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Protection for Young Children

In 1992, the State Government established compulsory standards for pool security and required that Local Authorities inspect all new swimming pools/spas and at least every 4 years thereafter.

These earlier standards have been progressively upgraded such that all new pools approved and installed on or after 5 November 2001 are now required to be isolated from the dwelling by a compliant barrier.

Drowning is the biggest cause of accidental death amongst children under 5 years of age, and causes 3 out of 4 deaths in Australia in this age group. These occur primarily in private swimming pools.

The City of Wanneroo supports the Government's initiatives in attempting to reduce the number of children drowning.

Pool Barriers – General Information

- All pools or spas which contain more than 300mm of water must be fully surrounded by complying barriers and fences.
- A wall of the house may be used as part of the barrier provided that it does not have any doors.
- If a window is within 1.8m from sill to floor level, the openable portion of the window shall be totally covered by bars (no more than 100mm apart), a metal screen or to be permanently fixed to prevent the window opening more than 100mm (key locks are not acceptable). The test for strength, fixing, rigidity will apply as per AS 1926.1-2012

Fences and Gates

Fences and gates must comply with the following:

- Minimum height of 1.2m to the ground consisting of 5 Non-Climbable Zones (NCZ) as defined in AS1926.1:2012.
- NCZ 1 - Minimum distance between horizontal members capable of providing a foot or toe hold to be 900mm .
- NCZ 2/3 - The top of the fence must be 900mm clear of any obstruction above and below the fence , eg. rocks, BBQ's, walls, trees etc which could provide a foothold for a child.
- NCZ 4 - 900mm high by 300mm deep rectangular space on the inside of the barrier and shall align with NCZ 1.
- NCZ 5 - Boundary Fence Barriers to be no less than 1800mm (measured internally) and must have a quadrant of 900mm radius down from the top to the inside of the barrier. There may additional requirements for intersecting barriers.
- Maximum spacing between vertical member 100mm.
- Maximum gap under fence or gate 100mm.
- Glass barriers must comply with AS1288.
- Gates must open away from the pool.
- Gates must self-close and latch from any position.
- Gate latch release must be not less than 1.5m above the ground (other options available).
- Retaining walls and permanent bodies of water i.e. lake, rivers may from part of the barrier refer to AS1926.1-2012 for further information.
- A balcony or deck area that protrudes into a NCZ shall be fitted with a pool safety barrier balustrade.

Do I need approval?

A building permit is required prior to the construction or installation of any swimming pool / spa that will contain more than 300mm (30cm) depth of water. A building permit is also required for the safety barrier but may be included on the same application as the pool or spa if the builders details are the same.

What do I need to submit?

Applications can be made online via the City's website, by mail or in person.

Certified Applications

- ☐ Completed [BA1 application form](#)
- ☐ Relevant fees (refer to page 3)
- ☐ Completed Certificate of Design Compliance and one copy of all referenced documents
- ☐ An approved Swimming Pool/Spa Safety Fencing Building Permit (not required if complete fencing details are included in the swimming pool/spa application).
- ☐ Street and Verge Bond Permit Application (refer to page 3)
- ☐ Development Approval (if required).

Uncertified Applications

- ☐ Completed [BA2 application form](#)
- ☐ Relevant fees (refer to page 3)
- ☐ 1 x copy of a site plan. The site plan must be drawn at a minimum scale of 1:200, indicating site boundaries, existing and proposed levels and proposed pool/spa location.
- ☐ 1 x copy of the existing house floor plan, showing any windows or doors that are located near the swimming pool/spa area. Please note that all windows and doors for outbuildings in close proximity are also to be illustrated (*alternatively, this can be demonstrated on the site plan*).
- ☐ Details of any existing or proposed retaining walls and other structures.
- ☐ 1 x Specification construction details showing materials used and respective sizes.
- ☐ 1 x Structural Engineers Details.
- ☐ An approved Swimming Pool/Spa Safety Fencing Building Permit, or;
- ☐ Details of existing and proposed safety barriers and other measures to be taken (*can be demonstrated on the site plan*).
- ☐ Street and Verge Bond Permit Application (refer to page 3)
- ☐ Development Application (if required).

