



City of Albany

Policy

Local Planning Policy 1.3 Signs

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Objective

- 1) To ensure that signs are appropriate for their location;
- 2) To minimise the proliferation of signs;
- 3) To ensure that signs do not adversely impact on traffic circulation and management, or pedestrian safety;
- 4) To protect the amenity of residential areas, townscape areas and areas of environmental significance;
- 5) To protect the significance of heritage places or buildings;
- 6) To ensure that signs are constructed with quality materials;
- 7) To ensure signs are generally erected on land where the advertised business, sale of goods or service is being carried out;
- 8) To ensure that signs are maintained to a high standard.

Policy Statement

- 9) The LPS2 exempts the need for signage that satisfies requirements in the scheme's Table 17 and is not proposed on a heritage protected area and is not illuminated.
- 10) Without contradicting the scheme, this policy identifies additional provisions applicable to signage. Planning approval is required where seeking to vary from scheme or policy standards.

Policy Criteria

- 11) The Table 1 of this policy provides minimum standards for the size of a sign and the number of signs per property.
- 12) In addition to the specifications contained in Table 1, the specifications and requirements for each category of advertisement are stipulated below.

Amenity

- 13) Signage should not:
 - a) detract from the aesthetic environment of a park or other land used by the public for recreation;
 - b) interfere with, or cause risk or danger to traffic on a thoroughfare;
 - c) be mistaken or confused with, or obstruct or reduce the effectiveness of any traffic control device;
 - d) be sited so close to the turning point that there would not be reasonable time for a driver of a vehicle to signal and turn safely;
 - e) invite traffic to move contrary to any traffic control device;
 - f) invite traffic to turn where there is fast moving traffic and no turning lane;
 - g) may obscure the vision of a person driving a vehicle;
 - h) significantly obstructs or obscures the view of a river, the sea or any other natural feature of beauty
 - i) be offensive
 - j) be painted on the roof of any building;
 - k) sited within a road reserve during normal business hours (except signage approved in accordance with Council's Activities in Thoroughfares and Public Places and Trading Local Law).
 - l) be located in the centre of any roundabout;
 - m) include Third Party Signage
 - n) detrimentally affect the significance and aesthetics of a Heritage Area or a place on the Heritage List.

Contents of Signage

- 14) A sign shall generally not contain any information other than:-
- a) The name of any occupiers;
 - b) Details of the business name or business carried-out on the land;
 - c) Telephone or contact details;
 - d) Details of the goods sold or services provided;
 - e) The trademark or logo of the business or products for sale;

Residential Zone

- 15) Within the Residential zone signs no greater than 1m² may apply to approved consulting rooms, day care centres, medical centres or holiday accommodation units.

Development signs

- 16) Planning approval is required for a 'Development Sign', in-order to ensure the following standards are met:
- a) A development sign is to be removed from the site within 2 years of the grant of planning approval for the sign or when all of the lots or units, by number, in the subdivision/development have been sold, whichever is the sooner.

Illuminated Signs

- 17) Planning approval is required for an illuminated sign, in-order to ensure the following standards are met:
- a) have any boxing or casing in which it is enclosed constructed of combustible material;
 - b) not have a light of such intensity or colour as to cause annoyance to the general public or to owners and patrons of adjacent land;
 - c) not comprise flashing, intermittent or running lights.
 - d) have a minimum clearance of 2.75 metres from finished ground level.
- 18) Illuminated signs are not permitted in heritage precincts.

Information panel

- 19) An information panel should comprise a framework surround, with a lockable transparent cover.

Monolith sign

- 20) A monolith sign with multiple tenancy advertisements, should not incorporate 'brand' advertising.

Property transaction sign

- 21) A property transaction sign shall not be erected on land to which it does not relate.

Pylon sign

- 22) A pylon sign with multiple tenancy advertisements, should not incorporate 'brand' advertising.

Roof sign

- 23) A roof sign shall –
- a) not extend laterally beyond the external wall of the structure or building on which it is erected or displayed.
 - b) not protrude above the highest ridge of the roof line.

