



## 1point2 Pool Inspection Report

66 Crispsparkle DR Ambarvale

Complete

|                                        |                              |
|----------------------------------------|------------------------------|
| Actions                                | 12                           |
| Audit Title                            | 66 Crispsparkle DR Ambarvale |
| Client / Customer                      | Karen Horley                 |
| Conducted on                           | 05.10.2023 12:30 AEDT        |
| Document No.                           | 4028                         |
| Prepared by                            | Tony Jardak                  |
| Select if a re-inspection is conducted | <input type="checkbox"/>     |

## Audit | Pool fence non-climbable zones

**1.1 Outside of pool fence ,900mm non-climbable zones are clear of plants/trees/furniture/objects e.t.c?**

No



Photo 6

**To do** | Created by Tony Jardak

Part 1.1, small tree within NCZ's 2 & 3, on the outside of the pool fence.

Solution: remove tree, achieving a clear 900mm quadrant as a clear, non-climbable zone. See diagram in segment below.

## Audit | Pool fence non-climbable zones

**1.3 Is the inside of the pool fence clear of any plants and/or objects such BBQs, toys, rocks, deckchairs, e.t.c. that could help a small child climb over the fence?**

No



Photo 7

**To do** | Created by Tony Jardak

Part 1.3, tap within NCZ 4, on the inside of the pool fence.

Solution option: install a plastic sheet on the outside of the pool fence, eliminating vertical openings in that area, therefore no access to NCZ breach.

## Audit | Resuscitation sign

**1.4 Is there a current warning sign for CPR?**

No



Photo 8

**To do** | Created by Tony Jardak

Part 1.4, CPR sign is outdated.

Solution: upgrade to new guideline 8 post 2019 resuscitation sign, example shown in image below, clearly visible from within the pool area. Including statement "Young children should be ACTIVELY

supervised when using this swimming pool".

#### Audit | Boundary fence

**2.1 Is the boundary fence, where it forms part of the pool barrier, a min. height of 1800mm measured from a 500mm clear ground level on the inside of the pool area?**

No



Photo 12



Photo 13

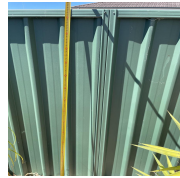


Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

**To do** | Created by Tony Jardak

**Part 2.1, boundary fence height less than 1800mm.**

- Solution: achieve required height by installing a rigid non-climbable fence extension panels, i.e. no holes, indents, protrusions, etc., 10mm or greater.
- Refer to extra information in Boundary Fence segment of report.

#### Audit | Boundary fence

**2.2 Is the boundary fence clear of any plants and/or objects within NCZ 5?**

No

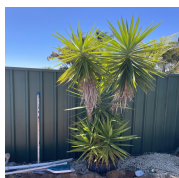


Photo 20

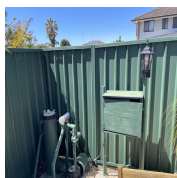


Photo 21

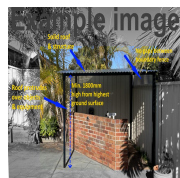


Photo 22

**To do** | Created by Tony Jardak

**Part 2.2, vegetation within NCZ 5 along boundary fence where it forms part of the pool barrier.**

Solution: remove small tree to provide a clear NCZ 5. Where a trunk is within 500mm from fence, grind stump to clear ground area at base of fence, i.e. maintaining 1800mm height; refer to diagram in segment below.

**To do** | Created by Tony Jardak

**Part 2.2, pool pump equipment reducing effective height of boundary fence and breaching NCZ 5.**

Solution option: build an enclosure or awning over the enclosure, at the min height of 1800mm, in line with top of boundary fence. Resolving both the height and NCZ 5 breaches. See example image attached.

**2.3(a) Is the outside to the pool fence at least 1200mm high all the way around?**

No

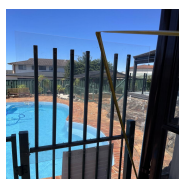


Photo 28

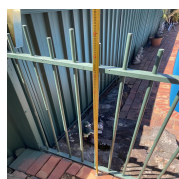


Photo 29

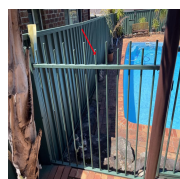


Photo 30

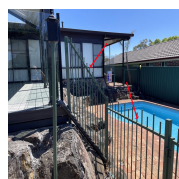


Photo 31

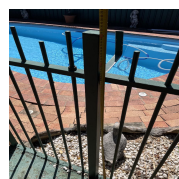


Photo 32

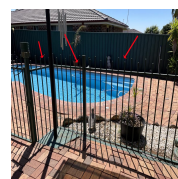


Photo 33

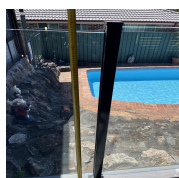


Photo 34

**To do** | Created by Tony Jardak

Part 2.3(a), pool fence height less than 1200mm in some areas.

- See panels marked red.
- Solution options: (a) raise pool fence panels by installing a non-climbable and compliant extension piece on top, (b) installing new higher fence panels.

**2.4 Any window/s that open directly into the pool area, which are less than 1800mm from the sill to the ground, are permanently restricted to open max 100mm or covered by a metal screen?**

No

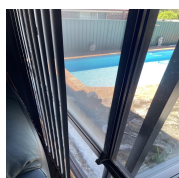


Photo 36



Photo 37

**To do** | Created by Tony Jardak

Part 2.4, windows open into pool area.

Solution options: (a) restrict windows to open maximum 100mm by installing a permanent blocker on the inside of the window track, (b) install fixed metal mesh screens into the frame.

**3.2(a) Does the gate swing freely, close and latch by itself at the rest position?**

No

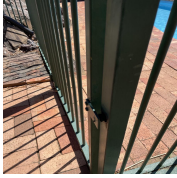


Photo 40

**To do** | Created by Tony Jardak

Part 3.2, main pool gate does not close and self-latch when held open at certain positions and released.

- Solution: install a new pool gate latch and hinge kit; latch is the magnetic type, hinges must have an internal spring that is adjustable and install min. 1M apart.
- The gate when held open from any position, even close to rest position, then released, the gate must close and lock without assistance or extra force applied.

