dwelling from the secondary dwelling by the construction of 1 hour fire rated external walls from the main dwelling bedroom 4 all the way to the wet bar in the main dwelling and from the secondary dwelling kitchen area to the exit / entry door. These walls are not to have any window or door openings. The awning joining the two buildings is to be removed and taken off the site.
10. Provide an unobstructed path of travel from each external required exit to a roadway being not less than 1m in width in accordance with the building code of Australia. Therefore, remove the washing machines, clothes dryers, baskets and any other trip hazard obstruction in the path of travel to external exits to the roadway.
11. The exit door furniture to the main dwelling and the secondary dwelling operation of latches must be readily openable without a key from the side that faces the person seeking egress by:
  - (1.) A single hand downward action on a single device which is located between 900mm and 1.1m from the floor and serving an area required to be accessible:
    - (A.) Be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and
    - (B.) Have a clearance between the handle and the back plate or door face at the center grip section of the handle of not less than 35mm and not more than 45mm;
  - (ii.) a single hand pushing action on a single device which is located between 900mm and 1.2m from the floor.
- (12.) Provide confirmation from an access consultant for all access provisions and facilities requirements with assessment & recommendations sufficient for the proposed use conversion from a Class 1a residential dwelling to a Class 1b Group Home.

## 2.2 Limitations of the Report

### **This report does not assess the following:**

- Compliance with structural provisions of the proposed building design.
- Reporting on hazardous materials, WHS matters or site contamination.
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire-resistant levels of the building.
- Consideration of any fire services operations (including hydraulic, electrical, or other systems)
- Assessment of plumbing and drainage installations, including stormwater.
- Assessment of mechanical plant operations, electrical systems or security systems
- Heritage significance of surrounding buildings
- Compliance with Disability Discrimination Act (DDA) other than minimum requirements under the Disability (Access to Premises — Buildings) Standards 2010.
- Compliance with the conditions of the approved Development Consent.
- Compliance with the energy provisions of Section J and Basix.
- Compliance with Council DCP for adaptable housing and the provisions of AS4299-1995.
- Compliance with Bush Fire Risk and any associated requirements.
- Compliance with planning legislation and requirements.
- Consideration of energy or water authority requirements
- Consideration of Council's local planning policies
- Environmental or planning issues
- Requirements of statutory authorities
- Pest inspection or assessment building damage caused by pests (general/visual pest invasion or damage will be reported; however invasive or intrusive inspections have not been carried out) □  
Sections B, G, H of the BCA are not considered.
- Provision of any construction approvals or certification under Part 4A or Part 5 of the Environmental Planning & Assessment Act 1979.
- Glazing, shading, lighting calculations and the like required by Section J of the BCA not been carried out.



## 2.3 Site Location

The subject site is located at 14 Coraki Road, Bass Hill NSW, Lot: 22, DP: 28058.

The following pages below details the compliance assessment requirements in terms of each prescriptive provision of the Building Code of Australia 2022 also known as the National Construction Code (NCC-2022).

The National Construction Code (NCC-2022) **definition of a Class 1b** is one or more buildings which together constitute—

a boarding house, guest house, hostel, or the like that—

would ordinarily accommodate not more than 12 people; and

have a total area of all floors not more than 300 m<sup>2</sup> (measured over the enclosing walls of the building or buildings). The existing and proposed floor area of the entire subject building comprises of 246.9m<sup>2</sup> in total area.

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### *2.3 – Legal Description*

14 Coraki Road, Bass Hill NSW, Lot: 22, DP: 28058.



## 2.4 – Building Description:

<b>Existing Classification</b>	Class 1a
<b>Proposed Change of use Classification</b>	Class 1b Group Home Conversion
<b>Existing Rise in Storeys</b>	The existing development contains a rise in storeys of One (1).
<b>Proposed No. of Storeys</b>	The proposed change of use development will contain a total of One (1) storey.
<b>Effective Height</b>	The buildings will all have an effective height of less than 12m.
<b>Type of Construction (BCA)</b>	It is proposed to convert the existing main building from a Class 1a dwelling and the detached secondary dwelling to Class 1b Group Home. All the main dwelling windows comply with the side boundary setbacks. Also, the secondary dwelling south side boundary wall to the boundary setback southwest corner is 1.185m and the southeastern corner is 2.9m from the South boundary setback. The secondary dwelling bedrooms 5 window is 2.054m from the south boundary and bedroom 6 window is located 2.52m from the south side boundary and the kitchen and bathroom windows are located 2.881m from the eastern rear boundary. Therefore, it satisfies the minimum 1.5m boundary setback, therefore also the secondary dwelling will not need protection of openings.
<b>Floor Area Limitations</b>	Not applicable to a Class 1b building.
<b>Volume Limitations</b>	Not applicable to a Class 1b building.
<b>Population</b>	As advised by the architect (A H Building Designers) the 6 bedrooms will be occupied by 1 person per room therefore it is assumed that the proposal will have no more than 6 people.
<b>Climate Zone</b>	Zone 6

