



# Signs



# Development Control Plan



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# INTRODUCTION

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## PREAMBLE

- ◆ This Development Control Plan (DCP) applies to all developments and advertising structures on land to which the Coffs Harbour City Local Environmental Plan 2000 applies.
- ◆ This DCP replaces the previous Signs DCP.
- ◆ This DCP came into force on 20 April 2000.

## OBJECTIVES

The controls in this DCP seek to:

- enhance visual amenity;
- provide equity for outdoor advertisers; and
- provide safety guidelines for outdoor advertisers.

## PROCEDURES

This part describes the conditions under which a sign may be erected in Coffs Harbour (refer to flow chart). A proposed sign will fall into one of the following three (3) categories:

### 1. Signs which are Prohibited

Signs, except real estate and temporary signs, are specifically prohibited in Environmental Protection zone Nos 7A, 7B and 7C.

### 2. Signs requiring Consent

All signs other than those listed in 3 below require consent. Consent is sought through the lodgment of a development application (refer flow chart).

### 3. Signs not requiring Consent

There is no need to apply for consent if the sign falls into the categories in **Table 1**. This means you may erect the sign without Council approval.

**Table 1**  
**Signs Allowed Without Consent**

Zone	Type of Sign
Rural	Discretionary signs One residential sign per allotment
Residential	One residential sign per allotment Discretionary signs
Business	Discretionary signs Business signs
Industrial	Business signs Discretionary signs One flush wall sign per allotment One billboard or pylon sign per allotment
Special Uses	Discretionary signs
Open Space	Discretionary signs
Environmental Protection	Real Estate signs Temporary signs

**Note:**

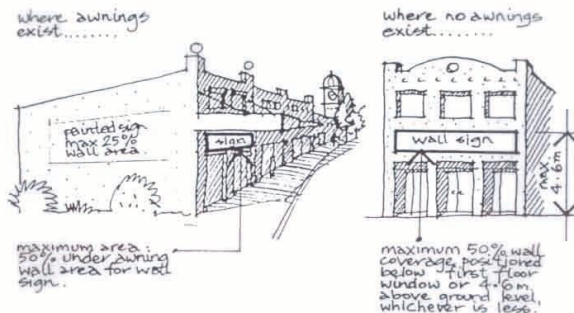
1. Refer to dictionary for explanation of these signs.
2. Except in the business zones, signs are to be ancillary to the land use function on the site.

