

NORTHERN TERRITORY BUILDING APPEALS BOARD

BUILDING POLICY NO: BAB 003

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

This policy relates to

- sheds and garages within areas covered by the NT Planning Scheme (zoned land) and to
 - houses, sheds and garages outside planning control areas (unzoned land).
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Pursuant to Section 19(a)(i) of the Building Act, the Board hereby determines the following assessment guidelines for setbacks of truncated allotments:

1. For the purpose of Regulations 32(b) the truncated boundary/ies of an allotment will be treated as a secondary street boundary/ies;
2. A 2.5m setback from the outer face of the wall or column of the building is to apply to the truncated boundary/ies of an allotment and is to be measured to the intersection with the 7.5m primary street boundary setback or, in the application of Regulation 33, to the juncture with the 4.5m primary street boundary setback from the outermost face of the open structure (refer Diagram 1).

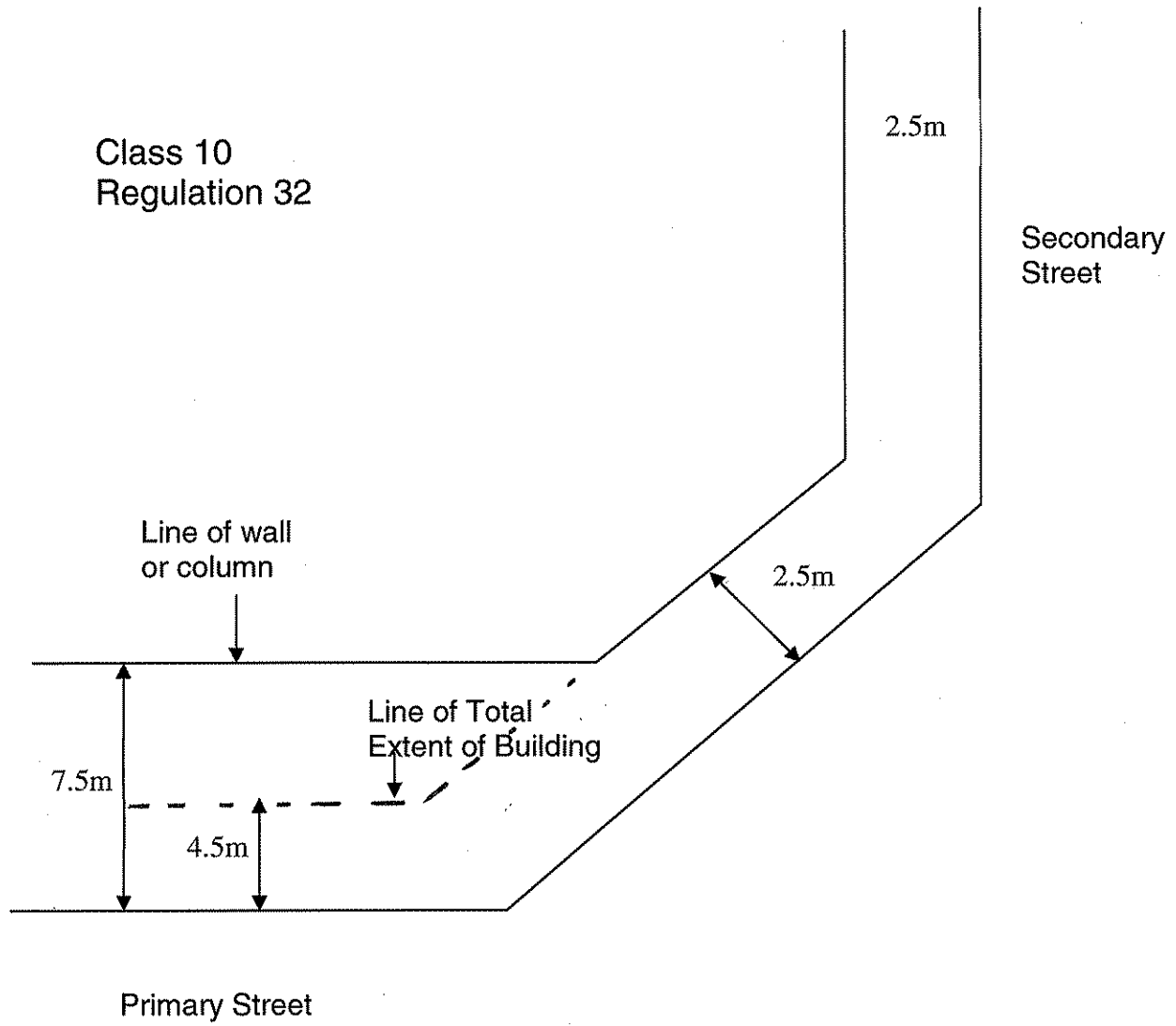
Adopted by the Building Appeals Board on

2 December 2008



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Chairman

DIAGRAM TO POLICY
BAB 003



PROPOSED SETBACK FOR
TRUNCATED BOUNDARY