

NORTHERN TERRITORY BUILDING APPEALS BOARD

BUILDING POLICY NO: BAB 001

**SETBACK REQUIREMENTS
PURSUANT TO BUILDING REGULATIONS 32 and 33
UNDER THE BUILDING ACT**

This Policy relates to

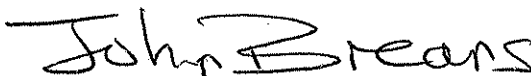
- sheds and garages within planning control areas (zoned land); and
 - houses, sheds and garages outside planning control areas.
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Pursuant to Section 19(a)(i) of the Building Act 1993, the Board hereby determines the following setback guidelines in relation to sheds and garages, in association with existing residential buildings:

1. for the purpose of Regulations 32 the setback distance shall be measured from the outer face of the wall or column of the building to the boundary/ies;
2. for the purpose of Regulation 32 the outermost projection of the roof overhang may encroach on the minimum setback distance up to a maximum of 1 m;
3. for the purpose of Regulation 33 the distance shall be measured from the outermost projection of the structure to the primary street alignment;
4. for the purpose of Regulation 32, the siting of Class 10b structures such as fences can include zero setback if there are no restrictions imposed by a planning instrument under the *Planning Act*, or by easements and covenants; and
5. all parties are to have due regard to the Building Code of Australia, specifically in regard to storm water drainage, fire protection requirements and amenity, particularly of neighbouring properties.

Adopted by the Building Appeals Board on

2 December 2008



Chairman

DIAGRAM TO BAB 2008/001

