

Proposed s4.55(2) Modification Application for 318/2021/JP (PPSSCC-138)

40 Civic Way,
Rouse Hill NSW 2155

Applicant: Creative Planning Solutions Pty Ltd
on behalf of Link Wentworth

Developer: Link Wentworth



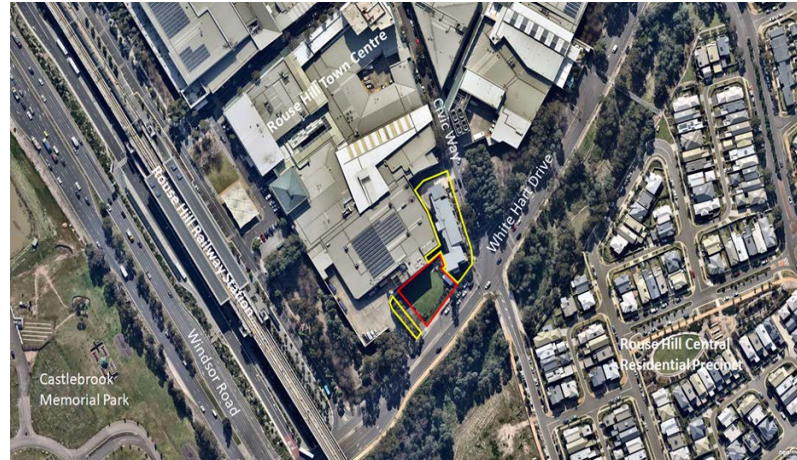
**Link
Wentworth**
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Context Maps

40 Civic Way, Rouse Hill

Lot 21 in Deposited Plan 280013



Aerial of subject site outlined in yellow, with residual land approximately outlined in red.



*View of existing affordable residential flat building looking North-East from the intersection of Civic Way and White Hart Drive.
DA approved by regional panel - 586/2014/JP (2013SYW103)*



View of residual land looking North from White Hart Drive.



Artist's impression of Approved Development.

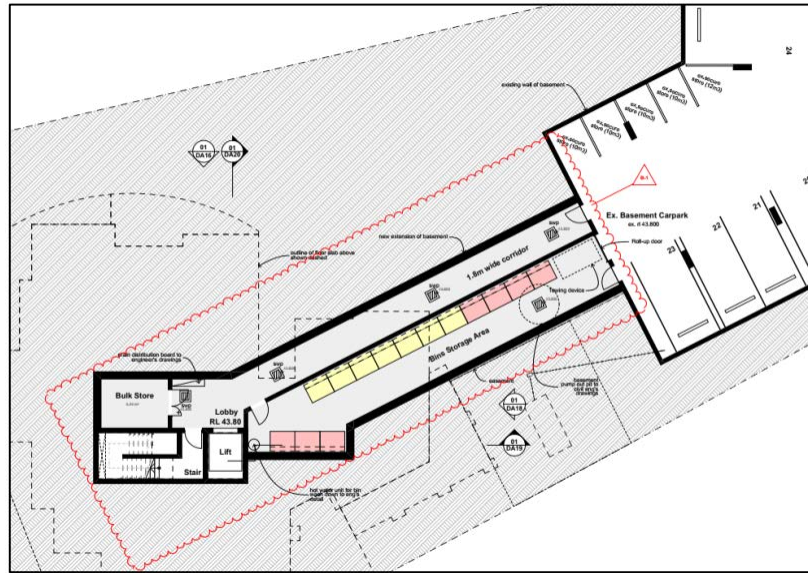
DA Approval

318/2021/JP
(PPSSCC-138)

