



Council Policy Manual

CP6.2 Building Sites Adjacent to Forrest Place, Hay Street and Murray Street Malls

POLICY OBJECTIVE

1. The primary objective is to maintain a safe environment for the public.
2. To facilitate the reasonable development of each site as permitted by the City Planning Scheme.
3. To accommodate reasonable pedestrian and vehicular access as appropriate along the street fronting the site.
4. To minimise disruption to the activities of the occupants of adjacent sites.
5. To minimise visual and physical impact on the streetscape.
6. To maintain adequate access for service authorities and emergency services.
7. To prevent damage to the City's footpaths during building operations

POLICY STATEMENT

Vehicular Access

1. Traffic flow in the Hay Street Mall will be maintained in an east to west direction and in the Murray Street Mall in a west to east direction at all times.
2. Vehicles removing demolition material from any site fronting the pedestrian malls will be permitted to use the malls only when no alternative means of access exists and only at times determined by the Council.
3. Vehicles transporting building materials to a construction site fronting the pedestrian malls will be permitted to use Hay Street or Murray Street only at times determined by the Council. These times will be at periods which would not cause undue disruption to the normal operations of the malls and in any case would not be outside the existing service vehicle entry times for the malls. Also use of Hay Street or Murray Street will be permitted as only a secondary means of access when an alternate means of access exists.



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4. The weight of trucks carrying materials shall be limited to 14 tonnes gross vehicle mass. Vehicles in excess of six tonnes gross vehicle mass will be permitted to enter and leave the pedestrian mall during non shopping hours only.
5. The height of vehicles accessing the Murray Street Mall will be limited to a maximum of 4.2 metres by the clearance below the pedestrian bridges. The width of vehicles entering both malls will be limited by the clearance between furniture, fittings and planting in the malls.

Loading, Off-Loading Of Storage Materials

In the case of sites fronting the pedestrian malls provision will be required for the loading and off-loading of vehicles and the storage of all materials to be undertaken within the boundaries of the site as far as practicable. In all other places these activities will not be permitted to intrude onto public areas except as may be essential for construction purposes and for the period of time agreed to by the Council.

Paving And Services

Access to building sites fronting the Hay Street and Murray Street Malls shall be permitted over the paved area at specified locations to be confirmed by the Manager Development Approvals. Any damage to the paving units, furniture, fittings, planting and underground services shall be repaired by the City, the cost of any such repairs shall be borne by the contractor for the building under construction.

Furnishings

The City will, as necessary, remove or relocate any street furniture and movable planting at the builder's costs to enable vehicles to enter and leave building sites as approved by the City in accordance with the Guidelines above.

Hoardings and Gantries

1. The City will require the erection of a suitably designed and constructed screen on the street boundary of the site. This screen may project into Hay Street or Murray Street with the City's approval during any part of the construction abutting the building line.



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2. The time limit on demolition hoardings unless otherwise agreed by the Council shall be not more than 90 days. All demolition hoardings shall be removed within 14 days of the completion of demolition as determined by the Manager Development Approvals. All demolition hoardings once removed shall be replaced by suitable construction hoardings.
3. There is to be no projection external to the hoarding unless the projection is specifically approved to form part of a public facility or item or architectural embellishment. All such projections approved shall take account of the potential danger to vehicles and pedestrians passing the hoarding.
4. Specific approval is required prior to any interference with the pavement and all such interference with the pavement shall be made good by the City at the cost of the contractor.
5. All workmanship shall be of a high quality to a tradespersonlike standard and where such workmanship is not considered satisfactory it shall be re-done as directed by the City.
6. The design and location of the hoarding and any gantry structure is to minimise impact on pedestrian movement along the mall and the deviation of pedestrians from adjacent shop entries and shop windows.
7. Hoardings at all times are to be designed and constructed to the highest possible standards. Only new quality materials shall be used. All materials shall be properly fixed, lapped and jointed and all materials shall be approved by the Council prior to their installation. Where the material cover of the hoarding is of metal a capping piece, properly secured and finished, is required. All hoardings shall be painted with a minimum of one undercoat and one gloss finishing coat in a colour to compliment neighbouring buildings and to be approved by the City. All hoardings shall be maintained to a high standard and repaired and/or repainted following vandalism or damage.
8. Hoardings and gantries should be designed to minimise the visual impact on the street of the construction site and to provide a high degree of pedestrian interest around the site. To this end the hoardings could incorporate viewing windows, information panels, artwork sculpture and murals, furniture, for example, seating, shade cover and planter boxes, and advertising and display space for the developer and/or adjacent businesses. The design of the hoardings and gantries in this regard shall be approved by the City prior to their installation. Any changes to the hoarding or gantry during the construction period of the site shall also be approved by the City.



