

Hay Street Road Reserve Widening Local Planning Policy

Draft August 2025

Version Control

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1. Citation

This is a local planning policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as *Hay Street Road Reserve Widening Local Planning Policy*.

2. Purpose and Application

2.1. Purpose

The purpose of this policy is to provide guidance for road reserve widening and colonnading on Hay Street, to cater for increased footpath and vehicular movement on Hay Street and allow for sufficient space to facilitate improvement of public realm experience.

2.2. Application

This policy applies to all applications for development approval on land zoned on the Scheme Map abutting Hay Street, from Thomas Street to William Street and from Barrack Street to Plain Street as shown in Figure 1.

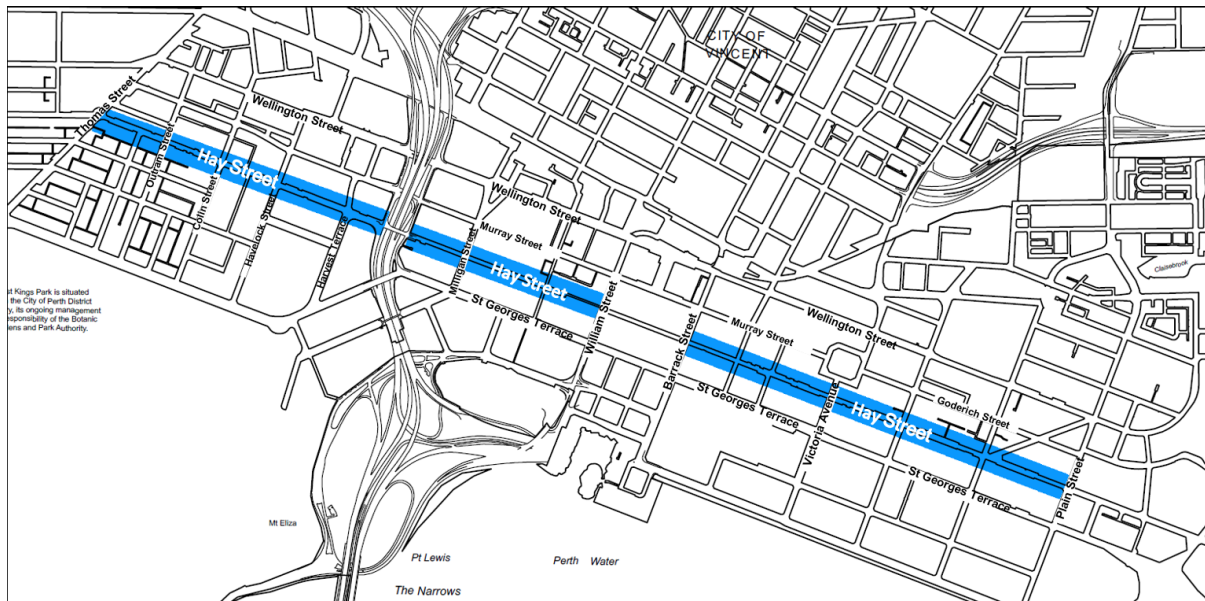


Figure 1. Hay Street Road Widening Policy Area

2.3 Relationship to other Planning Documents

This policy should be read in conjunction with the City of Perth *Local Planning Scheme No. 3 (LPS3)* and other relevant legislation and local planning policies including:

- *New Street Alignment Local Law 2005 (as amended)*
- Building Heights and Setbacks Local Planning Policy
- General Design Local Planning Policy
- Residential Design Local Planning Policy
- Heritage Local Planning Policy
- Character Area Local Planning Policies

- Heritage Area Local Planning Policies

Where this policy is inconsistent with LPS3, the provisions of LPS3 prevail to the extent of any inconsistency.

3. Objectives

This policy seeks to:

- facilitate the function of Hay Street as a pedestrian-oriented street, extending from West Perth to East Perth;
- provide options for long term road reserve widening;
- rationalise the land tenure of the pedestrian environment;
- ensure that road widening does not have an adverse impact on heritage places or buildings that contribute to the desired streetscape character; and
- limit colonnading and where permitted, reduce the impact of colonnading on the street.

4. Provisions

4.1 Road Reserve Widening

- Road reserve widening is required along Hay Street as depicted on the *New Street Alignment Local Law 2005 (as amended)* and the Hay Street Road Reserve Widening Plan in Appendix 1, upon:
 - total redevelopment of the lot including demolition of all existing building(s) on the lot; or
 - partial redevelopment of the lot which includes the demolition of existing building(s) and/or structures within the required road reserve widening area.
- In regard to heritage places, road reserve widening is required:
 - to the current building line as part of any development on the lot that does not alter the building line along Hay Street ¹; or
 - in accordance with the *New Street Alignment Local Law 2005 (as amended)* and the Hay Street Road Reserve Widening Plan, in the event the building is fully demolished.

Note:

¹Any existing pedestrian shelter projecting over the road widening area shall be retained.

