

Type of building works that require permits

This page has information about building work in the Nhulunbuy Township and Industrial Estate that require both a building permit before work starts, and for work to be certified or approved at the end of construction before occupancy. Your project may also need development approval and other permits and approvals to comply with the NT Planning Scheme 2020, Nhulunbuy and Industrial Estate Land Development Policy SPL 214/250 and National Construction Code.

These tables a guide or reference only and in no way are to be interpreted as an exhaustive description of all building works, and that NC must be consulted prior to any construction works being undertaken in either of the special leases.

A building permit sets conditions on the construction, demolition, or alteration of a building. It details your building work and states that your plans are lawful before construction begins. Check the table below to see if you need a building permit for your project.

For a residential building or associated structure, it is advised to engage a local competent or an NT registered builder/contractor to carry out the works.

Building Works	Development/Building Application registered with NC	Development Application	Building Approval - Certification in accordance with the National Construction Code (including Section 40 Design Certificates by NT Registered Engineers)		Inspection Certification- (Footing/slab, wall frame, roof frame, wet area, fire-resistance, final)		Certificate of Completion/Occupancy	
			Approved documents issued by an NT Registered Building Certifier	Approved documents issued by NC's Development and Compliance officer	By an NT Registered Building Certifier	By NC	By an NT Registered Building Certifier	By NC
Permanent Shipping Containers installed on SPL250 and SPL214 Garden Shed & free-standing carports - Less than \$15,000	YES- Consult NC for advice before proceeding	NO- If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	OPTIONAL- Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	YES	-	YES
			Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Excavation Permit *Only documents specific to the works required		Inspection Stages - - Footing/slab: pre-pour of footings & concrete slab - Wall/Roof frame: if exposed can be done on final inspection - Final inspection		Documentation required - -Section 40 Construction Certificates (Structural) -Inspection Certificates -Builder's declaration -Roller door certificate -other documentation or reports *Only documents specific to the works required	
Group 1 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if Required	Additional Fees if the Approved Documents issued by NC		Additional Fees Per Inspection if conducted by NC		No Fees required (Covered in the Building Application)	
Garden Shed, free-standing carports & minor buildings - More than \$15,000	YES- Consult NC for advice before proceeding	NO- If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	OPTIONAL- Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	YES	-	YES
			Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Excavation Permit *Only documents specific to the works required		Inspection Stages - - Footing/slab: pre-pour of footings & concrete slab - Wall/Roof frame: if exposed can be done on final inspection - Final inspection section		Documentation required - -Section 40 Construction Certificates (Structural) -Inspection Certificates -Builder's declaration -Roller door certificate -other documentation or reports *Only documents specific to the works required	
Group 2 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		NA		NA	

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			Approved documents issued by an NT Registered Building Certifier	Approved documents issued by NC's Development and Compliance officer	By an NT Registered Building Certifier	By NC	By an NT Registered Building Certifier	By NC
Above-ground swimming pool / Spa Pools Group 1 Building Works <i>Works over \$15,000 will be considered Group 2 Building Works</i>	<u>YES</u> - Consult NC for advice before proceeding	<u>NO</u> - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	NA	<u>NO</u> - Approved documents issued in compliance with Swimming Pool Safety AS 1926.1 and including excavation Permit Certificate of Compliance (Spa Pool Lid)	-	<u>YES</u>	-	<u>YES</u>
					Inspection Stages - - Footing/slab: pre-pour of footings - Final inspection		Documentation required - -Inspection Certificates *Only documents specific to the works required	
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		NA		NA	
In-ground swimming pool Group 2 Building Works	<u>YES</u> - Consult NC for advice before proceeding	<u>NO</u> - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	<u>OPTIONAL</u> - Building certifier can be engaged	<u>YES</u> - Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	<u>YES</u>	-	<u>YES</u>
			Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Excavation Permit *Only documents specific to the works required		Inspection Stages - - Footing/slab: pre-pour of the walls and floor - Final inspection		Documentation required - -Section 40 Construction Certificates (Structural) -Inspection Certificates -Builder's declaration -other documentation or reports *Only documents specific to the works required	
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		NA		NA	
Driveways Group 1 Building Works <i>Works over \$15,000 will be considered Group 2 Building Works</i>	<u>YES</u> - Consult NC for advice before proceeding	<u>NO</u>	NA	Excavation Permit	-	<u>YES</u>	-	<u>YES</u>
					Inspection Stages - - Final inspection		Documentation required - -Inspection Certificates *Only documents specific to the works required	
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		NA		NA	