## – Building Code of Australia Assessment

### 3.0 – Fire Resistance and Stability (Section H, Class 1 & 10 Buildings Volume 2, NCC-2022)

Item	Comment
H1P1 Structural reliability and resistance	<p>(1) By resisting the actions to which it may reasonably be expected to be subjected, a building or structure, during construction and use, with appropriate degrees of reliability, must—</p> <ul style="list-style-type: none"> <li>(a) perform adequately under all reasonably expected design actions; and</li> <li>(b) withstand extreme or frequently repeated design actions; and</li> <li>(c) be designed to sustain local damage, with the structural system as a remaining stable and not being damaged to an extent disproportionate to the original local damage; and</li> <li>(d) avoid causing damage to <i>other properties</i>.</li> </ul> <p>(2) The actions to be considered to satisfy (1) include but are not limited to—</p> <ul style="list-style-type: none"> <li>(a) permanent actions (dead loads); and</li> <li>(b) imposed actions (live loads arising from occupancy and use); and</li> <li>wind action.</li> </ul> <p>(3) The structural resistance of materials and forms of construction must be determined using five percentile characteristic material properties with appropriate allowance for—</p> <ul style="list-style-type: none"> <li>(a) known construction activities; and</li> <li>(b) type of material; and</li> <li>(c) characteristics of the site; and</li> <li>(d) the degree of accuracy inherent in the methods used to assess the structural behavior; and</li> <li>(e) action effects arising from the differential settlement of foundations, and from restrained dimensional changes due to temperature, moisture, shrinkage, creep, and similar effects.</li> </ul>

H1P2 Buildings in Flood Areas	<p>The subject development which was built in 1990 appears to comply with the above mentioned NCC structural Stability resistance requirements.</p> <p>(4) Glass installations that are at risk of being subjected to human impact must have glazing that—</p> <ul style="list-style-type: none"> <li>(a) if broken on impact, will break in a way that is not likely to cause injury to people; and</li> <li>(b) resists a reasonably foreseeable human impact without breaking; and</li> <li>(c) is protected or marked in a way that will reduce the likelihood of human impact.</li> </ul>
H1V1 Structural Stability	<p>The existing building complies with H1P1 Structural Stability &amp; Resistance requirements. At the time of the visual inspection there was no evidence of internal or external cracking in the main building or the secondary dwelling.</p>
H1D4 Footings & Slabs	<p>N/A the subject buildings (The main dwelling &amp; Secondary dwelling) are built on bearers &amp; joists. A visual inspection of the tiled floors &amp; Gyproc walls for the subject main dwelling &amp; the secondary dwelling buildings internally did not appear to have any structural cracking in the tiled floors for both the main dwelling and the secondary dwelling nor did the walls or ceilings of the building therefore visually they appear to have been built in accordance sound building construction practice and to have structural robustness.</p>
H1D5 Masonry	<p>The subject buildings at 14 Coraki Road, Bass Hill was inspected on 12/03/2024 the visual inspection revealed no wall cracks or other structural cracks currently occurring in the compressed fibro building cladding for the main dwelling &amp; the secondary dwelling.</p>
H1D6 Timber Framing	<p>At the time of inspection on 12/03/2024 the visual inspection revealed no internal cracks of the Gyproc walls or any cornices, ceilings or skirting etc. Therefore, it visually appears to have been built in accordance with AS1684.2-2021 Residential timber framed construction, noncyclonic area.</p>
H1D7 Roof Wall Cladding	<p>At the time of inspection on 12/03/2024 the visual inspection of the concrete roof tiles revealed no cracking in the roof tiles and no visual internal ceiling water leaking stains in any of the internal ceilings therefore it appears to have been built in accordance with AS4597.</p>

