

BEFORE YOU LODGE

Pools and spas

In-ground or above-ground pools, spas and their barriers

Pools and spas need approval for the water structure and for the safety barrier around it. Use this list to collect what a certifier asks for before a CDC or construction certificate application goes in on the NSW Planning Portal. Tick off each item as you go.

Needed for almost every application

- ☐ Title details, plus any 88B instrument, confirming the owner, the lot description and easements near the pool.
- ☐ Consent from the owner if the pool builder is lodging the application.
- ☐ Planning certificate under section 10.7 to see which complying codes the land allows.
- ☐ Survey plan with boundaries and levels, which certifiers commonly request for siting a pool.
- ☐ Site plan with the house, the proposed pool, boundaries, north point and existing trees.
- ☐ Pool drawings from the builder showing shape, depth, sections and finished levels.
- ☐ Engineer's design for a concrete shell, or the maker's specification for a fibreglass pool, plus any nearby retaining.
- ☐ Cost of the pool and barrier works, with GST included.
- ☐ Long service levy only when the pool and barrier work reach \$250,000 including GST; it is 0.25%, paid before approval issues.

Pool, spa and barrier documents

- ☐ Setback dimensions confirming a gap of at least 1 m between the waterline and the side and rear boundaries.
- ☐ Pool position behind the building line, which a complying pool requires.
- ☐ Barrier plan showing fence heights, gates, the non-climbable zone and any house window or door that opens toward the pool, to AS 1926.1.
- ☐ Gate details confirming each gate opens away from the pool, closes by itself and latches by itself.
- ☐ Boundary fence height, where the fence doubles as the pool barrier, as it then needs to reach 1.8 m.
- ☐ BASIX certificate where the pool and spa together hold more than 40,000 litres.
- ☐ Pump and filter location on the site layout, and where filter backwash will drain: to sewer, or to on-site treatment.
- ☐ CPR sign position near the pool, chosen so the sign is readable from 3 m.
- ☐ Spa cover details if a lockable child-resistant cover is proposed in place of a barrier.
- ☐ Erosion and sediment control plan for the pool excavation, showing how loose soil stays on the site.

Only if it applies to your lot

- ☐ BAL certificate on bush fire prone land, where pools are permitted subject to extra controls.
- ☐ Flood control lot information, since complying pools on these lots must meet added flood controls.
- ☐ Heritage check where the home is a heritage item or within a heritage conservation area.

- ☐ Sewer or stormwater easement locations, since the shell may have to be shaped or placed around them.
- ☐ Engineer's details for pools near existing footings, retaining walls or a neighbour's structures.

Council fees, bonds and authority approvals

Amounts and triggers differ from council to council, so check the current figures with your council or certifier.

- ☐ Developer contributions (s 7.11 or s 7.12) if council's contributions plan applies, paid before CDC work begins or as the consent directs.
- ☐ If you hold a DA: the consent, stamped plans and proof each condition due before the CC has been satisfied.
- ☐ Certificate lodgement fee charged by council when the CDC or CC is registered, a small set amount per certificate.
- ☐ Council bond against damage to the footpath, kerb and road during works, if your consent, CDC or council's policy requires it.
- ☐ Sydney Water Tap in approval of your plans before work begins, or the local water authority's equivalent, such as Hunter Water.

After approval and before work starts

- ☐ Principal certifier appointed by the owner on the Planning Portal before excavation begins.
- ☐ Licensed pool builder with a written contract over \$5,000 and HBCF cover above \$20,000, or an owner-builder permit.
- ☐ Temporary child-resistant fence installed on site for the whole construction period.
- ☐ Commencement notice given to council no later than 2 days before digging starts.
- ☐ Barrier inspection booked as soon as the permanent fence is up.
- ☐ Pool kept out of use until an OC is issued, then registered on the state's pool register.

Pool approvals often stall on barrier details. Send CertifiBuild the pool layout and fence plan together for a plan assessment, and we can check setbacks and barrier design before the excavator is booked.