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			Approved documents issued by an NT Registered Building Certifier	Approved documents issued by NC's Development and Compliance officer	By an NT Registered Building Certifier	By NC	By an NT Registered Building Certifier	By NC
<p>New fence or renovate existing fence - less than 1.2m & does not offer wind resistance, such as chain wire mesh or metal pool type fence and the like</p> <p>Group 1 Building Works Works over \$15,000 will be considered Group 2 Building Works</p>	<p>YES - Consult NC for advice before proceeding</p>	<p>NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250</p>	NA	Site Plan Details of Fencing type & Footings Excavation Permit	-	YES	-	YES
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		NA	<p>Inspection Stages - - Final inspection</p>	<p>Documentation required - -Inspection Certificates *Only documents specific to the works required</p>	
<p>New fence or renovate existing fence - All other fences such as colorbond, masonry and the like</p> <p>Group 1 Building Works Works over \$15,000 will be considered Group 2 Building Works</p>	<p>YES - Consult NC for advice before proceeding</p>	<p>NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250</p>	<p>OPTIONAL - Building certifier can be engaged</p>	<p>YES - Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)</p>	-	YES	-	YES
	NC Building Application Fees Applicable	Development Application Fees applicable if required	<p>Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Excavation Permit *Only documents specific to the works required</p>		<p>Inspection Stages - - Footing: pre-pour of footings - Final inspection</p>		<p>Documentation required - -Inspection Certificates -Builder's declaration -other documentation or reports *Only documents specific to the works required</p>	
<p>Pergola/Shade Structure - less than a total of 30sqm of shade cloth, totally freestanding, electrical works and not attached to any building, more than 50mm from any other building</p> <p>Group 1 Building Works Works over \$15,000 will be considered Group 2 Building Works</p>	<p>YES - Consult NC for advice before proceeding</p>	<p>NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250</p>	NA	Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Excavation Permit	-	YES	-	YES
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		NA	<p>Inspection Stages - - Footing: pre-pour of footings - Final inspection</p>	<p>Documentation required - -Inspection Certificates *Only documents specific to the works required</p>	

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			Approved documents issued by an NT Registered Building Certifier	Approved documents issued by NC's Development and Compliance officer	By an NT Registered Building Certifier	By NC	By an NT Registered Building Certifier	By NC
Pergola/Shade Structure Group 2 Building Works	<p>YES - Consult NC for advice before proceeding</p>	<p>NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250</p>	<p>OPTIONAL - Building certifier can be engaged</p>	<p>YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)</p>	-	<p>YES</p>	-	<p>YES</p>
			<p>Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee *Only documents specific to the works required</p>		<p>Inspection Stages - - Footing/slab: pre-pour of footings/concrete slab - Final inspection</p>		<p>Documentation required - -Section 40 Construction Certificates (Structural) -Inspection Certificates -Electricity Reform Act Section 69 certificate -Builder's declaration -other documentation or reports *Only documents specific to the works required</p>	
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		NA		NA	
Retaining Wall - less than 600mm and not supporting building works Group 1 Building Works Works over \$15,000 will be considered Group 2 Building Works	<p>YES - Consult NC for advice before proceeding</p>	<p>NO</p>	NA	Excavation Permit	-	<p>YES</p>	-	<p>YES</p>
			<p>Documentation required - - Final inspection</p>		<p>Documentation required - -Inspection Certificates *Only documents specific to the works required</p>			
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		Additional Fees Per Inspection if conducted by NC		No Fees required (Covered in the Building Application)	
Retaining Wall - more than 600mm Group 2 Building Works	<p>YES - Consult NC for advice before proceeding</p>	<p>NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250</p>	<p>OPTIONAL - Building certifier can be engaged</p>	<p>YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)</p>	-	<p>YES</p>	-	<p>YES</p>
			<p>Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee *Only documents specific to the works required</p>		<p>Inspection Stages - - Footing: pre-pour of footings - Wall: pre-pour of wall - Final inspection</p>		<p>Documentation required - -Section 40 Construction Certificates (Structural) -Inspection Certificates -Builder's declaration -other documentation or reports *Only documents specific to the works required</p>	
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		NA		NA	