- Where a basement exists between the building façade and the existing lot boundary, the local government may acquire the surface area above the basement, within the required road reserve widening area, for up to a depth of 1 metre from footpath level.
- Where, on the Hay Street Road Reserve Widening Plan, road reserve widening is required at a street corner to provide a truncation, the size of the truncation shall be determined in consultation with the local government.
- The area of land required for road widening shall be included in the site area for the purposes of calculating plot ratio and/or car parking for the development.

- (f) Subsequent to clause 4.1(e), the road widening area shall be ceded free of cost and be amalgamated into the road reserve, as part of a subdivision application, without any compensation.
- (g) Notwithstanding clause 4.1(e), where the area of land required for road widening is unable to be included in the site area for the purposes of calculating plot ratio and/or car parking:
 - i. the applicant shall provide justification(s) for this; and
 - ii. satisfactory arrangement shall be made with the local government for the future transfer of the road widening area.
- (h) A condition will be imposed on the development approval requiring implementation of road reserve widening, in accordance with clause 4.1 (f) or 4.1(g), within 90 days of issuing a building permit.

4.2 Colonnading

- (a) Colonnading within the road reserve widening area is permitted in accordance with the following circumstances:
 - i. Where the proposed colonnading is within the 'Colonnading Permitted Area' specified on the Hay Street Road Reserve Widening Plan; and
 - ii. Where existing colonnading is proposed to be retained or redeveloped.
- (b) New colonnading shall:
 - i. provide a minimum floor to ceiling height of 4.5m above the footpath level within the colonnading area (refer to Figure 2);
 - ii. minimise obstruction to pedestrian movement, through dimensions and spacing of columns (refer to Figures 3 to 5); and
 - iii. have columns and ceiling composed of materials and finishes that complement the building they are part of.

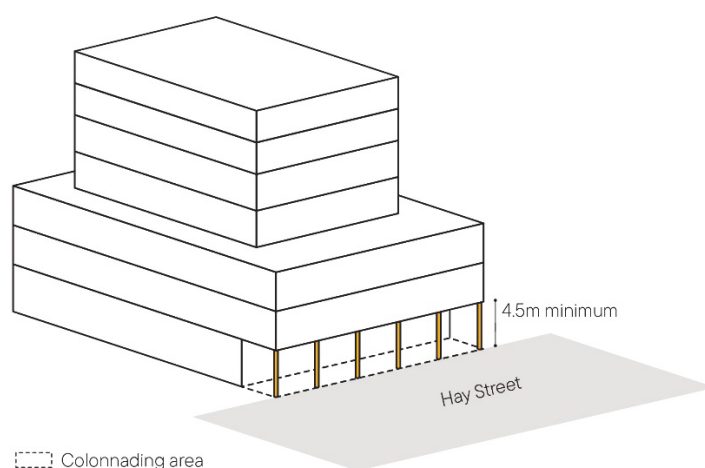


Figure 2. Minimum floor to ceiling height within the colonnading area

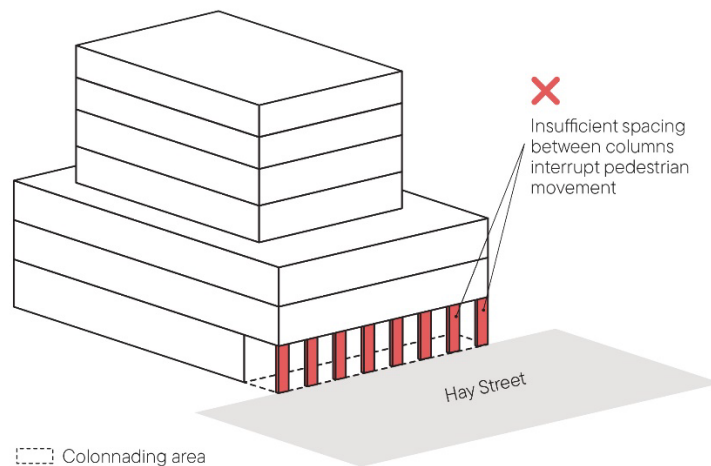


Figure 3. Insufficient spacing between columns within the colonnading area is not supported

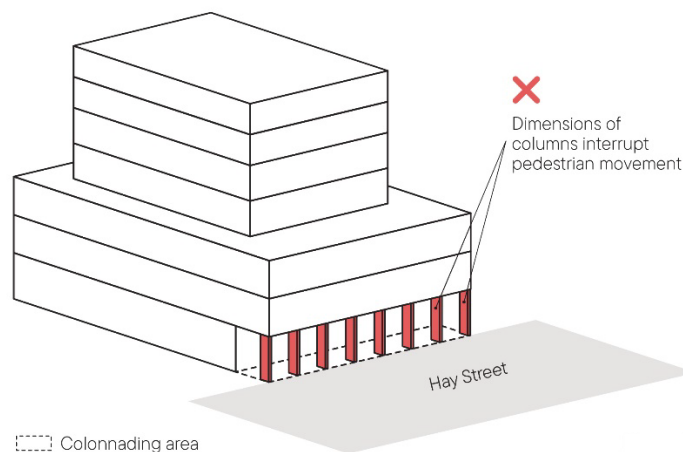


Figure 4. Substantial column dimensions within colonnading area are not supported

