

DEVELOPMENT APPLICATION INFORMATION SHEET - SWIMMING POOLS

This information sheet summarises and explains Council's requirements in regards to Swimming Pools which must be complied with.

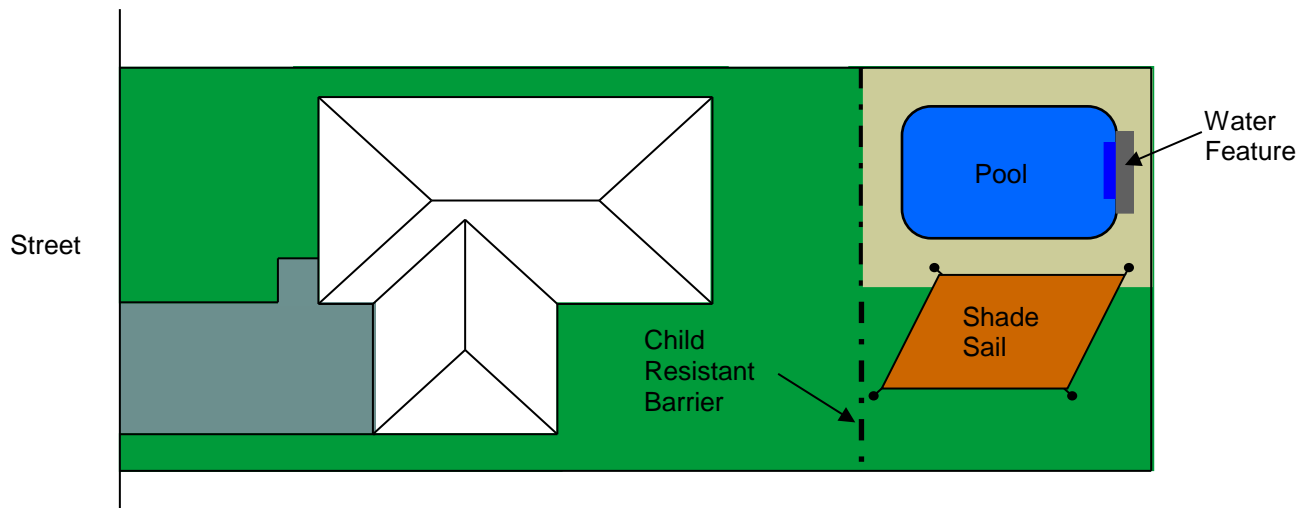
The following forms must be completed

- Application for Approval Form
- Development Application Checklist

The following controls shall be considered

- Swimming pools must be located in the rear yard.
- The swimming pool must have a child resistant barrier that separates the pool from any residential building.
- Only a shade structure, a water feature for the primary use of the pool and a pool shed may be located within the swimming pool area.
- The swimming pool filter must be located so that it will not cause a noise nuisance to the surrounding residents.
- Swimming pools are to be built on, or in the ground, and any associated filling cannot be greater than 1 metre above the ground.

Swimming Pool Requirements



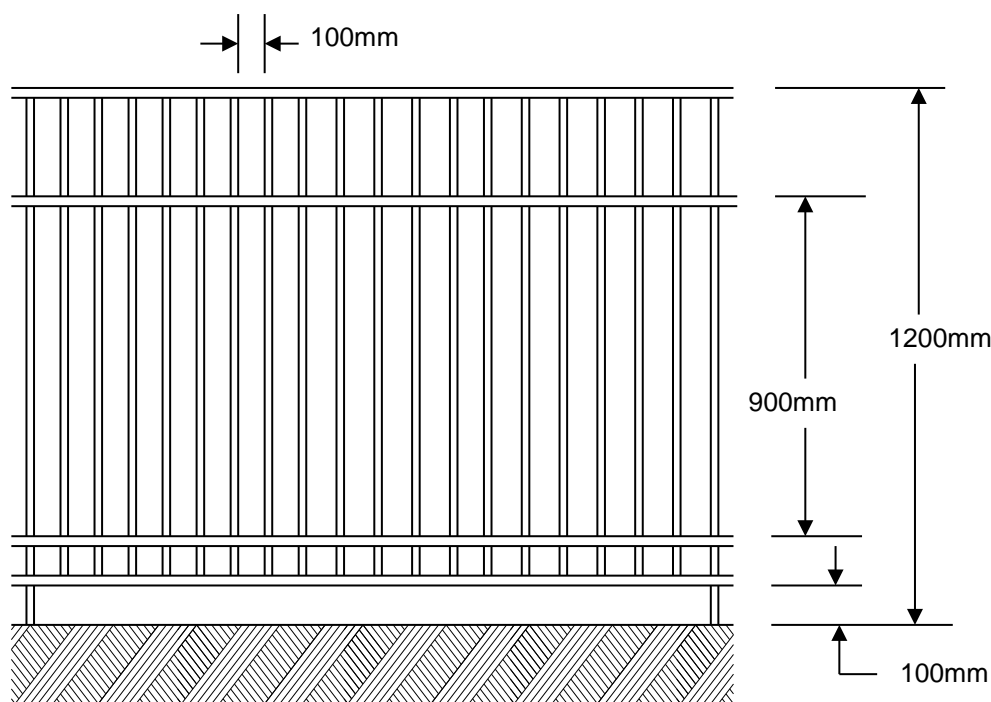
Distances from Boundary for Swimming Pool Pump

