



Swimming Pools/Spas & Safety Barriers

When installing a swimming pool or spa you should consider where you are locating the pool, safety barriers and filtration equipment, and how it will impact you and your neighbours.

Noise

Pool activities and pool filters are noisy and should be as far away as possible from your neighbour's property. The location of a filtration system is not recommended to be closer than 5 metres from a neighbouring dwelling. An acoustic shelter (a solid structure that will have a material impact on the transmission of noise) is required if the filtration system is located within 5 to 12 metres of a neighbouring dwelling.

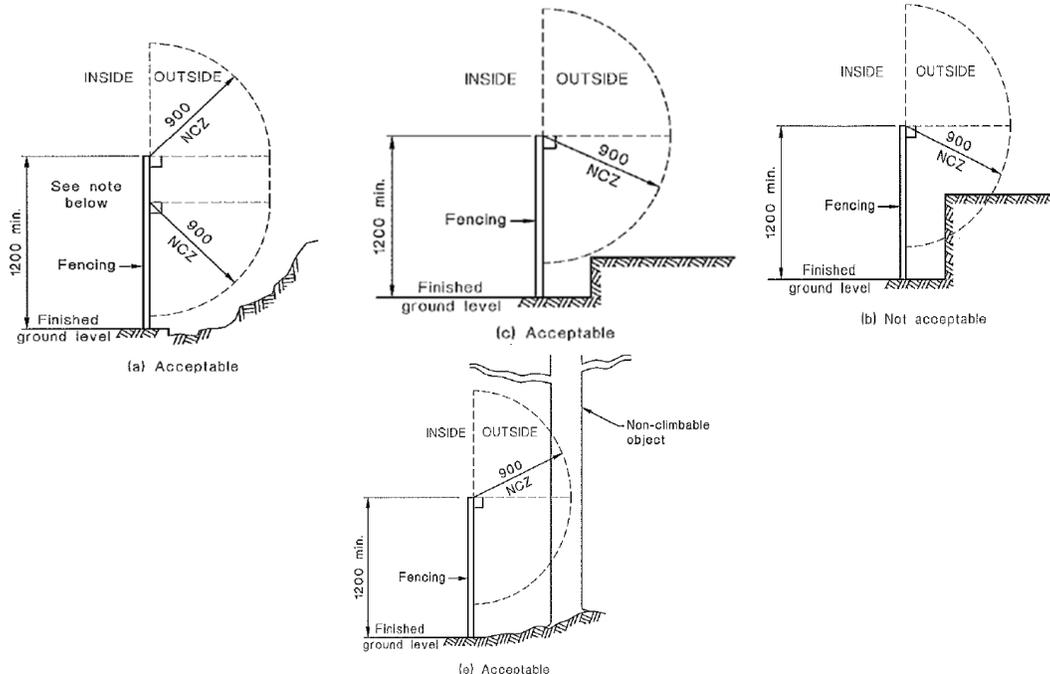
Swimming Pool Fencing/Barriers

Swimming pools must have suitable barriers or safety fencing to restrict access by young children to the immediate pool surrounds. All fences, gates, retaining walls and other barriers must comply with Australian Standard AS 1926.1.

Internal Fencing/Barriers

Must be constructed, such that:

- The outside of the barrier is an effective permanent barrier to young children;
- It does not provide access for young children to crawl under or to climb over by using foot and hand holds and
- It is not less than 1.2 metres high and shall include a continuous non-climbable zone. The non-climbable zone (NCZ) may be located anywhere on the vertical face of the barrier. In this zone the distance between hand and foot hold shall be not less than 900 mm.



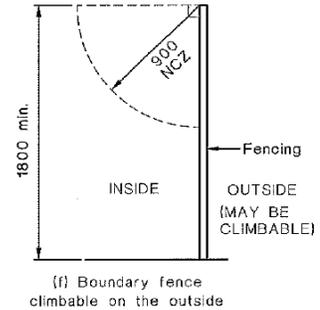
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Boundary Fencing

A boundary fence forming part of the safety barrier shall be not be less than 1800mm high, measured from the pool side and must have a non-climbable zone (NCZ) located on the poolside of the fence.



