

BUILDING INFORMATION SHEET

SWIMMING POOL & SPA

This information is a guide to assist in understanding the requirements of the “Private Swimming Pool Legislation”.

The Private Swimming Pool Fencing Provisions are intended to restrict access to swimming pools to reduce the risk of drowning faced by a child under the age of 5 years. A swimming pool is described in the Local Government Act and the Regulations as a pool with a water depth of more than 300mm, which is intended for swimming, wading and like activities and which the public are not permitted access.

The Regulations are intended to restrict the access of a young child along two routes to a pool. The first route is from outside the property and the second is from a house or other building within the property. Both these intentions may be satisfied by the installation of isolation fencing, but other means will also satisfy the Regulations.

Councils have discretion to assess proposals for compliance with the Regulations.

ALL SWIMMING POOLS AND SPAS, BOTH ABOVE AND BELOW GROUND, REQUIRE A BUILDING LICENCE. (With a depth of over 300mm).

To obtain a building licence, submit TWO copies of the following drawings:

- A site plan indicating the size of the pool and its position in relation to all boundaries and buildings.
- An election of the completed structure, showing detail of construction (name and size of materials).
- Specification details, usually obtained from the manufacturer (details the standard of workmanship).
- Engineer certification if it is a concrete or brick below ground pool or a second hand pool.

Should you require any assistance in planning your pool fence or deciding if your existing pool fence complies with the Regulations, please contact Council’s Building Department and arrange for a Building Surveyor to meet you on site, Ph: 9727 022.

PLEASE NOTE

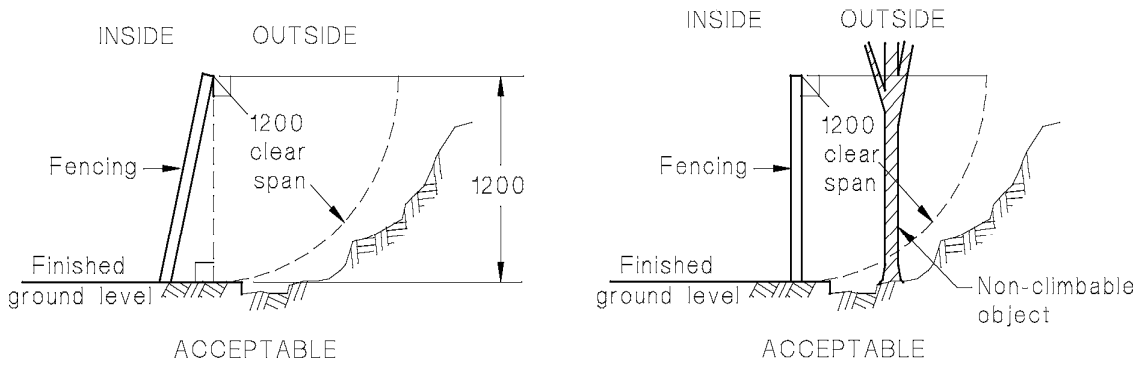
It is a requirement by Law that all swimming pools are inspected once every four (4) years to check for compliance with legislation. As such, from time to time an inspection of your swimming pool will be conducted and a fee will be charged for this service.

