

2. BUILDING ENCROACHMENT ONTO ROAD AIRSPACE – TOWER BUILDING AT THE CORNER OF VICTORIA AND KILMORE STREETS

Officer responsible
City Streets Manager

Author
Weng-Kei Chen, DDI 371-1655

The purpose of this report is to seek Council approval to allow proposed alterations to the Tower Building, Victoria Street, to occupy road airspace approximately 3.60 m above ground level. The encroachments are minor and are shown on the attached plans – Tower Plan 1-4. It involves:

- (i) between levels 1 to 3 approximately 1.30 m² of road airspace which is 3.60 m above ground level;
- (ii) between level 3 to the roof approximately 6.0 m² of road airspace which is 11.30 m above the ground level.

PROPOSAL

This building is undergoing an extensive rebuilding and an approach was received from the architect to enclose the existing terraces that are already projecting onto the road space with a further extension of 4.70 m² of floor area at level 3. The architect in his submission states the enclosure will function “as an integral part in the architecture of a prominent corner building” and “the protrusions function as an eye into the intersection and the city beyond”. The proposal will have no effect on the road function and the senior Urban Planner is supportive of this proposal.

Recommendation: That the Council grant approval to occupy road airspace as follows:

- (i) Level 1 to Level 3 approximately 1.30 m²
- (ii) Level 3 to roof approximately 6.0 m²

subject to a Deed of Licence being entered into with the Council.