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 Nhlunbuy 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.

	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, ru resistance	oof frame, wet area, fire-	Certificate of	YES Quired - ction Certificates (Structural) rates on oute for or reports pecific to the works required wered in the Building Application, YES Quired - ction Certificates (Structural) rates on oute on or reports
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
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	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 fo - Wall/Roof frame: if exposed inspection - Final inspection		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 1 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if Required	Additional Fees if the Approv	ved Documents issued by NC	Additional Fees Per Inspi 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)		YES	-	<u>YES</u>
Garden Shed, free-standing carports & minor buildings - More than \$10,000	YES - Consult NC for advice before proceeding	with Nhulunbuy Land Development	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 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 Approx	ved Documents issued by NC	N	A		NA

	Development/Building		- · · ·	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
Above-ground swimming pool	<u>YES</u> - Consult NC for advice before	<u>NO</u> - If works proposal complies	NA.	<u>NO</u> - Approved documents issued in compliance with Swimming Pool Safety AS 1926.1 and	-	<u>YES</u>	-	<u>YES</u>
	proceeding	with Nhulunbuy Land Development Policy SPL 214/250		including excavation Permit	Inspection Stages Footing: pre-pour of footings - Final inspection		Documentation rec -Inspection Certifica *Only documents sp	
Group 1 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approx	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	<u>NO</u> - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	Site Structu Rio Tinto Cover Authorisation Letti	ion required - Plan ural set Sheet Consent er from Sub-Lessee fic to the works required	Inspection Stages Footing/slab: pre-pour of the walls and floor - Final inspection		Documentation requiredSection 40 Construction Certificates (Structurents) -Inspection Certificates -Builder's declaration -other documentation or reports *Only documents specific to the works require	
Group 2 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approv	ved Documents issued by NC	N	NA		NA
Driveways & flog poles	YES-	<u>NO</u>	NA NA	NA NA		YES	-	YES
Driveways & flag poles	Consult NC for advice before proceeding			Inspection Stages Final inspection		Documentation red -Inspection Certifico *Only documents sp		
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	NA NA		NA	

	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 resistanc	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 NTRegistered Building Certifier	Ву NC
New fence or renovate existing fence - less than 1.2m & does not offer wind	less than 1.2m & does not offer wind resistance, such as chain wire mesh or metal proceeding with Nhulunbuy Land Deve	If works proposal complies	NA NA	NA NA <u>I</u>		<u>YES</u>	-	YES
resistance, such as chain wire mesh or metal pool type fence and the like	proceeding	with Nhulunbuy Land Development Policy SPL 214/250	Additional Fees if the Approved D				Documentation requiredInspection Certificates *Only documents specific to the works	
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	NA			NA
			OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	YES	-	<u>YES</u>
New fence or renovate existing fence - All other fences such as colorbond, masonry and the like	<u>YES</u> - Consult NC for advice before proceeding	NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	<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 Footing: pre-pour of footing - Final inspection	75	Documentation reInspection Certifice -Builder's declarati -other documentati *Only documents s	ntes on
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	ection if conducted by NC	No Fees required (Cov	ered in the Building Application)
Pergola/Shade Structure -					-	<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	ed to Consult NC for advice before If works proposal complies NA with Nhuluphuy and Development	NA	NA NA	Inspection Stages Final inspection		Documentation reInspection Certific *Only documents s _i		
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	NA		NA NA	

	Development/Building		Construction Code (including Section	in accordance with the National 40 Design Certificates by NT Registered neers)	Inspection Ce (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	Ву 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	YES - Consult NC for advice before proceeding	NO - If works proposal complies with Nhulunbuy Land Development Policy SPL 214/250	<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 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		NA			
Retaining Wall - less than 600mm and not supporting building works	<u>YES</u> - Consult NC for advice before proceeding	<u>NO</u>	NA	NA	- Inspection Stages Final inspection	YES	Documentation rec	ites
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	ection if conducted by NC	*Only documents specific to the works required NC No Fees required (Covered 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
Retaining Wall - more than 600mm	<u>YES</u> - Consult NC for advice before proceeding	Consult NC for advice before with Nhulunhuy Land Development	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 requiredSection 40 Construction Certificates (Structural)Inspection CertificatesBuilder's declarationother 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 Appro	ved Documents issued by NC	NA NA		NA	

	Development/Building		Construction Code (including Section	in accordance with the National 40 Design Certificates by NT Registered neers)	Inspection Ce (Footing/slab, wall frame, r resistance	oof frame, wet area, fire-	Certificate of Completion/Occupancy	
Building Works	Application registered with NC	I 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	By NC
		NO.	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	-	<u>YES</u>	<u>YES</u>
	YES - 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: pre-pour of footings - Wall: pre-pour of wall - Final inspection		Documentation requiredSection 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 Appro	ved Documents issued by NC	N	IA		NA
			OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	YES	-	YES
Satellite dishes, skylight, roof, vents, solar hot-water & photovoltaic systems	<u>YES</u> - Consult NC for advice before proceeding	NO.	Site Struct Rio Tinto Cove. Authorisation Lett		Inspection Stages Roof frame: roof structure - Final inspection		-Builder's declaration -other documentati	ction Certificates g) tes Act Section 69 certificate n
Group 1 Building Works	NC Building Application Fees Applicable	Development Application Fees applicable if required	Additional Fees if the Approved Documents issued by NC		N	A		NA

