

**SHIRE OF KONDININ**  
**LOCAL PLANNING POLICY NO.POL-TP-004**  
**SIGNS AND ADVERTISING**

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## **1. Objectives**

- To ensure that advertisements are appropriately sized and sited for their location;
- To ensure that advertisements don't adversely impact upon the amenity of the surrounding areas while providing appropriate exposure of activities or services;
- To provide guidelines for consistent decision making for signs and advertising within the Shire of Kondinin; and
- To achieve advertising signs which are not misleading or dangerous to vehicular or pedestrian activity.

## **2. Policy Statement**

Part B of the Shire of Kondinin Local Planning Scheme No.1 set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2 (clause 3 and 4), provides for the preparation of local planning policies to apply generally or to a particular class or classes of matters throughout the Scheme area or in one or more parts of the Scheme area.

This policy will apply to the installation of signs and advertisements throughout the Scheme area, that being the whole of the Shire of Kondinin.

The Shire of Kondinin as enabled under the *Planning and Development (Local Planning Schemes) Regulations 2015, Division 2, Schedule 2* of the deemed provisions hereby makes this Local Planning Policy. Whilst the policy is not part of the Scheme and does not bind the Council in respect of any application for planning approval, the Council is to have due regard for the provisions of the policy and the objectives which the policy is designed to achieve before making its determination.

## **3. Definitions**

**"Advertisement"** has the same meaning as that contained in Schedule 2 – Deemed Provisions for Local Planning Schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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## **4. Policy Administration**

### **4.1 Exemptions from Planning Approval**

- a. All signs and advertisements that are listed in Schedule 1 of the Shire of Kondinin Local Planning Scheme Part A;
- b. All signs and advertisements exempt under clause 61 Schedule 2 – Deemed Provisions for Local Planning Schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
- c. All signs and advertisements which fully comply with all requirements of this Policy.

### **4.2 General Design Requirements**

The following design requirements relate to all signs located within the Shire.

Overall, signs should:

- a. be located on land to which they relate and only advertise goods or services that relate to the land use of the site;
- b. not be located on land zoned or used for residential purposes unless otherwise approved by Council;
- c. integrate with the building design;
- d. not to be located within a road reserve, unless otherwise approved by Council;
- e. maintain the existing amenity of the locality;
- f. not present a hazard or be misleading to vehicles or pedestrians;
- g. not obstruct visual sightlines required for vehicular access to and from properties;
- h. not obstruct access to and from any door, window or fire escape;
- i. not contain any obscene or vulgar material;
- j. not be affixed to boundary fences or boundary walls;
- k. not include the use of flashing lights that chase or pulse; and
- l. Not be an Illuminated Variable Message Sign unless erected by or on behalf of a public utility or authority or for the purpose of temporary traffic management purposes for a period of less than 48 hours or for the period outlined in a Traffic Management Plan approved by the Shire, or for use by not-for-profit organisations to promote a community event.

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#### 4.3 Application Requirements

- a) A completed Form 1 Application for Development Approval and payment of the application fee to be submitted to the Shire.
- b) A scaled site plan shall be submitted with the application indicating the proposed location of the signage.
- c) The application shall be accompanied by written justification as to why the proposed signage cannot meet with the specific requirements detailed within Table 1 of this Policy and how it will meet with the overarching design requirements outlined in section 4.2 of this Policy.
- d) All planning applications for signage will be advertised for a minimum of 14 days in accordance with the provisions of clause 64 of the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2.
- e) Compliance with the provisions of the Main Roads Policy and Application Guidelines for Advertising Signs within and Beyond State Road Reserves is required where signage is proposed in the vicinity of highways and major roads.
- f) A Building Licence is required prior to the installation of most proposed signage and advertisements in the Shire of Kondinin.

#### 4.4 Requirements for Specific Signs

The specific requirements for signs within the Shire of Kondinin are dependent on the type of sign proposed. The standard sign requirements for the more common signs for which approval is sought is outlined in table 1 of this Policy.