Semaphore sign

- 24) A semaphore sign should be fixed –
- a) at right angles to the wall or structure to which it is to be attached; and
 - b) over or adjacent to the entrance to a building.
- 25) No more than one semaphore sign should be fixed over or adjacent to any one entrance to a building.

Tower Sign

- 26) A tower sign shall not extend laterally beyond the structure on which it is placed.

Verandah sign – verandah facia

- 27) A verandah sign fixed to the outer or facia of a verandah shall not project beyond the outer frame or surround of the facia.

Verandah sign – under verandah

- 28) An under verandah sign should be fixed at right-angles to the front wall of the building to which it is to be affixed, except at the corner of a building at a thoroughfare intersection, where the sign may be placed at an angle with the wall so as to be visible from both thoroughfares.

Vertical sign

- 29) A vertical sign where placed on a corner of a building at a thoroughfare intersection, may be placed at an angle with the wall so as to be visible from both thoroughfares.

Wall signs

- 30) Wall signs should not –
- a) be displayed on the front façade of a building;
 - b) be closer than 1 metre from the front façade of the building to which it is attached.
 - c) In aggregate cover more than 25% of the wall's area up to a maximum of 15m².

Legislative and Strategic Context

- 31) The policy operates within the following framework of legislation.
- *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.2.*

Review Position and Date

This policy was adopted on 23 July 2024. This policy should be reviewed every two years, or earlier if required.

Definitions

An advertisement is to be classified according to the following categories:

“Development sign” – an advertisement displayed on a lot advertising units or lots for sale that complies with one of the following criteria:

- 1) The lot has been approved by the Department of Planning for subdivision into 10 lots or more.
- 2) The lot has been approved via planning scheme consent for residential development and involves 25 units or more.

“Display Home sign” – means an advertisement sign which is displayed on a lot advertising a building company and inviting members of the public to inspect their dwelling on display.

“Election notice” – means a notice declaring a forthcoming election of public interest and/or calling for nominations of such election or a notice declaring the results of any such election.

“Fly posting” – means advertising by means of posters placed on fences, walls, trees, rocks and any like places, or things without authority, and “fly-post” has a like meaning.

“Horizontal sign” – an advertisement attached to a building with its largest dimension horizontal.

“Illuminated sign” – an advertisement that is so arranged as to be capable of being lighted either from within or without the advertisement by artificial light provided, or mainly provided, for that purpose.

“Information panel” – a panel used for displaying a posted or painted advertisement.

“Institutional sign” – an advertisement displayed on any land or building used as a surgery, clinic, hospital, rest home, home for the aged, or other place of a similar nature.

“Monolith Sign” - means an advertisement sign which is not attached to a building or any other structure and with its largest dimension being vertical. Such a sign may consist of a number of modules and is generally uniform in shape from ground level to the top of the sign.

“Other advertisement” – an advertisement, which is not described by any other category of advertisement referred to in this Policy.

“Projection sign” – an advertisement that is made by projection of artificial light on a structure.

“Property transaction sign” – an advertisement indicating that the premises on which it is displayed are for sale or for lease or are to be auctioned.

“Pylon sign” – an advertisement supported by one or more piers and which is not attached to a building and includes a detached sign framework supported on one or more piers to which sign infills may be added.

“Roof sign” – an advertisement displayed on the roof of a building.

“General Agriculture and Priority Agriculture producer’s sign” – an advertisement displayed on land used for horticultural purposes and which advertises products produced or manufactured upon the land and includes the property owner’s or occupier’s name.

“Semaphore sign” – A sign, which is at right angles to the adjacent street and which projects more than 300mm from the face of a building.

“Sign infill” – a panel, which can be fitted into a pylon sign framework.

“Third Party Sign” – a sign on any building or site or premises where the services or goods so advertised are not available to the public within that building or site.

“Tower sign” – an advertisement displayed on a mast, tower, chimneystack or similar structure.

