

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 Nhulunbuy Building By-Laws, Nhulunbuy and Industrial Estate Land Development Policy SPL 214/250.

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 |
| Garden Shed & free-standing carports - Less than \$10,000 | 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 *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 \$10,000 | 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 *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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| 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 |
| Above-ground swimming pool | <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 | - | <u>YES</u> | - | <u>YES</u> |
| Group 1 Building Works | 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 | <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> |
| | | | <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 | | <u>Inspection Stages</u> - - Footing/slab: pre-pour of the walls and floor - Final inspection | <u>Documentation required</u> - -Section 40 Construction Certificates (Structural) -Inspection Certificates -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 | |
| Driveways & flag poles | <u>YES</u> - Consult NC for advice before proceeding | <u>NO</u> | NA | NA | - | <u>YES</u> | - | <u>YES</u> |
| Group 1 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 |
| <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</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 | NA | - | 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</p> <p><i>*Only documents specific to the works required</i></p> | |
| <p>New fence or renovate existing fence - All other fences such as colorband, masonry and the like</p> <p>Group 1 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</p> <p><i>*Only documents specific to the works required</i></p> | | <p>Inspection Stages - - Footing: pre-pour of footings - Final inspection</p> | | <p>Documentation required - - Inspection Certificates - Builder's declaration - other documentation or reports</p> <p><i>*Only documents specific to the works required</i></p> | |
| Additional Fees if the Approved Documents issued by NC | | 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) | | |
| <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</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 | NA | - | 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</p> <p><i>*Only documents specific to the works required</i></p> | |
| Additional Fees if the Approved Documents issued by NC | | 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 |
| Pergola/Shade Structure | <p>YES- Consult NC for advice before proceeding</p> | <p>NO- If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250</p> | OPTIONAL - Building certifier can be engaged | <p>YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)</p> | - | YES | - | YES |
| | | | <p>Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee</p> <p>*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</p> <p>*Only documents specific to the works required</p> | |
| 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 | |
| Retaining Wall - less than 600mm and not supporting building works | <p>YES- Consult NC for advice before proceeding</p> | <p>NO-</p> | NA | NA | - | YES | - | YES |
| | | | <p>Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee</p> <p>*Only documents specific to the works required</p> | | <p>Inspection Stages - - Final inspection</p> | | <p>Documentation required - -Inspection Certificates</p> <p>*Only documents specific to the works required</p> | |
| 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) | |
| Retaining Wall - more than 600mm | <p>YES- Consult NC for advice before proceeding</p> | <p>NO- If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250</p> | OPTIONAL - Building certifier can be engaged | <p>YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)</p> | - | YES | - | YES |
| | | | <p>Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee</p> <p>*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</p> <p>*Only documents specific to the works required</p> | |
| 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 |
| Retaining Wall - supporting building works Group 2 Building Works | <p>YES- Consult NC for advice before proceeding</p> <p>NC Building Application Fees Applicable</p> | <p>NO- If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250</p> <p>Development Application Fees applicable if required</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- can be done by NC if consent is given</p> | - | YES | YES |
| | | | <p>Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee</p> <p>*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</p> <p>*Only documents specific to the works required</p> | |
| | | | Additional Fees if the Approved Documents issued by NC | | NA | | NA | |
| Satellite dishes, skylight, roof, vents, solar hot-water & photovoltaic systems Group 1 Building Works | <p>YES- Consult NC for advice before proceeding</p> <p>NC Building Application Fees Applicable</p> | <p>NO</p> <p>Development Application Fees applicable if required</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 |
| | | | <p>Documentation required - Site Plan Structural set Rio Tinto Cover Sheet Consent Authorisation Letter from Sub-Lessee</p> <p>*Only documents specific to the works required</p> | | <p>Inspection Stages - - Roof frame: roof structure - Final inspection</p> | | <p>Documentation required - -Section 40 Construction Certificates (Structural/Plumbing) -Inspection Certificates -Electricity Reform Act Section 69 certificate -Builder's declaration -other documentation or reports</p> <p>*Only documents specific to the works required</p> | |
| | | | 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 house - changing window, reroofing or replacing the external sheeting Group 2 Building Works | <u>YES</u> - Consult NC for advice before proceeding | <u>NO</u> | <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 *Only documents specific to the works required | | <u>Inspection Stages</u> - - Roof frame: roof structure (reroofing) - Final inspection | | <u>Documentation required</u> - -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 | |
| | 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 | <u>YES</u> - Consult NC for advice before proceeding | <u>NO</u> | NA | NA | - | <u>YES</u> | - | <u>YES</u> |
| | | | | | <u>Inspection Stages</u> - - Final inspection | | <u>Documentation required</u> - -Inspection Certificates *Only documents specific to the works required | |
| | NA | NA | NA | | NA | | NA | |
| Renovating a bathroom in a house- Changing wall, fixtures or plumbing Group 2 Building Works | <u>YES</u> - Consult NC for advice before proceeding | <u>NO</u> | <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 *Only documents specific to the works required | | <u>Inspection Stages</u> - - Roof frame: roof structure - Final inspection | | <u>Documentation required</u> - -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 | |
| | 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 requires permits

nhulunbuy corporation

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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 |
| Minor building works or alterations to an existing house - Verandahs, 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 *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/verandahs 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 *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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|---|---|--|--|--|--|-------|---|---|
| | | | 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> | - | <p>YES</p> | <p>YES</p> |
| | | | <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 *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 - 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 *Only documents specific to the works required</p> | |
| <p>Group 3 Building Works</p> | <p>NC Building Application Fees Applicable</p> | <p>Development Application Fees applicable if required</p> | <p>Fees are charged by the external party for the Approved Documentation</p> | | <p>Fees charged by the external party</p> | | <p>Fees charged by the external party</p> | |
| <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/NFRS (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 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</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 *Only documents specific to the works required</p> | |
| <p>Group 3 Building Works</p> | <p>NC Building Application Fees Applicable</p> | <p>Development Application Fees applicable if required</p> | <p>Fees are charged by the external party for the Approved Documentation</p> | | <p>Fees charged by the external party</p> | | <p>Fees charged by the external party</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 |
| A residential building containing 2 or more separate dwellings Class 2b - 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 | |

Type of building works that requires permits

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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 |
| Caretaker's residence - Industrial estate | <p>YES - Consult NC for advice before proceeding</p> | <p>YES - Requires Rio Tinto's approval & compliance with Nhulunbuy Land Development Policy SPL 250</p> | <p>YES - Approved documents must contain Section 40 Design Certificates/NFRS (i.e. structural/Plumbing/Mechanical)</p> | - | <p>YES - can be done by NC if consent is given</p> | - | YES | <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 NFRS Report (NTG) 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 - 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><i>*Only documents specific to the works required.</i></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 requires 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- (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 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><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 - 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><i>*Only documents specific to the works required.</i></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 requires permits

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|--|---|---|--|--|---|-------|---|---|
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| <p>Group 4 Building Works</p> | <p>NC Building Application Fees Applicable</p> | <p>Development Application Fees applicable if required</p> | <p>Fees are charged by the external party for the Approved Documentation</p> | | <p>Additional Fees Per Inspection if conducted by NC</p> | | <p>No Fees required (Covered in the Building Application)</p> | |

Type of building works that requires permits

nhulunbuy corporation

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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>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</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> |
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