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.

	Development/Building		Construction Code (including Section	n in accordance with the National 40 Design Certificates by NT Registered neers)	Inspection Ce (Footing/slab, wall frame, re resistance	oof frame, wet area, fire-	Certificate of	Completion/Occupancy
Building Works	Application registered with NC	Development Application	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	Ву NC
			OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	YES	-	YES
Permanent Shipping Containers installed on SPL250 and SPL214 Garden Shed & free-standing carports - Less than \$15,000	SPI250 and SPL214  Garden Shed & free-standing carports -  Consult NC for advice before proceeding with Nhulunbuy Land Development Policy SPL 214/250	If works proposal complies with Nhulunbuy Land Development	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 Appro	ved Documents issued by NC	Additional Fees Per Insp NC	· ·	No Fees required (Cov	ered in the Building Application)
			OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)		<u>YES</u>	-	YES
Garden Shed, free-standing carports & minor buildings -  More than \$15,000  Solution    Consult NC for advice before proceeding  NO -  If works proposal complies with Nhulunbuy Land Developm. Policy SPL 214/250		If works proposal complies with Nhulunbuy Land Development	Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee Excovation 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 requiredSection 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		N	Α		NA

	Development/Building	Development	Construction Code (including Section	n in accordance with the National 40 Design Certificates by NT Registered neers)	Inspection Co (Footing/slab, wall frame, r resistance	oof frame, wet area, fire-	Certificate of	Completion/Occupancy	
Building Works	Application registered with NC	Application	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	Ву NC	
Above-ground swimming pool / Spa Pools	<b>YES</b> - Consult NC for advice before	<u>NO</u> - If works proposal complies	NA NA	<b>NO</b> - Approved documents issued in compliance		YES	-	YES	
Group 1 Building Works	proceeding	with Nhulunbuy Land Development Policy SPL 214/250		including excavation Permit    Lettificate of Compliance (Spa Pool Lid)   Lettificate (Spa Pool Lid)		Inspection Stages Footing: pre-pour of footings - Final inspection		Documentation rec -Inspection Certifica *Only documents sp	
Works over \$15,000 will be considered Group 2 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Appro	ved Documents issued by NC	NA			NA	
			OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	YES		YES	
In-ground swimming pool	YES - Consult NC for advice before proceeding	NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	Site Struct Rio Tinto Cove Authorisation Lett Excavati	ion required Plan ural set r Sheet Consent er from Sub-Lessee on Permit fic to the works required	Inspection Stages Footing/slab: pre-pour of the walls and floor - Final inspection		-Inspection Certifica -Builder's declaratio -other documentati	ction Certificates (Structural) ites in	
Group 2 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Appro	ved Documents issued by NC	ı	NA		NA	
Drīveways	<u>YES</u> - Consult NC for advice before	<u>NO</u>	NA NA	Excavation Permit	-	YES	-	YES	
Group 1 Building Works	proceeding			LACOVICION CITIC	<u>Inspection Stages</u> - - Final inspection		<u>Documentation required</u> Inspection Certificates  *Only documents specific to the works required		
Works over \$15,000 will be considered Group 2 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Appro	he Approved Documents issued by NC NA			NA		

	Development/Building		Construction Code (including Section	n in accordance with the National 40 Design Certificates by NT Registered neers)	Inspection Ce (Footing/slab, wall frame, re resistance	oof frame, wet area, fire-	Certificate of	Completion/Occupancy	
Building Works	Application registered with NC	Development Application	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	ву NC	By an NT Registered Building Certifier	Ву NC	
New fence or renovate existing fence -	<b>YES</b> - Consult NC for advice before	<u>NO</u> - If works proposal complies	NA NA	Site Plan	-	YES	-	YES	
less than 1.2m & does not offer wind resistance, such as chain wire mesh or metal pool type fence and the like  Group 1 Building Works	proceeding	with Nhulunbuy Land Development Policy SPL 214/250	Deta	Details of Fencing type & Footings Excavation Permit		Inspection Stages Final inspection		Documentation red -Inspection Certifica *Only documents s <sub>i</sub>	
Works over \$15,000 will be considered Group 2 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Appro	Additional Fees if the Approved Documents issued by NC NA N		NA			
			OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)		YES	-	YES	
New fence or renovate existing fence - All other fences such as colorbond, masonry and the like	YES - Consult NC for advice before proceeding	NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	Site Struct Rio Tinto Cove Authorisation Lett	ion required Plan vral set r Sheet Consent er from Sub-Lessee on Permit	Inspection Stages Footing: pre-pour of footing - Final inspection	s	Documentation rec -Inspection Certifica -Builder's declaratic -other documentati *Only documents sp	ntes on	
Group 1 Building Works			*Only documents speci	fic to the works required					
Works over \$15,000 will be considered Group 2 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Appro	ved Documents issued by NC	Additional Fees Per Insp	ection if conducted by NC	No Fees required (Cov	ered in the Building Application)	
Pergola/Shade Structure -				Site Plan Structural set	-	<u>YES</u>	-	<u>YES</u>	
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  Group 1 Building Works	<b>YES</b> - Consult NC for advice before proceeding	NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	NA	Rio Tinto Cover Sheet Consent		5	Documentation rec -Inspection Certifica *Only documents s <sub>i</sub>		
Works over \$15,000 will be considered 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			

