

	<p>Local Planning Policy 101 TV Satellite Dishes</p>
<p>Key Focus Area Liveability</p>	<p>Responsible Directorate Planning and Development</p> <p>Relevant Council Delegation Nil</p>

Purpose

The Town of Claremont recognises that TV satellite dishes are an important (but diminishing) element in facilitating communications, and that they may be a common fixture in households.

The purpose of this policy is to provide the guiding principles for the installation of TV satellite dishes to minimise the visual effect on the Town's streetscape, noting that the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regs)* exempts external fixtures such as satellite dishes from requiring a Development Approval if it complies with the deemed-to-comply requirements under the Residential Design Codes (RDC) and the fixture is not affixed to heritage property under Schedule 2, Part 7 Clause 61. In accordance with Clause 61(4) of the LPS Regs compliance with the deemed to comply requirements of the RDC includes any requirement of a Local Planning Policy.

Policy

Residents wishing to install a TV satellite dish will need to observe the following:

1. Satellite dishes are to be located so that they are not visible from a street unless:
 - The applicant submits information from a qualified consultant that there are valid technical reasons why the dish must be located in a visible location.
 - There are no suitable locations where the dish can be located so it is obscured from view, and
 - The dish is to serve more than three dwellings.
2. Generally satellite dishes shall not exceed 1.8m in diameter unless:
 - The applicant is able to provide technical information concluding that the dish needs to be a larger dish, or
 - The dish is to serve more than three dwellings.
3. Satellite dishes shall not be located so as to obstruct a view or cause a shadow over adjacent land greater than would be cast by a 1.8m high fence on the common boundary.

Any satellite dish which is attached to a heritage property or does not comply with the relative deemed-to-comply requirements of the RDC or the policy requirements 1-3 above, requires an application to

Council for Development Approval. All applications should include:

- A site plan of 1:100 showing the location of the dish in relation to the dwelling and adjacent dwelling.
- The height of the dish in relation to road and ground levels.
- An Engineer's detail confirming that the installation meets the requirements of SA Loading Code 1170, Part 1 Dead and Live Loads and Part 2 Wind Loads, and
- Any other information Council may require, inclusive of justification for the satellite dish under the design principles of the RDC.

All applications shall be made on an Application for Development Approval form (variations to this policy may be considered in accordance with Council's Delegation DA22.)

Council may refer any application to a person or persons for any advice on any matter relating to the technical aspects of the installation.

Council shall consider the technical advice submitted by the applicant and any advice obtained in determining an application but shall not be bound to accept any advice given or adopt any recommendation of those persons.

Document Control Box			
Business Unit:	Planning and Development		
Legislation:	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>		
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