

Shire of Dalwallinu



Draft Policies under the Shire of Dalwallinu Local Planning Scheme No.2

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**SHIRE OF DALWALLINU
LOCAL PLANNING SCHEME No. 2
(District Scheme)**

The Dalwallinu Shire under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No.2, more particularly Clause 2.2, hereby adopts the following Policy.

LOCAL PLANNING SCHEME No. 2 POLICY No. 1

OFFENSIVE USES

DATE ADVERTISED:

DATE FINALLY ADOPTED:

1.0 INTERPRETATION

An offensive use includes, an offensive trade as defined under the Health Act, and any other activity that produces a nuisance considered by the Council to be offensive to the continued operation of normal residential and commercial uses. The offensiveness may include undue emission of smell or odour, noise, dust, vapour, smoke, steam, fumes, light, electrical interference, vibration, soot, ash, waste water or other waste products.

2.0 AREA OF CONTROL

The Council shall not permit offensive uses within 2 kilometres of a townsite boundary within the Shire, or within a distance of an existing residential or commercial operation such that it causes a nuisance to the normal continuation of that activity.

3.0 POLICY

The Council will oppose any development involving an offensive use that it considers will unduly affect the continued operation of an existing use within the Shire.

**SHIRE OF DALWALLINU
LOCAL PLANNING SCHEME No. 2
(District Scheme)**

The Dalwallinu Shire under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 2, more particularly Clause 2.2, hereby adopts the following Policy.

LOCAL PLANNING SCHEME No.2 POLICY No. 2

FENCES

DATE ADVERTISED:

DATE FINALLY ADOPTED:

DEFINITION

For the purposes of this policy a fence shall include a fence, wall, barrier, barricade or any other construction that defines an alignment or protects an area. A boundary fence includes a fence constructed on the boundary of a property.

BACKGROUND

In most developed areas there is a desire, and sometimes a need, to fence a property or part of a property. The desire comes from a wish to define ones ownership, or exaggerate a boundary for maintenance reasons, aesthetics, privacy or amenity. The need comes from security or safety point of view where it may be necessary to preclude trespassers or criminals.

The two results can vary considerably. The amenity aspect will often produce an symbolic boundary definition that may look aesthetically pleasing or will be consistent with traditional and common materials compatible with the urban environment.

The need to protect a property for security reasons requires a more serious attempt to prevent criminals entering the property. This may often entail the construction of security measures considered incompatible with the existing residential and commercial fabric.

OBJECTIVES

The objectives of this policy are:

- a) To protect the residential and commercial amenity from fences that are incompatible with the scale and visual amenity of an area normally frequented by residents, shoppers and pedestrians.
- b) To protect the visual amenity of areas that may have a direct view of fences that the Council deems to be incompatible with a reasonable expectation from a residential or commercial area. This includes the development of fences on land that abuts, adjoins or faces residential and commercial areas.
- c) To control the type of material used in the construction of fences to ensure some degree of integration and to minimise the creation of potential nuisance factors such as reflection, heat or noise.

POLICY

- a) All fencing within the Townsites of the Shire shall require the Council's Planning Consent, except where;
 - i) the fence is a common boundary (a boundary common to two lots) fence and is less than 1.8 metres from natural ground level.
 - ii) the fence is less than 1.2 metres from natural ground level in cases other than described in i), and is built of materials already predominantly used in the locality;
 - iii) the fence is not visible, or discernible, from a residential or commercial area as determined by the Council.

- b) The Council will only grant its Planning Consent for fences over 1.8 metres where it considers that circumstances justify a departure from this policy. These circumstances may include;
 - i) areas where a potential danger exists;
 - ii) areas where plant and equipment are required to be protected;
 - iii) areas where a desire for privacy can be justified
 - iv) situations where the materials and scale of the fence are considered appropriate for the circumstances by the Council.

In these cases the Council may impose conditions relating to the style and appearance of the fence.

**SHIRE OF DALWALLINU
LOCAL PLANNING SCHEME No. 2
(District Scheme)**

The Dalwallinu Shire under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No 2, more particularly Clause 2.2, hereby adopts the following Policy.