	Davidarmant/Building		Construction Code (including Section	n in accordance with the National 40 Design Certificates by NT Registered neers)	Inspection Ce (Footing/slab, wall frame, re resistance	oof frame, wet area, fire-	Certificate of	Completion/Occupancy
Building Works	Development/Building Application registered with NC	Development Application	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	ву NC	By an NT Registered Building Certifier	By NC
			OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	YES	-	YES
Pergola/Shade Structure	<u>YES</u> - Consult NC for advice before proceeding	NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	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/slab: pre-pour of footings/concrete slab - Final inspection		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	
Group 2 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		N	NA		NA
					-	YES	-	YES
Retaining Wall - less than 600mm and not supporting building works	<u>YES</u> - Consult NC for advice before proceeding	<u>NO</u>	NA	Excavation Permit	Inspection Stages - - Final inspection		<u>Documentation required</u> Inspection Certificates  *Only documents specific to the works re	
Group 1 Building Works		Development						
Works over \$15,000 will be considered Group 2 Building Works	NC Building Application Fees Applicable	Application Fees applicable if required	Additional Fees if the Appro	ved Documents issued by NC	Additional Fees Per Insp	ection if conducted by NC	No Fees required (Cov	ered in the Building Application)
		NO.	OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)		<u>YES</u>		YES
Retaining Wall - more than 600mm	YES - Consult NC for advice before proceeding  WO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250  *Or		Site Struct Rio Tinto Cove Authorisation Lett	ion required - Plan rual set r Sheet Consent er from Sub-Lessee fic to the works required	- Wall: pre-pour of wall - Inspection Certificates - Final inspection - other documentation or re		ction Certificates (Structural) ates อก	
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		NA	

	Development/Building		Construction Code (including Section	n in accordance with the National 40 Design Certificates by NT Registered neers)	Inspection Ce (Footing/slab, wall frame, ro resistance	oof frame, wet area, fire-	Certificate of	Completion/Occupancy
Building Works	Application registered with NC	Development Application	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	ву NC
		NO.	OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	<u>YES</u> - can be done by NC if consent is given	-	YES	<u>YES</u>
Retaining Wall - supporting building works			Site Struct Rio Tinto Cove Authorisation Lett	cion required Plan rural set r Sheet Consent ter from Sub-Lessee fic to the works required	Inspection Stages Footing: pre-pour of footings Section 40 Construction Cer - Wall: pre-pour of wall Inspection Section		ction Certificates (Structural) Ites In In on or reports	
Group 2 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Appro	ved Documents issued by NC	N.	A	NA	
			OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)		<u>YES</u>	-	<u>YES</u>
Flag Poles, Satellite dishes, skylight, roof, vents, solar hot-water & photovoltaic systems Group 1 Building Works	YES - Consult NC for advice before proceeding	<u>NO</u>	Site Struct Rio Tinto Cove Authorisation Lett	cion required - Plan ural set r Sheet Consent ter from Sub-Lessee fic 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 certificat - Builder's declaration - other documentation or reports  *Only documents specific to the works requ	
Works over \$15,000 will be considered Group 2 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Appro	ved Documents issued by NC	N.	A	NA	

	Development/Building		Construction Code (including Section	n in accordance with the National 40 Design Certificates by NT Registered neers)	Inspection C (Footing/slab, wall frame, resistanc	roof frame, wet area, fire-	Certificate of	Completion/Occupancy
Building Works	Application registered with NC	Development Application	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	ву NC	By an NT Registered Building Certifier	By NC
			OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	YES	-	YES
Existing building - changing window, reroofing or replacing the external sheeting	<b>YES</b> - Consult NC for advice before proceeding	<u>NO</u>	Site Struct Rio Tinto Cove Authorisation Lett	tion required - Plan ural set r Sheet Consent ter from Sub-Lessee fic to the works required	Inspection Stages Roof frame: roof structure (reroofing) - Final inspection		Documentation requiredSection 40 Construction Certificates -Inspection Certificates -Window/Glazing certificate showers -Builder's declaration -other documentation or reports  *Only documents specific to the work	
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  Group 1 Building Works  Works over \$15,000 will be considered Group 2 Building Works	YES - Consult NC for advice before proceeding	<u>NO</u>	NA	NA	Inspection Stages Final inspection	YES	Documentation red -Inspection Certifica *Only documents s	
			OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	YES	-	YES
Renovating a bathroom in a house- Changing wall, fixtures or plumbing	YES - Consult NC for advice before proceeding	NO.	<u>Documentation required</u> - 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		-Window/Glazing c -Builder's declaratio -other documentati	ction Certificates 19) Ites Itificate Act Section 69 certificate ertificate shower screen on
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 ext	ernal party	Fees charged by the external party	