Access Gates

Gates providing access to the pool area must:

- Only swing outward from the pool area
- Be self-closing from any position and
- Be fitted with a latching device that is out of reach of small children (generally 1.5m above ground level)

Windows

Where the openable part of any window is less than 1800mm above the floor and provides direct access from the house to the pool area, it must have either a mechanism limiting the size of the window opening to a maximum of 100mm or be protected by permanent bars or a metal screen having a maximum opening of 100mm.

Doors

Doors providing direct access from the house to the pool area **are not permitted**.

Filtration / Pump Safety

Swimming pools and spas must have a water recirculation and filtration system that complies with the current requirements of AS1926.3 to reduce the risk of injury to a young child due to entrapment by suction. It is an important safety requirement that all swimming pools and spas fitted with a filtration system must have **two** suction points that are a minimum 600mm apart or a compliant skimmer box having a child resistant lid.

First Aid/Cardiopulmonary Resuscitation Signage

A durable first aid and cardiopulmonary resuscitation sign must be attached to the safety barrier or displayed near the swimming pool.

Existing Swimming Pools

Pre 1993

If your property contains a swimming pool approved or constructed before 1 July 1993 and you are placing the property up for sale, it is the responsibility of the party selling the property to ensure that the swimming pool safety barriers are compliant with AS 1926.1.

Upgrades to fencing or barriers must be carried out prior to settlement.

Swimming Pools Approved Between 1 July 1993 and 30 April 2013

If you are selling your property that has a pool approved between the above dates, you must ensure that the swimming pool safety barriers are compliant with the safety requirements applicable at the time the pool was approved. Please note that these safety requirements must be maintained in good condition at all times.

NOTE: Due to the numerous changes to the requirements of legislation during this period that impact swimming pools, you are advised to contact the duty Building Officer at Council on 8372 8888 for further details applicable to your swimming pool.

What Requires Approval?

Any swimming pool having a depth of water greater than 300mm, fitted with a filtration system and used primarily for swimming, wading, paddling, including a paddling pool or spa pool requires Council approval.

Any fence or wall acting as a swimming pool or spa safety barrier, including boundary fencing requires Council approval.

When Council approval is required a development application must be lodged with and approved by Council before construction commences.

Development Application Information Required

When you lodge a development application for a swimming pool or spa, the following should be submitted to Council:

- A completed Development Application Form with relevant fees.
- A signed Powerline Declaration Form.
- A copy of the current Certificate of Title (both pages).
- A copy of the Builder's Indemnity Insurance (if work exceeds \$12,000).
- Evidence of payment of the Construction Industry Training Levy (if work exceeds \$40,000).

One copy of plans showing the proposal. These plans should be to scale (metric), and should clearly show the following information where applicable:

Site Plan

- Minimum scale 1:200, with 1:100 preferred
- North point
- Boundaries and dimensions of the site
- Location of proposed pool/spa, size and nature of existing and proposed structures, showing setbacks from boundaries and other buildings on the site
- Location of any significant trees on site or on adjoining land that may be affected by the work, or that might affect the work proposed

Additional Plans

- Elevations of the pool or spa if above ground or if decking is proposed around the pool or spa.
- Size of pool, including dimensions

Building Information

- For concrete pools the engineer's structural design and calculations.
- For fibreglass and above ground pools and spas, the manufacturer's certified design and structural calculations.
- Plan view of pool detailing safety barrier and access gates. Safety barriers include any structure forming part of the pool enclosure eg. fences, sheds and the like.
- Location & details of pool filter and pump, including details of discharge/backwash water to sewer.
- Details of compliant skimmer box and pool filtration system.
- Acoustic shelter details if pump closer than 12m to adjoining dwellings.
- The location and extent/height of any proposed cut/fill and retaining walls.

PLEASE NOTE: The information provided in this brochure is only intended as a guide. All applications will be considered on their individual merits and therefore situations may vary. If you have any development enquiries please contact City of Mitcham, Development Services on 8372 8888 or email development@mitchamcouncil.sa.gov.au