

- 001 COVER PAGE ( LOCATION MAP)
- 002 GENERAL SPECIFICATIONS
- 003 EXISTING SITE PLAN
- 004 PROPOSED DEMOLITION,EROSION,SEDIMENT CONTROL & WASTE MANAGEMENT PLAN
- 005 PROPOSED SITE PLAN
- 006 EXISTING SITE / FLOOR PLAN
- 007 PROPOSED SITE / FLOOR PLAN
- 008 PROPOSED SITE / ROOF PLAN
- 009 PROPOSED LONG SECTION & ELEVATIONS

RESIDENTIAL

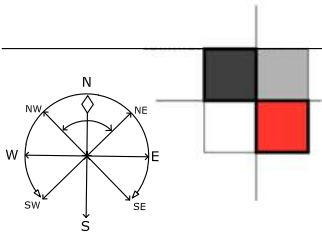
51

ORCHARD ROAD

BASSHILL NSW



LOCATION MAP  
NTS



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

REVISIONS
ISSUE 'A' (STAGE I) -26.07.2024
ISSUE 'B' (STAGE I) -16.09.2024
ISSUE 'B' (STAGE I) -14.10.2024
ISSUE 'C' (STAGE II) -01.12.2024
ISSUE 'C' (STAGE II) -08.02.2025

CLIENT ALVIN LAW
ADDRESS 51 ORCHARD ROAD BASSHILL
PROJECT PROPOSED RESPITE DAYCARE CENTRE
DRAWN BY A.J
ISSUE DATE 08.02.2025
PROJECT NO. TBC
DESCRIPTION COVER PAGE

REVISION NO.  
C0.1

FINAL DA

# GENERAL NOTES

CONSTRUCTION REQUIREMENTS ARE TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, GENERAL

- DRAWINGS PREPARED FROM INFORMATION SUPPLIED BY THE OWNER AND/OR BUILDER.
- DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE.
- ACTUAL SURVEYED LEVELS TO TAKE PRECEDENCE.
- DO NOT SCALE OFF DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY DOCUMENTS AS TO THEIR ACCURACY AND SUITABILITY.
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS.
- NCC REFERS TO THE NATIONAL CONSTRUCTION CODE - VOLUME 2, BUILDING CODE OF AUSTRALIA - CLASS 1 AND CLASS 10 BUILDINGS.

## STATUTORY REQUIREMENTS

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC, AS3959-2018, THE RFS BUSHFIRE GUIDELINES - PLANNING FOR BUSH
- FIRE PROTECTION 2019 FOR NSW WHICH ARE TO TAKE PRECEDENCE, CONDITIONS IMPOSED BY THE LOCAL AUTHORITY AND THE COMMITMENTS OUTLINED IN THE RELEVANT BASIX CERTIFICATE.
- THE BUILDER IS TO COMPLY WITH THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER THE BUILDING
- WORKS AND THE PROVISIONS OF THE HOME BUILDING ACT.
- PRIOR TO THE COMMENCEMENT OF BUILDING WORK, THE BUILDER SHALL PROVIDE TEMPORARY TOILET FACILITIES FOR THE USE OF SUBCONTRACTORS WHERE THE LOCAL AUTHORITY REQUIRES THE TEMPORARY TOILET, ON COMPLETION THE BUILDER SHALL REMOVE THE CONVENIENCE.

## NCC REQUIREMENTS

- ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH THE ENGINEER'S DETAILS AND PART 3.1.1 OF NCC.
- ALL EXCAVATIONS AND UNDER FLOOR FILL SHALL BE IN ACCORDANCE WITH THE ENGINEER'S DETAILS AND PART 3.1.1 OF NCC
- ALL EARTH RETAINING STRUCTURES SHALL BE IN ACCORDANCE WITH THE ENGINEER'S DETAILS AND PART 3.1.2 OF NCC
- STORM WATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.1.3 OF NCC.
- PRIMARY BUILDING ELEMENTS ARE TO BE PROTECTED FROM SUBTERRANEAN TERMITES IN ACCORDANCE WITH PAR 3.1.4 OF NCC
- ALL FOOTINGS AND SLABS SHALL COMPLY WITH PART 3.2 OF NCC.
- CLAY BRICKWORK SHALL COMPLY WITH PART 3.3 OF NCC, § AS4113 OR AS3100
- MASONRY ACCESSORIES SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH AS4113 OR AS3100. APPROPRIATE TIES SHALL BE PROVIDED TO ARTICULATED MASONRY JOINTS.
- LINTELS USED TO SUPPORT BRICKWORK OVER WALL OPENINGS SHALL COMPLY WITH AS4113 OR AS3100 AND BE PROTECTED FROM CORROSION.
- WEATHERPROOFING OF EXTERNAL MASONRY WALLS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS4113 OR AS3100.
- ENGAGED PIERS IN SINGLE LEAF MASONRY WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS4113 OR AS3100.

## NCC REQUIREMENTS

- PROVIDE ADEQUATE CROSS VENTILATION TO SPACE UNDER SUSPENDED GROUND FLOORS IN ACCORDANCE WITH PART 3.4.1 OF NCC. SUB FLOOR ACCESS TO BE PROVIDED AS INDICATED ON THE PLAN.
- ALL TIMBER FRAMEWORK SHALL COMPLY WITH PART 3.4.3 OF NCC OR AS1684.
- ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE AS1120, AND ERECTED, FIXED AND BRACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ROOF CLADDING, GUTTERS AND DOWNPIPES AND WALL CLADDING SHALL BE IN ACCORDANCE WITH PART 3.5 OF NCC
- SARKING SHALL COMPLY WITH AS/NZS4200.1&2.
- ALL GLAZING SHALL COMPLY WITH PART 3.6 OF NCC.
- FIRE PROPERTIES FOR MATERIALS AND CONSTRUCTION, MUST COMPLY WITH PART 3.7.1 OF NCC.
- FIRE SEPARATION, WHERE REQUIRED, MUST COMPLY WITH PART 3.7.2 OF NCC.
- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS, MUST COMPLY WITH PART 3.7.3 OF NCC.
- FIRE SEPARATION OF GARAGE TOP DWELLINGS, MUST COMPLY WITH PART 3.7.4 OF NCC.
- PROVIDE AND INSTALL HARD WIRED INTERCONNECTED SMOKE ALARMS IN ACCORDANCE WITH AS3186 AND PART 3.7.5 OF NCC.
- INTERNAL WET AREAS AND BALCONIES OVER HABITABLE ROOMS TO BE WATERPROOFED IN ACCORDANCE WITH PART 3.8.1 OF NCC. WET
- AREA WALL LINING IS TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL TIMBER DOORS AND DOOR SETS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH AS2041.
- ALL PLUMBING SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SUPPLY AUTHORITY AND AS3000, AND BE CARRIED OUT BY A LICENCED PLUMBER
- .ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SUPPLY AUTHORITY AND AS3000, AND BE CARRIED OUT BY A LICENSED ELECTRICIAN.
- ALL GAS INSTALLATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SUPPLY AUTHORITY AND BE CARRIED OUT BY A LICENSED GAS FITTER.
- INSTALLATION OF WALL AND FLOOR TILES SHALL BE IN ACCORDANCE WITH AS3358.1.
- MECHANICAL VENTILATION IS TO BE INSTALLED IN ACCORDANCE WITH PART 3.8.5 OF NCC.
- BUILDING FABRIC MUST COMPLY WITH PART 3.12.1 OF NCC.
- INSULATION, WHERE REQUIRED, MUST COMPLY WITH AS/NZS4853.1.
- BUILDING IS TO BE SEALED TO THE REQUIREMENTS OF PART 3.12.3 OF NCC, INCLUDING CHIMNEYS, FLUES, ROOF LIGHTS, EXTERNAL WINDOWS AND DOORS, EXHAUST FANS, ROOF, WALLS AND FLOORS.
- SERVICES ARE TO BE INSTALLED TO THE REQUIREMENTS OF NSW PART 3.12.5 OF NCC, INCLUDING HOT WATER SUPPLY, INSULATION OF SERVICES, CENTRAL HEATING WATER PIPING AND HEATING AND COOLING DUCT WORK.

