

Pine Rivers Shire Council

Planning Scheme Policy

PSP8 Advisory Signs for New Residential Subdivisions

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ADOPTION

Pine Rivers Shire Council adopted this planning scheme policy on 19 June 2006.

COMMENCEMENT

This planning scheme policy took effect from 15 December 2006.

I, Ray Burton, Chief Executive Officer, of the Pine Rivers Shire Council, hereby certify that this document is a true copy of the original.



Ray Burton
Chief Executive Officer

PSP8 - ADVISORY SIGNS FOR NEW RESIDENTIAL SUBDIVISIONS

HEAD OF POWER

This policy is a document that supports the planning scheme for the Shire and has been made by Council using the process prescribed in Chapter 2, Part 1, Division 5 of the *Integrated Planning Act 1997*.

OBJECTIVE

The purpose of the policy is to encourage intending purchasers of property within the Shire to become aware of existing characteristics of the Shire and local planning intentions prior to purchasing.

DEFINITIONS/APPLICATION

Application

This policy applies to all new residential developments (Residential A, Special Residential, Park Residential zones) which create 40 or more lots (in one or more stages) or where in the opinion of the Manager, Development Services, specific local issues warrant the erection of an advisory sign.

Definitions

Unless otherwise indicated in this policy, all terms used have the meanings prescribed in Chapter 7 of the Planning Scheme for the Shire.

POLICY STATEMENT

Council requires that for all new residential estates to which this policy applies, the developer of that land shall erect advisory signs encouraging intending purchasers of property within that area to become aware of the existing characteristics of the Shire and local planning intentions prior to purchasing. Such advisory signs:-

- (1) shall be supplied, erected and maintained by the Developer;
- (2) shall be erected in prominent locations at the development entrance or on major frontage of the development as directed by Council's engineer. (The sign(s) may be erected on roads or on parks, or on any other land under the ownership or control of Council);
- (3) shall be erected prior to Council approving (signing and sealing) the plans of subdivision;
- (4) shall remain in place and be maintained in good condition until substantial building work has been undertaken on not less than 60% of the lots in the subdivision or such other times as the Council may decide in each case;
- (5) shall be constructed of permanent UV proof and waterproof materials and colours and, where necessary, shall be sealed with a material which will not discolour or craze with UV or weather exposure;
- (6) shall contain:-
 - (a) Logos for Pine Rivers Shire Council and the estate;
 - (b) The names, addresses and telephone numbers of the developer and the consulting team of town planners, surveyors, engineers, landscape designers, etc. (The list shall include the engineering contractor and a Council emergency contact number);
 - (c) The following words, in black lettering on a light contrasting background:-

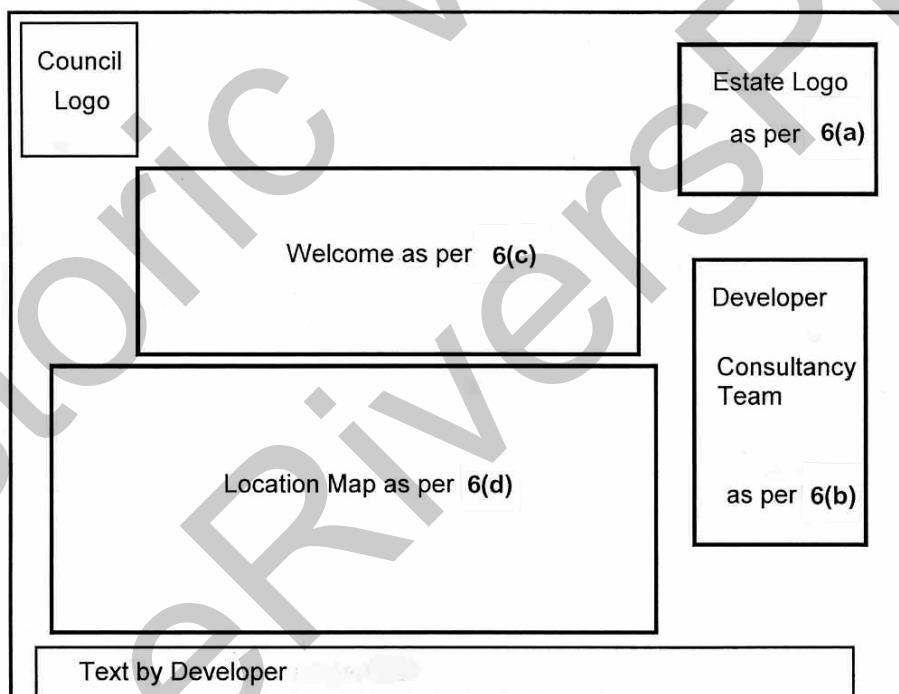
"WELCOME TO THE GROWING SHIRE OF PINE RIVERS. TO ASSIST YOU IN MAKING PURCHASING DECISIONS THE PINE RIVERS SHIRE COUNCIL INVITES YOU TO INSPECT THE SHIRE'S PLANNING SCHEME, BEFORE YOU BUY. THE SCHEME WILL SHOW YOU:

 - *THE PLANNED FUTURE DEVELOPMENT OF THE AREA*
 - *THE LOCATION OF PARKS, BIKEWAYS, SHOPS, SCHOOLS, ETC.*

- (d) A location map being a schematic diagram showing:-
- (i) the estate layout, including stage numbers, road layout, pathways and parks;
 - (ii) the relationship of the estate to the overall road system showing major roads (which are to be named) to the nearest sub-arterial or arterial road;
 - (iii) schools and shops in the area should be shown and labelled clearly;
 - (iv) different land uses or zones coloured differently and designated in a legend;
 - (v) high voltage powerlines, railway lines and freeways;
 - (vi) major creeks, rivers and lakes (all of which shall be named) in the vicinity of the development;
 - (vii) a north point;
 - (viii) the location of the sign, clearly marked with the words "you are here";
 - (ix) vegetation included on Council's Tree Preservation Catalogue, or Register;
 - (x) wildlife corridors as specified by the Manager Environmental Services.

Optional text may be included by the developer about the estate and the benefits of purchasing a lot within it, but not in a manner which detracts from or diminishes the Council's message.

The advisory sign(s) shall be set out in accordance with the following layout and such that the sign can be easily read from a distance of 7.5 metres.



In addition to the above requirements, a copy of the sign(s) shall also be displayed prominently within or adjacent to any sales office established for the purpose of selling land in the estate.

REVIEW TRIGGERS

This policy is reviewed internally for applicability, continuing effect and consistency with planning scheme and other legislative provisions when any of the following occurs:-

- (1) the planning scheme is amended;
- (2) the planning scheme is replaced by a new planning scheme;
- (3) amendments which affect the allowable scope and effect of a planning scheme policy are made to the Integrated Planning Act 1997; and
- (4) other circumstances as determined from time to time by a resolution of Council.

RESPONSIBILITY

This policy is to be:-

- (1) implemented by the Manager, Development Services; and
- (2) reviewed and amended in accordance with the “Review Triggers” by the Manager, Strategic Direction in consultation with the Manager, Development Services.