Maximum swimming pool filter measured (SPL) (as provided by manufacture)			Minimum distance to be installed from closest boundary
At 1 Metre	At 2 Metres	At 3 Metres	
0 - 48dB(A) 63dB(A) in an acoustic enclosure	0 - 42dB(A) 57dB(A) in an acoustic enclosure	0 - 38dB(A) 53dB(A) in an acoustic enclosure	2 Metres
48 - 54dB(A) 69dB(A) in an acoustic enclosure	42 - 48dB(A) 63dB(A) in an acoustic enclosure	38 - 44dB(A) 59dB(A) in an acoustic enclosure	4 Metres
54 - 60dB(A) 75dB(A) in an acoustic enclosure	48 - 54dB(A) 69dB(A) in an acoustic enclosure	44 - 50dB(A) 65dB(A) in an acoustic enclosure	8 Metres

Child Resistant Barrier Requirements:

- The child resistant barrier is to be a minimum of 1200mm in height from the finished ground level.
- There are to be no gaps in the fence greater than 100mm in width.
- There are to be no horizontal components on the barrier closer than 900mm that may be used as potential foot holds.

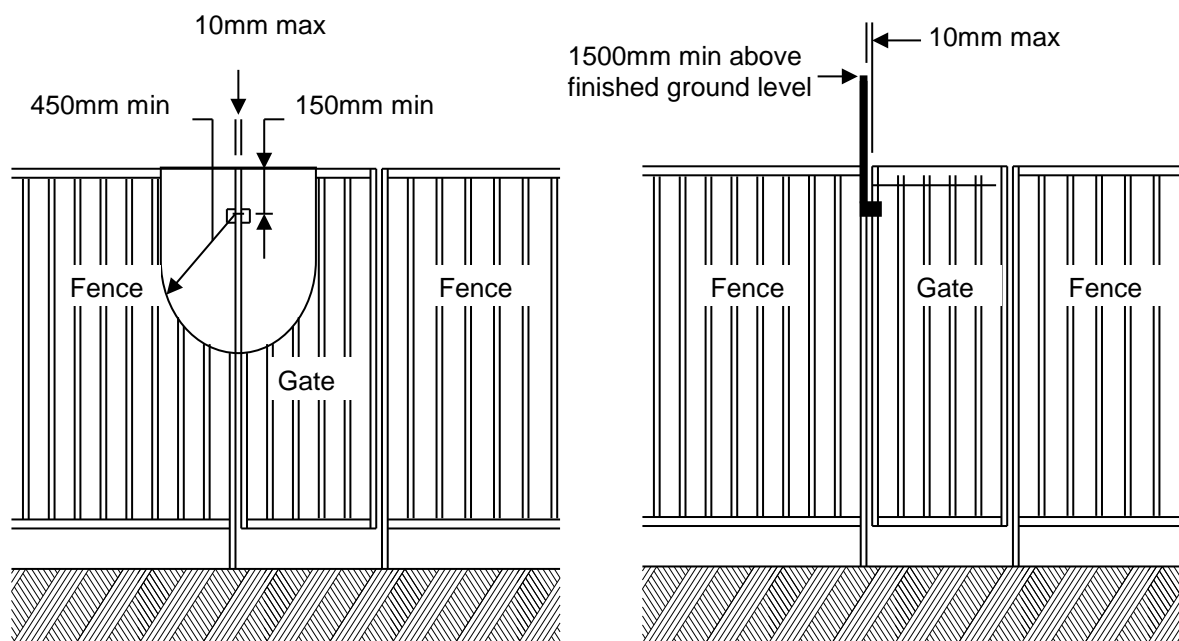
Effective Barrier Height



Child Resistant Barrier Requirements (Continued):