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Building Works	Development/Building Application registered with NC	Development Application	Building Approval - Certification in accordance with the National Construction Code (including Section 40 Design Certificates by NT Registered Engineers)		Inspection Certification- (Footings/slab, wall frame, roof frame, wet area, fire-resistance, final)		Certificate of Completion/Occupancy	
			Approved documents issued by an NT Registered Building Certifier	Approved documents issued by NC's Development and Compliance officer	By an NT Registered Building Certifier	By NC	By an NT Registered Building Certifier	By NC
Retaining Wall - supporting building works Group 2 Building Works	YES - Consult NC for advice before proceeding	NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	OPTIONAL - Building certifier can be engaged	YES - Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	YES - can be done by NC if consent is given	-	YES	YES
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee *Only documents specific to the works required		Inspection Stages - - Footing: pre-pour of footings - Wall: pre-pour of wall - Final inspection		Documentation required - -Section 40 Construction Certificates (Structural) -Inspection Certificates -Builder's declaration -other documentation or reports *Only documents specific to the works required	
			Additional Fees if the Approved Documents issued by NC		NA		NA	
Flag Poles, Satellite dishes, skylight, roof, vents, solar hot-water & photovoltaic systems Group 1 Building Works Works over \$15,000 will be considered Group 2 Building Works	YES - Consult NC for advice before proceeding	NO	OPTIONAL - Building certifier can be engaged	YES - Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	YES	-	YES
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee *Only documents specific to the works required		Inspection Stages - - Roof frame: roof structure - Final inspection		Documentation required - -Section 40 Construction Certificates (Structural/Plumbing) -Inspection Certificates -Electricity Reform Act Section 69 certificate -Builder's declaration -other documentation or reports *Only documents specific to the works required	
			Additional Fees if the Approved Documents issued by NC		NA		NA	

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			Approved documents issued by an NT Registered Building Certifier	Approved documents issued by NC's Development and Compliance officer	By an NT Registered Building Certifier	By NC	By an NT Registered Building Certifier	By NC
Existing building - changing window, reroofing or replacing the external sheeting	YES- Consult NC for advice before proceeding	NO	OPTIONAL- Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	YES	-	YES
			Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee *Only documents specific to the works required		Inspection Stages - - Roof frame: roof structure (reroofing) - Final inspection		Documentation required - -Section 40 Construction Certificates (Structural) -Inspection Certificates -Window/Glazing certificate shower screen -Builder's declaration -other documentation or reports *Only documents specific to the works required	
Group 2 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		NA		NA	
Renovating a bathroom in a house - No change to walls, fixtures or plumbing	YES- Consult NC for advice before proceeding	NO	NA	NA	-	YES	-	YES
					Inspection Stages - - Final inspection		Documentation required - -Inspection Certificates *Only documents specific to the works required	
Group 1 Building Works Works over \$15,000 will be considered Group 2 Building Works								
Renovating a bathroom in a house - Changing wall, fixtures or plumbing	YES- Consult NC for advice before proceeding	NO	OPTIONAL- Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	YES	-	YES
			Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee *Only documents specific to the works required		Inspection Stages - - Roof frame: roof structure - Final inspection		Documentation required - -Section 40 Construction Certificates (Structural/Plumbing) -Inspection Certificates -Water-proofing certificate -Electricity Reform Act Section 69 certificate -Window/Glazing certificate shower screen -Builder's declaration -other documentation or reports *Only documents specific to the works required	
Group 2 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		Fees charged by the external party		Fees charged by the external party	