H1D8 Glazing	At the time of inspection on 12/03/2024 the visual inspection revealed that the Glazing have a manufactures stamp in the lower corner of the glazing panels including the shower screens therefore it appears to have been built in accordance with AS2047 & ABCB housing provisions.
Plumbing & Drainage	At the time of inspection on 12/03/2024 the visual inspection revealed that the toilets, were flushing adequality / normally, the hand basins & the showers were working adequately therefore they appear to have been built in accordance with AS/NZS 3500.2-2021 Sanitary Plumbing & Drainage code.
Stormwater Plumbing & Drainage	At the time of the visual inspection on 12/03/2024 the inspection revealed that the existing building gutters & down pipes are connected to the street water table outlet appear to have been built in accordance with AS/NZS3500.3-2021 Stormwater Drainage Standard.
Heated Water Systems	At the time of inspection on 12/03/2024 the visual inspection revealed that the existing hot water system was flowing hot water through the taps appear to have been built in accordance with AS/NZS3500.4-202, Plumbing & Drainage Heated Water Services & AS/NZS4234 Heated Water Systems.
Concrete Structures	At the time of inspection on 12/03/2024 the visual inspection revealed that the existing driveway, had no evidence of structural cracking therefore appear to have been built in accordance with AS/NZS3600-2018 Concrete structures.
Water proofing of Wet Areas	At the time of inspection on 12/03/2024 the visual inspection revealed that there was no evidence wall or floor stains in the wet areas and there was no evidence of damp odours or smells and no evidence of mould in the wet areas therefore appear to have been built in accordance with AS/NZ37400-2021 Water proofing of Domestic Wet Areas.
Gas Installations	At the time of inspection on 12/03/2024 the visual inspection revealed that the communal kitchens existing Stoves & other Gas Appliances such as hot water systems, and heaters appear to be working at the time of inspection therefore appear to have been built in accordance with AS/NZ5601.1 General Gas Installations.

Protection of Openings	<p>As mentioned above it will not be necessary for the main dwelling windows to comply with the side boundary setbacks because they all exceed the 1.5m side &amp; rear boundaries setbacks. The secondary dwelling south side boundary wall distance has a setback to the southwest corner which is 1.185m and the southeastern corner is 2.9m from the South boundary setback therefore does not require protection of openings. The secondary dwelling bedrooms 5 window is 2.054m from the south boundary and bedroom 6 window is located 2.52m from the south side boundary and the kitchen and bathroom windows are located 2.881m from the eastern rear boundary. Therefore, it satisfies the 1.5m side boundary minimum setback and Will not require protection of openings.</p>
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<b>Item</b>	<b>Comment</b>
<i>Fire hazard properties</i>	Not Applicable for the proposed 6-bedroom Class 1b Group Home.
Protection of equipment.	Not Applicable for the proposed 6-bedroom Class 1b Group Home. There is no high-risk equipment proposed to be used in the building proposal, other than an existing communal kitchen and a kitchenette with bench top, microwave and a hot water kettle for tea and coffee in each of the rooms with no cooking facilities in any of the rooms.
<i>Electricity supply</i>	Existing electrical connections and equipment are already located & installed & working in the existing structures and will remain for use and will not be altered for the proposed Class 1b conversion.
<i>Fire sealing of penetrations</i>	Not Required for a single storey Class 1b dwelling or a single storey building.

### 3.1 – Access & Egress

Item	Comment
Number of exits required	The existing main dwelling has been provided with 2 exits, one from the front of the building and the other via a double sliding door to the breakfast Nook area. The existing attached secondary dwelling also has two exits one through the front entry and the other through the bathroom/laundry area. Therefore, compliance has been achieved.
<i>Exit travel distances and distances between exits</i>	Based on the assessment of the architectural plans & the site inspection of 12/03/2024 revealed that the distance to the required exits achieve compliance.
<i>Egress Doors</i>	Based on the site inspection of 12/03/2024 and assessment of the architectural plans the egress doors achieve compliance with the prescriptive requirements of NCC-2022.
<i>Balustrades</i>	Not Applicable, the building is a single storey dwelling therefore not needing balustrades.
<i>Dimensions of exits</i>	Exits and paths of travel to exits comply with NCC-2022.



Item	Comment
<i>Construction of Stairways.</i>	Not Applicable to this building because it is a single storey dwelling & is located on a level block of land there are no stairs in the building.
<i>Electrical distribution boards</i>	Existing on the external wall of the building, it is a typical House Electrical distribution board.
<i>Handrails</i>	Not Applicable, the building because it is a single storey dwelling is located on a level block of land there are no stairs in the building.

Item	Comment
<p><i>Access for people with disabilities.</i></p>	<p>The building is to comply with:</p> <ul style="list-style-type: none"> <li>▪ The Disability Discrimination Act 1992);</li> <li>▪ The Disability (Access to Premises — Buildings), Standards 2010;</li> <li>▪ Part D3 of the BCA 2016;</li> <li>▪ Australian Standard AS 1428.1-2009.</li> </ul> <p><u><i>Buildings and parts of buildings must be accessible as required by Table D3.1, unless exempted by D3.4, which requires access as follows:</i></u></p> <p><b>Class 1b – Common areas –</b></p> <p>The pedestrian entrance required to be accessible to the main dwelling &amp; the secondary dwelling bedrooms 5 &amp; 6, and to the entrance doorway of each room. If need be the external entries can be achieved by the construction of a ramp to the main dwelling and the secondary dwelling which will be used as bedroom 5 &amp; 6. The ramp will need to comply with AS 1428.1.</p> <ol style="list-style-type: none"> <li>1. to the entrance doorway of each room; and</li> <li>2. to and within rooms or spaces for use in common by the residents.</li> </ol> <p>It is recommended that a separate report from a suitably qualified access consultant would be suggested to demonstrate compliance with the applicable provisions.</p>