SOME GENERAL REQUIREMENTS

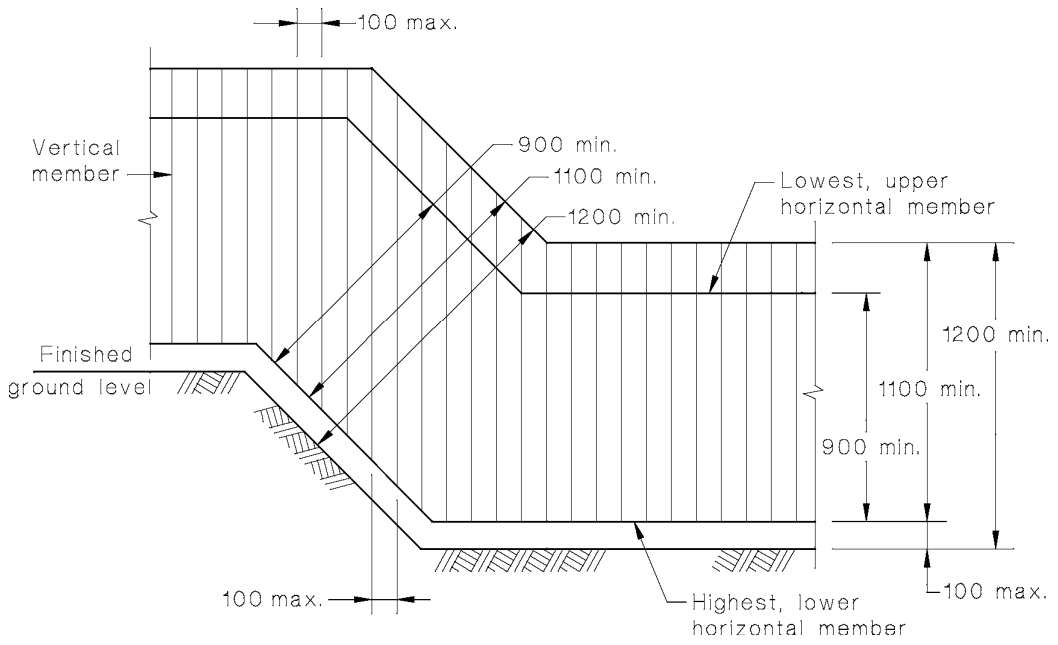
- You are required to have an effective pool fence erected prior to the filling of your pool or spa.
- All fences and gates to comply with Figures 1, 2 & 3.



- Gates shall be hung so that they only swing outwards, i.e. away from the pool area. Gates to be self closing and self latching from all positions. The latching device is to be positioned 1.5m above the ground surface immediately below the latch. See Figure 3.
- There must be no objects within a 1200mm arc from top hand hold of the fence whether inside or outside that would enable a child to gain a foot or hand hold within the vertical height. See Figure 2.1.