Audit | Gate/s / 3. Gate

**3.3(a) Is the outside to the pool gate at least 1200mm high?**

No

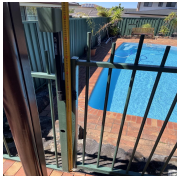


Photo 41

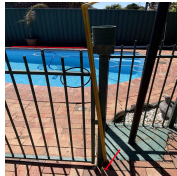


Photo 42

**To do** | Created by Tony Jardak

Part 3.3(a), main pool gate height less than 1200mm, effective height reduced by adjacent step.

Solution option: install a non-climbable and compliant extension piece on top, e.g. perspex sheet or metal bracket.

Audit | Gate/s / 3. Gate

**3.3(b) Gate latch, either; min. 1500mm above ground level OR; if located inside the gate, 1. glass gate (or covered with an approved shield), 2. no opening greater than 10mm within the 1200mm height from the ground, 3. latch must be a min. 150mm below the top of gate (or any hand-hole if provided).**

No

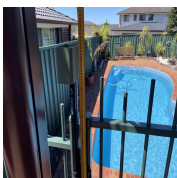


Photo 43

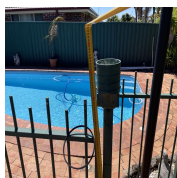


Photo 44

**To do** | Created by Tony Jardak

Part 3.3(b), both gates latch does not meet height requirement, min 1500mm from the ground level.

Solution: raise gate latches to required height, gate posts will need to be extended.

Audit | Gate/s / 3. Gate

**3.4(c) Gate hinge protrusion less than 10mm apart OR spaced 900mm apart from top-to-top OR 60D angle on-top of hinge.**

No

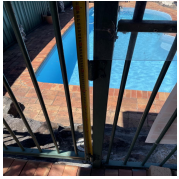


Photo 45

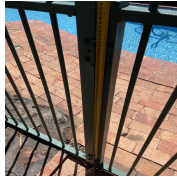


Photo 46

**To do** | Created by Tony Jardak

Part 3.4(c), both gate, hinges when measured from the top to top of each hinge, are spaced less than 900mm apart.

Solution: increase the distance between the hinges.

## Audit - Synopsis

### Standard being applied

Standard being applied to this inspection: AS1926.1-2012

#### Reason this standard is being applied:

NSW Swimming Pool Regulations  
2018:

Why can't this pool be inspected  
under previous regulations?

In accordance with NSW Swimming Pool Regulations 2018, Part 2, cl.30(2)(a) & cl.31(1), pool must comply with current standards, AS1926.1-2012.

The 'savings clause' does not apply to this pool, even though it was constructed prior to May 2013. A swimming pool can only continue to comply with the standard that existed at the time the swimming pool was built if these all these conditions from NSW Fair Trading are met; (i) Documentary Evidence is provided to substantiate the date of construction, (ii) the swimming pool has Continued to Comply with that standard of the time it was built, (iii) Substantial Documentary Evidence is required to demonstrate which pool barrier was installed and proof that the barrier complied at the time of installation, (iv) in addition, that this pool barrier was not substantially altered or rebuilt, e.g. pool fencing replaced with new fencing. Therefore, in accordance with NSW Swimming Pool Regulations 2018, Part 2, cl.30(2)(a) & cl.31(1), pool must comply with current standards, AS1926.1-2012.

### Outcome

#### Inspection results

Non-Compliant

#### SECTION 22E - NOTICE TO COMPLY

The inspection revealed the non-compliances (see Actions summary below) in relation to the requirements of the swimming pool act 1992, and regulations there under.

All works carried out to the swimming pool barrier must comply with the provisions of Australian Standard, i.e. AS1926.1-2012.

#### Does the pool pose a risk to public safety?

No

In accordance Swimming Pools Act 1992, Section 22E(3)(f); a copy of this notice will be forwarded to the local authority (council) for this swimming 6 weeks after the date of inspection, unless a certificate of compliance is issued for the swimming pool before that time.

## Property & Pool Details

Street image:



Photo 1

Mapping location:

66 Crispsparkle Dr, Ambarvale  
NSW 2560, Australia  
(-34.0950753, 150.7905113)

Lot/DP number:

8078/262982

Council:

Campbelltown

Pool Registration number:

66e9f9a2

## Site Details

Site picture:

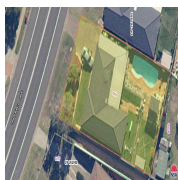


Photo 2

Pool area image:



