



Development Control Plan

Advertising Signs

21 October 2002

Amended : July 2007

Commenced: 15 February 2008

Note: This plan applies to the Mid-Western Regional Council Local Government Area

Mid - Western Regional Council

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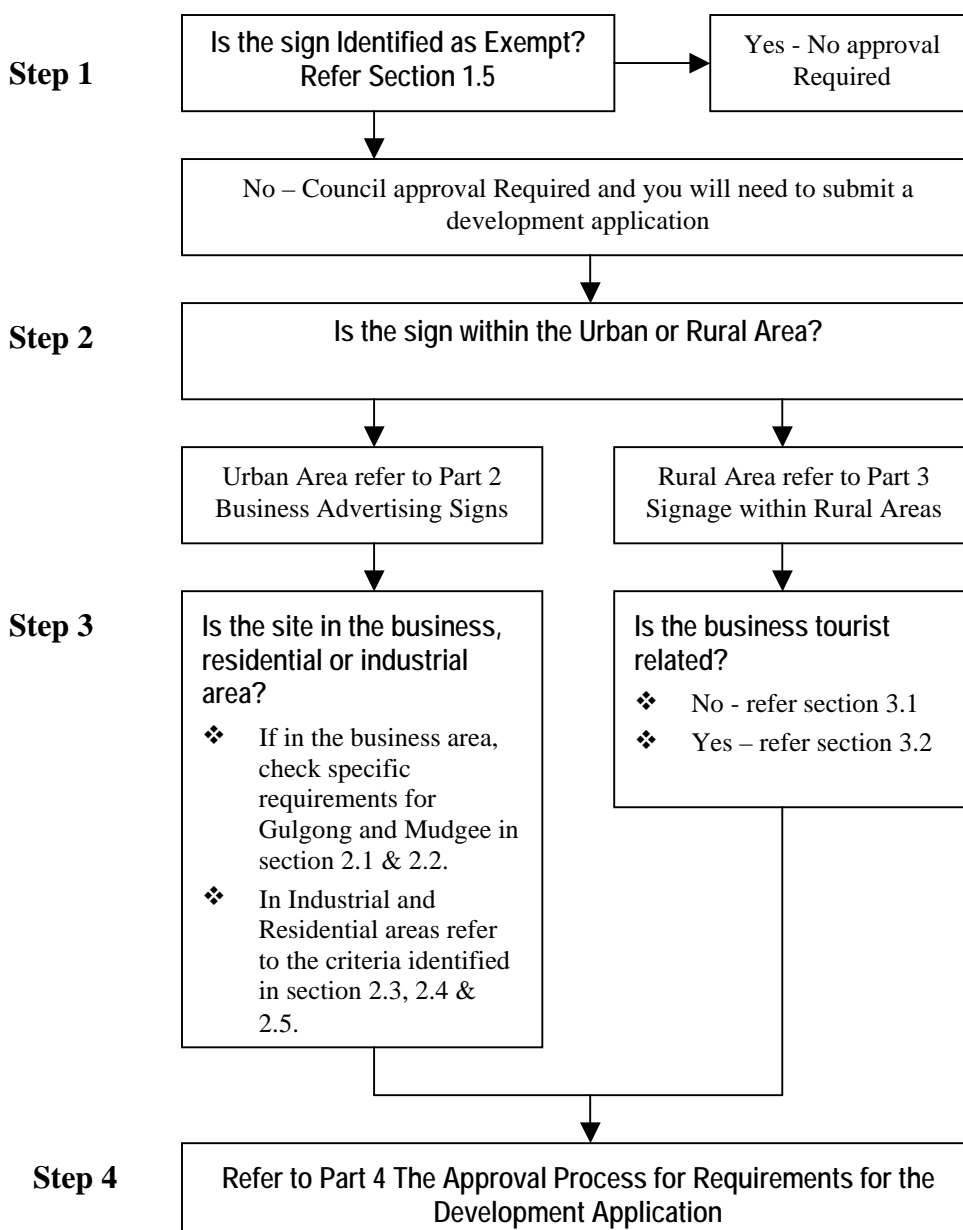
Forward

The use of signage is an effective means of promoting business including tourism and communicating information. Signage is an essential part of every business and subsequently an important part of our Towns, Villages and Rural Localities.

This development control plan aims to enhance local development by encouraging a high standard of signage of business signage that is appropriately designed to compliment the character its location.

Do I require Council Approval for a Sign?

In order to determine whether a development application is required and that part of the DCP which is applicable follow the steps below.



Part 1: INTRODUCTION

1.1 Planning Context

This Development Control Plan (DCP) has been made pursuant to section 72 of the Environmental Planning and Assessment Act 1979 and accompanying Regulation. It was adopted by Council on 21 October and came into force 1 November 2002. The plan was amended in July 2007 and the new plan came into force on 15 February 2008.

