

General Guidance on Applications for Satellite Antennas within The Estate

Background

The Pacific Harbour Golf and Country Club Estate, through the Body Corporate structure, currently has a mix of rules that affect which parts of the estate can seek approval to install a satellite antenna system. At present, only residents in Emilia Point, Gahnia Landing and Goodenia Heads are able to seek permission from the Body Corporate to allow an install. However, the Body Corporate is in the process of reviewing the current rules with a view to allow all residents the option should each subsidiary body corporate agree. This guidance will be updated once that process has completed.

Process

For those residents in Emilia Point, Gahnia Landing and Goodenia Heads wishing to seek approval to install a Satellite dish the following guidance is provided:

1. The Owner must seek consent from the Principal Body Corporate (Pacific Harbour Golf & Country Club) prior to installation and must supply plans that indicate the proposed location and size of the satellite dish;

[to comply with Section 20.1 of By Laws]

The submission is to include:

- A pdf version of your site plan indicating where the dish is expected to be installed and is to include a reference to the size of the antenna (its diameter) and the height at which it will be installed.
- A statement that you understand and acknowledge that:
 - o All installation works will be carried out by a suitably qualified tradesperson in accordance with Australian Standards and applicable regulations;
 - o All costs associated with the installation and any future maintenance are borne by the owner of the Lot; and
 - o You indemnify the Body Corporate against all future claims, actions and/or costs arising from or in connection with the improvement.

The request is to be submitted electronically through either the SSKB Portal or Community Liaison Officer.

2. When considering the proposed installation location of the satellite dish, the owner must take into account:
 - a. An antenna cannot be located on a front or side of the house adjacent to a street;
[this is the front of house for all and another one side of house for corner blocks].
 - b. The size of the Antenna is expected to be approximately 900mm in diameter or smaller;
 - c. The Antenna should be placed to minimise visibility from the front of the house; and
 - d. The location of an Antenna is preferred to be at or near ground level but must be at or below 2.5m (i.e. the gutter line of a single-story build).
[it should be noted by the Applicant that on roof installations or excessively large antennas are unlikely to be approved]
3. Once consent is granted by the PBC (Pacific Harbour Golf & Country Club) the Owner is to provide their subsidiary Body Corporate with a copy of the approval and approved plan.
[to keep the Body Corporate informed]
4. Installation may then be undertaken. Enjoy your satellite connection.

Example

Below is an example of a ground installation to assist you deciding antenna placement options.

