

Domestic Swimming Pools and Spas



June 2024

Definitions

Swimming pools and outdoor spas that are capable of containing a depth of water more than 300mm require a building permit from the Shire of Augusta Margaret River prior to their construction or installation. This requirement includes inflatable and portable above-ground pools purchased off the shelf.

Your Responsibilities

All property owners who have a swimming pool or spa on their property are required by law to provide a compliant safety barrier around the pool or spa.

What is a compliant pool safety barrier?

Pool safety barriers must comply with the provisions of the Building Code of Australia, Building Regulations 2012 and Australian Standards 1926 Part 1.

Building Permit Application Requirements

To apply for a building permit, one copy of the following documentation is required;

1. A completed Building Permit application form (BA1 or BA2) signed by the nominated builder
2. Scaled Site Plan (min scale 1:200) clearly indicating site boundaries, other structures on the property, position of septic tanks and leach drains (if applicable), the position of the proposed pool/spa and the safety barrier to be installed around the pool/spa.
3. Structural Drawings of the pool signed and certified by a practicing structural engineer which demonstrate overall height and shape, type of construction and material, any steel reinforcement and sub soil drainage behind the pool wall, if applicable. With some pools special installation details are also required.
4. Elevation details and product data sheet for the pool safety barrier which indicate footing size, fixings, gate hinge and latch height from ground level in accordance with AS1926.

Note: Fences that form part of a safety barrier to a private swimming pool only require a building permit if they:

- a) also act as a fall protection barrier (also known as a balustrade), where people could fall 1m or more from a floor or roof or through an opening (other than through an openable window) in the external wall of a building, or due to a sudden change of level within or associated with a building; or
- b) are not constructed in accordance with a relevant local law; or
- c) are constructed of masonry and over 0.75 m in height*; or
- d) are constructed of a material other than masonry and over 1.8 m in height*; or
- e) are located in Wind Region C or D (as detailed in the AS/NZS 1170.2, as referenced in the edition of the BCA in effect at the time)*.

* unless constructed in accordance with a relevant Local Government local law.



The Shire's Responsibilities

The Shire of Augusta Margaret River has a legislative obligation to ensure that swimming pools and spas are inspected at least once every four years to ensure compliance of the barriers with legislative requirements. An inspection fee is applicable following each inspection.

Fees

Refer to Building Fees Information Sheet

For further information please contact Building Services on 9780 5291
or buildingservices@amrshire.wa.gov.au.

DOMESTIC SWIMMING POOLS