# GENERAL SPECIFICATION

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

## REVISIONS

ISSUE 'A' (STAGE 1) -26.07.2024  
ISSUE 'B' (STAGE 1) -16.09.2024  
ISSUE 'B' (STAGE 1) -14.10.2024  
ISSUE 'C' (STAGE 1) -01.12.2024  
ISSUE 'C' (STAGE 1) -08.02.2025

## CLIENT

ALVIN LAW

## ADDRESS

51 ORCHARD ROAD  
BASSHILL

## PROJECT

PROPOSED RESPITE  
DAYCARE CENTRE

## DRAWN BY

A.J

## ISSUE DATE

08.02.2025

## PROJECT NO.

TBC

## DESCRIPTION

GENERAL  
SPECIFICATIONS

## REVISION NO.

Co.2

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	26.91	28.25
B	27.27	28.31
C	27.37	28.72
D	27.09	28.68
E	26.85	27.54
F	26.90	27.91
G	26.58	27.99
H	26.95	27.97

11  
DP 30914

NO 53  
BRICK RESIDENCE  
TILE ROOF

PORCH

BRICK BUILDING  
TILE ROOF

CARPORT

METAL SHED

POOL  
812.4M<sup>2</sup>

NO 51  
BRICK RESIDENCE  
TILE ROOF

PORCH

AWNING

NO 49  
CLAD RESIDENCE  
TILE ROOF

EXISTING SITE PLAN  
SCALE : 1:200

SYMBOL LEGEND

- POWER POLE
- GAS VALVE BOX
- WATER METER
- SHRUB
- TREE  
Ø.1 Ø — TRUNK DIAMETER  
1 S — TREE SPREAD  
1 H — TREE HEIGHT

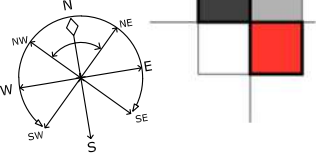
GUT DENOTES GUTTER  
RID DENOTES RIDGE  
FFL DENOTES FINISHED FLOOR LEVEL  
TK DENOTES TOP OF KERB  
KO DENOTES KERB OUTLET  
VE DENOTES VEHICULAR ENTRY

LINETYPE LEGEND

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



ROAD



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

REVISIONS
ISSUE 'A' (STAGE I) - 26.07.2024
ISSUE 'B' (STAGE I) - 16.09.2024
ISSUE 'B' (STAGE I) - 14.10.2024
ISSUE 'C' (STAGE I) - 01.12.2024
ISSUE 'C' (STAGE I) - 08.02.2025

CLIENT ALVIN LAW
ADDRESS 51 ORCHARD ROAD BASSHILL
PROJECT PROPOSED RESPITE DAYCARE CENTRE
DRAWN BY A.J
ISSUE DATE 08.02.2025
PROJECT NO. TBC
DESCRIPTION EXISTING SITE PLAN

REVISION NO.  
**C0.3**

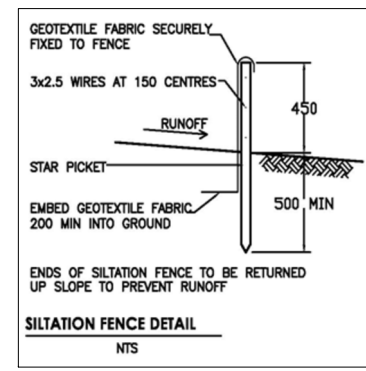
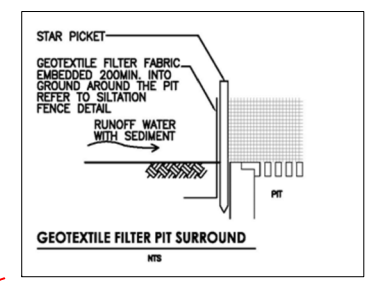
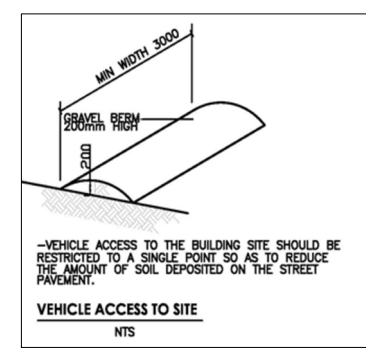
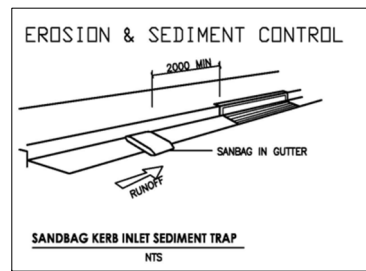
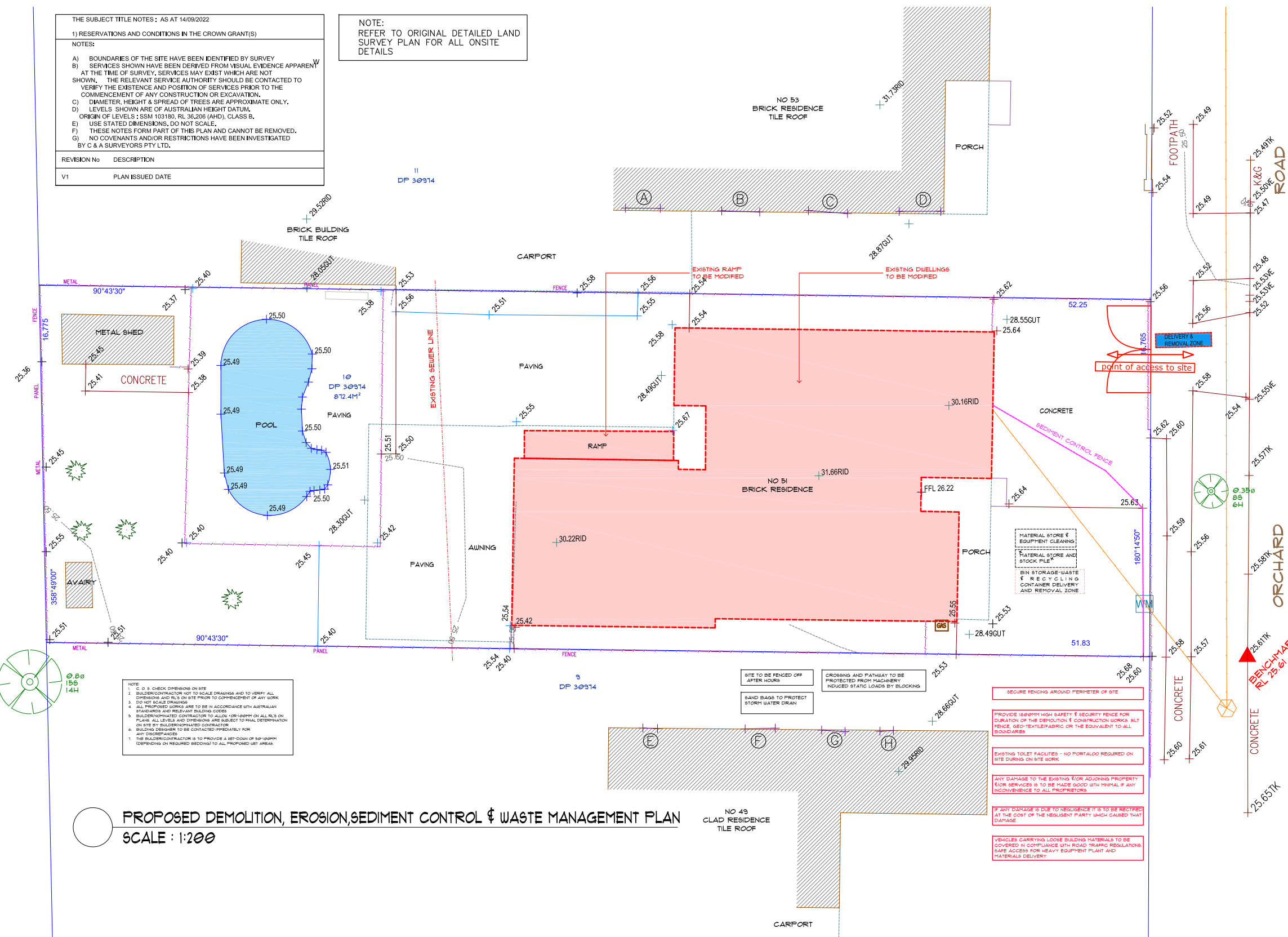
A & H BUILDING DESIGNERS PTY LTD



