



# APCS- Pool Safety Compliance Report



10 Kurrewa Place, Kareela NSW 2232

**Document No.**  
000009

**Conducted on**  
4/09/2018

**Location**  
10 Kurrewa Place, Kareela NSW 2232

**Prepared by**  
Australian Pool Compliance Services  
Alexander Stephandellis 0425 350 790  
ABN 15622029181

## Notice

After my inspection at the above property on the above date it was determined the Swimming Pool Barrier to be Non-Compliant.

Thus, this report serves as Notice of Section 22E of the Swimming Pools Act 1992, and as such the owner has up to 6 weeks to rectify the issues outlined in the RED in the report before we are required to notify the Local Council Authority.

Should the Pool be considered a 'significant public risk' then we are required to notify the Local Council Authority immediately.



The remedies offered in the report are merely suggestions of ways to rectify the non-compliant issues outlined to bring the barrier up to Compliance standards however, the owner may rectify the issues in any way they see fit.

- As your Pool was assessed as Non-Compliant you can either;
  1. Rectify all the breaches of Non-Compliance identified in this report and request a reinspection by Australian Pool Compliance Services and when Compliant, obtain a Certificate of Compliance
  2. Attach a Certificate of Non-Compliance to the Contract of sale. The buyer then has 90 days from the date of settlement to rectify the breaches of Non-Compliance and obtain a Certificate of compliance

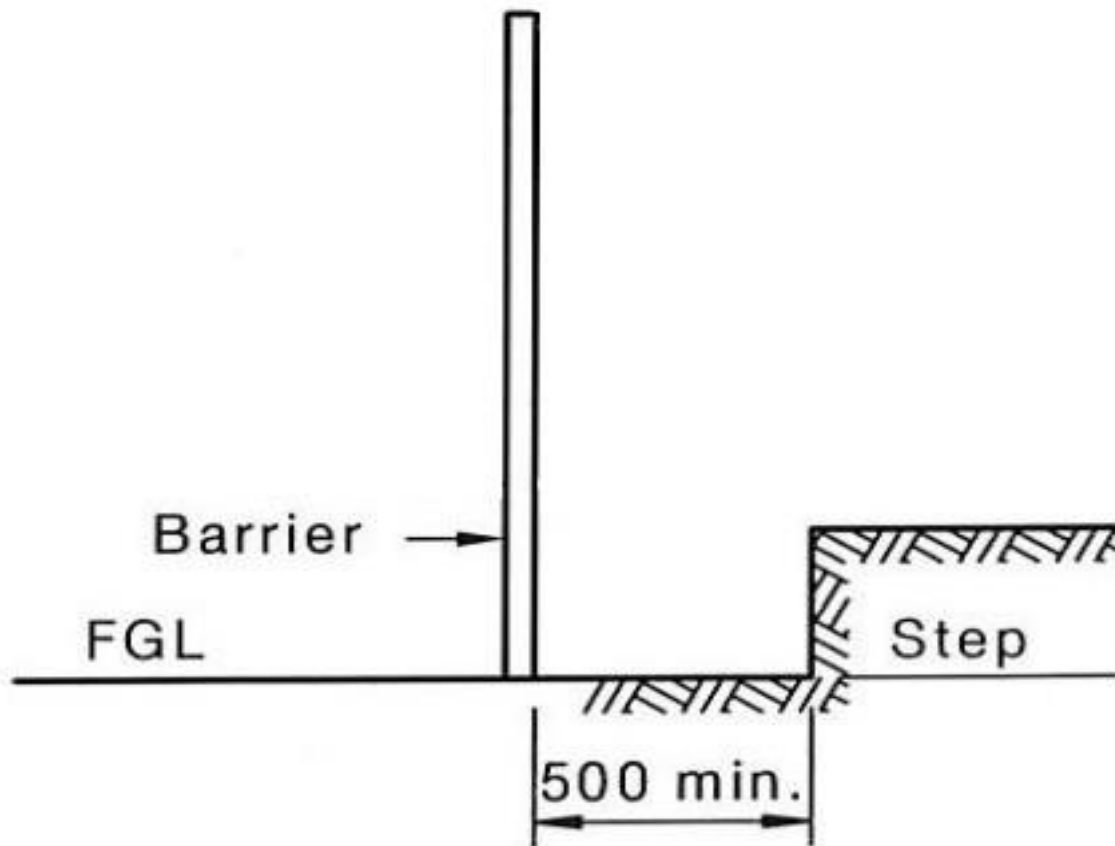
For any further advice regarding this notice please contact;

