



Whats the difference between Development application (DA) or a Complying Development Application (CDC)

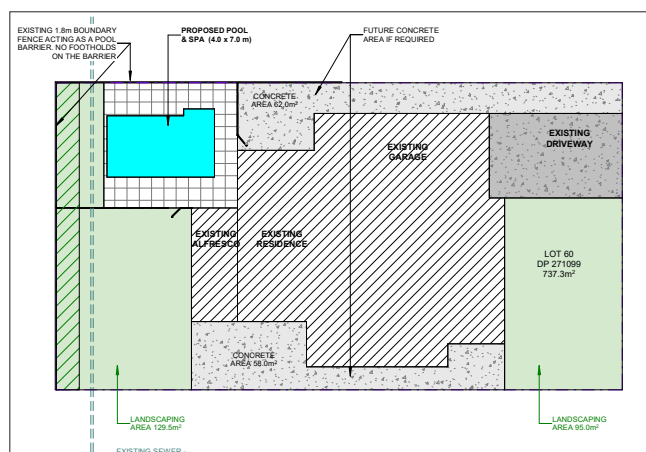
COMPLYING DEVELOPMENT CERTIFICATE (CDC)

A Complying Development (CDC) means that your proposed development does not need to go through Council for approval. The approval process can be carried out through a Private Certifier Authority (PCA). If your zone and development comply then this is a much faster approval process than a council DA.

HOW TO GET COMPLYING DEVELOPMENT APPROVAL

The first step is to make sure that your property is eligible for a CDC. This can be done by ordering a Planning Certificate 10.7 from your local council. The next stage is the design. The proposed development needs to be designed in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 controls. Some of the projects eligible under CDC are:

- Swimming pools
- Cabana
- Pergola
- Retaining walls
- Paved areas
- Your block must also have the correct landscape hard and soft ratios with a percentage which relates to the size of your block. If you tick all the boxes and your development fits in the NSW legislation for CDC, the certificate 10.7 allows a complying development and your landscape ratios are correct your development can be approved with a PCA.

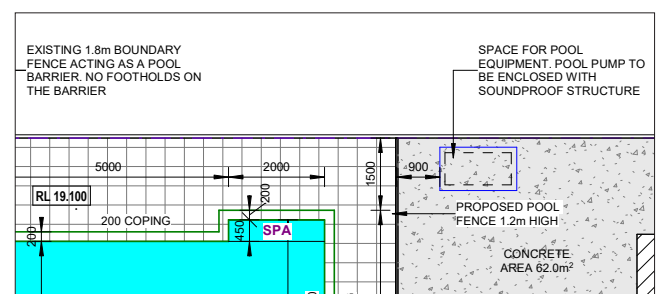


COMPLYING DEVELOPMENT OR COUNCIL DA?

Yes a CDC will generally be cheaper and faster than a Council DA however, it is important that your new swimming pool suits the block and your expectations of how the finished project will look. The CDC rules can limit certain elements of the design.

All Councils have differing requirements, but for the most, swimming pool designs should address the following points:

- Pool set backs and levels in accordance with the relevant councils DCP (development control plan)
- Hard and Soft landscape area Ratios
- A Statement of Environmental Effects
- Existing trees / and vegetation to be retained or removed
- Site plan and site analysis
- Location of existing on site structures (dwelling, outbuilding, garages, sheds etc)
- Private open space
- Elevation and Section Plans for new Swimming Pool
- Erosion and sediment control plan



Showing the filtration location of council plans.

FILTER AND PUMP LOCATIONS

We need to show a location on your swimming pool plans for where you want the filtration and pumps to be housed. The location must be shown on plan and approved as its location may cause adverse effects to adjoining neighbours and once approved the location cannot "just be moved" without further consent.

Keep in mind the filter and pumps should be placed within 12m of the proposed swimming pool for good efficiency and you will need to supply electrical power to the filtration and pump area.

The filtration and pumps should be housed in a sound proof enclosure and should be installed higher than the pool water level as pumps installed below the water level work harder.