THE SUBJECT TITLE NOTES : AS AT 14/09/2022	
1) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)	
NOTES:	
A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY	
B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY, SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.	
C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.	
D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.	
E) ORIGIN OF LEVELS : SSM 103180, RL 36.208 (AHD), CLASS B.	
F) USE STATED DIMENSIONS, DO NOT SCALE.	
G) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.	
H) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.	
REVISION No	DESCRIPTION
V1	PLAN ISSUED DATE

NOTE:  
REFER TO ORIGINAL DETAILED LAND  
SURVEY PLAN FOR ALL ONSITE  
DETAILS

11  
DP 309314



**NOTE:**  
**SOIL CONSERVATION NOTE:**  
-PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE SEDIMENT FENCE AND WASH OUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE.  
-MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION.  
**WASH OUT AREA:**  
-TO BE 1800mm x 1800mm ALLOCATED FOR THE WASHING OF TOOL EQUIPMENT.

[www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)  
**DIAL 1100 BEFORE YOU DIG**

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

REVISIONS
ISSUE 'A' (STAGE I) - 26.07.2024
ISSUE 'B' (STAGE I) - 16.09.2024
ISSUE 'B' (STAGE I) - 14.10.2024
ISSUE 'C' (STAGE I) - 01.12.2024
ISSUE 'C' (STAGE I) - 08.02.2025

**CLIENT**  
ALVIN LAW

**ADDRESS**  
51 ORCHARD ROAD  
BASSHILL

**PROJECT**  
PROPOSED RESPITE  
DAYCARE CENTRE

**DRAWN BY**  
A.J

**ISSUE DATE**  
08.02.2025

**PROJECT NO.**  
TBC

**DESCRIPTION**  
PROPOSED DEMOLITION,  
EROSION, SEDIMENT CONTROL  
& WASTE MANAGEMENT PLAN

**REVISION NO.**  
**C0.4**

## PROPOSED DEMOLITION, EROSION, SEDIMENT CONTROL & WASTE MANAGEMENT PLAN

SCALE : 1:200

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 or next to 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 5 sole occupancy rooms.	AS1851-2012
Hard wired Smoke Alarms in each of the 5 bedrooms rooms, the office and the hallways serving the subject rooms.	AS3786 and AS3000
Operation of Latch Required Exit Doors	D3D26 Operation of Latch
Fire Blanket in the communal Kitchen	AS2444/AS3504

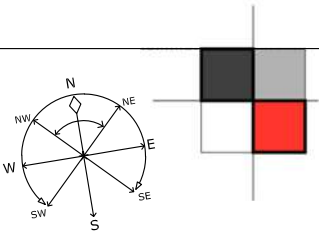
- RECOMMENDATIONS**
- The two external exit gates that have bolt action locks should never have pad locks fitted to them at any given time to allow ease of access in a timely manner in the event of an emergency exit from a fire.
  - To install Hard wired smoke alarms in each of the 5 bedrooms and the supervisors office and in all common corridors leading to all exits in accordance with AS3786 and to be hard wired and spaced in accordance with AS3000.
  - All bedroom doors are to be fitted with tight fitting self-closing 35mm solid core doors in compliance with AS2688-2017.
  - To install emergency escape lighting in accordance with AS/NZS 2293.2 in all corridors and the living room area.
  - Internal exit signs to be installed above or next to the exit doors of the building in accordance with AS/NZS 2293.
  - To install a fire blanket & a portable fire extinguisher in the communal kitchen.
  - Always provide an unobstructed path of travel from each external required exit to a roadway and rear yard, path of travel to the two exits should be kept clear at all times.
  - Construct an access ramp in accordance with AS1428.1 to the front entrance of the building.

- The exit door furniture to the building operation of latches must be readily operable without a key from the side that faces the person seeking egress by:
  - 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:
    - Be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and
    - 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.
  - a single hand pushing action on a single device which is located between 900mm and 1.2m from the floor.
- The garage entrance ramp complies, however on the high end of the ramp it will need complying handrails to prevent a wheelchair from sliding off the side of the ramp and causing possible injuries.
- 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.