Chris Stephandellis  
BPB Licence 2514  
0414 278 444

Question	Response	Details
<b>CPR signage:</b>		
Is there a warning notice (CPR Chart) erected?	Yes	
Is the sign in a prominent position in the immediate vicinity of the swimming pool?	Yes	
Is the sign legible from 3 metres?	Yes	
Is the sign clearly legible?	Yes	
<b>Barrier - General</b>		
Does the barrier separate the pool from any residential building or place adjoining the premises?	Yes	
<p>Note: Residential building is defined by the Act:</p> <p>"residential building means a building (such as a dwelling-house, residential flat building or boarding-house) that is solely or principally used for residential purposes, and includes any structure (such as a garage or shed) that is ancillary to any such building, but does not include:</p> <ul style="list-style-type: none"> <li>(a) a building that merely forms part of a complex of buildings (such as a school or recreational centre) that is principally used for non-residential purposes, or</li> <li>(b) a moveable dwelling, or</li> <li>(b1) tourist and visitor accommodation, or</li> <li>(c) a shed that is ancillary to a swimming pool and the primary purpose of which is to store equipment that is used in connection with the swimming pool (but not a shed of a kind prescribed by the regulations), or</li> <li>(d) a building or structure of a kind prescribed by the regulations."</li> </ul>		

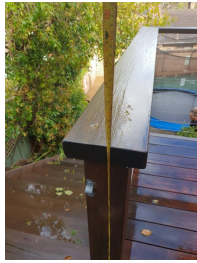
<p>WINDOWS opening into pool area restricted?</p> <p>If sill is &lt;1800 from ground, window must be either: covered by bars or metal screen. Openings in bars or screen must not be &gt;100mm and must require the use of a tool to remove OR Fixed so it cannot be opened any more than 100mm without the use of a tool</p>	No	<p><b>Appendix 1-2:</b> There are multiple windows at a height of lower than 1800mm from ground surface that open into the pool area with an opening distance of greater than 100mm.</p> <p><b>Possible Solution:</b> The windows must be either covered by bars or security mesh. Openings in bars or screen must not be greater than 100mm and must require the use of a tool to remove OR Fix the windows closed so they cannot be opened any more than 100mm without the use of a tool (a lock on the window does not meet the standard).</p>
<div>   </div> <div> <p>Appendix 1 4/9/18</p> <p>Appendix 2 4/9/18</p> </div>		
Is the barrier a permanent structure?	Yes	
Is the barrier in a good state of repair as an effective and safe child-resistant barrier?	Yes	
No features or objects that would reduce the height of the barrier to be located within 500mm of the barrier.	Yes	

## Features diagram

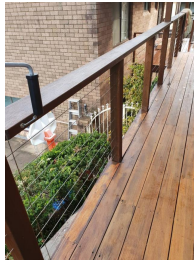


## Pool Barrier Fencing - Measurements

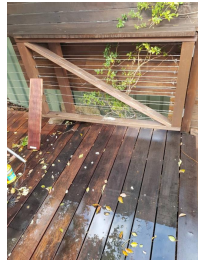
Is finished ground level a permanent stable surface?	Yes	
Is the height of fence from top of fence to finished ground >1200mm (for non-boundary fence)?	No	<p><b>Appendix 3-5:</b> The pool barrier does not meet the minimum height of 1200mm from ground surface.</p> <p><b>Solution:</b> Increase the height of the pool barrier by securing timber, Perspex, metal or similar materials to the top of the current barrier to achieve the minimum height.</p> <p><b>Solution B:</b> Or secure a new barrier down at the pool area from the boundary fence to the building. The pool barrier must meet the pool barrier fencing measurements listed above and below in this report.</p>



