

## Standard Planning, Development, Building and Demolition Conditions

### GENERAL PROVISIONS

1. The proposal must be constructed in accordance with the details submitted to Nhulunbuy Corporation (NC) and approved plans in relation to Building Application number **BA** except where varied by the following conditions.
2. The proposal must be constructed in accordance with the details submitted to NC and approved plans in relation to Minor Works Application number **MWA** except where varied by the following conditions.
3. The proposal must be demolished in accordance with the details submitted to NC and approved plans in relation to Demolition Application number **DMA** except where varied by the following conditions.
4. The proposal must be developed in accordance with the details submitted to NC and approved plans in relation to Development Application number **DA** except where varied by the following conditions. Building approval is to be obtained from NC prior to the commencement of work pursuant to the development approval.
5. Approval is granted subject to compliance with LJ Hooker Nhulunbuy requirements as stated in their attached approval letter (if applicable).
6. All building works must comply with the **National Construction Code (NCC)** and relevant **Australian Standards (AS)**. For applicable constructions a **Section 40 Engineers Certificate** showing that proposed building work is Region C Terrain Category 2.5 Tropical Cyclone rated, as described in the NCC, must be provided.
7. The **Building/Demolition Permit** is valid for a period of two (2) years from the date on the permit except in the case of Minor Works where the validation may be reduced to one (1) year. All works must be completed and a **Certificate of Compliance** issued within the relevant time-frame. An extension of up to one (1) year may be granted upon written application to NC prior to the expiry of the Building Permit.
8. All works detailed in the approved plans/standard drawings and required by any conditions of the permit must be completed prior to the issue of a **Certificate of Compliance**.
9. Construction/demolition materials and machinery must be kept within the worksite. All materials, sheds, skip bins, temporary toilets, spoil and the like shall be kept within the property. No vehicles or machines are permitted to stand or park on any footpath.

## **ABLUTIONS**

10. Toilet facilities are to be provided at, or in the vicinity of, the work site and where work involved in the erection or demolition of a building is being carried out, at a rate of one toilet for every twenty (20) persons or part of twenty (20) persons employed at the site. Each toilet provided:
  - Must be a standard flushing toilet; and be
  - Connected to a public sewer or to some other sewerage management facility approved by NC.

## **CAR PARKING**

11. All car parking areas, driveways and vehicle manoeuvring areas must be constructed, sealed and drained in accordance with sound engineering practice, and BCA guidelines, prior to the occupation or use of the development.
12. The driveways, parking areas and vehicle manoeuvring areas must be maintained in good condition at all times.
13. During construction or demolition a minimum of 1 car parking space per peak shift employee (including contractors) measuring not less than 3000mm x 6000mm must be provided on the approved site.
14. The car parking bays provided must be suitably line marked or delineated and the line marking or delineation of the bays must be maintained thereafter in good condition at all times.
15. All landscaped and grassed areas must be separated from adjacent driveways and parking areas by a suitable kerb or non mountable device prior to the occupation of the project. Such kerbing or device must facilitate free movement of disabled persons.
16. Suitable wheel stops or bump bars must be placed in all parking spaces prior to the use of the car parking area.
17. Directional signs indicating the location of car parking spaces must be provided on the subject land and maintained in a clear and legible condition at all times.
18. The car parking area and access to such must be lit at least to the same intensity as adjacent public streets, and that the lighting be designed and located in such a way that adjacent properties, public spaces and traffic are not inconvenienced by glare or overspill of light.
19. All materials and goods must at all times be loaded and unloaded within the confines of the subject land. The storage of materials and goods on the land in areas delineated for use for car parking is not permitted.

## **CARETAKER RESIDENCES – INDUSTRIAL ESTATE**

20. No person shall reside in the caretaker residence without the written permission of Rio Tinto Alcan (RTA). An **Application for Caretaker SPL250** form is to be submitted prior to taking up residence.
21. Accommodation will be for a maximum of two (2) residents only. Under no circumstances are children under sixteen (16) years of age be accommodated in the caretaker residence.
22. The sublease holder must advise RTA – Communities and Government Relations of any change in resident caretaker personnel.

## **CERTIFICATION**

23. Self-certification of construction stages will be by way of Inspection and Test Plans (ITP) developed and completed by the service provider, i.e., the contractor/builder, and submitted with the application. Sample ITPs are available from NC on request.
24. Upon completion of the construction the service provider is to lodge a **Declaration of Compliance** to NC. Following inspection of the construction by an NC representative a **Certificate of Compliance** may then be issued which authorises occupancy.
25. Upon completion of the building/demolition works the applicant is to complete a **Declaration of Compliance** form declaring that the project has been completed in accordance with the approved application and to the National Construction Code. Upon receipt of the form the Building Administration Officer may issue a **Certificate of Compliance** to indicate that the project has been finalised.

