

Permit Plans

Plans & Permit Approvals for water lovers!



SPA & POOL PERMIT GUIDE

Permit Plans Partnership Program

www.permitplans.com



Let's start with the obvious. Do you need a Building Permit for a spa or pool in Victoria?

The simple answer is YES on anything that can hold water deeper than 300mm.

ABOVE GROUND- If the spa or pool is above ground & relocatable the item itself is exempt but the mandatory safety barriers around it definitely require a building permit. You can install yourself or contract a registered builder.

INGROUND- All inground spas, pools & the surrounding safety barriers require a building permit & the building surveyors will want to add an inspection to make sure the excavation is all okay.

Where can you position your spa or pool?

Back or front yards are usually allowed. Spas & pools aren't subject to the usual (Building Regulations Part 5) siting requirements for other buildings such as houses, verandahs, etc. In rare instances, there are town planning or housing estate developer conditions in areas that may place restrictions on your inground pool. We've only seen this in a handful of occasions after doing 1,000's of successful permits.

Easements

Easements are restricted areas of land on some blocks that run sewer & storm-water pipe services to your house & surrounding houses. You can see if you have an easement by looking at your Plan of Subdivision which will be in your property purchase paperwork.

Inground pools can be placed on easements as long as they are 1000mm offset to any pipes in your easement. Approval is required by all relevant authorities (generally your sewer provider & Council for stormwater).

Above ground relocatable spas & pools cannot be placed on easements anymore. They must be positioned off the edge of the easement & ideally 1000mm offset to any pipes in your easement. (The reason the authorities give us is that homeowners get very angry when asked to move their pool so work can be done on broken pipes, so they have canned it altogether!)

Safety barriers can be placed over your easement. Approval is required by all relevant authorities (generally your sewer provider & Council for stormwater).

What happens if I don't do anything about pool safety?

Using satellite images & drones, Councils are running routine audits of swimming pool and spa safety barriers. If a complying safety barrier is not maintained around your swimming pool or spa, significant penalties can apply.

Do I have to register my spa or pool?

It is mandatory for owners to register their pool or spa with the relevant council. This is not related to the building permit process. Click here for more information on registration.

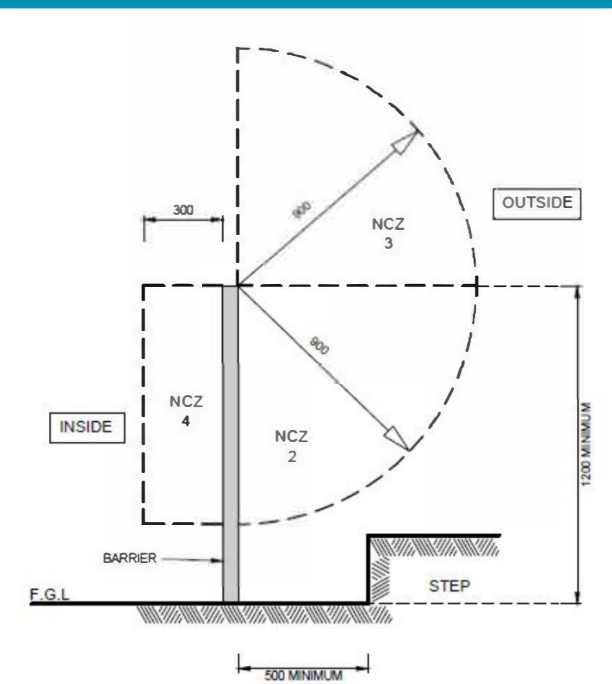
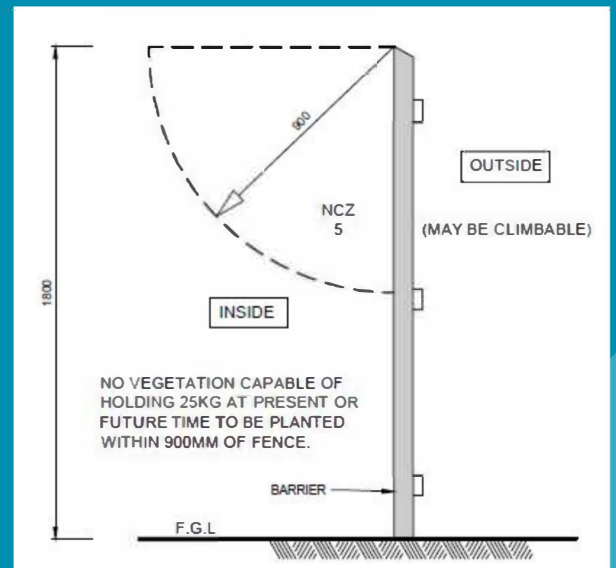
More information <https://www.bca.vic.gov.au/consumers/swimming-pools/registration-requirements>

Boundary Fences

Spas & pools can be placed next to your boundary fence so long as there is a 900mm gap from the top of the fence down to the top of the spa or pool. The boundary fence also needs to be 1800mm high or over to be used as a compliant safety barrier to your spa or pool area

Internal 1.8m High Fences

Any internal 1800mm high fences can be used as safety barriers to your spa or pool zone without any specific requirements. In other words, they can be climbable. You just need to make sure they are at least 1800mm high or they will be subjected to the normal lower safety barrier compliance requirements.



