



PERMIT CONDITIONS FOR THE PLACEMENT OF REAL ESTATE ADVERTISING SIGNAGE WITHIN THE ROAD RESERVE

These permit conditions form part of the permit requirement under the Road Management Act 2004 for the placement of real estate signs in road reserves.

Failure to comply with any of the conditions below will result in the sign being deemed to have been placed without written consent and may be subject to enforcement in accordance with the Road Management Act 2004.

A. Pointer Boards within the Road Reserve including Pointer Boards on Fences and Private Walls

A 'Pointer Board' is any sign relating to the sale or lease of a property, placed by an agent on land other than property to which it relates and shall not exceed 0.3 m² or 600mm X 500mm.

1. Pointer Boards can only be erected on:
 - a. Private property fences or private walls built on the boundary line between the property and road reserve with prior written consent of the property owner and substantiated by the agent if requested, and
 - b. Shall not protrude beyond the boundary of any property.

The following applies to these types of signs:

2. Pointer Boards must comply with the following requirements:
 - a. Can be displayed for a maximum period of sixty days for any one property for sale.
 - b. Must be removed no later than five days after the property is sold.
 - c. A maximum of two Pointer Boards shall be displayed for each property for sale zoned residential under the Hume planning scheme and a maximum of eight pointer boards where the property is zoned rural.
 - d. Can only be displayed at the nearest intersection to the property for sale.
 - e. Must display the name and address of the individual agency who placed the Pointer Board. (May be on inside of frame)

3. Pointer Boards must not be erected on any asset belonging to Council or other authorities, structures, nature strips, plantations, traffic islands, centre medians, median strips, median islands, roundabouts, footpaths, signs or VicRoads assets.

4. Any signs erected outside these conditions may be impounded in accordance with Council's Local Law No. 1 incurring a \$50 per sign released fee indexed annually and may attract an Infringement of 3 penalty units in accordance with the Road Management Act 2004, Section 66 (1).

B. Portable 'Auction' and 'Open for Inspection' Signs

A Portable Board is of an "A-Board" type sign temporarily located within a road reserve for the day of the auction or open for inspection.

1. Portable Boards must comply with the following requirements:
The maximum size of portable 'Auction' and 'Open for Inspection' boards shall not exceed 0.3 m² or 600mm x 500mm.
 - a. The maximum size of portable 'Auction' and 'Open for Inspection' boards shall not exceed 0.3 m² or 600mm x 500mm.
 - b. To be displayed at the nearest intersection(s) to the property for Sale.
 - c. May only be displayed no earlier than the morning of the advertised auction or open for inspection time.
 - d. To be removed immediately after agency personnel have left the property on the day of the auction or open for inspection.
 - e. A maximum of two signs shall be displayed for each property for sale zoned residential under the Hume planning scheme and eight signs where the property is zoned rural.
 - f. To be placed between the fence of a property and the kerbside.
 - g. To not obstruct the use of the road or footpath.
 - h. To display the name and address of the individual agency that placed the pointer board out.
 - g. To be removed immediately after agency personnel have left the property on the day of the auction or open for inspection.
2. Portable Boards must not be erected on any asset belonging to Council or other authorities, structures, plantations, traffic islands, centre medians, median strips, median Island, roundabouts, footpaths, signs or VicRoads assets.
3. Any signs erected outside these conditions will be impounded in accordance with Council's Local Law No. 1 incurring a \$50 per sign released fee indexed annually and an Infringement of 3 penalty units in accordance with the Road Management Act 2004, Section 66 (1).

C. Placement of flags over footpaths or nature strips.

(Austroads Guide to Road Design Part 6a Paths for Walking and Cycling).

