

# Building Information Sheet: Pools, Spas & Isolation Fences

## Definition

Private swimming pools and spas are defined under the Building Act 2011 and the Building Regulations 2012 as being a place or premises provided for the purpose of swimming, wading or the like activities, which the public are not entitled to use, which has the capacity to contain water that is more than 300mm deep.

The National Construction Code (NCC) classifies swimming pools and spas as being of Class 10b.

## Frequently Asked Questions

### Is a Building Permit required for a swimming pool, spa or isolation fence?

Yes, a Building Permit approval is required for all swimming pools and spas that meet the definition of a private swimming pool.

### Who submits the application?

Either the property owner or the Builder/Agent can submit the application.

### How long will my application take to process?

- Certified Applications – The City must process a certified application within 10 working days of it being lodged.
- Uncertified Applications – The City must process an uncertified application within 25 working days from being lodged. If additional information is required the applicant will be given 21 calendar days to provide the information. The City then has a further 25 working days in which to provide a determination.

### What plans and specifications do I need to submit with an uncertified application for a Building Permit?

Along with a completed Application for Building Permit-Uncertified (Form BA2), the following plans and details are required:

- A full site plan drawn to scale showing the location of all existing buildings and structures and the location of the proposed pool fence and gates.

- Setback dimensions of pool from any building or structure to ascertain if undermining will/could occur. If so, details of any retaining structure or proposals to take imposed loads to be included on plan.
- Details of any remedial works to be undertaken to upgrade window openings in the pool enclosure if the building walls form part of the enclosure.
- Details of nominated fencing type, new and existing that will form part of the pool enclosure and details of any alterations required to make the existing fencing compliant with AS 1926.1.
- Manufacturers or Engineers details of the proposed pool which will state the soil types for which the pool design is suitable.
- Structural certification for design variations or proposed locations that are in close proximity to boundary fences, dwellings or other structures where additional loads may be transferred to the pool structure or excavations causing surcharges on buildings on adjoining land.
- Any consent required under the metropolitan Water Supply, Sewerage, and Drainage Act 1990 that is relevant to the prescribed work.

### What are the fees for a permit application?

For application fees please refer to the “building fees schedule” on The City’s website.

#### *Disclaimer*

*This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The City of Canning encourages you to seek professional advice before acting on any information contained in this document. Please contact the City of Canning if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.*

TYPICAL EXAMPLE OF A SITE PLAN TO BE SUBMITTED WITH AN APPLICATION