1.2 Land to which the Plan Applies

This plan applies to that land in the Mid-Western Regional Local Government Area to which Mid-Western Regional Interim Local Environmental Plan 2008, Rylstone Local Environmental Plan 1997 and Merriwa Local Environmental Plan 1992 apply.

1.3 Aims of the Plan

This Development Control Plan aims to provide intending developers with clear guidance as to the legal requirements and Council policy for signage. The specific aims are to;

- ❖ To establish a consistent approach to the erection of signs without being to the detriment of the picturesque rural landscape or urban streetscape.
- ❖ To assist in the promotion of tourism through informative, clear, low-key signage.
- ❖ To permit adequate identification and business advertising.
- ❖ To ensure that signs are in keeping with the scale and character of the building or locality and do not detract from the architecture, streetscape or rural environment.
- ❖ To minimise the extent of visual clutter caused by the proliferation of signs and to encourage the rationalisation of existing and proposed signs.
- ❖ Ensure that signage is of a high quality design and finish.

Variance

Notwithstanding the provisions of this Plan, the Council will assess all development proposals on their merits, and at its discretion may vary any policy requirements of this plan where it is considered unreasonable or necessary to do so in the circumstances.

1.4 Definitions

[NOTE: The terms defined below are for the purposes of this Development Control Plan and may not directly correlate to definitions used in associated legislation.]

“Advertising” means the display of symbols, messages or other devices for promotional purposes or for conveying information, instructions, directions or the like, whether or not the display includes the erection of a structure or the carrying out of a work.

“Advertisement” means a sign, notice, device (including all lighting), flag, bunting, poster or other representation of a business product or activity, which is visible from a public place

“Advertising structure” means a structure or other mechanical used, or to be used, principally for the display of an advertisement.

“Advertising area” means the surface area of the advertisement.

“Council Road” is a public road which is controlled by the Council.

“Tourist directory sign” means a sign displayed for the purpose of directing the travelling public to tourist attractions.

“Tourist attractions” are businesses which have obtained Council approval to operate as a tourist establishment or similar.

“Tourist facilities” are places or businesses which provide a service to tourists but are not themselves tourist attractions. They may include motels, restaurants, bed and breakfast establishments, caravan parks, cafes, churches, holiday cabins, picture theatres, bowling clubs, golf clubs, indoor bowling and cricket arenas.

“vineyard” means a plantation of grapevines, commercially grown for grape or wine production purposes.

“winery” a building erected or proposed to be erected for the purpose of manufacturing, storing and offering for sale viticultural products.

1.5 Types of Signs

There are a number of different types of signs as described below. Signs are categorised as either permissible without approval or exempt, assessed on their merits with the submission of a development application or prohibited altogether.

Mid-Western Regional Interim Local Environmental Plan 2007 makes provision for Exempt and Complying Development and identifies those activities which do not require approval from Council provided certain criteria are met. Rylstone Exempt and Complying Development DCP makes similar provisions for exemption.

1.6 Signs – Subject to Approval

Not all these sign types will be permissible in all areas

Refer to Diagram 1 for examples.

Fascia Sign	Attached to the fascia or return end of an awning.
Pole or Pylon Signs	A sign mounted on a single pole independent of any building or other structure.
Projecting Wall Sign	attached to the wall of a building and projecting horizontally from the wall.
Roof Sign	A sign mounted on the roof of a building but do not project above the ridge cap. Roof signs will generally not be approved in business or residential zones.
Under Awning/Verandah Sign	A sign attached underneath the awning or verandah at right angles from the façade of the building.
Wall Sign	A sign attached directly to the wall of the building or painted directly onto the wall excluding signs including the parapet of the building.
Window Sign	A sign applied on or inside the glass of windows and doors, or etched, painted or attached to the glass or displayed directly behind the surface.

Other Sign Types not illustrated in Diagram 1.

