



Complying Development Certificate Checklist – Swimming Pools

The following documents are required for assessment of, and prior to, the issue of a Complying Development Certificate. Additional documentation may be requested by the Certifier after the CDC is lodged, during assessment of the application.

Document Name	Description
Application	<p>An application must be in the approved form, include all the information and documents specified in the approved form and as required by Part 6 clause 121 of the EP&A Regulation 2021 and lodged on the NSW Planning Portal.</p> <p>Note: If the development is in proximity to infrastructure, including water, stormwater and sewer mains, electricity power lines and telecommunications facilities, the relevant infrastructure authority should be consulted prior to lodging the application.</p>
Section 10.7 Planning Certificate	<p>A Planning Certificate identifies the permissibility of Complying Development, zoning and any other sensitivities on the lot. This certificate may be sourced from the City via the Request for Certificates online form.</p>
Title Search, DP, 88B Instrument	<p>A Title Search is required to confirm ownership with a copy of the Deposited Plan and 88B instrument required to confirm any restriction or easements that may apply to the subject lot.</p>
Bushfire Attack Level Certificate (BAL)	<p>Required should combustible materials (e.g. deck timbers) be proposed around the pool and are >6m from the dwelling if the subject lot is located within a 'Bushfire Prone Area' as identified by the 10.7 Planning Certificate. A BAL Certificate can be issued by an Accredited Bushfire Consultant, or the City (fee applies), and determines the level of construction required by AS3959 and PBP 2019. The development must be assessed as BAL29 or lower for CDC to proceed.</p> <p>Note: Pools and non-habitable structures >6m away from the dwelling are exempt from this requirement.</p>
Flood Certificate	<p>May be required should the subject lot be located within a 'Flood Prone Area' as identified by the 10.7 Planning Certificate. The certificate is to be issued by the City (fee applies) or an Engineer and must demonstrate full compliance with the SEPP (Exempt and Complying Development Codes) 2008 provisions for Complying Development on flood controls lots.</p>
Pool Specifications / Engineering	<p>For Fibreglass or Precast Pools, manufacturer specifications that indicate the pool model which contain detailed dimensions and construction requirements. For Concrete Pools, engineering from a practicing Structural Engineer detailing the design for construction.</p>
Architectural Plans for Construction	<p>Plans must be completed to a recognised drawing standard preferably prepared by a suitably qualified Draftsperson or Architect. The plans are required to include all the information prescribed in Part 6 of the EP&A Regulation 2021 and detailed information in relation to BASIX Certificate commitments, National Construction Code compliance and the relevant Australian Standards to which the building will conform to. The plans are to include a:</p> <ul style="list-style-type: none"> • Site plan, shall indicate the location of the proposed swimming pool and associated pool pump plant equipment with setbacks from buildings, boundaries, levels of adjacent ground on site and other site features such as contours, easements, water, stormwater & sewer infrastructure notarised. • Floor plans showing all building elements (pool volume, extent of surrounding concrete/paving, type, location and height of pool fencing) accurately dimensioned and to

a suitable scale. Details need to show how the Swimming Pool Barrier is to achieve compliance including boundary fences (where used as a pool barrier) and how any openable windows to the pool area are to be permanently restricted to a maximum 100mm opening

- **Elevations** of the swimming pool indicating the height of the pool above existing ground levels (including any surrounding coping/decking) Noting that under a CDC, a deck or coping greater than 300mm wide cannot be higher than 600mm above existing ground level and any above ground pool cannot exceed 1.4m in height at any point.
- **Sections** of the proposed swimming pool detailing relevant construction methods and compliance with NCC 2022 and applicable Australian Standards.

Plan for provision for Backwash

Plans are to indicate the location for the discharge of backwash from the pool filtration system to the sewer in accordance with AS3500 or, for premises that do not rely on reticulated sewer, the location for connection to an on-site system consistent with the provisions of AS 1547.

Note: All applications, documentation and any additional information must be lodged and uploaded via the [NSW Planning Portal](#)