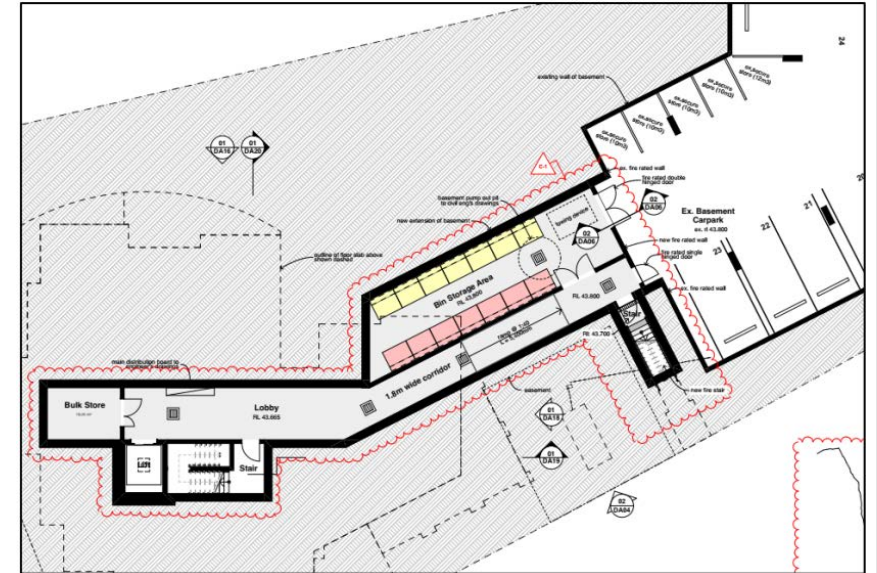
- 7 storey apartment building located on residual land and containing 33 affordable housing apartments.
- Condition 7 recommended by Council requires fire upgrades pursuant to clause 94 of the EPAA Regulations 2000 (now clause 64 of the EPAA Regulations 2021), with reference to BCA Report submitted with DA.
- Condition 7(ii) contained within the Council recommendation had required that a Register Certifier review the existing premises (i.e. the existing building) to determine whether upgrades were required.
- Panel decision ultimately deleted requirement for certifier discretion from Condition 7(ii).
- Power to impose condition 7 stems from the below ground connection between the two buildings.
- The below ground connection enables residents of the new building to access the parking area, and all residents to access the waste area which is to be relocated from the ground level.

Proposed Modification Design Changes

- BCA Report with DA had indicated that the buildings could be treated as separate buildings, with no fire safety upgrade required.
- Although ordinarily part of CC package, the proposal seeks to depict fire separation on the DA plans, showing self-closing fire-rated doors to replace the existing wall, as well as new fire stairs.
- Rearrangement of basement is largely associated with the above.