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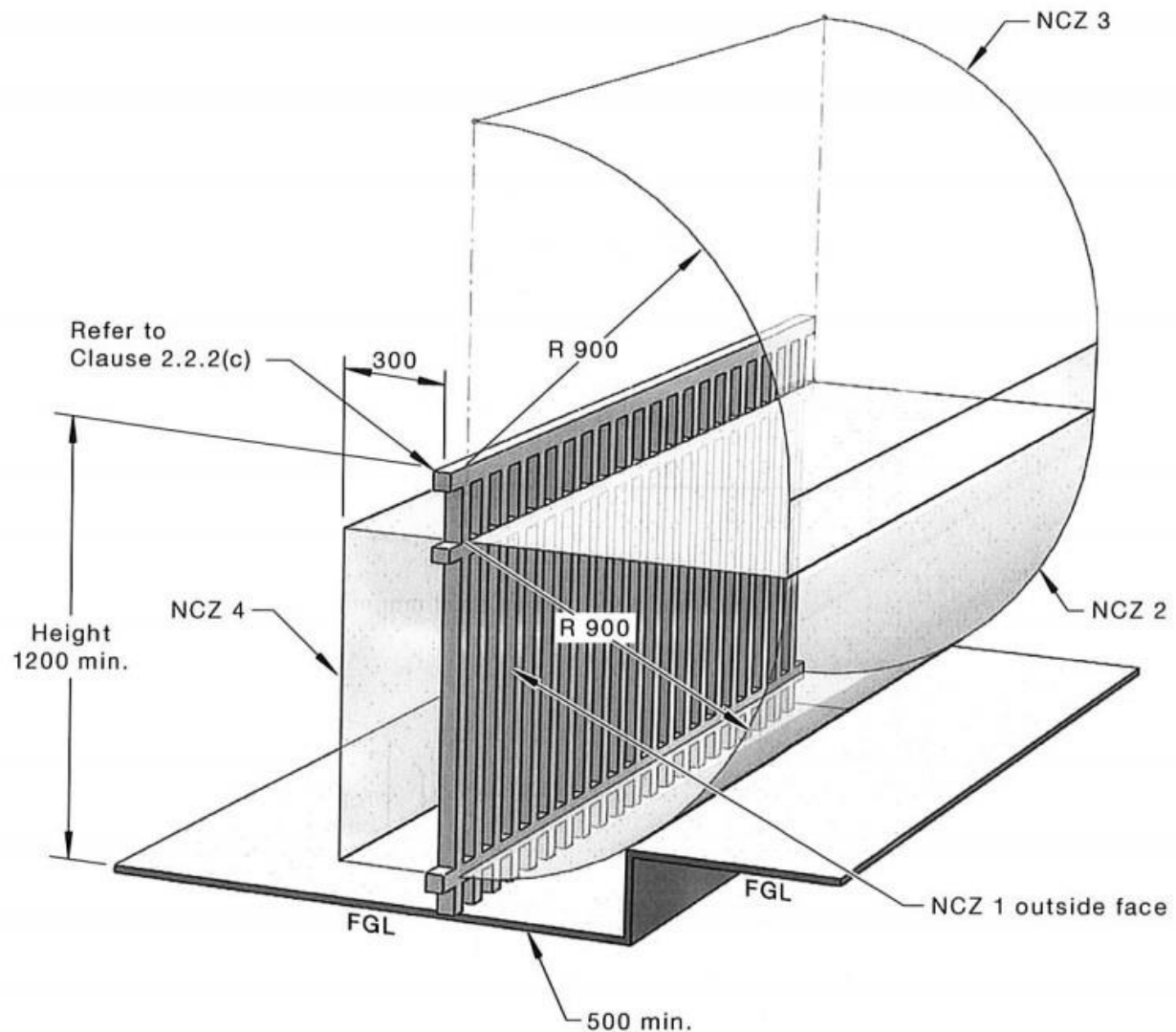


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Is the width of all vertical gaps <100mm?	Yes	
Is the gap between bottom of barrier and finished ground level no greater then 100mm?	Yes	

## Pool Barrier Fencing <1800mm - NCZs

### 3D NCZ DIAGRAM



(c) 3D view of NCZs

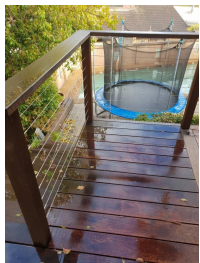
NCZ1 clear?  
NCZ1 is measured vertically on outside face of barrier.  
No handholds or footholds, or objects or plants that will facilitate climbing in NCZ.  
No projections or indentations with horizontal surface >10mm.

No

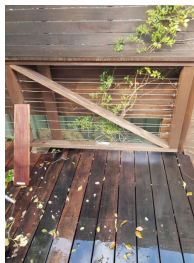
**Appendix 6-7:** The tension wire are potential foot/handholds that are located within the non-climbable zones.

