

ADDENDUM TO IHAP001-18

PROPOSAL: CONSTRUCTION OF 138 PLACE CHILD CARE CENTRE - KINGSWAY & MARION STREET GYMEA PROPERTY: LOT 1 DP 9983, LOT 38 DP 9983, (NO. 677) KINGSWAY & (NO. 38) MARION STREET, GYMEA APPLICANT: SUTHERLAND DISTRICT TRADE UNION CLUB LIMITED FILE NUMBER: DA16/1613

REASON FOR ADDENDUM REPORT

IHAP016-17 was published on 19 July 2017. Subsequent to the issue of the initial IHAP report the applicant has submitted a response to the commentary on the floor space ratio and overall height of the building. Please note that IHAP001-18 has replaced IHAP016-17 which has now been removed from agenda.

Applicant's additional submission.

The applicant stated that they were now

".....aware the IHAP report has assessed the proposed Tradies Childcare as having a FSR of 0.9:1 when 0.7:1 is permissible. We understand this is a technical non compliance due to some of the outdoor play area having walls/screens of 1.4m in height which, by definition are included in GFA. As discussed, it was always the intention of the club to ensure the screens were below the level at which they became calculable GFA. Accordingly, we would like to formally amend our proposal showing these walls/screens at 1.39m.

Accordingly, a brief assessment of this change was undertaken as follows:

Response

Floor Space Ratio compliance

The proposed reduction in the height of the acoustic screens, albeit minor has a direct impact on the numerical compliance of the proposal. The provision of acoustic screen that are less than 1.4 in height remove the need to include the play areas as floor space. The calculable floor space will be reduced by 683.4m² and accordingly, will now comply with the maximum allowable 0.7:1 Floor Space Ratio (FSR) development standard for this site.