	DENOTES PROPOSED MODIFICATIONS AND OR DEMOLITION WORKS ONSITE
	DENOTES SEDIMENT CONTROL BARRIER. REFER TO DETAILS
	DENOTES POINT OF ACCESS TO SITE
	DENOTES TEMPORARY ONSITE FENCING





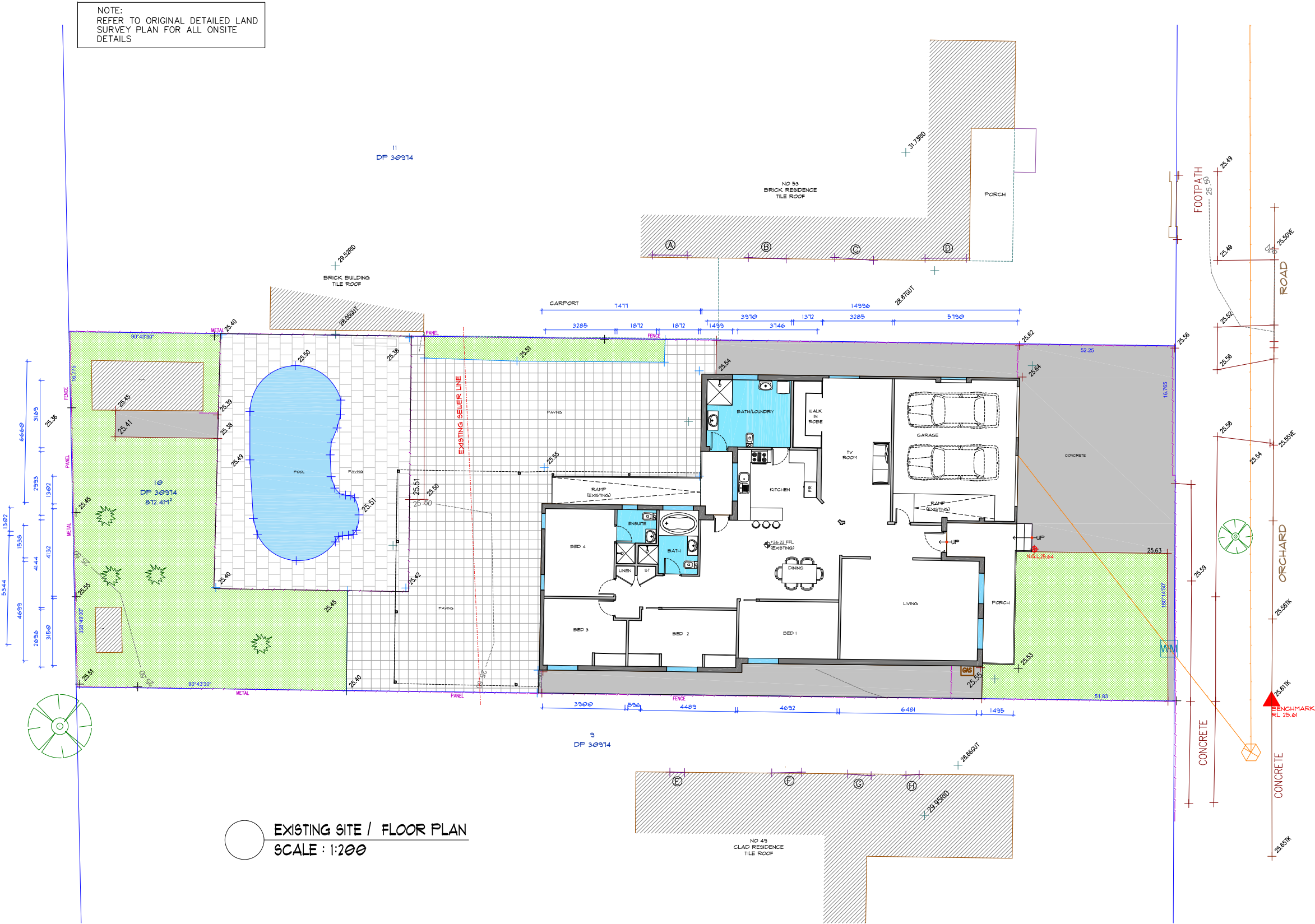


**BUILDING DESIGNER**  
AHMED JADID  
119 WILLOUGHBY RD  
CROWS NEST, 2065 NSW  
MOB: 0404 648 251

REVISIONS
ISSUE 'A' (STAGE I) - 26.07.2024
ISSUE 'B' (STAGE I) - 16.09.2024
ISSUE 'B' (STAGE II) - 14.10.2024
ISSUE 'C' (STAGE II) - 01.12.2024
ISSUE 'C' (STAGE II) - 08.02.2025

<b>CLIENT</b> ALVIN LAW
<b>ADDRESS</b> 51 ORCHARD ROAD BAGSHILL
<b>PROJECT</b> PROPOSED RESPITE DAYCARE CENTRE
<b>DRAWN BY</b> A.J
<b>ISSUE DATE</b> 08.02.2025
<b>PROJECT NO.</b> TBC
<b>DESCRIPTION</b> EXISTING SITE / FLOOR PLAN

REVISION NO.  
**C0.6**



EXISTING SITE / FLOOR PLAN  
SCALE : 1:200

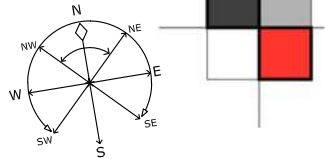


- NOTE
1. C. O. S. CHECK DIMENSIONS ON SITE
  2. BUILDER/CONTRACTOR NOT TO SCALE DRAWINGS AND TO VERIFY ALL DIMENSIONS AND RL'S ON SITE PRIOR TO COMMENCEMENT OF ANY WORK
  3. DO NOT SCALE DRAWINGS
  4. ALL PROPOSED WORKS ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND RELEVANT BUILDING CODES
  5. BUILDER/NOMINATED CONTRACTOR TO ALLOW +OR-100MM ON ALL RL'S ON PLANS. ALL LEVELS AND DIMENSIONS ARE SUBJECT TO FINAL DETERMINATION ON SITE BY BUILDER/NOMINATED CONTRACTOR
  6. BUILDING DESIGNER TO BE CONTACTED IMMEDIATELY FOR ANY DISCREPANCIES
  7. THE BUILDER/CONTRACTOR IS TO PROVIDE A SET-OUT OF 50-100MM (DEPENDING ON REQUIRED BEDDING) TO ALL PROPOSED UET AREAS.