**Solution:** Secure timber, Perspex, metal or similar materials over the front of the barrier over the tension wires to remove these potential foot/handholds

**Solution B:** Listed Above



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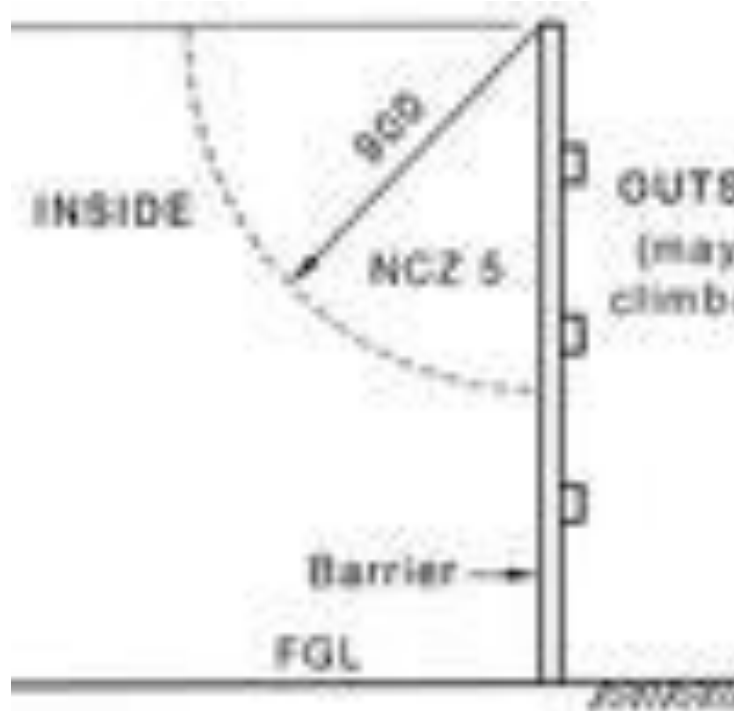
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<p>NCZ2 clear?</p> <p>NCZ2 is a quadrant measured the outside of the barrier created by 900mm radius down from the top of NCZ1.</p> <p>No handholds or footholds, or objects or plants that will facilitate climbing in NCZ.</p> <p>Note: NCZ2 is always immediately adjacent to NCZ1 on all barriers</p>	Yes	
<p>NCZ3 clear?</p> <p>NCZ3 is a quadrant on the outside of barrier created by a 900mm radius UP from the top of the barrier</p> <p>No handholds or footholds, or objects or plants that will facilitate climbing</p> <p>Note: If the top of NCZ1 is below the top of the barrier, NCZ3 extends vertically down to the top of NCZ1.</p> <p>Note: NCZ3 does not apply to any item or component on, or that is part of, the barrier. NCZ3 is applicable only to the space created by the quadrant.</p>	Yes	
<p>Is there a minimum 300mm x 1200mm clearance internal to the barrier? (Not applicable for solid panel barriers) *Note - should the clearance be breached upgrade to 2012 measurements</p>	Yes	



## Boundary Pool Barrier

NCZ5 diagram



No less than 1800mm, measured from inside the pool area?

No

As there are significant changes to the pool barrier listed the boundary fence will be required to meet the 2013 Pool Standard.

This requires the boundary fence to be a minimum height of 1800mm from ground surface with a non-climbable zone of 900mm measured from the top of the boundary fence on the inside of the pool area.

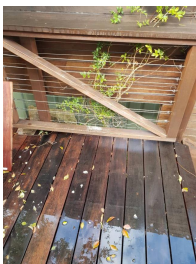

NCZ5 clear? NCZ5 is a quadrant of 900mm radius, measured down from the top of the inside of the boundary pool barrier No handholds or footholds, or objects or plants that will facilitate climbing in NCZ.

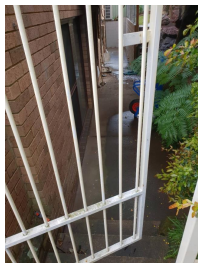
No

**Appendix 8:** The white decorative piece in the brick wall is a potential foot/handhold located in the NCZ5

**Solution:** Secure timber, Perspex, metal or similar materials over the white decorative piece (located within the pool area) to remove these potential foot/handholds

Where internal pool barrier intersects into NCZ5, the top of internal barrier must:  - be less than 50mm and intersect at angle between 45 and 13 degrees,  OR  - continue at >1800mm for at least 900mm.	Yes	
<b>Gates</b>		
Does gate swing freely through its entire arc of operation? (i.e. cannot be wedged open)	Yes	
Is the gate kept securely closed?	Yes	
Confirm overall height >1200mm (on outside of pool area)?	Yes	
Does gate swing away from pool area?	Yes	
NCZ1?	Yes	
NCZ2?	Yes	
NCZ3?	Yes	
NCZ4?	Yes	
Maximum 100mm under closed gate?	Yes	