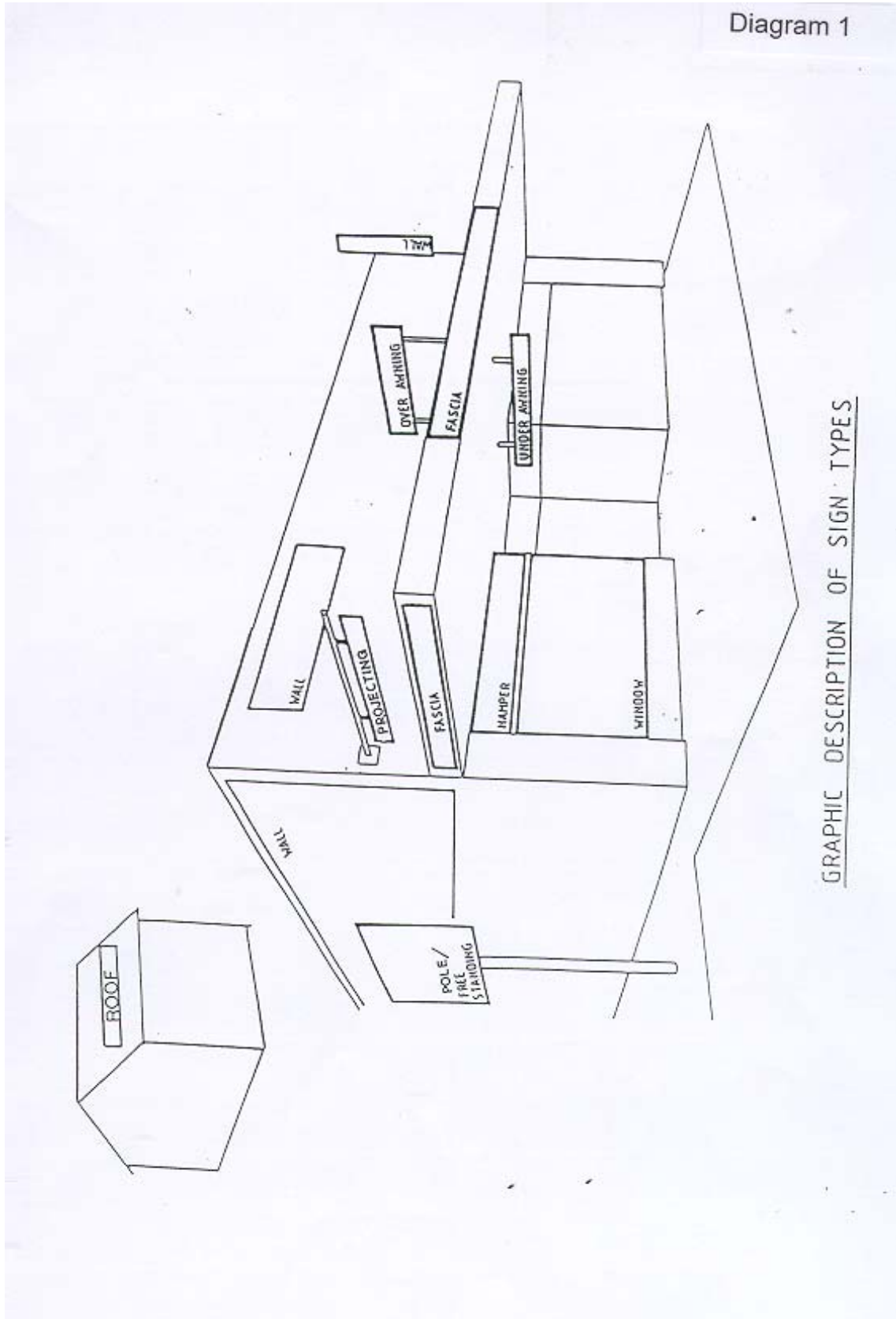
Flags	supported by a freestanding flag pole and not necessarily displaying any words or logos.
Vertical Projecting Wall Signs	Attached to the wall of a building.
Wine Barrel Signs	Signs which use a wine barrel as the template or mounting.
Floodlit Sign	Illuminated by an external source of artificial light.
Post Supported Signs	A signs supported by a post on either side pole independent of any building or other structure.
Sandwich Board or A-Frame Sign	A free standing sign within the property boundary.

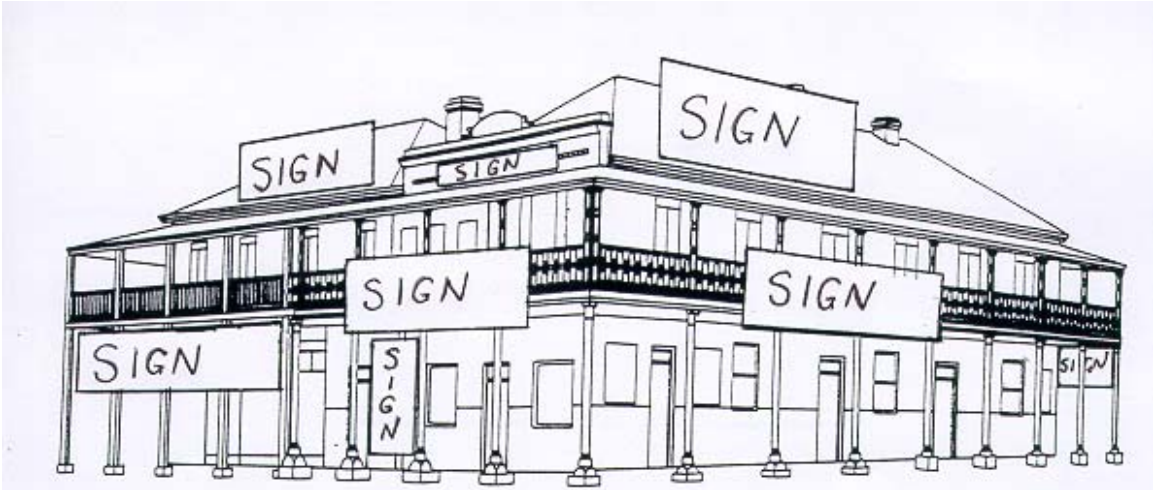
1.7 Signs – Prohibited

The following types of signs do not contribute to the character of the towns or rural areas and are prohibited.