11  
DP 309314

NOTE:  
REFER TO ORIGINAL DETAILED LAND  
SURVEY PLAN FOR ALL ONSITE  
DETAILS

ALL INTERNAL DOORS TO HAVE  
REMOVABLE HINGES AS PER BCA  
REQUIREMENTS



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

#### REVISIONS

ISSUE 'A' (STAGE I) - 26.07.2024  
ISSUE 'B' (STAGE I) - 16.09.2024  
ISSUE 'B' (STAGE I) - 14.10.2024  
ISSUE 'C' (STAGE I) - 01.12.2024  
ISSUE 'C' (STAGE I) - 08.02.2025

**CLIENT**  
**ALVIN LAW**

**ADDRESS**  
**51 ORCHARD ROAD**  
**BAGSHILL**

**PROJECT**  
**PROPOSED RESPITE**  
**DAYCARE CENTRE**

**DRAWN BY**  
**A.J**

**ISSUE DATE**  
**08.02.2025**

**PROJECT NO.**  
**TBC**

**DESCRIPTION**  
**PROPOSED SITE /**  
**FLOOR PLAN**

**REVISION NO.**

**Co.1**

A & H BUILDING DESIGNERS PTY LTD

EXISTING SHED TO RETAIN  
EXISTING POOL FENCE TO  
COMPLY WITH BCA GUIDELINES  
& RELEVANT CODES

EXISTING CONCRETE AREAS &  
GRASS AREAS TO RETAIN  
PROPOSED NEW BALUSTRADE  
TO COMPLY WITH BCA GUIDELINES  
EXISTING RAMPS TO BE  
MODIFIED WITH 1:14 SLOPE TO  
COMPLY WITH BCA GUIDELINES  
EXISTING POOL TO BE  
RETAINED AND MADE  
COMPLIANT TO ALL RELEVANT  
BCA/NCC AND AUSTRALIAN  
STANDARDS  
EXISTING PAVED AREAS

EXISTING COVERED  
ALFRESCO TO RETAIN

EXISTING AVAITY TO RETAIN

PROPOSED PRIVATE  
OPEN SPACE (23.4M<sup>2</sup>)

NOTE:  
REFER TO ORIGINAL DETAILED LAND  
SURVEY PLAN FOR ALL ONSITE DETAILS

NOTE REGARDING  
WINDOW, DOOR & SKYLIGHT SIZES:  
PROPOSED SIZES DO NOT INCLUDE ANY REVEALS  
AND OR FRAMING - REFER TO BASIX REQUIREMENTS  
AS WELL AS TO ELEVATIONS FOR MORE  
INFORMATION. NOMINATED BUILDER/CONTRACTOR TO  
ORGANISE AND MANAGE ALL NECESSARY FRAMING  
PRIOR TO ORDERING AND OR INSTALLATION

ALL PROPOSED TIMBER CONSTRUCTION TO BE IN  
ACCORDANCE WITH "AS1684.2 - 2010 - RESIDENTIAL  
TIMBER-FRAMED CONSTRUCTION"

ALL PLUMBING AND DRAINAGE TO BE  
INSTALLED IN ACCORDANCE WITH  
AS 3500

**PROPOSED SITE / FLOOR PLAN**  
**SCALE : 1:200**

#### SWIMMING POOL SAFETY FENCING

ALL POOLS AND SAFETY BARRIERS ARE TO COMPLY WITH THE SWIMMING POOLS  
ACT 1992  
AND THE SWIMMING POOLS REGULATION 2018.  
A FACT SHEET TITLED SWIMMING POOL FENCING REQUIREMENTS IS AVAILABLE  
FROM [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au).  
IT SHOULD BE NOTED THAT ANY STEPS, RETAINING WALLS, OBJECTS (FOR  
EXAMPLE-PLANTER BOXES, PUMP ENCLOSURES AND THE LIKE)  
OR LEVEL CHANGES THAT WOULD OTHERWISE REDUCE THE HEIGHT OF THE  
BARRIER WITHIN A PROPERTY SHALL NOT BE LOCATED WITHIN 500MM  
OF THE BARRIER.

#### 49. RESUSCITATION WARNING NOTICE

IN ACCORDANCE WITH THE SWIMMING POOLS REGULATION 2018, A WARNING NOTICE  
IS TO BE DISPLAYED IN A PROMINENT POSITION, IN THE IMMEDIATE VICINITY OF THE  
SWIMMING POOL. THE NOTICE IS TO CONTAIN A DIAGRAMMATIC FLOW CHART OF  
RESUSCITATION TECHNIQUES, THE WORDS:  
1. "YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING  
THIS SWIMMING POOL"  
2. "POOL GATES MUST BE KEPT CLOSED AT ALL TIMES"  
3. "KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST  
900MM CLEAR OF THE POOL FENCE AT ALL TIMES"  
AND ALL OTHER DETAILS REQUIRED BY REGULATION.

LEGEND :			
	EMERGENCY ESCAPE LIGHTING IN ACCORDANCE WITH AS/NZS 2293.2 BROKE ALARMS WITH AS3786 IN ACCORDANCE WITH AS3500.9 FIRE BLANKET & FIRE EXTINGUISHER TO COMPLY WITH BCA GUIDELINES & RELEVANT CODES		LANDSCAPE AREA 181.32 M <sup>2</sup>
	EXIT DOOR IN ACCORDANCE WITH AS/NZS 2293 850 MM ACCESSIBLE DOOR AS PER AS4438.1		CONCRETE AREA 131.03 M <sup>2</sup>
	ALL BEDROOM DOORS ARE TO BE FITTED WITH TIGHT FITTING SELF-CLOSING 35MM SOLID CORE DOORS IN COMPLIANCE WITH AS2688-2017		PAVED AREA 230.29 M <sup>2</sup>
			BUILDING FOOT PRINT (EXISTING) 323.16 M <sup>2</sup>
		TOTAL AREA - 812.4 M <sup>2</sup>	

PROPOSED GROUP HOME CALCULATIONS TABLE			
PROPOSED ALTERATIONS & ADDITIONS FOR A GROUP HOME	PROPOSED	REQUIRED/ ALLOWABLE	COMPLIANT
MINIMUM STREET FRONTAGE	16.165M (EXISTING)	N/A	N/A
SITE AREA	812.4 M <sup>2</sup>	N/A	N/A
SITE COVERAGE	323.16 M <sup>2</sup> (51.1%)	N/A	N/A
EXISTING PRIMARY DWELLING	245.89 M <sup>2</sup> (28.18%)	N/A	N/A
EXISTING COVERED ALFRESCO AREA	69.9 M <sup>2</sup>	N/A	N/A
PROPOSED GROUP HOME	245.89 M <sup>2</sup> (28.18%)	N/A	N/A
TOTAL LANDSCAPING AREA (EXISTING GRASS AREA & PAVED AREA)	411.61 M <sup>2</sup> (41.0%)	---	---
MAXIMUM BUILDING HEIGHT (SINGLE STOREY DWELLING)	8.50 M	YES	YES
CAR PARKING	2 SPACES	2 SPACES	YES
CYCLE PARKING (MOTORCYCLE / BICYCLE)	2 SPACES	2 SPACES	YES

#### GROUP HOME NOTES:

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 1100MM FROM THE FLOOR AND SERVING AN AREA REQUIRED  
TO BE ACCESSIBLE
2. BE SUCH THAT THE HAND OF A PERSON WHO CANNOT GRIP WILL NOT SLIP FROM  
THE HANDLE DURING THE OPERATION OF THE LATCH; AND
3. 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;
4. ALL BEDROOM DOORS AREA TO BE FITTED WITH TIGHT FITTING SELF CLOSING  
35MM SOLID CORE DOORS IN COMPLIANCE WITH AS2688-2017.

