

Minor Building Works Form

Purpose of this form is to determine whether proposed building works are exempt from the requirement for a Building Permit and Occupancy Certificate under Building Note 114. If a building or structure does not fall under within the criteria outlined in the Building Note 114, the Building Permit is required.

1. PROJECT DESCRIPTION

Name		Email	
Project Postal Address		Lot No.	
Builder/Installer		Phone/Mobile No	
Description of the proposed structure:			
Following documents attached:			
	Site map (showing boundaries, distance from the boundary and proposed location)		
	Excavation Permit Application		
	Drawings or manufactures specifications		
	Minor Building Works Declaration		

2. Please select the table that most accurately describes the proposed structure

Table 1 - Types of Class 10 structures approved for construction without the need to obtain a building permit (Building Act section 55) or occupancy certification (Building Act section 65): Building Regulation 3(2)(a).

TYPE	Approved Class 10a structures	Additional notes
<input type="checkbox"/> 1	<p>Small freestanding structures</p> <p>Freestanding building or structures that:</p> <ul style="list-style-type: none"> a) Have a floor area of less than 15m²; and b) Do not exceed 2.5m in height; and c) Are constructed of lightweight materials; and d) Are not connected to plumbing or drainage services; and e) Are not fully enclosed; and f) Are ancillary to a residential building; and g) Are not attached to any other building; and h) Are only used for storage or domestic purposes. 	<p>This approved type is intended to include:</p> <ul style="list-style-type: none"> • Carports; or • Pool pump enclosures; or • Shade structures with a roof area of less than 15m²; or • Bin enclosures; or • Domestic animal enclosures such as aviaries, dog kennels, chicken coops.

TYPE	Approved Class 10a structures	Additional notes
<input type="checkbox"/> 2	<p>Enclosed storage structures</p> <p>Freestanding building or structures that:</p> <ol style="list-style-type: none"> Have floor area of less than 15m²; and Do not exceed 2.5m in height; and Are constructed or lightweight materials; and Are not connected to plumbing or drainage services; and Are not attached to any other building; and Are only used for storage and non-commercial purposes. 	<p>This approved type is intended to include:</p> <ul style="list-style-type: none"> Affixed shipping sea containers; or Garden sheds; or Private garages <p>This approved type <u>does not</u> include trailers, caravans, mobile homes or vehicles registerable under <i>Motor Vehicles Act 1949</i></p>
<input type="checkbox"/> 3	<p>Medium-sized freestanding structures</p> <p>Freestanding buildings or structures that:</p> <ol style="list-style-type: none"> Have a floor area of less than 30m²; and Do not exceed 2.5m in height; and Have a roof area of less than 15m²; and Are not connected plumbing or drainage services; and Are ancillary to a residential building; and Are not attached to any other building; and Are not fully enclosed; and Are used only for storage and non-commercial purposes. 	<p>This approved type is intended to include:</p> <ul style="list-style-type: none"> Shade structures, pergolas, gazebos, “Bali huts”; or Green houses/shade houses; or Domestic animal enclosures such as aviaries, dog kennels, chicken coops. <p>This approved type <u>does not</u> include fully enclosed spaces such as sunrooms; those structures should be treated as class 1a structures and meet the requirements for class 1a structures.</p> <p>This approved type <u>does not</u> include decks. Decks are dealt with separately – see approved type 4 below.</p>
<input type="checkbox"/> 4	<p>Decks</p> <p>Deck structures that:</p> <ol style="list-style-type: none"> Have a floor area of no more than 25m²; and Are not more than 400mm above ground level; and Are not fully enclosed; and Do not have a roof; and Are ancillary to a residential building; and Are not attached to any other building, or do not affect the integrity of the building to which they are attached. 	<p>This approved type <u>does not</u> include fully enclosed spaces such as sunrooms; those structures should be treated as class 1a structures and meet the requirements for class 1a structures.</p> <p>This approved type <u>does not</u> include pergolas, gazebos or other shade structures. Pergolas, gazebos and other shade structures are dealt with separately – see approved type 3 above.</p>

TYPE	Approved Class 10a structures	Additional notes
<input type="checkbox"/> 5	<p>Storage structures in rural zones or unzoned lands identified in the NT Planning Scheme</p> <p>Structures that:</p> <ol style="list-style-type: none"> Have a floor area of not more than 100m²; and Do not exceed 2.5m l height; and Are not provided with or connected to plumbing and drainage services; or Are used for storing non-hazardous materials; and Are not used for any commercial purposes; and Are ancillary to a residential building; and Are not attached to any other building. 	<p>This approved type <u>does not</u> include:</p> <ul style="list-style-type: none"> Structures intended or designed to be inhabited by people; and Buildings or structures used for commercial farming or agricultural activities; and Buildings or structures used for commercial purposes, such as produce packing buildings.

