



## DOCUMENTATION REQUIREMENTS SWIMMING POOLS & SPAS

APPLICATION REQUIREMENT	DESCRIPTION	SCALE	FORM #
1. Application Form	PBC Application Form	1:200 minimum	Form 41
2. Site Plan	Showing boundaries, contours, site area, existing building outline or proposed new building outline, set back dimensions, pool, pool decks, retaining walls.	1:200 minimum	N/A
3. Elevations	All elevations of the proposal showing pool fencing materials, style, colour and location, filter enclosure construction details, colour and location and floor levels, heights – including height above specified reference level (if applicable). Relationship to existing building to be included.	1:100	N/A
4. Sections	Showing cut and fill, retaining walls and relationship to boundary walls	1:200 minimum	N/A
5. Survey Plans	Detailing relationship to Common Property, Residential Common Area, Golf Courses or Body of Water (if applicable)	1:100 minimum	N/A
6. Landscaping Plans	<p>Reflecting finished ground levels and soft and hard landscaping.</p> <p><b>Landscape Open Space Calculation</b> The area of Landscape Open Space for any Conventional Lot or Zero Line Lot must not be less than 30% of the Residual Area.</p> <p>“Landscape Open Space” means that area of a Lot not covered by Principal Structures, Secondary Structures, driveways, hardscape paths, swimming pools, tennis courts (except grass tennis courts) or similar structures. Landscape Open Space shall consist of areas that are landscaped with trees, shrubs, grasses, and other items of soft landscaping and shall include areas of landscape over podium slabs, excluding 50% of any synthetic turf.</p>	1:200 minimum	Form DP 405013
7. Erosion Control Plan	Showing sediment fence, stabilised cross over, stockpile and diversion channels in line with GCCC Best Practice Guidelines		N/A



<b>8. Structural Engineering</b>	<p>Certification by Applicant's Registered Engineer, and</p> <p>Geo-tech reporting provided by the Applicant in the case of a wet-block, and</p> <p>For Lots Abutting a Body of Water the PBC will obtain an Independent Structural Engineer's review and report of the submitted plans report that Works carried out in the Batter Zone will not adversely affect the Revetment Wall.</p>		N/A
<b>9. General Requirements</b>	<p><b>Swimming Pool and Spa Pool Equipment</b></p> <p>2.16.5 Swimming pool and spa pool equipment such as filter pump motors must:</p> <ul style="list-style-type: none"><li>a) comply with requirements of the appropriate Local Authority and applicable Laws; and</li><li>b) be sufficiently screened and not be visible from any Common Area or neighbouring Lots; and</li><li>c) be as far away from an adjoining Lot as possible and not be within 2 metres of a boundary of an adjoining Lot unless acoustically treated; and</li><li>d) be adequately sound insulated; and</li><li>e) have suitably enclosed pool filters.</li></ul> <p>Swimming pools and spa pools that extend above Natural Ground Level must be of concrete construction and must have all plumbing concealed in accordance with By-Law 2.16.4.</p>		N/A