

Aerials, antennae and communication dishes

This information sheet explains the requirements for hot water systems and rainwater tanks that may be erected as exempt and complying development.

Important note

This information sheet is for guidance only and may not contain all the information relevant to every property in NSW. Applicants should refer to the [relevant planning controls](#)¹ before beginning work, or seek professional advice on how the planning controls apply to their property.

The majority of the development that can be done as exempt or complying development in NSW is identified in the State wide exempt and complying development policy (the policy). View the policy at the [Exempt and Complying Development Policy website](#)².

Exempt development is minor building work that does not need planning or building approval. [Information sheet 1.1](#)³ provides more information about exempt development.

Note: As identified in Information Sheet 1.1 exempt development cannot be carried out on certain land.

Aerials, antennae and communication dishes as exempt development

The installation of an aerial, antenna or communication dish can be done as exempt development (without the need for any planning or building approval) where it would have minimal environmental impact.

The number of aerials, antennae and communication dishes allowed on a lot as exempt development must not exceed:

¹ <https://maps.planningportal.nsw.gov.au/Terms>

² <http://www.planning.nsw.gov.au/exemptandcomplying>

³ <http://www.planning.nsw.gov.au/exemptandcomplyingoverview>

- a total of three aerials, antennae and communication dishes, or
- if there is more than one dwelling on the lot (e.g. a dual occupancy or a residential flat building), one aerial, antenna or dish is permitted for each dwelling.

There also must be no more than one ground mounted mast or antenna on the lot.

Figure 1 illustrates examples of aerials, antennae and communication dishes that can be installed as exempt development.

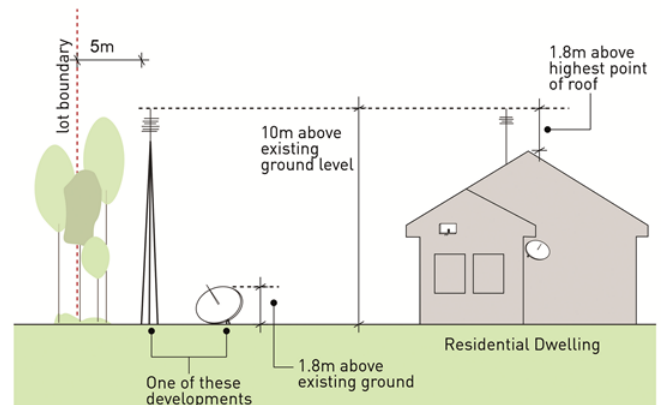


Figure 1: Aerials, antennae and communication dishes as exempt development

The following additional requirements also apply to aerials, antennae and communication dishes, depending on the type of device.

When attached to a building

- Aerials, antennae and communication dishes attached to a dwelling cannot have a diameter larger than 900mm.
- Aerials, antennae and communication dishes attached to a building other than a dwelling cannot have a diameter larger than 1.8m.

- Aerials, antennae or communication dishes attached to the roof or wall of a building, must be no more than 1.8 metres above the highest point of the building.
- If located on a local heritage item or draft heritage item it must be attached to a rear wall or roof plane of the building and must not be higher than the highest point of the building.

When ground mounted

Ground mounted aerials and antennae must:

- not have a diameter larger than 1.8m, and
- not be higher than 1.8m above ground level, and
- be at least 900mm from lot boundaries, and
- be located at the rear of the lot, unless when the lot is in a rural zone or in a R5 residential zone.

When a mast, or an aerial or antenna attached to a mast

- Masts cannot be installed on or in a heritage item or draft heritage item.
- Masts, and aerials or antennae attached to a mast must be located at the rear of the lot, unless the lot is in a rural zone or a R5 residential zone.
- If the mast is more than 5m in height, it must be located at least 5m from any lot boundary.
- The height of an aerial or antenna that is attached to a mast must not be higher than 10m above ground level.
- If the mast is less than 5m in height, it must be located at least 2m from any lot boundary.
- Masts must not have a diameter larger than 100mm, or 500mm if the mast is an open lattice frame

Other requirements

- Ground mounted aerials and antennae and masts must be anchored by a concrete slab or footing.

- Certain requirements of the Building Code of Australia (BCA) may be relevant, and the aerial, antenna or communication dish must be structurally adequate and installed in accordance with the manufacturer's specifications, if applicable.

What else do I need to consider?

- Works must comply with the Building Code of Australia and be installed in accordance with the manufacturer's specifications.
- If you proposed to remove or prune any existing trees or vegetation, you should contact your council first to make sure you don't need approval.

If your proposal does not meet the standards for exempt development, you may still be able to do the work, as either complying development or development approval. You should contact your local council to discuss your options.

Further Information

For more information visit the [Exempt and Complying Development Policy website](#)⁴ or contact the Department's Exempt and Complying Development Team on 1300 305 695 or by [email](#)⁵.

Electronic Housing Code

The Electronic Housing Code website helps applicants determine whether the proposed development qualifies as exempt or complying development and the standards that must be met.

Applications for complying development can also be lodged and tracked online for those council areas which are using the Electronic Housing Code. Visit the [Electronic Housing Code website](#)⁶ to find out if it is used by your local council or for more details.

⁴ <http://www.planning.nsw.gov.au/exemptandcomplying>

⁵ codes@planning.nsw.gov.au

⁶ <http://www.electronichousingcode.com.au/>