Type of building works that require permits

Building Works	Development/Building Application registered with NC	Development Application	Building Approval - Certification in accordance with the National Construction Code (including Section 40 Design Certificates by NT Registered Engineers)		Inspection Certification- (Footing/slab, wall frame, roof frame, wet area, fire-resistance, final)		Certificate of Completion/Occupancy	
			Approved documents issued by an NT Registered Building Certifier	Approved documents issued by NC's Development and Compliance officer	By an NT Registered Building Certifier	By NC	By an NT Registered Building Certifier	By NC
Minor building works or alterations to an existing house - Verandas, attached carports Group 2 Building Works	<u>YES</u> - Consult NC for advice before proceeding	<u>NO</u> - If works proposal complies with Nhulunbuy Land Development Policy SPL 214	<u>OPTIONAL</u> - Building certifier can be engaged	<u>YES</u> - Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	<u>YES</u>	-	<u>YES</u>
			<u>Documentation required</u> - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Excavation Permit *Only documents specific to the works required		<u>Inspection Stages</u> - - Footing/slab: pre-pour of footings & concrete slab - Wall/Roof frame: structural component before lining - Final inspection section		<u>Documentation required</u> - -Section 40 Construction Certificates (Structural/Plumbing) -Inspection Certificates -Electricity Reform Act Section 69 certificate -Termite Certificate -Truss Certificate -Window/Glazing certificate shower screen -Roller door certificate -Builder's declaration -other documentation or reports *Only documents specific to the works required	
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		Fees charged by the external party		Fees charged by the external party	
Major building works or addition to an existing house - New rooms, enclosure of carports/verandas as an increase in floor areas used for normal domestic activities. Group 3 Building Works	<u>YES</u> - Consult NC for advice before proceeding	<u>NO</u> - If works proposal complies with Nhulunbuy Land Development Policy SPL 214	<u>YES</u> - Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	<u>YES</u>	-	<u>YES</u>	-
			<u>Documentation required</u> - Architectural set Structural set Plumbing set Electrical set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Excavation Permit *Only documents specific to the works required		<u>Inspection Stages</u> - - Footing/slab: pre-pour of footings & concrete slab - Wall/Roof frame: wall structure - Roof frame: roof structure - Wet area - after water-proof membrane but before tiling -Final inspection		<u>Documentation required</u> - -Section 40 Construction Certificates (Structural/Plumbing) -Inspection Certificates -Electricity Reform Act Section 69 certificate -Termite Certificate -Truss Certificate -Water-proofing certificate -Window/Glazing certificate shower screen -Roller door certificate -Builder's declaration -other documentation or reports *Only documents specific to the works required	
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		Fees charged by the external party		Fees charged by the external party	

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Building Works	Development/Building Application registered with NC	Development Application	Building Approval - Certification in accordance with the National Construction Code (including Section 40 Design Certificates by NT Registered Engineers)		Inspection Certification- (Footing/slab, wall frame, roof frame, wet area, fire-resistance, final)		Certificate of Completion/Occupancy	
			Approved documents issued by an NT Registered Building Certifier	Approved documents issued by NC's Development and Compliance officer	By an NT Registered Building Certifier	By NC	By an NT Registered Building Certifier	By NC
<p>New residential development Class 1a- Single dwelling being a detached house or one of a group of two or more attached dwellings, each a building, separated by a fire-resisting wall, including a duplex, terrace house or town house</p>	<p>YES - Consult NC for advice before proceeding</p>	<p>NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214</p>	<p>YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)</p>	-	<p>YES- can be done by NC if consent is given</p>	-	YES	YES
			<p>Documentation required - Architectural set Structural set Plumbing set Electrical set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Development Approval (RT) Alternative Solution Reports Excavation Permit</p> <p><i>*Only documents specific to the works required</i></p>		<p>Inspection Stages - - Footing/slab: pre-pour of footings & concrete slab - Wall/Roof frame: wall structure - Roof frame: roof structure - Wet area - after water-proof membrane but before tiling - Final inspection</p>		<p>Documentation required - -Section 40 Construction Certificates (Structural/Plumbing) -Inspection Certificates -Electricity Reform Act Section 69 certificate -Termite Certificate -Truss Certificate -Water-proofing certificate -Window/Glazing certificate shower screen -Roller door certificate -Builder's declaration -other documentation or reports</p> <p><i>*Only documents specific to the works required</i></p>	
Group 3 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Fees are charged by the external party for the Approved Documentation		Fees charged by the external party		Fees charged by the external party	
<p>New residential development Class 1b - Boarding house, guest house, hostel or the like - (A) with a total area of all floors no exceeding 300sqm measured over the enclosed walls; and (B) in which not more than 12 persons would ordinarily be residents; or 4 or more single dwelling located on one allotment and used for short-term holiday accommodation</p>	<p>YES - Consult NC for advice before proceeding</p>	<p>YES - Requires compliance with Nhulunbuy Land Development Policy SPL 214</p>	<p>YES- Approved documents must contain Section 40 Design Certificates/NTFRS (i.e. structural/Plumbing/Mechanical)</p>	-	<p>YES- can be done by NC if consent is given</p>	-	YES	YES NC to issue the final CoC after receiving the Certificate of Occupancy and relevant final documents
			<p>Documentation required - Architectural set Structural set Mechanical set Plumbing set Electrical set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Development Approval (RT) Alternative Solution Reports</p> <p><i>*Only documents specific to the works required</i></p>		<p>Inspection Stages - - Footing/slab: pre-pour of footings & concrete slab - Wall/Roof frame: wall structure - Roof frame: roof structure - Wet area - after water-proof membrane but before tiling - Final inspection</p>		<p>Documentation required - -Section 40 Construction Certificates (Structural/Plumbing/mechanical) -Inspection Certificates -Electricity Reform Act Section 69 certificate -Termite Certificate -Truss Certificate -Water-proofing certificate -Window/Glazing certificate shower screen -Roller door certificate -Builder's declaration -other documentation or reports</p> <p><i>*Only documents specific to the works required</i></p>	
Group 3 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Fees are charged by the external party for the Approved Documentation		Fees charged by the external party		Fees charged by the external party	

