

Aerials, antennae and communication dishes

Rules for exempt and complying development



This fact sheet explains the requirements for aerials, antennae and communication dishes that you may erect as exempt and complying development.

Check planning controls first

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

The majority of the development that can be done as exempt or complying development in NSW is identified in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the policy). View the policy at the [Exempt and complying development policy web page](#).

Exempt development is minor building work that does not need planning or building approval. Fact sheet *Understanding exempt development* provides more information about exempt development.

Complying development is a joint planning and construction approval that can be granted by council or a private certifier. Fact sheet [Exempt and Complying Development](#) gives more information about complying development.

Exempt and complying development cannot be carried out on certain land.



Photo credit: NSW Department of Planning and Environment / Adam Hollingworth

Aerials, antennae and communication dishes as exempt development apply

You can install an aerial, antenna or communication dish as exempt development (without the need for any planning or building approval) where it will have minimal environmental impact.

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

- a total of 3 aerials, antennae and communication dishes; or
- if there is more than one dwelling on the lot (for example, a residential flat building), one aerial, antenna or dish is permitted for each dwelling.

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

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

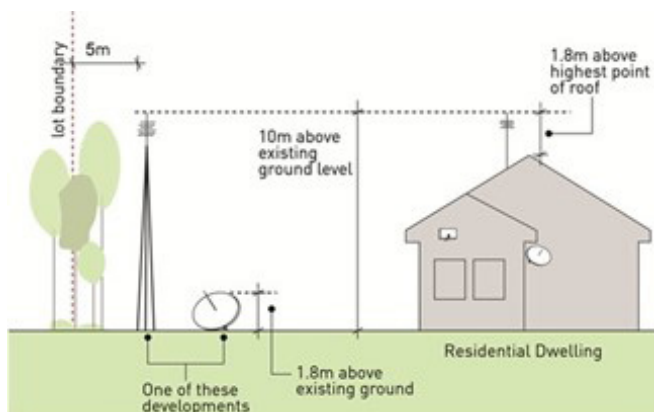


Figure 1
Aerials, antennae and communication dishes as exempt development.

The following extra 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 900 mm.
- Aerials, antennae and communication dishes attached to a building other than a dwelling, cannot have a diameter larger than 1.8 m.
- 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 1.8 m
- not be higher than 1.8 m above ground level
- be at least 900 mm from lot boundaries; or
- be located at the rear of the lot, unless when the lot is in a rural zone or in a R5 residential zone.

When the device is 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.
- The height of an aerial or antenna that is attached to a mast must not be higher than 10 m above ground level.
- If the mast is more than 5 m in height, it must be located at least 5 m from any lot boundary.
- If the mast is less than 5 m in height, it must be located at least 2 m from any lot boundary.
- Masts must not have a diameter larger than 100 mm, or 500 mm if the mast is an open lattice frame.

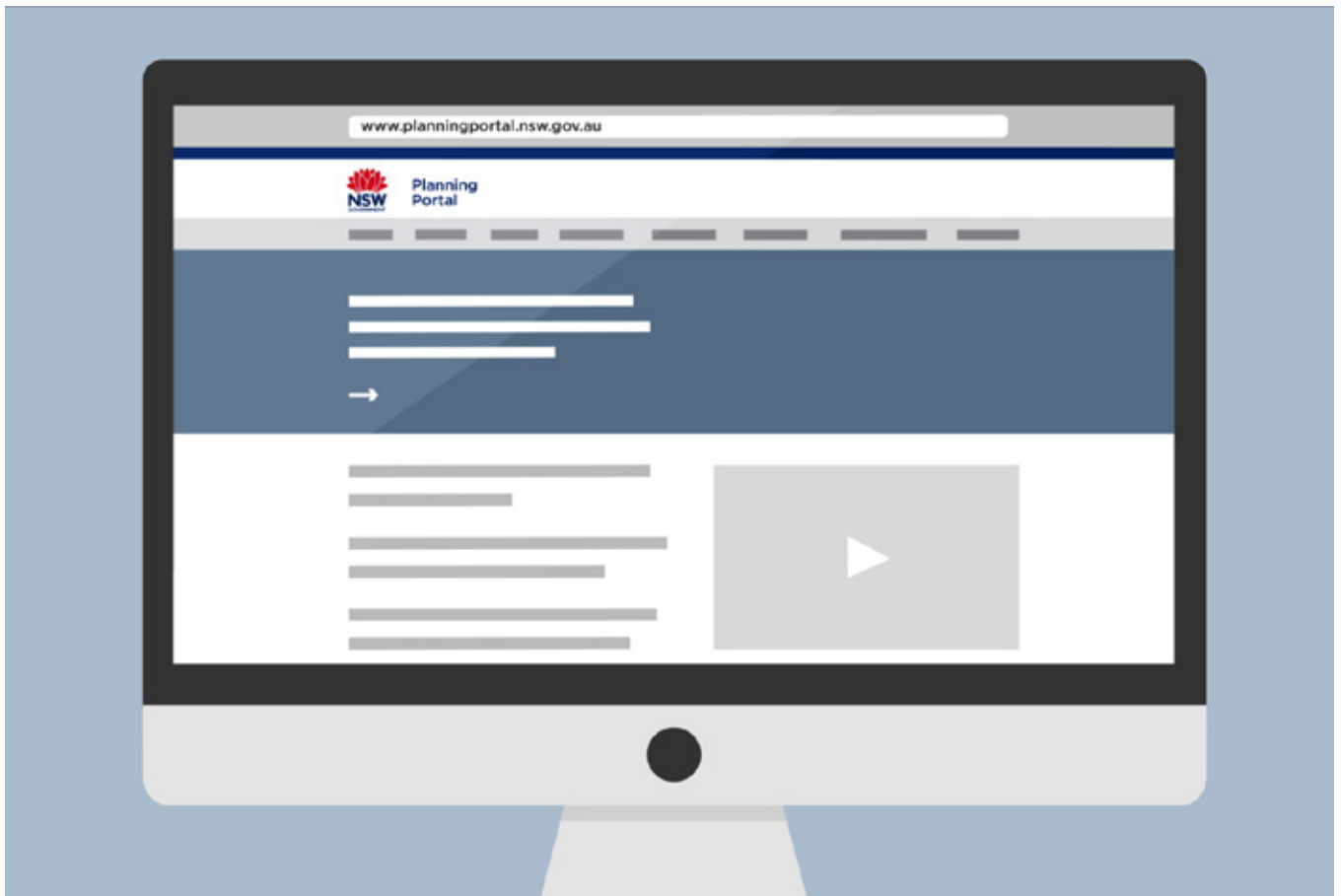
Other requirements

- Ground mounted aerials, 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.

Other things to consider

- Works must comply with the Building Code of Australia and be installed in accordance with the manufacturer's specifications.
- If you plan to remove or prune any existing trees or vegetation, you should contact your council first. You may need council's 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. Contact your local council to discuss your options.



More information

To find out more, visit the [Exempt and complying development web page](#) or call the department's Codes Team on 02 8289 6600 or email codes@planning.nsw.gov.au.

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