

## CHANGES

### To the way you apply for Modifications to Siting Requirements for Single Dwellings, Ancillary Structures and Sheds

#### WHAT HAPPENED PREVIOUSLY?

Building setbacks for single (detached) dwellings and ancillary structures in declared building areas are prescribed under Part 9 of the *Building Regulations*. These regulations do not apply where planning provisions are in force under the *Planning Act* covering the siting of such buildings. Previously only Alice Springs and Tennant Creek Town Plans included setback provisions for single dwellings and ancillary structures and as such were exempt from the *Building Regulations*.

Applications to vary these requirements were previously dealt with by the Building Appeals Board via applications for modifications to setback requirements.

#### WHAT CHANGED ON 1 FEBRUARY 2007?

The Minister for Planning and Lands approved the new NT Planning Scheme which commenced on 1 February 2007. The Planning Scheme includes setback provisions for single dwellings and ancillary structures (pergolas, carports, shade sails and the like) but does not include setback requirements for sheds (except in some Rural zones) for all zoned land in the Northern Territory.

#### WHAT DOES THIS MEAN?

Since 1 February 2007 applications to vary the setbacks provisions for:

- **Single dwellings (including verandahs), pergolas, carports, and the like (including shade sails)** in Darwin, Palmerston, Litchfield Shire, Batchelor, Katherine, Borroloola, Alice Springs and Tennant Creek are determined by the **Development Consent Authority** through a development application.
- **Sheds** that are in Zones RR, RL, R, A & H are determined by the **Development Consent Authority** through a development application.
- **Sheds** associated with existing single dwellings in all other Zones are still covered by the **Building Regulations** and determined by the **Building Appeals Board**.

In gazetted building areas where the NT Planning Scheme does not apply (ie land is not zoned) the *Building Regulations* continue to apply (Adelaide River, Timber Creek and the like.)

#### WHO CAN PREPARE A DEVELOPMENT APPLICATION?

Applications to the **Development Consent Authority** can be made via an **Application for Development Permit** and an application form can be downloaded from the DCA website at [www.dpi.nt.gov.au/whatwedo/planning/approvals](http://www.dpi.nt.gov.au/whatwedo/planning/approvals). The application form includes a Guide to completing the application which includes full details on what must be provided with the application.

Please contact Development Assessment Services if you need further advice:

Darwin and Palmerston: 8999 6046  
Litchfield, Batchelor and Katherine: 8999 6807  
Alice Springs and Tennant Creek: 8951 9245

