

SATELLITE DISHES, WIND TURBINES & EXTERNAL FIXTURES

OBJECTIVE

1. To protect the visual amenity of neighbouring properties and residential streets by minimising the visual impact of domestic satellite dishes, wind turbines and external fixtures.
2. To provide standards for the erection of satellite dishes, wind turbines, solar panels and other external fixtures.
3. To acknowledge that satellite dishes are an important aspect for communications.
4. To support the domestic generation of power from renewable sources.
5. To provide certainty as to what minor and incidental works need not require Shire of Roebourne (Shire) approval(s).
6. To ensure practical steps are undertaken to minimise the potential of nuisance from noise or vibration from development subject to planning approval.

Scope of the Policy:

- This policy applies in the whole of the Shire and forms part of the Shire of Roebourne Town Planning Scheme No. 8 (TPS).
- To the extent where this policy is inconsistent with the Residential Design Codes of Western Australia 2008 (R Codes), this policy shall prevail.

Preparation of Planning Applications – The Role of the Development Services Department:

Prior to engaging a consultant, or preparing an application on behalf of a client, it is recommended that you first confirm with Development Services what Shire approvals are required and obtain all relevant information. Whilst Development Services are not in a position to prepare applications including those for planning approval or building licence applications, it is often beneficial to seek feedback when preliminary plans have been prepared to ensure all relevant information is submitted and that fundamental or mandatory requirements have been met. Applications for which further information is required will take longer to process. Development Services can be contacted on 9186 8569.

Definitions and Interpretation of this Policy:

- The definitions in the TPS, including the relevant definitions in the R Codes, are the point of reference for the definition of any planning and development term.
- An anemometer is "a wind monitoring mast".
- A radio mast is "a mast for radio transmission or reception in a dwelling, that is:
 - a) with antenna, more than fourteen [14] metres above the ground;
 - b) if attached to a building, with antenna, more than five [5] metres above the roof line;
 - c) including antenna, wider than six [6] metres; or
 - d) excluding antenna, wider than 50 centimetres at any point exceeding three [3] metres above the ground."
- A utility installation is "land used:
 - a) for telecommunications;
 - b) to transmit or distribute gas, oil, or power;
 - c) to collect, treat, transmit, store, or distribute water; or
 - d) to collect, treat, or dispose of storm or flood water, sewage, or sullage."
- A wind turbine is "used in or in connection with the generation of electricity by wind force principally used to supply electricity for domestic or rural use of the land."

POLICY PROVISIONS

What Satellite Dishes Require Planning Approval?

- Satellite dishes with a diameter exceeding 1200 mm.
- Satellite dishes installed on an elevation facing a street.
- Satellite dishes installed within the street setback area (forward of the building line), or within one [1] metre of any property boundary.

Note: Satellite dishes with a diameter not greater than 1.2 metres do not require building approval, but must be installed in accordance with the manufacturers' specifications and instructions for Region D, Terrain Category 2 cyclonic wind conditions.

What Wind Turbines Require Planning Approval?

- Unless ancillary to a single house, all wind turbines require planning approval.
- Wind turbines with a blade diameter exceeding 1200 mm.
- Wind turbines with a blade height exceeding nine [9] metres.
- Wind turbines located within the street setback area (forward of the building line), or within one [1] metre of any property boundary.

What External Fixtures Require Planning Approval?

- Solar collectors not attached to or emerging from a building.
- Antennae located within the street setback area (forward of the building line), or within one [1] metre of any property boundary.
- A radio mast.
- Anemometers and antennae greater than fourteen [14] metres in height above the ground, or five [5] metres in height if attached to a building.
- Above-ground infrastructure associated with a utility installation.

Note: Solar collectors, anemometers and antennae not requiring building approval must be installed in accordance with the manufacturers' specifications and instructions for Region D, Terrain Category 2 cyclonic wind conditions.

Note: Roof-mounted solar panels are encouraged to be fixed to elevations not facing any street frontage.

Application Procedure:

When applying for planning approval, for a satellite dish, wind turbine or external fixture the application should include:

- A completed Application for Planning Approval form.
- Payment of an applicable planning fee (refer to Development Services Fees and Charges Information Sheet BS-0005).
- Four [4] copies (to scale) of a site plan showing the following:
 - The legal description, lot dimensions, north point, and street details.
 - The location and use of any existing buildings on-site and existing access/egress point(s), existing parking area and existing landscaping area(s).
 - Buildings, structures and/or vegetation to be removed (if any).
 - Details of any means to screen the development such as landscaping or fencing.
- Four [4] copies (to scale) of plans/drawings showing the following:
 - Elevation of the satellite dish, wind turbine or external fixture including any building that the development is to be affixed.
 - External colours, finishes and materials of the satellite dish, wind turbine or external fixture.

When applying for planning approval, the application may also be required to include:

- A streetscape perspective view.
- An acoustic engineer's report.
- A covering letter/report detailing the proposal.

- o In the case of residential development that relies on a Performance Criteria within the R Codes, a written submission demonstrating how the Performance Criteria has been satisfied, or why the corresponding Acceptable Development provision cannot be met or is irrelevant.
- o The likely effects, if any, on the neighbourhood including noise levels; light spill, shadow flicker or glare.

Assessment Criteria:

When assessing planning applications for the erection of satellite dishes, wind turbines and external fixtures the Shire shall have regard to the following:

- The visual impact of the development on neighbouring properties, streets and other public areas in terms of design, bulk, height and material(s).
- The external materials of the development which should be neutral in colour, non-reflective and compatible with the building to which it is to be fixed.
- Satellite dishes greater than 1.2 metres in diameter should wherever possible be ground mounted and located and/or suitably screened to minimise any visual impact on neighbouring properties, streets or public areas.
- The comment of affected neighbours for development in residential neighbourhoods.

RELATED DOCUMENTS

Application for Planning Consent Form

Application for Codes Variation Form

Shire of Roebourne No. 8 Town Planning Scheme

Development Services Fees and Charges Information Sheet BS-0005

Residential Design Codes of Western Australia 2008

Local Planning Policy DP2 Performance Guarantee

Local Planning Policy DP6 Landscaping Requirements for Industrial and Commercial Areas

Environmental Protection (Noise) Regulations 1997

Previous Policy No:	TS11
Resolution Numbers:	11614 – May 1999, 12738 – Sep 2002, 13497 – Oct 2004, 14223 – Oct 2007, 14262 – Nov 2007, 14640 - May 2009
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