

# Development Plan Consent Checklist

## Swimming pools and spas



As required by Section 39 of the Development Act 1993, the following information must accompany all development applications involving the construction of a swimming pool or spa:

- A completed Development Application form
- The prescribed planning lodgement and assessment fee
- A signed Electricity Act Declaration form
- A copy of the Certificate of Title (dated no more than 3 months old or original)
- A scaled site plan of 1:100 (1cm=1m) or 1:200 (1cm=2m) showing:
  - The boundaries and dimensions of the site(s)
  - The approximate North point
  - The location of any easements located on the property (if applicable)
  - The location of any existing or proposed septic tank/s located on site (if applicable)
  - The location of the proposed swimming pool/spa, including the location of the pump system and whether the pump is being enclosed in a solid structure
  - The location of any regulated/significant trees located on or within 15 metres of the proposed development
- An elevation drawing showing the heights of the proposed swimming pool/spa
- Details of pool fencing proposed

You are reminded that your application may not require planning consent, dependent on whether you can meet the requirements of Schedule 1A of the Development Regulations, 2008.

Please note that Building Rules Consent is required in order to receive full Development Approval to start construction. Building Rules Consent can be granted by Council (see Page 2) or a Private Certifier.

Should you wish to apply for full development approval through Council, you will be required to submit the following details for Building Rules Consent (in addition to the above list):

- Scaled site plan showing location of safety barrier, including any existing boundary fencing if relevant, and direction of gate opening(s).
- Safety barrier height(s) and material details, including:
  - New and existing barriers
  - Any existing or proposed steps/changes in floor levels, planter boxes, raised garden beds, etc.
- Above-ground pool/spa:
  - Manufacturers specification and independent engineer's certificate
  - Construction and assembly details
  - Location of filter/plant and acoustic cover, if provided
  - Secondary suction details
- Below-ground pool/spa:
  - Structural engineering specifications and computations

- Safety barrier details
  - Fencing materials, gate details and materials, and gate latch details to be compliant with AS1926
  - Details to manufacturers specifications
  - Safety barrier post size, footing pad sizes, or other connection details
- Indemnity insurance certificate for domestic building work with a value exceeding \$12,000.
- Payment of a Construction Industry Training (CITB) levy is required for building work with a value exceeding \$40,000.

You are reminded that safety barriers must meet the following requirements:

- Safety barriers must be permanent,
- Have a minimum height of 1.2 metres,
- Any boundary fences use as part of the child safety barrier are at least 1.8 metres in height on the pool side, with a 900mm non-climbable zone at the top of the pool side of the fence, and
- Meet the requirements of AS 1926.1 Swimming pool safety—*Safety barriers for swimming pools*

Requirements for swimming pools and spas can be complex, therefore it is recommended you contact Council's Building Team on 8397 7444 for further advice regarding these requirements.

Please be advised that this checklist contains the minimum information required to lodge your application, in accordance with the Development Act 1993. Should further information be required to assist in the assessment of your application, a request will be made in writing.

Please refer to Council's Schedule of Development Application Fees.

For more information, please contact us on 08 8397 7444 or visit [www.teatreegully.sa.gov.au](http://www.teatreegully.sa.gov.au)