

Swimming Pools & Spas

What is a Swimming pool or Spa?

A structure provided for the purposes of swimming, wading or the like and has the capacity to hold water more than 300mm deep.

Is a permit required for all Swimming pools and Spas?

A building permit is required for all swimming pools and spas (including inflatable pools and portable spas). The following structures are not considered to be a swimming pool or spa:

- A “spa-bath” which has a drain and is intended to be emptied after each use.
- A fish pond not intended for use as a swimming pool as described above.
- A shallow wading pool not capable of containing water more than 300mm deep.

How do I get a building permit for a Swimming Pool/ Spa?

To obtain a Building Permit, applicants must either submit to Council’s Building Services Section an “Application for Building Permit – Uncertified” or an “Application for Building Permit – Certified”. Please refer to the “How Do I get a Building Permit” information brochure for further information on the different types of applications.

Applications are preferred to be submitted electronically. On the City of Mandurah website click the “I want to” button, then the “Building Lodgements” link. Alternatively, a hard copy application may be submitted for those without access to electronic documents.

What documents need to be submitted with my Building Application?

Applicants must submit one set of plans and this will generally include:

- A site plan at a minimum scale of 1:200 showing the distance the proposed structure will be setback from the lot boundaries and all other buildings on the property (including retaining walls). Existing and proposed ground levels should also be provided.
- If the pool is to be constructed in an unsewered area, the location of the septic tanks and leach drains/soakwells must be shown on the site plan. Please note that no portion of any construction is to be closer than 1.2m from the septic tanks and 1.8m from the leach drains/soakwells.
- The proposed swimming pool safety barrier must also be indicated on the site plan.
- Plans and specifications detailing construction materials. Generally swimming pool companies will supply the required specifications when making application for approval.
- A professional engineer’s certification is required for any below ground swimming pool, including a second-hand pool.
- If submitting a “certified” application, a copy of the Certificate of Design Compliance issued by your Building Surveying Contractor including all reference documents.

Note: other specific information may be required following assessment of your plans by the Building Surveyor.

What fees need to be paid?

Refer to scheduled fee information sheet for the amount to be paid on submission.

What are the general planning requirements?

The setbacks of swimming pools from buildings and property boundaries are generally determined by the structural loadings that the pool has been designed for by the structural engineer.

For below ground pools the setbacks are generally a distance at least equal to the depth of the pool (at that point) away from any boundary or existing structure.

The City may approve a swimming pool/ spa with a lesser setback subject to consideration of the structural impact on the adjacent property and appropriate certification from a professional engineer.

Important Notes:

All swimming pools (including spas) must be enclosed with a safety barrier as required by Part 4 of the Building Regulations 2012, the Building Code of Australia and AS1926.1. Direct access to an outdoor pool or spa area from doors in a dwelling or outbuilding is not permitted.

For details about pool barrier requirements refer to the “Rules for Pools and Spas” publication from the WA Department of Building and Energy.

For further information, please contact Building Services on 9550 3777