- There is to be a zone of 900mm on the outside of the barrier free of climbable obstructions.
- There is to be a 300mm zone on the inside of the barrier that is free of climbable obstructions.
- Boundary fences used as part of the child resistant barrier are to be a minimum 1800mm in height inside with a 900mm clear zone from the top of the fence inside of climbable obstructions.
- The gate must be self closing and self latching from any position even when resting on the latch.
- The latch release must be a minimum of 1500mm in height from the finished ground level or, alternatively, the latching mechanism must be on the inside of the fence at a minimum of 150mm from the top of the child resistant barrier with a 450mm shield protecting the mechanism and no apertures greater than 10mm in the 450mm radius of this area of the fence.

Gate and Latch Requirements



Important requirements:

- Each gate unit shall be clearly and permanently marked, on at least one of the gate posts or, on the gate or, on some component of that gate unit, with the registered trademark or the name and address of the manufacturer.

The following methods of marking are acceptable:

- self adhesive metalized label which cannot be removed without the use of a tool such as a scraper;
- metal plate secured by rivets; or
- stamping or moulding of the information into a component of the gate unit.

- Ensure that there is an appropriate warning sign, including details of resuscitation (CPR) techniques, in the immediate vicinity of the pool area which can be easily read from a distance of 3 metres. Warning / resuscitation charts are available at Council's Administration Centre for a fee, alternatively, the Royal Life Saving Society of Australia also provide appropriate signage.

Controls con't

The dwelling addition must comply with other requirements of the Fairfield City Wide DCP 2013, Chapter 5A, Dwelling Houses including Floor Space Ratio, Setbacks and Private Open Space. The following is a summary of these sections and is to be used as a guide only.

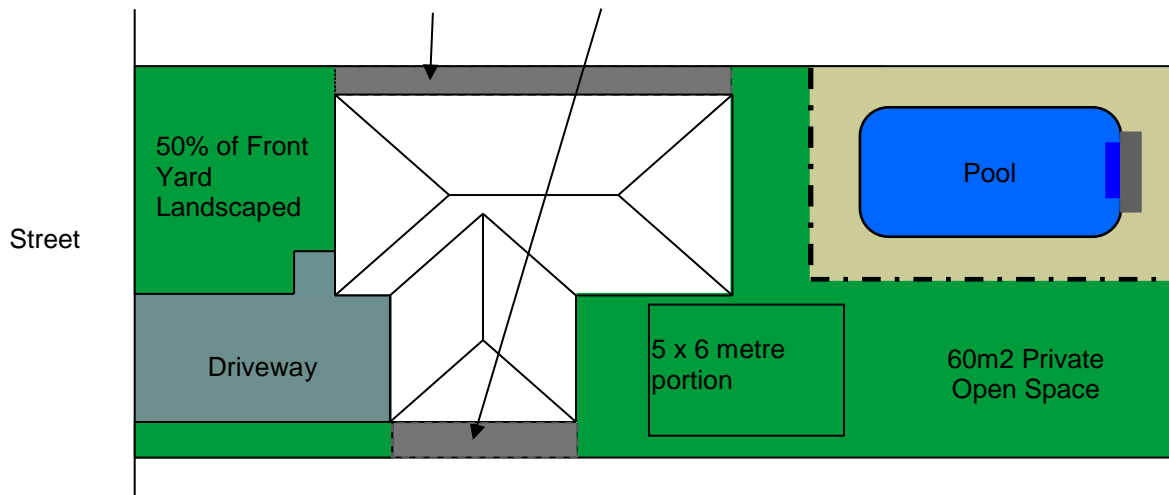
- 30% of the site must be soft landscaped with 50% of this area located in the rear yard. Soft landscaping includes gardens and grass and other soils that are not restricted by the depth of the soil.

For the purposes of the DCP requirements, swimming pools are classified as an impervious area.

- A dwelling house must have a minimum private open space area of 60m², with at least one 5 metre x 6 metre portion in the rear yard. In the calculation of private open space, the open space area must be a soft landscaped area, located in the rear yard, with no area less than 2.5 metres in width.

Open Space Requirements

These areas cannot be calculated as private open space as they are less than 2.5 metres in width.



For further information

Should you require additional information or advice, please contact Council's Customer Service team on 9725-0222.

Copies of forms and checklists to be completed and submitted with a Development Application are available at Council's Administration Centre or alternatively, visit Council's website to access forms, checklists and DCP's.