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			Approved documents issued by an NT Registered Building Certifier	Approved documents issued by NC's Development and Compliance officer	By an NT Registered Building Certifier	By NC	By an NT Registered Building Certifier	By NC
Residential Demolition and Partial Building Demolition Group 3 Building Works	YES - Consult NC for advice before proceeding	NO - If works complies with Nhulunbuy Land Development Policy SPL 214	YES-	-	YES-	-	YES	YES
			Documentation required Authorisation Letter from Sub-Lessee Excavation Permit Detailed Scope of Works – may include Structural, Plumbing or Electrical DWGS Risk Management Plan Site plan Asbestos Management Plan Cyclone Management Plan *Only documents specific to the works required		Inspection Stages – Final Inspection		Documentation required – Declaration of Compliance (Builder/Contractor) Construction Section 40 Certificates (Plumbing/Structural) Electrical Certificate of Compliance Asbestos Clearance Certificate Other documentation or reports NTFRS Fire Safety Report *Only documents specific to the works required	
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Fees may be charged by the external party for the Approved Documentation		Fees charged by the external party		Fees charged by the external party	
Commercial and Industrial Buildings Demolition and Partial Building Demolition Group 4 Building Works	YES - Consult NC for advice before proceeding	YES - If works complies with Nhulunbuy Land Development Policy SPL 214/250	YES-	-	YES-	-	YES	YES
			Documentation required Authorisation Letter from Sub-Lessee Excavation Permit Detailed Scope of Works – may include Structural, Plumbing or Electrical DWGS Risk Management Plan Site plan Asbestos Management Plan Cyclone Management Plan NTFRS Fire Safety Report *Only documents specific to the works required		Inspection Stages - Final Inspection		Documentation required – Declaration of Compliance (Builder/Contractor) Construction Section 40 Certificates (Plumbing/Structural) Electrical Certificate of Compliance Asbestos Clearance Certificate Other documentation or reports NTFRS Fire Safety Report *Only documents specific to the works required	
	NC Building Application Fees Applicable	Development Application Fees applicable if required	Fees are charged by the external party for the Approved Documentation		Fees charged by the external party		Fees charged by the external party	

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			Approved documents issued by an NT Registered Building Certifier	Approved documents issued by NC's Development and Compliance officer	By an NT Registered Building Certifier	By NC	By an NT Registered Building Certifier	By NC
A residential building containing 2 or more separate dwellings Class 2 - Multi-storey flats	YES - Consult NC for advice before proceeding	YES - Requires compliance with Nhulunbuy Land Development Policy SPL 214	YES- Approved documents must contain Section 40 Design Certificates/NTFRS (i.e. structural/Plumbing/Mechanical)	-	YES- can be done by NC if consent is given	-	YES	YES NC to issue the final CoC after receiving the Certificate of Occupancy and relevant final documents
			<p>Documentation required-</p> <ul style="list-style-type: none"> Architectural set Structural set Mechanical set hydraulic/Plumbing set Electrical set Fire Service set NTFRS Report (NTG) Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Development Approval (RT) Alternative Solution Reports <p>*Only documents specific to the works required</p>		<p>Inspection Stages-</p> <ul style="list-style-type: none"> - Footing/slab: pre-pour of footings & concrete slab - Wall/Roof frame: wall structure - Roof frame: roof structure -Wet area - after water-proof membrane but before tiling -Fire resistance- Firewall/floor construction -Final inspection 		<p>Documentation required -</p> <ul style="list-style-type: none"> -Section 40 Construction Certificates (Structural/Plumbing/Hydraulic/mechanical) -Inspection Certificates -Electricity Reform Act Section 69 certificate -Termite Certificate -Truss Certificate -Water-proofing certificate -Window/Glazing certificate shower screen -Roller door certificate -Fire service commissioning reports (Smoke detections, Sprinkler, hydrant & hose reels) -Builder's declaration -other documentation or reports <p>*Only documents specific to the works required.</p>	
Group 4 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Fees are charged by the external party for the Approved Documentation		Fees charged by the external party		Fees charged by the external party	

