

COUNCIL	9.3.6
Item No.	
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4.1.9

DEVELOPMENT SERVICES Planning

TITLE: SATELLITE DISHES, MASTS AND ANTENNAS FACILITIES

ADOPTED: OCM – Page

REVIEWED: OCM 29 April 2003 – Pages 39 - 43
OCM 8 September 2005 - Pages 23 - 26

ASSOCIATED LEGISLATION: Planning & Development Act 2005

ASSOCIATED DOCUMENTS:

REVIEW RESPONSIBILITY: Manager Planning Services

DELEGATION:

Previous Policy Number 4.1.9

Objective:

To ensure acceptable planning controls are applied to this form of development to prevent the adverse visual impact of facilities on the streetscape and surrounding properties.

This policy applies to the Town Planning Scheme area only, but excludes land included in the Port Zone under TPS4.

Definitions:

Nil.

Policy:

Minor development exempt from requiring planning approval

- In line with Clause 8.2(h) of the Town Planning Scheme, an antenna, satellite or microwave dish with a diameter of 1.8 metres or less is considered to be development of a minor nature and exempt from the need to obtain planning approval, where it:
 - Is sited in a position that does not face a street.
 - Is not sited on a building or land included in the Municipal Heritage Inventory.
 - Does not project higher than 3 metres above the ridgeline of a building, which it is attached to.
 - Is attached to an existing mast or tower.

- The siting of satellite dishes, masts and antennas in association with a dwelling is governed by the provisions of the Residential Design Codes and is therefore not covered by this policy. Neither are installations that are classified as Low Impact Facilities under Commonwealth telecommunications legislation

Where planning approval is required

- Council may notify surrounding landowners that it considers may be affected by a proposal.
- Council will approve applications for planning approval for installations, where:
 - The structure is not highly visible to public areas or to adjoining properties and where it clearly would not be visually obstructive or cause overshadowing or obstruction of important views and sight-lines.
 - The works would not detrimentally affect the heritage significance of a property included in the Municipal Heritage Inventory.
 - There are no opposing submissions from surrounding landowners.

Delegation

The Chief Executive Officer is delegated authority to:

1. Determine which landowners should be consulted when an application is advertised for public comment;
2. Approve applications for planning approval that comply fully with this policy.

SHIRE OF BROOME TOWN PLANNING SCHEME No.4 (TPS4)-LOCAL PLANNING POLICIES

This Policy is a Local Planning Policy adopted under the provisions of Clause 2.5 of TPS4. TPS4 is administered by the Council of the Shire of Broome as the responsible authority under the Scheme. TPS4 was gazetted and came into operation on the 21st December 1999.

Planning policies adopted under TPS4 may only be amended or rescinded after the procedures set out in Clause 2.5 and 2.6 have been completed.

LOCAL PLANNING POLICY

Attachment 2

TITLE:	SATELLITE DISHES, MASTS AND ANTENNAS
ADOPTED:	OCM 16 September 1997– Page 25
REVIEWED:	OCM 8 April 2003 – Pages 39 - 43. OCM 8 September 2005 – Pages 23 – 26
ASSOCIATED LEGISLATION:	Planning and Development Act 2005 Town Planning scheme No 4(TPS4)
ASSOCIATED DOCUMENTS:	Residential Design Codes, as amended.
REVIEW RESPONSIBILITY:	Manager Planning Services.
DELEGATION:	

Previous Policy Number 4.1.9

Objective:

To prevent satellite dishes, masts and antennas having an adverse visual impact of on the streetscape and surrounding properties. This policy applies to the Town Planning Scheme area only.

Definitions:

Nil.

Policy:

Exemptions from Planning Approval Requirements

Planning approval is not required for:

- installations that are classified as Low Impact Facilities under Commonwealth telecommunications legislation
- development considered to be of a minor nature under Clause 8.2(g) of TPS4, where the antenna, satellite or microwave dish
 - has a diameter of 1.8m or less;
 - is sited in a position that does not face a street;
 - is not sited on a building or land included in the Municipal Heritage Inventory; and heritage listed areas and buildings
 - does not project higher than 3 m of a building to which it is attached
 - is attached to an existing mast or tower.
 - satellite dishes, masts and antennas erected in association with a dwelling which complies with the provisions of the Residential Design Codes;

General Requirements

Unless exempt from planning approval requirements as specified above; prior to the installation of any satellite dish, mast or antenna, a Planning Application is required to be submitted for approval in accordance with the provisions of TPS4;

- satellite dishes, masts and antennas erected in non-residential zones
- satellite dishes, masts and antennas erected in the residential zone where it does not comply with the provisions of the Residential Design Codes

The Council may notify surrounding landowners that it considers may be affected by a proposal.

Council will approve application for planning approval where:

- o the structure is not highly visible to public areas or to adjoining properties and where it would not be visually obstructive, cause overshadowing or obstruction of important views and sight-lines
- o the works would not detrimentally affect the heritage significance of a property included in the Municipal Heritage Inventory and heritage listing.

SHIRE OF BROOME TOWN PLANNING SCHEME No.4 (TPS4)-LOCAL PLANNING POLICIES

This Policy is a Local Planning Policy adopted under the provisions of Clause 2.5 of TPS4. TPS4 is administered by the Council of the Shire of Broome as the responsible authority under the Scheme. TPS4 was gazetted and came into operation on the 21st December 1999.

Planning policies adopted under TPS4 may only be amended or rescinded after the procedures set out in Clause 2.5 and 2.6 have been completed.