Advertising Fixed to Trees	Any sign that uses a tree as a pole for mounting.
Above Awning Signs	Signs mounted above the awning or verandah of a building.

Billboards	Additional billboards where the structure is erected for the express purpose of displaying advertising not associated with the use of the land are prohibited.
Bunting	Small flags attached to a single siring mounting between posts or poles usually associated with Motor Vehicle Retailing.
Illuminated Wall Signs	Signs mounting directly onto the building above the level of the verandah or awning.
Corporate Building Signs	Painting buildings to reflect corporate colour schemes as a method of drawing attention to the building is considered to be an extension of advertising signage and will not be permitted.
Flashing Signs	Illuminated at frequent intervals by an internal source of light.
Novelty Signs	Odd shaped signs often three dimensional incorporating items such as cars, wine barrels, "big" product samples etc. Generally will not be permitted in business or residential and rural zones. Council may consider the use of wine barrels in association with wineries and cellar doors.
Sandwich Board Signs	Free standing sandwich board and A frame signs on public land including footpaths.
Under awning Flags	Small flags projecting from the front facade of a building often associated with newsagencies and photographic studios.
Vehicle Signs	Cars, trailers or equipment bearing advertising material do not make a positive contribution to the area and should not be parked for the express purpose of advertising or providing direction to a business.





Unacceptable display of Signs



This is how signs should be located

Part 2 BUSINESS ADVERTISING SIGNS

Signage is an integral part of a business. As identified above, there are a number of opportunities and options available for signage. Businesses are encouraged to address signage associated with their use in a holistic manner and select the type of signage that will compliment the building or site as well as catching the eye of the customer.

2.1 Signage within Towns and Villages

Businesses in Shopping Centres

The streetscapes in the business areas of Mudgee, Gulgong, Rylstone and Hargraves are within a heritage conservation area under their respective planning instruments. Particular attention is paid to the preservation and enhancement of the character and appearance of these areas.

The use of corporate colours and other forms of identification should not take precedence over Council's conservation area objectives. Corporate identification should be carefully selected and amended where necessary to retain the character of individual buildings and the surrounding locality.

Generally signs on individual buildings or within areas of special significance should be discreet and should compliment the building or area. The architectural characteristics of a building should always dominate. For example, signs should not be placed on first floor verandahs, balustrades or in front of cast iron verandah work.

An important element of Council's planning policies involves the careful control of all advertisements, and external building colours in the main business areas. **All proposals for signs on new and existing buildings, which do not enhance the character of the Mudgee, Rylstone or Gulgong business areas will be resisted.**

Mudgee and Rylstone Conservation Areas

The following provisions apply to the Mudgee and Rylstone Conservation Areas.

- No changes to the outside of buildings in this area are permitted without development approval. This provision also applies to repainting, replastering and/or other external redecoration of buildings. Notwithstanding this provision, Council has identified circumstances where signage may be erected without approval (see schedule 3 of the Interim LEP 2007)
- Council is required to assess the colour, size, style and architectural/aesthetic impact of proposed works in the Conservation Area.

Gulgong Heritage Conservation Area

The following provisions apply to the Gulgong Heritage Conservation Area.

- **No new signs or changes to the outside of buildings in this area are permitted without development approval.** This provision also applies to repainting, replastering and/or other external redecoration of buildings.
- Council is required to assess the colour, size, style and architectural/aesthetic impact of proposed works in the Conservation Area.
- Internally illuminated advertisements are not permitted in the Gulgong Conservation Area. External illumination such as spot lighting is encouraged, provided the intensity of illumination is not obstructive in the surrounding area.
- In Gulgong lettering should conform, where possible, with the style used in the 1850 - 1900 period (the most common types were Egyptian (antique), Ionic (Fat Clarendon) and Grotesque (Sans Serif).

