

SOUTH AUSTRALIA POOL PERMIT INFORMATION.

As a swimming pool or spa pool owner, you are responsible for safety.

Drowning is the biggest cause of accidental death for young children. Most happen in private backyard swimming pools. You can reduce the risk of accidents in your swimming pool or spa pool by installing appropriate barriers and ensuring young children are supervised at all times around water.

Development approval for new pool,

Development approval is required for a new swimming pool, spa pool and safety fencing. Your local council will check:

- The details and location of safety barriers.
- The safety of the pump.
- The adequacy of structural support for the swimming pool or spa pools.
- Cardiopulmonary resuscitation signage location.

Fencing must be installed before a new pool can be filled with water.

Above ground or inflatable pools and portable spa pools,

If the swimming pool or spa pool has a filtration system you will need to:

- Get approval from your local council.
- Ensure safety features are in place

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

- They are non-climbable and are at least 1.2 metres high.
- A barrier is placed around the ladder (even if it is removable).
- A barrier is placed around anything else that can be climbed on.

Installing a portable pool or spa on a deck,

You should seek the advice of an engineer or from your local council if you are thinking about installing a portable swimming pool or spa pool.

- On a deck
- On a balcony
- On a suspended floor
- Near a retaining wall

They are able to check that the deck or wall can safely take the weight of the swimming pool or spa pool.

Pools built before 1 July 1993,

If you are selling your property with a swimming pool or spa pool, you are responsible for making sure that current safety requirements for swimming pool safety are met. This may mean you have to upgrade fencing or barriers.

If the property where a swimming pool or spa pool is located is not for sale, the pool can continue to comply with the old Swimming Pools Safety Act 1972. The Act requires a swimming pool or spa pool owner to ensure that the pool is enclosed by a fence, wall or building to restrict access by young children.

If the property is sold after 1 October 2008, the child-safety barriers must comply with Ministerial Building Standards MB004 – Swimming pool safety – designated safety features for pools built before 1 July 1993 before settlement. This means that barriers must be installed to separate the pool area from the house where ever possible.

Pools built on or after 1 July 1993,

Swimming pools or spa 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 or the Planning, Development and Infrastructure Act 2016 and the building Code of Australia to restrict access to the pool from the house, garage, street and any adjoining properties.

Getting a pool inspected

Only council officers have legislative authority under the Planning, Development and Infrastructure Act 2016 to enforce requirements for swimming pool and spa pool safety.

New pools,

Since 1 April 2014, new swimming and spa pools must be inspected by the council within two months of the completion of the permanent, approved child-safety barriers. Further advice on the inspection requirements is available in Advisory Notice 07/13 Council inspection of new swimming pools.

Since 1 May 2016, new swimming and spa pools must have prominent and visible signage that assists persons to provide first aid and to perform cardiopulmonary resuscitation on young children. Further advice on the signage requirements is available in Advisory Notice 07/16 Building Code of Australia 2016.

Existing pools,

You are not required under the Planning, development and Infrastructure Act 2016 to have an existing swimming pool or spa pool inspected for compliance. There is also no requirement to have an inspection when selling a property with an existing swimming pool or spa pool.

Should you decide to have your pool inspected it is recommended that you use an accredited professional to do the inspection of the pool safety certify compliance as they have the appropriate qualifications, experience and professional indemnity insurance to perform this function. Some private certifiers are subject to conditions and cannot perform this function.