

8. TOWN PLANNING & BUILDING AND HEALTH CONTROL

POLICY NUMBER	-	8.1
POLICY SUBJECT	-	8.1 Radio Masts/Satellite Dishes
ADOPTED	-	
REVIEWED	-	21 August 2012 (CMRef 30939)
REVIEWED (UNAMENDED)	-	17 July 2018 (CMRef 82210)

Objectives:

To provide a level of consistency in the control of Radio Masts, Satellite Dishes and similar and to minimise any adverse impact on the amenity to neighbouring property owners and to contribute towards the aesthetics of the streetscape. This policy does not apply to typical domestic type TV masts and to satellite dishes 600mm diameter or less.

Definitions:

Residential Areas: Any Residential, Special Residential and Rural Residential zones.

Radio Mast: The terms "mast", "tower", "aerial", "antenna" and the like are interchangeable and refer to a structure that is either freestanding or supported by guy wires or guy ropes used for either radio or TV signals.

Guys: The terms "guys", "guy wires" or "guy ropes", "guy cables", "stays" and the like are interchangeable and refer to the tensioning cables designed to add stability to structures with one end of the cable attached to the structure and the other end anchored to the ground at a distance from the structure's base and often configured radially.

Freestanding: A freestanding mast is supported at the base only without the aid of guys.

Satellite Dish: The terms "satellite dish", "microwave dish", "microwave antenna" and the like are interchangeable and refer to a parabolic shaped antenna designed to receive microwave, data, broadcast, television, radio and similar type communication signals.

Amateur: The terms "amateur", "amateur radio", "amateur radio user", "ham", "ham radio", "ham radio operator" and the like are interchangeable and refer to an individual/s who use the equipment associated with the radio masts and satellite dishes referred to in this policy.

Reception Interference: Any disturbance caused by the radio mast, satellite dish or similar structures or by the equipment supported or used by or through them to neighbours radio and or TV reception.

Owner: The owner is the owner of the property upon which the Radio Mast and or the Satellite Dish and or any similar structure is placed, including any associated equipment supported or used by or through them.

ACMA: Australian Communications and Media Authority.

Policy:

Masts and Dishes that satisfy the following criteria may be approved by the Executive Manager Development Services.

Radio Masts, Satellite Dishes or similar structures:

- a) Are to be located behind the front or secondary street setback areas, but where the residence is setback greater than the required setback, the radio mast or satellite dish is to be located behind the building;
- b) Limit of one Radio Masts, Satellite Dishes or similar structures per residential dwelling;
- c) Radio Masts and Satellite Dishes are for Amateur use only and not for any commercial or business purposes;
- d) If in the opinion of the Executive Manager Development Services, an application which he considers may have some adverse impact on the amenity to neighbouring properties and or towards the streetscape aesthetics:
 - May be refused; or
 - The owner/applicant may be requested to provide clear and fully detailed documentation to show how they will address the matter to the satisfaction of the Executive Manager Development Services.
- e) The owner will be required to make an application for Planning Consent and the “Neighbour Consultation” process, generally in accordance with the Part 4 of the Residential Design Codes is to apply. That is the adjoining property owner will be invited to make comment and given 14 days to reply.
- f) Subject to Planning Approval been granted, the owner is to apply for a Building Permit and it must be issued prior to the commencement of any works.
- g) The owner may be required to provide Certification from a Practising Structural Engineer for:
 - The structural adequacy of the design; and or
 - For the supporting structure, including the existing residence; and or
 - For the materials proposed to be used.
- h) Should there be a valid complaint that the Radio Mast and or the Satellite Dish or its equipment is causing Reception Interference to neighbours’ radio and or TV reception, the owner is to immediately do such things to eliminate the nuisance, which may include the removal of the equipment, the mast or the dish.
- i) Should the Reception Interference not be resolved, the neighbour will be advised to complain to the ACMA.
- j) Noise nuisance complaint from the use of motor driven dish or mast positioning controllers may be investigated by the Shire’s EHO in accordance with the *Environmental Protection (Noise) Regulations 1997*.

Radio Masts or similar structures:

- a) Ground mounted - maximum 6 metre in height from natural ground level;

- b) Building mounted - maximum 3 metres in height above the ridge of the existing residence;
- c) Guys are not to be placed in the front or secondary street setback areas;
- d) Guys are not to interfere with dividing fences.

Satellite Dish or similar structures:

- a) No supporting structure to be in the front or secondary street setback areas;
- b) Ground mounted dishes are to be screened from either the street view or neighbour view to the satisfaction of the Executive Manager Development Services;
- c) Building mounted dishes are to be placed in such a manner to minimise impact from either the street view or neighbour view to the satisfaction of the Executive Manager Development Services.