Vertical spaces no more than 100mm?	No	<p><b>Appendix 9:</b> There is a gap of greater than 100mm between some of the tension wires.</p> <p><b>Possible Solution:</b> Secure timber, metal, Perspex or similar material to the front of the fence to achieve a gap of less than 100mm.</p> <p><b>Solution B:</b> Listed Above</p>
 <p>Appendix 9 4/9/18</p>		
<p>Self-closing device closes the gate from any position, with a stationary start, without the application of a manual force and operates the latch?</p> <p>1. From fully open position</p> <p>2. From approximately half-open</p> <p>3. From fully open position</p> <p>4. Apply 25kg weight to gate whilst open for 30 seconds. Remove weight and let gate close under own propulsion.</p>	No	<p><b>Appendix 10:</b> The gate does not self-close from all open positions.</p> <p><b>Possible Solution:</b> Adjust the tension on the hinges</p> <p>Or Install self-closing devices and ensure the gate and latch are aligned correctly</p>
 <p>Appendix 10 4/9/18</p>		
From gate resting on latch position?	No	Same as above
From partially open positions?	No	Same as above



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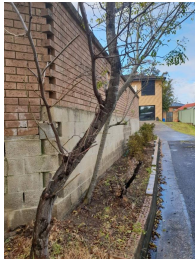
From fully open position?	No	Same as above
From any position after a 25kg weight has been placed on the top rail or component, 100mm from the outer edge of the locking stile of the gate for 30 seconds and then removed?	No	Same as above
Lift gate upwards and pull downwards with a force of 250N. The above movement of the gate must not: 1. Release the latch 2. unhinge the gate 3. increase gap under gate to >100mm	Failed	Same as above
Latch shall not be able to: 1. be inadvertently adjusted during operation 2. Locked in the 'open' position 3. adjusted without use of tools	Compliant	
Release point for latch? Either: - No less than 1500mm from finished ground level, OR - On inside and protected by 450mm shield, so no gaps >10mm present.	No	<b>Appendix 12:</b> The release point for the latch does not meet the minimum height requirement.  <b>Solution:</b> Adjust the current latch or install a new latch point that is a minimum of 1500mm from the ground.



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## Strength and Rigidity

Conduct strength and rigidity checks to vertical openings - apply 150N. 105mm diameter metal cone should not be able to pass through opening.	Yes	
Conduct strength and rigidity checks to posts and footings - apply 330N of force at 1200mm height - no damage or loosening?	Yes	

Question	Response	Details
I have taken photographs of any non-compliance in the relevant sections.	<input checked="" type="checkbox"/>	
Take photographs showing the general condition of the barrier here		
 Appendix 13 4/9/18	 Appendix 14 4/9/18	
Sketch if required		
Additional Comments		
Is there a significant risk to public safety?	Safe	
Is the safety of a person at risk?	Safe	