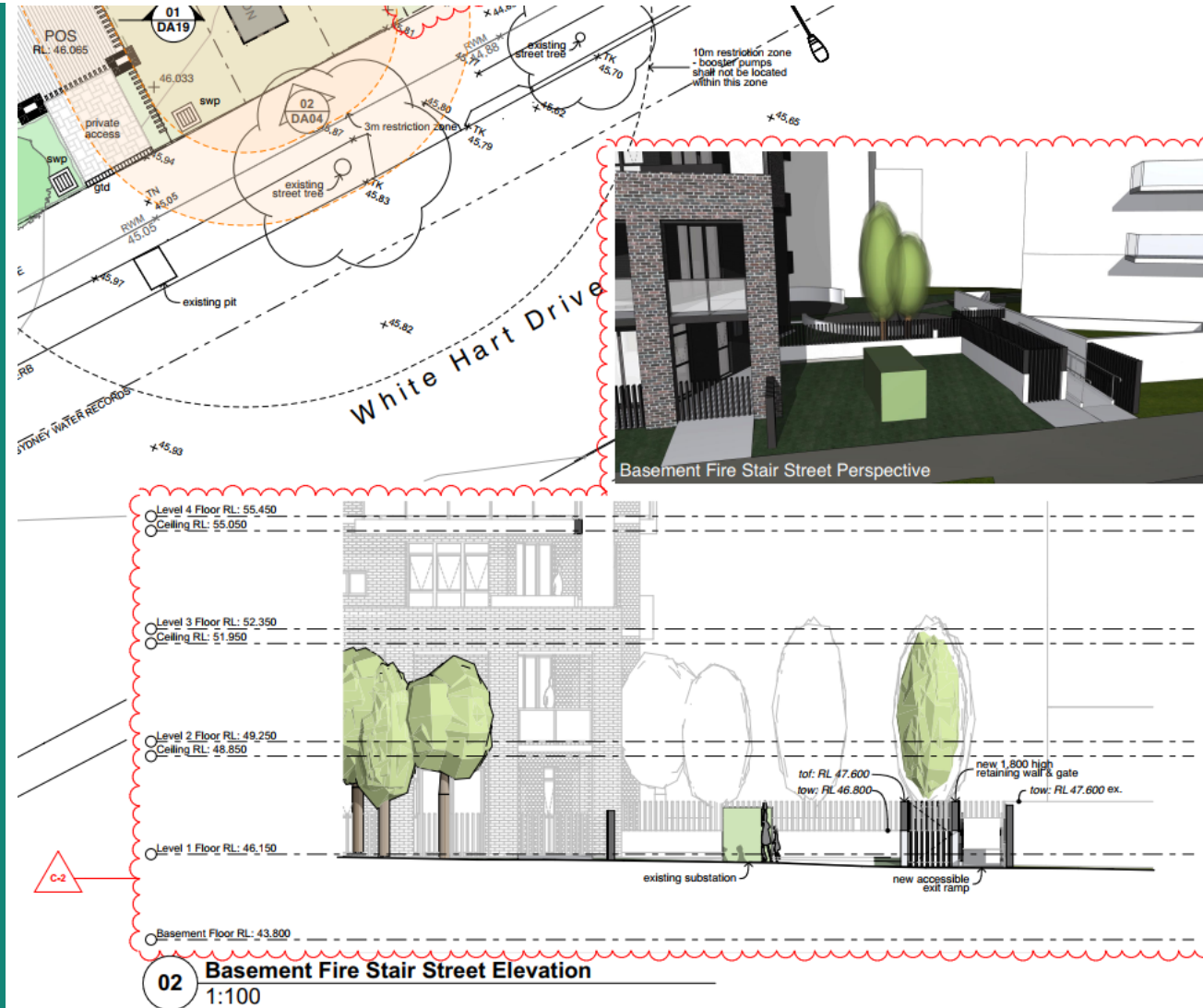


Extract of Approved Basement Floor Plan



Extract of Proposed Basement Floor Plan

Elevations and Street View



Stanton
Dahl
Architects

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Link Wentworth
Housing

Residential Apartment Building

40 Civic Way,
Rouse Hill, NSW

Drawn: CP
Checked: AT
Plot date: 6/4/22

Scale: 1:100, 1:421.151 as noted @ A1

Project No:
2445.19

Drawing No:
DA04

Revision#:
C

Site & External Works
Plan

Proposed Modification

Changes to Condition 7

- The proposal had initially sought the deletion of Condition 7, on the basis that the fire separation shown within the basement was sufficient to avoid the need for Condition 7 altogether.
- Having regard to Council feedback, the proposal now seeks to retain the majority of condition 7, but amend condition 7(ii) to provide similar wording as was contained within the original Council recommendation.

Changes to Condition 7(ii) Comparison

Recommended

As proposed building works relate to an extension of more than 50% of the volume of the existing building, a Register Certifier is to review the existing premises and determine if there are sufficient elements to control the development and spread of fire. If in the opinion of the Registered Certifier that provisions are insufficient, the building is to be provided with an automatic fire suppression system, to the degree necessary, appropriate to EP1.4 of the BCA

Proposed (showing changes in **bold** to consent condition)

If the existing and new building are assessed as a united building having regard to the options contained within the BCA Design Compliance Report by BCA Vision Pty Ltd (Report No. P20102, revision 2, dated 13.08.2020 as detailed in DA Condition No. 7(i), then the existing premises is to be provided with an automatic fire suppression system, appropriate to EP1.4 of the BCA.

Basement Fire Walls

- BCA Clause C2.7 (Separation by Fire Walls) – Fire Walls are generally provided to provide separation between classifications and/or to separate fire compartments.
- For this project, the common wall between the existing basement and the service basement of the new building will be constructed as Fire Walls for the purposes of separating connected buildings in accordance with C, D and E of the BCA, which is a recognised strategy.
- The separating fire wall in the basement will be a compliant 240/240/240 Fire Wall, preventing fire from spreading between each side of the fire wall, which complies with BCA Specification C1.1.
- The openings will also be protected with self-closing --/240/30 fire doors in accordance with DTS provision of BCA Clause C3.5, which will prevent toxic fumes and fire spreading in the event of fire.

External gallery
access to
apartments
(viewed from
Civic Way to
the east)



No impact on
fire risk



Other Issues

- Sprinklers within the basement must sit beneath all existing services (the lowest services are currently drainage pipes). This will reduce headroom clearance to beneath 2,200mm, which will result in a non-compliance with AS 2890.1 (and therefore Condition 9 of the development consent).
- To conduct the sprinkler upgrades, all occupants of the building (a mixture of social and affordable housing tenants) will need to be relocated for 3-6 months.

Headroom clearance



Development Data

Minor changes to numerical development data:

- *Deep soil increased from 13.25% to 13.8%, maintaining compliance with Part 3E of the ADG (i.e. 7%). However, this increase is due to an incorrect exclusion in the previous calculation, and deep soil is proposed to be reduced but remain compliant.*
- *Landscaped area reduced from 35.1% to 32%, maintaining compliance with Part 3.1.16 of THDCP 2012 (i.e. 30%).*
- *Floor space – site is unaffected by an FSR standard; however, 6sqm of additional GFA is proposed at ground floor and the FSR remains at 1.27:1 (includes both buildings).*