

Swimming Pool only DA - Lodgement Checklist



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[In addition to Council's application form OR if submitting your application via the NSW Planning Portal, you must complete the relevant sections of this checklist and attach to your application.

All plans and documents must be provided in accordance with Council's Electronic Lodgement Guidelines.

Please note that an incomplete form and insufficient associated documents may result in rejection of your application, and require re-submission of the application.]

Property Details					
Unit/Shop/ Suite No.		Street No.		Street	
Suburb				Postcode	

Does this application require concurrence from another authority?

Applications for concurrence will be referred to the relevant authority and they must include sufficient information for that authority to make an assessment of the application.

No	<input type="checkbox"/>	Yes	<input type="checkbox"/>	If yes, please select from the below:	
				RailCorp (SEPP Infrastructure)	<input type="checkbox"/>
				Roads and Maritime Services (SEPP Infrastructure)	<input type="checkbox"/>
				Housing NSW (SEPP Affordable Rental Housing)	<input type="checkbox"/>
				Sydney Airport Corporation (SACL)	<input type="checkbox"/>
				Other – Please specify	<input type="checkbox"/>

Privacy Statement:

The personal information provided on this form (including your name and other details) will be handled in accordance with the *Privacy and Personal Information Protection Act 1998* and may be available to the public under various legislation. Refer also to the Privacy Statement on Council's website.

Postal address

PO Box 21, Rockdale NSW 2216
ABN 80 690 785 443

Bayside Customer Service Centres

Rockdale Library, 444-446 Princes Highway, Rockdale
Westfield Eastgardens, 152 Bunnerong Road, Eastgardens

E council@bayside.nsw.gov.au

W www.bayside.nsw.gov.au

T 1300 581 299 | 02 9562 1666

Telephone Interpreter Services: 131 450

Τηλεφωνικές Υπηρεσίες Διεμνημών

بخدمة الترجمة الهاتفية

電話傳譯服務處

Служба за преведување по телефон

SWIMMING POOL ONLY DA CHECKLIST REQUIREMENTS	Yes	N/A	Office Use
Statement of Environmental Effect (SEE) – (refer to Council’s website regarding how to ‘Prepare a Statement of Environmental Effects’, including ‘Guide to preparing a Statement of Environmental Effects – checklist for minor development)			
A clear and detailed description of the proposal must be provided. This must include identifying the location of the pool, capacity of the pool, and materials to be used.	<input type="checkbox"/>		<input type="checkbox"/>
A statement of compliance or variance with the relevant EPI’s, Regulations, Council LEP and/or DCP including reasons for any variance must be provided.	<input type="checkbox"/>		<input type="checkbox"/>
A clear and detailed description of the potential impacts of the proposal, including (but not limited to) the visual and noise impacts from the operation of the pool and pool pump, and proposed mitigation measures must be provided.	<input type="checkbox"/>		<input type="checkbox"/>
For works in the vicinity of a heritage item or within a Heritage Conservation Area , address the effect of the proposed development upon the significance of the heritage item/area in accordance with the relevant Clauses of the respective LEP.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For works involving removal of vegetation (a tree or other vegetation, whether or not it is native vegetation), indicate how much vegetation (metres square) is being removed, and what type of vegetation is being removed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Statement			
If the property is an identified heritage item or located within a Heritage Conservation Area as listed on the State register or Schedule 5 of the relevant Council LEP, a Heritage Impact Statement must be prepared by a suitably qualified heritage consultant.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plan requirements			
All plans must include a Title Block, scale (1:100 or 1: 200), North point and Designers Name and Qualifications.	<input type="checkbox"/>		<input type="checkbox"/>
All plans must be submitted showing the proposed pool clearly coloured or highlighted.	<input type="checkbox"/>		<input type="checkbox"/>
A Survey Plan must be prepared by a Qualified Surveyor, and must clearly show: <ul style="list-style-type: none"> - all Reduced Levels (RL’s) related to Australian Height Datum (AHD); and - all easements and any utilities within and located forward of the site frontage/s, including levels of the road carriageway, location of adjoining houses/dwellings, window locations, and the maximum RL/ridge height of adjoining buildings. 	<input type="checkbox"/>		<input type="checkbox"/>
A plan showing any proposed demolition works must be provided. FORMER CITY OF BOTANY BAY: A “Hazardous Materials Survey” prepared by a qualified environmental consultant is required for all sites with an area in excess of 1,000m ² , or for other sites which are known to contain hazardous materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A Landscape Plan, if required by the relevant DCP, must be prepared in accordance with the relevant DCP and/or Technical Specifications.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A Soil & Water Management Plan must be provided for all in-ground pools.	<input type="checkbox"/>		<input type="checkbox"/>
A Site Plan must be prepared showing the following: <ul style="list-style-type: none"> - street name and number; - site dimensions and area; - any RLs related to AHD and pool coping; - boundary setbacks to existing buildings/structures; - all structures and existing tenancies on the site; - location of adjacent building/properties including windows and doors; - any trees on the property, on Council land adjacent to the property (ie nature strips) or within 5 metres of the proposed development on any adjoining property, and any trees being retained or removed must clearly be identified; and - location of proposed pool, including location of pool fencing, filters and pumps. 	<input type="checkbox"/>		<input type="checkbox"/>