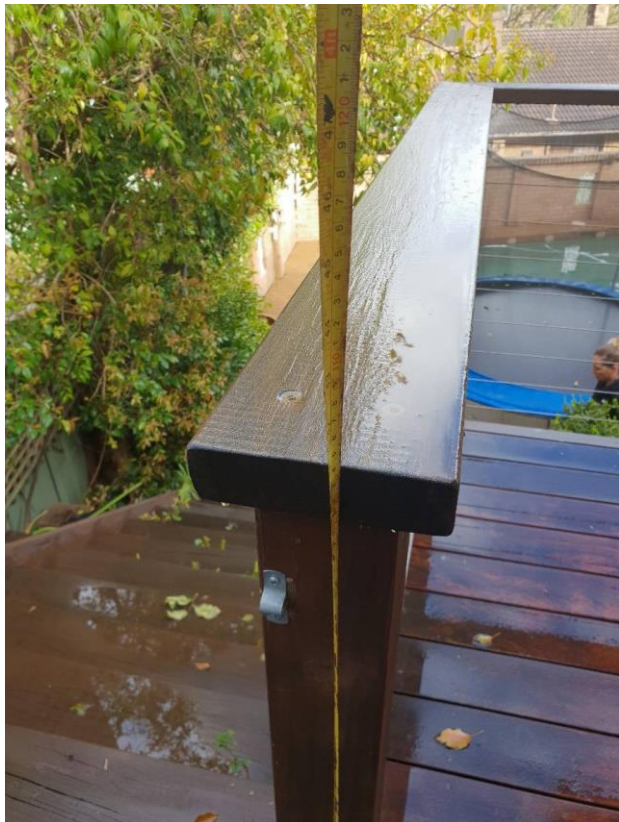
## Photo's



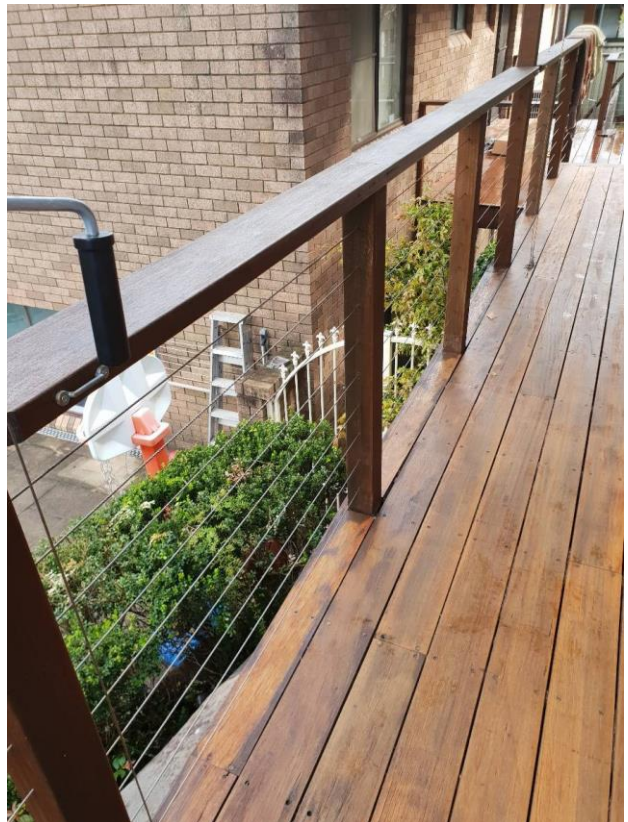
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Appendix 2  
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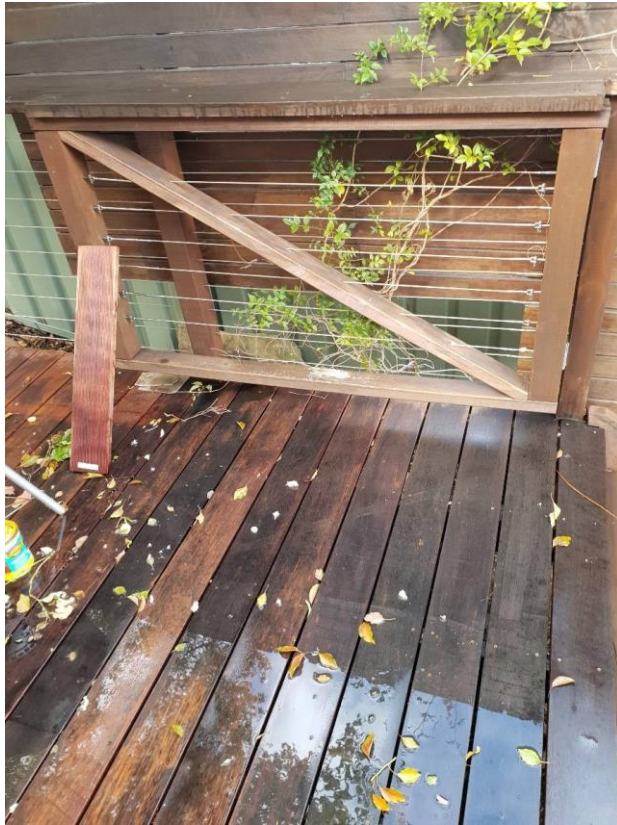


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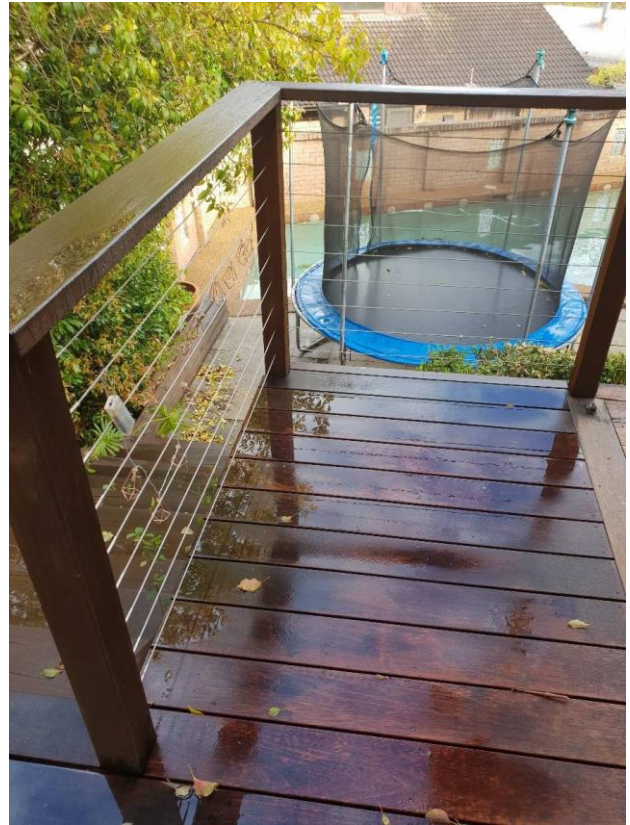