### 3.2 – Services and Equipment (Section E, NCC-2019)

Item	Comment
<i>Hydrant System</i>	Not Required for Class 1b buildings.
<i>Hose Reel System</i>	Not Required for Class 1b buildings.
<i>Portable Fire Extinguishers</i>	<p>Portable Fire Extinguishers are required in the main dwelling &amp; the secondary dwelling in accordance with the provisions of AS2444 – 2001.</p> <p>Further details shall be provided for compliance.</p>

Item	Comment
<i>Smoke Hazard Management</i>	Not Required for Class 1b buildings.

<i>Emergency Lighting</i>	Emergency lighting should be provided in the hallways serving the bedrooms and, in the hallways, leading to all the exists in accordance with NCC-2022 and AS2293.1 - 2005.
<i>Exit Signs</i>	Emergency exit signs shall be designed and installed on, above or adjacent to the exit doors including directional exit signs as required in accordance with NCC-2022 and AS2293.1- 2005.

### ***3.3 – Health and Amenity***

<b>Item</b>	<b>Comment</b>
<i>Damp &amp; Weatherproofing</i>	At the time of the site inspection on 12/03/2024, there was no evidence of damp or mold or damp odor smells, therefore it appears to comply.
<i>Sanitary &amp; Other Facilities</i>	The existing development is provided with adequate toilets, and each have hand washbasin with tap mixers for hot & cold water in the bathrooms.

<p><i>Ceiling height</i></p>	<p>The following minimum building ceiling heights must be maintained.</p> <ul style="list-style-type: none"> <li>▪ Common kitchen, laundry or the like – 2.1m</li> <li>▪ Corridor, passageway or the like – 2.1m</li> <li>▪ Bathroom, shower, sanitary compartment or the like – 2.1m</li> <li>▪ Habitable rooms excluding a kitchen – 2.4m</li> </ul> <p>The existing development complies with the ceiling height NCC, Requirements and exceed the 2.4m minimum height requirements.</p>
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Item	Comment
<i>Ventilation</i>	<p>The building is provided by natural means through the existing windows arrangements.</p> <p>The residential areas of the building are also provided with natural ventilation through the window openings.</p> <p>Please note that any proposed natural ventilation of apartments may be impacted by acoustic installation requirements.</p>
<i>Lighting</i>	<p>Natural lighting is provided to all habitable rooms by the existing windows and they all have an aggregate light transmitting area (measured exclusives of framing member, which achieve not less than 10% of the floor area of the room.</p>
<i>Sound insulation</i>	<p>Required for this proposed Class 1b proposal.</p> <p>All walls separating a bathroom, sanitary compartment, laundry, <del>kitchen</del> from a bedroom room must have sound insulation installed in order to protect against sound transmission through the room walls as follows:</p> <ul style="list-style-type: none"> <li>• 40 if the room is a habitable room.</li> <li>• 25 if the room is a non-habitable room</li> </ul>

### 3.4 – Energy Efficiency (Section J, NCC-2019)

Residential portions of the buildings are required to comply with BASIX requirements and relevant NCC -2022 provisions.

## **4.0 Required Fire safety and other measures**

### **4.1 – Required Fire Safety Measures**

In terms of the proposed building the following fire safety measures may be required:

Measure	Installation Standard
Emergency lighting in hallways serving the 6 bedrooms and in hallways leading to the exit corridors.	AS2293.1-2005
Exit signs above all exit doors.	AS 2293.1-2005
Tight fitting, Solid Core Doors not less than 35 mm thick each fitted with a self-closing device, a delayed closing device or an automatic closing device, to each of the 6 sole occupancy rooms.	AS1851-2012
Hard wired Smoke Alarms in each of the 6 rooms, and the hallways serving the 6 bedrooms.	AS3786 and AS3000
Mechanical ventilation ducted to the outside of the building to the communal laundry area.	AS1668



Regular inspection and maintenance of fire protection systems is important as it is required by law in most circumstances, e.g. Section 166, **NSW Environmental Planning & Assessment Regulations (2000)**.

Where applicable, the law requires building owners to engage a qualified person to assess fire safety measures in buildings each year. If the inspection is not performed properly by a qualified person, the building owner may be held liable.

