

CHECKLIST FOR COMPLYING DEVELOPMENT - SWIMMING POOLS

GENERAL

Read Development Control Plan 2007, Part I "Exempt and Complying Development".

Complete the Complying Development Certificate Application (CDC) form (filling in all relevant boxes and providing the written consent of all property owners).

Two (2) sets of plans and supporting documentation are required.

Plans are to be folded concertina style to A4 size.

Fees must be paid upon lodgement of the CDC.

Long Service Levy can be paid upon lodgement of the CDC, but must be paid prior to release of the CDC by Council.

The application cannot be accepted by Council unless ALL required documentation and plans are submitted up front.

SUPPORTING DOCUMENTATION & PLANS

The following information is required for **all** applications:

- Site Analysis – see separate Council information sheet "Site Analysis" - dwellings and additions
- Site Plan - showing setbacks, existing trees within 5m of the proposed works, courtyard dimensions and total size
- Elevations indicating external finishes, finished levels relative to natural/proposed ground levels
- Floor Plans indicating layout
- Details on cut, fill and retaining walls
- 5 x A4 reduced plans for notification (site plan and elevations all on one page – may be double sided)
- BASIX Certificate – pools over 40,000 Litres only

Customer Service Officer Signature

Date

This section is to be completed by the applicant

General Requirements	IS THIS REQUIREMENT ACHIEVED?		
	YES	NO	
<p>Development is not complying development if it is carried out on land that:</p> <p>a) is identified in an environmental planning instrument as bushfire prone, flood liable or contaminated land, or land subject to subsidence, slip or erosion; or</p> <p>b) is a site that has previously been used as a service station or a sheep or cattle dip, for intensive agriculture, mining or extractive industry, waste storage or waste treatment, or for the manufacture of chemicals, asbestos or asbestos products, and a notice of completion of remediation work for the proposed use has not been given to the local council in accordance with State Environmental Planning Policy No.55 – Remediation of Land; or</p> <p>c) is an Aboriginal place under the National Parks and Wildlife Act 1974; or</p> <p>d) is reserved or dedicated under the Crown Lands Act 1989 for the preservation of flora, fauna or geological formations or for other environmental protection purposes; or</p> <p>e) is the site of a heritage item; or</p> <p>f) is subject to a stormwater drainage easement; or</p> <p>g) is land with a surface level below a 1% Annual Exceedance Probability (AEP) flood level.</p> <p>[Note: - flood affectation is indicated on zoning certificates issued under Section 149(2) of the EP&A Act, details of known flood levels can be obtained on the basis of a written request from Councils Engineering Services Department]</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<p>Note: Section 76 (3) of the EP&A Act says that Complying development cannot be carried out on land that is:</p> <p>a) state significant development,</p> <p>b) designated development,</p> <p>c) any development, if consent for it requires the concurrence of a person (other than the consent authority or the Director-General of National Parks and Wildlife as referred to in section 79B (3) of the EP&A Act).</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

If any YES boxes are ticked the proposal is not Complying Development”.

REQUIREMENTS	IS THIS REQUIREMENT ACHIEVED?		
	YES	NO	
<ul style="list-style-type: none"> Ancillary to a dwelling for private use only and on lots over 450m². The proposed development is permissible with development consent under the provisions of the Holroyd LEP 1991 on the land on which it is proposed. 	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
OUTCOMES	IS THIS OUTCOME ACHIEVED?		
	YES	NO	N/A
Building Code of Australia <ul style="list-style-type: none"> The proposal complies with the deemed to satisfy provisions of the Building Code of Australia 	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Streetscape</u> <ul style="list-style-type: none"> The pool is not between the dwelling and the front property boundary 	<input type="checkbox"/>	<input type="checkbox"/>	
Setbacks <ul style="list-style-type: none"> The pool is at least 1.5 metres from side and rear boundaries. 	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Decking for aboveground pools</u> <ul style="list-style-type: none"> All coping or decking around the aboveground pool is no more than 500mm above existing ground level. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Privacy</u> <ul style="list-style-type: none"> The noise level of any filtration equipment or pump does not exceed 5dBA above ambient background level measured at the property boundary. 	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Open space and landscaping</u> <ul style="list-style-type: none"> A minimum of 20% of the site is to be soft landscaped, that is, not hard surfaces. 	<input type="checkbox"/>	<input type="checkbox"/>	
<u>The Swimming Pool Act 1992</u> <ul style="list-style-type: none"> All aspects of the structure comply with the Swimming Pool Act and Regulations and AS 1926 	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Drainage</u> <ul style="list-style-type: none"> The proposed development will not prevent or impede the natural flow of stormwater drainage/runoff from adjoining properties. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> The proposed development will not increase or concentrate the flow of existing stormwater over adjoining properties. 	<input type="checkbox"/>	<input type="checkbox"/>	
Tree preservation <ul style="list-style-type: none"> Any proposed pool is situated outside of the drip line of any existing tree having a height greater than 3.5m other than where separate approval has already been obtained from Council for removal of the tree. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> No excavations will take place within 5 metres of any existing tree having a height greater than 3.5m other than where separate approval has already been obtained from Council for removal of the tree. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If any NO boxes are ticked (apart from in the Privacy and Security Section) the proposal is not Complying Development.

N/A can only be chosen where a box exists.

Signed (Applicant)

Date