





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.

Reaching the correct 150kpa density of soil is crucial.

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.