An Annual Fire Safety Statement when issued certifies that:

- Each essential fire safety measure in the building has been assessed by a properly qualified person
- Each essential fire safety measure in the building was found to be capable of performing to a standard no less than that to which the measure was originally or subsequently designed and implemented.
- The properly qualified person has assessed all paths of travel to the exits including the exit doors, and advised of the status, in connection with the **NSW Environmental Planning & Assessment Regulations (2000)**, at the time of the inspection.

## **Conclusion:**

For those instances of “Deemed to Satisfy (DTS) non-compliance”, a detailed analysis and commentary is provided in the NCC / BCA in this assessment.

The outcomes of this compliance assessment conclude that the proposed conversion of the existing main dwelling and existing secondary dwelling will be capable of achieving compliance subject to the implementation of the requirements detailed in the Recommendations on pages 5 and 6 of this report, in accordance with the NCC and applicable codes and standards.

- 001 COVER PAGE (LOCATION MAP)  
 002 EXISTING SITE PLAN  
 003 EXISTING SITE / FLOOR PLAN  
 004 PROPOSED FLOOR PLAN - OPTION "A"

14 Coraki Road Bass-Hill  
 2197.

Lot:- 22

DP:- 28058

RESIDENTIAL

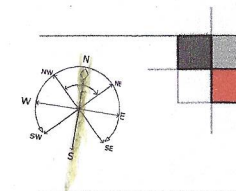
14

CORAKI ROAD

BASS HILL NSW



LOCATION MAP  
 NT5



BUILDING DESIGNER  
 AHMED JADID  
 115 WILLOUGHBY RD  
 CROWS NEST, 2065 NSW  
 MOB: 0404 648 251

REVISIONS  
 ISSUE 'A' (STAGE 1) - 25.01.2024  
 ISSUE 'B' (STAGE 2) - 05.03.2024

CLIENT  
 ALVIN LAW

ADDRESS  
 14 CORAKI ROAD  
 BASS HILL NSW

PROJECT  
 PROPOSED GROUP HOME

DRAWN BY  
 A.J

ISSUE DATE  
 03.03.2024

PROJECT NO.  
 2024/001

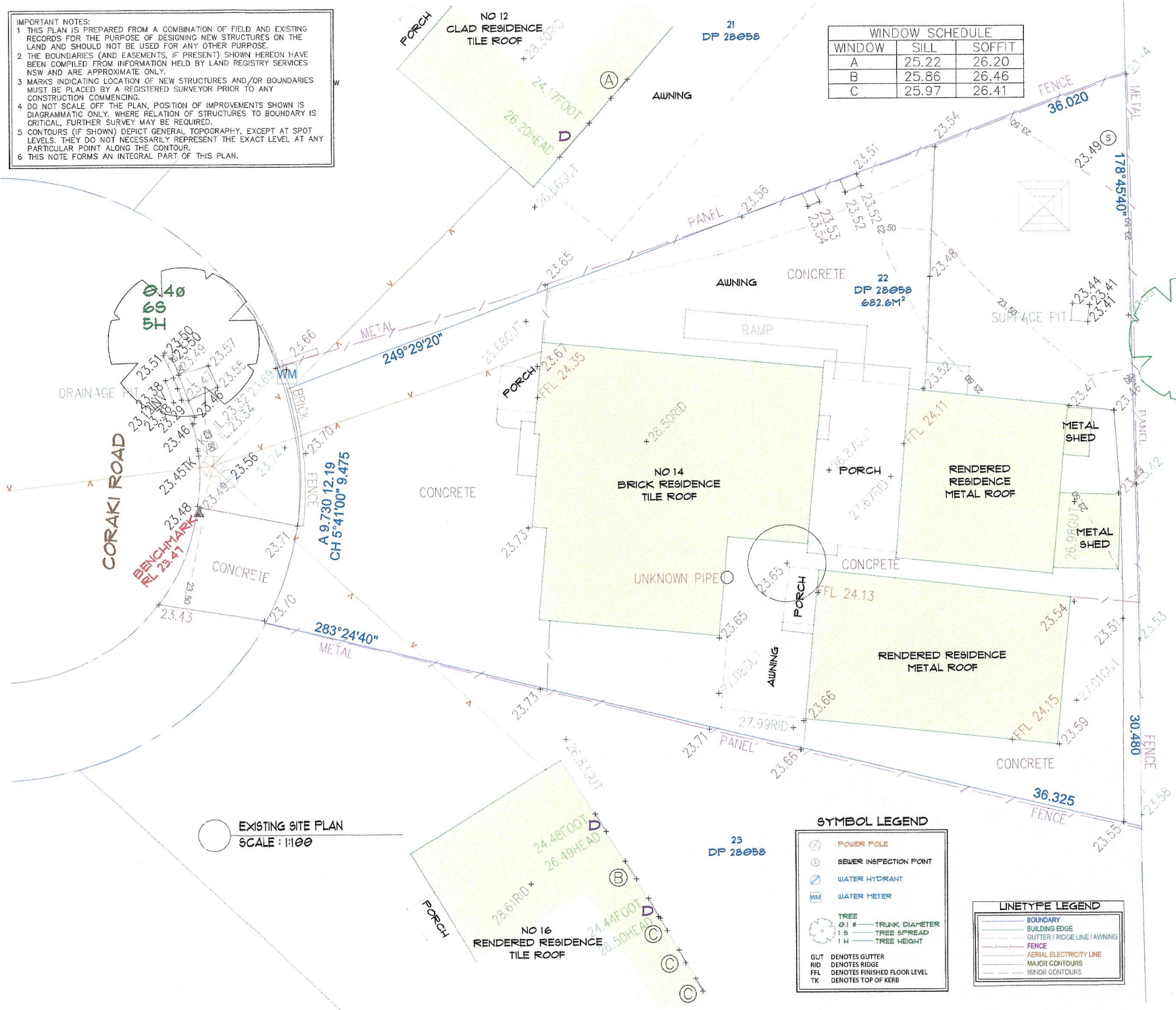
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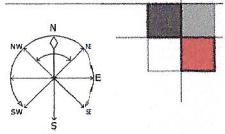
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DRAFT