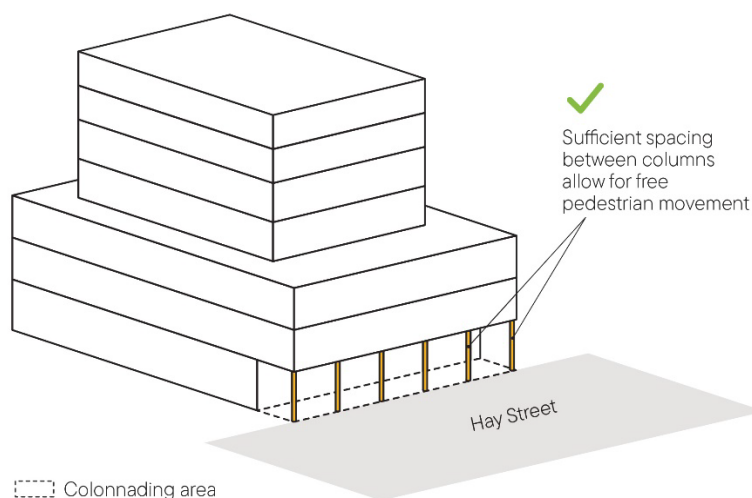


Figure 5. Sufficient spacing between columns within the colonnading area is supported

- (c) A public footpath shall be provided within the colonnading area, at the owner/applicant's cost, to the satisfaction of the local government which:
- provides the underground public utilities as required;
 - is paved with appropriate material and colour pallet in accordance with the City's *Footpath and Pavement Design Guidelines*.
- (d) Buildings above the colonnading area:
- shall not exceed the height specified on the Maximum Lower Built Form Height Plan of the *Building Heights and Setbacks Local Planning Policy*; and
 - may be constructed up to the street boundary of the colonnading area.
- Refer to Figures 6 and 7.

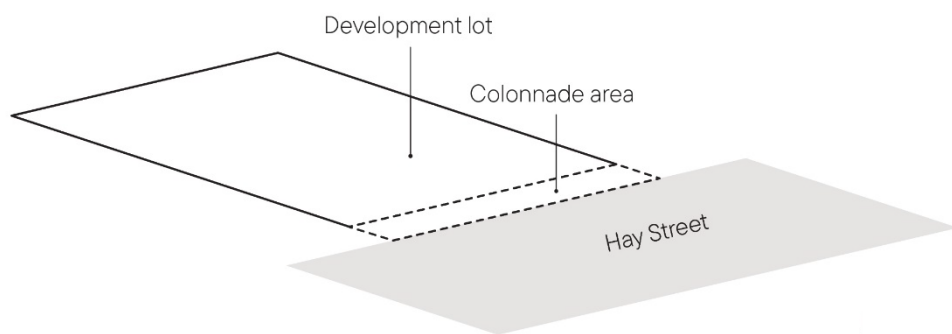


Figure 6. Boundaries of development lot and colonnading area

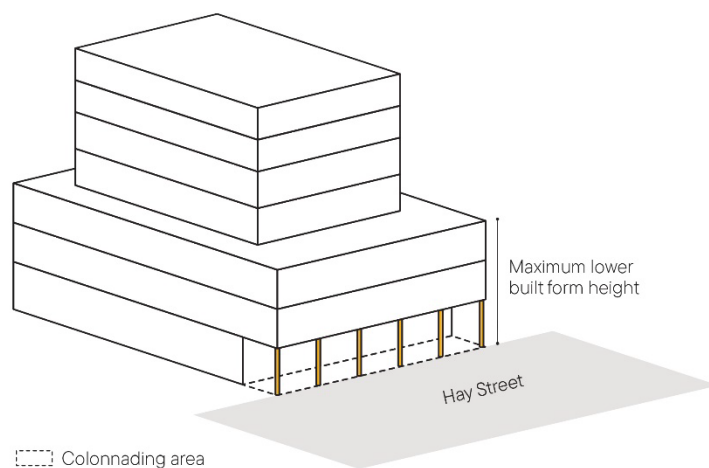


Figure 7. Maximum lower built form height and extension of the building to the street boundary of the colonnading area

- (e) Notwithstanding Clause 4.2(a)(ii), existing colonnading outside of the 'Colonnading Permitted Area' specified on the Hay Street Road Reserve Widening Plan, that project into the required road widening area, are encouraged to be removed upon redevelopment.
- (f) Where existing colonnading and the building above are proposed to be removed as part of redevelopment to provide for road reserve widening,

