



## INFORMATION SHEET NO. 1

# Information to Submit with a Development Application for SWIMMING POOLS & SPAS

Within South Australia and regardless of whether you live in a residential area, rural living or farming property, most swimming pools and spas require Development Approval and a safety barrier. This includes portable spas, above ground pools and 'portable' pools such as the blow up type commonly sold in variety stores.

**All pools and spas with a depth of 300mm or more and a water filtration system require approval from Council.**

Don't buy a pool or spa with a filter that has only one suction point - it is an important safety requirement that all pools fitted with a filtration system must have two suction points that are at least 800mm apart. This is to relieve the pressure and reduce the seriousness of any injuries if a child blocks a suction point. Some pools are sold with adapters to make them comply with this point. According to consumer law it is an offence to sell a product that cannot be legally used.

Development Applications are assessed against the relevant zone and policies contained within the Council's Development Plan. The purpose of an assessment is to ensure that the proposed development conforms with the Development Plan and the Building Code of Australia with respect to structural and life safety issues.

The information that is provided with any development application is the basis upon which your application is assessed. If inadequate or conflicting information is provided delays can be expected. It is important that the assessing officers are able to clearly understand what currently exists and what you are proposing.

Once an initial assessment of an application and site inspection has been undertaken, assessing officers may request further information.

Should the property be Strata or Community Titled, then it will be your responsibility to obtain permission from the Strata or Community Corporation in addition to any approval obtained from the Council.

Additionally, should there be any **easements** on the site, no structures, buildings or fill may be placed over the easement and as such the easement area should be avoided. Your Certificate of Title will make reference to an easement if one exists on your property. Additional information may be obtained from Information Sheet 5 and Council Policy 4.5. Swimming Pools will not be allowed over an easement.

### Further Information

Advice can be obtained from the Light Regional Council, Strategy and Development Department by telephoning 08 8525 3200 or visiting our website. Further legislative details can also be found on the website for the Department for Local Government and Planning in addition to general pool safety information from the Royal Surf Life Saving Association. Checklists are available developed by the RLSA that relate specifically to home pool safety.

Light Regional Council – [www.light.sa.gov.au](http://www.light.sa.gov.au)

Department for Planning and Local Government – [www.planning.sa.gov.au](http://www.planning.sa.gov.au)

Royal Surf Life Saving Association – [www.royallifesaving.com.au](http://www.royallifesaving.com.au)

Home Pool Safety – [www.homepoolsafety.com.au](http://www.homepoolsafety.com.au)

## **Information that must be submitted with a Development Application**

1. A completed development application form which is signed and dated.
2. Payment of relevant fees.
3. Declaration of Applicant (in relation to power lines).
4. A current copy of the Certificate of Title for the site (no more than 12 months old). Check for easements and registered encumbrances or Land Management Agreements.
5. A copy of the builders Indemnity Insurance Certificate (if valued \$12,000 or more).
6. Proof of payment of the Construction Industry Training Board Levy (if over \$15,000).

## **Plans and Documentation (3 copies with at least one copy being A3 or smaller)**

7. Site plan clearly showing the location and size of the proposed swimming pool or spa including:-
  - Site boundaries with dimensions, roads and existing structures (inc dwelling, verandahs, retaining walls, fences and sheds);
  - Set backs between the proposed swimming pool or spa and existing structures and buildings, septic tanks, boundaries, roads and easements;
  - Location of the proposed safety barrier, gate, direction of swing of the gate and pool filter; and
  - Be in a scale of 1:200 indicating the north point.
8. Structural details of the swimming pool or spa from the manufacturer.
9. Structural details from the manufacturer for above ground pools to be constructed in ground.
10. A soil test to confirm if the design parameters of the pool suit the proposed site (fibreglass or concrete in-ground pools).
11. Structural details of the safety barrier, including details of boundary fences or openings in buildings if forming part of the safety barrier.
12. Details of the method of discharge of the pool or spa water; (note: pool water must not be discharged to any creek, waterway, stormwater system or septic tank).

## **Development Approval - Council will check:**

- The details and location of safety barriers (they should restrict access to the pool or spa area by young children),
- The safety of the pump (there are a number of safety requirements in place to prevent suction related injuries or deaths in swimming pools),
- The adequacy of structural support for the swimming pool or spa (in particular where the pool or spa is to be placed on a deck or balcony or near a retaining wall).
- If a deck is proposed to support or surround the swimming pool or spa, details of the deck are to be submitted for assessment also. Ensure details such as height, elevations and structural details are provided.

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*Please note the information contained herein is intended as a guide only.  
Further clarification may be obtained by contacting the Council on 8525 3200.*