

**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: 29 April 2014

DATE FINALLY ADOPTED: 03 June 2014

**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.