2.2 General Criteria for Advertising Signs in Business Areas

The following criteria apply:

- ❖ Where approval is required full details of sign type, size, lettering, location, colours etc. must be provided with a development application.
- ❖ All advertising must relate to the uses or activities carried out on the same land on which the advertising sign is to be erected.
- ❖ Generally a maximum signage area per commercial building (regardless on number of tenancies) of 25% of the frontage is permitted per building.
- ❖ **Under-awning/verandah signs** must have a minimum height of 2.6 metres distance from the pavement to the bottom of the sign and protrude no further than a maximum length of 3.5 metres as measured from the front wall of the commercial building.
- ❖ Generally all commercial signs should have an outline that would fit within a rectangular figure 1.2 metres in length and 0.6 metres in height. Larger advertising signs will be considered in relation to the size of the shop front.
- ❖ **Additional pylon signs, projecting wall signs, above awning signs, illuminated wall signs located above the verandah or awning and roof signs** are not permitted in both Mudgee and Gulgong business areas.
- ❖ **Wall signs** should be either painted directly onto the building or constructed of painted wood, or coated at point of manufacture or powdercoated flat metal sheets. Wall signs utilising plastic or modern metal materials are not favoured. Specific consideration should be given to buildings that are Heritage Items or within a Heritage Conservation Area. In those instances it is recommended that you discuss your proposal with the Town Planning Section or Heritage Advisor prior to finalising the design.

For guidelines and controls in relation to the location of A-frame signs and other items on the footpaths reference should be made to Council's "Policy for the Encouragement of Footway Restaurants and Management of Footpath Obstructions."

2.3 Industrial Areas

The following criteria applies to signs within the all Industrial zones in the both Mid-Western Regional InterimLEP 2007 and Rylstone LEP 1996.

- ❖ Development consent is not required in every case (refer Rylstone DCP Exempt and Complying Development and Mid-Western LEP 2007 Schedules 2 and 3 Exempt and Complying Development).
- ❖ All advertising must relate to the uses or activities carried out on the same land on which the advertising sign is to be erected.
- ❖ **Non-Illuminated Pole/pylon** signs and directory boards shall be limited to a maximum of 6m² advertising area and a maximum overall height of 5 metres. In general the bottom of a pole or pylon signs should be at least 3 metres above ground level.
- ❖ **Illuminated Pole or pylon** signs must have a maximum area of 4m².

- ❖ A maximum of one pole or pylon sign can be erected without Council approval if the above requirements are met.
- ❖ A maximum of two (1) pole or pylon signs shall be permitted per site frontage.
- ❖ In the case of an **industrial multi unit complex**, one (1) directory sign board of up to 8m² in any area may be permitted with approval. Each industrial unit may have a sign at the entrance of each unit having the maximum dimensions of 2000mm by 600mm without approval.
- ❖ One **sandwich board** sign per site is permitted without approval however must be located inside the property boundaries and weighted and securely fixed so that it will not blow over. A maximum area of 2m² per side applies.
- ❖ The above provisions apply to signage on the building or site of the business. Advertising signage on other land will not be permitted. Council will not approve the use of flashing lights, bunting and other devices to attract attention to a business.
- ❖ Individual directional signage will not be permitted except as provided for in Section 2.4 "Business Activity Centres" below.

2.4 Business Activity Centres

Business Activity Centres are areas where a number of businesses exist which are not on the main traffic routes and can demonstrate a need to provide direction for customers to the site.

These areas include:

- Gulgong Industrial Estate
- George Street Mudgee Industrial Area
- South Mudgee Shops
- Industrial Avenue, Mudgee
- Cooper Drive, Rylstone

Council will allow the erection of one major directory sign for each business activity centre, on land not necessarily utilised by the businesses.

Development Approval is required for these signs.

2.5 Mixed Use and Residential Areas

There are a number of businesses outside traditional shopping centres and industrial estates as well as many home industries.

Businesses in residential areas must have special controls to maintain the residential amenity of the neighbourhood.

The following criteria must be met for businesses in residential areas:

- ❖ The sign shall only display the name and nature of the business, including address, hours of business, telephone number and the like;
- ❖ The sign shall not be larger than one metre long and 300mm high;
- ❖ The sign shall not be erected higher than one metre above ground level;
- ❖ The above provisions apply to signage on the building or site of the business. Advertising signage on other land will not be permitted.

- ❖ Council will not approve the use of flashing lights, bunting and other devices to attract attention to a business.
- ❖ Any other signs to be erected on a property shall be considered in accordance with the type of business and whether there are any "existing-use" rights for signage.
- ❖ Generally, only one sign will be allowed for home industries and home occupations.

PART 3 SIGNAGE WITHIN RURAL AREAS

Mid-Western Regional Council Local Government Area is rapidly developing as a tourist destination with an increasing number of rural and tourist related commercial uses being established within the local government area.

Signage within rural areas is divided into two sections; Businesses in Rural Areas and Tourist Specific Development including Wineries, Restaurants and Accommodation and

3.1 Businesses in Rural Areas

The following criteria must be met for businesses in rural areas and includes signs relating to Landcare and Community Projects:

- ❑ The advertising sign must relate to a lawful or approved use of the land and be located on the land where the activity is carried out.
- ❑ Advertising signs must describe premises and be located on private land, not in the road reserve.
- ❑ Maximum of one sign only per site.
- ❑ Maximum height of 2.5m
 - Maximum area 2m²
- ❑ Made of Non-reflective material.
- ❑ Must be free standing post sign
- ❑ Must be set back 3m if located on a corner or intersection of a road
- ❑ Not illuminated

3.2 Tourist Specific Development

With the continued evolution of the Mid-Western Region as a prime tourist destination comes an increase in the number of businesses set up to cater for the demand. In particular this relates to winery and cellar door facilities but also restaurants, accommodation and other businesses catering for tourists.