#### 4.5 Main Roads WA

The Main Roads Act 1930 gives the Commissioner of Main Roads the statutory authority and responsibility for the care, control and management of the State's highways and main roads. The Act also includes provision for the control of advertisements.

Specifically, section 33B of the Act allows the Governor, on the recommendation of the Commissioner, to make regulations to control advertisements on or in the vicinity of highways and main roads where hoardings or other advertising structures are considered to be:

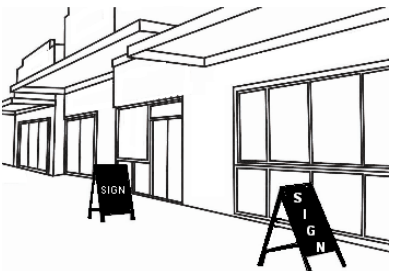

- (a) Hazardous to traffic safety; and/or
- (b) Aesthetically objectionable

The Main Roads Policy and Application Guidelines for Advertising Signs Within and Beyond State Road Reserves provides both general and specific permission criteria upon which applications for approval are assessed to ensure that the proposed advertising device conforms to the intent of the Main Roads Act 1930.

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**Table 1 – Specific Requirements for Signs**

SIGN TYPE	REQUIREMENTS
<p><b>Portable Sign</b>            A portable sign is not permanently attached to a building, structure, fence or the ground. Portable signs include 'A-frame' and 'sandwich board' signs</p> 	<p>A maximum of one portable sign may be permitted per shop or tenancy on a lot</p> <p>A portable sign shall:</p> <ul style="list-style-type: none"> <li>• Be a maximum of 1.0m in height;</li> <li>• Be a maximum width of 0.5m;</li> <li>• Not have more than two faces;</li> <li>• Only refer to the owner or occupier of the premises to which it is related and the nature of the business or special event or activity carried on therein;</li> <li>• Not cause any interference or hazard to vehicular or pedestrian traffic;</li> <li>• Be appropriately secured so that will not move in high winds;</li> <li>• Be of sound construction, maintained in good condition, neatly sign-written and located in a position to the satisfaction of the Shire of Kondinin.</li> </ul>
<p><b>Window Sign</b>            A window sign is a sign painted or affixed to either the interior or exterior surface of the glazed area of a window.</p> 	<p>A window sign shall:</p> <ul style="list-style-type: none"> <li>• Not cover more than 50 percent of the glazed area of any one window or exceed 10 square metres in area in total per tenancy on a lot</li> <li>• Maintain an active and interactive presentation to the street for the balance of the window.</li> </ul>

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#### Wall Sign

A wall sign is a sign attached or painted directly onto the external face of a building. A wall sign includes a sign located on support pillars and columns, parapets and fascia.



A maximum of two window signs is permitted on any one wall for each tenancy of a building.

A window sign shall:

- Not exceed 10 percent in area in total on any one wall, unless justification is submitted to and approved by the Shire of Kondinin
- Not extend beyond the top or either end of the wall
- Not obscure architectural details;
- Not be illuminated

#### Verandah Sign

A verandah sign is a sign affixed on, above or under a verandah and includes a sign that is affixed to cantilevered awnings and balconies



A verandah sign shall:

- Be a maximum of 0.4m in height
- Be a maximum of 2.0m in width
- Have a minimum clearance of 2.75 metres
- Not extend above or beyond the width of the fascia, verandah, awning or balcony; and
- Not be located within 2 metres of another such sign on the fascia of the same verandah

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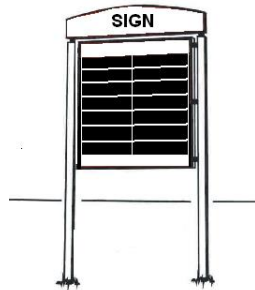
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#### Pylon Sign

A pylon sign means a sign supported on one or more poles and not attached to a building and includes a detached sign framework, supported on one or more poles to which sign in fills may be added.



On private property there is to be a maximum of one pylon sign per street frontage on any one lot.