Safety Barriers

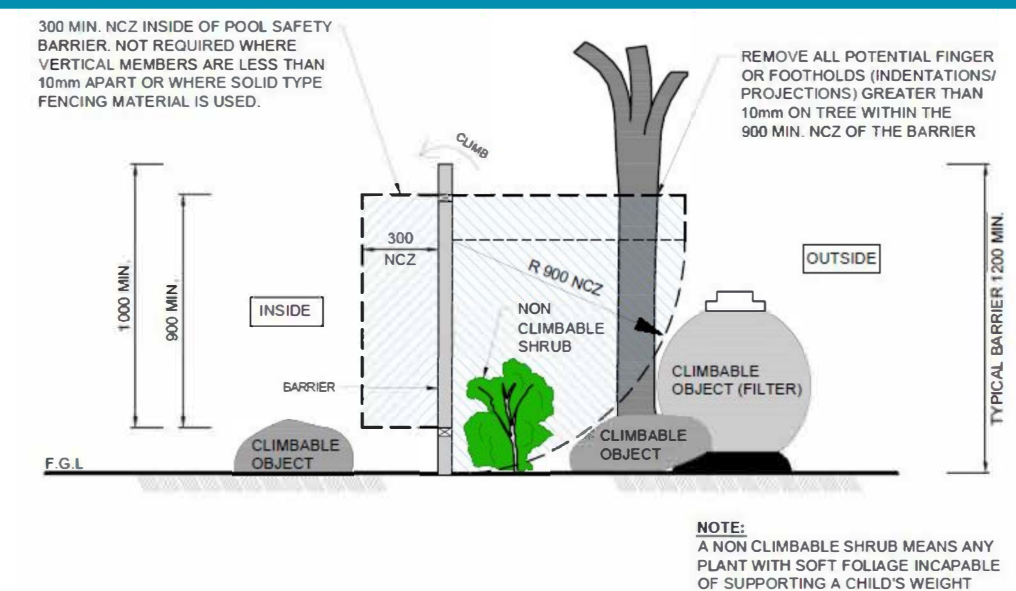
Safety Barriers must be a minimum of 1200mm high. There are four spaces over both sides of the safety barrier that are to be non-climbable, known as Non-Climbable Zones (NCZs). We include this information on the plans we prepare for our customers.

If your safety barriers are glass or have perforations less than 10mm wide there are no non-climbable zones on the inside because a kid can't place their foot through like they can with tubular safety barriers.

It's best to remember that no climbable object wider than 10mm can be within 900mm of your safety barriers. This includes items like trees, window sills, external power points, pool equipment & garden retaining walls.

Safety barrier gates must be self-closing & always open outwards. The latch release must be 1500mm above ground level. More information

<https://www.vba.vic.gov.au/consumers/swimming-pools/pool-safety-barriers>



Backyard Spas & Swimming Pools are a Whole Lot Safer and More Enjoyable in Victoria!

Prepared by Permit Plans Studio
based on verified details at the
time of publication.

ABOUT PERMIT PLANS

Permit Plans delivers 100's of Plan & Permit bundles each month to help home owners who need a building permit by taking over the paperwork hassles for them so they can focus on living in a better space. Easier.

You'll wonder why you put it off for so long!

Permit Plans Studio

Live in a better space!

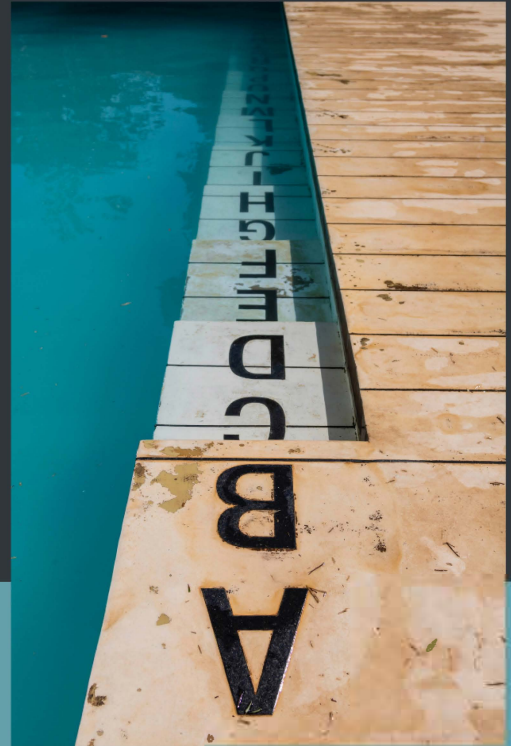
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As a SPASA Member we are committed to helping the pool owner community understand spa & pool permit requirements. We work closely with industry partners to bring knowledge & support when it's needed most.

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