



Council Policy Manual

CP6.5 Hay Street - Colonnading

POLICY OBJECTIVE

To determine the standards to be adopted in regard to the provision of colonnading in Hay Street.

POLICY STATEMENT

In regard to the colonnading of Hay Street, the following provisions shall apply and be included in Agreements for the transfer of land for this purpose:-

Definition

Colonnading means the provision of a public footpath and services on the area defined in local laws 25 and 52. The owner of the abutting land may build over the footpath with clearance and support as hereafter defined.

Support

A building may be supported on columns not more than 450mm square on a 6.1 metre grid; where the width of a lot is less than 6.1 metres, the columns should be reduced proportionately. The outside face of columns to be on the old building line within the colonnading.

Footings

All new footings within the colonnaded area to be located 3 metres below pavement level, and may project 750mm beyond the alignment.

Ceilings

The underside of beams and ceilings shall be a uniform 3.4 metres above footpath level and where the footpath is sloping, the ceiling shall not be less than 3.2 metres nor more than 3.7 metres above the footpath level and any steps in the ceiling shall be in equal risers. All ceilings to be concrete of 3-hour fire resisting construction.

Basements



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No basement will be approved within the width of the colonnading. All existing basements to be walled up and filled. The existing basement walls are to be cut back to 750mm below footpath level. Filling of basements to be with clean sand properly compacted.

Signs

The requirements of Signs local law No.40 are to be met. For this purposes, the colonnading will be treated as under awning. For face of building vertical signs are permitted except that a clear height of 4.6 metres will be required.

Air Conditioning

No air conditioning unit or mechanical ventilation system is permitted to discharge foul or vitiated air into the colonnading. This does not apply to doorways which discharge air as a result of pressurisation within the building.

Stairs

All existing stairs within the 4.9 metres colonnading are to be rebuilt in strict compliance with the local laws.

Street Lighting

The owner of every building shall make provisions for fixing and installation of street lighting. The Council will bear the cost of power, fittings and installation.

Maintenance

The owner of every building shall properly maintain the columns and building over any colonnading and keep the building properly painted and repaired at all times.

Existing Local-Laws

All existing local laws are effective over land colonnaded.

Strata Titles

The Land Titles Office will not approve of strata titles for buildings which are colonnaded over part of the road reserve. If strata titles are required for a building, the whole of the building has to be clear of the street alignment.



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