## **CYCLONES**

26. All building and demolition applications, where work is to be conducted between the months of November and May, must have a completed **Cyclone Management Plan** attached.

## **DEMOLITION**

27. Demolition of existing buildings must be carried out strictly in accordance with **AS 2601**.
28. It is the responsibility of the applicant to notify NC of any existing damage to public areas in the vicinity of the building site through the submission of a dilapidation report supported with suitable photographic records, prior to the commencement of any work. Any damage other than that noted prior to commencement of the demolition shall be the responsibility of the sub lessee of the property for repair and/or reinstatement.
29. The applicant will ensure that the demolition contractor has a current public risk insurance coverage for a minimum of \$10 million. A copy of the policy must be submitted to Nhulunbuy Corporation prior to the commencement of demolition.
30. The applicant shall comply with the requirements of NT Worksafe.
31. An **Asbestos Management Plan**, compliant with the requirements of NT Worksafe, must be submitted if asbestos materials are discovered on-site prior to work either commencing and/or continuing.

## **DEPENDENT RELATIVE ACCOMODATION**

32. The occupants of the dependent relative accommodation must be direct relatives of the family occupying the main dwelling.

## **DRIVEWAYS**

33. The vehicle crossover must be constructed of a minimum 150mm thick concrete reinforced with F82 reinforcing mesh.
34. The vehicle crossover must have a minimum width of 3500mm.
35. A layback must be provided from the bottom of the front face of the kerb. The layback must reach a minimum height of 100mm from the gutter invert at a distance of 500mm from the kerb.

## **ELECTRICAL**

36. All electrical work is to be carried out in compliance with **AS 3000**.
37. For any new connection to the RTA power distribution network or any electrical load associated with new developments requiring NC approval a **New Power Connection** form must be submitted for consideration by RTA.
38. If any electrical works such as airconditioners, fans, lights, GPOs etc. are proposed to be installed in association with the construction, a **Proposed Maximum Demand Power Calculation** form (supplied by an electrician and in accordance with **AS 3000**) must be submitted and authorisation will be required from RTA prior to any works of this nature commencing.

## **ENVIRONMENT**

39. To minimise the noise impact on the surrounding environment, all building and demolition work shall be carried out only between the hours of 7.00am and 6.00pm Monday-Friday inclusive and 8.00am and 1.00pm Saturday. No work shall be carried out on Sundays or Public Holidays.
40. All scarring or physical disturbances of the land during any excavation work must be restricted to only that which is shown on the approved plans and only as required for building work and/or access purposes. All exposed excavations and fill must be covered with top soil and planted with native ground cover vegetation which will screen the changed land forms and prevent erosion with six (6) months of the excavation work taking place.
41. Vegetation clearance work must not be undertaken on the site until the start of building works is imminent and only for the area approved by NC and/or RTA for the location of the proposed building work.
42. Vegetation must be removed in strict accordance with the approved plans.
43. Erosion control measures must be maintained throughout the progress of the approved works.

## **EXCAVATIONS**

44. An excavation permit must be obtained prior to any ground works commencing on site. The **Excavation Permit Application** must be completed and lodged with the Building Application.
45. The Nhulunbuy Corporation will issue an Excavation Permit for water and sewer services **ONLY**. It is the responsibility of the applicant to identify if there are any other services, e.g. electrical, communications etc., prior to commencing any works.
46. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

## **EXISTING TREES**

47. All existing trees within the subject site not directly affected by site work and building work must be protected during the undertaking of works and retained.
48. The footings of the proposed development must be designed having regard for the existing trees on the site which are proposed to be retained in the approved plans as well as proposed supplementary landscaping and streetscaping involving tree planting incorporating the likely growth of those trees.

## **FENCING**

49. Construction of fences must be in compliance with the NC Fencing Policy adopted on 18 November 2015 which includes the following provisions:

Front Fence - Maximum height of 1200mm, setback from the road or front boundary by 3 metres with an extra .5 metre setback if there is any infrastructure on the property (e.g. a power pole). The fence must be constructed of material which does not adversely impact the aesthetics of the area and not be a full block-out style (e.g. brick, block or colour bond).

Side and Rear Fence – Maximum height of 1800mm.

Industrial Estate: - Maximum height of 2800mm on all boundaries.

50. All fences are to be constructed with appropriate cyclone rated material.

## **FLOOD LIGHTING**

51. Floodlighting must be restricted to that necessary for security purposes only and must be directed and shielded in such a manner as to cause no light overspill nuisance of residential development.