LOCAL PLANNING SCHEME No.2 POLICY No.3

**RURAL LAND – PITHARA EAST ROAD Pt Location 2611
Lots 51 - 55, KALANNIE**

DATE ADVERTISED:

DATE FINALLY ADOPTED:

DEFINITION

For the purposes of this policy rural land includes all that land within Pithara East Road, Kalannie, as shown within the Local Planning Scheme Map No. 2 Kalannie as Rural Land. The land is bounded by the Town Boundary west to Jones Road and includes that portion specifically mentioned as Lots 51 – 55 Part Location 2611 Pithara East Road

BACKGROUND

In most developed areas there is a desire to ensure that small rural and hobby farm areas are maintained to a standard which compliments the general tidiness of the community and instils a sense of pride in the manner the Town is presented to the community and the travelling public. Additionally well maintained rural and hobby farm areas can present less of an aesthetic concern and require less inspectorial control.

Hobby farm areas must be maintained to minimise storage areas for disused machinery and materials, harbourage for vermin and pests and should present as a well managed operation with a sense of pride in the community.

The Policy addresses the development of a small rural and Hobby farm sites, particularly setbacks, waste disposal and general maintenance of the site.

OBJECTIVES

The objectives of the policy are:

- a) To protect the hobby farm style development and residential amenity from uses that are incompatible with the rural lifestyle of the community and the visual amenity of an area which represents the main approach to the Town of Kalannie.
- b) To provide for proper development of Ninghan Location 2611 Lots 51 – 55 in keeping with the Hobby Farm and Semi Rural Pursuits originally approved by Council in keeping with the objectives of the defined rural zone
- c) To ensure the objectives of the defined rural use are maintained and to ensure that future residential development is in keeping with Hobby Farms and Semi rural pursuits and are uniform in size.
- d) To protect the visual amenity of areas that may have a direct view of the Hobby Farm and Semi Rural area or frequent the area for personal or business purposes.
- e) To control the type of development within the defined rural area to ensure a degree of integration to minimise the creation of nuisance factors such as visual pollution, disused material accumulation, offensive odours and operations, and noise.
- f) To provide developers with a minimum acceptable standard of operation within the defined rural area which complements the rural lifestyle of the community and enhances the visual amenity of the area.

POLICY

PLANNING REQUIREMENTS

- a) All applications for development shall submit a planning application detailing building envelope area, landscaping, off street delineated parking, disused materials and waste storage areas, and proposed industry to be established.
- b) The front setback area (minimum setback *to be determined*) may be used only for the purposes of landscaping, access and visitors parking. Natural vegetation existing within the setback area is to be maintained. Proposed landscaping is to include local flora.
- c) Natural vegetation within 3 metres of the rear boundary is to be maintained and supplemented with local flora where required. Natural vegetation within 1 metre of the side boundaries shall be maintained and supplemented with landscaping.
- d) Side and rear setback distances are as determined by Council dependent on wall heights of structure, modes of access and the requirements of Table II Development Table, of the Local Planning Scheme No. 2.
- e) No material or products may be stored or displayed within the front setback area.
- f) A minimum of 10% of the lot shall be landscaped and areas within 1 metre of side boundaries shall be landscaped.
- g) A second dwelling may be constructed on the Lot within the Building Envelope for the purposes of Staff accommodation or other purpose approved by Council.
- h) Lot sizes are to be maintained at 2.9Ha or larger.

BUILDING CONSTRUCTION

- a) Maximum plot ratios are to be determined by Council upon receipt of each application. As a guide development is limited to 0.5. Applications for development in excess of this ration should provide supporting documentation to assist Council's determination.
- b) The use of second hand materials in construction of the buildings is not permitted. Second hand dwellings may be erected on the site with the written permission of Council. All applications are to provide supporting documentation regarding improvements to the second hand dwelling such as repainting, waste disposal and shall include two recent photographs and a floor plan.
- c) Where developments propose to display or onsell goods, shop fronts and offices shall not encroach into the front setback area.
- d) Materials to be used shall be new. Where steel framed construction and cladding is to be utilised, the wall cladding shall be coloured and roof cladding may be galvanised.
- e) Waste disposal systems shall be constructed to the requirements of the Health Act 1911 (as amended) and leach drains shall be trafficable.
- f) Fencing requirements shall be in accordance with Policy No. 7 - Fencing. All boundary lines are to be fenced during the construction phase of the building. Plastic coated mesh is to be utilised for front setbacks or alternatively decorative fencing may be installed with the written approval of Council.

The Council may require a bond or bank guarantee from a developer to ensure landscaping, second hand dwellings and/or other development works are designed and carried out to the satisfaction of the Council.

Where Council considers a particular development or use to be incompatible with the predominant uses within that zone, additional requirements may be necessary.

