

## **BUILDING APPROVAL – CHECKLIST**

### **SCHEDULE 1A – \*\*\*SWIMMING POOLS & SPAS\*\*\***

### **\*\*\*NO PLANNING REQUIRED\*\*\***

The following items are required for Building Rules Consent to be granted:

1. Credit Card Authorisation Form - Or call council for payment of fees direct
2. Council Development Application Form - Signed
3. Electrical Declaration Form
4. QBE Builders Warranty insurance – Over \$12,000 project value
5. CITB levy Receipt – Over \$40,000 project value
6. Certificate of Title
7. Site Plan
8. Elevations
9. Pool Engineering (Fiberglass/Concrete/Above ground/Spa frame)
10. Pool Fence Details
11. ((If sand filter on a CWMS site, will require a Waste Water Application to Councils Health Department prior))
12. ((Alternatively, to avoid the above – a cartridge filter is acceptable, as no backwash is required))
13. **Schedule 5 Minimum Plan Requirements**
  - a. *Must be to scale - minimum 1:500 and no less*
  - b. *Must show boundary offsets from building to boundary in all directions and other features such as trees etc.*
  - c. *Must show purpose of each structure on site plan, IE – Shed, dwelling, verandah, etc.*
  - d. *Must nominate finished floor levels in comparison to kerb – FFL's (kerb height and FFL in building)*
  - e. *3.1.2 - Must nominate and show a method of drainage*
  - f. *Gradient of driveway must be shown*
  - g. *Amount and Location of Private Open Space*
  - h. *Regulated trees on adjacent allotments must be shown*
  - i. *Approximate North Point*
  - j. *Existing on-site sewerage tank location and any onsite disposal areas(soakage)*

#### **SITE PLAN – TO BE SHOWN – SWIMMIN POOL/SPAS**

1. Show Boundaries and lengths to scale (Refer to you Certificate of Title)
2. Approx. North Point
3. Contours, Excavations or Fill, Finished Floor Levels
4. Show any existing retaining walls required or existing on the site
5. Location (to scale) of all existing structures (House/Sheds/etc.), and the proposed pool/spa
6. Show existing trees, and approximate size
7. Show location of drive ways
8. Show location of easements
9. Show location of septic tank
10. Show location of effluent disposal area
11. Show location of CPR signage on the pool safety barrier
12. Show Pool Safety Barrier Gate location & Latch (Must swing in outward direction)
13. Show pump and filter equipment location
14. Show approximate distance from pump equipment to neighboring building (if less than 12m away)
15. Show 2x suction outlets 800mm apart – located on the pool perimeter out line
16. Show location of skimmer box/s
17. Show existing house windows and doors (If the house is going to be used to enclose part of the pool area)
  - a. Note if house is to be used as a part of the barrier, then any windows must not open more than 100mm
  - b. Note house doors, opening directly into this area, are NOT permitted in any way (unless indoor pool)

#### **POOL AND SPA – SCHEDULE 1A (NO PLANNING) RULES TO FOLLOW (Fail on one of these = Planning Required)**

- *Must not be constructed in Historic Area, Hills face Zone, River Murray Zone, Flood Management Zone*
- *Must be 'ancillary to a dwelling' – IE – there must be an existing dwelling on site*
- *Pool/Spa must be a minimum of 1meter away from the boundary*
- *Pool/Spa must not be in front of any part of the dwelling*
- *Filter*
  - o *Must be in a solid cover within 5meters of the neighbouring dwelling & (Less than 45dB – EPA)*
  - o *Or must be more than 12meters away from a neighbouring dwelling with no cover*
  - o *Pool Safety Barrier details clearly marked out on plan*
- *So long as these rules are met, alteration or addition to an existing Pool Safety Barrier may be Schedule 1A*

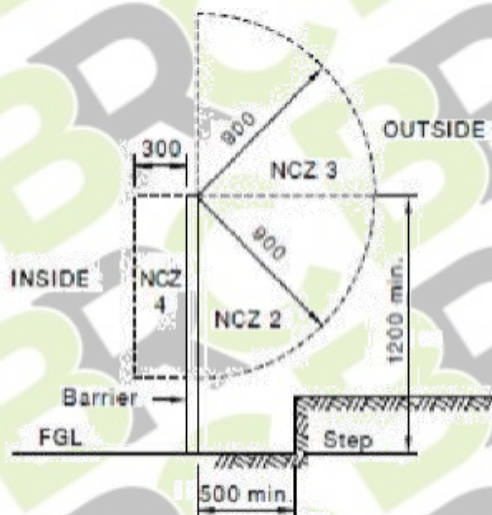
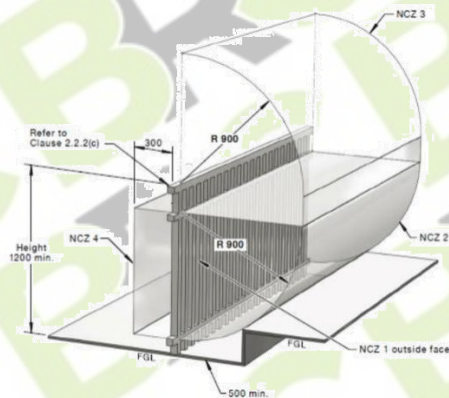


