

Private Swimming Pools and Spas

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 an isolation fence.

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 mainly in private swimming pools.

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

BUILDING LICENCE REQUIREMENTS

A building licence is required prior to the construction of any swimming pool/spa that will contain more than 300mm (30cm) depth of water.

An application to the City for a building licence for a swimming pool/spa must be accompanied by:

- Application Form.
- Site Plan – two copies drawn to a scale of not less than 1:200 indicating site boundaries, existing and proposed levels and proposed pool/spa location.
- Details of any existing or proposed retaining walls and other structures.
- Specification construction details showing materials to be used and respective sizes.
- Details of existing and proposed safety barriers and other measures to be taken.
- Application Fees (see following).

BUILDING APPLICATION FEE STRUCTURE

BUILDING LICENCE APPLICATION FEE

Residential – Minimum \$85.00

Calculated as 0.35% x 10/11 of construction cost or contact value (GST inclusive)*

Commercial – Minimum Fee \$85.00

Calculated as 0.2% x 10/11 of construction cost or contract value (GST inclusive)

Plus - \$41.50 – Builders Registration Board Disputes Levy

(This is to be paid on all Building Licence Applications)

Amended Plan Fee \$103.00

BUILDING AND CONSTRUCTION INDUSTRY TRAINING LEVY FUND

Only applicable for Building works valued over \$20,000 (GST inclusive)*

Calculated as 0.2% of construction cost or contract value (GST inclusive)*

The Building Licence Application Fee and Building and Construction Industry Training Levy are exempt from GST. The fee calculation must be based on the construction cost or contract value including GST using the above formulas.

If there is no contract, the Construction cost (including GST) shall be the sum of all goods (including manufactured goods), labour, services necessary, fees payable, overheads to be met and profit margin.

Applications not accompanied by correct fees will be returned on submission and not processed.

All pools/spas and safety barriers must be inspected by the Swimming Pool Inspector prior to filling with water. An inspection can be arranged by calling the Swimming Pool Inspector on 9405 5444. Failure to do so is an offence and can result in prosecution.

All pools and spas on rural properties require an "Application For Approval to Commence Development".

POOL FENCES, GENERALLY

- All pools or spas which contain more than 300mm of water must be fully surrounded by complying barriers or fences.
- A boundary fence may be used provided that it meets the requirement for at least one side of the fence.
- A wall of the house may be used as part of the barrier provided that it does not have any doors.
- Opening Windows: If a window is within 1.2 metres from sill to floor level, the openable portion of window shall be totally covered by security mesh screen or 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 (2.13).

FENCES AND GATES

- Fences and gates must comply with the following:
- Minimum height of 1.2m measured at 90° to the ground.
- Minimum distance between horizontal members capable of providing a foot or toe hold 900mm.
- The distance between the highest lower horizontal member and the top is to be not less than 1.1m.
- Maximum spacing between vertical member 100mm.
- Maximum gap under fence or gate 100mm.
- 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).
- The top of the fence must be 1.2m clear of any obstruction, e.g. rocks, BBQs, walls, trees etc which could provide a foothold for a child.

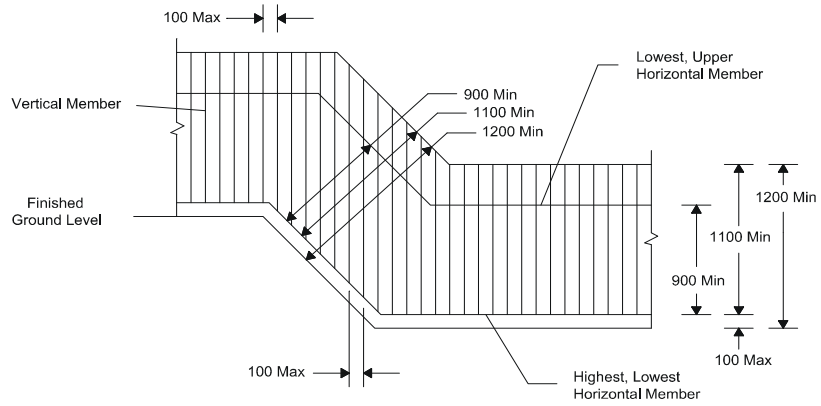
MORE INFORMATION

For more information, please contact the City's Private Swimming Pool Inspector on 9405 5444.

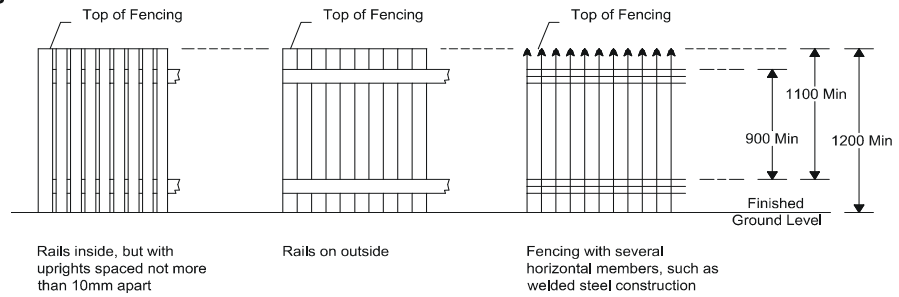
DISCLAIMER

This information sheet is correct as at July 2011 and may be changed without notice.

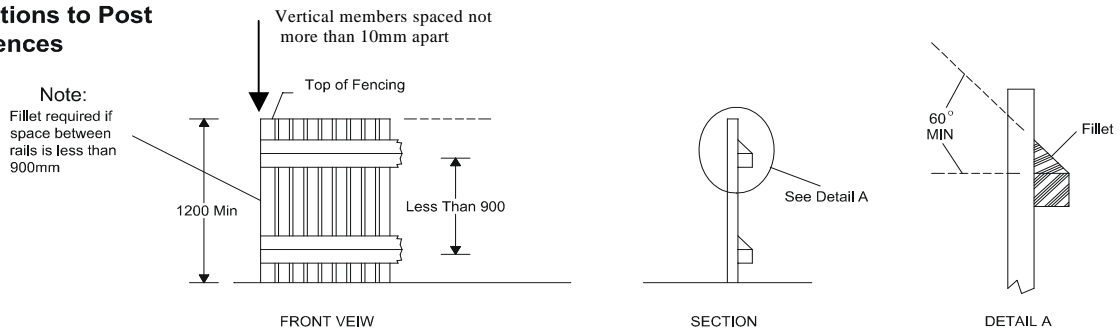
Fence Dimensions on Flat & Sloping Ground



Permissible Fence Projections & Spacing of Accessible Horizontal Members



Allowable Modifications to Post & Rail Fences



Note: For diagrammatic purposes only.

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