

# PLANNING FACT SHEET

## Signage



### 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 localities across Murrindindi Shire.

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 10m<sup>2</sup> 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 10m<sup>2</sup>, 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

Council, Department of Transport (formerly VicRoads) and other agencies such as Department of Land, Water and Planning share responsibility for Murrindindi Shire's public road network and road reserves. For information on roads within our Shire, visit Council's [website](#).

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 defined by the Murrindindi Planning Scheme.

### **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, 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 2m<sup>2</sup> 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 2m<sup>2</sup> is subject to a planning permit.

This information sheet is to be used as a general guide only. Council has made all reasonable effort to ensure the information provided in this sheet is true and accurate. However, we recommend that you seek professional advice before acting or making decisions on the basis of this information. For any questions or clarification, please contact Council's Planning Unit.

