

# Awnings, balconies and verandahs on City of Darwin land policy

## Policy No. 6320.100.E.R.

### 1 Purpose

The purpose of this policy is to provide a framework that aligns with City of Darwin's Movement Strategy and that ensures property owners and developers build awnings, balconies and verandahs that:

- enhance pedestrian amenity of footpaths
- provide shade and weather protection to pedestrians
- provide better security
- provide flexibility to business premises, and
- provide continuous pedestrian corridor networks.

### 2 Scope

This Policy documents 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.

### 3 Policy Statement

Awnings and verandahs are required to be provided in new developments, as detailed in the Northern Territory Planning Scheme 2020, and are encouraged in any refurbishment of existing premises, primarily in:

- the Darwin Metropolitan area, including the Central Business District
- urban activity centres
- commercial precincts catering for high pedestrian numbers, and/or shopfronts and showrooms accessed from the footpath within the road reserve
- high density residential buildings, and
- other developments where required by the Northern Territory Planning Scheme 2020.

Approval for an awning or verandah in another commercial area will be considered on merit if the structure is warranted, for example:

- if an awning or verandah is desirable to provide shade over an established pedestrian corridor, or
- if an awning or verandah is needed for weather protection, such as to shade produce or premises from excessive afternoon sun.

Applications for habitable balconies over a public place will only be considered if City of Darwin has freehold title to the land below the proposed structure, or is in the process of acquiring freehold title, following a Council decision.

An awning, balcony or verandah should display excellence in building design to benefit the ongoing function and amenity of Darwin’s commercial precincts, malls and public places. All structures must be in harmony with the building to which they are attached and also with the adjacent built form. The architectural style will reflect the structure’s presence in a tropical city and complement the existing or proposed streetscape.

An awning, balcony or verandah will enhance the amenity of the passing pedestrian corridor, and will not, in any way, erode the physical performance of the adjacent footpath or level of safety offered to pedestrians. Replaced and reinstated footpath must comply with all relevant policies and guidelines.

An awning, balcony or verandah will be designed to accommodate existing street trees and provide for any street tree planting program that may apply.

An awning, balcony or verandah must comply with the objectives, policies and provisions of the Northern Territory Planning Scheme 2020.

Existing balconies over road reserves will be considered for endorsement by City of Darwin provided that they do not conflict with the objectives of this policy and satisfy the relevant requirements of statutory authorities.

Existing balconies should not be used for commercial purposes until an agreement pursuant to this policy is in place with City of Darwin.

## 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.

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**Responsible Officer: General Manager Innovation**

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**Darwin Metropolitan Area** is the Darwin region consisting of a densely populated urban core and its less populated surrounding regions sharing industry, infrastructure and housing.

**Urban Activity Centres** are urban areas where there is a concentration of commercial and other land uses.

**Verandah** is an awning supported on posts rather than cantilevered.

## 5 Procedures / Related Documents

0037.100.E.R – Awnings, balconies and verandahs on City of Darwin land guidelines

0042.100.E.R - Outdoor Advertising Signs Code

The Northern Territory Planning Scheme 2020

## 3 Responsibility / Application

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