

SWIMMING POOLS AND SPAS

When will I need a Planning Permit to install a swimming pool associated with a dwelling?

A planning permit is required to be obtained from Council to install a swimming pool, spa or associated equipment if a site is located within any of the following overlays:

- Environmental Significance Overlay;
- Significant Landscape Overlay – Schedules 4 and 5;
- Heritage Overlay;
- Erosion Management Overlay;
- Land Subject to Inundation Overlay;
- Special Building Overlay; and
- Public Acquisition Overlay.

Further, if vegetation removal or earthworks are required to facilitate the installation of a swimming pool or spa, a planning permit may be required for these even if the pool or spa may not require approval.

Please contact Manningham City Council's Statutory Planning Department on 9840 9495 to enquire if a planning permit is required for earthworks or vegetation removal on your property.

What should I include in my Planning Application for a swimming pool?

If a planning permit is required, you will need to submit an application comprising:

- A completed Application for Planning Permit Form (available from Council or online at www.manningham.vic.gov.au);
- Payment of the applicable Planning Application fee.
- A recently generated Certificate of Title and a copy of any Section 173 Agreement or Registered Restrictive Covenants.
- A covering letter summarising the application.
- Three copies of scaled and fully dimensioned plans, as detailed below:
 - Boundaries and dimensions of the site;
 - The location of all easements;
 - The location of the septic system and associated effluent lines, if applicable;
 - Location and setbacks of the swimming pool from buildings and boundaries of the site;
 - Details of the location and species of any vegetation removal required to construct the swimming pool;

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- Height or depth of proposed earthworks;
- Details of measures to retain cut and fill batters, where necessary;
- Proposed replanting if there is vegetation removal associated with the swimming pool;
- Cross section of the swimming pool showing the excavation/fill required.

An example of satisfactory plans required to be submitted with a planning application are attached.

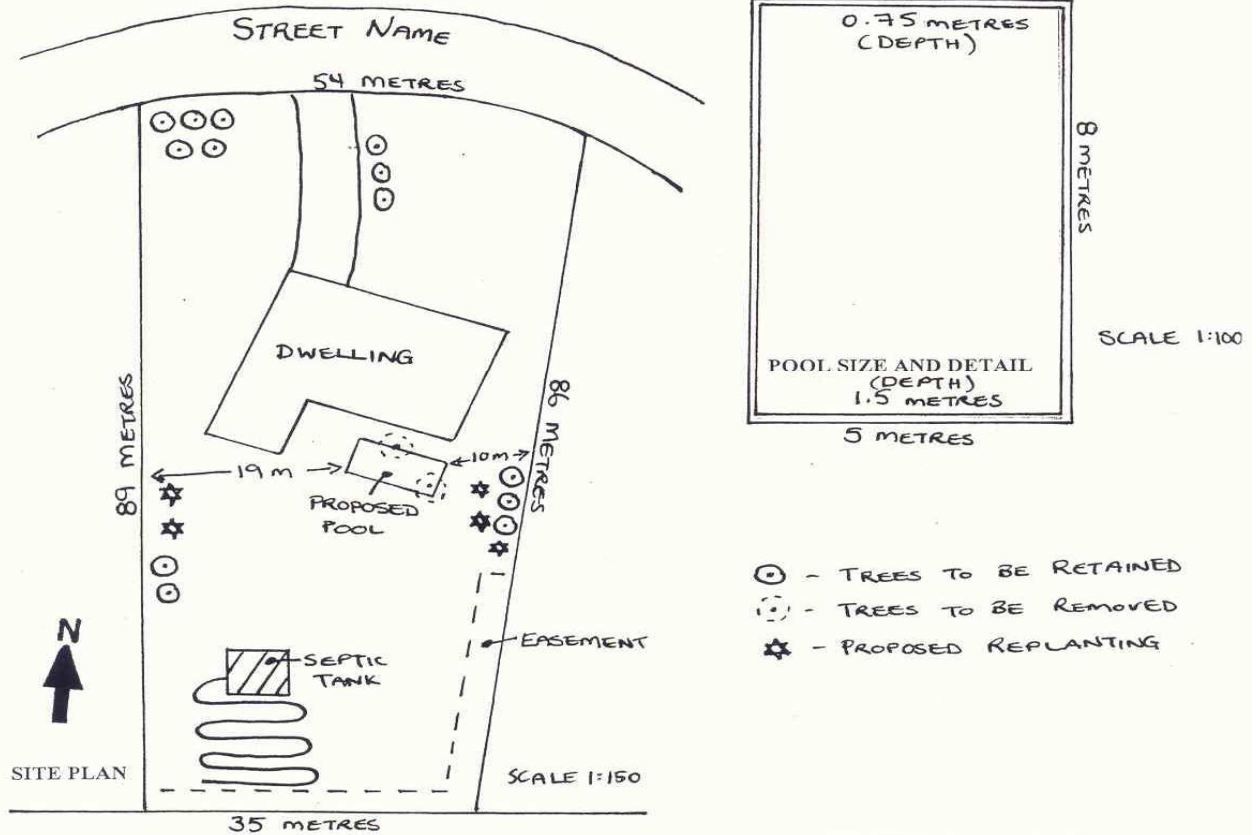
What does Council consider in deciding on a Planning Application for a swimming pool?

Before deciding upon an application, Council must assess the application against the decision guidelines under the relevant overlay that was triggered. These include:

- Whether the location of the swimming pool will affect the significant landscape, heritage or environmental values of the area;
- Design measures included to minimise the extent of excavation and fill;
- Extent of vegetation removal and earthworks, and the amenity impact on adjoining properties, street or reserve; and
- Any impact on the effluent disposal system.

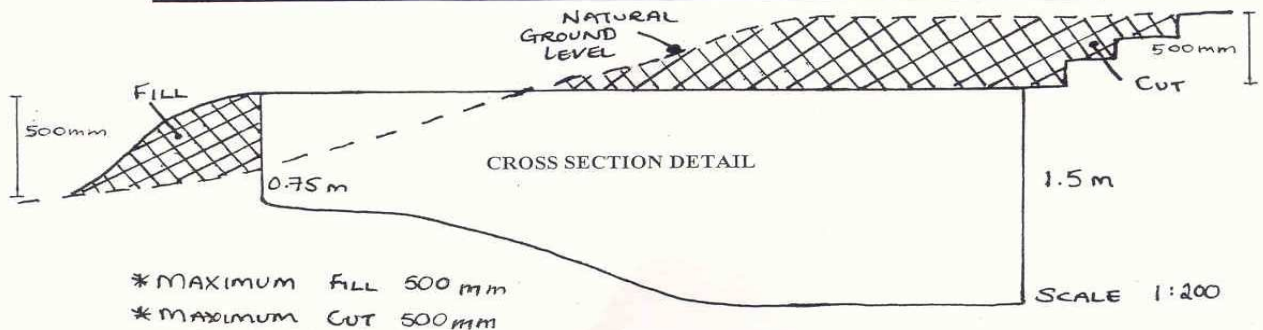
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EXAMPLE OF PLANS FOR A SWIMMING POOL APPLICATION



NOTES:

- The pool will be setback 3m and 5m from the Dwelling
- Trees to be removed include a pittosporum and a eucalypt. Proposed replanting include 6 native trees chosen from Manningham's *Native Splendour*. These species will be
- Maximum pool depth will be 1.8m. Other earthworks involved (cut and fill) will not exceed 50cm.



- * MAXIMUM FILL 500mm
- * MAXIMUM CUT 500mm