

Town of Cottesloe Pool Fencing Requirements

The aim of swimming pool safety fencing is to reduce the risk of drowning to small children, both your own and other people's, by providing an effective barrier from outside the pool area. Nothing however, will replace vigilance when small children are in or near a swimming pool.

To assist pool owners in creating awareness of changes to legislation and responsibilities connected with swimming pool safety, a summary of the legislation has been set out for you in this publication. If you require additional information, please contact the Town's Building Surveyor on 9285 5044.



TOWN OF COTTESLOE

Pool Fencing Safety

Local Government Act—Building Regulations 1989

The owner or occupier of any premises on which there is a swimming pool shall cause that swimming pool to be enclosed by a fence, wall or building of any combination thereof in accordance with the regulations. **Penalty for non-compliance up to \$5,000.00 plus up to \$250.00 per day during which the offence is continued.**

Safety Fencing/Barriers:

A swimming pool or spa with a depth of water more than 300mm must have suitable barriers of safety fencing in accordance with AS 1926.1 to restrict access by young children from both the property and inside the house.

Durability of Materials:

All constructional materials concerned with the safety aspects of the fencing/barriers (including shielding of the latching mechanism) shall be of durable nature and satisfactory for their intended purposes.

Fencing/Barrier Height:

Enclosed fencing/barriers shall have an effective perpendicular height of at least 1.2m at any point, along their length on either side of the fencing/barrier. All latches, internal and external shall be a minimum of 1.5m off the floor. Windows must not open with a gap of more than 100mm unless they are permanently and securely screened.

Direction of Opening:

Gates shall be mounted so that they swing outwards, away from the pool area .

Automatic Closing Device:

All gates shall be fitted with a device that will return the gate to the closed position and operate the latching device from any position with a stationary start, without the application of manual force. The closing device shall be capable of complying with these requirements with the gate in any position from resting on the latching mechanism to fully open.

Latching Device:

Gates shall be fitted with a self latching device that will automatically operate on the closing of the gate and will prevent the gate from being re-opened without manually releasing the mechanism. Latches shall be fitted on the inside of fencing. Latching arrangements for gates are depicted on the following page. For more detailed information refer to Australian Standards 1926.1

Where a portion of the dwelling forms part of the enclosure this requires special treatment to ensure that safety is maintained. Council's Principal Building Surveyor will be happy to discuss this situation with you to reach a solution that complies with Regulations. Direct door access from the house to the pool is no longer permitted.

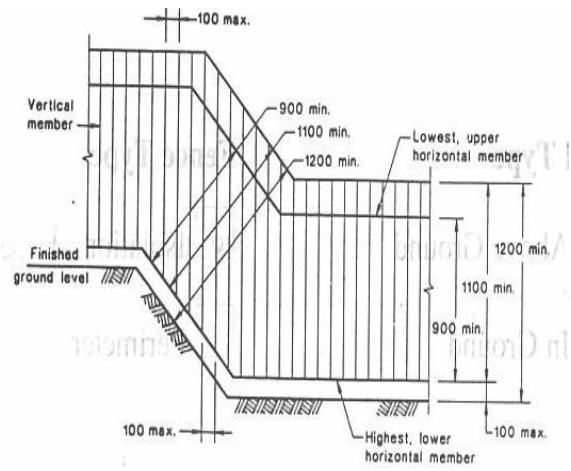
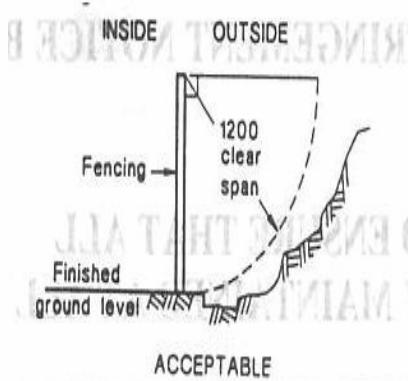
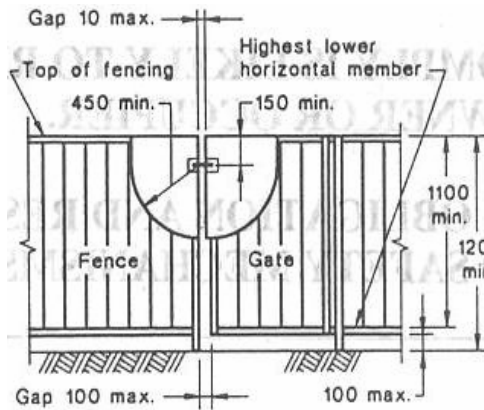
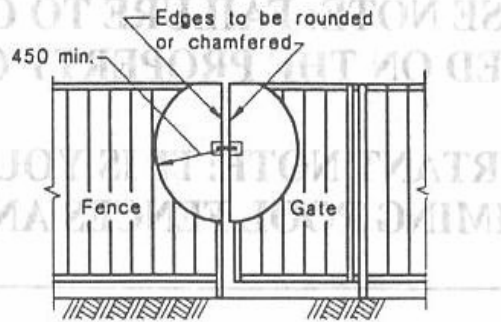


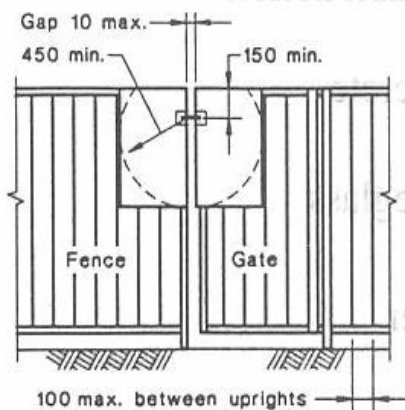
FIGURE 2.2 PERPENDICULAR FENCING DIMENSIONS ON SLOPING GROUND



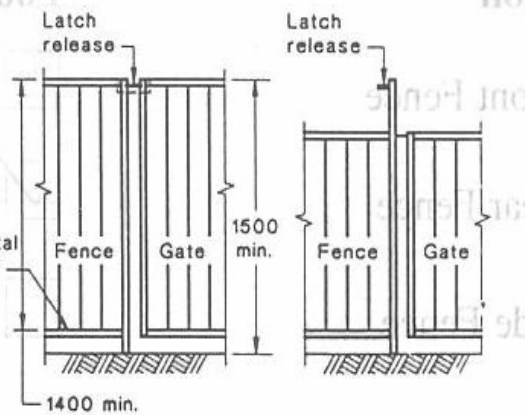
(a) Basic requirements



(b) Latch more than 150 below top of fence (shielding is centred on latch)



(c) Shield larger than minimum size



(d) Shield not required for latch or release located at 1500 or higher



Town of Cottesloe
109 Broome Street
COTTESLOE WA 6011
Ph: 9285 5000 Fax: 9281 5001
council@cottesloe.wa.gov.au
www.cottesloe.wa.gov.au