

# BUILDING CONTROL

B10



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**NARRANDERA SHIRE COUNCIL POLICY**

## BUILDING CONTROL

<b>Policy No:</b>	<b>B10</b>
<b>Policy Title:</b>	<b>Building Control</b>
<b>Section Responsible:</b>	<b>Planning</b>
<b>Minute No:</b>	<b>10/266</b>
<b>MagiQ No:</b>	<b>8336</b>
<b>Next Review Date:</b>	<b>As required</b>

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### **Objective**

To ensure that buildings comply with the provisions of the Building Code of Australia and the codes and policies as required by Council. To provide information, guidance and assistance to owners and builders on building construction matters and ensure that an efficient building service is provided to the public by the expeditious approval of building applications.

### **Policy Statement**

#### **Awnings over footways**

Where it is intended to erect an awning over a public road, the following requirements must be observed: -

1. Development Application shall be lodged with the Manager Health Building and Planning in the usual manner, and viewed in conjunction with Council's Local Environment Plan and any Development Control Plans relevant to the structure.
2. Maximum width of awning shall be width of footpath; height above kerbing shall be at least 3.05 metres; and departures from these standards shall only be permitted by resolution of Council in exceptional cases.
3. The minimum height above the footway shall be 2.0 metres for blind brackets or similar fittings.
4. The posts and awnings are no closer than 900 mm to the existing or proposed kerb line, and are positioned generally in a straight line so as to not cause obstruction or hazard.
5. The design is such as to enhance the facade of the buildings and the general streetscape.
6. Roof water is to be drained to the street gutter or other appropriate stormwater drain.

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7. The awnings, posts and drains are maintained in good order and condition by the owners.

### **Dwarf Walls - Urban Areas**

The sub-floor space of relocatable dwellings in residential areas shall be enclosed in such a manner as to create an effective screen. The enclosure shall complement the aesthetics of the dwelling while at the same time allow for cross ventilation of the under floor area.

### ***Variation***

***Council reserves the right to review, vary or revoke this policy.***

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### **Policy History**

Adopted	29 April 1997
Reviewed	4 September 2003
Amended	15 July 2008
Reviewed	9 December 2008
Amended	19 October 2010