Measure	Installation Standard
Emergency lighting in hallways serving the 6 bedrooms and in hallways leading to the exit	AS2293.1-2005
Exit signs above or next to 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 5 sole occupancy rooms.	AS1851-2012
Hard wired Smoke Alarms in each of the 5 bedrooms rooms, the office and the hallways serving the subject rooms.	AS3786 and AS3000
Operation of Latch Required Exit Doors	D3D26 Operation of Latch
Fire Blanket in the communal Kitchen	AS2444/AS3504

#### RECOMMENDATIONS

1. The two external exit gates that have both action locks should never have pad locks fitted to them  
at any given time to allow ease of access in a timely manner in the event of an emergency exit  
from a fire.
2. To install Hard wired smoke alarms in each of the 5 bedrooms and the supervisors office and in all  
common corridors leading to all exits in accordance with AS3786 and to be hard wired and spaced  
in accordance with AS3000.
3. All bedroom doors are to be fitted with tight fitting self-closing 35mm solid core doors in  
compliance with AS2688-2017.
4. To install emergency escape lighting in accordance with AS/NZS 2293.2 in all corridors and the  
living room area.
5. Internal exit signs to be installed above or next to the exit doors of the building in accordance with  
AS/NZS 2293.
6. To install a fire blanket & a portable fire extinguisher in the communal kitchen.
7. Always provide an unobstructed path of travel from each external required exit to a roadway and  
near yard. path of travel to the two exits should be kept clear at all times.
8. Construct an access ramp in accordance with AS1428.1 to the front entrance of the building.

NCC Code Compliance Assessment; 51 Orchard Road Bass Hill NSW 2197

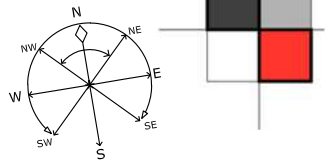
9. The exit door furniture to the building operation of latches must be readily openable without a key  
from the side that faces the person seeking egress by:  
(1.) A single hand downward action on a single device which is located between 900mm and 1.1m  
from the floor and serving an area required 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.) The garage entrance ramp complies, however on the high end of the ramp it will need  
complying handrails to prevent a wheelchair from sliding off the side of the ramp and  
causing possible injuries.  
(13.) 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.



- NOTE
1. C. O. S. CHECK DIMENSIONS ON SITE
  2. BUILDER/CONTRACTOR NOT TO SCALE DRAWINGS AND TO VERIFY ALL DIMENSIONS AND RL'S ON SITE PRIOR TO COMMENCEMENT OF ANY WORK
  3. DO NOT SCALE DRAWINGS
  4. ALL PROPOSED WORKS ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND RELEVANT BUILDING CODES
  5. BUILDER/NOMINATED CONTRACTOR TO ALLOW +OR-100MM ON ALL RL'S ON PLANS. ALL LEVELS AND DIMENSIONS ARE SUBJECT TO FINAL DETERMINATION ON SITE BY BUILDER/NOMINATED CONTRACTOR
  6. BUILDING DESIGNER TO BE CONTACTED IMMEDIATELY FOR ANY DISCREPANCIES
  7. THE BUILDER/CONTRACTOR IS TO PROVIDE A SET-DOWN OF 50-100MM (DEPENDING ON REQUIRED BEDDING) TO ALL PROPOSED UET AREAS.

11  
DP 309314

NOTE:  
REFER TO ORIGINAL DETAILED LAND  
SURVEY PLAN FOR ALL ONSITE  
DETAILS



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

#### REVISIONS

- ISSUE 'A' (STAGE I) - 26.07.2024  
ISSUE 'B' (STAGE I) - 16.09.2024  
ISSUE 'B' (STAGE I) - 14.10.2024  
ISSUE 'C' (STAGE II) - 01.12.2024  
ISSUE 'C' (STAGE II) - 08.02.2025