Photo 3



Photo 4

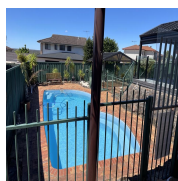


Photo 5

**1.1 Outside of pool fence ,900mm non-climbable zones are clear of plants/trees/furniture/objects e.t.c?**

No



Photo 6

**To do** | Created by Tony Jarak

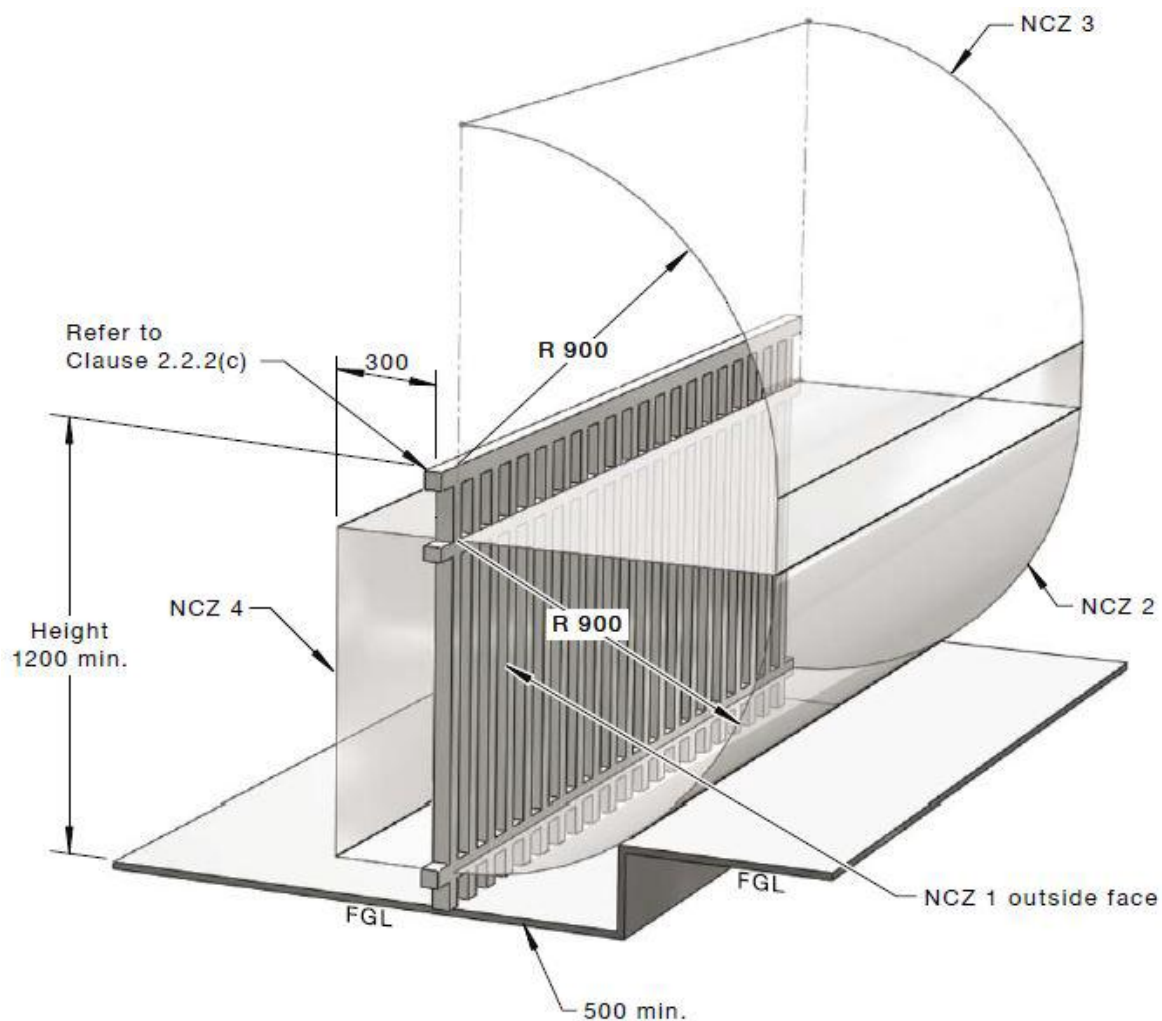
Part 1.1, small tree within NCZ's 2 &amp; 3, on the outside of the pool fence.

Solution: remove tree, achieving a clear 900mm quadrant as a clear, non-climbable zone. See diagram in segment below.

AS1926.1-2012 2.2.1:

The height and radius of the arc of all NCZs (other than NCZ 4) shall be not less than 900mm. Within an NCZ there shall be no handholds or footholds, objects or plants that will facilitate climbing.

Where NCZs are required they shall apply to the entire length of a barrier.

**1.2 Is the distance between any potential handholds and**

N/A

footholds, e.g. horizontal members, on the pool fence and its associated space, at least 900mm apart to inhibit a young child from climbing over it?

1.3 Is the inside of the pool fence clear of any plants and/or objects such BBQs, toys, rocks, deckchairs, e.t.c. that could help a small child climb over the fence?

No



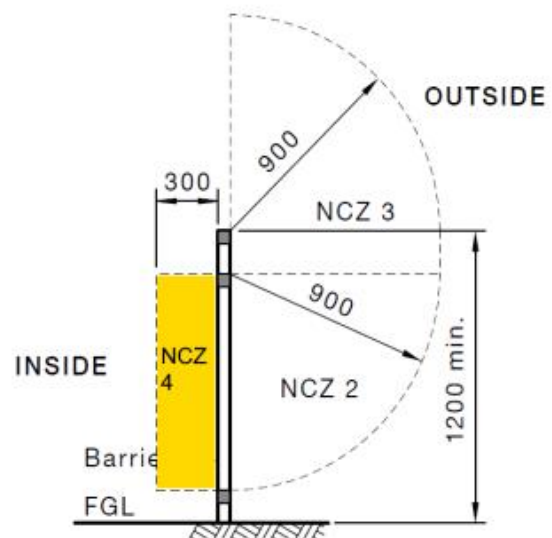
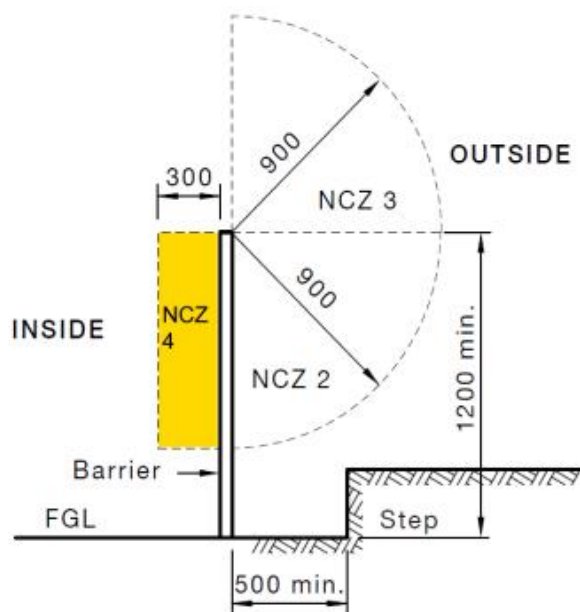
Photo 7

**To do** | Created by Tony Jardak

Part 1.3, tap within NCZ 4, on the inside of the pool fence.

Solution option: install a plastic sheet on the outside of the pool fence, eliminating vertical openings in that are, therefore no access to NCZ breach.

AS1926.1-2012 2.2.2 (d):  
NCZ 4 is required on all barriers with vertical openings 10-100mm in width and is a 900 mm high by 300 mm deep rectangular space on the inside of the barrier.



## 1.4 Is there a current warning sign for CPR?

No



Photo 8

**To do** | Created by Tony Jarak

Part 1.4, CPR sign is outdated.