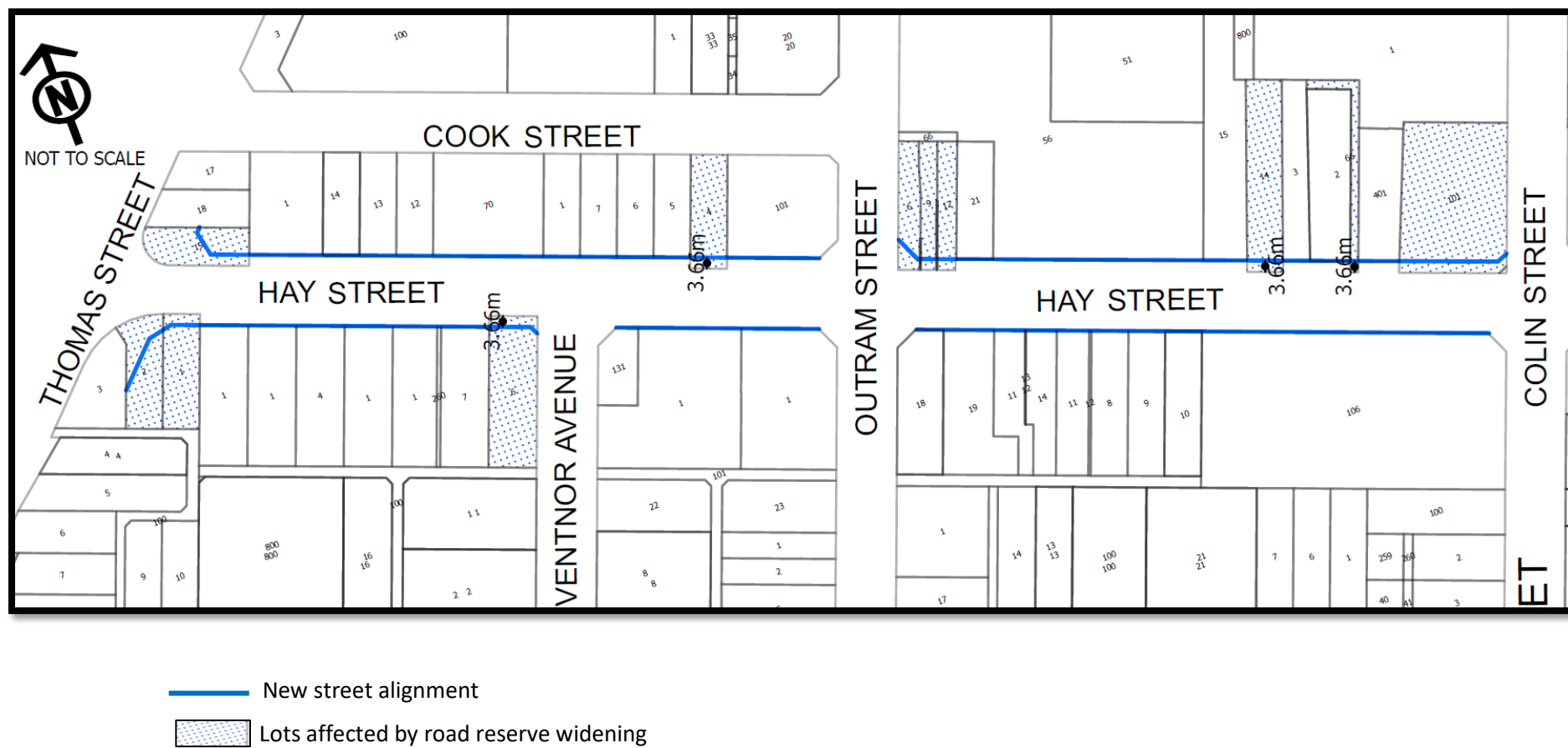
- a. the area of land required for road reserve widening may be included in the site area for the purposes of calculating plot ratio and/or car parking for the development; and
 - b. proposed variations to the built form may be considered subject to:
 - i. the applicant demonstrating that such variations are required to compensate for the loss of developable area above the existing colonnade area;
 - ii. the objectives of relevant local planning policies being met; and
 - iii. the existing colonnading area with all its associated air rights, be ceded free of cost and amalgamated into the road reserve as part of a subdivision application, without any compensation.
- (g) Where colonnading is approved, a condition will be imposed on the development approval requiring the ceding and transfer of the colonnading area, free of cost, as a separate lot, to the local government within 90 days of issuing a building permit, without any compensation.