SHIRE OF DALWALLINU
LOCAL PLANNING SCHEME No. 2
(District Scheme)

The Shire of Dalwallinu under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 2, more particularly clause 2.2, hereby adopts the following Policy.

LOCAL PLANNING SCHEME No.2 POLICY No. 4

STABLES

DATE ADVERTISED.

DATE FINALLY ADOPTED

DEFINITION

For the purposes of this policy a **Stable** means a premises used for the keeping, breeding, agistment and rearing of horses and ponies and may include the use of associated buildings, corrals, and compounds.

A fence shall include a fence, wall, barrier, barricade or any other construction that defines an alignment or protects an area. A boundary fence includes a fence constructed on the boundary of a property.

BACKGROUND

With the establishment of stables within Townsites and particularly Residential areas there is a need to maintain a minimum acceptable standard which complements the general tidiness of the area and maintain the stables such that vector, odour and disease are eliminated and do not pose a nuisance or health concern to residents of the area.

Stables must be maintained to provide a healthy environment for all residents and constructed to a standard which is easily cleaned and maintained. All health issues are governed by the Shire of Dalwallinu Health Local Laws 1996 and in particular Division Two and Three - Keeping of Animals & Large Animals. A copy of those sections are attached. Applicants should liaise with the Council to determine minimum acceptable standards. Construction of Stables are governed by the Building Code of Australia and detailed plans must be submitted to the Council for approval.

The Policy addresses the development of stables, minimum lot sizes, setbacks, waste disposal and general maintenance of the site.

OBJECTIVES

The Objectives of the Policy are:

1. To protect the residential amenity and ensure that siting and construction of stables are compatible with the rural lifestyle of the community and the visual amenity of the residential areas where stables are permitted.
2. To control the type of development within the residential area to ensure a degree of integration to minimise the creation of nuisance factors such as visual and faecal pollution, disused material accumulation, offensive odours and noise.
3. To provide applicants with minimum acceptable standard of operation prior to consideration and construction.

POLICY

Planning Requirements

- a) All applicants for the construction of stables shall submit a planning consent application detailing the building envelope area, landscaping, waste storage areas and proposed number of horses.
- b) Planning consent applications shall be accompanied by letters from adjoining landowners/ residents stating they are aware of the proposal and have sighted the plans.
- c) The setbacks from side and rear boundaries shall be a minimum of 5 metres. No stable shall be constructed within 20 metres of the front setback or within 15 metres of a dwelling or a water course.
- d) The minimum lot size shall be 2,000 m².
- e) The number of horses shall be limited to one horse for every 1,000 m² with a maximum of three horses per lot.
- f) Disused materials and floats must be stored such that they are not visible from the front boundary of the property and are stored to minimise harbourage of vermin.
- g) A potable water supply connected to the mains is required to be provided adjacent to the stable with suitable hoses to permit cleaning of all areas.
- h) Appropriate vector control procedures must be in place at all times to minimise or eliminate insects and rodents.
- i) Adequate shade shall be provided for the animals.
- j) All fences may be electrified except boundary fences.
- k) Noise and dust emissions from the property shall be minimised by appropriate methods, and where required, the paddocks shall be watered to prevent the spread of dust.
- l) All food containers (including but not limited to wheat, barley, oats and other grain foods) shall be sealed to prevent ingress of rodents and pests. It is accepted that hay bales may be stored outside of sealed containers.

Building Requirements

- a) Stables shall be constructed of new materials. No second hand materials are permitted to be used except for recycled wood for framing purposes only.
- b) Fencing requirements shall be as required by Local Planning Policy No.2 and the Fencing Local Laws. Boundary fences shall be constructed to minimise the risk of injury to the animal but shall be of sufficient strength to contain the animal within the property.
- c) Waste disposal systems shall be constructed to dispose of water used for all wash down areas in accordance with the requirements of the Health Act 1911 (as amended).
- d) Plans shall be submitted as required by the Building Regulations 1989 or such other legislation which may replace the regulations.
- e) Waste containers shall be supplied as required by the Shire of Dalwallinu Health Local Laws and be of sufficient size to contain all waste materials in a sealed environment.
- f) Compliance with all Health Local Laws is required at all times.

Where the Council considers a particular development or use to be incompatible with the predominant uses within the zone additional conditions and requirements may be imposed. The Council reserves the right to refuse a planning consent application which is incomplete or is incompatible with the predominant uses within the zone.