Solution: upgrade to new guideline 8 post 2019 resuscitation sign, example shown in image below, clearly visible from within the pool area. Including statement "Young children should be ACTIVELY supervised when using this swimming pool".

# A GUIDE TO CPR

YOUNG CHILDREN SHOULD BE ATTENDED  
SUPERVISED WHEN LEAVING THE SWIMMING POOL.  
POOL GATES MUST BE KEPT CLOSED AT ALL TIMES.  
KEEP AIRCRAFT, CARS AND OTHER VEHICLES  
CLEAR OF THE POOL AREA AT ALL TIMES.  
NORMAL FIRST AID ON SUBSTITUTION IS ESSENTIAL.



ROYAL LIFE SAVING  
NEW SOUTH WALES

SCAN TO  
WATCH CPR



**D**

## CHECK FOR DANGER

To yourself, bystanders & the casualty.

**R**

## CHECK FOR RESPONSE

Squeeze their shoulders & hands, ask the casualty questions.

**S**

## SEND FOR HELP

If unresponsive, call Triple Zero (000).

**A**

## OPEN THE AIRWAY

First, check the airway is clear of obstructions. Clear if required.  
Then open the airway by tilting head. No head tilt for infants.

**B**

## BREATHING NORMALLY?

NO - START CPR. If Yes - Place casualty on their side.

**C**

## START CPR

Unresponsive & not breathing normally - 30 COMPRESSIONS & 2 BREATHS.

|                          |                                                                                                                                                                                           |                                                                                                                                                                       |                                                                                                                                                                                                                                              |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHILD 8 MONTHS - 5 YEARS | <b>COMPRESSION POINT</b><br>1 or 2 thumbs on the centre of the chest.<br>Compress 1/3 of chest depth.  | <b>COMPRESSION RATE</b><br>Compress at a rate of 100-120 compressions per minute.  | <b>BREATHS</b><br>Tilt head, lift chin & give breathing.<br>Look for the rise & fall of the chest (belly heaves).                                         |
|                          | <b>COMPRESSION POINT</b><br>2 fingers on the centre of the chest.<br>Compress 1/3 of chest depth.      | <b>COMPRESSION RATE</b><br>Compress at a rate of 100-120 compressions per minute.  | <b>BREATHS</b><br>Don't tilt head, keep in neutral position, support jaw, cover mouth.<br>Bubbles. Look for the rise & fall of the chest (belly heaves).  |

CONTINUE CPR UNTIL RESPONSIVENESS OR NORMAL BREATHING RETURNS. IF NORMAL BREATHING RETURNS, PLACE THE CASUALTY ON THEIR SIDE & MAINTAIN AN OPEN AIRWAY. CLOSELY MONITOR THE CASUALTY.

**D**

## ATTACH DEFIBRILLATOR

AS SOON AS AVAILABLE, FOLLOW PROMPTS.

ROYALLIFESAVING.COM.AU

**Audit | Pool barrier materials & condition****1.5 What type of fencing forms the pool barrier?**

Metal

Colorbond

**1.6 Condition of; pool fence, gate & boundary fence (if applicable).****The pool barrier is well maintained and in a good state of repair as an effective and safe barrier? (e.g. no holes, broken rails, rusted panels)****Pool fence posts and footings secure?**

Yes

**Pool fence horizontal and vertical bars (or panels) stable?**

Yes

**Pool gate/s secure/stable?**

Yes

**Pool fence and gate/s are free of rust and corrosion?**

Yes

**Boundary fence sturdy and not leaning?**

Yes

**Boundary fence is not missing paling/panels?**

Yes

Does the boundary fence form part of the pool barrier?

