

Summary of Decisions of the Building Committee
Building Committee I 4/2016 held on 2.2.2016

(a) MAI 1 4/2016

Issues : Site not abutting on a specified street of not less than 4.5m wide.

Decisions : Having regard to the circumstances of the case, the committee accepted the proposed development intensity and building height.

(b) BCI 1 4/2016

Issue : Void underneath building.

Decision : Having regard to the circumstances of the case and noting that the proposed void with reinforced concrete bracing in different directions and levels would prevent the construction of usable floor, the committee agreed that the void could be disregarded from GFA calculations.

(c) BCI 2 4/2016

Issue : Non-provision of service lane.

Decision : The committee noted that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having also considered the layout of the site and buildings in the vicinity, the committee accepted the non-provision of service lane.

(d) BCI 3 4/2016

Issues : Exclusion of aquarium from GFA calculations and not subject to the 10% cap on GFA concessions.

Decisions : Having regard to the circumstances of the case and the design of the proposed aquarium, the committee agreed that the aquarium could be disregarded from GFA calculations and would not subject to the 10% cap on the GFA concessions.

(e) BCI 4 4/2016

Issues : Existing ROW included in site area and decked over.

Decisions : Having regard to the circumstances of the case that the ROW was not required for serving other lots and was not being used in practice, the committee agreed that the existing lane with right of way could be included in site area and decked over.

(f) BCI 5 4/2016

- Issues : (i) Exclusion of the sunshades from GFA calculation.
- (ii) Exclusion of void from GFA calculation.
- Decisions : (i) Having regard to the design and the proposed sunshading system was a genuine sunshade under PNAP APP-67, the committee agreed to exclude the sunshades from GFA calculation.
- (ii) Having regard to the circumstances of the case, the committee agreed to exclude the void from GFA calculation.