

LODGEMENT CHECKLIST (Pool/Spa & Barrier) – Building Permit (VIC)

ONE (1) digital copy of ALL plans and documentation is required.

- Application Form (Inc. Owners Appointment of Building Surveyor)
- Title Search Certificate (Proof of ownership – certificate must be less than 3 months old)
- Plan of Subdivision (For New Pools/Spas)
- Domestic Building Insurance Certificate (If using registered building practitioner and value of work >\$16k)
- Major Domestic Building Contract (If using registered building practitioner and value of work >\$10k)
- Owner Builder Certificate of Consent (For works over \$16k) & building works cost justification (if applicable)
- Construction details
 - Plans and elevations to scale (not less than 1:100) describing building materials and methods of construction
 - Details of safety barrier showing compliance with Australian Standard 1926.1-2012 (Inc. Test Reports of all Fencing components demonstrating compliance)
 - Soil/Site Classification Report (If available)
 - Performance Solution Report – Required for any sewer/wastewater connection (BCA Performance Requirement P2.2.4 – Drainage from swimming pools)
 - Details of the following proposed water recirculation compliance items (AS1926.3): (Compliance certificate)
 - Detailed drawings of the recirculation & filtration system, showing the location of all suction points including solar suction.
 - Demonstrate that suction points will be not less than 600mm apart.
 - Pipe sizes
 - Skimmer Box
 - Outlet Covers
 - Filtration System
 - Heating & Pumping
- Site plan
 - Scale (1:200), north point
 - Site boundary dimensions
 - Setback dimensions
 - Location of easements (type)
 - Location of structures (existing and proposed)
 - Location of fences (existing and proposed)

The plan must include:

- Boundaries and dimensions of the site as detailed on the Plan of Subdivision including any easements.
- The location of existing buildings, decks, retaining walls and climbable structures etc. including detail of any openings (e.g. doors, windows)
- The location and detail of Pool/Spa safety barriers (ie all enclosure fencing, gates, shielding, walls etc.) including the following:
 - 1.2m minimum height for pool/spa fence, no gaps exceeding 100mm (fence openings or bottom of fence), no climbable members as per AS1926 (2012)
 - 1.8m minimum height for boundary fences (include type e.g. solid paling, colourbond and showing Non-climbable zone of 900 mm arc from the inside top of fence) if used as part of pool barrier
 - Intersecting fences with climbable rails etc to be installed with solid shielding (e.g.palings) at least a horizontal distance of 900mm (outside) & 300mm (inside) pool enclosure
 - No climbable objects within 900mm horizontal arc distance of safety barriers
 - Gates must swing outwards from pool/spa enclosure with 1.5m minimum height self latching & closing device (Unless shielded as per AS1926 (2012)
 - Dwelling, shed & outbuilding doors are not permitted to open into the pool/spa enclosure
 - Windows with sills less than 1.8m high and no climbable objects are to be permanently restricted from opening more than 100mm width
 - Fencing details are to demonstrate compliance with AS 1926.1 (2012) and are to detail the proposed height, spacing between timber / steel members and footing details

**** Impact Building Approvals can obtain Title & Restrictions Docs if required for an additional fee of \$66 per document. (Please advise)**