Division 2 - Communications Structures

7.2.1 Introduction

(1) This division contains the provisions for the Communications Structures Code, that incorporates -

(a) Compliance with the Communications Structures Code (section 7.2.2);

(b) Overall Outcomes of the Communications Structures Code (section 7.2.3);

(c) Acceptable Solutions applicable to Self-Assessable Development (section 7.2.4);

(d) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 7.2.5).

7.2.2 Compliance with the Communications Structures Code

(1) Development that is consistent with the following complies with the Communications Structures Code -

(a) acceptable solutions in section 7.2.4 where self-assessable development; or

(b) specific outcomes in section 7.2.5 where assessable development.

7.2.3 Overall Outcomes of the Communications Structures Code

(1) The overall outcomes are the purpose of the Communications Structures Code.

(2) The overall outcome sought for the Communications Structures Code is the following -

(a) to ensure communications structures do not adversely impact on the streetscape or landscape amenity.

7.2.4 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	(1) The communications structure has a maximum diameter of - (a) 1.2 metres in the Emerging Urban Community Zone, Low Density Residential Zone, Medium Density Residential Zone, Park Residential Zone, Point Lookout Residential Zone, SMBI Residential Zone or Urban Residential Zone; or (b) 2 metres in all other zones; (2) The communications structure has a maximum height of - (a) 10 metres above ground level when it is detached from a building or structure; or (b) 3.5 metres above the building or structure when attached; (3) The communications structure is - (a) located behind the front building line; (b) setback from side and rear boundaries of the lot or premises - (i) where the height of the communications structure is less than 4.5 metres above ground level - a minimum of 1.5 metres; or (ii) where the height of the communications structure is between 4.5 metres and 7.5 metres above ground level - a minimum of 2 metres; or (iii) where the height of the communications structure is not more than 7.5 metres and it is located on a lot with a frontage of less than 15 metres - is in accordance with Table 1 - Narrow Lot Minimum Side and Rear Boundary Setbacks; or (iv) where the height of the communications structure is more than 7.5 metres above ground level - a minimum of 2 metres, plus 0.5 metres for every 3 metres or part thereof by which the height of the communications structure exceeds 7.5 metres above ground level; (4) The communications structure does not result in there being more than two communications structures on the lot or premises.

7.2.5 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		**Probable Solutions**	
S1.	(1) Communications structures - (a) are located, and are of a size, height and design which is compatible with nearby buildings and structures and does not adversely impact on the amenity of adjoining properties, the streetscape or landscape setting; (b) do not create visual clutter; (2) The number of communications structures is appropriate to the use; (3) Communications structures are co-located where possible.	**P1.**	(1) The communications structure - (a) has a maximum diameter of - (i) 1.2 metres in the Emerging Urban Community Zone, Low Density Residential Zone, Medium Density Residential Zone, Park Residential Zone, Point Lookout Residential Zone, SMBI Residential Zone or Urban Residential Zone; or (ii) 2 metres in all other zones; (b) has a maximum height of - (i) 10 metres above ground level when it is detached from a building or structure; or (ii) 3.5 metres above the building or structure when attached; (c) is located within a development envelope; or (d) is located behind the front building line; (e) is setback from side and rear boundaries of the lot or premises - (i) where the height, above ground level, of the communications structure is - a. less than 4.5 metres - a minimum of 1.5 metres; or b. between 4.5 metres and 7.5 metres - a minimum of 2 metres; or c. less than 7.5 metres and it is located on a lot with a frontage of less than 15 metres - is in accordance with Table 1; or d. is more than 7.5 metres - a minimum of 2 metres, plus 0.5 metres for every 3 metres or part thereof by which the height of the communications structure exceeds 7.5 metres above ground level; (2) Communications structures are

Assessable Development			
Specific Outcomes		Probable Solutions	
			limited to - (a) where on, or in conjunction with, a dwelling unit - a maximum of two on each lot or premises; or (b) where in conjunction with any other use - no probable solution identified; (3) Where the use requires more than one communications structure they are co-located on a single structure or in the immediate vicinity of each other.

Table 1 - Narrow Lot Minimum Side and Rear Boundary Setbacks

Lot Frontage (metres)	Side and Rear Setbacks (metres)	
	Height of Communications Structure	
	4.5 metres or less	4.5 to 7.5 metres
14.5 - 15	1.425	1.9
14 - 14.5	1.35	1.8
13.5 - 14	1.275	1.7
13 - 13.5	1.2	1.6
12.5 - 13	1.125	1.5
12 - 12.5	1.05	1.4
11.5 - 12	0.975	1.3
11 - 11.5	0.9	1.2
10.5 - 11	0.825	1.1
10.5 or less	0.75	1