**SHIRE OF DALWALLINU
LOCAL PLANNING SCHEME No. 2**

The Shire of Dalwallinu under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 2, more particularly Clause 2.2, hereby adopts the following Policy.

**LOCAL PLANNING SCHEME No.2 POLICY No. 5
MOVEABLE BUILDINGS**

DATE ADVERTISED:

DATE FINALLY ADOPTED:

1. DISCUSSION

The Council is experiencing an increase in the demand for more affordable housing types within the Shire. These 'affordable' housing types are often in the form of moveable, recycled and converted shed type structures. The Council is keen to restrict these types of dwellings amongst the existing residential areas as they are considered inappropriate to the standard of existing housing stock, and the expectations of residents or owners already established in the area. The Council considers it reasonable to protect existing owners' investments in the town from development that may detract from the amenity of the residential character.

2. DEFINITIONS

A PERMANENT building is generally not designed to be moved and includes the following:

- a) '**Site Built**' structures are built on location as new permanent structures. They are of traditional appearance with pitched rooves and typical house layout, designed to accommodate families.
- b) '**Relocated**' dwellings are structures that have previously been constructed on a site elsewhere. The structures that are relocated are not necessarily designed to be relocated.

A MOVEABLE building is generally any structure capable of being transported from one location to another. There are three basic types as follows:

- a) '**Transportable**' structures are those designed and constructed at a location other than where they are intended to be established. For example, dwellings prefabricated in Perth, transported in sections to their building site, and assembled on location.
- b) '**Donga Type**' structures are those usually designed to provide for workforce accommodation in small individual units. The structures are generally those (such as ATCO, Western Portables or Durabuilt units) with skid mountings, metal sandwich panel and flat roof design. These portable modular structures are also used for other purposes.
- c) '**Containers**'. These structures, although considered 'buildings' by definition under the Building Code of Australia, are solely constructed to transport other goods. They are not in themselves designed, nor suitable, for storage of goods in an urban environment. A container includes 'seaintainers' and other large vessels designed to carry, and be carried on specially designed vehicles or transporters.

3. BACKGROUND

Due to the historic uncertainty in the permanence of mining activities, and the mobility of mining operations, the establishment of permanent workforce accommodation in the region may not always be desirable or viable.

The use and reuse of moveable buildings is common. The downside of this trend is that the building stock may be second-hand, may contain undesirable materials like asbestos, and may be visually out of harmony with existing buildings in the locality. Many other Councils are not permitting buildings within their districts, which contain asbestos. Without the appropriate controls, Dalwallinu could become a 'dumping ground' for such structures.

To ensure that the Council has the opportunity to consider such proposals, all applications for moveable buildings, as defined above, shall require the Council's Planning Consent prior to the issue of a Building Licence.

The Council has delegated authority to its Community Services Manager to determine Applications for Planning Consent for all applications for **transportable** and **relocated** dwellings in zone of the Scheme where dwellings are permitted.

4. POLICY

2.1 Council Policy on Moveable Buildings

- a) All applicants for moveable buildings, as defined above, shall require the Council's Planning Consent prior to the issue of a Building Licence. Generally, the Council is not in favour of the use of moveable buildings, especially in the townsite areas, however, the Council will consider each application on its merits.
- b) The Council shall not permit the establishment, occupation or erection of **donga type** structures for residential purposes within a Townsite Boundary in Scheme Area, unless the site is set aside for Group Housing Accommodation and used as a campsite for accommodating a workforce. In these circumstances it may be argued that the development is not a permanent improvement, and may justify the use of such structures. In this case, the Council must be satisfied that the development will not detract from the amenity of the surrounding area.
- c) The Council will only permit **donga type** structures for uses *other than* residential uses where it considers the use or establishment of the structure will not be in conflict with the objectives of this policy.
- d) The Council will only permit **site built** and **relocated** structures where it is satisfied that the standard and quality of building can satisfactorily be integrated into a residential area, and that the buildings do not contain unacceptable materials.
- e) The Council will not permit the storing or use of a **container**, as defined above, within a townsite area, other than in the areas zoned 'industrial'. The Council considers the appearance scale, and materials of these structures to be inappropriate for use in an urban environment, and are therefore in conflict with the objectives of the Scheme.
- f) The Council may give special consideration for the use of **containers** outside the townsite areas of the Shire. In these circumstances the Council will need to be satisfied that there is no visible alternative to the use of these structures, and that the location of the **containers** will not detract from the amenity of the locality.