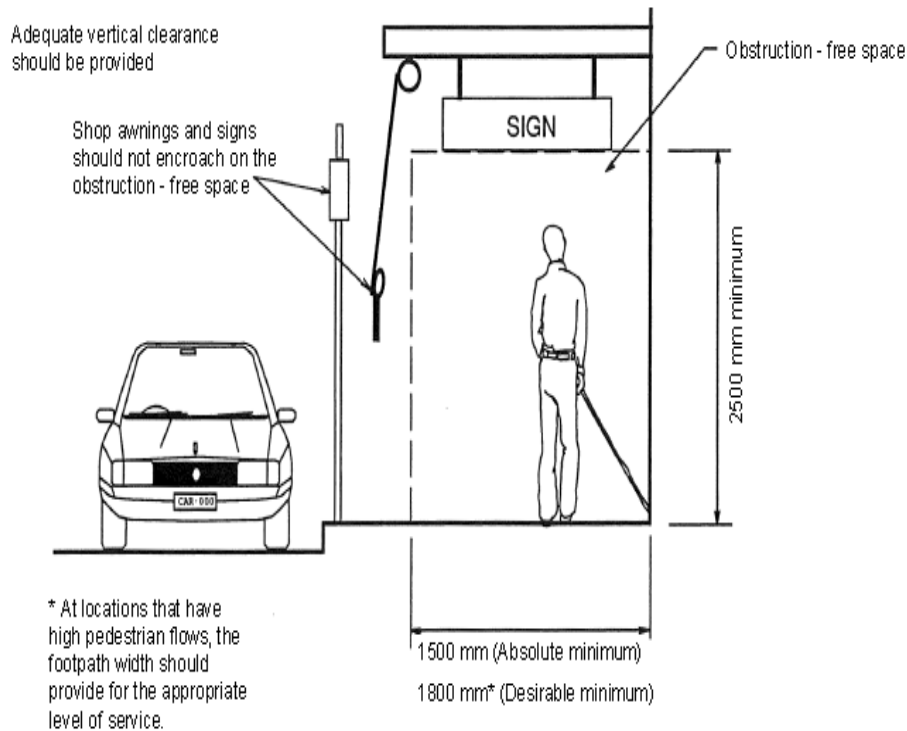
No Flags or any advertising signs or any other objects are to be placed under the 2.5 clearance zone over the footpath or nature strip.

Pedestrian path vertical clearance

An adequate vertical clearance should be provided over the full width of the pedestrian path, completely free of overhanging projections and obstructions (Figure 5.9). Clause D2.3.5 of AS 1742.2:2009 requires that the vertical clearance to a sign that overhangs a footway or bicycle path is no less than 2.5 m.

For urban areas AS 1742.2:2009 (Clause D2.3.5) requires a minimum vertical clearance to a sign of 2.0 m above the top of the kerb to prevent obstruction to an occasional pedestrian. It is considered that this should be interpreted to mean a sign that is located outside of the limits of the path and recommended clearances. It should be noted that AS 1428.2:1992 also requires a minimum vertical clearance of 2.0 m to fixtures and fittings to buildings (e.g. lights, awnings, opening windows) and that this is a minimum provision. Some municipalities require trees overhanging pedestrian paths to be trimmed to a clearance of 3.0 m.

Figure 5.9: Envelope of height requirements



Note: The vertical clearance to an obstruction (e.g. sign), shown as 2500 mm, is required by AS 1742.2:2009.

D. Community Boards

These guidelines are not applicable to Community Boards. Contact Council for requirements related to Community Boards.

E. Placement of Fixed Signage on Private Properties (Advertising Sale/Lease/Rent)

Town Planning and Building Acts and Regulations apply to real estate signs within private property.

REAL ESTATE SIGNAGE PERMITTED

1. . Pointer board placed on a fence in line with Section A.



2. Portable 'auction' or 'open for inspection' sign placed on the nature strip in line with Section B.



REAL ESTATE SIGNAGE NOT PERMITTED

1. Roundabout



2. Splitter Island



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3. Centre median



4. Median Island



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5. On footpath



6. Fixed sign



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