	Development/Building		Construction Code (including Section	n in accordance with the National 40 Design Certificates by NT Registered neers)	Inspection Co (Footing/slab, wall frame, r resistance	oof frame, wet area, fire-	Certificate of Completion/Occupancy	
Building Works	Application registered with NC	Development Application	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	tion required - Construction Certificates Plumbing) Certificate shower screen certificate claration mentation or reports ments specific to the works required  by the external party  tion required - Construction Certificates Plumbing) Certificate claration mentation or reports ments specific to the works required  by the external party  - Construction Certificates Plumbing) Certificates reform Act Section 69 certificate tificate claration  certificate claration  certificate ciang certificate caring certificate claration
			OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	<u>YES</u>	-	YES
Minor building works or alterations to an existing house - Verandas, attached carports	YES - Consult NC for advice before proceeding	NO -  If works proposal complies with Nhulunbuy Land Development Policy SPL 214	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: structural component before lining - Final inspection section		Documentation requiredSection 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	
Group 2 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Appro	ved Documents issued by NC	Fees charged by the ext	ernal party	Fees charged by the ex	cternal party
			YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)		YES		YES	
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.	YES - Consult NC for advice before proceeding	NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214	Documentation required - 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		Inspection Stages Footing/slab: pre-pour of fo - Wall/Roof frame: wall structure - Roof frame: roof structure - Wet area - after water-proo tiling - Final inspection	ture	-Electricity Reform Act Section 69 certific -Termite Certificate	
Group 3 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 ext	ernal party	Fees charged by the ex	cternal party

	Development/Building		Construction Code (including Section	in accordance with the National 40 Design Certificates by NT Registered neers)	Inspection Co (Footing/slab, wall frame, r resistance	oof frame, wet area, fire-	Certificate of	Completion/Occupancy
Building Works	Application registered with NC	Development Application	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	ву NC	By an NT Registered Building Certifier	By NC
			YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	<u>YES</u> - can be done by NC if consent is given	-	YES	YES
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	<b>YES</b> - Consult NC for advice before proceeding	<u>NO</u> - If works proposal complies with Nhulunbuy Land Development Policy SPL 214	Architectural set  Architectural set  Structural set  Plumbing set  Electrical set  Rio Tinto Cover Sheet Consent		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		Documentation required Section 40 Construction Certificates (Structural/Plumbing) -Inspection Certificates -Electricity Reform Act Section 69 certifica -Termite Certificate -Truss Certificate -Water-proofing certificate -Window/Glazing certificate shower scree -Roller door certificate -Builder's declaration -other documentation or reports	
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 ext	ernal party	Fees charged by the e	xternal party
New residential development Class 1b - Boarding house, quest house, hostel or the like -			YES- Approved documents must contain Section 40 Design Certificates/NTFRS (i.e. structural/Plumbing/Mechanical)		<b>YES</b> - can be done by NC if consent is given	·		YES NC to issue the final CoC after receiving the Certificate of Occupancy and relevant final documents
(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	YES - Consult NC for advice before proceeding  Policy SPL 214	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 *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 - Final inspection		Documentation requiredSection 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		
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	

	Development/Building		Construction Code (including Section	in accordance with the National 40 Design Certificates by NT Registered neers)	Inspection Ce (fina		Certificate of	Completion/Occupancy
Building Works	Application registered with NC	Development C Application	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	ву NC	By an NT Registered Building Certifier	Ву NC
			<u>YES</u> -	-	YES-	-	YES	YES
Residential Demolition and Partial Building Demolition			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	
Group 3 Building Works	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 exte	rnal party	Fees charged by the ex	cternal party
Commercial and Industrial Buildings			YES-	-	<u>YES</u> -	-	<u>YES</u>	YES
Demolition and Partial Building Demolition	9		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	
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 ex	sternal party		