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Building Works	Development/Building Application registered with NC	Development Application	Building Approval - Certification in accordance with the National Construction Code (including Section 40 Design Certificates by NT Registered Engineers)		Inspection Certification- (Footing/slab, wall frame, roof frame, wet area, fire-resistance, final)		Certificate of Completion/Occupancy	
			Approved documents issued by an NT Registered Building Certifier	Approved documents issued by NC's Development and Compliance officer	By an NT Registered Building Certifier	By NC	By an NT Registered Building Certifier	By NC
Caretaker's residence – Industrial estate	YES - Consult NC for advice before proceeding	YES - Requires Rio Tinto's approval & compliance with Nhulunbuy Land Development Policy SPL 250	YES- Approved documents must contain Section 40 Design Certificates/NTFRS (i.e. structural/Plumbing/Mechanical)	-	YES- can be done by NC if consent is given	-	YES	YES NC to issue the final CoC after receiving the Certificate of Occupancy and relevant final documents
			<p>Documentation required -</p> <ul style="list-style-type: none"> Architectural set Structural set Mechanical set hydraulic/Plumbing set Electrical set Fire Service set NTFRS Report (NTG) Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Development Approval (RT) Alternative Solution Reports <p>*Only documents specific to the works required</p>		<p>Inspection Stages -</p> <ul style="list-style-type: none"> - Footing/slab: pre-pour of footings & concrete slab - Wall/Roof frame: wall structure - Roof frame: roof structure -Wet area - after water-proof membrane but before tiling -Fire resistance- Firewall/floor construction -Final inspection 		<p>Documentation required -</p> <ul style="list-style-type: none"> -Section 40 Construction Certificates (Structural/Plumbing/Hydraulic/mechanical) -Inspection Certificates -Electricity Reform Act Section 69 certificate -Termite Certificate -Truss Certificate -Water-proofing certificate -Window/glazing certificate shower screen -Roller door certificate -Fire service commissioning reports (Smoke detections, Sprinkler, hydrant & hose reels) -Builder's declaration -other documentation or reports <p>*Only documents specific to the works required.</p>	
Group 4 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC or fees are charged by the external party for the Approved Documentation		Fees charged by the external party		Fees charged by the external party	

Type of building works that require permits

nhulunbuy corporation

Building Works	Development/Building Application registered with NC	Development Application	Building Approval - Certification in accordance with the National Construction Code (including Section 40 Design Certificates by NT Registered Engineers)		Inspection Certification- (Footings/slab, wall frame, roof frame, wet area, fire-resistance, final)		Certificate of Completion/Occupancy	
			Approved documents issued by an NT Registered Building Certifier	Approved documents issued by NC's Development and Compliance officer	By an NT Registered Building Certifier	By NC	By an NT Registered Building Certifier	By NC
<p>New industrial and commercial buildings, 1 storey and less than 500sqm – Such as office, shops, café, restaurant, hairdressers, service station, sale/showroom & workshop</p>	<p>YES - Consult NC for advice before proceeding</p>	<p>YES - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250</p>	<p>YES - Approved documents must contain Section 40 Design Certificates/NTFRS (i.e. structural/Plumbing/Mechanical)</p>	-	<p>YES - can be done by NC if consent is given</p>		<p>YES</p>	<p>YES NC to issue the final CoC after receiving the Certificate of Occupancy and relevant final documents</p>
			<p>Documentation required - Architectural set Structural set Mechanical set hydraulic/Plumbing set Electrical set Fire Service set NTFRS Report (NTG) Environmental Health (NTG) Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Development Approval (RT) Alternative Solution Reports</p> <p>*Only documents specific to the works required</p>		<p>Inspection Stages - - Footing/slab: pre-pour of footings & concrete slab - Wall/Roof frame: wall structure - Roof frame: roof structure - Wet area - after water-proof membrane but before tiling - Fire resistance- Firewall/floor construction - Final inspection</p>		<p>Documentation required - -Section 40 Construction Certificates (Structural/Plumbing/Hydraulic/mechanical) -Inspection Certificates -Electricity Reform Act Section 69 certificate -Termite Certificate -Truss Certificate -Water-proofing certificate -Window/Glazing certificate shower screen -Roller door certificate -Fire service commissioning reports (Smoke detections, Sprinkler, hydrant & hose reels) -Builder's declaration -other documentation or reports</p> <p>*Only documents specific to the works required.</p>	
Group 4 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC or fees are charged by the external party for the Approved Documentation		Fees charged by the external party		Fees charged by the external party	

