

Maintenance of Estate Embellishments

Head of Power

Local Government Act 2009

Related Legislation

Transport Operations (Road Use Management) Act 1995
Manual of Uniform Traffic Control Devices (MUTCD 2009)

Objective

To outline the position Council will take in relation to maintenance responsibilities associated with estate embellishments throughout the municipality. Under this policy, Estate Embellishments include:

- estate entry statements on Council Land,
- estate entry statements on Private Land
- non-standard street blade signs.

Definitions

Estate Entry Statement: An estate entry statement is typically provided by the developer of the relevant subdivision area. It may be a standalone feature or it may form part of the boundary fence of the adjoining land. The fence or wall is typically constructed of brick or other masonry materials and sometimes faced with a plastered render which can be painted. Estate Entry Statements may also include decorative features such as lighting. A sign is affixed to the fence or wall and is usually located at the entrance to a street or road that leads into the named subdivision. The statement is most commonly used as a promotional tool in the marketing of new residential estates.

Non-Standard Street Blade Signs: A street blade sign is a sign identifying the name of a particular street or road. A non-standard street blade sign is one which does not meet current Australian Standards. Standards specifically around lettering height and reflectivity, so they are easily read especially at night.

Application

This policy applies to the maintenance works required on estate embellishments where they are requiring maintenance intervention; this does not include Suburb named signs or statements, Council fully maintains all signs and statements that are associated with a Suburb name.

Policy Statement

For all future Maintenance activities on estate embellishments the following shall apply:

Estate Entry Statements: On Council Land:

Council not to maintain. If a safety issue exists that may negatively impact the community such as the need to close a footpath or introduces a risk to the community such as falling objects from the Statement, Council will make minor repairs to the Statement up to the value of \$5,000. If an Estate Entry Statement reaches the end of its life, and the repairs to a statement will exceed the value of \$5,000, it is therefore considered beyond minor maintenance, the Statement will be flagged for removal. At that time, the divisional Councillor will be consulted and they may engage with their residents as to whether they wish to raise funds to have the Estate Entry Statement renewed or replaced. If the community do not wish to renew (and fund the renewal of) the Statement, the Statement will be removed by Council at its cost.

Estate Entry Statements: On Private Land:

Council not to maintain. If a Statement has reached the end of its life so the Statement is no longer able to be maintained or is deemed unsafe such that it may negatively impact the community such as the need to close a footpath or introduces a risk to the community such as falling objects from the Statement, Council is to make safe the area surrounding the Statement if affecting Council Land.

When a future local law on this matter is prepared, likely at the end of the 2022 calendar year, Council may issue a "repair notice" to the landowner to maintain the sign. If the landowner does not want to repair the Statement, they may remove it *at their cost*. If the sign is not repaired or removed within the allotted timeframe as specified in the notice to the Private Property owner, Council may take action and have the sign removed or repaired (whichever would likely cost less) and seek reimbursement from the Property owner.

Non-Standard Street Blade Signs:

Council to replace non-standard street blade signs with Australian Standard street blade signs. Australian Standard signs set out the requirements for lettering size and reflectivity which enhances the visibility of these signs especially at night for the general community and importantly for Emergency Services.

Related Documents

This Policy complements and is to be implemented in conjunction with other Council policies, directives and relevant documents published by other agencies.

Review and evaluation

This policy will be reviewed for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents. Reviews of this policy will occur as required, or at least once every two years.

The impact of this policy will be measured by its application and practical effectiveness over the course of the first review period.

Responsibility

This Policy is to be:

- (1) implemented by Asset Maintenance; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Manager Asset Maintenance.

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