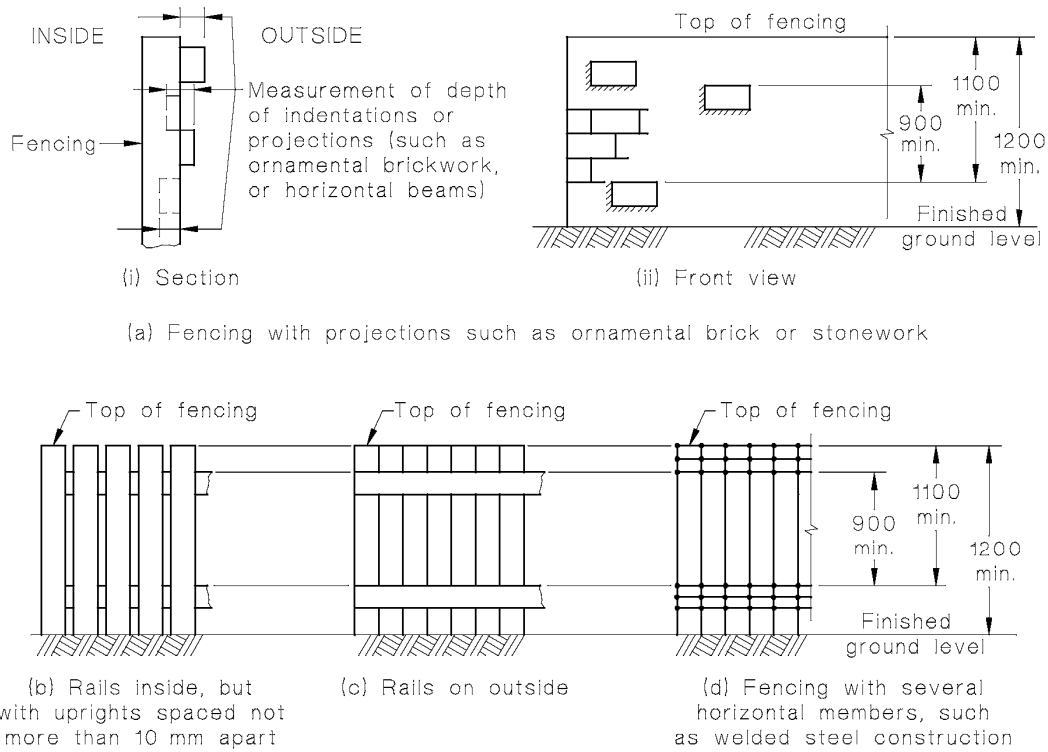
DIMENSIONS IN MILLIMETRES
 FIGURE 2.1 EFFECTIVE FENCING HEIGHT



DIMENSIONS IN MILLIMETRES

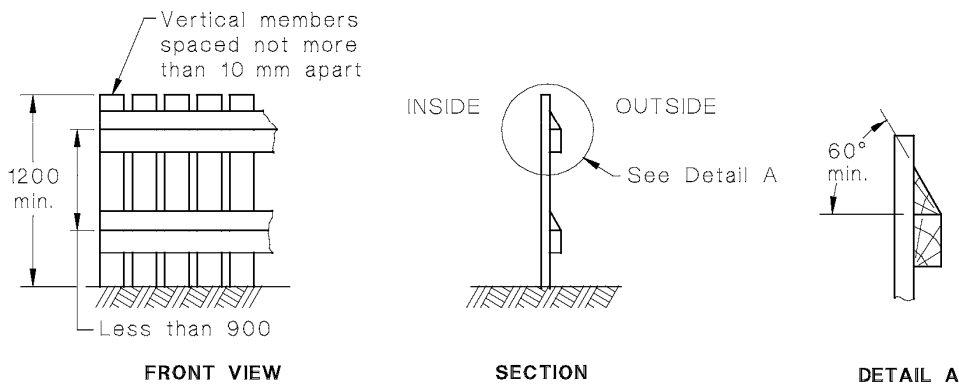
FIGURE 1 EFFECTIVE FENCING HEIGHT

- Any part of the fence or gate that has structural parts that are not vertical, must not have gaps on the outside face wider than 10mm eg. Timber gate with a brace on the inside. See Figures 2.5 & 2.6.



DIMENSION IN MILLIMETRES

FIGURE 2.5 SPACING OF ACCESSIBLE HORIZONTAL MEMBERS, OR PROJECTIONS OR INDENTATIONS



DIMENSION IN MILLIMETRES

FIGURE 2.6 FENCE WITH HORIZONTAL MEMBERS, PROJECTIONS, OR INDENTATIONS NOT ACTING AS A HOLD FOR CLIMBING

Ground under the fence or gates should be paved or permanently established (rocks, sleepers, etc) so that a child or animal cannot dig under. Maximum gap of 100mm allowed. See Figures 1 & 3.

- Where the release to the latching device is located at a height less than 1.5m above the ground level, the latch and its release shall be shielded. See Figure 3.