Signs on private land must relate to the business contained on the land itself and are divided into the following categories.

Identification Signs

These are post supported or wall structures located at the front of the site with the express purpose of identifying the business or facility to the travelling public. Post supported structures shall not exceed a height of 3m above ground level or an advertising area of more than 3m² with typical dimensions being 1.2m x 2.5m. Identification signs must relate to a lawful or approved use of the land and be located on private land, not in the road reserve.

The size, colour and shape of the signs will generally be left to the discretion of the business but should not include the use of bright or fluorescent colours or highly reflective or illuminated materials.

Each property shall be allowed **two Identification signs** (which may be double sided). In circumstances when the property has two road frontages Council will consider a third sign on the secondary frontage where that frontage has a minimum of 250m.

Need Approval	Two Signs ✓	Max Area 3m²	Illuminated ☒
✓		✓	

In circumstances where there are two or more businesses operating from a site, Council will consider increasing the maximum sign face area from 3m² to 4m².

Entrance Signs

Signs incorporated into the primary entrance of the site and may include wine barrels or walls. Advertising incorporated into the entrance structure is restricted to the name of the premises. In circumstances where the business operates after sunset, Council will consider low intensity external illumination of entrance signage.

Need Approval **Two Signs** ✓ **Name Only** ✓ **Illuminated** ☐
✓

Vineyard Identification Signs

These signs can be erected when the vineyard name has been used on a wine bottle label. The maximum dimension of such signs shall be 3.0m².

They shall contain only the company and vineyard name and the design of the sign face should reflect the design on the bottle label.

Need Approval **One Sign** ✓ **Name Only** ✓ **Illuminated** ☒
✓

Internal Signage

This includes signs that direct visitors within the site and include entry/exit signs, toilet and parking facilities, picnic areas and the like. These signs only require approval if they can be viewed from a public road.

Large Scale Tourist Development

Council will consider an integrated approach to signage for large scale tourist developments outside the dimensional requirements identified above. Large scale developments must lodge a development application that details a signage theme for the property as part of the overall landscape design. In assessing such an application consideration will include;

- ❖ Surrounding landscape
- ❖ Objectives of the DCP
- ❖ Impact on the rural character of the locality
- ❖ Integration of the signage with buildings and other landscape characteristics.

PART 4 THE APPROVAL PROCESS

All proposals for signs must be submitted with the development application for new buildings or be subject to a separate development application.

4.1 Information Required with the Development Application

Information, which must be submitted with the application, includes:

- ❖ A site plan showing exact location of sign on the land or building;
- ❖ Size of the sign showing length and height dimensions;
- ❖ Total height of the sign above ground level;
- ❖ Colour, style, graphics and lettering proposed to be used;
- ❖ Details on existing signs to be retained or removed;
- ❖ Details of illumination, if any.

Where the proposal fall outside the guidelines of the DCP, full justification is required.

4.2 Determining the Application

In determining applications for advertising signs, the Council will consider the effect of the proposals on local amenities and public safety. The Council will only grant consent for the display of an advertisement when it is satisfied that it:

- is well positioned in relation to the building or site on which it is to be located;
- is of suitable size, colour and design;
- is of materials that are acceptable in that locality;
- is not unduly prominent;
- does not contribute to visual clutter or adversely effect the character of the area;
- does not intrude upon the amenities of immediate neighbours, and
- does not adversely affect public safety.

4.3 Quality Maintenance and Illegal Signs

As has been stress throughout the DCP, signage is a reflection on the community as a whole. Council will not tolerate amateurish and poor quality signage.

A person intending to erect a sign should refer to a qualified signwriter for advice in relation to size, colour, location and design.

Unprofessional signs will be resisted. In circumstances where, in the opinion of Council, signs become unsightly or unsafe, Council will require the removal, repair or replacement as appropriate under the particular circumstances.

In circumstances where signs have been erected without prior approval of Council, a notice will be issued requesting the landowner to remove the subject sign. After a reasonable period, Council may pursue legal action where such a request has been ignored.

Signs that have been erected or placed on public land or within a road reserve without the approval of Council will be impounded without notice and administrative fees levied for their release. After 3 months signs may be sold to offset Council's costs.

Appendix 1 Extract Mid-Western Regional Interim LEP 2007

Note: This is an extract and should be used as a guide only. In order to accurately determine whether a proposal requires development consent you are advised to refer to the document in its entirety or seek advice from Council's Planning and Development Section.

Part 3 Exempt and complying development

16 Exempt development

Note. Under section 76 of the Act, exempt development may be carried out without the need for development consent under Part 4 of the Act or for assessment under Part 5 of the Act.

