

CAN MY SWIMMING POOL OR SPA POOL APPLICATION BE FAST TRACKED?

A development application for the construction of, or alteration/addition to, a swimming pool or spa pool may be fast tracked if all the criteria below can be satisfied

- The property is NOT a State Heritage Place or a Local Heritage Place or within the Ayers Hill Road or Mylor Township Historic (Conservation) Policy Areas or Woodside Historic Core Policy Area or in the State Heritage Area of Mount Torrens (refer note 2); and
- The property is NOT in the Hills Face Zone or within a flood area (refer note 3); and
- The works do not involve Regulated Tree damaging activity; and
- The swimming pool or spa pool is ancillary to a dwelling which is erected on the property; and
- The swimming pool or spa pool is located behind the dwelling; and
- The swimming pool or spa pool is not located within 1 metre of a boundary allotment; and
- The filtration system of the swimming pool or spa pool is located more than 12 metres from all dwellings on adjoining allotments, unless fully encased (sound proofed) in which case it must be more than 5 metres from all dwellings on adjoining allotments.

If all of the above criteria are satisfied and all of the following information is provided then the application can be a Building Rules Consent (BRC) Only Application (fast tracked) and no Planning Consent is required.

CHECKLIST OF REQUIRED PLANS AND INFORMATION

- Completed and signed development application form including the Office of the Technical Regulator Powerline Declaration (ensure you fill in all sections); and
- Current copy of Certificate of Title, deposited plan or other instrument evidencing title in relation to the land (can be purchased from the Council for a fee); and
- Receipt demonstrating payment of the separate Construction Industry Training Levy (applies only where the development exceeds \$40,000 in value). Can be paid on-line at www.citb.org.au
- Site Plan drawn to a metric scale of not less than 1:500 (refer notes) showing;
 - The boundaries and dimensions of the site and any relevant easements; and
 - The positions and dimensions of the proposed swimming pool or spa pool and its distance to the boundaries of the site, and any other buildings and trees on the site or, on adjoining land or public places, that might be affected by the work or affect the work proposed to be performed; and
 - The location of the swimming pool pump and whether the pump will be enclosed in a solid structure; and
 - The location of the swimming pool safety barrier including details of the swimming pool safety gate latches and openings (must open away from the pool);

- The purpose for which any existing building on the site is used; and
- The method of drainage and services proposed to be used; and
- The location of any Regulated Tree on the site or on adjoining land; and
- The approximate north point; and
- The location of the existing or proposed effluent disposal area/s and septic tank/main sewer/CMWS connection points and underground pipes to ensure that the proposed development does not interfere with these services.
- Elevations and section drawings of the proposed swimming pool or spa pool and swimming pool safety barriers including existing ground level and details of excavation and associated retaining walls; at a scale of not less than 1:100; and
- The sizes and locations of footings and other structural components; and
- Engineering specifications including manufacturer's specification and design details for the proposed water circulation system (i.e. skimmer box, secondary suction inlet, outlet covers and filtration etc.), to a scale of not less than 1:20, describing materials and standards of work; and
- Written details of any foundation investigations that have been carried out; and
- Details and location of the first aid and resuscitation signage; and
- Swimming pool safety barrier and gate height(s) and material details; and
- Certification (i.e. testing certificate from a registered testing authority) that the swimming pool safety barrier and gate assemblies comply with the strength and rigidity requirements of AS 1926.1; and;
- A copy of the Home Owners Warranty Certificate must also be included in the application documents where a licensed builder has been engaged to perform work with a value greater than \$12,000. The builder is required to obtain Indemnity Insurance coverage for the project and should provide a copy to you; and
- The current BRC Only fee applies as well as the application lodgement fees, building rules assessment fee; and
- Completed and signed development application checklist.

NOTES:

1. This completed checklist must be attached to your development application.
2. If you do not know if a heritage listing applies for the property contact the duty planner on 8408 0400.
3. If you do not know the zoning/flood mapping for the property contact the duty planner on 8408 0400.
4. Plans may be provided at a smaller scale if an enlargement drawing is also provided that shows the development location in greater detail.
5. Swimming pool and spa development applications can be quite complex, especially when extensive cut and fill are involved, therefore it is recommended to Contact Council's Building Department on 8408 0400 for further advice.
6. Self-closing doorsets are NOT permitted for an 'outdoor' swimming pool.
7. If you do not know if the property contains a Regulated Tree contact the duty planner on 8408 0400.

If you cannot provide all of the above information at the time you lodge your development application it is unable to go through the fast track process and will be processed in the normal way and other fees may apply.