## **LANDSCAPING**

52. The proposed landscaping must be established on the site in accordance with the approved plans prior to occupation of the development and must be maintained in good order at all times. Any such landscaping must be replaced if it dies or becomes seriously diseased.
53. The surroundings of the building must be planted with trees and shrubs which when mature will screen the building and enhance the amenity of the development without increasing fire danger and such trees and shrubs must be maintained in good health and condition thereafter.
54. Existing trees which are to be retained in accordance with approved landscaping plans for the subject site must not be damaged or removed (including root damage).
55. Trees of an appropriate indigenous species and local provenance must be established within the property to compensate for the loss at a rate of two replacement trees for every tree removed.
56. A re-vegetation management plan must be prepared and submitted to NC within three (3) months of the work taking place.

## **LAND USE**

57. The building herein approved not to be used for human habitation.
58. The building herein approved must only be used for private domestic purposes associated with the dwelling on the subject land.
59. All rubbish, ruinous or dilapidated materials shall be removed from the land.

## MINIMUM SETBACKS

### 60. Nhulunbuy Township:

- Side and rear boundaries 1500mm
- Front setback for open structure 4000mm
- Front setback for an enclosed structure 7000mm

### 61. Industrial Estate:

- Side and rear boundaries 3000mm
- Front setback from kerb on John Flynn Drive 6000mm
- Front setback from all other thoroughfares 3000mm
- From rear of front adjoining lot (if applicable) 4000mm

## MATERIALS AND FINISH

62. The external appearance, materials, colours and finishes of the new structure/building work must match or blend with the principal building as near as practical and be of a non reflective finish.
63. The proposed development must be painted to match or complement the paintwork of the principal building.
64. The structure must be clad with pre-painted material or material painted with a non reflective cover.
65. All free standing sides of the structure must remain open.
66. All external roof sheeting and wall cladding must be of sound undamaged materials of uniform colour and appearance.

## NTG REQUIREMENTS

67. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act must be notified to NT Build by lodgement of the required Project Notification Form. Further information can be obtained from the following website: [http://www.ntbuild.com.au/ntbuild/publications\\_forms/sitealert\\_changes-to-NTBuild\\_201404.pdf](http://www.ntbuild.com.au/ntbuild/publications_forms/sitealert_changes-to-NTBuild_201404.pdf).

## PLUMBING

68. An **Application for Water Supply/Sewer Connection** form is to be lodged with the Building Application if the project requires connection to one or both of these services.
69. All plumbing and drainage work is to be carried out in compliance with **AS 3500**.
70. On completion of the plumbing and drainage works, a **Sewerage Service Diagram** is to be provided by a licenced plumber which clearly identifies all works (both new and existing). The information on the diagram must be in black ink, be drawn to a scale of 1:100 or 1:200 and include:
- As completed drainage (internal and external)
  - Correct abbreviations to label fixtures
  - Details of the septic tank system
  - Street number
  - Street name
  - Town
  - Licensee details
  - North point
  - Date of drainage completion

## **SEWER CONNECTION**

See **PLUMBING**.

## **SHADE SAILS**

71. All shade sails must be removed during high winds or upon notification of a cyclone warning for Nhulunbuy.

## **SHIPPING CONTAINERS**

72. Only one shipping container per residential allotment is permitted.

73. The shipping container is to be used for the purpose of private domestic storage only. Any other proposed use must be nominated on the application upon submission to NC for consideration.

74. The shipping container will be painted in a dark recessive colour and shall be in good condition prior to its location on the allotment.

75. The shipping container must be suitably screened from public view through the provision of landscape screening. The landscaping shall be in place and established prior to the issuing of a **Certificate of Compliance**.

76. The shipping container must be fixed to ground screws, or suitable concrete footings, using the following:

- a. 12mm shackle
- b. 16mm diameter wire rope or 10mm steel chain; and
- c. 12mm turnbuckle to tension ties

77. The doors of the shipping container are to be fitted with a device for holding them in an open position for safety in the event of strong winds during periods when the doors may be open and so persons are not trapped inside due to the doors slamming shut.

## **SIGNAGE**

78. The signage and its support structure must be erected to comply with the minimum standards below:

79. The main structural frame must be painted to complement or blend with the main colour scheme adopted for the sign and be kept in good repair at all times.

## **SWIMMING POOLS**

80. Swimming and spa pool fencing/safety barriers must be provided and installed in accordance with the **AS 1926.1**.

81. All pool filter backwash systems are to be connected to the stormwater disposal system. Backwash systems must not be discharged to the sewerage system.

## **WATER CONNECTION**

See **PLUMBING**.

## **WINDOWS**

82. Upper storey windows of the dwelling (other than street elevation) must comprise of fixed translucent glazing or fixed shutters to a minimum height of not less than seventeen hundred (1700) mm from the finished floor level.