## SIGNS NOT REQUIRING CONSENT

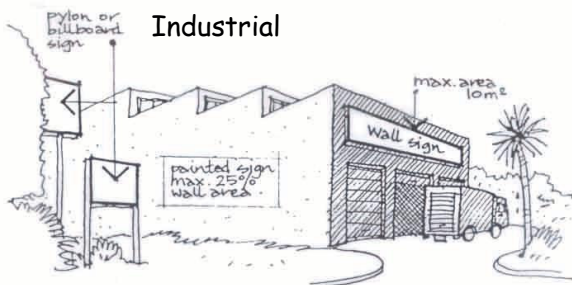
### Rural/Residential



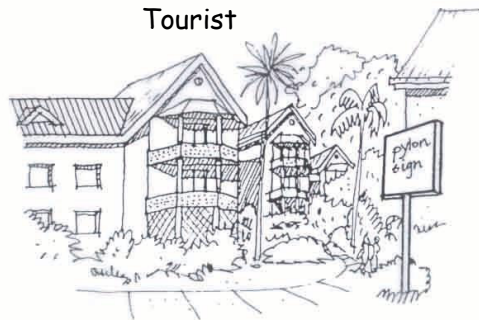
### Business



### Industrial



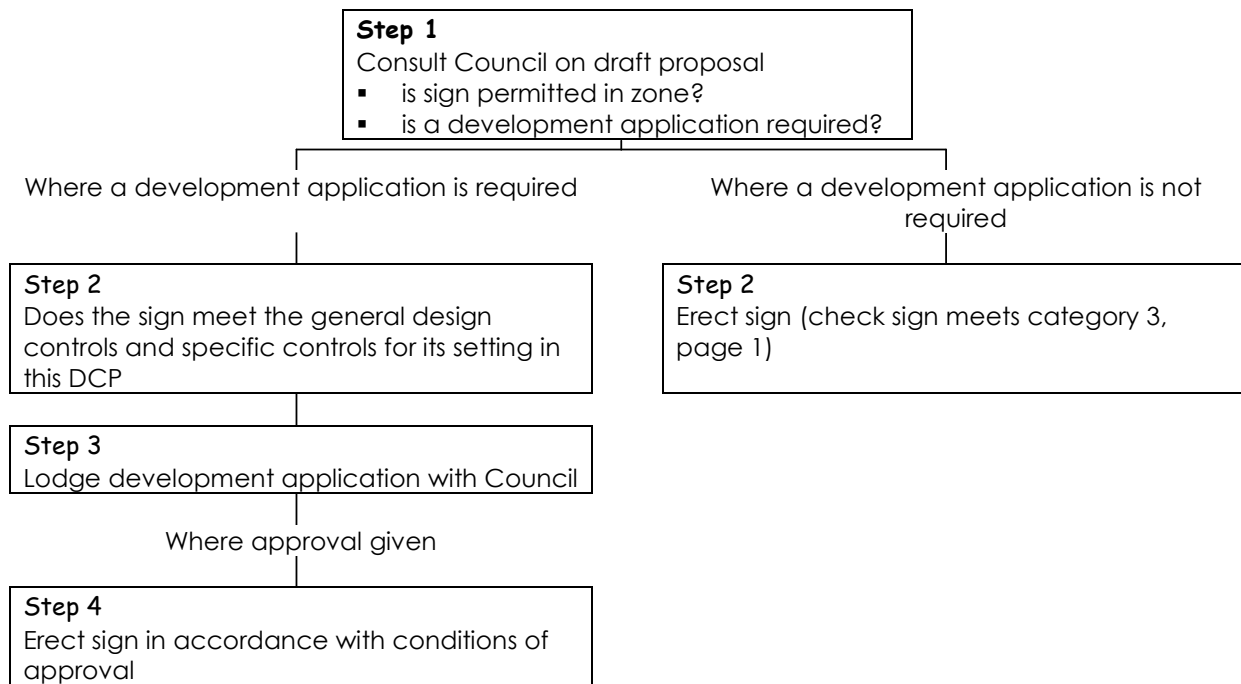
### Tourist



### Other Discretionary Signs

- Real estate sign
- Temporary sign
- Public notice/sign

### PROCEDURES FLOW CHART



## SIGN DICTIONARY

**"advertisement"** means the display of symbols, messages or other devices for promotional purposes or for conveying information, instructions, directions or the like.

**"billboard sign"** means a non-illuminated advertisement with an area of not more than 11m<sup>2</sup> situated away from and not attached to a building;

**"business sign"** means an advertisement at a site that:

- (a) indicates the use of premises or nature of goods or services sold or provided from premises on that site; and
- (b)
  - (i) is located below the level of the awning or where there is no awning;
  - (ii) is located not more than 4.6m above ground level or the level of the bottom of the first floor window, whichever is less; and
- (c) if it appears on the surface in conjunction with other advertisements covers no more than 50% of the surface.

**"discretionary advertisement"** means:

- (a) an advertisement that is not visible from outside the site where it is located;
- (b) **a real estate sign;**
- (c) **a temporary sign;**
- (d) a public notice displayed by a public authority;
- (e) advertisements behind the glass line of a shop window;
- (f) a single **pylon sign** erected on a site lawfully used for the purpose of a tourist facility; or
- (g) a **painted wall sign**.

**"flush wall sign"** means an advertisement with a maximum area of 10m<sup>2</sup> attached to the wall of a building and projecting not more than 0.3m from the wall.

**"painted wall sign"** means an advertisement painted onto a wall of a building (including an advertisement affixed as adhesive vinyl or similar material) and covering a maximum of 25% of the surface of the wall.

**"pylon sign"** means an advertisement erected on a pole (or pylon) that is independent of a building and has a height of not more than 6m but not less than 2.7m above ground level.

**"real estate sign"** means a 'For Sale' or 'To Let' sign erected at or affixed to the property the subject of the sign and:

- (a) in the case of an advertisement in respect of residential or rural premises does not exceed 2.5m<sup>2</sup> in area;
- (b) in all other cases does not exceed 4.5m<sup>2</sup> in area; and
- (c) is not displayed for more than 14 days after sale or letting.