2.2 Measures to ensure Compliance with Planning Consent

When an application for Planning Consent for a Moveable Building is considered by the Council, or the Building Surveyor, that Consent may be granted subject to conditions requiring the applicant, or owner, to:

- a) lodge a bond or bank guarantee with the Council. The bond or bank guarantee will provide the surety for the completion of the **moveable building** to a standard acceptable to the Council;
- b) specify matters which require attention and the manner in which work is required to be completed in order to satisfy standards acceptable to the Council;
- c) obtain a special building licence of a specified duration.

5. OBJECTIVES TO POLICY

- a) To maintain high amenity standards of buildings, especially within the residential areas in the Townsites of the Shire.
- b) To ensure that the visual aesthetics of residential areas are not compromised by the introduction of moveable buildings that are generally out of character with the predominant housing style in the locality.
- c) To ensure that the **moveable buildings**, established within the Shire, do not use materials considered by the Council to be unacceptable (e.g. asbestos).
- d) To avoid the erection and use of extensive areas of moveable structures for accommodating temporary workforces, or other business or company activities, in inappropriate areas.
- e) To prevent the introduction of housing, or other use structures that are designed to be used on a temporary or short stay basis and that may detract from the standards already established in the residential areas of the Townsites.
- f) To protect the visual amenity of the urban environment by not permitting the establishment, storage or use of **containers** within the non-industrial areas of the townsite.

SHIRE OF DALWALLINU
LOCAL PLANNING SCHEME No. 2

The Shire Of Dalwallinu under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 2, more particularly Clause 2.2, hereby adopts the following Policy.

LOCAL PLANNING SCHEME No. 2 Policy No. 6

Aged Accommodation Development Lots 126, 127 & 128 McNeill Street Dalwallinu

Development of Buildings and Land Policy

DATE ADVERTISED

DATE FINALLY ADOPTED

DEFINITION

For the purposes of this policy the Development comprises that land within McNeill Street, Dalwallinu, comprising Lots 126 – 128 McNeill Street and located adjacent to the existing development known as "Pioneer House". Further development of lots 123 – 125 McNeill Street, Dalwallinu, will also be bound by this policy.

BACKGROUND

In most developed regions there is a desire and need to ensure that grouped residential development is controlled, maintained and constructed, in a manner which promotes additional development, is aesthetically pleasing, well presented and provides sufficient infrastructure to support the target population to develop the Aged Accommodation.

Census information provided shows that the average age of farmers within Dalwallinu is increasing and there is a lack of suitable accommodation to attract potential retirees to settle within the District. Aged development is occurring outside the region and infrastructure must be in place to retain this target group.

The development must encourage residential development which meets the standards set for aged housing including access and mobility, ease of access to all areas, common themes of construction materials, and address community activities within the Development.

This policy addresses the development of residences within the prescribed area, particularly setbacks, landscaping, car parking, building construction materials and access and mobility.

OBJECTIVES

The objectives of the Policy are:

1. To protect the residential development from construction that is not compatible with aged development general standards. For example 720mm door widths, double storey construction, access via ramps (not steps) and materials not in keeping with a predetermined general theme.
2. To protect the visual amenity of areas that may have a direct view of the residential area or frequent the area.
3. To control the type of materials used within the construction of accommodation to ensure a degree of integration to minimise an adhoc undisciplined development of varying colours and materials utilised.
4. To provide developers of the lots of land with a minimum acceptable standard of planning and construction which compliments existing buildings and enhances the visual amenity of the area.
5. To provide potential purchasers with a Policy for development of the Aged Accommodation precinct which compliments the proposed use of the area and ensures a planned approach to development.
6. To permit individuals to provide aged accommodation without the financial support of government, which permits individuals to consider retirement within Dalwallinu.

POLICY PRINCIPLES

Planning Requirements:

The Shire of Dalwallinu Local Planning Scheme No. 2 does not require the submission of plans for a residence for planning approval. As such development within the Aged Precinct is controlled by this policy.