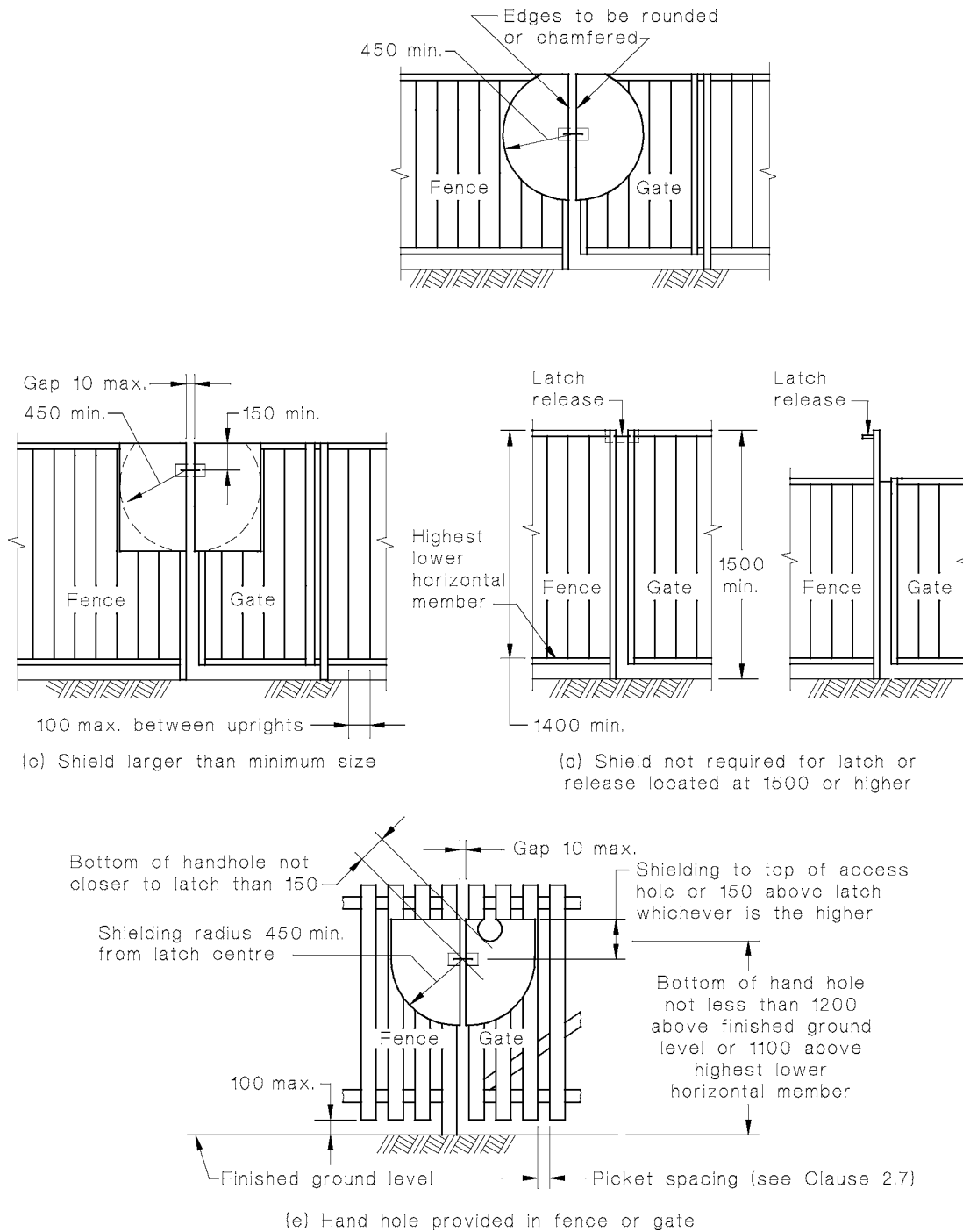


FIGURE 3 LATCH SHIELDING FOR GATES OF OPEN CONSTRUCTION

SOME COMMON PROBLEMS:

This list is not fully comprehensive as each location has its own particular problems. It is intended as a guide to enable you to investigate your own situation and help you overcome difficulties you may encounter.

- Objects near a fence within the 1200mm safety height. See Figure 4
Taps, climbable trees and shrubs, piles of brick, sand, wood, gravel, rocks, chairs, ladders, drums, boxes, pumps, filters, uneven sloping ground embankments, pergolas, latticework, carports, open block walls, trellis, fancy brickwork, barbecues, overhead verandahs, decks, rock walls.
- Boundary fences that are used as pool fences must comply in every respect. Regulations allow such fences to comply if EITHER SIDE complies with the requirements in respect to height and horizontal climbable members. If it is not possible to use the boundary fence than another fence has to be built around the pool.

EXAMPLES OF POOL BARRIERS - FENCES (INFORMATIVE)

GENERAL:

The information given below is intended to serve as a broad guide to some of the main constructional criteria that some of the more common types of fencing will have to meet in order to satisfy this standard.