**"residential sign"** means a non-illuminated advertisement not exceeding 0.8m<sup>2</sup> in area that indicates the name, occupation and other particular matters of the resident(s) of the premises upon which the advertisement is displayed.

**"temporary sign"** means an advertisement of a temporary nature which:

- (a) concerns any local event of a religious, educational, cultural, political, social, or recreational nature;
- (b) does not include advertising of a commercial nature, except for the name of any sponsor; and
- (c) is not displayed earlier than 28 days before the commencement date of the event and is removed within 14 days after the end of the event.

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# CONTROLS

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## HOW TO USE THIS DCP

Applicants are to comply with the controls unless it can be demonstrated that an alternative solution to all or any of the controls will be a better approach to meeting the objectives of this DCP.

- signs are not to extend beyond the roofline or be erected on top of awnings where the building facade will be spoiled.
- signs are not to be erected on trees, light poles and the like.

## GENERAL DESIGN CONTROLS

These controls apply to all areas.

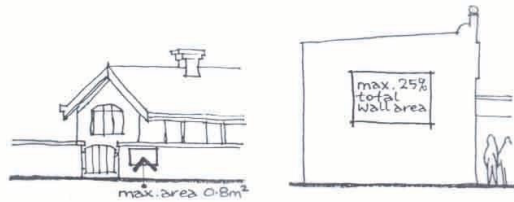
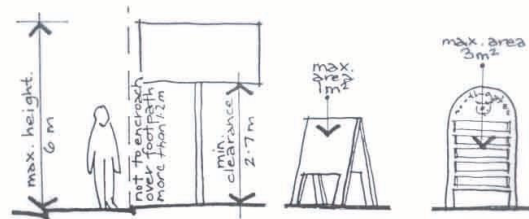
- ◆ The number of signs on a site should be limited to avoid visual clutter.
- ◆ The scale of signs should be complimentary to the architecture of buildings, proportional to the scale of buildings or development and be in keeping with the setting of the surrounding area.
- ◆ Existing signs that do not meet accepted standards should be rationalised by consolidation or simplification in terms of number and/or message.
- ◆ Signs should not cause a hazard to traffic, including vehicles and pedestrians/cyclists.

### Size of Signs

The size of signs is to be in accordance with the diagram, where specified.

### Existing Signs

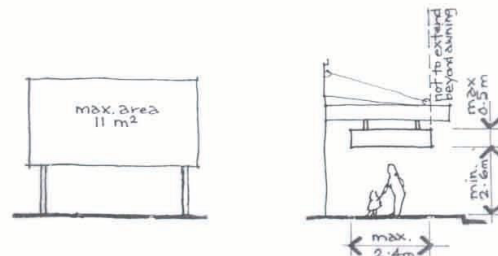
Where a number of approved signs that would not comply with this DCP exist on a property, an endeavour is to be made to consolidate the number of signs or simplify the sign messages.



## PRINCIPLES

The following general principles apply to signs:

- signs are to provide a simple and clear message (symbols are easier to comprehend than words).
- signs are not to cause a traffic hazard by inhibiting driver vision of the: road; traffic signals or signs; pedestrians; or vehicles.
- signs on footpaths are not to cause a hazard to pedestrians or cyclists.