5. Definitions

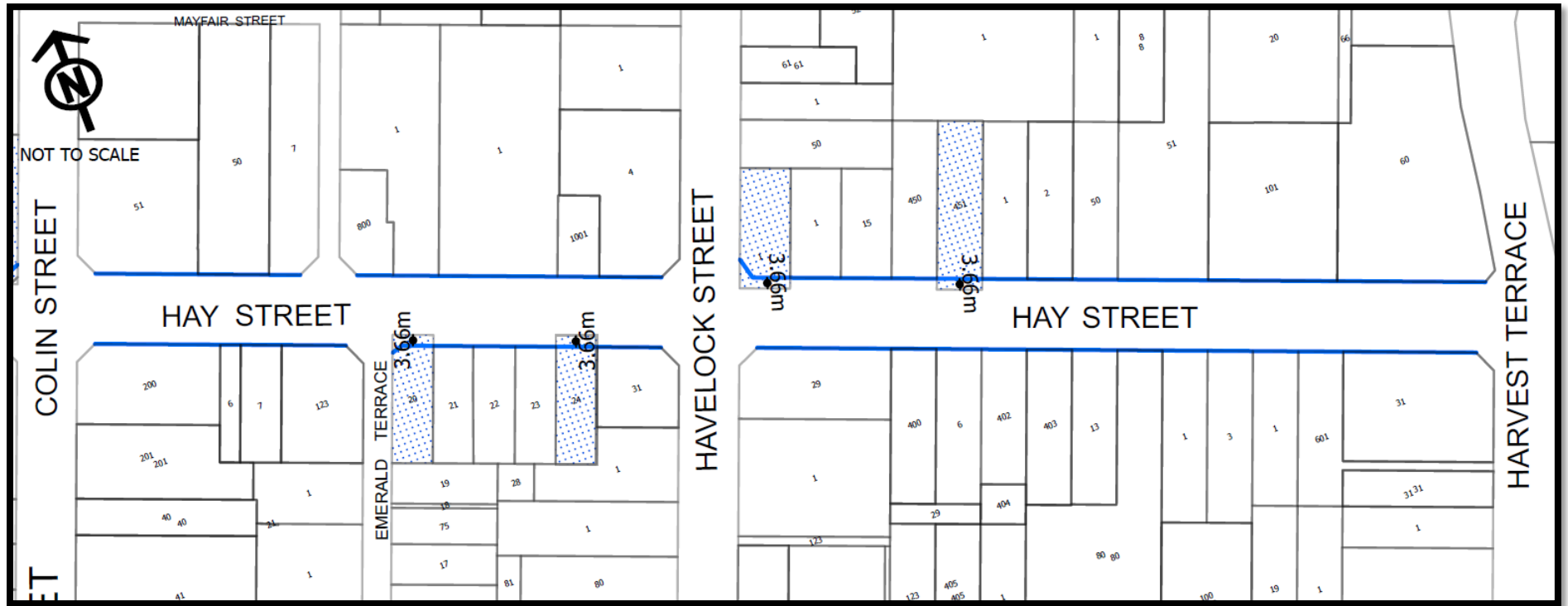
Colonnade	means a series of spaced columns supporting a portion of a building above them.
Colonnading	means road widening at ground floor (street) level being provided with colonnades. The colonnades generally support the upper floors of the building which is carried over the road widening area to the street boundary of the development lot, prior to road widening.
Heritage place	means a place that is on the City of Perth heritage list or located in a heritage area.