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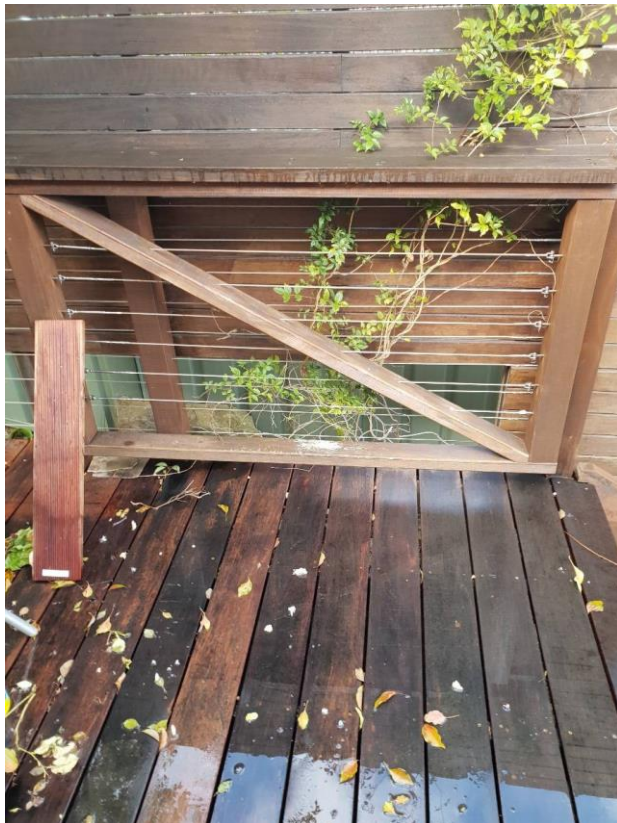




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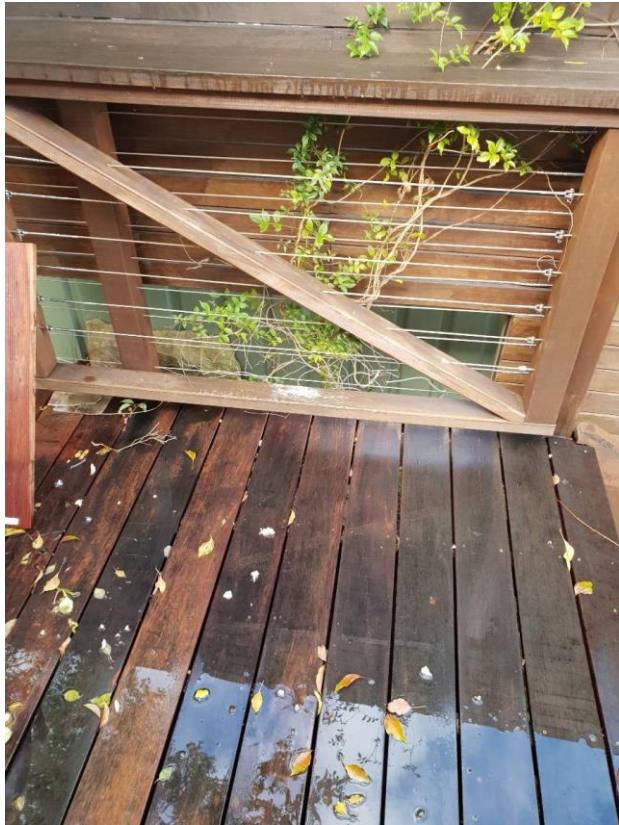