## STANDARD SPECIFICATIONS – TO BE NOTED – SWIMMING POOLS/SPAS

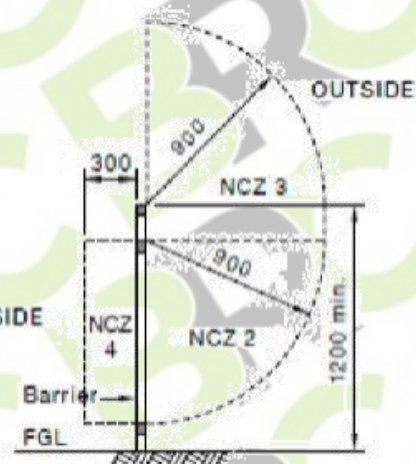
- Note the type of filter = Sand or Cartridge
- Sand Filter = Must drain into a sewer connection point connection point to be shown
- Sand Filter can NOT connection to a septic tank (with soakage/irrigation area)
- Sand Filter may connected to a CWMS septic tank
- Approval will be required by council health dept. – additional capacity to existing tank on the site
- Cartridge Filter = Does not require backwash or connection to waste water disposal
- Note Pump to be under cover – (within 12meters of dwelling – to be less than 45dB
- Note Fencing to comply with Australian Standard AS1926.1-2012 = Pool Safety Barrier
- Note Fencing to comply with Australian Standard AS1926.2–2012 = Pump details
- Note fencing to comply with Australian Standard AS1926.3-2012 = Testing Methods of Barriers
- Note Latch is to be 1500mm minimum height
- Note gate is to be self-closing and self-locking
- Note internal pool barrier is to be 1200mm minimum
- Note boundary fence is to be 1800mm high minimum, from the inside of the pool area (beware of landscaping)
- Note all existing windows are to have a 100mm restrictor installed, or mesh to be installed with gaps not more than 100mm apart, (To stop entry into the pool area via a dwelling window)
- Note the CPR sign

## SPECIFICATIONS - TO BE PROVIDED (Source from supplier/manufacture/online)

- Pool Engineering – Fiberglass and Concrete
- Retaining wall engineering – if applicable
- Pool Fence Specification – Manufacture details – As Per Examples below
- Gate and Latch Specification – Manufacture details
- Skimmer box lid Specification – Manufacture details
- Skimmer box section details – Manufacture details
- Secondary suction details – Manufacture details
- Pump type specification – Manufacture details
- Filter specification – Manufacture details