Appendix 1

Hay Street Road Reserve Widening Plans



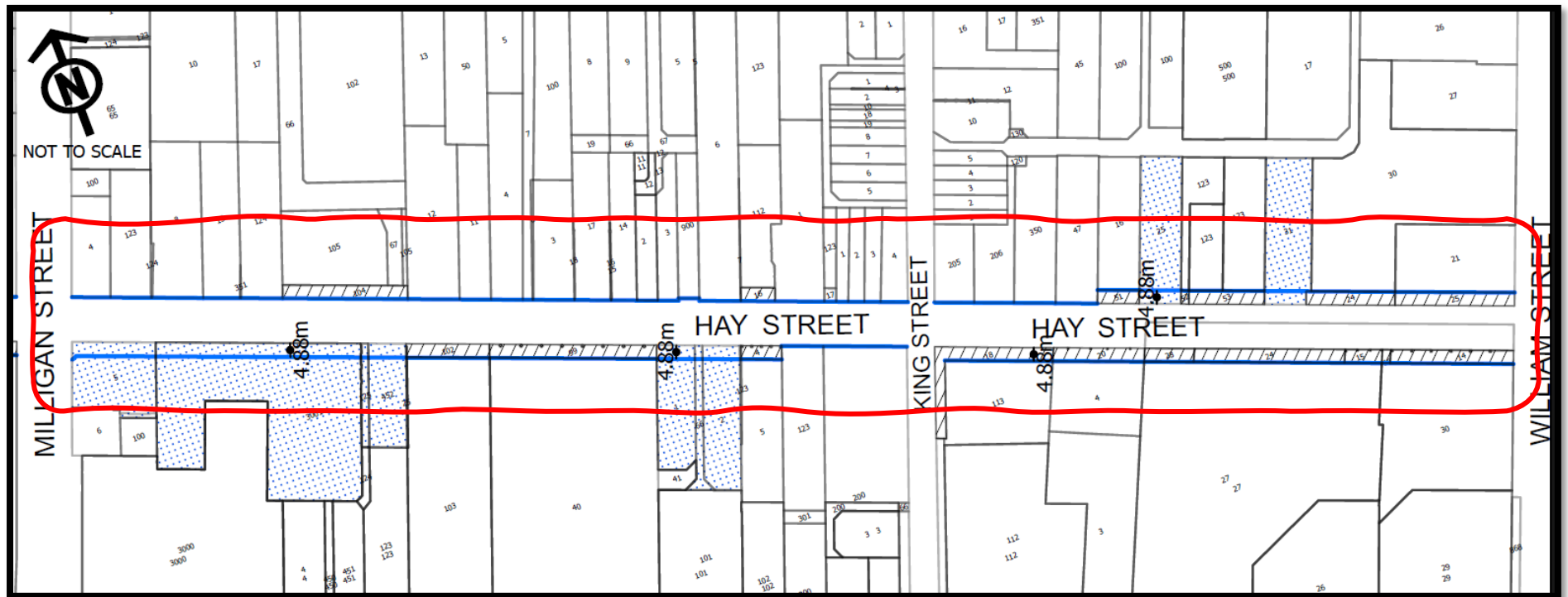
Collin Street – Harvest Terrace



- New street alignment
- ▨ Lots affected by road reserve widening

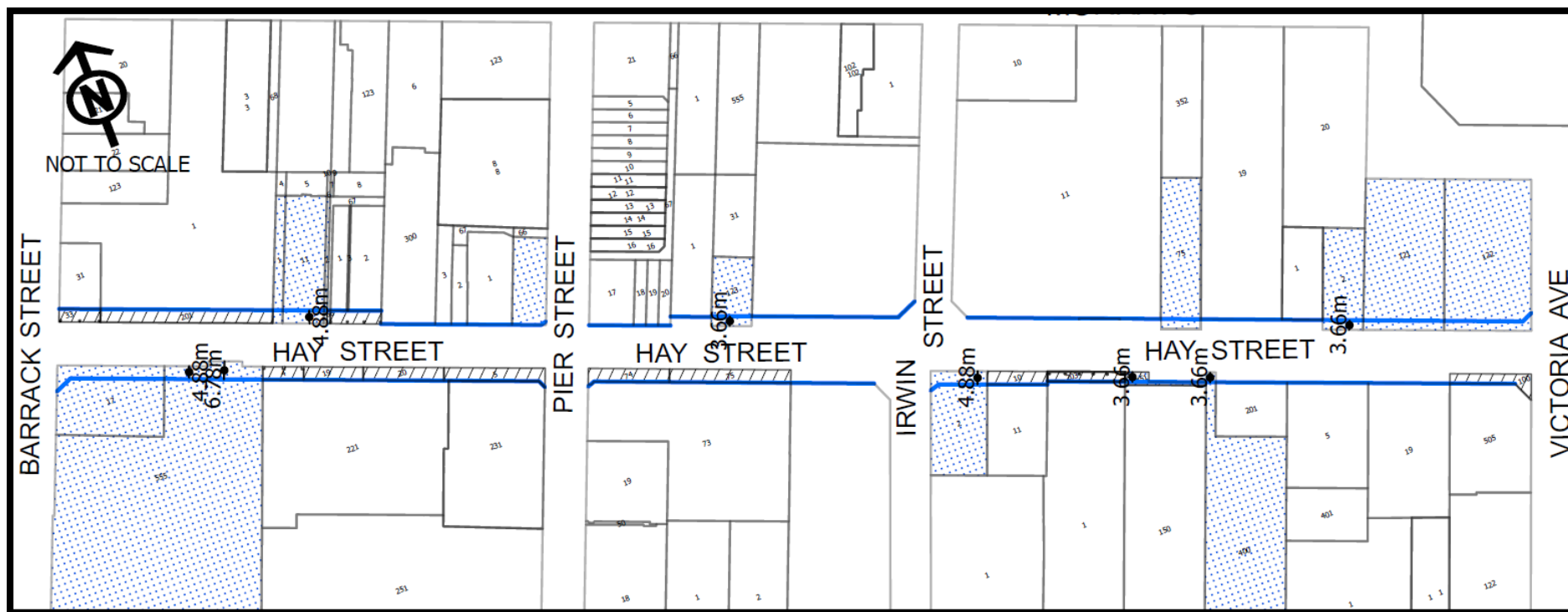


