

Swimming Pools and Spas



Prior to installing a swimming pool or spa (new or second hand – above or below ground) a Building Permit is first required to be obtained. The term “pool” will be used to cover both swimming pools and spas. Spa bathes that are not connected to a filtration/chlorination system and are emptied after each use are not required to have a building licence of fence.

Prior to locating the pool on the property, consideration should first be given to the method and location of the barrier (fences and gates) that enclose the pool. All pools installed since November 2001 are required to be provided with full isolation fencing (refer to Pool Barrier information sheet).

A pool should typically be positioned as far away from buildings and boundaries as it is deep at that point. For example, if a pool is 1.8m deep at the deep end then the deep end should be located at least 1.8m away from any building or boundary.

Pools must be located at least 1.2m away from septic tanks and at least 1.8m away from leach drains or soak wells.

A building permit application for a swimming pool must be accompanied by:

1. A completed building permit application form, signed by the builder.
2. One copy of a site plan, at a scale of not less than 1:200, indicating the location of the proposed pool, any existing buildings on site and the location of the septic system and leach drains if applicable. The location of the isolation fencing must also be indicated on the site plan confirming the position and swing of access gates.
3. One copy of a section detail drawing confirming the method of construction at a scale of 1:100. This detail will be required to be endorsed in ink by a professional engineer. If the proposed pool is second hand, a report from a professional engineer must be provided to confirm that the pool is structurally sound and suitable for re-use.
4. Payment of application fees – building fees are calculated on construction cost with a minimum \$105.00 Council fee and \$61.65 Builders' Registration Board Levy.

For further information on Swimming Pools please contact Council's Building Services on 9531 7605 or by email at mailbag@murray.wa.gov.au