



YOUNG SHIRE COUNCIL

**BUILDING – POST SUPPORTED
AWNINGS
POLICY**

NO 32

DATE ADOPTED: 18/09/13

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1 AIM

To promote the amenity and image of the town and to provide the opportunity for greater diversity in civic design. Also to promote heritage principles for faithful and sympathetic restoration in heritage buildings.

2 OBJECTIVES

- 2.1 To permit commercial shopfront awnings in appropriate locations (e.g. historic precincts);
- 2.2 To allow greater alternative uses of the footpath area while protecting the pedestrian and motorist;
- 2.3 To encourage developers and shop owners to promote and enhance the Town centre by creating a pleasant environment through the combined use of natural and man-made design elements such as trees, shrubs, paving stones, steel and glass.

3 GENERAL

- 3.1 Building Code of Australia requirements apply to all such structures proposed to be erected. The requirements are available upon request from Council
- 3.2 All awnings shall be so designed as to minimise interference to pedestrians and vehicles;
- 3.3 Existing street trees (where deemed to be suitable by the Director of Operations) shall not be removed and are to be incorporated into any design proposed for the awning.

4 AWNING STANDARDS

- 4.1 Any awning shall be a minimum of 900 mm setback distance from back of kerb measured between back of the kerb and the face of guttering on the awning;
- 4.2 The minimum height of awning shall be 3m between footpath level and underside of awning support;

(The builder/owner is to note that where under awnings signs are necessary the signs shall not be lower than the 2.6m clearance referred to above the footpath level).
- 4.3 Stormwater collection and discharge shall be to Council's standards (details of minimum requirements are available from Council on request).

5 AESTHETICS

- 5.1 All maintenance of awnings will be at the owners expense unless previous agreement in writing has been reached with Council.
- 5.2 The awning and post structure shall have due regard to the surrounding buildings and the historic nature of the locality.
- 5.3 Where feasible and advantageous street signs and other pole signs will be attached to supports of awnings. Advertising signs will not be permitted on awning posts.

6 UTILITIES IN FOOTWAYS

- 6.1 Due care is to be given in any design of post supported awnings for in-ground services -electricity, gas, telephone, water, sewerage and drainage;
- 6.2 The owner is responsible for repair costs for services damaged as a result of awning construction. The owner will also be responsible for any costs incurred to relocate services.
- 6.3 The footings of the support posts shall be founded clear of any adjacent services.

7 PUBLIC TRANSPORT AND SERVICE VEHICLES

- 7.1 Bus stops in the vicinity of post supported awnings need to be acknowledged and due allowance made for pick-up and set-down of passengers;
- 7.2 Delivery vehicles, street sweepers and the like will also require consideration. Normally the 900 mm setback from kerb will prevent damage to awnings and posts.

8 CONSULTATION

- 8.1 As a result of the services located in streets and the number of authorities responsible for providing these services, the applicant is advised that some delays may be incurred in processing of any building application for a post supported awning;
- 8.2 Post supported awnings are subjected to additional constraints over existing cantilevered awnings. Each application for an awning is to be supported by full details of proposed construction and facade treatment and a site plan showing any unique conditions of the site.

9 APPLICATIONS SHALL INCLUDED

- 9.1 Any application made to Council for works on or related to the façade or awning of a building which in some way hangs over, is supported over, or utilises any part of public land (road reserve, reserve or the like) shall have the following information sourced and furnished to Council.
 - 9.1.1 Design elevations
 - 9.1.2 Finished and existing ground levels accurately stated
 - 9.1.3 Specific detailed diagrams of access transition from footpath into premises
 - 9.1.4 Site plan detailing proposed construction relative to footpath, kerb line and other street fixtures/furniture
- 9.2 ALL awnings to be repaired, replaced or provided shall be subject to a certificate or design before and at the completion of works, by a suitably qualified and practising Structural Engineer
- 9.3 A certificate of currency of Public Indemnity Insurance furnished to Council before any works may commence which is valued at \$20 million and MUST have Young Shire Council listed as an interested party. The certificate of currency shall be issued by the insurer (not the applicant's insurance broker).

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