The examples are given as a simplified guide to commonly available fencing; they are not a recommendation for any style of fencing and do not preclude the necessity for the fencing to meet other requirements of Australian Standard 1926.1-1993.

TYPICAL FENCES:

The following examples serve to identify the significant dimensional requirements that need to be met to enable a fence to comply with this Standard.

A. Post and Rail Construction:

For fences constructed of palings, galvanised steel, fibre cement (fibro), aluminium or similar profiled or flat wall material, the significant dimensions are as follows:

- The rails, if located on the outside of the fencing, are to be not less than 900mm apart when measured between the top surfaces of the rails.
- The top surface of the lower rail is to be at least 1.1m from the top of the fencing.

The effect of these similar requirements in items (c), (d) and (e) is that there should be a height of at least 900mm clear of any potential handholds or footholds, and that any foothold at the bottom of this clear distance should be at least 1.1m from the top of the fencing.

Picket fences also meet these requirements if pickets are spaced more than 10mm apart or the rails are on the outside. In any event, pickets should not be spaced more than 100mm apart.

B. Perforated Materials, Wire Mesh and Fabric Fences:

For fences of this type, the significant dimensions are as follows:

- Where the material has openings 13mm or less, the effective fencing height is a minimum of 1.2m.
- Where the material has openings greater than 13mm, but less than 100mm, the effective fencing height is to be increased to 2.4m.
- The vertical section shall have an effective height not less than 1.8m, where cranked top is provided as shown in fig 2.3, the cranked top shall have openings less than 100mm.
- Fencing using mesh shall include a strainer wire or rail at the top and bottom of the fencing.

C. Fabricated Metal Fences:

For fences from small section steel, aluminium or other suitable metals, the significant dimensions are as follows:

- Vertical members are to be spaced not more than 100mm apart.
- Horizontal members are to be placed a minimum of 900mm apart vertically. Where there are two or more horizontal members, the 900mm measurement is made from the top surface of the highest lower member (assuming the horizontals to be grouped at the top and bottom of the fence) to the top surface of the lowest upper member.
- The top surface of the highest of the lower group of horizontal members is to be at least 1.1m below the top of the fencing.

D. Infill Panel Fences:

For fences constructed of glass fibre reinforced plastics, reinforced glass, timber, plywood, exterior grades of hardboard or other sheet products in framed ledge or panel construction, the significant dimensions are as follows:

- Any potential climbing holds are to be at least 900mm apart vertically.
- The lower of any climbing holds between which the vertical distance of 900mm is measured is to be at least 1.1m below the top of the fencing.
- The width of any openings below a height of 1.2m is not to exceed 100mm.

In addition, it will be necessary to ensure that the sheet material is sufficiently rigid and adequately fixed to its frame.

E. Brickwork or Masonry Fences:

For fences constructed of bricks, blocks or masonry, the significant dimensions are as follows:

- Any projections, indentations or combination of these having a depth greater than 10mm are to be spaced at least 900mm apart vertically.
- The lower of any such projections or indentations is to be at least 1.1m below the top of the fencing.

The natural features such as rock faces that form part of the fence would be acceptable provided that they meet the requirements of the Standard.

F. Brushwood Fences:

For fences constructed of woven brushwood, the significant requirements are as follows:

- Brushwood must be tightly packed so that it will meet the performance requirements in Clause 3.1.
- Wires on the outside of the fence are to be interwoven with the brushwood in order not to provide a foothold for young children.

It may also be necessary to provide some sort of capping on the top of the fence to prevent birds from picking at the brushwood twigs.

G. Retaining Walls:

Where a vertical or near-vertical retaining wall not less than 1.2m high supports the pool and the surface of the wall complies with 'E' above a fence is not required on top of the wall. A fence to prevent people from falling off the retaining wall should, however, be installed on top of the wall.

Note: Proposed fences to be constructed on a lot boundary forward of the front setback will require Shire approval. Contact the Development Officer – Building for further information.