



EXEMPT DEVELOPMENT REPORT

This report has been issued by the Electronic Housing Code. If the development type(s) nominated below are constructed in accordance with the applicable development standards, upon the land to which the report relates, then the development is exempt development pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Project Summary	
Enquiry Number	ENQ0000237227
Date Issued	22/06/2016
Development Category	Minor works around the home (Exempt Development)
Development Type	1. Aerials, antennae and communication dishes - mast

Site Details	
Address	49 MUTTAMA ROAD, ARTARMON NSW 2064 Australia
Local Government Area	Willoughby City Council
Title Reference	Lot:9 Section:A DP:4098
Zone	R2
Flood Control Lot	Not a flood control lot
Bushfire Prone	Not within a bushfire zone
Heritage Conservation Area	Is within a heritage or draft heritage conservation area
Local Heritage Item	Not a local heritage item or draft local heritage item

DEVELOPMENT STANDARDS

Aerials, antennae and communication dishes - mast
 Subdivision 2 Aerials, antennae and communication dishes
 2.3 Specified Development

The construction or installation of an aerial, antenna or a satellite communications dish (including any supporting mast) is development specified for this code if the construction or installation does not comprise fire alarm communication link works within the meaning of the Environmental Planning and Assessment Regulation 2000.

2.4 Development Standards

(1) The standards specified for that development are that:

- (a) if the development is attached to an existing building, either by being mounted on the roof or attached to an external wall of a building:
 - (i) the development must not have a diameter of more than 900mm if the development is installed in connection with the use of a dwelling on the lot, and
 - (ii) the development must not have a diameter of more than 1.8m if installed for any other purpose, and
 - (iii) the development must not be higher than 1.8m above the highest point of the roof of the building, and
 - (iv) if the development is constructed or installed on a heritage item or draft heritage item—the development must only be attached to the rear wall and roof plane of the existing building and must not be higher than the highest point of the roof of the building, and
- (b) if the development is located at ground level (existing), the development:
 - (i) must not have a diameter of more than 1.8m, and
 - (ii) must not be higher than 1.8m above ground level (existing), and
 - (iii) must be located at least 900mm from each lot boundary, and
 - (iv) must be located at the rear of the lot if it is not on land within Zone RU1, RU2, RU3, RU4, RU6 or R5, and
 - (v) must resist loads in accordance with AS/NZS 1170.0:2002 Structural design actions, Part 0: General Principles and AS/NZS 1170.2:2011 Structural design actions, Part 2: Wind actions, and
 - (vi) must be anchored by a concrete slab or footing designed in accordance with AS 3600—2009 Concrete structures, and
- (c) if the development is a mast or attached to a mast, the mast:
 - (i) must not have a diameter of more than 100mm, if a solid mast or 500mm if constructed as an open lattice frame, and

DEVELOPMENT STANDARDS

- (ii) must not be higher than 10m above ground level (existing) inclusive of the mast and any attachments, and
- (iii) must be located at least 5m from each lot boundary, if the mast is over 5m in height, and 2m from each lot boundary, if the mast is 5m or less in height, and
- (iv) must not be constructed or installed on or in a heritage item or draft heritage item, and
- (v) must be located at the rear of the lot if it is not on land within Zone RU1, RU2, RU3, RU4, RU6 or R5, and
- (vi) must resist loads in accordance with AS/NZS 1170.0:2002 Structural design actions, Part 0: General Principles and AS/NZS 1170.2:2011 Structural design actions, Part 2: Wind actions, and
- (vii) must be anchored by a concrete slab or footing designed in accordance with AS 3600—2009 Concrete structures.

(2) For subclause (1), there must be:

- (a) no more than 3 developments per lot, and
- (b) not more than 1 mast or antenna located at ground level (existing) on the lot.

(3) Despite subclause (2), development in connection with the use of dwellings in a residential flat building on the lot may comprise 1 (but not more than 1) dish, aerial or antenna per dwelling.

Note. There are other existing legislative requirements relating to the clearance of power lines and Obstacle Limitation Surfaces near airport flight paths.