**CLIENT**  
**ALVIN LAW**

**ADDRESS**  
**51 ORCHARD ROAD**  
**BAGSHILL**

**PROJECT**  
**PROPOSED RESPITE**  
**DAYCARE CENTRE**

**DRAWN BY**  
**A.J**

**ISSUE DATE**  
**08.02.2025**

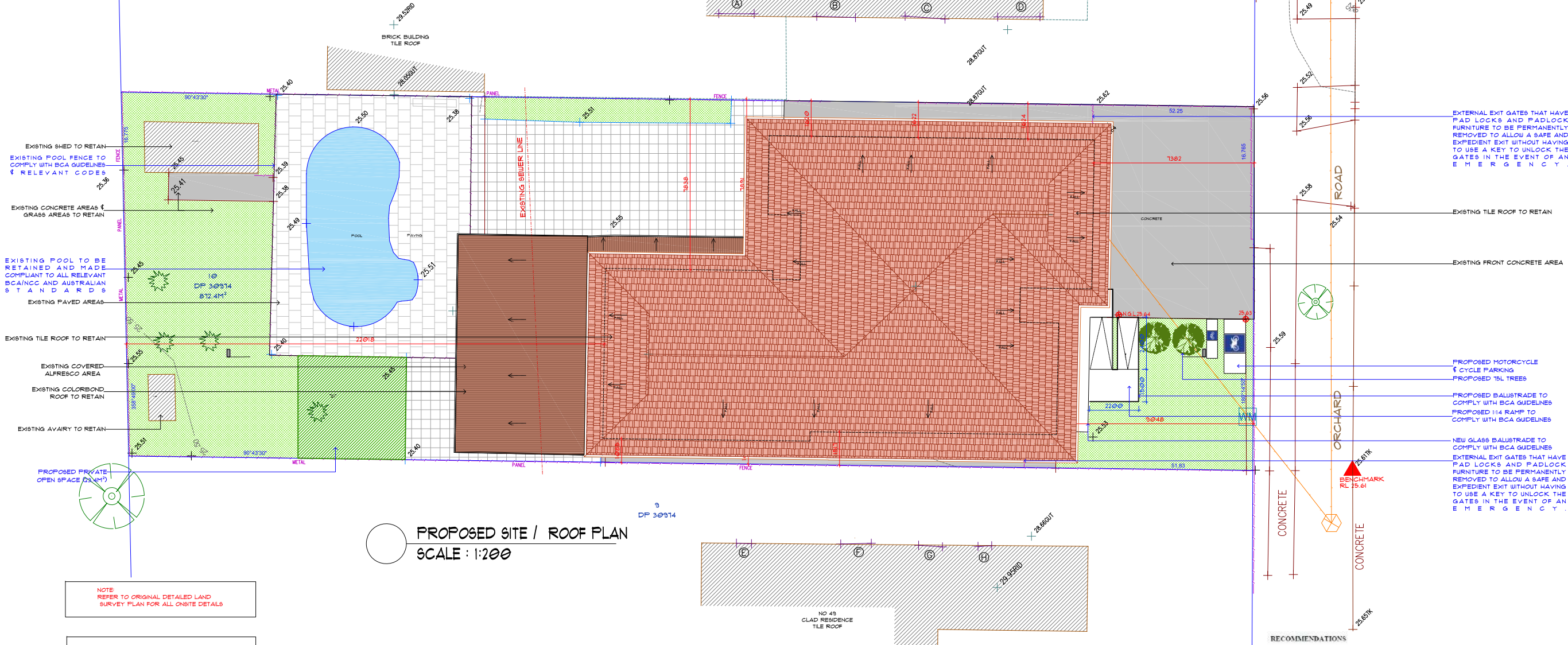
**PROJECT NO.**  
**TBC**

**DESCRIPTION**  
**PROPOSED SITE /**  
**ROOF PLAN**

**REVISION NO.**

**Co.s**

A & H BUILDING DESIGNERS PTY LTD



**PROPOSED SITE / ROOF PLAN**  
**SCALE : 1:200**

NOTE  
REFER TO ORIGINAL DETAILED LAND  
SURVEY PLAN FOR ALL ONSITE DETAILS

NOTE REGARDING  
WINDOW, DOOR & SKYLIGHT SIZES:  
PROPOSED SIZES DO NOT INCLUDE ANY REVEALS  
AND OR FRAMING - REFER TO BASIC REQUIREMENTS  
AS WELL AS TO ELEVATIONS FOR MORE  
INFORMATION. NOMINATED BUILDER/CONTRACTOR TO  
ORGANISE AND MANAGE ALL NECESSARY FRAMING  
PRIOR TO ORDERING AND OR INSTALLATION

ALL PROPOSED TIMBER CONSTRUCTION TO BE IN  
ACCORDANCE WITH "AS1684.2 - 2010 - RESIDENTIAL  
TIMBER-FRAMED CONSTRUCTION"

ALL PLUMBING AND DRAINAGE TO BE  
INSTALLED IN ACCORDANCE WITH  
AS 3500

#### SWIMMING POOL SAFETY FENCING

ALL POOLS AND SAFETY BARRIERS ARE TO COMPLY WITH THE SWIMMING POOLS  
ACT 1992  
AND THE SWIMMING POOLS REGULATION 2018.  
A FACT SHEET TITLED SWIMMING POOL FENCING REQUIREMENTS IS AVAILABLE  
FROM [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au).  
IT SHOULD BE NOTED THAT ANY STEPS, RETAINING WALLS, OBJECTS (FOR  
EXAMPLE-PLANTER BOXES, PUMP ENCLOSURES AND THE LIKE)  
OR LEVEL CHANGES THAT WOULD OTHERWISE REDUCE THE HEIGHT OF THE  
BARRIER WITHIN A PROPERTY SHALL NOT BE LOCATED WITHIN 500MM  
OF THE BARRIER.

#### 4.3. RESUSCITATION WARNING NOTICE

IN ACCORDANCE WITH THE SWIMMING POOLS REGULATION 2018, A WARNING NOTICE  
IS TO BE DISPLAYED IN A PROMINENT POSITION, IN THE IMMEDIATE VICINITY OF THE  
SWIMMING POOL. THE NOTICE IS TO CONTAIN A DIAGRAMMATIC FLOW CHART OF  
RESUSCITATION TECHNIQUES, THE WORDS:  
1. "YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING  
THIS SWIMMING POOL"  
2. "POOL GATES MUST BE KEPT CLOSED AT ALL TIMES"  
3. "KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST  
900MM CLEAR OF THE POOL FENCE AT ALL TIMES"  
AND ALL OTHER DETAILS REQUIRED BY REGULATION.

LEGEND :			
	EMERGENCY ESCAPE LIGHTING IN ACCORDANCE WITH AS/NZS 2293.2 SMOKE ALARMS WITH AS3786 IN ACCORDANCE WITH AS3500.9 FIRE BLANKET & FIRE EXTINGUISHER TO COMPLY WITH BCA GUIDELINES & RELEVANT CODES		LANDSCAPE AREA 181.32 M <sup>2</sup>
	EXIT SIGNS IN ACCORDANCE WITH AS/NZS 2293 850 MM ACCESSIBLE DOOR AS PER AS4431		CONCRETE AREA 131.03 M <sup>2</sup>
	ALL BEDROOM DOORS ARE TO BE FITTED WITH TIGHT FITTING, SELF-CLOSING 35MM SOLID CORE DOORS IN COMPLIANCE WITH AS2688-2017		PAVED AREA 230.29 M <sup>2</sup>
	BUILDING FOOT PRINT (EXISTING)		BUILDING FOOT PRINT (EXISTING)
		TOTAL AREA - 812.4 M <sup>2</sup>	

PROPOSED GROUP HOME CALCULATIONS TABLE			
PROPOSED ALTERATIONS & ADDITIONS FOR A GROUP HOME	PROPOSED	REQUIRED/ ALLOWABLE	COMPLIANT
MINIMUM STREET FRONTAGE	16.165M (EXISTING)	N/A	N/A
SITE AREA	812.4 M <sup>2</sup>	N/A	N/A
SITE COVERAGE	323.16 M <sup>2</sup> (51.1%)	N/A	N/A
EXISTING PRIMARY DWELLING	245.89 M <sup>2</sup> (28.18%)	N/A	N/A
EXISTING COVERED ALFRESCO AREA	69.9 M <sup>2</sup>	N/A	N/A
PROPOSED GROUP HOME	245.89 M <sup>2</sup> (28.18%)	N/A	N/A
TOTAL LANDSCAPING AREA (EXISTING GRASS AREA & PAVED AREA)	411.61 M <sup>2</sup> (41.0%)	---	---
MAXIMUM BUILDING HEIGHT (AS EXISTING (SINGLE STOREY DWELLINGS))	8.50 M	YES	YES
CAR PARKING	2 SPACES	2 SPACES	YES
CYCLE PARKING (MOTORCYCLE / BICYCLE)	2 SPACES	2 SPACES	YES

#### GROUP HOME NOTES:

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 11M FROM THE FLOOR AND SERVING AN AREA REQUIRED  
TO BE ACCESSIBLE
2. BE SUCH THAT THE HAND OF A PERSON WHO CANNOT GRIP WILL NOT SLIP FROM  
THE HANDLE DURING THE OPERATION OF THE LATCH; AND
3. 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;
4. ALL BEDROOM DOORS AREA TO BE FITTED WITH TIGHT FITTING SELF CLOSING  
35MM SOLID CORE DOORS IN COMPLIANCE WITH AS2688-2017.