## BUSINESS SETTINGS

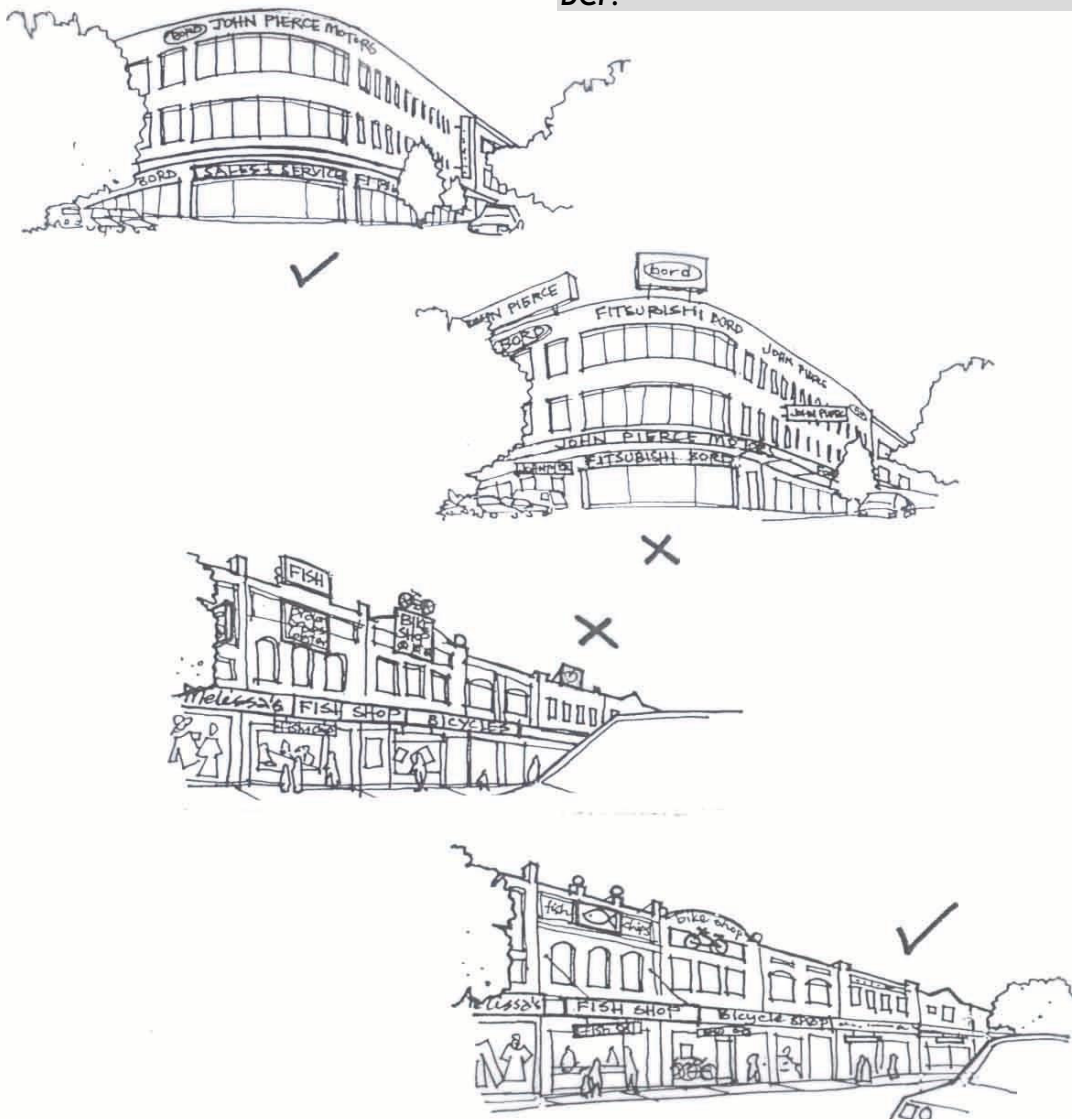
- ◆ These controls apply to business settings:
  - generally no more than two signs are to be erected on the upper level of buildings (ie area above awning or above 4.6m);
  - the size of signs is to be in accordance with the general design control diagram; and
  - signs that detract from the architectural appearance of a building are not permitted.

## TOURIST SETTINGS

- ◆ These controls apply to tourist settings:
  - tourist facilities providing accommodation on sites with an area less than 2,000m<sup>2</sup> are to have no more than two (2) signs per site;
  - the size of signs are to be in accordance with the general design control diagram; and
  - signs that detract from the architectural appearance of a building are not permitted.

**Note:**

**Signs on larger tourist resort developments and tourist theme developments (with a site area greater than 2,000m<sup>2</sup>) will be considered on merit having regard to the principles of this DCP.**