Yes

## Boundary fence image



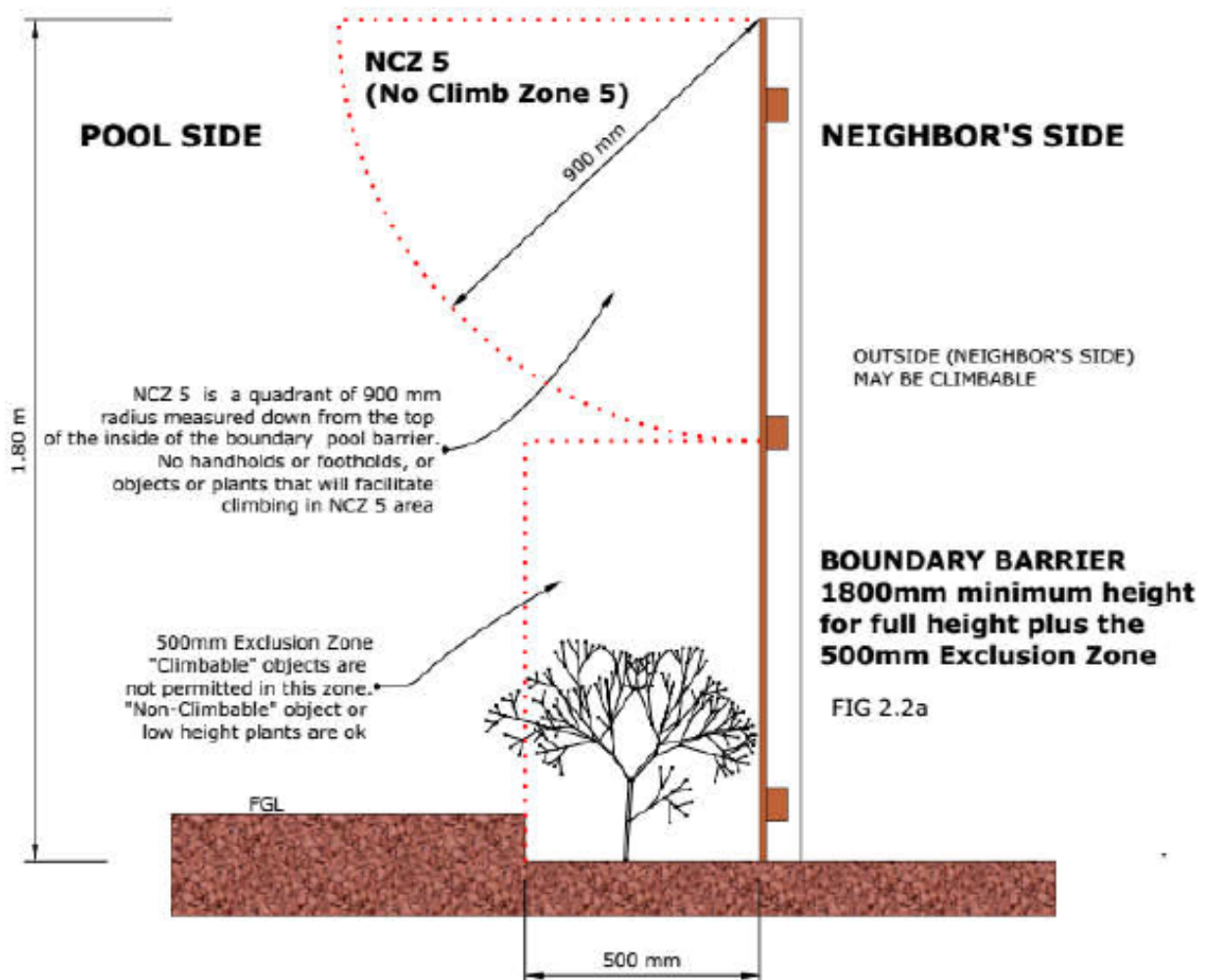
Photo 9



Photo 10



Photo 11



2.1 Is the boundary fence, where it forms part of the pool barrier, a min. height of 1800mm measured from a 500mm clear ground level on the inside of the pool area?

No



Photo 12



Photo 13

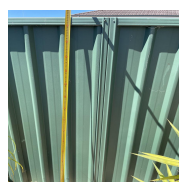


Photo 14

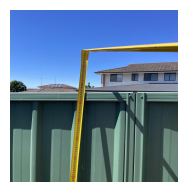


Photo 15

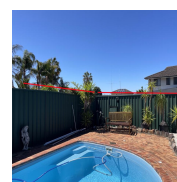


Photo 16



Photo 17



Photo 18



Photo 19

**To do** | Created by Tony Jardak

**Part 2.1, boundary fence height less than 1800mm.**

- Solution: achieve required height by installing a rigid non-climbable fence extension panels, i.e. no holes, indents, protrusions, etc., 10mm or greater.
- Refer to extra information in Boundary Fence segment of report.

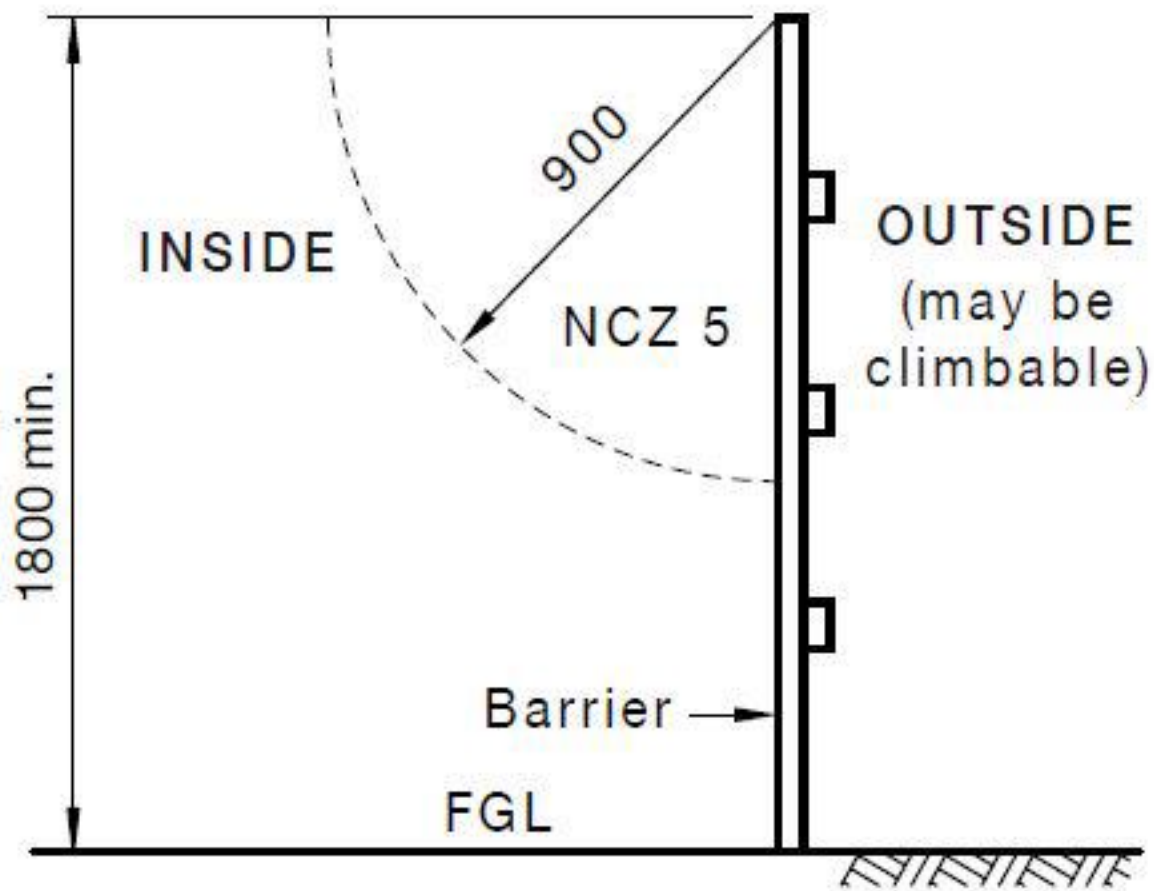
AS1926.1-2012 2.2.4:

Where a boundary fence acts as a barrier to a pool, it shall have a height not less than 1800 mm on the inside and NCZ 5 formed as a quadrant of 900 mm radius down from the top of the inside of the barrier.

AS1926.1-2012 2.3.1:

Features and objects near a barrier, steps, retaining walls, objects or level changes that would otherwise reduce the height of a barrier within a property shall not be located within 500 mm of the barrier.