IMPORTANT NOTES:  
1 THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW STRUCTURES ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.  
2 THE BOUNDARIES (AND EASEMENTS, IF PRESENT) SHOWN HEREON HAVE BEEN COMPILED FROM INFORMATION HELD BY LAND REGISTRY SERVICES NSW AND ARE APPROXIMATE ONLY.  
3 MARKS INDICATING LOCATION OF NEW STRUCTURES AND/OR BOUNDARIES MUST BE PLACED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION COMMENCING.  
4 DO NOT SCALE OFF THE PLAN, POSITION OF IMPROVEMENTS SHOWN IS DIAGRAMMATIC ONLY, WHERE RELATION OF STRUCTURES TO BOUNDARY IS CRITICAL, FURTHER SURVEY MAY BE REQUIRED.  
5 CONTOURS (IF SHOWN) DEPICT GENERAL TOPOGRAPHY, EXCEPT AT SPOT LEVELS, THEY DO NOT NECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT ALONG THE CONTOUR.  
6 THIS NOTE FORMS AN INTEGRAL PART OF THIS PLAN.



WINDOW SCHEDULE		
WINDOW	SILL	SOFFIT
A	25.22	26.20
B	25.86	26.46
C	25.97	26.41



BUILDING DESIGNER  
AHMED JADD  
119 WILLOUGHBY RD  
CROWNS NEST, 2065 NSW  
MOB: 0404640 251

REVISIONS  
ISSUE 'A' (STAGE 3) - 29.01.2024  
ISSUE 'B' (STAGE 3) - 09.03.2024

CLIENT  
ALVIN LAW

ADDRESS  
14 CORAKI ROAD  
BASS HILL NSW

PROJECT  
PROPOSED GROUP HOME

DRAWN BY  
A.J

ISSUE DATE  
09.03.2024

PROJECT NO.  
2024/001

DESCRIPTION  
EXISTING SITE PLAN

REVISION NO.  
**B0.2**

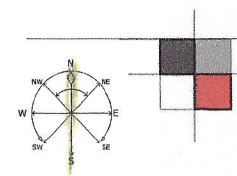
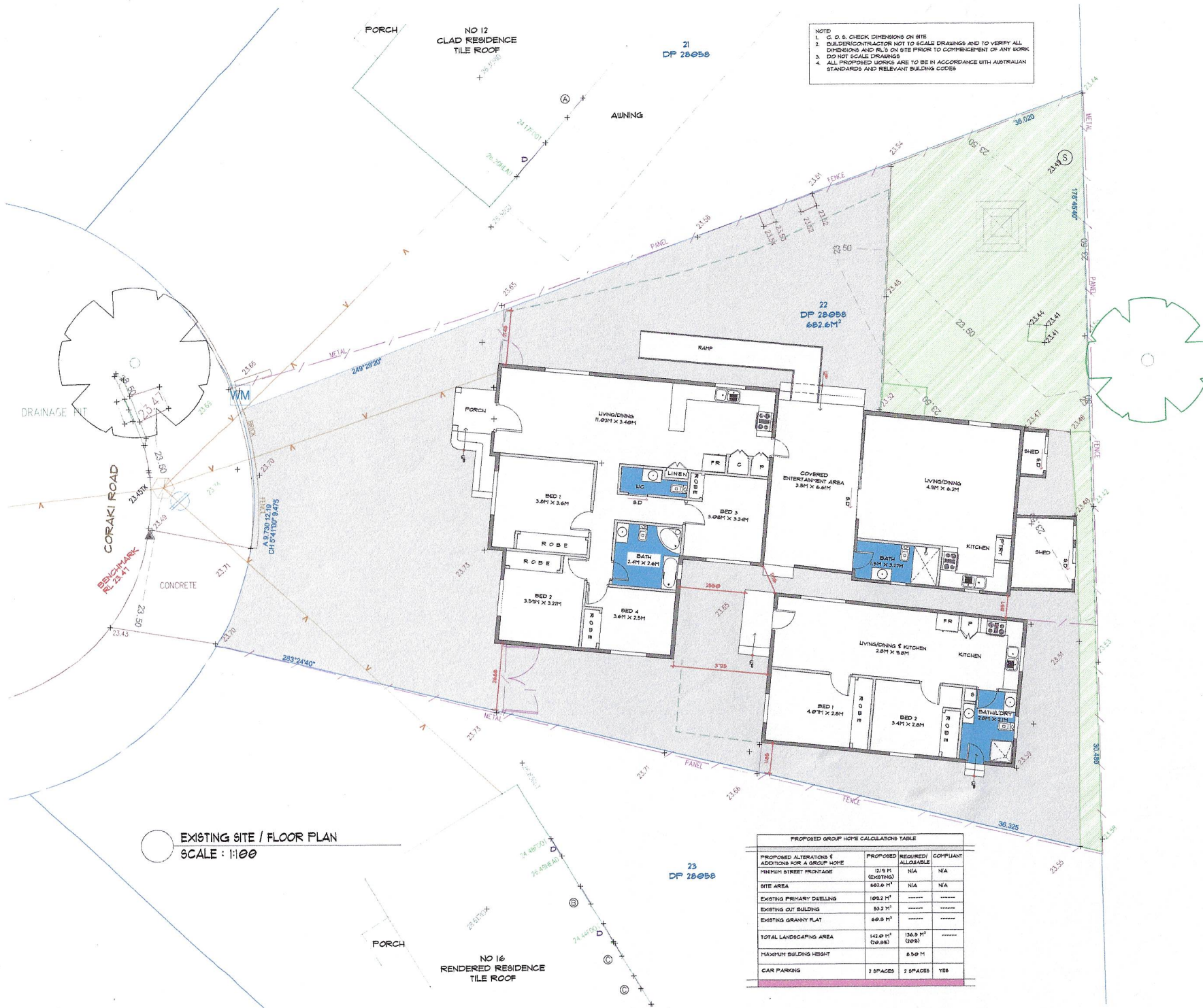
A & H BUILDING DESIGNERS PTY LTD

SYMBOL LEGEND	
	POWER POLE
	SEWER INSPECTION POINT
	WATER HYDRANT
	WATER METER
	TREE
	Ø 1 Ø - TRUNK DIAMETER
	1 S - TREE SPREAD
	1 H - TREE HEIGHT
	GUT DENOTES GUTTER
	RID DENOTES RIDGE
	FFL DENOTES FINISHED FLOOR LEVEL
	TK DENOTES TOP OF KERB

LINETYPE LEGEND	
	BOUNDARY
	BUILDING EDGE
	GUTTER / RIDGE LINE / AWNING
	FENCE
	AERIAL ELECTRICITY LINE
	MAJOR CONTOURS
	MINOR CONTOURS