Milligan Street- William Street



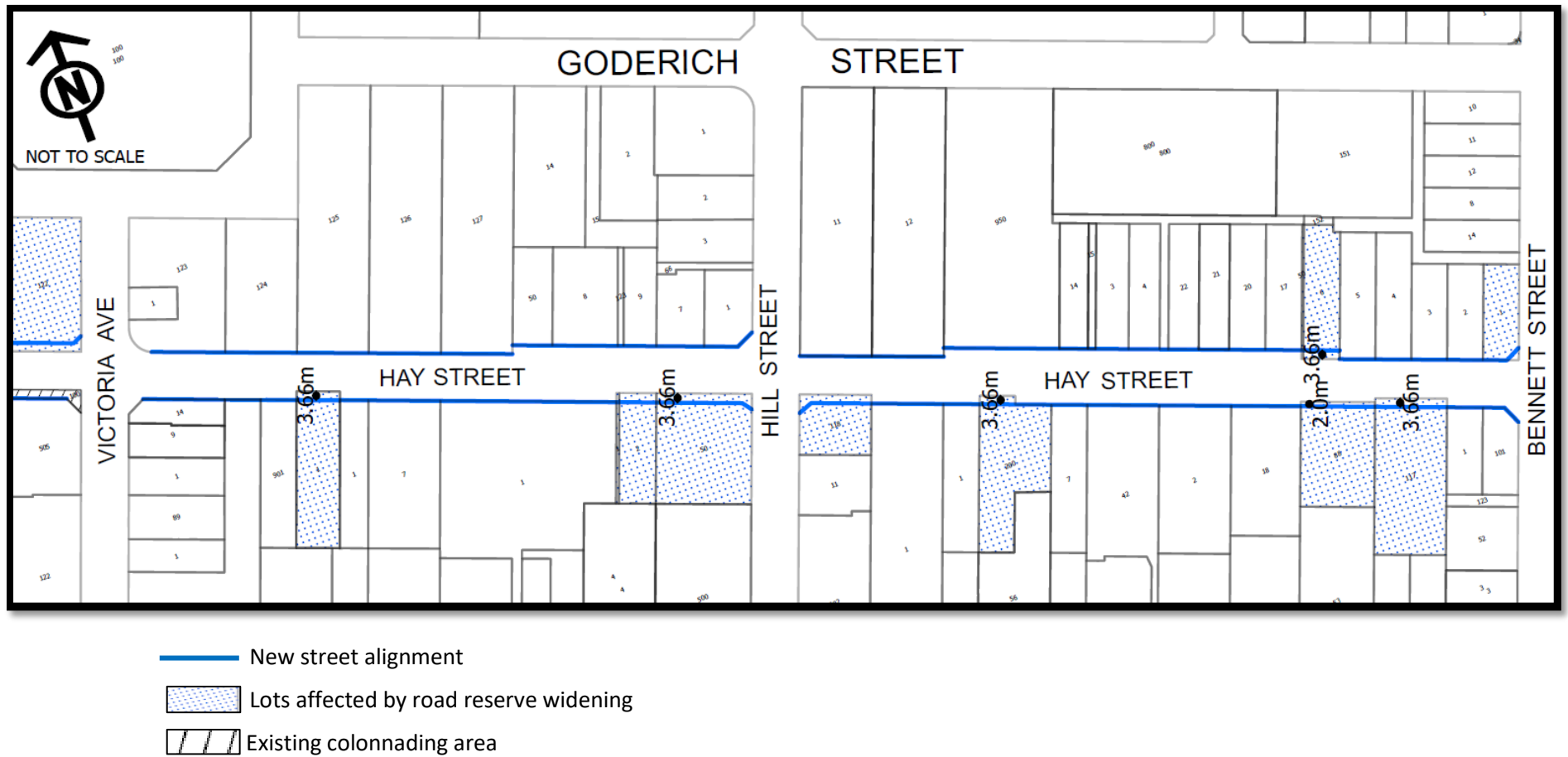
-  New street alignment
-  Lots affected by road reserve widening
-  Existing colonnading area
-  Colonnading Permitted Area