\*Extra notes: (a) height on neighbouring side, whether residential or other space, is not considered under any circumstance! (b) as per attached diagram, height is taken from the ground level, which is 500mm at the base of the fence, or from whatever solid object (e.g. retaining wall, pool box) is within the 500mm.



**2.2 Is the boundary fence clear of any plants and/or objects within NCZ 5?**

No



Photo 20



Photo 21

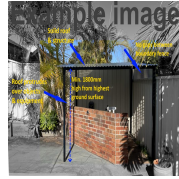


Photo 22

**To do** | Created by Tony Jardak

Part 2.2, vegetation within NCZ 5 along boundary fence where it forms part of the pool barrier.

Solution: remove small tree to provide a clear NCZ 5. Where a trunk is within 500mm from fence, grind stump to clear ground area at base of fence, i.e. maintaining 1800mm height; refer to diagram in segment below.

**To do** | Created by Tony Jardak

Part 2.2, pool pump equipment reducing effective height of boundary fence and breaching NCZ 5.

Solution option: build an enclosure or awning over the enclosure, at the min height of 1800mm, in line with top of boundary fence. Resolving both the height and NCZ 5 breaches. See example image attached.

## 2. Fence / Barrier continued

1 action

**2.3 Is there a pool fence or other child-resistant barrier separating the pool from your house and adjoining properties and public spaces at all times?**

Yes

**Pool fence image:**



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27

**2.3(a) Is the outside to the pool fence at least 1200mm high all the way around?**

No

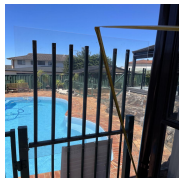


Photo 28



Photo 29

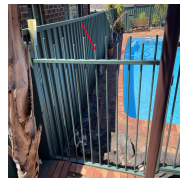


Photo 30

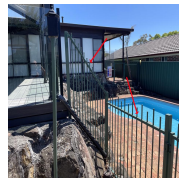


Photo 31

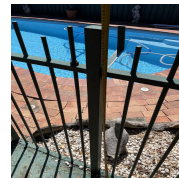


Photo 32

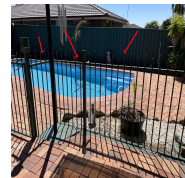


Photo 33



Photo 34

**To do** | Created by Tony Jardak

Part 2.3(a), pool fence height less than 1200mm in some areas.

- See panels marked red.
- Solution options: (a) raise pool fence panels by installing a non-climbable and compliant extension piece on top, (b) installing new higher fence panels.

**2.3(b) Is the gap between the bottom of the fence and the ground less than 100mm?**

Yes

**2.3(c) Are all vertical or near vertical rails on the fence less than 100mm apart?**

Yes

**Do any windows or doors of a building open into the pool area?**

Yes



Photo 35

**2.4 Any window/s that open directly into the pool area, which are less than 1800mm from the sill to the ground, are permanently restricted to open max 100mm or covered by a metal screen?**

No

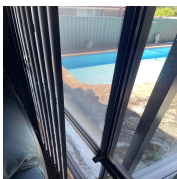


Photo 36



Photo 37

**To do** | Created by Tony Jardak

**Part 2.4, windows open into pool area.**

Solution options: (a) restrict windows to open maximum 100mm by installing a permanent blocker on the inside of the window track, (b) install fixed metal mesh screens into the frame.

AS1926.1-2012 2.6:

Where a window opens directly into the pool area and the height from the sill of the lowest opening panel of the window to the finished ground level in the pool area is less than 1800mm, the openable portion of the window shall...(a) totally covered by bars or a metal screen, that are fixed to the building with fasteners that can only be removed by the use of a tool. The opening between bars and the horizontal dimension of openings in a metal screen shall not be greater than 100mm.

**2.5 No door/s from a building that open directly into the outdoor pool area?**

N/A

**2.6 No structures or objects inside the pool area classified as 'non-ancillary to the pool'?  
E.g. shed, BBQ area, clothesline e.t.c.**

Pass

## 3. Gate

4 actions

Is entry into the pool area restricted by a compliant gate or gates?

Yes

Gate images:



Photo 38

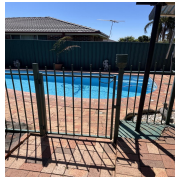


Photo 39

3.1(a) Does the gate open outwards, away from the pool?

Yes

3.1(b) The gate is closed and never propped open?

Yes

3.1(c) Is the gate latch working well so that the gate is secure and, once closed, can't be pulled open?

Yes

3.2(a) Does the gate swing freely, close and latch by itself at the rest position?

No

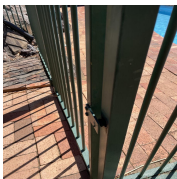


Photo 40

**To do** | Created by Tony Jardak

Part 3.2, main pool gate does not close and self-latch when held open at certain positions and released.

- Solution: install a new pool gate latch and hinge kit; latch is the magnetic type, hinges must have an internal spring that is adjustable and install min. 1M apart.
- The gate when held open from any position, even close to rest position, then released, the gate must close and lock without assistance or extra force applied.

3.2(b) Does the gate swing freely, close and latch by itself from fully open position?

Yes

3.2(c) Does the gate swing freely, close and latch by itself from mid-position?

Yes

3.2(d) Does the gate swing freely, close and latch by itself if; weight is applied and/or closure interrupted then released?

Yes

3.3(a) Is the outside to the pool gate at least 1200mm high?

No

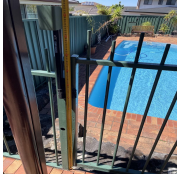


Photo 41



Photo 42

**To do** | Created by Tony Jardak

Part 3.3(a), main pool gate height less than 1200mm, effective height reduced by adjacent step.  
Solution option: install a non-climbable and compliant extension piece on top, e.g. perspex sheet or metal bracket.

**3.3(b) Gate latch, either; min. 1500mm above ground level OR; if located inside the gate, 1. glass gate (or covered with an approved shield), 2. no opening greater than 10mm within the 1200mm height from the ground, 3. latch must be a min. 150mm below the top of gate (or any hand-hole if provided).**

No



Photo 43

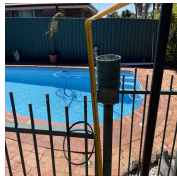


Photo 44

**To do** | Created by Tony Jardak

Part 3.3(b), both gates latch does not meet height requirement, min 1500mm from the ground level.

