



PGF001916

All communication to
GENERAL MANAGER
EP13/132:ED13/22076

Our ref:

Greg Yopp

Your ref:

Contact:

31 July 2013

Mr Steve Murray
Regional Director, North Coast
Department of Planning and Infrastructure
Locked Bag 9022
GRAFTON NSW 2460

Dear Steve

Received

1 AUG 2013

13/11781

Northern Region

Planning Proposals to Amend Lismore LEP 2012 – General ‘housekeeping’ amendments

The purpose of this letter is to request an amendment to the General ‘housekeeping’ planning proposal for which a Gateway Determination was issued on 24 July 2013. The request involves the amendments to the signage provisions of Schedule 2 Exempt Development as outlined in the table below:

No.	Proposed amendment to Schedule 2	Justification
1.	Rename ‘above awning signs’ to ‘projecting wall signs’	• The name ‘above awning sign’ is confusing when read in conjunction with ‘Signage general requirements’ subclause (g) <i>must not be erected on any roof or above the line of any guttering, or awning.</i> • The name ‘Projecting wall signs’ is more closely aligned with the name of the sign class as publically exhibited and adopted by Council. • The name ‘Projecting wall signs’ more closely aligns with Lismore DCP signage provisions.
2.	The addition of ‘Real estate signs’	• This sign class was publically exhibited and adopted by Council in the draft version of the LEP • Not included as exempt development in any State Environmental Planning Policy. • Real estate signs are a significant compliance issue for Council and difficult to regulate in the absence of appropriate controls. <i>Council has noted that ‘real estate signs’ are listed in schedule 2 in all North Coast SI LEPs except Lismore.</i>
3.	The addition of ‘Temporary signs’	• This sign class was publically exhibited and adopted by Council

		in the draft version of the LEP • Not included as exempt development in any State Environmental Planning Policy. • The Infrastructure SEPP does include 'temporary signs' in schedule 1, however, in accordance with clause 20A of the SEPP, the provisions only apply to public authorities. Temporary signs are often required for private religious, social or recreational events. <i>Council has noted that 'temporary signs' are listed in schedule 2 in all North Coast SI LEPs except Lismore.</i>
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The proposed signage provisions are enclosed with this letter.

The proposed Schedule 2 signage provisions were included almost verbatim by Council in the Draft Lismore LEP 2011 as publically exhibited from 17 November 2011 to 30 January 2012. No submissions were received regarding these provisions. Council resolved to adopt Draft LEP 2012 with various amendments at the extra ordinary meeting of 31 May 2012. This version of the adopted draft plan included almost verbatim the proposed signage provisions. The only changes proposed to the exhibited and Council adopted provisions involve the use of a more abbreviated name for the sign classes and the inclusion of these proposed provisions within a new 'signage – miscellaneous' category.

Council intends to delay the commencement of public exhibition of the General 'housekeeping' amendments until a response to this request is received from the Department of Planning and Infrastructure.

If you require any further information with regard to this matter, please contact me by telephone (02) 6625 0423 or email greg.yopp@lismore.nsw.gov.au.

Yours faithfully



Greg Yopp
Senior Strategic Planner
Enclosure: Proposed schedule 2 signage provisions

1. Rename 'above awning signs'

Clause 7 'Above awning signs' (within the 'Signage – business identification signs' category) is proposed to be renamed 'projecting wall signs'

2. Addition of two new signage classes within a new 'Signage – miscellaneous' category

Signage - Miscellaneous

(1) Real estate signs

- (a) Maximum of 1 per occupancy.
- (b) Must be removed no later than 14 days of the sale of the property or in the case of a subdivision, when 90% of the lots are sold or within 5 years, whichever occurs first.
- (c) Must be located on the property that is being advertised.
- (d) Must not be illuminated.
- (e) Maximum area.
 - Single dwelling – 2.5m²
 - Multi-dwelling development of less than 10 dwellings – 5m²
 - Multi-dwelling development of 10 or more dwellings – 10m²
 - Commercial building – 5m²
 - Industrial property – 10m²
 - A subdivision of less than 20 lots – 10m²
 - A subdivision of between 20 and 50 lots – 15m²
 - A subdivision of 50 or more lots – 20m²
- (f) Maximum height of 8m.
- (g) Signs with a maximum area greater than 15m² must be located at least 6m from the nearest property boundary.

(2) Temporary signs

- (a) The advertisement is a temporary advertisement for a social, cultural, political, or recreational event.
- (b) Must be displayed no more than 28 days before the event.
- (c) Must be removed within 14 days after the event.
- (d) Maximum area of 3.5m².
- (e) No more than 1 per street frontage.

- (f) Must be displayed on the property where the temporary event is to be held.
- (g) May be attached to an existing boundary fence but must not project more than 100mm from the fence.
- (h) Must not be illuminated.

Note: does not include political signs for election campaigns which are regulated under the Parliamentary Electorates and Elections Act 1912.