

REAL ESTATE SIGNAGE FACTSHEET

THE STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008 (SEPP), THE HILLS LOCAL ENVIRONMENTAL PLAN 2019 AND THE HILLS SHIRE COUNCIL ENFORCEMENT POLICY EXEMPTS CERTAIN REAL ESTATE SIGNAGE.

Listed below are the development standards for a temporary sign advertising real property for sale or rent: Temporary signs advertising properties for sale or rent, must be placed within the property for sale or rent. A temporary real estate sign is required to be advertising real property for sale or rent not solely the agent or agency.

FOR DEVELOPMENTS BETWEEN ONE TO NINE DWELLINGS ON LESS THAN TWO ACRES:

- only one sign per parcel of land or dwelling
- maximum size of 2.5m² in area
- no higher than 3m above ground level
- Must not be externally illuminated
- the sign must be removed within 14 days of the sale or before construction starts on the land.
- If the development is advertising the sale or lease of vacant land—be removed no later than the commencement of any construction on the land

REAL ESTATE SIGNAGE ON RURAL PROPERTIES IN EXCESS OF TWO ACRES:

- One sign within the property for sale or rent, up to a maximum of 4.5m² on a road with one frontage.
- Two signs within the property for sale or rent only where a property fronts two roads, maximum size of 2.5m² in area for each sign.
- The signs must comply with all other development standards in the SEPP.

FOR LAND SUBDIVISION OF LOTS MORE THAN 10:

- maximum size 10m²
- no higher than 5m above ground
- correctly installed
- sign to be removed when 90% of lots are sold or by 2 years.

IN ANY OTHER CASE:

- only one sign per road frontage
- maximum size 10m²
- no higher than 5m above ground
- Must not be illuminated
- the sign must be removed within 14 days of the sale.

For heritage items or draft heritage items signs must not be attached to the building.

GUIDELINES FOR THE USE OF REAL ESTATE DIRECTIONAL / POINTER SIGNS WITHIN THE HILLS SHIRE COUNCIL LGA:

1. The maximum number of Pointer/Directional signs that can be displayed is three (3) per property on any given day.

2. A maximum of one (1) Pointer/Directional sign can be used per intersection per agency in any one direction.
3. The size of any one individual sign cannot exceed 60cm wide x 50cm high.
4. Any one sign cannot be displayed above 70cm from ground level.
5. Each Pointer/Directional sign must display the property address details for its corresponding viewing/open home/ auction.
6. Pointer/Directional signs must NOT be positioned in such a way as to cause an unreasonable risk to public safety or unreasonably interfere with the use of public space. Council retains the right to remove and impound any signs on public land it feels they pose an unreasonable risk to public safety or unreasonably interfere with the use of public space. Impound fees (starting from \$66 dollars per sign) are payable for the release of impounded signs.
7. Pointer/Directional signs are NOT permitted to be displayed on roundabouts or traffic islands at any time.
8. Pointer/Directional signs may be left out Saturdays & Sundays under the following conditions:
 - a. They must pertain to a property listed for an open home/viewing/auction on that weekend
 - b. They must comply with all rules in points 1-6
 - c. Pointer/Directional signs displayed for an open home/viewing/auction on weekends can be placed out no earlier than the Saturday morning (of that weekend) and must be collected by 10am the following Monday.
9. Directional/Pointer signs can only be displayed Monday – Friday within 2 hours either side of the list time for the open home/ viewing/auction.

DEVELOPMENT APPLICATION

Should you wish to erect any other sign than the exempt sign, a development application is required to be lodged addressing the objectives and standards of Council's Development Control Plan.

FURTHER INFORMATION

For further information please refer to:

Part 2 Division 2 Subdivision 12 of the State Environmental Planning Policy (Exempt and Complying Code) 2008. Schedule 2 Exempt Development of The Hills Local Environmental Plan 2019 Council's Development Control Plan (THDCP) Part C Section 2

– Signage and The Hills Shire Council's Enforcement Policy.

Our website www.thehills.nsw.gov.au.

Alternatively please contact Council's customer service centre during the hours of 8:30am to 4:30pm Monday to Friday: 3 Columbia Court, Norwest NSW 2153

Phone: 98430555, **Fax:** 98430409

Email: council@thehills.nsw.gov.au