The section states that exempt development:

- (a) must be of minimal environmental impact, and
 - (b) cannot be carried out in critical habitat of an endangered species, population or ecological community (identified under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*), and
 - (c) cannot be carried out in a wilderness area (identified under the *Wilderness Act 1987*).
- (1) The objective of this clause is to identify development of minimal environmental impact as exempt development.
 - (2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development.
 - (3) To be exempt development:
 - (a) the development must:
 - (i) meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia*, and
 - (ii) if it relates to an existing building that is classified under the *Building Code of Australia* as class 1b or class 2–9, the building must have a current fire safety certificate or fire safety statement or the building must be a building for which no fire safety measures are currently implemented, required or proposed, and
 - (b) the development must not:
 - (i) if it relates to an existing building, cause the building to contravene the *Building Code of Australia*, or
 - (ii) create interference with the neighbourhood because it is noisy, causes vibrations, or creates smells, fumes, smoke, vapour, steam, soot, ash, dust, waste water, grit or oil, or
 - (iii) be designated development, or
 - (iv) be development on land that comprises, or on which there is, an item of environmental heritage that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.
 - (4) To be exempt development, the development must be carried out at least one metre from any easement or sewer main.

Schedule 2 Exempt development

(Clause 16)

Exempt development		Circumstances for Exemption (Compliance with all criteria necessary)
Access Ramps for people with disabilities	<p>Not exempt if the building is a heritage item.</p> <p>In a heritage conservation area, the work is exempt only if undertaken at the rear of the premises.</p>	<p>Maximum height: 1 metre above finished ground level.</p> <p>The structure complies with the current AS 1428.1.</p> <p>The structure complies with the <i>Building Code of Australia</i>.</p> <p>The development is located wholly within the boundaries of the allotment.</p>
Advertising Signs	<p>Signs (including business identification and building signs) on land zoned Agriculture, Intensive Agriculture, Rural Small Holdings or Conservation</p>	<p>The sign must relate to a lawful or approved use of the land and be located on the land where the activity is carried out and there are no other signs existing.</p> <p>Signs must describe premises and be located on private land, not in the road reserve.</p> <p>Maximum of one sign only per site.</p> <p>Maximum height of 2.5m and maximum area 2m².</p> <p>Made of non-reflective material.</p> <p>Must be free standing.</p> <p>Must be set back 3m if located on a corner or intersection of a road.</p> <p>Not illuminated.</p> <p>Any signage erected to satisfy the requirements of WorkCover and/or OH&S or the like.</p>

Exempt development	Circumstances for Exemption (Compliance with all criteria necessary)
Signs in Industrial Zones	<p>One pole, pylon or post supported sign (including directory boards for multiple occupancies) per site not exceeding 4m² in area and no more than 4.5m in height.</p> <p>Must be wholly located on the site.</p> <p>The sign does not flash or include moving components.</p> <p>Does not obscure entry/exit sight distance from the premises.</p> <p>For multiple occupancies, one additional company identification sign not exceeding 1.2m² at the entrance to each occupied unit.</p> <p>For single occupancies, one additional identification sign affixed to the building with an area that does not exceed 2.5m².</p> <p>One sandwich board sign to be located wholly within the property that is a business identification sign (not containing product advertisement or endorsement). Maximum size 2m² per side of sign.</p> <p>Any signage erected to satisfy the requirements of WorkCover and/or OH&S or the like.</p>
Real Estate Signs (advertising premises/land for sale or rent)	<p>Residential land zoned Low Density Residential, Medium Density Residential, Village or Rural Residential:</p> <p>(a) Only one sign per agent per street frontage, and</p> <p>(b) Size: not to exceed 2.0m².</p> <p>Industrial /Business land zoned Light Industrial, General Industrial, Commercial Core or Mixed Use:</p> <p>(a) One sign per agent per street frontage, and</p> <p>(b) Size: not to exceed 4.5m².</p> <p>Contained wholly on site or attached to the front fence and does not pose a risk to public safety.</p>

Exempt development	Circumstances for Exemption (Compliance with all criteria necessary)
Temporary Signs	<p>Announcing an approved local event on land, and does not include advertising of a commercial nature, other than the name of the event, and sponsors.</p> <p>Is not to be displayed earlier than 28 days prior to the event and is to be removed immediately after the event.</p> <p>Does not pose a risk to the safety of the public.</p> <p>Note. Council reserves the right to require the removal of damaged or offensive signs.</p>
Public Information Signs	<p>A public notice for public information displayed by the Council giving directions or information about the area and community services provided.</p>
Traffic Signs on or adjacent to public roads	<p>Street name signs, directional or traffic control signs displayed by Council in accordance with AS 1742.1—2003, <i>Manual of Uniform Traffic Control Devices</i> on a public road being:</p> <ul style="list-style-type: none"> • guide sign • warning sign • temporary warning sign • regulatory sign • parking sign • hazardous marker • service symbol • tourist information signs
Signs on land zoned Commercial Core, Mixed Use and Neighbourhood Business	<p>Window Signs—temporary signs greater than 25% of the glazed area of the window for promotional purposes for a maximum of 2 weeks.</p> <p>The advertisement is below the awning or verandah and replaces one for which consent has been granted but only where there is no increase in the area of the sign or intensity of illumination.</p> <p>Any signage erected to satisfy the requirements of WorkCover and/or OH&S or the like.</p>

