

**Summary of Decisions of the Building Committee
Building Committee I 28/2008 held on 15.7.2008**

(a) BCI 1 28/2008

Issue : Adverse comment from a government department on the building height of a proposed development.

Decision : The committee noted that proposal complied with the extant OZP. Having considered all relevant factors, the committee agreed that the plan could not be rejected on ground of the adverse comments made by the government department.

(b) BCI 2 28/2008

Issue : (i) Access of site via a ROW within adjoining lot.
(ii) Inclusion of the right of ways (ROW) and service lane in site area and the building over of the ROW.
(iii) Non-provision of a service lane.

Decision : (i) Having noted that access to the site could be made through a ROW having a width of less than 4.5m, the committee accepted the development proposal subject to no adverse comment from FSD on the provision of EVA.

(ii) The committee noted that a ROW was created within the site and reserved for the adjoining lot for access. The committee agreed that the ROW should be excluded from site area for the purpose of B(P)Reg.

(iii) The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future, accepted the non-provision of a service lane.

(c) BCI 3 28/2008

Issue : Inclusion of the ROW in site area.

Decision : Having considered the lease document and the existing site situation, the committee agreed that the ROW was a street and should be excluded from site area under B(P)Reg 23(2)(a).

(d) BCI 4 28/2008

Issue : Adverse comment from a government department on the building height of a proposed development.

Decision : The committee noted that proposal complied with the extant OZP. Having considered all relevant factors, the committee agreed that the plan could not be rejected on ground of the adverse comments made by the government department.