Table 2 - Types of Class 10b structures approved by the Director for construction without the need to obtain a building permit (Building Act section 55) or occupancy certification (Building Act section 65): Building Regulation 3(2)(a).

TYPE	Approved Class 10b structures	Approved Class 10b structures
<input type="checkbox"/> 6	<p>Fences, screens, gates or similar vertical structures</p> <p>Vertical structures such as fences, screens or gates:</p> <ol style="list-style-type: none"> not including fall barriers or glass panel fences or barriers; and of no more than 1m in height, if constructed from masonry or other material offering resistance to wind loading; or of no more than 1.8m in height, if constructed of mesh, tubular or slatted material with a gap ratio of no more than 100mm; or of no more than 1.8m in height if constructed of light weight cladding or sheet metal. 	<p>Fences associated with swimming pools, spas and wading pools must comply with the <i>Swimming Pool Safety Act 2004</i> and <i>Swimming Pool Safety Regulations 2004</i>.</p>
<input type="checkbox"/> 7	<p>Retaining walls</p> <p>Retaining walls that:</p> <ol style="list-style-type: none"> are of no more than 600mm in height; and do not directly provide stability to a building or structure; and are not constructed in conjunction with or as part of other building work; and do not provide stability to adjoining property; and are not to be located on across any registered easements and any water or sewer main. 	

TYPE	Approved Class 10b structures	Approved Class 10b structures
<input type="checkbox"/> 8	<p>Swimming pools or spas</p>	<p>Swimming pools or spas must comply with the safety barrier requirements under:</p> <ul style="list-style-type: none"> • the <i>Swimming Pool Safety Act 2004</i>; and • the <i>Swimming Pool Safety Regulations 2004</i>.
<input type="checkbox"/> 9	<p>Masts, poles, antennas, aerials</p> <p>Masts, poles, antennas, aerials or similar structures that:</p> <ol style="list-style-type: none"> are of no more than 2m in height above the highest point of the attachment to the building; or are not attached to a building and do not exceed a height of 6m above ground level; and if built for the purpose of displaying signage, are more than 3m to a street alignment and have a display and are of no more than 6m2. 	<p>This approved type is intended to include:</p> <ul style="list-style-type: none"> • domestic satellite dishes with a diameter of no more than 900mm; or • flag poles; or • netball or basketball hoops; or • football goal posts; or • television or fixed wireless antennas
<input type="checkbox"/> 10	<p>Rainwater tank</p> <p>Placed on a slab on ground or a slab built up a maximum of 450mm.</p>	

Office use only

	Meets criteria of Building Note 114 – Building Permit and Occupancy Certificate/Certificate of Completion not required
	Does not meet Building Note 114 criteria – Building Permit and Occupancy Certificate/Certificate of Completion required
Application Number	
Name	
Date	
Signature	

Minor Building Works Declaration

This Minor Building Works Declaration applies to building works that are exempt from Building Permit and Occupancy Certificate/Certificate of Compliance under Building Note 114.

BUILDER/INSTALLER DETAILS

Name	
Business Name	
Registration Number (if applicable)	
Phone/Mobile number	
Email	
Postal Address	

DECLARATION

I, _____, declare that the works described in this application are Class 10(non-habitable) works only. The works comply in full with the criteria set out in Building Note 114, including size, height, construction type and use limitations.

I agree to promptly notify the Nhulunbuy Corporation of any changes and variations. Any variation to the plans and conditions will require additional submission of an amended Minor Building Works Form.

The structure is non-habitable, not connected to plumbing or sanitary drainage and is not attached to another building.

The works will comply with all the applicable requirements of the National Construction Code relevant to Class 10 structures.

Name:

Date:

Signature