Type of building works that require permits

Building Works	Development/Building Application registered with NC	Development Application	Building Approval - Certification in accordance with the National Construction Code (including Section 40 Design Certificates by NT Registered Engineers)		Inspection Certification- (Footing/slab, wall frame, roof frame, wet area, fire-resistance, final)		Certificate of Completion/Occupancy	
			Approved documents issued by an NT Registered Building Certifier	Approved documents issued by NC's Development and Compliance officer	By an NT Registered Building Certifier	By NC	By an NT Registered Building Certifier	By NC
New industrial and commercial buildings, more than 1 storey or greater than 500sqm – <i>Such as office, shops, café, restaurant, hairdresser's, service station, sale/showroom & workshop</i>	YES - <i>Consult NC for advice before proceeding</i>	YES - <i>If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250</i>	YES - <i>Approved documents must contain Section 40 Design Certificates/NTFRS (i.e. structural/Plumbing/Mechanical)</i>	-	YES - <i>can be done by NC if consent is given</i>		YES	YES <i>NC to issue the final CoC after receiving the Certificate of Occupancy and relevant final documents</i>
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Group 4 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Fees are charged by the external party for the Approved Documentation		Additional Fees Per Inspection if conducted by NC		No Fees required (Covered in the Building Application)	

Type of building works that require permits

Building Works	Development/Building Application registered with NC	Development Application	Building Approval - Certification in accordance with the National Construction Code (including Section 40 Design Certificates by NT Registered Engineers)		Inspection Certification- (Footing/slab, wall frame, roof frame, wet area, fire-resistance, final)		Certificate of Completion/Occupancy	
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Health-care, assembly or aged care building – Public or private hospital, nursing home or clinic, day surgery or Public gathering place such as library, theatre, public hall or place of worship or School, early childhood centre, pre-school or nightclub, bar area, cinema, sports stadium, sports club or bus, railway station, airport or ferry terminal or residential accommodation of aged persons that requires 24 hours staff assistance	YES - Consult NC for advice before proceeding	YES - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	YES - Approved documents must contain Section 40 Design Certificates/NTFRS (i.e. structural/Plumbing/Mechanical)	-	YES - can be done by NC if consent is given		YES	YES NC to issue the final CoC after receiving the Certificate of Occupancy and relevant final documents
			Documentation required - Architectural set Structural set Mechanical set hydraulic/Plumbing set Electrical set Fire Service set NTFRS Report (NTG) Environmental Health (NTG) Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Development Approval (RT) Alternative Solution Reports *Only documents specific to the works required		Inspection Stages - - Footing/slab: pre-pour of footings & concrete slab - Wall/Roof frame: wall structure - Roof frame: roof structure - Wet area - after water-proof membrane but before tiling - Fire resistance- Firewall/floor construction -Final inspection		Documentation required - -Section 40 Construction Certificates (Structural/Plumbing/Hydraulic/mechanical) -Inspection Certificates -Electricity Reform Act Section 69 certificate -Termite Certificate -Truss Certificate -Water-proofing certificate -Window/Glazing certificate shower screen -Roller door certificate -Fire service commissioning reports (Smoke detections, Sprinkler, hydrant & hose reels) -Builder's declaration -other documentation or reports *Only documents specific to the works required.	
Group 4 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Fees are charged by the external party for the Approved Documentation		Additional Fees Per Inspection if conducted by NC		No Fees required (Covered in the Building Application)	

All building applications for works on Commercial or Industrial lots are categorised as Group 4 works irrespective of the type of works being completed.