

# TV AERIALS & SATELLITE DISHES IN RESIDENTIAL AREAS

## Information Sheet

Before installing a tv aerial or satellite dish, it is advised to check if any approvals are necessary. In some instances, it is necessary to obtain a development approval and/or a building permit before starting works.

This information sheet has been prepared to assist in understanding the process and criteria.

### Explanation of key terms

#### Residential Design Codes

The Residential Design Codes (R-Codes) are a set of guidelines and regulations used in Western Australia to control residential development.

There are two types of approvals you may require, which is explained in the following sections.

#### Development Approval

A Development Approval (Planning Approval) is an approval permitting the usage or development of a particular piece of land.

Development may include construction of a house, shed, undertaking a home business, or a change to the use of an existing building.

A development approval is separate to a building permit and in many instances, both a development approval and a building permit are required prior to the commencement of development.

#### Building Permit

A Building Permit is required to ensure that all works comply with the National Construction Code (NCC), which includes the Building Code of Australia (volumes one and two).

The purpose of a building permit is to ensure that any structure is appropriately designed and installed.

### Step 1 – Do I need a Development Approval

The R-Codes provide details on the standards that will apply for TV aerials and satellite dishes. Please see below an extract from the R-Codes.

#### 5.4.4 External fixtures, utilities and facilities

DESIGN PRINCIPLES	DEEMED-TO-COMPLY
<p>Development demonstrates compliance with the following design principles (D):</p> <p><b>D1.1</b> Solar collectors, aerials, antennas, satellite dishes, pipes and utilities integrated into the design of the building to not be visually obtrusive when viewed from the street and to protect the visual amenity of surrounding properties.</p> <p><b>D1.2</b> External location of store room, rubbish collection/ bins areas, and clothes drying areas where these are:</p> <ul style="list-style-type: none"> <li>convenient for residents;</li> <li>rubbish collection areas which can be accessed by service vehicles;</li> <li>screened from view; and</li> <li>able to be secured and managed.</li> </ul>	<p>Development satisfies the following deemed-to-comply requirements (C):</p> <p><b>C1.1</b> Solar collectors installed on the roof or other parts of buildings.</p> <p><b>C1.2</b> Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes.</p> <p><b>C1.3</b> Other utilities provided they are:</p> <ol style="list-style-type: none"> <li>not visible from the primary street;</li> <li>are designed to integrate with the building; or</li> <li>are located so as not to be visually obtrusive.</li> </ol> <p>Antennas, satellite dishes and the like not visible from any primary and secondary street.</p> <p><b>C1.4</b> An enclosed lockable storage area, constructed in a design and material matching the dwelling where visible from the street, accessible from outside the dwelling with a minimum dimension of 1.5m when provided external to a garage and 1m when provided within a garage and an internal area of at least 4m<sup>2</sup>, for each proposed dwelling.</p> <p><b>C1.5</b> Where rubbish bins are not collected from the street immediately adjoining a dwelling, there shall be provision of a communal pick-up area or areas which are:</p> <ol style="list-style-type: none"> <li>conveniently located for rubbish and recycling pick-up;</li> <li>accessible to residents;</li> <li>adequate in area to store all rubbish bins; and</li> <li>fully screened from view from the primary or secondary street.</li> </ol> <p><b>C1.6</b> Clothes-drying areas screened from view from the primary and secondary street.</p>



To help understanding how to read the R-Codes requirements, the following is provided.

If your proposal satisfies the Deemed to Comply criteria (see C4.1 to C4.5 above), it will not be necessary to apply for a development approval from the Shire. However, you may require a building permit. Please see criteria in Step 2 below.

If your proposal will not satisfy the Deemed to Comply criteria, it will be necessary to apply for a Development Approval from the Shire and show how the proposal will satisfy the Design Principles (see P4.1 above) before starting works on the site.

For information on how to apply please see attached a link to the Shire's website.

## **Step 2 – Do I need a Building Permit?**

The Building Code of Australia requires a building permit for a TV aerial, satellite dish or similar when it is:

- attached to a building and it is over 2m in height above the highest point above where it is fixed to the building; or
- not attached to a building and is greater than 3m in height.

Should you have further questions, please feel free to contact the Shire on 9188 4444 to discuss with the Shire's Development Services Team regarding the potential need for a building permit.