“Verandah sign” – an advertisement above, on or under a verandah, cantilever awning, cantilever verandah and balcony whether over a public thoroughfare or private land.

“Vertical sign” – an advertisement attached to a building with its largest dimension vertical.

“Wall sign” – a sign affixed to an exposed sidewall of a building at right angles to the street.

TABLE 1: SIGNS SPECIFICATIONS									
Sign	Max height of device (m) – sign face only	Max width of device (m) – sign face only	Max area of sign face (sqm)	Min distance to bottom of sign (m)	Max height above NGL (m)	Max projection from building (m)	Min Setbacks to front boundary (m)	Setbacks to side boundary (m)	Other Requirements
Development sign									
Established Areas	4.0	4.0	12.0		4.0		1.0	5.0	<ul style="list-style-type: none"> Only (1) development sign per lot.
New Estates	4.0	6.0	18.0		5.0		1.0	5.0	<ul style="list-style-type: none"> Only (1) development sign per lot.
Display Home sign	4.0	2.0	8.0		4.0		1.0	2.0	<ul style="list-style-type: none"> Only 1 sign per display home. A display home sign is to be approved for a period not exceeding 12 months.
Horizontal sign									
	<ul style="list-style-type: none"> 1.2m where sign up to 7.5m from ground level. 1.6m where over 7.5m from ground level. 	Shall not extend beyond either end of wall, except in the case of land in Central Area Zone the sign shall not be within 600mm of either end of the wall.	12.0			0.6			<ul style="list-style-type: none"> Only one (1) horizontal sign per building façade (does not include second horizontal sign on veranda fascia). In the case of a stand-alone shopping centre development a maximum of six (6) horizontal signs are permitted. A company's logo/symbol (non-word) as part of a horizontal sign can extend to 2.0 metres where the sign is up to 7.5 metres from ground level and 2.5 metres where over 7.5 metres from ground level.
Information panel									
	1.8	3.0	4.0	1.2	5.0				

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<i>Institutional sign</i>									
	1.2	2.0	2.4		4.0		1.0	1.5	
<i>Monolith Sign</i>									
	6.0	3.0	15.0		6.0		0.5	1.0	<ul style="list-style-type: none"> • Only 1 monolith/pylon sign per lot. •
<i>Projection sign</i>									
	10.0	10.0	50.0		12.0				<ul style="list-style-type: none"> • Only 1 projection sign per lot. •
<i>Property transaction signs</i>									
Dwellings	1.8	1.5	2.0		2.0				<ul style="list-style-type: none"> • No more than two (2) property transaction signs in total are to be permitted on each lot.
Multiple Dwellings / Commercial / Industrial	2.2	1.5	3.0		3.0				
<i>Pylon sign</i>									
	4.0	3.0	10.0	2.75 (*)	6.0	0.9 into public place	0.5 to post/s	1.0	<ul style="list-style-type: none"> • Only 1 pylon /monolith sign per lot. • (*) Min. distance to bottom of sign can be reduced if sign located wholly within landscaped area.
<i>Roof sign</i>									
	2.5		4.5	4.0				1.0	

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Producers Sign - Rural and Priority Ag areas									
	2.0	1.5	2.5		3.0		1.0	1.0	
Semaphore sign									
	1.8	1.0	1.5	2.75	5.0	1.0		1.0	
Tower sign									
	20% of structure's height	Width of structure.		3.0		0.8			
Verandah signs									
On or Above Facia	0.8	2.5	3.0		5.0				
Under Verandah	0.6	2.4	0.75	2.4					
Vertical sign									
	2.0	Shall not be within 1800mm of either end of wall to which it is attached.	4.0	2.5		0.6		0.9	<ul style="list-style-type: none"> The sign should not project by more than 1200mm above top of wall to which it is attached, and a second vertical sign may be only approved where a 6m separation between vertical signs can be achieved.
Wall sign									
	3.0	7.0	15.0	1.5					