

PLANNING FACT SHEET

Display of signage relating to the sale and lease of land and property

This fact sheet has been prepared to assist real estate agents, property owners and signage contractors seeking to display signage relating to the sale, letting or leasing of land and property in our townships and rural communities.

The guidelines include information on what permission is required, what types of signs may be displayed and where they can be displayed.

Signs that may be displayed without a permit

State planning provisions which form part of the Murrindindi Planning Scheme regulate and control signage in Victoria.

These provisions allow a sign to be displayed relating to the sale or letting of property without the need for a planning permit where the following requirements are met:

- The sign must be displayed on the property which is for sale or lease (and not on the road or road reserve adjacent to or nearby the land)
- Only one sign may be displayed on the land
- The display area of the sign must not exceed 10m² and must not be animated e.g. that has moving parts, changes its message, flashes or has a moving or flashing border
- The sign must be removed within seven days after the sale or lease date

In some instances, an application for planning permit may be made to vary the above requirements to:

- Display more than one sign on the land
- Allow the display area to exceed 10m² if the sign concerns more than 20 lots

- Allow a sign to be displayed longer than seven days after the sale date
- Allow a sign to be displayed on other land including a road reserve

You should allow sufficient time for an application to be assessed by a Council Planning Officer. Council is required to take into account amenity and road safety issues when making a decision.

Display of signage on a road reserve

Regional Roads Victoria and Council are jointly responsible for certain roads and adjacent road reserves within the Shire. For information on roads visit murrindindi.vic.gov.au/roads

In some circumstances the display of a sign on the land which is for sale or lease may not be practical because the content of the sign cannot be seen from the road due to a setback, dense vegetation or other constraints.

Under these circumstances property owners or agents will need to:

- Determine whether the zoning of the land allows a permit to be granted for the display of signage in the road reserve
- Obtain the consent of the relevant road authority to display signage
- Prepare and lodge an application for planning permit in relation to the signage proposal.

Promotional signage on roadsides is prohibited in the rural areas of Murrindindi Shire.



Auction and open day signage

Temporary signage for auctions and open days may be displayed without the need for a planning permit or local law permit subject to the following conditions:

- Not more than one sign may be displayed
- The sign must be no larger than 1 metre by 1 metre or more than 0.5 metres thick
- The sign must not obstruct any constructed footpath or any walkway
- The sign is not to be located on any area of the road to which vehicles have access

A further sign may be displayed on auction or open days at a nearby intersection (within the nature strip) to give direction on the day of the auction or open day subject to the following conditions:

- The sign may only be displayed on the preceding day and day or days of the auction or open day
- The sign must not be placed within public open space reserves, within central medians or on traffic islands and must not be locked or affixed to street signs, street furniture or trees

Real Estate Pointer Boards

Pointer boards are not specifically covered within the Murrindindi Planning Scheme as either exempt or listed as requiring a planning permit and therefore would be dealt with through a local law permit where the board is to be located on a Council managed road. The location of the pointer board would need to comply with the following conditions:

- A local law permit must be obtained
- The board must be on a Council managed road
- The board must not obstruct any constructed footpath or any walkway
- The board is not to be located on any area of the road to which vehicles have access
- The board must not be placed within public open space reserves, within central medians or on traffic islands and must not be locked or affixed to street signs, street furniture or trees

Signage promoting construction companies and builders

Signage promoting private companies must not be displayed on public land or within road reserves. The following conditions apply:

- A planning permit is not required to display a sign that is less than 2m² concerning construction on the land
- Only one sign may be displayed and it must not be animated or internally illuminated
- The sign must be removed when the work is completed
- Construction signage exceeding 2m² is subject to a planning permit

General requirements

The general requirements relating to the display of signage include:

- Where star posts are used, appropriate capping of the posts should be undertaken to prevent injury or risk to others or damage to infrastructure
- Signage must not be displayed or affixed to heritage places or buildings (separate planning approval may be required) and must not be affixed or nailed to trees
- Signs must not provide a distraction to road users. Signs requiring occupants of vehicles to slow or stop to view details and content of a sign must be located in areas that allow vehicles to pull over safely

Unauthorised display of signage

The display of unauthorised signage relating to the sale and leasing of land has the potential to adversely affect local amenity and the safety of road users. Unauthorised signage will be subject to the following actions:

- In the first instance, where practicable, Council community safety and compliance officers will request that signs be removed. This may be verbally or in writing
- Unauthorised signs displayed in road reserves may be removed and impounded without any notice. A release fee is payable in relation to impounded signs. Fines may be issued

For more information, contact Murrindindi Shire Council

(03) 5772 0333

customer@murrindindi.vic.gov.au

murrindindi.vic.gov.au