What is the difference between certified and uncertified applications?

A Certified Application has had its assessment completed by a private Building Surveyor and has been issued with a Certificate of Design Compliance. Certified Applications must be submitted complete with all prior approvals issued (including Development Approvals). The City will issue a Building Permit for the proposed structure.

An Uncertified Application is submitted to the City for a full assessment. Uncertified Applications can be lodged while the Development Application is still pending however; it will be placed on hold until the Development Approval has been issued. The City will issue a Certificate of Design Compliance and a Building Permit for the proposed structure.

What are the requirements?

Swimming pools and below ground spas are generally required to be setback the maximum depth of the pool/spa away for any other structure (ie. a 1.2m deep swimming pool would need to be located 1.2m away from a house, retaining walls, dividing fences etc).

Swimming pools and above ground spas can be located closer to the boundary if a Structural Engineer can provide a report.

All swimming pool and spa safety barriers must be inspected by the City's Swimming Pool Inspector prior to filling with water. An inspection can be arranged by calling 9405 5000. Failure to do so is an offence and can result in an infringement and prosecution.

Street and Verge Bond Permits

If you apply for a building permit, you will also be required submit an application for the City's Street and Verge Bond Permit. This application includes a non-refundable administration fee. If the construction value is over \$5000, an additional bond fee applies. For more information on these applications (including fees and a link to apply online), please refer to the [Street and Verge Bond page](#) on the City's website.

Fees

To determine your application fees, please refer to please refer to our [Building Fee Schedule](#) or [Building Application Fee Calculator](#) on the City's website.

Further Information:

The City is required to approve installed swimming pool barriers on completion and then to re-inspect at least once every four (4) years. An interim Rate Notice in the amount of \$58.45 will be sent to you for payment after the initial inspection of your pool/spa. The fee for the 4 yearly inspections, which is required under **Building Regulations 2012**, is \$104.00 which is broken down into yearly payments of \$26.00 and will appear on your annual Rates Notice.

For further information, please contact the City's Building Services on 9405 5000.

Disclaimers:

1. In line with the City's recordkeeping requirements, please ensure that the information included on any application form is accurate and complete. Please also retain a copy of the completed form before submitting with the City as the form and any supporting documents will not be returned. The City accepts no responsibility for any loss, damage, liability or inconvenience suffered by any person as a result of using an application form or lodging an application form with the City.

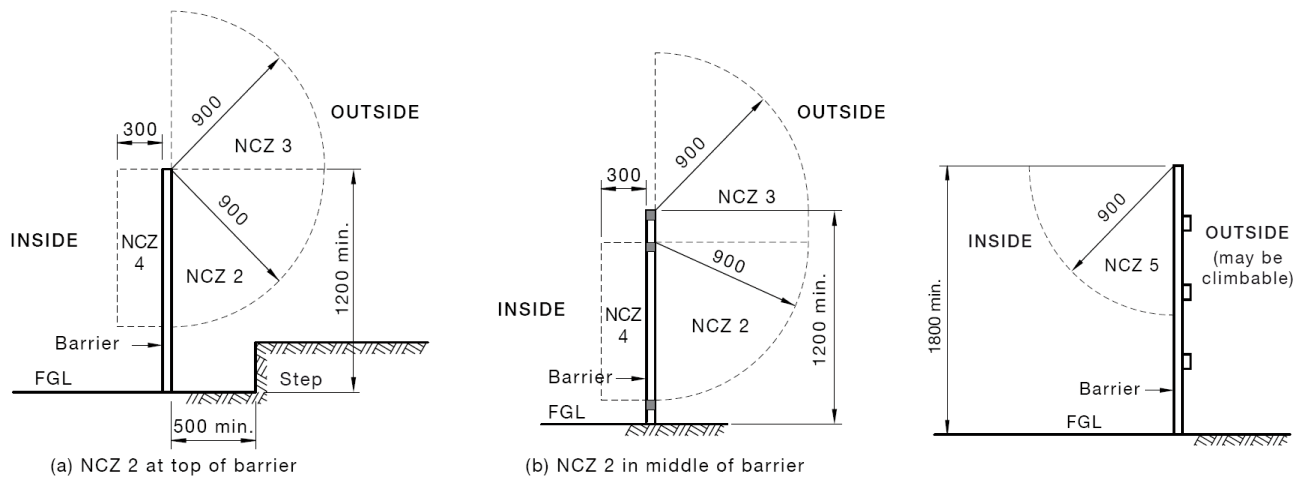
2. This information sheet is produced by The City of Wanneroo in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. This information sheet is correct as of July 2020 and prone to alteration without notification.