Measure	Installation Standard
Emergency lighting in hallways serving the 6 corridors.	AS2293.1-2005
Exit signs above or next to 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 5 sole occupancy rooms.	AS1851-2012
Hard wired Smoke Alarms in each of the 5 bedrooms rooms, the office and the hallways serving the subject rooms.	AS3786 and AS3000
Operation of Latch Required Exit Doors	D3D26 Operation of Latch
Fire Blanket in the communal Kitchen	AS2444/AS3504

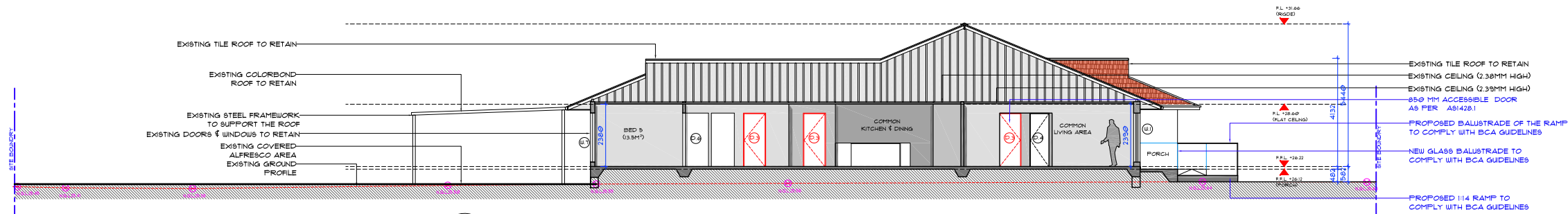
#### RECOMMENDATIONS

1. The two external exit gates that have bolt action locks should never have pad locks fitted to them  
at any given time to allow ease of access in a timely manner in the event of an emergency exit  
from a fire.
2. To install Hard wired smoke alarms in each of the 5 bedrooms and the supervisors office and in all  
common corridors leading to all exits in accordance with AS3786 and to be hard wired and spaced  
in accordance with AS3000.
3. All bedroom doors are to be fitted with tight fitting self-closing 35mm solid core doors in  
compliance with AS2688-2017.
4. To install emergency escape lighting in accordance with AS/NZS 2293.2 in all corridors and the  
living room area.
5. Internal exit signs to be installed above or next to the exit doors of the building in accordance with  
AS/NZS 2293.
6. To install a fire blanket & a portable fire extinguisher in the communal kitchen.
7. Always provide an unobstructed path of travel from each external required exit to a roadway and  
rear yard. path of travel to the two exits should be kept clear at all times.
8. Construct an access ramp in accordance with AS1428.1 to the front entrance of the building

NCC Code Compliance Assessment: 51 Orchard Road Bass Hill NSW 2197

9. The exit door furniture to the building operation of latches must be readily openable without a key  
from the side that faces the person seeking egress by:  
(i.) 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.) The garage entrance ramp complies, however on the high end of the ramp it will need  
complying handrails to prevent a wheelchair from sliding off the side of the ramp and  
causing possible injuries.  
(13.) 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.





PROPOSED SITE / LONG SECTION  
SCALE : 1:200

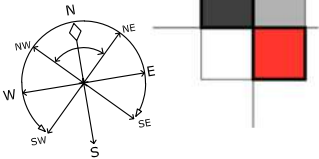
NOTE:  
REFER TO ORIGINAL DETAILED LAND  
SURVEY PLAN FOR ALL ONSITE  
DETAILS

NOTE  
REFER TO ORIGINAL DETAILED LAND  
SURVEY PLAN FOR ALL ONSITE DETAILS

NOTE REGARDING  
WINDOW, DOOR & SKYLIGHT SIZES:  
PROPOSED SIZES DO NOT INCLUDE ANY REVEALS  
AND OR FRAMING - REFER TO BCA REQUIREMENTS  
AS WELL AS TO ELEVATIONS FOR MORE  
INFORMATION. NOMINATED BUILDER/CONTRACTOR TO  
ORGANISE AND MANAGE ALL NECESSARY FRAMING  
PRIOR TO ORDERING AND OR INSTALLATION

ALL PROPOSED TIMBER CONSTRUCTION TO BE IN  
ACCORDANCE WITH "AS1684.2 - 2010 - RESIDENTIAL  
TIMBER-FRAMED CONSTRUCTION"

ALL PLUMBING AND DRAINAGE TO BE  
INSTALLED IN ACCORDANCE WITH  
AS 3500



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

**REVISIONS**

ISSUE 'A' (STAGE I) - 26.07.2024  
ISSUE 'B' (STAGE I) - 16.09.2024  
ISSUE 'B' (STAGE I) - 14.10.2024  
ISSUE 'C' (STAGE II) - 01.12.2024  
ISSUE 'C' (STAGE II) - 08.02.2025

**CLIENT**  
**ALVIN LAW**

**ADDRESS**  
**51 ORCHARD ROAD**  
**BAGSHILL**

**PROJECT**  
**PROPOSED RESPITE**  
**DAYCARE CENTRE**

**DRAWN BY**  
**A. J**

**ISSUE DATE**  
**08.02.2025**

**PROJECT NO.**  
**TBC**

**DESCRIPTION**  
**PROPOSED SITE/**  
**LONG SECTION &**  
**ELEVATIONS**

**REVISION NO.**  
**C0.9**

A & H BUILDING DESIGNERS PTY LTD

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 or next to 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 5 sole occupancy rooms.	AS1851-2012
Hard wired Smoke Alarms in each of the 5 bedrooms rooms, the office and the hallways serving the subject rooms.	AS3786 and AS3000
Operation of Latch Required Exit Doors	D3D26 Operation of Latch
Fire Blanket in the communal Kitchen	AS2444/AS3504

- RECOMMENDATIONS**
- The two external exit gates that have bolt action locks should never have pad locks fitted to them at any given time to allow ease of access in a timely manner in the event of an emergency exit from a fire.
  - To install Hard wired smoke alarms in each of the 5 bedrooms and the supervisors office and in all common corridors leading to all exits in accordance with AS3786 and to be hard wired and spaced in accordance with AS3000.
  - All bedroom doors are to be fitted with tight fitting self-closing 35mm solid core doors in compliance with AS2688-2017.
  - To install emergency escape lighting in accordance with AS/NZS 2293.2 in all corridors and the living room areas.
  - Internal exit signs to be installed above or next to the exit doors of the building in accordance with AS/NZS 2293.
  - To install a fire blanket & a portable fire extinguisher in the communal kitchen.
  - Always provide an unobstructed path of travel from each external required exit to a roadway and rear yard. path of travel to the two exits should be kept clear at all times.
  - Construct an access ramp in accordance with AS1428.1 to the front entrance of the building.

NCC Code Compliance Assessment: 51 Orchard Road Bag Hill NSW 2197

- The exit door furniture to the building operation of latches must be readily operable 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 lock 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.) The garage entrance ramp complies, however on the high end of the ramp it will need complying handrails to prevent a wheelchair from sliding off the side of the ramp and causing possible injuries.  
(13.) 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.

EXISTING GROUP HOME DOOR & WINDOW SCHEDULE			
TYPE	SIZE IN MM [WIDTH X HEIGHT]	SILL	SOFFIT
D.1	1000 X 2040	26.22	28.26
D.2	2400 X 2235	25.64	27.81
D.3	850 X 2040	26.22	28.26
D.4	750 X 2040	26.22	28.26
D.5	750 X 2040	26.22	28.26
D.6	820 X 2040	26.22	28.26
U.1	1442 X 1874	26.39	28.264
U.2	1200 X 1120	27.144	28.264
U.3	1200 X 940	27.324	28.264
U.4	2395 X 1022	27.242	28.264
U.5	1442 X 936	27.325	28.264
U.6	121 X 935	27.325	28.264
U.7	121 X 1874	26.39	28.264