(a) NCZ 2 at top of barrier



(b) NCZ 2 in middle of barrier



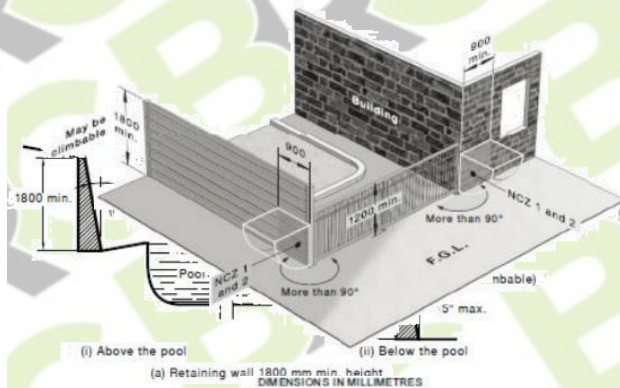
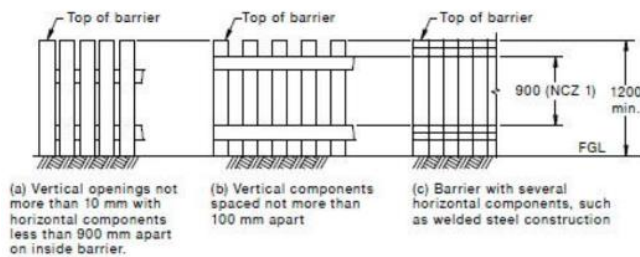
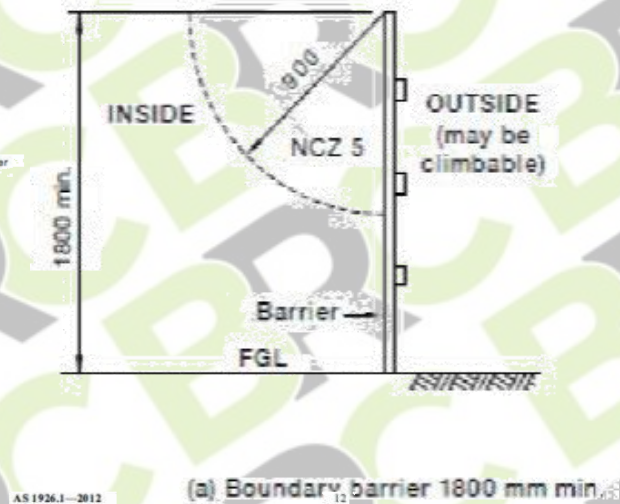
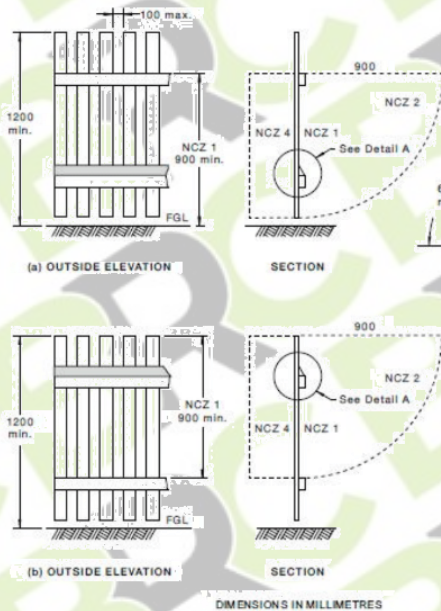


FIGURE 2.7 HORIZONTAL COMPONENTS

FIGURE 2.3 INTERSECTING INTERNAL BARRIERS

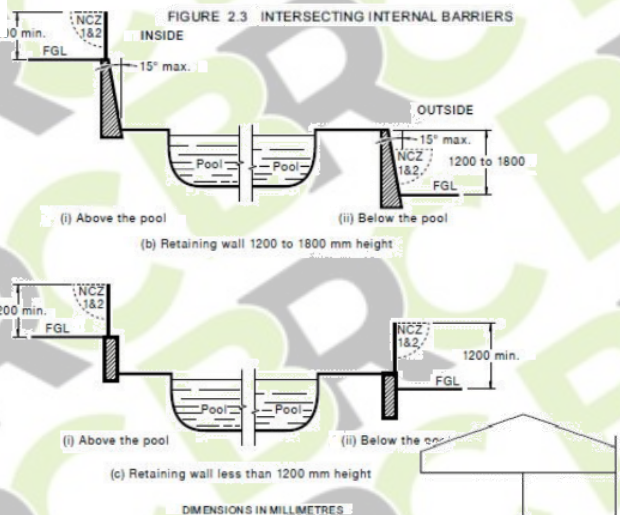
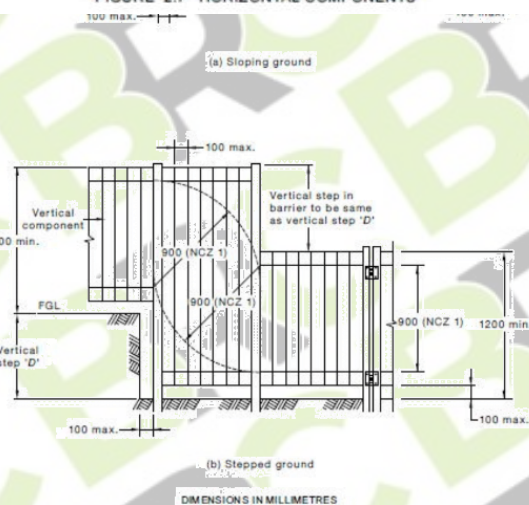
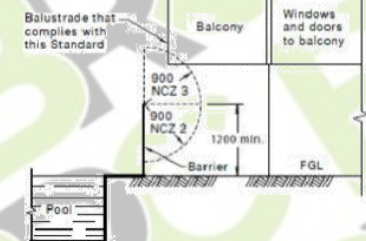


FIGURE 2.8 (in part) BARRIER DIMENSIONS

FIGURE 2.10 (in part) RETAINING WALL OR OTHER SUCH BARRIER



We look forward to receiving your Development Application,



Peter Xerri  
Director  
**BRC Private Certifiers**  
Registered Private Certifier (No:129)