

## How to design a pool if you have underground sewer lines or a manhole in the area of your pool.

### THE PROCESS:

Water Board approval is a mandatory requirement to enable you to build your swimming pool. Without a Water Board approval we cannot build your pool.

In general, gaining Water Board approval is a very straight forward and simple process. Our Pre-construction staff will upload your pool plans to the Tap In System and tell the Water Board database what we are planning to build and where we are placing the pool.

The Water Tap In System is a computerised program that will then check the database in regard to their main sewer locations and if your proposed swimming pool is outside of 4 to 5 m away from a main sewer line or even better nowhere near a sewer line then the the Tap In System will generate an automatic approval and email us an approval certificate.

If there is a sewer anywhere near the pool within 3m, the Water Board will more than likely issue a "referral" and further requirements are needed before the Water Board will issue an approval on your proposed pool construction.

### THE STEPS REQUIRED ARE AS FOLLOWS:

#### STEP 1:

A sewer peg out will then be required to determine the exact location and depth of the sewer. This peg out must be prepared by a Water Board accredited plumber. We can help you with this at Blue Haven.

#### STEP 2:

Once we receive the sewer peg out our engineering team will need to then prepare Zone of Influence details and calculations, showing Water Board engineers the relationship between the proposed pool and their sewer asset. The Zone of Influence details will also be prepared in accordance with Water Boards Technical Service Guidelines and this is how you then gain approval from Water Board

#### STEP 3:

The Water Board Coordinator is the agent that can issue an approval when you have been issued a "referral".

The sewer peg out along with the Zone of Influence details are submitted by our office to the Water Board Coordinator who will then issue an approval.

The Water Board Coordinator will also visit your site at excavation stage to confirm that the swimming pool has been built in accordance with the approved plans and they then issue a Completion Certificate to your local council. So you have on record a structure that has been legally approved by the Water Board on your property.

#### STEP 4:

There are various fees involved in gaining the Water Board Approval if you are issued with a "referral" and our office will be in contact with you to discuss and explain the process.

#### STEP 5:

If you want to avoid having to go through the Water Board "referral" process we can discuss with you relocation (or moving the pool further away from the effected sewer). We will need to know the exact sewer location and for this to happen you would need to obtain a sewer peg out survey from the accredited plumber. The ONLY other possible way is to play around with the pool location in the Water Board Tap in System when doing a submission by moving pool until you get a "Standard" approval notice.

### STANDARD SET BACK REQUIREMENTS AS PER THE WATER BOARD TECHNICAL GUIDELINE:

#### MANHOLE:

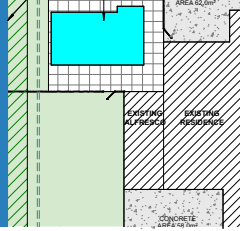
We must be a min of 2.5m from the center of the manhole to the outside edge of the pool structure.

#### MAIN SEWER LINE:

We must be a min of 600 from the outside edge of the sewer to the outside of the pool wall.

#### BUILDING OVER SEWER:

You can (if the sewer depth is sufficient) build the pool over the sewer, however the Water Board will place a series of requirements on the construction, like encasement of the sewer and the need to then add additional steel and piercing to the pool structure. You will need to obtain a peg out first to help design the right pool to suit these requirements.



## Designing a pool if you have an easement in the backyard.

### EASEMENT

An easement is an area that has been registered by the Land titles Office or your local council. This area cannot have any building or structure placed inside of the "imaginary line".

A survey or DP Plan will usually show where an easement may be if you have one or any on your site. If there are easements then we cannot build the pool inside this area.

If your swimming pool is to be constructed close to an easement, we request that a surveyor pegs out the pool location to ensure the pool is situated outside of the easement with accuracy.

## Piering.

### WHAT IS PIERING?

The need to pier the proposed swimming pool is often something that we have no control of. If the swimming pool is being proposed too close to an existing building or structure piering may be required,

If the proposed swimming pool is out of ground and a solid foundation is required to be found to sit the entire base of the proposed swimming pool on it is then needed that piering may be required. Variable pool, ledges, walkway depths, lengths and designs need to address an even bearing so piering is the structural solution.

Also some properties have highly reactive or unstable soil conditions. In these cases a Geotech Report via a Geotech Engineer may request that the swimming pool structure be piered to be sitting on a solid stratum so that the pool structure has a solid footing and safe construction method.

## How far should you plan your pool away from big trees?

### TREES

Local Council and Planning NSW will have various rules and regulations on how close a swimming pool can be constructed next to trees on site. The rules and regulations depend on the size of the actual trees and the species of the trees.

The rules and regulations relate to the excavation required to build a swimming pool and how this excavation may affect the root system of the trees.

The usual minimum distance required to be able to build a swimming pool from a "large" tree is 3m to 5m. This depends on the tree species and Local Council requirements which our office will work out for you.

If you want to remove a "large" tree from site then you will need to gain a Tree Removal Permit from Local Council. This process will usually also require that you obtain an Arborist Report to support your request to remove a tree. The species of tree will also determine whether Council will need a Tree Removal Permit to be obtained or if you are even allowed to remove the tree due to its species being protected.