EXISTING SITE PLAN  
SCALE : 1:100





BUILDING DESIGNER  
AHMED JADID  
119 WILLOUGHBY RD  
CROWNS NEBT, 2065 NSW  
MOB: 0404 648 251

REVISIONS  
ISSUE 'A' (STAGE 1) - 20.09.2024  
ISSUE 'B' (STAGE 2) - 09.09.2024

CLIENT  
ALVIN LAU

ADDRESS  
14 CORAKI ROAD  
BASS HILL NSW

PROJECT  
PROPOSED GROUP HOME

DRAWN BY  
A.J

ISSUE DATE  
09.09.2024

PROJECT NO  
20241001

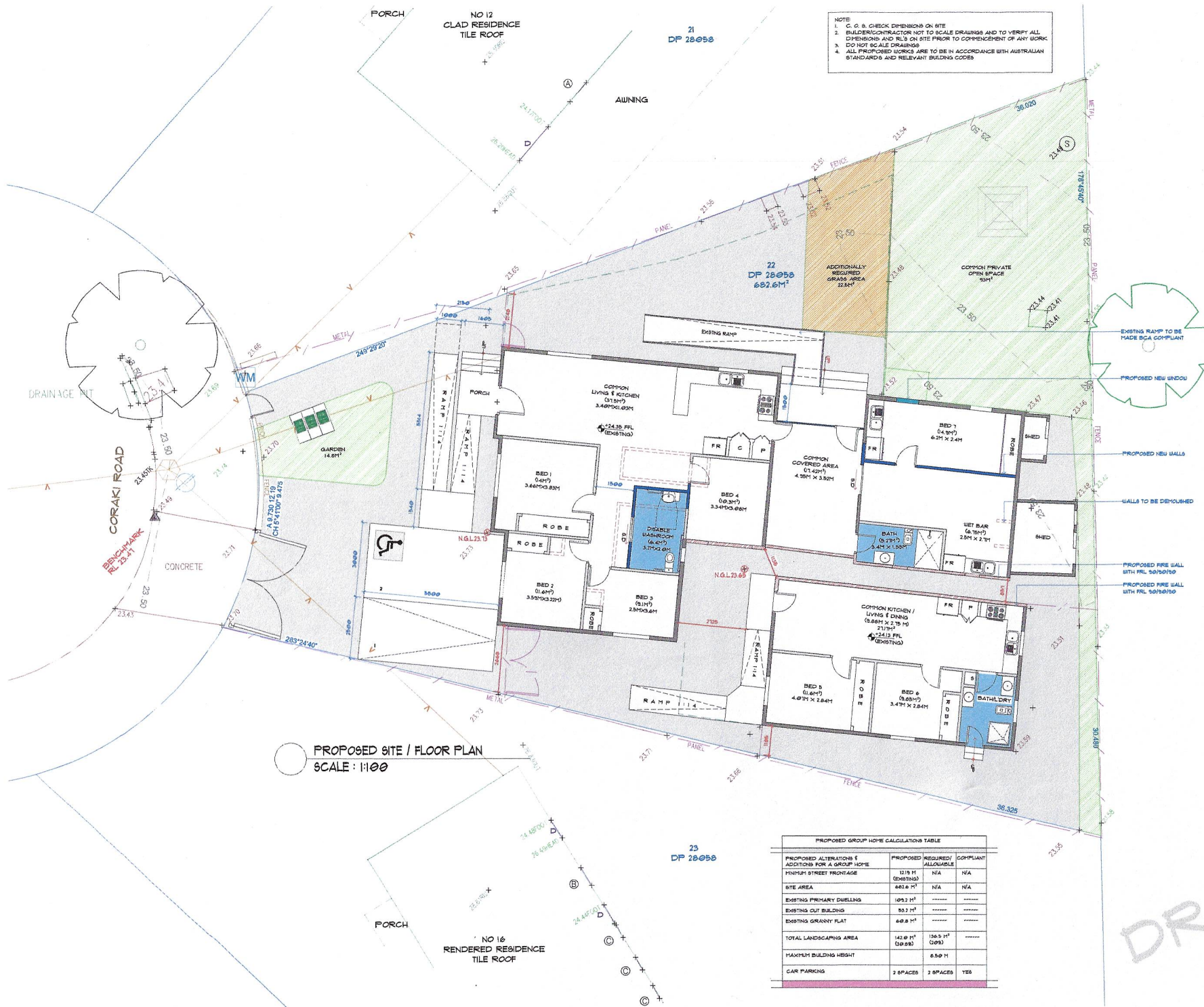
DESCRIPTION  
EXISTING SITE/FLOOR PLAN

REVISION NO.

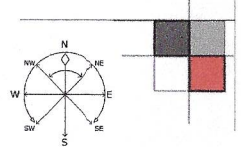
**B0.3**

A & H BUILDING DESIGNERS PTY LTD





NOTE:  
1. C.O.S. CHECK DIMENSIONS ON SITE.  
2. BUILDER/CONTRACTOR NOT TO SCALE DRAWINGS AND TO VERIFY ALL DIMENSIONS AND RELY ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS.  
3. ALL PROPOSED WORKS ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND RELEVANT BUILDING CODES.



BUILDING DESIGNER  
AHMED JACID  
119 WILLOUGHBY RD  
CROWNS NEST, 2065 NSW  
MOB: 0404 648 251

REVISIONS  
ISSUE 'A' (STAGE 1) - 28.01.2024  
ISSUE 'B' (STAGE 2) - 09.03.2024

CLIENT  
ALVIN LAW

ADDRESS  
14 CORAKI ROAD  
BASS HILL NSW

PROJECT  
PROPOSED GROUP HOME

DRAWN BY  
A.J.

ISSUE DATE  
09.03.2024

PROJECT NO.  
2024/001

DESCRIPTION  
PROPOSED OPTION A

REVISION NO.  
**B0.4**

A & H BUILDING DESIGNERS PTY LTD

DRAFT