Pylon Signs are restricted to one sign per lot except for a corner lot where one sign per frontage is permitted and where there are multiple tenancies, incorporate all signs into one composite sign, which shall match one another in width and alignment.

A projecting sign shall:

- Be located a minimum of 2 metres from any lot boundary
- Not project over a street, walkway or any public reserve
- Not exceed 6 metres in height
- Have a minimum headway of 2.75 metres from ground level;
- Have a maximum of two sides
- Have not more than two support posts
- Have a maximum face area of 4m<sup>2</sup> on each side, with a maximum horizontal dimension of 2m

#### Projecting Sign

A Projecting Sign that is affixed to a building or structure at or by one of its ends



A maximum of one projecting sign may be permitted per shop or tenancy on a lot.

A projecting sign shall:

- Provide a minimum headway of 2.75m from the finished ground level to the lowest part of the sign;
- Not exceed 1.5m in length;
- Not exceed 500mm in depth;
- Not extend beyond the boundaries of the lot on which the supporting building is located;
- Not be located on the roof.

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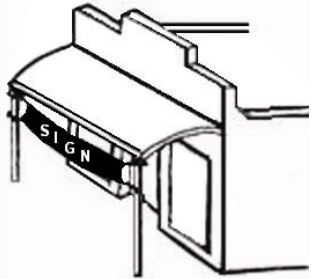
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#### Banner Sign

A Banner sign is a temporary sign normally made of a lightweight, non-rigid material, such as fabric, canvas or cloth attached to a part of a building and is generally used to promote a particular event.



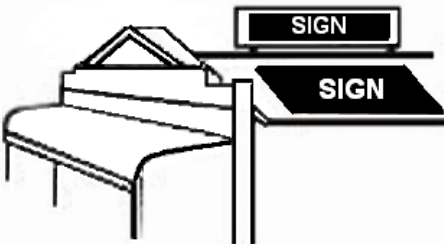
A tenancy is restricted to 1 banner on any occasion.

A Banner Signs shall:

- Only be displayed for a maximum period of 21 days at a time; and
- Removed within 24 hours of the event

#### Roof Sign

A roof sign is a sign that is erected or painted directly on the roof of a building or attached to the top of a parapet wall of a building.





A maximum of one Roof Sign may be placed on a building

Roof Signs shall:

- Be designed as an integral part of the design of the building and be for the purpose of the identification of the building, its ownership or the major activities carried on within it;
- Not protrude above the highest ridge of the roofline.

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<p><b>Freestanding Banner Sign</b></p> <p>A freestanding banner sign is an advertising device made from lightweight material attached to a pole weighted to the ground. Freestanding Banner Signs come in a variety of shapes.</p> 	<p>A maximum of 1 Freestanding Banner Signs is permitted per street frontage of a tenancy.</p> <p>A Freestanding Banner Sign shall;</p> <ul style="list-style-type: none"> <li>• Be a maximum height of 5 metres</li> <li>• Be a maximum width of 1.2 metres</li> <li>• Be securely fixed to a building or pole of sufficient size and strength to support the banner under all conditions;</li> <li>• Be erected within the boundaries of the lot and not project beyond any lot boundary</li> <li>• Not impede vehicle sightlines for access to and from the property; and</li> <li>• Not impede pedestrian access to and from the property</li> </ul>
<p><b>Monolith Sign</b></p> <p>A monolith Sign is in-filled from ground level to the top of the sign and appears as a solid structure where the supporting columns cannot be seen.</p> 	<p>A maximum of 1 Monolith Sign is permitted per lot except for a corner lot where one sign per frontage is permitted.</p> <p>A Monolith Sign shall:</p> <ul style="list-style-type: none"> <li>• Not be located within 1 metres of the boundaries of the lot on which it is erected;</li> <li>• Not exceed 6 metres in height or 2 metres in width;</li> <li>• Incorporate all signs into one composite sign when there are multiple tenancies; and</li> <li>• Not be permitted where another free standing sign has been approved and erected, or will not supersede another valid approval on the same frontage</li> </ul>



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