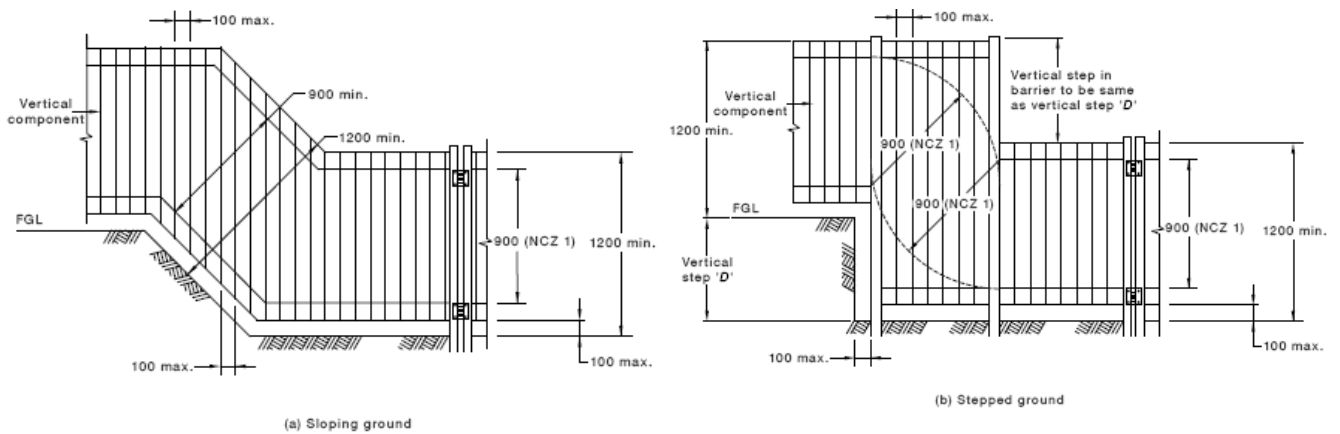
Did you know?

Save time and apply online! This application is available for lodgement via the City's website www.wanneroo.wa.gov.au

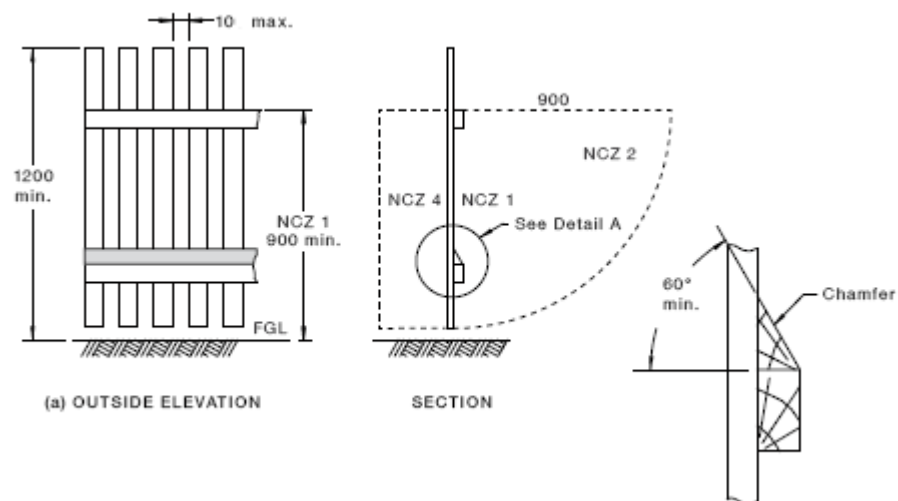
Non-Climbable Zones



Stepped and sloping ground



Example of non-climbable object



All dimensions in mm

Note: For diagrammatic purposes only