

Swimming Pools & Spa Pools

Applications for swimming pools, spas, including portable inflatable pools that exceed 300mm in depth or have a water filtration system, require development approval from Council.

The Council requires a detailed site plan to be submitted with any swimming pool Application. This site plan must show the proposed pool fencing and the gate access to the pool. It is important to show the height and type of existing fencing (if you are using it as part of the pool fence) and the details of any proposed fencing.

As part of the Application you must also note if the pool is in-ground or above-ground and dimension on the site plan the distance from the proposed pool to the property boundary and any existing structures. Pool specifications must be provided for the pool for Building Rules Consent.

All new swimming pools require Development Approval from Council

As part of the approval process, owners of private pools must ensure they are safe for children. New guidelines, which came into effect in December 2010 stipulate that any person applying for Building Rules Consent from this date, will not be able to use child-resistant doors as part of a required child-safety barrier for an outdoor swimming pool. They will be required to have a fence to isolate the swimming pool from the house.

The Minister's Specification SA 76D provides the new prescribed requirements for upgrading prescribed swimming pools. A copy of the Minister's Specification can be downloaded via the pool and spa safety links at www.sa.gov.au/swimmingpools

An overview of the most current and relevant swimming pool legislation including downloadable resources and useful links is also available at www.sa.gov.au/swimmingpools

Fencing

All swimming pools and spas must have a continuous safety barrier maintained by the pool/spa owner that restricts access by young children to the pool and or spa. If you are an owner of and are selling a property with a pool built before July 1993, you must make sure that the safety barrier meets today's standard for new pools. Fencing must be constructed to make sure that:

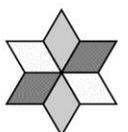
- the outside of the fence is an effective barrier to young children;
- it is permanent;
- young children can't crawl under or climb over it by using foot and hand holds;
- it is at least 1.2 metres high; and
- any boundary fences used as part of the child-safety barrier are at least 1.8 metres high on the pool side with a 900mm non-climbable zone at the top on the pool side of the fencing.

Gates to the pool area must:

- swing outward from the pool area;
- be self-closing from any position; and
- be fitted with a latching device out of reach of small children (1.5m above ground level).

Hard covers on spas

- Child resistant hard covers cannot be used as safety barriers in place of a fence for above-ground spa pools because:
- there are no current regulatory standards for spa pool covers; and
- when the cover is off the spa pool there is no barrier.



Swimming pools built on or after 1 July 1993

Swimming pools built on or after 1 July 1993 must comply with the rules that were current when the Application for construction was submitted. This includes the provisions of the Development Act 1993 and the Building Code of Australia to restrict access to the swimming pool from the house, garage, street and any adjoining properties.

Filtration

In-ground or above-ground swimming pools and spas must have a water recirculation and filtration system that complies with the relevant Australian Standards. This is to reduce the risk of a young child being trapped by suction.

Maintenance

As a swimming pool owner you must make sure that all required swimming pool safety features are maintained in working order at all times. Gates should never be propped open and it is very important that a gate closes and latches every time it is opened.

Supervision

Children can move quickly and do not recognise the dangers of a pool. Close child supervision will help to reduce the number of drownings in private swimming pools.

Resuscitation

New pools must display prominent signage to assist when providing first aid and to perform cardiopulmonary resuscitation (CPR). Resuscitation skills are crucial because they save lives – make certain that someone on the property has these skills. In a life-threatening or urgent situation phone the emergency services on 000.

Installing a portable pool or spa on a deck

You should seek the advice of an engineer or from the Council if you are thinking about installing a portable pool or spa:

- on a deck
 - on a balcony
 - on a suspended floor
 - near a retaining wall,
- as to whether the deck or wall can take the weight of the pool or spa without collapsing.

Above-ground or inflatable pools

If the pool has a filtration system you will need to obtain approval from the Council and ensure safety features are in place.

All pools with a filtration system must have two suction points that are at least 800mm apart. This will relieve the pressure and reduce the seriousness of injuries if a child blocks a suction point. Some pools are sold with adapters that allow them to meet this requirement.

The sides of an above-ground pool can be a suitable safety barrier if:

- they are non-climbable to at least 1.2 metres high, and
- a barrier complying with AS 1926.1 is placed around the ladder (even if the ladder is removable), and
- a barrier complying with AS 1926.1 is placed around anything else that can be climbed on.

The information provided in this Development Fact Sheet is intended as a general guide only and readers are encouraged to refer to the Norwood Payneham & St Peters (City) Development Plan and to seek professional planning advice if necessary. This information is subject to frequent updates and this version was last updated in June 2019. The latest version can be downloaded via the Council's website at www.npsp.sa.gov.au. For further information, please contact the Council's Urban Planning & Environment Department on 8366 4530.