Exempt development	Circumstances for Exemption (Compliance with all criteria necessary)
Signs in Residential Zones	<p>The advertising sign must be a business identification sign and relate to a lawful or approved use of the land and be located wholly within the site.</p> <p>Must not be illuminated.</p> <p>Maximum dimensions 1,000mm width and 300mm depth.</p> <p>Maximum height 1m above ground level or located on the building below the height of the eaves.</p> <p>Any signage erected to satisfy the requirements of WorkCover and/or OH&S or the like.</p>

Extract Rylstone DCP 2 Exempt and Complying Development

To be used as a guide only – refer to the DCP to confirm exemptions

Exempt Development	Type or Class	Circumstances for Exemption - Compliance with all criteria necessary
Advertising, advertising structures and signs – in all zones but excluding signs on or in the vicinity of heritage items or in conservation areas.	Signs in rural areas. (not being Zone 7(a) –Water catchment; nor zone 7(c) - Environmental protection	<ul style="list-style-type: none"> • Advertising signs must describe premises and be located on private land, not in the road reserve, and • The advertising sign must relate to a lawful or approved use of the land and be located on the land where the activity is carried out, and • maximum of one sign per site, and • maximum height of sign and supports of 2.5m, and • maximum area 2 m², and • made of Non-reflective material, and • must be free standing, and • must be set back 3m from the boundary if located on a corner or intersection of a road, and • is not illuminated
	Signs in Industrial Areas	<ul style="list-style-type: none"> • One pole or pylon sign (including directory boards for multiple occupancies) per site not exceeding 5 m² in area and 7m height, and • located wholly within the site, and • complies with the BCA, and • the sign does not flash or include moving components, and • does not obscure entry/exit sight distance from the premises. • For multiple occupancies, one additional sign being for company identification purposes and not exceeding 2m by 0.6m at the entrance to each occupied unit, or • for single occupancies, one additional identification sign affixed to the building with an area that does not exceed 5 m², or • one sandwich board sign per property to be located wholly within the property - maximum size 1.5 m² per side of sign.

	Real Estate Signs (advertising premises/land for sale or rent)	<ul style="list-style-type: none"> • Residential: <ul style="list-style-type: none"> only one sign per agent; size: not to exceed 2.5 m²; located wholly within the site; does not pose a risk to public safety. • Industrial /Commercial: <ul style="list-style-type: none"> one sign per agent; size: not to exceed 3.5m²; located wholly within the site; does not pose a risk to public safety.
	Temporary Signs	<ul style="list-style-type: none"> • Announcing an approved local event on land, and • does not include advertising of a commercial nature, other than the name of the event or sponsors, and • does not pose a risk to the safety of the public, and • is not to be displayed earlier than 28 days prior to the event and is to be removed within 7 days after the event. <p><i>Note: Council reserves the right to require removal of damaged or offensive signs.</i></p>
	Public Information Sign	<ul style="list-style-type: none"> • A public notices sign for public information displayed by the Council giving directions or information about the area and community services provided.
	Traffic Signs on or adjacent to public roads	<ul style="list-style-type: none"> • Street name signs, directional or traffic control signs displayed by the Council , in accordance with AS1742.1 -1991 Manual of Uniform Traffic Control Devices on a public road being: <ul style="list-style-type: none"> - guide sign; - warning sign; - temporary warning sign; - regulatory sign; - parking sign; - hazardous marker; - service symbol; - tourist information sign.

	<p>Signs in Commercial Areas (not being a Heritage Conservation item or area)</p>	<ul style="list-style-type: none"> • Window signs - Where the sign covers no more than 25% of the glazed area of the window, or • under-awning sign – one per business, minimum height 2.6m above the footpath, not to protrude beyond the edge of the awning, maximum length 3.5 m from the building, or • fascia sign – where painted on the existing fascia of the awning, and • the advertisement replaces one for which consent has been granted and where there is no increase in the area of the sign or intensity of illumination.
	<p>Signs in residential areas (not being a Heritage Conservation item or area)</p>	<ul style="list-style-type: none"> • Must relate to a lawful or approved use of the land, and • must be located wholly within the site, and • must not be illuminated, and • maximum dimension not to exceed 1 metre x 500mm, and • maximum height 1 metre or located on the building below the height of the eaves.