	Development/Building		Construction Code (including Section	in accordance with the National 40 Design Certificates by NT Registered neers)	(Footing/slab, wall frame, re	Inspection Certification- //slab, wall frame, roof frame, wet area, fire- resistance, final) Certificate of Completion/Occupanc		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
Existing house - changing window, reroofing or replacing the external sheeting	<u>YES</u> - Consult NC for advice before proceeding	<u>NO</u>	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		N	IA	NA	
				- <u>YES</u>	-	<u>YES</u>		
Renovating a bathroom in a house - No change to walls, fixtures or plumbing	<u>YES</u> - Consult NC for advice before proceeding	<u>NO.</u>	NA	NA	<u>Inspection Stages</u> - - Final inspection		<u>Documentation required</u> Inspection Certificates *Only documents specific to the works requ	
Group 1 Building Works	NA	NA	N	NA	NA		NA	
			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 orplumbing	<u>YES</u> - Consult NC for advice before proceeding	<u>NO</u>	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 requiredSection 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	
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 external party		*Only documents specific to the works required 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 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	By NC
			OPTIONAL - Building certifier can be engaged	YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)	-	YES	-	YES
Minor building works or alterations to an existing house - Verandahs, 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 *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 *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 Appro	ved Documents issued by NC	Fees charged by the exte	ernal party	Fees charged by the e	kternal party
			YES- Approved documents must contain Section 40 Design Certificates (i.e. structural/Plumbing/Mechanical)		<u>YES</u>	-	YES	·
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.	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 *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		-Electricity Reform Act Section 69 certificate -Termite Certificate	
Group 3 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 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 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)	-	YES- can be done by NC if consent is given	-	<u>YES</u>	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	YES - Consult NC for advice before proceeding	<u>NO</u> - 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		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		-Inspection Certificates -Electricity Reform Act Section 69 certifica	
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 external party	
New residential development Class 1b - Boarding house, guest house, hostel or the like -			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
(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) with a total area of all floors no exceeding)sam measured over the enclosed walls; and i) in which not more than 12 persons would ordinarily be residents; or or 4 or more single dwelling located on one allotment and used for short-term holiday		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		-Inspection Certificates -Electricity Reform Act Section 69 certificate	
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	Development	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	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	By 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
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	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 fc - Wall/Roof frame: wall struc - Roof frame: roof structure - Wet area - after water-proo tiling - Fire resistance - Firewall/floor - Final inspection	ture f membrane but before	-Inspection Certifico -Electricity Reform . -Termite Certificate -Truss Certificate -Water-proofing ce. -Window/Sazing c -Roller door certific -Fire service commil (Smoke detections -Builder's declaratic -other documentati	ction Certificates g/Hydraulic/mechanical) sites Act Section 69 certificate rtificate ertificate site shower screen ate ssioning reports s, 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		ernal party	Fees charged by the ex	xternal party	

	Development/Building	Development	Construction Code (including Section	in accordance with the National 40 Design Certificates by NT Registered neers)	(Footing/slab, wall frame, r	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	By 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	
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/floo - Final inspection	ture f membrane but before	-Inspection Certifica -Electricity Reform : -Termite Certificate -Truss Certificate -Water-proofing cer -Window/Glazing co -Roller door certifica -Fire service commi (Smoke detections, -Builder's declaratic -other documentati	ction Certificates g/Hydraulic/mechanical) sites Act Section 69 certificate rtificate ertificate steets sioning reports s, 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 Fees charged I are charged by the external party for the Approved Documentation		Fees charged by the ext	ernal party	Fees charged by the ex	kternal party	

	Development/Building		Construction Code (including Section	n in accordance with the National 140 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	By NC	By an NT Registered Building Certifier	By 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 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		Inspection Stages Footing/slab: pre-pour of fe - Wall/Roof frame: wall struc - Roof frame: roof structure - Wet area - after water-proo tilling - Fire resistance- Firewall/floor - Final inspection	ture f membrane but before	-Inspection Certifico -Electricity Reform -Termite Certificate -Truss Certificate -Water-proofing ce -Window/Glazing c -Roller door certific -Fire service commi	ction Certificates g/Hydraulic/mechanical) stes Act Section 69 certificate rtificate ertificate shower screen ate ssioning reports , Sprinker, hydrant & hose reels) on
			*Only documents specific to the works required				*Only documents s _l	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	the external party	Fees charge	d by the external 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	By NC
			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		<u>YES</u>	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	YES - 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 structure - Roof frame: roof structure - Wet area - after water-proo tiling - Fire resistance- Firewall/floo - Final inspection	ture f membrane but before	-Inspection Certifico -Electricity Reform -Termite Certificate -Truss Certificate -Water-proofing ce -Window/Glazing c -Roller door certifico -Fire service commi (Smoke detections -Builder's declaratio -other documentati	ction Certificates g/Hydraulic/mechanical) sites 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		Additional Fees Per Insp No		No Fees required (Cov	ered in the Building Application)

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	
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 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 requiredSection 40 Construction Certificates (Structural/Plumbing/Hydraulic/mechanical) -Inspection Certificates -Electricity Reform Act Section 69 certificate -Termite Certificate -Truss Certificate -Waser-proofing 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 *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	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)	