

Awnings, balconies and verandahs on City of Darwin land guidelines

Guideline No. 6320.001.I.R

1 Purpose

The purpose of this document is to advise property owners and developers of the requirements for construction of awnings, balconies and verandahs over City of Darwin owned land to support pedestrians by providing sufficient shade and weather protection in streets.

2 Scope

This Guideline documents the application procedure for construction of awnings, balconies and verandahs over City of Darwin owned land. This Guideline ensures that awnings, balconies and verandahs comply with the relevant Australian Standards and legislation. This guideline co-exists with and compliments the City of Darwin awnings, balconies and verandahs on City of Darwin land policy.

3 Guideline statement

- Commercial use of the space under an awning or verandah, or on a balcony, will be subject to the relevant fees.
- Property owners and developers must comply with all planning, building and service authority requirements.
- City of Darwin retains the right to seek the removal or modification of an awning, balcony or verandah should it no longer meet the requirements of this guideline.

3.1 Design requirements

An awning, balcony or verandah design and construction must satisfy the following:

- be carried out in accordance with the *Building Act 1993* (NT), relevant Australian Standards and in compliance with all statutory planning authority requirements

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Responsible Officer: **General Manager Innovation**

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- be structurally certified by a locally registered Structural Engineer and have a building permit issued by a Building Certifier prior to construction
- have design merit, contribute aesthetically to the streetscape and be complimentary to the adjacent built form
- have suitable, energy efficient lighting that caters for pedestrians, but does not disturb surrounding residences
- minimum awning height should be three (3) metres, and
- span the full extent of the site frontage.

3.2 Application requirements

Property owners and developers are requested to submit the following documents to City of Darwin:

- a works permit application including:
 - a copy of the traffic / pedestrian management plan and diagrams, and
 - a copy of the Certificate of Currency to the value of \$20 million public liability insurance.
- a clear and dimensioned site plan and architectural elevations of the awning, balcony or verandah
- a copy of the building permit for the works.

3.3 Criteria for assessment

Prior to any construction of an awning, balcony or verandah, approval must be obtained from City of Darwin.

In assessing a proposal for the construction of an awning, balcony or verandah, City of Darwin will consider the following criteria:

- compliance with the Northern Territory Planning Scheme 2020
- relevant strategies and recommendations from precinct studies or development guidelines, land use objectives and any other relevant precinct initiatives
- the provision of full and unimpeded public right of way beneath the structure
- the provision for ongoing maintenance and repair of the structure being borne by the property owner including cleaning of the footpath required as a result of the structure, and including costs associated with removal of the structure, and
- design and documentation requirements.

3.4 Agreements

Following construction:

- The developer must provide City of Darwin with a copy of the builder certified Permit to Occupy over the land.
- In the case of an awning and verandah, the property owner must enter into an agreement with City of Darwin in respect to all or any part of an approved structure on City of Darwin owned or managed land.
- In the case of a balcony, the property owner must enter into an agreement with City of Darwin in respect to all or any part of an approved balcony over a City of Darwin owned land, and the applicant must provide a volumetric or three (3) dimensional survey plan compliant with the Surveyor General's requirements for attachment to the lease agreement.

4 Definitions

Awning is a cantilevered horizontal or predominantly roof-like structure projecting from a building and providing shelter to the footpath.

Balcony is a horizontal projecting platform on a building, whether cantilevered or supported on posts, enclosed by a balustrade and accessible from an upper floor.

Verandah is an awning supported on posts rather than cantilevered.

5 Legislative references

Building Act 1993 (NT)

6 Procedures / related documents

6320.100.E.R – Awnings, balconies and verandahs on City of Darwin land policy

6310.100.E.R - Outdoor Advertising Signs Code

NT Planning Scheme 2020

7 Responsibility / application

The General Manager Innovation is responsible for managing the implementation of this policy.

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