



This fact sheet is to be used as a guide only and provides general information about erecting a fascia sign to identify a business in the Heritage Conservation Area or on a heritage item within the Edward River Council local government area.

Heritage Conservation Area/Heritage Items

This factsheet applies to fascia signs to identify a business to be erected on buildings in the Heritage Conservation Area and/or heritage items and zoned B2 Local Centre. The Heritage Conservation Area is shown in Figure 1. Schedule 5 of the Deniliquin Local Environmental Plan 2015 provides a list of heritage items.



Figure 1: Heritage Conservation Area—red hatched area. This map also shows some heritage items (coloured brown) but you should check with the LEP for a complete list of heritage items.

Fascia Signs

Figure 2 shows the names of different signs that can be erected on a building and in particular, shows what constitutes a fascia sign. If your business is located in the B2 Local Centre zone and within the Heritage Conservation Area or is a heritage item and you are proposing to erect a fascia sign to identify your business you will not need development consent for the sign if you meet the following requirements:

- The sign is to be located on the existing fascia of the awning of a building;
- The sign is mounted flat and securely fixed to the fascia;
- The sign involves a rigid signboard or a signboard within a rigid frame;
- The sign does not project below, above or beyond the sides of the fascia;
- The sign is at least 600mm behind the alignment of any kerb within the adjacent road; and
- The sign will not be illuminated;

Contact Council

Civic Place (PO Box 270)
Deniliquin NSW 2710
T: 03 5898 3000 | F: 03 5898 3029
E: council@edwardriver.nsw.gov.au
www.edwardriver.nsw.gov.au



- The sign does not contain any third party/general advertising.
- You have obtained a road opening permit from Council if one is required. You must check with Council's Technical Services Department to see if you need a road opening permit; and
- You have complied with the additional requirements detailed below if they apply to the erection of the sign.



Figure 2: Types of Signs - Sourced from NSW Planning and Infrastructure, Changes to Exempt and Complying Development - Information Sessions for Council and Industry Practitioners, January 2014 - February 2014.

Additional Requirements

There are some standard rules that apply to all exempt development that may or may not apply to your proposal but you should be aware of (and if necessary, comply with):

- You must have in writing the consent of the owner of the land on which the sign is to be located and, if the sign or part of the sign projects over adjoining land, the consent of the owner of the adjoining land;
- The sign cannot be erected or be in relation to a building being used as a restricted premises (e.g. sex shop, adult book shop etc.);
- The sign must not cover any mechanical ventilation inlets or outlets located on any building on which it is carried out;
- The sign must not obstruct or interfere with any traffic sign;
- The erection of the sign must not result in more than 3 business identification signs being constructed or installed in relation to a building if the building houses only one commercial tenant;

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- Must meet deemed to satisfy provisions of the Building Code of Australia (BCA) and if there are no provisions in the BCA for the work then it must be structurally adequate;
- If it relates to an existing building, it must not cause the building to contravene the BCA;
- Cannot be placed or erected on land where there is a State listed heritage item or on land that is subject to an interim heritage order under the Heritage Act 1977;
- Development that relates to an existing building that is classified 1b or 2-9 under the BCA must have a current fire safety certificate or fire safety statement unless there are no fire safety measures that are currently implemented, required or proposed for the building;
- Must be installed in accordance with the manufacturer's specifications, if applicable; and
- Must not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning unless that removal or pruning is undertaken in accordance with a permit or development.

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