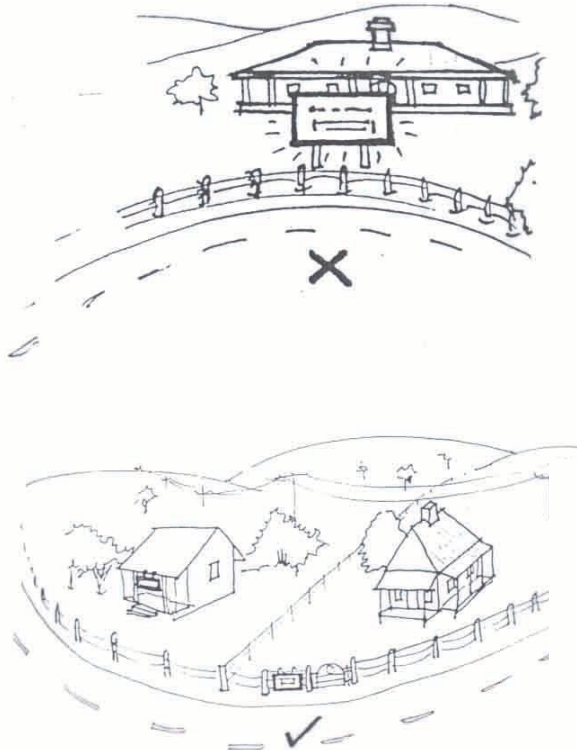


## RURAL SETTINGS

- ◆ These controls apply to rural settings:
  - signs on rural properties are to be located on fences or buildings. Free standing signs are generally discouraged in rural areas, exceptions will be considered for main road locations;
  - signs in rural areas are to not exceed 1.5m<sup>2</sup> in area, exceptions will be considered for main road locations; and
  - illuminated signs in rural areas are discouraged.

**Note:**

**For controls relating to roadside signs on rural properties fronting main roads Roadside Settings.**



## INDUSTRIAL SETTINGS

- ◆ These controls apply to industrial settings:

### General

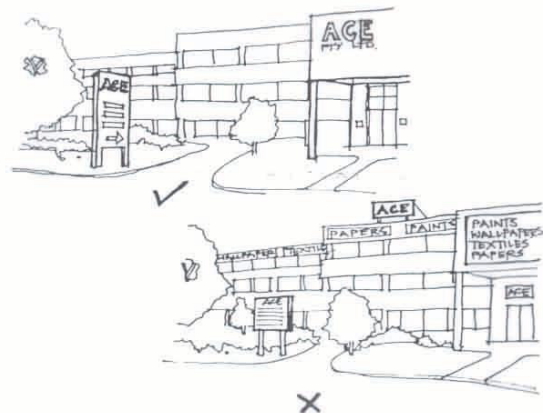
- no sign is to protrude above the roof eaves of buildings;

### Directory Signs

- the following controls apply to **directory signs**:
  - self contained estates or multiple occupancy buildings are to be identified by not more than **one** (1) directory sign indicating occupants and locations;
  - directory signs are to be visible upon entry to the industrial estate or multiple occupancy building and be visible from the street; and
  - directory signs are not to exceed 3m<sup>2</sup> in area.
- No more than two freestanding signs per site are to be erected.

**Note:**

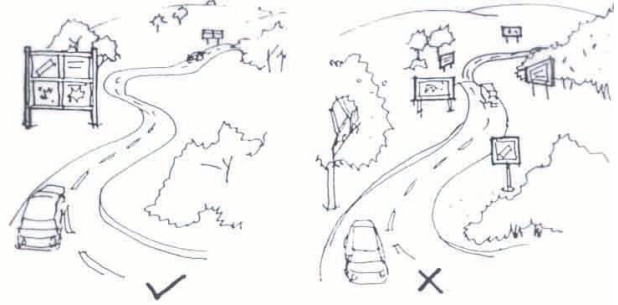
**In large industrial estates or parks, a larger directory sign may be permitted, in addition to the above, to provide direction to various parts of the estate or park.**



## ROADSIDE SETTINGS

- ◆ These controls apply to roadside settings outside urban areas:
  - illuminated signs in rural areas are discouraged; and
  - roadside signs are to comply with the design principles described on the diagram.

## ROADSIDE



## RESIDENTIAL SETTINGS

- ◆ These controls apply to residential settings:
  - signs for commercial, industrial, retail or tourist/recreation activities area:
    - to be located on the building(s) or fence associated with the use;
    - not to exceed dimension standards and design guidelines described in the general design controls;
    - not to be erected on walls facing adjoining residences; and
    - to be below the roof eaves line or parapet line and relate to the architectural appearance of the building and its environs.
  - signs for home occupations and home industries are limited to an area of 0.8m<sup>2</sup> and are to indicate the name and occupation and other related matters of the resident only.
  - No more than one permanent sign per site should be erected.



## RESIDENTIAL



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