Solution: raise gate latches to required height, gate posts will need to be extended.

**3.3(c) Is the gate latch 1400mm above the highest lower horizontal member?**

Yes

**3.4(a) Are all vertical or near vertical rails on the gate less than 100mm apart?**

Yes

**3.4(b) Is the gap between the bottom of the gate and the ground less than 100mm?**

Yes

**3.4(c) Gate hinge protrusion less than 10mm apart OR spaced 900mm apart from top-to-top OR 60D angle on-top of hinge.**

No

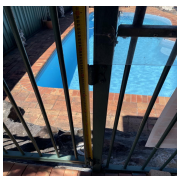


Photo 45

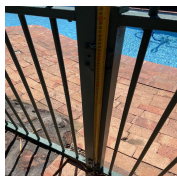


Photo 46

**To do** | Created by Tony Jardak

Part 3.4(c), both gate, hinges when measured from the top to top of each hinge, are spaced less than 900mm apart.

Solution: increase the distance between the hinges.

## **Advisory Notes**

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The Certifier is accredited under the Building and Development Certifiers Regulation 2020 and is authorised to carry out inspections of swimming pools and to issue certificates of compliance under the Swimming Pools Act 1992.

The Certifier will perform all work necessary to comply statutory requirements including:

- inspecting the swimming pool and taking photos for report.
- updating the property record on the NSW Swimming Pool Register as required.
- assessing whether the swimming pool complies with the requirements for the issue of a certificate of compliance under s.22D Swimming Pools Act 1992.

Compliance & non-compliance under the ACT:

- if the swimming pool complies issuing a certificate of compliance.
- if the swimming pool does not comply issuing a certificate of non-compliance.
- if the swimming pool is non-compliance sending a s.22E notice to the council in accordance Swimming Pools Act 1992 indicating the items of non-compliance. (Normally 6 weeks or immediately if swimming pool deemed a 'risk to public safety')

## **Certifier Details**

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Tony (Baha) Jardak  
Registration No.: BDC2963

6 Horton Place Winston Hills NSW  
M: 0419 217 027  
E: info@1point2.com.au  
W: www.1point2.com.au

**Certifier:**

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**Customer:**

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## Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