- All applications for development within the area shall include a planning application detailing a building envelope, front setbacks, proposed landscaping and materials to be used within the building. Information including elevations, colour schemes shall be included.
- All applications shall confirm compliance with Australian Standards relating to Design for Access and Mobility such as door widths, level access and bathroom layouts.
- Setbacks shall be determined by the development proposed and in accordance with the Residential Planning Codes, however it is acknowledged that block sizes will require a reduction in setbacks (minimum 3.5m without Council approval). Side setbacks and rear setbacks shall be a minimum of 750mm (eaves – side boundary) and 2,000mm (eaves – rear).
- Provision of carports and sheds are permitted under the main roof of the dwelling. colorbond sheds of up to 12m² shall also be permitted, located behind the residence and not viewable (in general terms i.e. roof may be seen).
- Fences shall be post and rail colorbond construction with side and rear fences permitted to 1,800mm, and front fences limited to 900mm height.
- Pathways and entrances shall be ramped. Where steps are necessary the provisions of Australian Standards relating to Design and Access and Mobility are applicable.
- Building construction shall only occur between the hours of 7.00am & 6.00pm weekdays and 8.00am – 1.00pm Saturdays.

BUILDING CONSTRUCTION

- The use of second hand materials or placement of second hand buildings within the development is not permitted.
- Materials to be used are not strictly controlled, however the use of galvanised iron is not approved. Colorbond materials for roofs and roof plumbing shall be utilised. Tiled roofs are permitted.
- Wall materials can be steel framed and clad z (painted), brick veneer or double brick.
- All bedrooms shall be provided with the infrastructure to install a paging system in the future. Infrastructure comprising a blank wall plate with conduit access from the roof space is required.
- All residences shall be connected to the Sewer system.
- All storm water shall be discharged to McNeill Street via the internal road access.

The Council may require a bond or bank guarantee from a Developer to ensure development works are designed and carried out to the approved plans and conformity with this Policy.

Where Council considers a particular development to be incompatible with the predominant character of the overall development, additional requirements may be necessary.

**SHIRE OF DALWALLINU
LOCAL PLANNING SCHEME No. 2**

The Shire of Dalwallinu under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 2, more particularly Clause 2.2, hereby adopts the following Policy.

**LOCAL PLANNING SCHEME No.2 POLICY No. 7
VERANDAH OVER FOOTPATH – DESIGN & MATERIALS CRITERIA**

Date Advertised

Date Finally Adopted

1. Discussion

Since 1994, Council has prepared and submitted for public consultation a Dalwallinu Town Centre Study, which includes details of proposed aesthetic and infrastructure improvements to Johnston Street. As part of this planning process proper planning of visual improvements to shops and premises is considered integral with the town centre development.

The policy is proposed to ensure that the expectations of the owners already established are not adversely affected by the construction of verandas over footpaths. It is considered reasonable to protect the visual integrity of the main street concept, and existing landowners investments in the town from development that may detract from the amenity of the character of Johnston Street.

2. Background

The construction and design of verandas is limited by the imagination of the designer. The proposal to visually improve Johnston Street to provide encouragement to locals and visitors will ensure a uniform approach is taken to the overall design and a policy relating to verandas will ensure harmony between structures and the proposed improvements.

To ensure that Council can review and provide constructive comment of the veranda design, all applications for veranda's over footpaths and road reserves, shall require the Council's planning consent prior to the issue of a building licence.

3. Policy

The following policy is applicable to verandas over footpaths: -

- a) All applications for verandas over footpaths shall require the Council's planning consent prior to the issue of a building licence.
- b) The Council shall not permit the construction of a veranda from second hand materials or materials which are flammable.
- c) All applications must show existing verandas or shop fronts adjacent to the property for which the application is made.
- d) Verandas shall not interfere with the rights of the adjoining property including advertising and access.
- e) All applications shall be supported by a structural engineers report on the affixement methods and durability of the existing structure to withstand loads applied by the veranda and to show details of walls to which the veranda shall be affixed.
- f) All applications shall include a statement from the insurer advising that the proposed veranda and road reserve area shall be included permanently within the public liability insurance premium applicable to the veranda. The landowner is to ensure that the policy remains current and all new tenants or owners are advised of the requirement accordingly.
- g) The application must be lodged with statements from adjoining property landowners that they have sighted the plan of the veranda.
- h) Columns shall be located a minimum of 600mm from the footpaths edge.
- i) A minimum of 2400mm clear area beneath the veranda shall be provided for public thoroughfare.

4. Objectives to Policy

- a) To maintain high amenity standards of buildings, especially within the commercial precinct.
- b) To ensure that the visual aesthetics of the commercial precinct are not compromised by the introduction of substandard structures that are out of character with the majority of the precinct.
- c) To ensure that verandas when constructed do not use materials or a design considered unacceptable by Council.
- d) To protect the visual amenity of the main street of Dalwallinu by not permitting the establishment of visual barriers which are not in keeping with the general intent of the Town Centre Study and values of established businesses.