

# NSW Swimming Pools - Complying Development

Complying Development is a way to fast-track the approval process for simple straightforward developments. Buildcert can issue a Complying Development Certificate if a proposed development satisfies a specific list of requirements defined by state codes, saving you time and money.

## Key Requirements

- The swimming pool coping must not be more than 1.4m above the existing ground level.
- The pool surrounds (e.g. coping or decking) cannot be wider than 300mm if the height is greater than 600mm above existing ground level.
- A swimming pool must be located behind the building line of the dwelling house.
- The swimming pool water line must have a setback of at least 1m from a side or rear boundary.
- Typically, the pool envelope decreases the existing landscape area (turf or gardens). The remaining ratio must still meet the minimum landscaped area requirements based on the lost size (*Figure 1*).
- Each landscaped area must have a minimum width and length of 1.5m.
- 50% of the minimum landscaped area must be located behind the building line.

Lot Area	Minimum Landscaped Area
200m <sup>2</sup> - 300m <sup>2</sup>	10% of lot area
> 300m <sup>2</sup> - 450m <sup>2</sup>	15% of lot area
> 450m <sup>2</sup> - 600m <sup>2</sup>	20% of lot area
> 600m <sup>2</sup> - 900m <sup>2</sup>	30% of lot area
> 900m <sup>2</sup> - 1,500m <sup>2</sup>	40% of lot area
> 1,500m <sup>2</sup>	45% of lot area

For an example of a detailed site plan which meets legislative requirements, please refer to the **Swimming Pool Site Plan** on the following page.

Contact your local Buildcert office on **1300 457 400** to speak to our friendly staff and find out if your swimming pool can be approved under Complying Development.

# Swimming Pool Site Plan

The plan below displays the minimum standard requirements that would typically satisfy the requirements for a pool to be approved as a Complying Development.

