

Swimming pools and spas are a part of the West Australian life style but the ownership of a pool or spa carries responsibilities. The following is a guide to swimming pools in Western Australia.

What is a swimming pool?

A swimming pool is any structure used for swimming, paddling, wading or the like, and has the capacity to hold 300mm or more of water. This includes above/below ground pools, inflatable/portable pools, above/below ground spa's and bathing/wading pools. Swimming pools and spas that contain more than 300mm of water are required to be isolated with a compliant pool security barrier.

When is a Building Permit required?

- All swimming pools, spas and pool security barrier require building permits.
- If the builder for a pool or spa is not going to install the required pool barrier, a separate building permit application will be required for the pool barrier.
- Alteration of pool barriers, including windows, doors and gates that restrict access to a swimming pool or spa require a building permit.

What is the role of your Local Government?

Local government is responsible for granting building permits for swimming and spa pools and their associated pool security barriers. Local governments are required to keep a register of all of the pools in their jurisdictions and are required to inspect pool barriers a minimum of once every four years.

What are the owners and occupiers responsibilities?

It is the owner's responsibility to ensure that a pool security barrier is compliant at all times. This responsibility also extends to occupants of land where a pool is situated. Owners must allow for a minimum of 1 pool barrier inspection every 4 years by a local government authorised person.

What documents do I need for my Building Application?

- Completed application form (BA1 or BA2) with all owners noted and builder's and applicant's sections completed and signed
- Applicable fees (please see fee schedule)
- Certificate of Design Compliance (if lodging a Certified Building Permit Application (BA1))
- Site plan at a minimum scale of 1:200 showing:
 - Setbacks from the lot boundaries and all other buildings on the property.
 - Dimensions of the proposed structure
 - Location of barrier fence
- Specifications for proposed swimming pool/spa and/or barrier.
- Engineering details signed by a structural engineer showing:
 - Construction details of pool/spa
 - For second hand pools/spa's, confirming structural integrity of proposed pool/spa

Will any other approvals be required?

In some instances planning approval may also be required. For further clarification, call the Shire's building services team.

Contact Us

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