



<b>Policy Name:</b>	<b>LOCAL PLANNING POLICY: SATELLITE DISHES</b>
<b>Objective:</b>	To ensure that the location and siting of satellite dishes is appropriate, having regard to orderly and proper planning principles.
<b>Key Words:</b>	Satellite Dish Installation
<b>Statutory Compliance:</b>	Local Planning Scheme No. 23

### **Policy Aims:**

To provide a framework for the assessment and approval of satellite dishes within the Shire of Esperance.

### **Policy Provisions:**

#### Policy Application Area

Shire of Esperance

#### Definition

In accordance with Schedule 1 of Local Planning Scheme No. 23, radio & TV installation is defined as:

*“land and buildings used for the transmission, relay and reception of signals and pictures, both commercial and domestic, but does not include domestic and radio and television receivers”.*

#### Application Information

##### ➤ Domestic TV Satellite Dishes

1. As per Clause 8.2 (k) of Local Planning Scheme No. 23, planning approval is not required to be obtained for the installation of one satellite dish with a diameter less than 1.2 metres.
2. Domestic TV Satellite Dishes that do not fall within the definition of “Radio & TV Installation” under Local Planning Scheme No. 23 are deemed to be “Incidental Development” in accordance with the Residential Design Codes.
3. Where planning approval is required to be obtained, the following information is to be lodged with Planning Services to enable assessment of the application:
  - a. Completed ‘Application for Planning Approval’ form;
  - b. Payment of application fee in accordance with Council’s Fees & Charges Schedule;
  - c. Three (3) copies of the following:
    - i. site plan (1:100 or 1:200 scale) indicating the location of the proposed satellite dish relative to all buildings on-site and lot boundaries;
    - ii. plan or picture of the proposed satellite dish, with dimensions of the dish being provided;

- iii. details of how the satellite dish is to be installed (i.e. roof mounted, ground mounted);
  - iv. plan demonstrating the height of the satellite dish in relation to the road and natural ground levels of the subject site;
- d. Any other information as deemed necessary.

➤ Commercial/Domestic Satellite Dishes

1. As per Clause 8.2 (k) of Local Planning Scheme No. 23, planning approval is not required to be obtained for the installation of one satellite dish with a diameter less than 1.2 metres.
2. Commercial/Domestic Satellite Dishes are those structures provided for within the definition of “*Radio & TV Installation*” under Local Planning Scheme No. 23.
3. Where planning approval is required to be obtained, the following information is to be lodged with Planning Services to enable assessment of the application:
  - a. Completed ‘Application for Planning Approval’ form;
  - b. Payment of application fee in accordance with Council’s Fees & Charges Schedule;
  - c. Three (3) copies of the following:
    - i. site plan (1:100 or 1:200 scale) indicating the location of the proposed satellite dish relative to all buildings on-site and lot boundaries;
    - ii. plan or picture of the proposed satellite dish, with dimensions of the dish being provided;
    - iii. details of how the satellite dish is to be installed (i.e. roof mounted, ground mounted);
    - iv. plan demonstrating the height of the satellite dish in relation to the road and natural ground levels of the subject site;
  - d. Any other information as deemed necessary.

Assessment Provisions

➤ Domestic TV Satellite Dishes

The following assessment criteria applies to domestic TV satellite dishes:

- A maximum diameter of 2.5 metres.
- Satellite dishes with a diameter between 1.2 metres and 1.5 metres may be accommodated:
  - on the roof, not extending beyond the ridge line; or
  - within the confines of the subject site beyond the front setback line.
- Satellite dishes with a diameter greater than 1.5 metres and less than 2.5 metres are to be accommodated at ground level, have a maximum height of 3.0 metres and be located so that they are not visible from any street unless:
  - The application includes information from a qualified specialist consultant that there are valid technical reasons as to why the satellite dish must be located in a visible position;



- There are no suitable locations where the satellite dish can be located so it is obscured from view; or
- The satellite dish is to serve more than three (3) dwellings.

➤ Commercial/Domestic Satellite Dishes

The following assessment criteria applies to commercial/domestic satellite dishes:

- In relation to the location of the satellite dish, due regard will be given to the visual impact of the satellite dishes on the subject site, the street and the general locality in terms of its design, bulk, colour, height and general appearance.
- Roof mounted satellite dishes will only be permitted in instances where it can be reasonably demonstrated that they will not adversely impact on the visual amenity of the adjoining area.
- Satellite dishes will not be permitted in instances where they will obstruct significant vistas or instances where they will adversely impact upon the heritage of a classified building.
- For commercial use of satellite dishes, height restrictions shall have due regard to the technical operational needs of the structure, information to be provided and justified by the applicant and any other relevant authority.
- For domestic use of satellite dishes, a maximum height restriction of nine (9) metres shall apply measured from the mean site level of the lot (i.e. the mid level point of the site having calculated the highest and lowest points of the site). For the height limit to be exceeded, technical justification and/or exceptional circumstances will need to be demonstrated.