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9. The height and scale of the hoarding and gantry should be such to give the impression of a temporary building facade rather than of a fence and in any case should be no lower than 2.1 metres.

Nuisance

1. Provision shall be made to the satisfaction of the City to prevent the emission of dust, liquids and noise from any construction site within the precinct.
2. As and when necessary the City shall determine time constraints for those construction operations liable to result in nuisance, such as, sheet piling and water blasting and cleaning.
3. Care shall be taken to ensure that construction vehicles do not drop oil or otherwise stain paving in pedestrian areas.

Guidelines For Construction Adjacent To Trees

1. Where any new structure encroaches on the above ground space occupied by a tree (its canopy), branches cannot be removed by the builder. Following an inspection, only pruning which will not interfere with the natural growth pattern of the tree can be permitted. Such pruning or any other remedial work will be the responsibility of the Manager Street Presentation and Maintenance.
2. Access to new building sites should not encroach closer than two metres from any tree trunk.
3. Materials transported to the building site by crane should be lifted in a manner which will not cause damage to the tree canopy.
4. Any excavation or change to paving material proposed within the canopy zone around the tree should be detailed to the Construction and Maintenance Directorate prior to commencement of work (including work within the property boundaries), and if approved, supervised by the Arboriculturist.
5. The trunk of any tree adjacent to a new construction site shall be protected from physical injury by a suitable number of two metres planks strapped around the circumference



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from as close as possible to ground level, or fenced off as directed by the Manager Street Presentation and Maintenance.

6. The dumping, depositing of building materials or liquids is prohibited within the canopy zone of any tree trunk.
7. Trees adjacent to long term construction projects (that is, more than one year) should be examined more closely during summer and winter to record any requirement for restoration of protection boards/fencing or decompaction of surrounding ground. Costs of such work (organised by the Manager Street Presentation and Maintenance), will be debited to the developer.
8. Other specific guidelines as deemed appropriate by the Manager Development Approvals will be listed prior to planning and building approval.

Disruption

Any construction programmes on site which front the pedestrian malls will be monitored by the City to ensure that there is no unnecessary disruption within this area.

Graffiti

Where any graffiti or offensive material is applied to a hoarding the City may require the builder to have this removed within 24 hours.

Should the builder fail to comply with this requirement the City shall remove the material at the builder's cost.

Fencing And Crossovers To Construction Sites

In regard to the construction of commercial buildings, residential flat buildings or buildings other than private dwellings, the following requirements shall be complied with:-

1. where a footpath has been constructed, the contractor erecting a commercial building or residential flat building or buildings other than private dwellings, shall, prior to the commencement of work, provide a crossover to the site to the satisfaction of the Manager Street Presentation and Maintenance;



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2. an adequate fence (as agreed upon by the Manager Development Approvals) shall be erected over the portion of the frontage not to be taken up by the crossover;
3. the Manager Street Presentation and Maintenance be authorised to approve of the construction of additional crossings where the circumstances warrant.

Advice

The general public and affected property owners and business operators are to be advised of any impending development work changes in furniture arrangement and management of traffic which might disrupt the use of important pedestrian areas. Building contractors are therefore required to consult with the City as early as possible regarding their requirements to permit sufficient time for this advisory period to take place.

Plan

A site plan showing the position of hoardings in relation to the property boundaries and all street furniture, plantings and elevations showing the design of the hoarding and any gantries shall be supplied prior to the erection of the hoarding. Such plans shall include a specification dealing with the construction method, finish and materials.

Application

Two copies of plans as outlined in the Guidelines shall be submitted to the City's Approval Services Unit for approval prior to installation. Copies of plans will be referred to other Units as appropriate. Fees are to be in accordance with Part 6 of the Building Regulations 1989 and must be paid on submission of the application.

Planning Approval

The City places considerable importance on the issues raised within these guidelines. Architects, developers and building contractors are therefore urged to give consideration to these matters



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early in the development approval process. The City's officers will be available to discuss these matters at planning approval stage.

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