

# Air-conditioning units

## Rules for exempt development

This document answers frequently asked questions about air-conditioning units and explains the relevant planning provisions set out in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (state policy).

### Do I need planning approval to install an air-conditioning unit?

No planning or building approval is required if the proposal complies with the exempt development standards. Exempt development is minor building work that does not need planning or building approval.

### What specific criteria apply to air-conditioning units?

[Clause 2.5 and 2.6](#) of the state policy set out the full list of development standards that you must satisfy fully before you can install an air-conditioning unit.

Development standards are criteria that manage the effects of your building work, including the Building Code of Australia requirements you must follow.

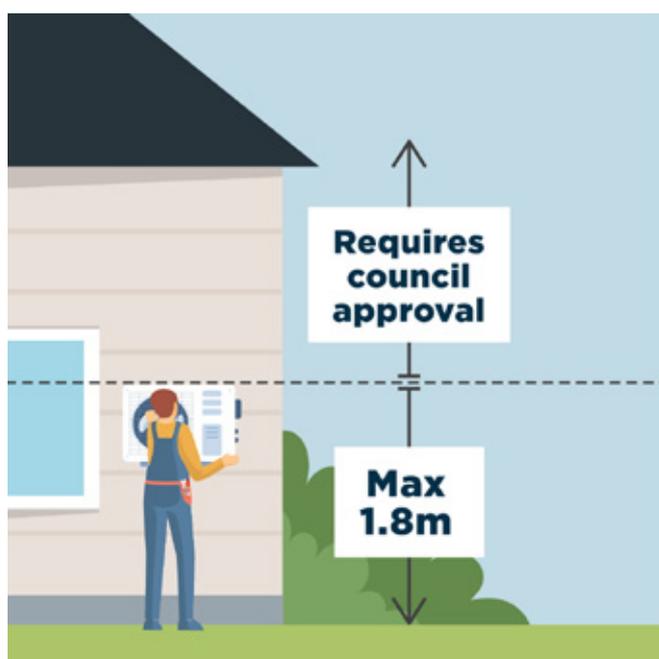
### Can I install an air-conditioning unit on the balcony of my apartment building?

No, the exempt development standards restrict the height above the existing ground level. The air-conditioning unit cannot be higher than 1.8 m (at its highest point) from the existing ground level.

If you would like to install an air-conditioning unit higher than 1.8 m from the existing ground level, you will need planning approval. We recommend you contact your local council about your plans.

### Can I install the air-conditioning unit on the roof of my dwelling?

No, the exempt development standards restrict the height above the existing ground level. The air-conditioning unit cannot be higher than 1.8 m from the existing ground level.





Air-conditioning units should be ground or wall-mounted. There are, however, varying development standards for heritage items and heritage conservation areas.

To install an air-conditioning unit higher than 1.8 m from the existing ground level, you will need planning approval. We recommend you contact your local council about your plans.

### **Do I need to notify my neighbour?**

While there is no formal requirement to notify your neighbour for exempt development, it is still a good idea to make your neighbours aware of your plans.

Building works can cause disruption, so talking to your neighbours about your development proposal, big or small, is always a good idea and often saves a lot of trouble down the track.

### **Do I need to engage a certifier?**

No, if building as exempt development, you must comply with the relevant development standards.

## Things to consider

- ✓ Exempt development must comply with the general requirements of [clause 1.16](#)
- ✓ For evaporative cooling units see [clause 2.30A](#)
- ✓ For information about noise, please refer to the [NSW Environment Protection Authority \(EPA\) Noise Guide](#)

## Did you know?



If the air-conditioning unit is not for residential use, the installation has different requirements. Please refer to the development standards under [clause 2.6](#) (1A) of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

## 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](mailto:codes@planning.nsw.gov.au).

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