Barrack Street- Victoria Avenue

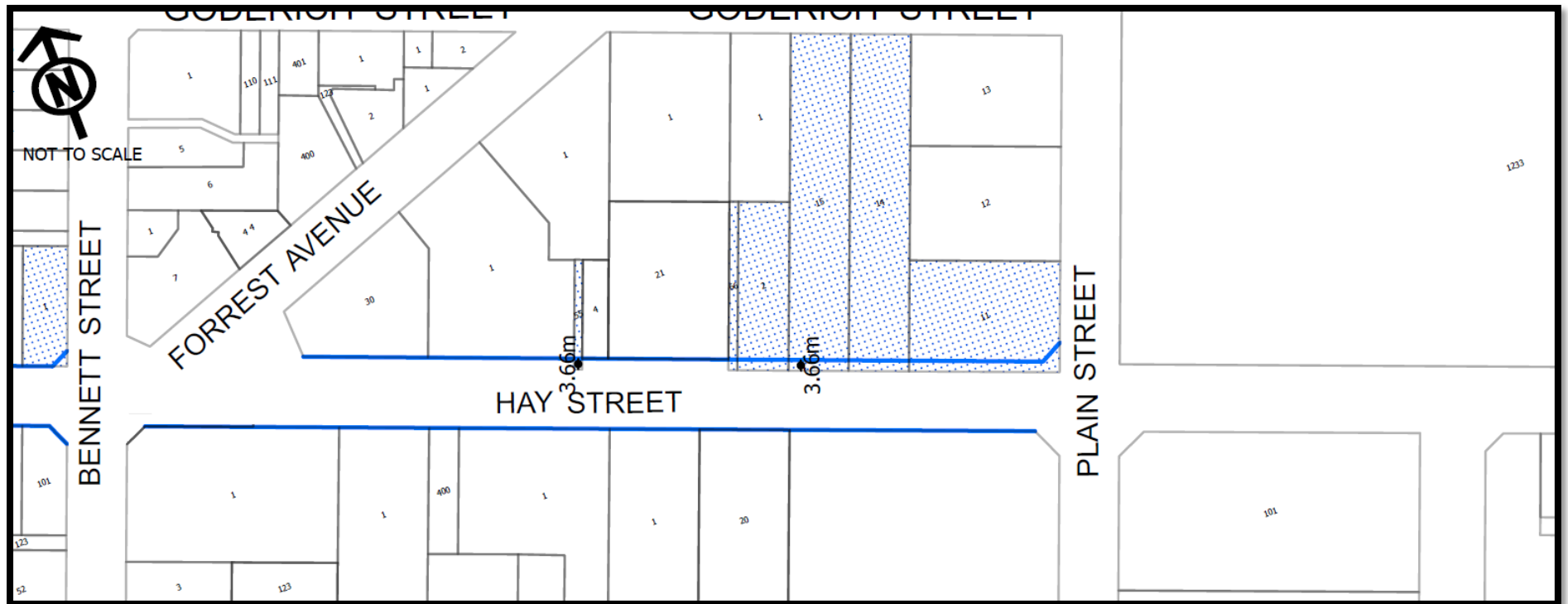


-  New street alignment
-  Lots affected by road reserve widening
-  Existing colonnading area

Victoria Avenue- Bennett Street



Bennett Street- Plain Street



- New street alignment
- ▨ Lots affected by road reserve widening

Appendix 2

Hay Street Road Reserve Widening Requirement

Note: Appendix 2 shall be read in conjunction with Appendix 1

No.	Description of Land	Required Road Reserve Widening
1.	Lot 19 (1326) Hay Street, West Perth	3.66m and truncation
2.	Lots 1-2 (1333) Hay Street, West Perth	3.66m and truncation
3.	Lot 6 (1309-1311) Hay Street, West Perth	3.66m and truncation
4.	Lot 4 (1298) Hay Street, West Perth	3.66m
5.	Lot 6 (1288) Hay Street, West Perth	3.66m and truncation
6.	Lot 9 (1286) Hay Street, West Perth	3.66m
7.	Lot 12 (1284) Hay Street, West Perth	3.66m
8.	Lot 14 (1246) Hay Street, West Perth	3.66m
9.	Lot 66 (1232-1236) Hay Street, West Perth	3.66m
10.	Lot 101 (1218-1230) Hay Street, West Perth	3.66m and truncation
11.	Lot 20 (1187) Hay Street, West Perth	3.66m and truncation
12.	Lot 24 (1171) Hay Street, West Perth	3.66m
13.	Lot 1 (1154-1160) Hay Street, West Perth	3.66m and truncation
14.	Lot 451 (1138) Hay Street, West Perth	3.66m
15.	Lots 3-4 (1070) Hay Street, West Perth	3.66m
16.	Lot 16 (1000) Hay Street, Perth	4.88m
17.	Lot 66 (993-995) Hay Street, Perth	4.88m
18.	Lot 5 (1-14/16) Milligan Street, Perth	4.88m and truncation
19.	Lot 3001 (919) Hay Street, Perth	4.88m
20.	Lot 125 (220) St Georges Terrace, Perth	4.88m
21.	Lot 452 (895-897) Hay Street, Perth	4.88m
22.	Lot 1 (853) Hay Street, Perth	4.88m

23.	Lot 66 (847B) Hay Street, Perth	4.88m
24.	Lot 2 (847) Hay Street, Perth	4.88m
25.	Lot 25 (790-794) Hay Street, Perth	4.88m
26.	Lot 31 (772-776) Hay Street, Perth	4.88m
27.	Lot B17 (601-609) Hay Street, Perth	4.88m and truncation
28.	Lots 1-2, 557 (28) Barrack Street, Perth	4.88m-6.78m
29.	Lots 1-2 & 11 (572) Hay Street, Perth	4.88m
30.	Lot 11 (542-544) Hay Street, Perth	Truncation
31.	Lot 123 (518) Hay Street, Perth	3.66m
32.	Lot2 1-18 (1-16/14-18) Irwin Street, Perth	4.88m and truncation
33.	Lot 75 (1-13) Murray Street, Perth	3.66m
34.	Lot 151 (467) Hay Street, Perth	3.66m
35.	Lot 400 (16) St Georges Terrace, Perth	3.66m
36.	Lot 2 (450) Hay Street, Perth	3.66m
37.	Lots 121-122 (17) Victoria Square, Perth	3.66m and truncation
38.	Lot 1 (383-389) Hay Street, Perth	3.66m
39.	Lots 1-2 (347) Hay Street, Perth	3.66m
40.	Lot 50 (339-341) Hay Street, Perth	3.66m and truncation
41.	Lot 118 (312-323) Hay Street, East Perth	3.66m
42.	Lot 200 (297) Hay Street, East Perth	0-3.66m
43.	Lot 50 (260A) Hay Street, East Perth	3.66m
44.	Lot 6 (248-260) Hay Street, East Perth	3.66m
45.	Lots 88-179 (88-179/251-257) Hay Street, East Perth	2.0m
46.	Lot 117 (249) Hay Street, East Perth	3.66m
47.	Lot 1 (230-242) Hay Street, East Perth	Truncation
48.	Lot 55 (182A) Hay Street, East Perth	3.66m

49.	Lots 2 & 66 (164) Hay Street, East Perth	3.66m
50.	Lots E14 & E15 (160) Hay Street, East Perth	3.66m
51.	Lot 11 (150) Hay Street, East Perth	3.66m and truncation