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| POL | DOMESTIC SATELLITE DISHES | LPP 1.9 |
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| POLICY CODE: | LPP 1.9 |
| DIRECTORATE: | Planning and Development |
| BUSINESS UNIT: | Planning and Development |
| SERVICE UNIT: | Statutory Planning Services |
| RESPONSIBLE OFFICER: | Manager, Statutory Planning |
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| ATTACHMENTS: | N/A |
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| Dates of Amendments / Reviews: | | |
| DAPPS Meeting: | 27 September 2012 | 2 June 2015 |
| | 31 January 2013 | 26 November 2015 |
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| | 11 October 2012 | 11 June 2015 |
| | 11 February 2013 | 10 December 2015 |
| | 12 September 2013 | 8 September 2016 |

BACKGROUND:

Large satellite dishes have the potential to affect the visual amenity and character of residential and other areas.

The Telecommunications (Low-impact Facilities) Determination 1997 specifies that development approval is not required for subscriber connection radio dishes (domestic satellite dish) less than 1.2m in diameter. This ruling applies to residential, commercial, industrial and rural areas. For dishes larger than this, it is open to local government to require development approval.

Satellite dishes typically associated with receiving Pay TV service signals are 90cm in diameter. In residential areas these dishes are commonly affixed to the roof. In rural areas, dishes are 1.2 or 1.5m in diameter and are capable of receiving free to air and Pay TV signals. Dishes 3m in diameter are available for receiving international signals.

3m dishes are popular in the City of Cockburn, providing non English speaking residents or residents with English as a second language access to European TV channels for news, sports and information. These dishes, however, are large and can have an adverse effect on local amenity and character.

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PURPOSE:

To:

- establish guidelines dealing with the installation of larger satellite dishes with the intention of minimising their visual impact; and
- detail the procedure for considering and determining applications.

POLICY:

(1) General Guidelines

1. Dishes must be located to minimise their visual impact from neighbouring properties, the street or other public areas.
2. Dishes must be ground mounted with a maximum diameter of 3m.
3. Dishes should be erected below the height of fences where practicable and are to be adequately screened at ground level from view of neighbouring properties.

Screening measures include the following:

- (a) establishment of mature fast growing plantings;
- (b) construction of standalone lattice screening (or similar) inside the property boundary i.e. in close proximity to the dish itself;
- (c) planting of fast growing creepers to cover the lattice or screening device; and
- (d) painting the dish and/or lattice structure to 'colour match' its background.

(2) Planning Approval

1. Planning Approval is required for:
 - (a) any dish in greater than 1.2m in diameter on land zoned Residential.
 - (b) any dish greater than 1.5m in diameter on land zoned Regional Centre, District Centre, Local Centre or Mixed Business.
 - (c) any dish greater than 1.8m in diameter on land zoned Rural Living, Rural, Resource, Light and Service Industry or Industry.
 - (d) where two or more dishes, including those for which approval is not required, are proposed on one property.

Development applications for satellite dishes in a Development Zone will be required based on the above requirements and the content of

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any Structure Plan that applies i.e. in terms of land use identified in the Structure Plan. In the event a Structure Plan does not apply, a Development Application will be required and will be determined on its merits taking into account the above and of the requirements under Local Planning Scheme No. 3 (LPS 3).

In those instances where development approval is not required, the General Guidelines mentioned above are to be addressed.

2. Planning Approval is not required for:

Dishes associated with:-

- (a) Temporary mobile communication facilities; located at any one specific place for a period not exceeding one week; or
- (b) State Emergency Services Communication Equipment; or
- (c) Any other public authority communications infrastructure.

3. Exemption from the requirement to obtain planning approval as set out in this Policy will not apply in the following instances:

- (a) Properties listed on the State Register of Heritage Places.

(3) Application Procedure

1. Each application shall include the following information:

- (a) Schedule 5 - Application for Development Approval;
- (b) Three (3) copies of plans including:
 - (i) A site plan showing the location of the satellite dish on the subject property, and in relation to the street and adjoining property/ies;
 - (ii) the height and elevation of the satellite dish in relation to the natural ground level;
 - (iii) dimensions of the satellite dish and supporting posts etc;
- (c) Details of any screening to be provided and any neighbours comments.

The City will be primarily concerned with the location and height of any proposed dish. In this regard, the City will look closely at any potential impact on the visual amenity of adjoining property/ies, and the likely effectiveness of proposed screening measures.

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2. The City, at its discretion, may notify neighbours and invite comment on a proposal in accordance the requirements of TPS 3, prior to making a determination of the application.
3. If objections from neighbours are received regarding potential visual impact, a satellite dish shall not protrude above the boundary fence or screening measures unless otherwise agreed with adjoining owners or determined by the City.
4. An application for a Building Permit may be required dependant on the nature of a proposal. The City's Building Services should be consulted to determine if a Permit is required.

(4) Extraordinary Circumstances:

1. Where a satellite dish does not comply with the criteria outlined in this Policy, justification in relation to the following is to be met by the applicant:
 - (a) the functional necessity for a satellite dish greater than the required diameter to be roof mounted; and
 - (b) the aesthetic impact such a satellite dish may have on the amenity of the area in relation to:
 - (i) how the proposed satellite dish respects the amenity of the area;
 - (ii) how the site and impact of the proposed satellite dish responds to the size of the premises on which the satellite dish is to be installed and the scale of the surrounding buildings;
 - (iii) how the proposed satellite dish does not negatively impact on the appearance and efficiency of a road or other public way in terms of colour, brightness and location; and
 - (iv) how the proposed satellite dish responds to any objects of scenic, historic, architectural, scientific or cultural interest.