

Building & Swimming Pool Inspection Policy



1. Objective

This Policy establishes the District Council of Peterborough's framework for the inspection of building work and swimming pools undertaken within the Council area to:

- ensure compliance with approved Development Authorisations;
- promote public health and safety;
- monitor construction standards;
- ensure swimming pool safety compliance; and
- fulfil Council's statutory obligations under the Planning, Development and Infrastructure Act 2016 (PDI Act).

This Policy adopts a risk-based inspection methodology, recognising Council resource capacity while maintaining legislative compliance.

This policy replaces previous Building Inspection Policy provisions adopted under the former Development Act 1993.

2. Scope

This Policy applies to:

- all Development Authorisations issued within the Council area;
- building work approved by Council or private certifiers;
- swimming pools and associated safety barriers;
- inspections relating to compliance, complaints, unsafe structures and unauthorised development.

3. Legislative Framework

This Policy is prepared in accordance with:

- *Planning, Development and Infrastructure Act 2016*
- *Planning, Development and Infrastructure (General) Regulations 2017*
- Practice Direction 8 — Swimming Pool Inspections
- Practice Direction 9 — Council Inspections
- National Construction Code (NCC)
- Building Work Contractors Act 1995
- State Records Act 1997

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4. Policy Principles

Council inspections are undertaken:

- in the public interest;
- using a risk-based selection process;
- to achieve mandatory inspection targets;
- recognising that not all developments will be inspected.

Inspections do not certify workmanship quality nor create a contractual relationship between Council and property owners.

5. Mandatory Notifications

Persons undertaking building work must notify Council at prescribed stages under Regulation 93 of the PDI Regulations including:

- commencement of building work;
- footing or reinforcement stages (where applicable);
- completion of structural framing;
- wet area waterproofing stages;
- completion of building work;
- swimming pool construction and barrier completion.

Applicants are advised of notification requirements at Development Authorisation issue.

6. Mandatory Building Inspections

Council will undertake inspections consistent with Practice Direction 9 requirements including assessment of:

- structural framing;
- roof trusses;
- wet areas and waterproofing;
- fire safety systems;
- egress provisions;
- bushfire construction requirements;
- accessibility provisions;
- performance solutions.

Council will take reasonable steps to ensure inspection coverage meets prescribed minimum inspection levels.

7. Swimming Pool Inspections

Council will inspect:

- 100% of swimming pools and safety barriers constructed within each reporting year.

Inspections will occur:

- within 10 business days of notification of completion of pool safety barriers.

Where non-compliance is identified:

- re-inspections form part of the original inspection process.

Swimming pool inspections may also occur:

- during Section 7 property searches;
- prior to property sale upon request;
- where historical approvals require verification.

8. Selection Criteria for Inspection

Buildings may be selected based on risk including:

- structures presenting safety risks;
- swimming pools;
- buildings used by large numbers of people;
- commercial developments;
- owner-builder projects;
- complaint-driven inspections;
- poor compliance history;
- complex construction methods;
- disability access requirements;
- conditioned approvals;
- environmental or local construction risks.

Council Authorised Officers retain discretion to select additional inspections where required.

9. Unauthorised Development & Dangerous Structures

Council will investigate:

- complaints relating to unauthorised building work;
- dangerous or unsafe structures;
- development undertaken contrary to approval conditions.

Urgent safety risks will receive priority response.

10. Inspection Stages

Where selected, inspections may occur at:

- structural framing completion;
- completion of commercial buildings;
- bushfire zone construction completion;
- swimming pool barrier completion;
- final building completion;
- any construction stage deemed necessary.

Serious defects preventing occupation may include:

- structural instability;
- non-compliant balustrades;
- inadequate fire or smoke detection systems;
- unsafe earthworks;
- non-compliant pool fencing.

11. Counting Inspections

For reporting purposes:

- the first inspection counts as one inspection;
- re-inspections relating to defects do not count separately;
- inspections at different construction stages count individually.

12. Enforcement

Where non-compliance is identified Council may:

- issue Directions Notices;
- require rectification works;
- issue expiations;
- initiate enforcement action under the PDI Act.

13. Liability

Inspections are undertaken solely in accordance with statutory duties.

Council:

- does not guarantee construction quality;
- accepts no liability arising from inspections;
- undertakes inspections for regulatory—not private—benefit.

14. Record Keeping

Council will maintain inspection records including:

- inspection date and time;
- officer undertaking inspection;
- inspection type;
- compliance findings;
- required rectification;
- enforcement actions.

Records will be maintained in accordance with GDS40 and the State Records Act.

15. Monitoring & Reporting

Inspection outcomes will be monitored periodically to ensure compliance with:

- Practice Direction requirements;
- statutory inspection ratios;
- annual reporting obligations.

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13. Document administration and control

Policy title:	Building & Swimming Pool Inspection Policy
Policy number:	030417
Policy type:	Governance
Responsible officer:	Regulatory Services Officer
Committee Review:	Council
First issued / adopted:	03/2014
Review period:	Within 12 months following a periodic election or legislative change
Last reviewed:	03/2026
Current Version:	4.0
Date revoked:	N/A
Applicable legislation:	PDI Act Practice Directions
Related documents:	Public Consultation Policy; Code of Conduct for Council Members; Council Meeting Procedures
Public consultation required / undertaken:	No
Availability	This Policy is available for inspection at the Council office, and any person may obtain a copy of this Policy upon payment of the fee fixed by Council in accordance with Council's Fees and Charges adopted each financial year. It is also available on Council's website www.Peterborough.sa.gov.au. Any grievance in relation to this policy or its application should be forwarded in writing to the Chief Executive Officer of the Council.
File reference:	To be confirmed