	Development/Building		Construction Code (including Section	n in accordance with the National 40 Design Certificates by NT Registered neers)	Inspection Ce (Footing/slab, wall frame, re resistance	oof frame, wet area, fire-	Certificate of	Completion/Occupancy
Building Works	Application registered with NC	Development Application	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	ву NC	By an NT Registered Building Certifier	ву NC
			YES- Approved documents must contain Section 40 Design Certificates/NTFRS (i.e. structural/Plumbing/Mechanical)	-	<u>YES</u> - can be done by NC if consent is given	-	<u>YES</u>	YES NC to issue the final CoC after receiving the Certificate of Occupancy and relevant final documents
A residential building containing 2 or more separate dwellings Class 2 - Multi-storey flats	<b>YES</b> - Consult NC for advice before proceeding	YES - Requires compliance with Nhulunbuy Land Development Policy SPL 214	Documentation required - 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 *Only documents specific to the works required		Inspection Stages Footing/slab: pre-pour of fo - Wall/Roof frame: wall struc - Roof frame: roof structure - Wet area - after water-proo, tiling - Fire resistance- Firewall/floo - Final inspection	ture f membrane but before	-Inspection Certifice -Electricity ReformTermite Certificate -Truss Certificate -Water-proofing ceWindow/Glazing ce -Roller door certific -Fire service commi (Smoke detections -Builder's declaratic -other documentati	ction Certificates g/Hydraulic/mechanical) tites Act Section 69 certificate rtificate ertificate shower screen ate ssioning reports Sprinker, hydrant & hose reels) on
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 exte	rnal party	Fees charged by the e	xternal party

	Development/Building		Construction Code (including Section	n in accordance with the National 40 Design Certificates by NT Registered neers)	Inspection Certification- (Footing/slab, wall frame, roof frame, wet area, fire- resistance, final)		Certificate of Completion/Occupancy	
Building Works	Application registered with NC	Development Application	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	ву NC	By an NT Registered Building Certifier	Ву NC
			YES- Approved documents must contain Section 40 Design Certificates/NTFRS (i.e. structural/Plumbing/Mechanical)	-	<u>YES</u> - 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
Caretaker's residence – Industrial estate	<u>YES</u> - Consult NC for advice before proceeding	YES - Requires Rio Tinto's approval & compliance with Nhulunbuy Land Development Policy SPL 250	Documentation required - 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 *Only documents specific to the works required		Inspection Stages Footing/slab: pre-pour of fo - Wall/Roof frame: wall struc- - Roof frame: roof structure - Wet area - after water-proo- tiling - Fire resistance- Firewall/floor - Final inspection	cture of membrane but before	-Inspection Certifice -Electricity ReformTermite Certificate -Truss Certificate -Water-proofing ceWindow/Glazing ce -Roller door certific -Fire service commi (Smoke detections -Builder's declaratic -other documentati	ction Certificates gg/Hydraulic/mechanical) ottes Act Section 69 certificate  rtificate ertificate shower screen ate ssioning reports , Sprinker, hydrant & hose reels) on
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		ernal party	Fees charged by the ex	xternal party	

	Development/Building		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	
Building Works	Application registered with NC	Development Application	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	Ву NC
		YES- Approved documents must contain Section 40 Design Certificates/NTFRS (i.e. structural/Plumbing/Mechanical)	-	<u>YES</u> - 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	
New industrial and commercial buildings, 1 storey and less than 500sqm – Such as office, shops, café, restaurant, hairdressers, service station, sale/showroom & workshop	<u>YES</u> - Consult NC for advice before proceeding	YES - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	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 fo - Wall/Roof frame: wall struc - Roof frame: roof structure - Wet area - after water-prooj tiling - Fire resistance- Firewall/floo - Final inspection	ture f membrane but before	-Inspection Certific -Electricity Reform -Termite Certificate -Truss Certificate -Water-proofing ce -Window/Glazing or -Roller door certific -Fire service comm (Smoke detection -Builder's declarati -other documentat	ction Certificates ng/Hydraulic/mechanical) ates Act Section 69 certificate ertificate certificate shower screen cate issioning reports 5, Sprinker, hydrant & hose reels) on ion or reports
							*Only documents s	pecific to the works required.
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 t	he external party	Fees charge	ed by the external party

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	ву NC	By an NT Registered Building Certifier	Ву NC
	<u>YES</u> - 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)	-	<u>YES</u> - 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
New industrial and commercial buildings, more than 1 storey or greater than 500sqm – Such as office, shops, café, restaurant, hairdresser's, service station, sale/showroom & workshop			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 tilling -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 -Truss Certificate -Truss Certificate -Window/Glazing certificate shower screen -Roller door certificate -Fire service commissioning reports (Smoke detections, Sprinker, hydrant & hose reels) -Builder's declaration -other documentation or reports	
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)	

#### **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- (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	ву NC	By an NT Registered Building Certifier	By NC
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	<b>YES -</b> Consult NC for advice before proceeding	YES - If works proposal complies with Nhulunbuy Land Development Palicy SPL 214/250	YES- Approved documents must contain Section 40 Design Certificates/NTFRS (i.e. structural/Plumbing/Mechanical)	-	<u>YES</u> - can be done by NC if consent is given			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			
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.