



SWIMMING POOL, SPA & SAFETY FENCING:

INFORMATION REQUIRED WITH APPLICATION FOR A BUILDING PERMIT:

The following is the **minimum** information that is required to be submitted for a Building Permit application.

Whilst the information required might seem excessive, please note that it is the Relevant Building Surveyors (RBS) responsibility to ensure that the application contains sufficient information to determine compliance with the Building Act and Regulations. It is not appropriate for the RBS to “mark up” plans or accept notes on plans that are too general.

Where the RBS is not satisfied that the appropriate information has been provided they must not issue the Building Permit and should request further information.

Have you checked with the relevant officers if you require a **Planning Approval?** (Note: where a Planning approval is required, a Building permit cannot be issued until the **Planning Approval** has been received).

When considering the preferred location for the swimming pool it is strongly recommended you obtain a copy of the property sewerage plan. In sewered areas the septic tank and absorption drains should also be verified.

REQUIRED DOCUMENTATION:

- ❖ Fully completed application form signed and dated.
- ❖ Payment of the Building Permit fee and State Building Levy.
- ❖ Copy of Certificate of Title including the Title Plan.
- ❖ **Owner Builders:** A Certificate of Consent from the Building Practitioners Board to act as an owner builder if the value of work exceeds \$16,000.00.
- ❖ **Registered Builders only:** - A Certificate of Insurance under the Domestic Building Contracts Act for domestic building work exceeding \$16,000.00 in value, constructed by Registered Building Practitioners.
- ❖ **Engineered Buildings only** - A current Certificate of Compliance – Design in accordance with Regulation 1507 and associated computations for steel & timber components outside of the design limits of recognised span tables.
- ❖ A copy of the manufacturers test report to verify that the fencing panels and gate assembly has been tested in accordance with AS 1926.1-2012.

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GENERAL PLANS:

- **3 copies of drawings showing the plan at each floor level adjoining the pool, the sizes and locations of structural members to a scale of not less than 1:100, as detailed below:**
 - ❖ Elevation Plan : - showing detail so of the safety fencing including the height, location, gates and their latch fittings.
 - ❖ Floor Plan: - fully dimensioned and labelled floor plan (adjacent to the pool) including – safety fencing location, room sizes, total floor areas, window/door sizes.
 - ❖ Structural: - fully dimensioned and labelled structural design drawings
 - ❖ Form 1507 Certificate of Compliance design.

- **3 copies of site plan to a scale of not less than 1:500 or other appropriate scale showing the following information:**
 - ❖ The boundaries and dimensions of the allotment and any relevant easements
 - ❖ The position and dimensions of the proposed building and its relationship to
 - The boundaries of the allotment, and
 - Any existing building on the allotment; and
 - ❖ The layout of the proposed drains and the point of discharge for the pool or spa backwash.
 - ❖ The location, dimensions and area of impermeable surfaces covering the allotment (ie concrete, paving, driveways etc).
 - ❖ Any easements applicable to the land.
 - ❖ A statement of the use or intended use of all buildings shown on site-plan.