Plan requirements (cont.)	Yes	N/A	Office Use
An elevations and sections plan must be prepared showing the following: <ul style="list-style-type: none"> - natural ground levels; - property boundaries, setbacks from boundaries and adjacent buildings; - the level of pool coping; - the level of any pool decking; - filter / filter room locations; - external finishes, colours and materials of the above ground portion of the pool structure, including type of fencing; and - sections indicating depths, pool fencing heights and location of filters and pumps / pump rooms. 	<input type="checkbox"/>		<input type="checkbox"/>
Geotechnical Report (required for the following):			
A Geotechnical Report is required for all in-ground swimming pools proposed on land at or below RL 5m AHD.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If the proposal is located in a property identified with a potential unstable cliff face, or excavation proposed within 900mm of a site boundary, the Report must demonstrate minimal impacts to adjoining properties, structures or public domain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If the proposal includes excavation within 25m of a rail corridor or adjacent to a classified busy road, the Report must address the Interim Guidelines for Development Near Rail Corridors and Busy Roads issued by the Department of Planning (Refer to Concurrence requirements).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flood Advice Letter (Required for all properties subject to the risk of flooding, minimum floor levels and/or affected by overland flows, or affected by PMF flooding.)			
A copy of Council's Flood Advice letter must be provided (unless otherwise advised by a Council engineer).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If specified by Council's Flood Advice letter, the following must be included: <ul style="list-style-type: none"> - flood study (inclusive of report and modelling); and - flood evacuation / flood risk management plan. 	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Waste Management Plan			
A construction and/or ongoing Waste Management Plan is required for all new above and in-ground swimming pools in accordance with the relevant Council DCP and/or Technical Specifications.	<input type="checkbox"/>		<input type="checkbox"/>
Hazardous Risk Assessment – [FORMER CITY OF BOTANY BAY ONLY]			
A hazardous risk assessment must be provided if the proposal is located in the 'Consultation Region' and/or adjacent to the 'Dangerous Goods Route' referred to in the <i>2001 Botany / Randwick Industrial Area Land Use Study</i> .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BASIX Certificate			
BASIX Certificate – Swimming Pools (required if capacity greater than 40,000 litres)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The BASIX Certificate must be current/valid (issued no more than 3 months prior to DA lodgement).	<input type="checkbox"/>		<input type="checkbox"/>

Acid Sulfate Soils (required for the following):	Yes	N/A	Office Use
<p>Is the site within an Acid Sulfate Soils Class 1 or 2? If yes, what is the Class ____.</p> <p>If the proposal includes excavation within Class 1 or 2, a preliminary assessment of the proposal prepared in accordance with the Acid Sulfate Soils Manual OR an Acid Sulfate Soils Management Plan must be submitted.</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<p>To what depth RL is excavation proposed? _____</p> <p>To what depth RL was soil sampling undertaken? _____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is the site within an Acid Sulfate Soils Class 3, 4 or 5? If yes, what is the Class ____.</p> <p>An Acid Sulfate Soils Report may be required for the following:</p> <ul style="list-style-type: none"> - Class 3 or 4 where significant excavation works are proposed; or - Class 5 where the site falls within 500 metres of an adjacent Class 1, 2, 3 or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below one metre AHD on adjacent Class 1, 2, 3 or 4 land. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Contamination (required for the following):	Yes	N/A	Office Use
<p>Is the property identified as being contaminated, potentially contaminated or has a previous use with potentially contaminated activities?</p> <p>Is the site located within a 'groundwater protection zone' or where groundwater is potentially contaminated? If so do the works involve excavation works that will transect the water table?</p> <p>If yes to any of the above, the requirements of State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) and Councils DCP must be addressed, including:</p> <ul style="list-style-type: none"> - A Stage 1 – Preliminary Site Investigation Report must be submitted in support of the application. It must be prepared by a suitably qualified contaminated land consultant in accordance with the NSW EPA's guidelines for contaminated sites and clearly state that the site is suitable for the proposed development. - A Stage 2 – Detailed Site Investigation Report must be submitted when the Preliminary Site Investigation finds potential contamination or is inconclusive regarding the sites suitability for the proposed use. It must be prepared by a suitably qualified contaminated land consultant in accordance with the NSW EPA's guidelines for contaminated sites and clearly state that the site is suitable for the proposed development. - A Stage 3 – Remedial Action Plan should be submitted if a Stage 2 – Detailed Site Investigation requires any remediation of the site. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>