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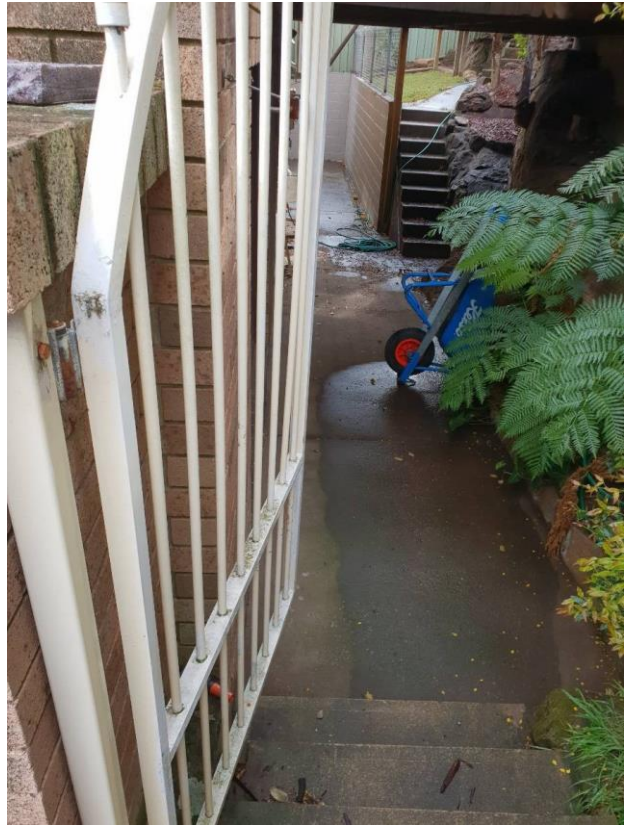


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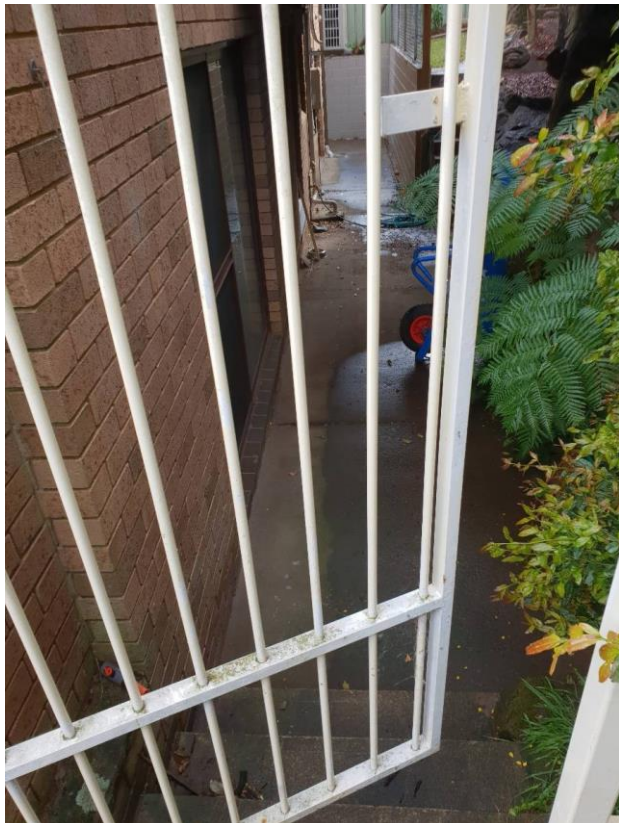




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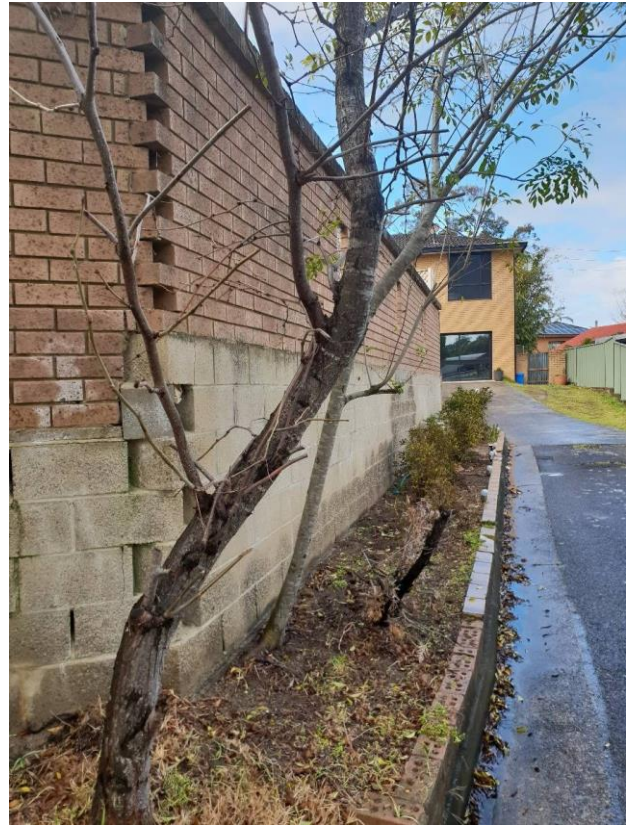


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Appendix 13  
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Appendix 14  
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