



## Swimming Pool, Spa and Safety Barriers

### 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).

Is the structure closer than 6m from the existing building? If so, has the designer of the building confirmed your properties **Bushfire Attack Level (BAL)**, which is now required for every site in a designated Bush Fire prone area.

**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 (Form 1) signed and dated.
- Copy of Certificate of Title including the Title Plan or Plan of Subdivision.
- Owner Builders:** A Certificate of Consent from the Victorian Building Authority to act as an owner builder if the value of work exceeds \$16,000.00.
- Registered Builders:** 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** – A current Certificate of Compliance – Design, in accordance with Regulation 125 and associated computations for steel and timber components outside of the design limits of recognised span tables. (Please note the Certificate of Compliance must be site specific and reflect the onsite soil classification.)
- 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.

### General Plans:

- Details of the '**Bushfire Attack Level**' assessment by the designer (when applicable).
- Construction detail for the applicable **BAL** showing compliance with AS3959 – 2009.
- 1 copy 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:
  - **Elevations** - showing detail so of the safety fencing including the height, location, gates and their latch fittings.
  - **Floor Plan** - fully dimensioned and labelled floor plan including the height, location, gates and their latch fittings.
  - **Structural** - fully dimensioned and labelled structural design drawings.
  - **Form 126** Certificate of Compliance design.
- 1 copy 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.
    - Any part of a building or land on an adjoining allotment, including the locations of their windows. (If the proposed building is greater than 9m from the allotment boundary, the information in this point is not required).
  - 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).

*Please note that Southern Grampians Shire Council will not issue Building Permits until the applicable Building Permit Fee and State Building Levy has been paid. An invoice will be generated once final cost of works is provided.*