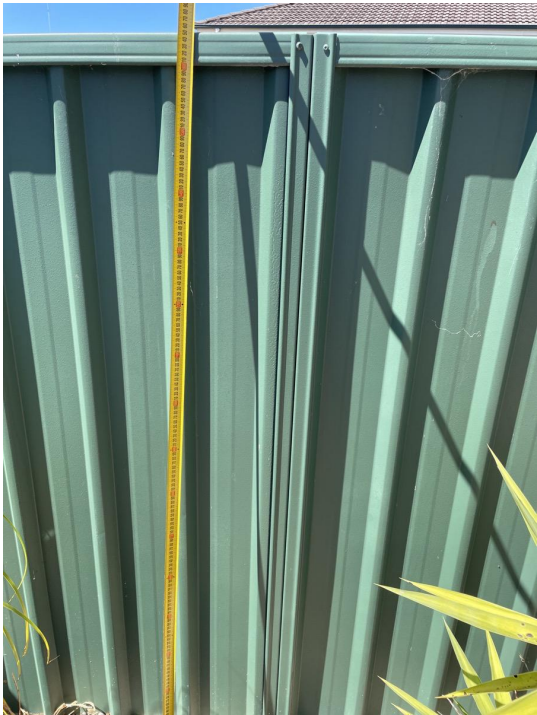


Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

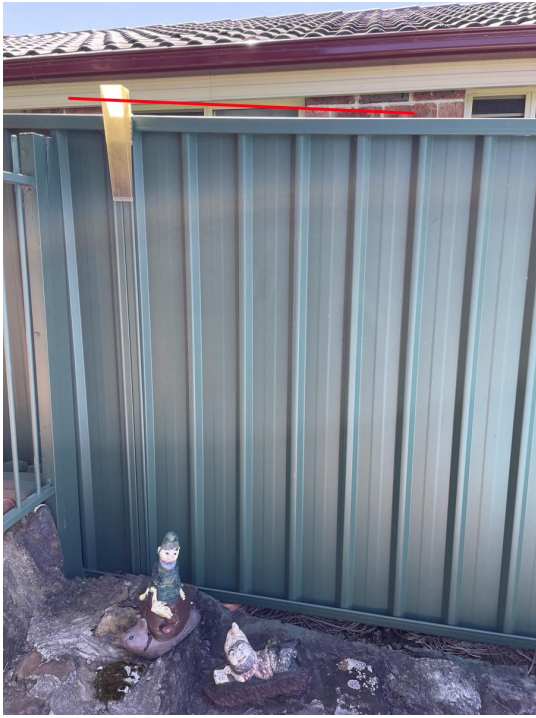


Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29

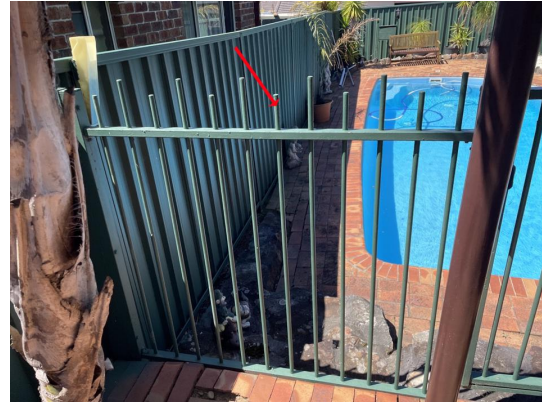


Photo 30



Photo 31

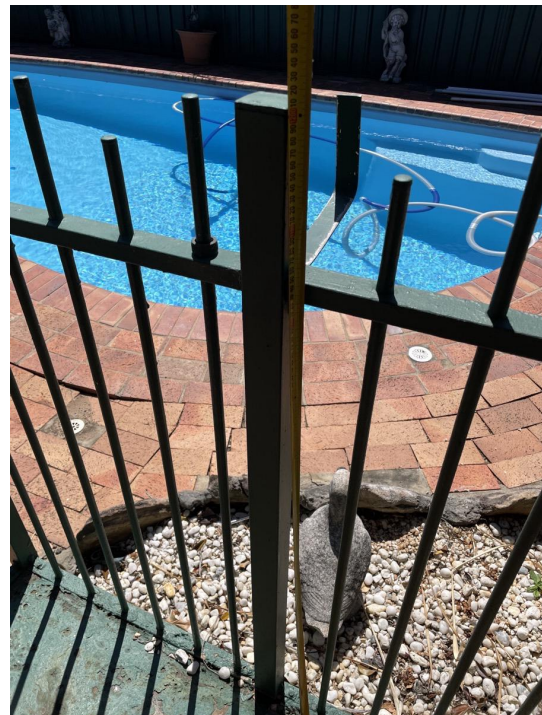


Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37

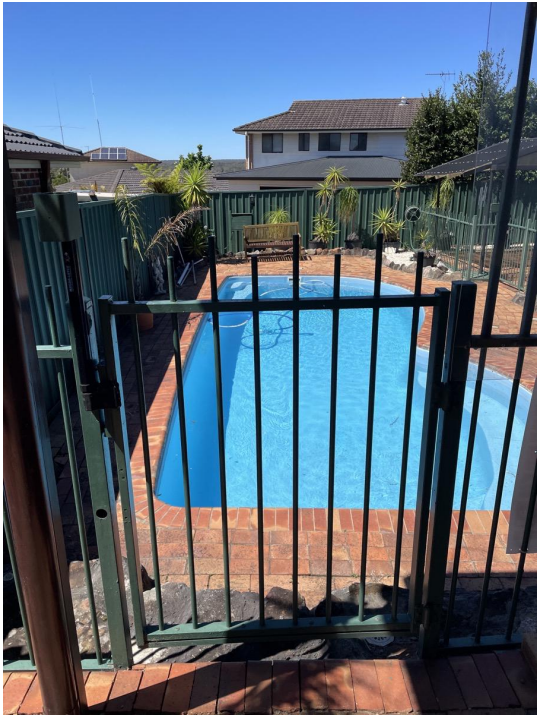


Photo 38



Photo 39



Photo 40

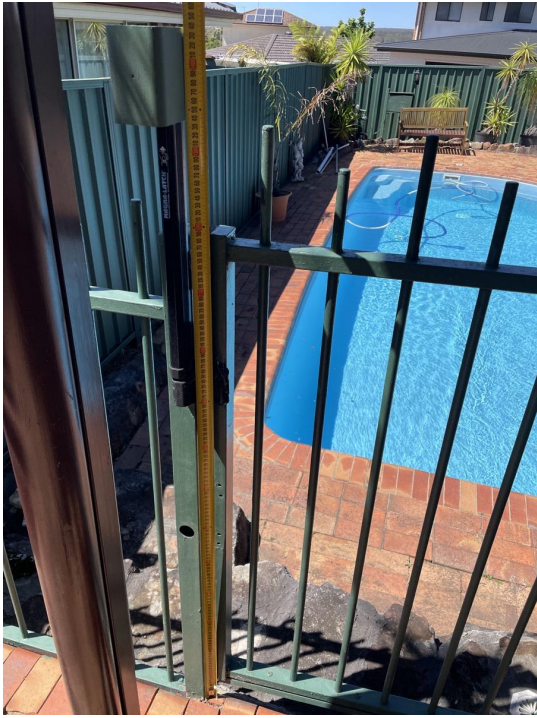


Photo 41

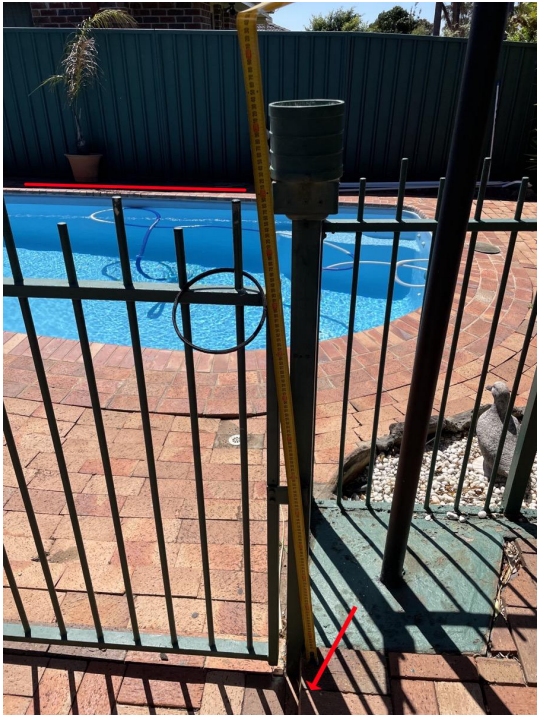


Photo 42



Photo 43



Photo 44

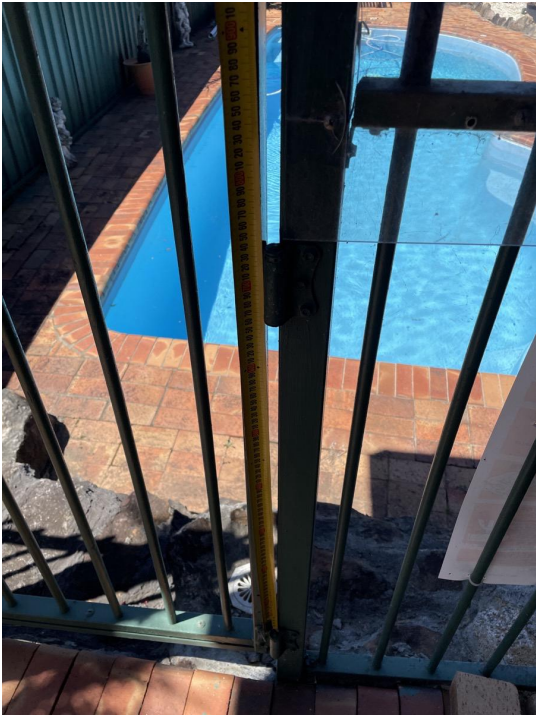


Photo 45



Photo 46