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Architecture
Interior Design
Urban Design
Strategy

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S11659 Crown Sydney Hotel Resort
Planning implications – carparking and change of use in Basement areas
Basement 2 - Residential Carparking

Dear Mr Young

Further to your request regarding the implications of possible planning changes to carparking arrangements Bates Smart as the executive architect for the project make the following observations:

- The Basement as currently built was constructed in accordance with the approved plans which were predicated on all areas being used as car parking. This enabled the basement to be considered a single fire compartment across the three levels in accordance with the BCA. On this basis the provision of building services throughout the basements was greatly simplified as there were generally no fire rating requirements to be considered between levels. To achieve this, the basement design had to meet specific requirements under the BCA - namely making use of a provision which limits areas of another (minor) use or classification in carparking areas (Class 7a) to 10% of the floor area. A minor use is any other use or Classification other than carparking. For residential carparking areas within basements generally minor uses are predominately storage areas either for residents or as general building storage.
- The 10% limit for minor uses has been reached for Basement 2 which contains the Residential Parking.
- If we are now unable to utilise some of the currently allocated areas as car parking, then they would need to be converted to storage for the residential apartments as this would be the most likely alternative use. This would also allow purchasers to own/have rights to that area under the strata.
- If some car parking space is converted to storage this would result in 'minor use space' pushing beyond the 10% threshold under the BCA. Where the 10% threshold is exceeded all minor use spaces on that level would require fire separation from carparking areas – not just those areas which exceed the limit. This would force Crown down the path of redesigning the basement levels entirely to satisfy BCA fire safety requirements. Due to the advanced state of construction and services installation this would necessitate an extensive reworking of building services both at Basement 2 and throughout the other basements.

Yours sincerely
Bates Smart Pty Ltd



James W Brook
Team Leader