

Pool Barrier Inspection Report

Provided By



Saurus Constructions PTY LTD

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Inspection Address

8 Alamanda Ave, Tinana QLD 4650, Australia



Swimming Pool Information

Pool Owner's Name:	Stan & Karen Gianarakis
Client Email:	
Lot/s on plan #	53/RP/145810
Local Government area:	Fraser Coast Council
Contact Name:	Stan & Karen Gianarakis
First Inspection Date and Time:	25 03 2026 07:00 am

Swimming Pool/Spa Safety Barrier Inspection Notice

Important information regarding the Scope and Limitations of the Inspection is identified in this Inspection Report

THE RELEVANT STANDARD APPLICABLE TO THIS INSPECTION HAS BEEN NOMINATED BY THE RELEVANT COUNCIL **AS 1926.1 2012**

WHERE NO VERIFIABLE EVIDENCE OF POOL CONSTRUCTION DATES ARE AVAILABLE, THE INSPECTION WILL BE CONDUCTED IN ACCORDANCE WITH AS 1926.1-2012

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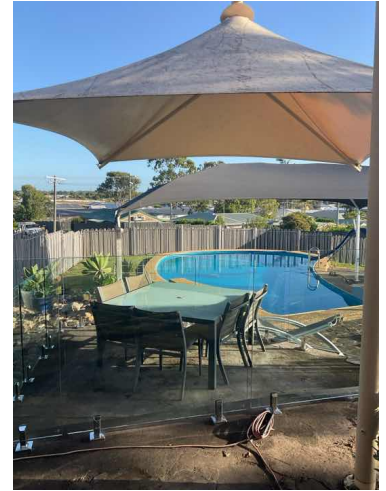
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SWIMMING POOL INFORMATION

General Pool Information

POOL PHOTOS



Type of swimming pool

Permanent Pool

Type of swimming pool safety barrier

Metal balustrade fencing

Reason for inspection

Compliance at owner request

Weather at Inspection Area

Fine and Dry



RESULTS OF THE POOL/SPA SAFETY BARRIER INSPECTION

Determination of compliance

Was the pool/spa safety barrier deemed to be compliant?

#1.

Compliant - Fantastic your pool has passed inspection

Saurus Constructions will now issue you your Pool safety certificate

A pool safety certificate confirms that your pool complied with the pool safety standard at the time it was checked by a pool safety inspector.

Pool safety certificates are valid for:

- 1 year for shared pools
- 2 years for non-shared pools.

Saurus Constructions PTY LTD will issue a QBCC certificate and email a copy for your records

Please note - QBCC website will have public viewing of your certificate at all times and available for download

link -

It has been a pleasure working for you

Our office is open Monday to Friday 9am to 1pm for processing 07 41210714

When you need a certificate

You will need a pool safety certificate if you are:

- Selling a property
- Buying a property
- Leasing a property

It is the owners/ tenants responsibility for A pool to be compliant 100% of the time

QBCC link -

At Saurus Constructions we offer pool health checks for your peace of mind.

Your pool address is now on our Saurus Construction register

POOL SIGN**POOL SIGN****NO ACTION REQUIRED - COMPLIANT****CPR signs**

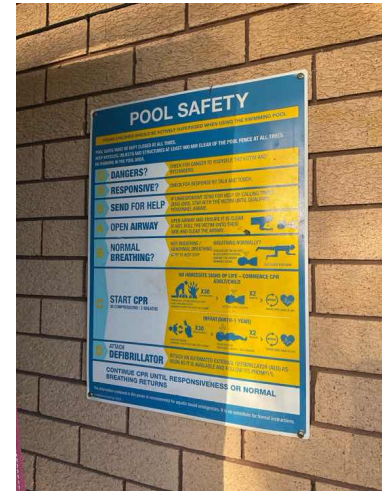
Displaying a compliant CPR (cardiopulmonary resuscitation) sign is an important part of pool safety.

The pool safety standard also covers pool safety signs:

- you must display a compliant CPR (cardiopulmonary resuscitation) sign.
- the CPR sign must be attached to the pool fence or barrier, or somewhere near the pool so it is conspicuous and anyone near the pool can see it.

You must display a CPR sign that:

- shows how to perform CPR
- is attached to the pool safety fence, or displayed near the pool
- is easily visible to a person near the pool
- is at least 300mm by 300mm
- is made of durable and weatherproof material
- includes a prominent statement explaining how to act in an emergency (e.g. call 000, stay with the injured person, provide first aid)
- It is important that your sign stipulates that CPR must start with 30 chest compressions, followed by 2 breaths.

**Saurus Construction Office Hours**

Monday to Friday - 9am to 1pm

Please call - 07 41210714



POOL/SPA BARRIER

Pool Barrier

POOL BARRIER PHOTOS

#2. **(Compliant)**





Is the barrier 1200mm high when measured above FGL from the approach side?

#3. **Yes Compliant**

Is the highest lower rail a min. of 1.1m below the top rail of the barrier?

#4. **YES (Compliant)**

**Is there a clear span of 900mm measured from the top of the barrier and from the approach side?
NCZ 1, 2 and 3**

#5. **Yes Compliant**

Are the vertical rails in the barrier equal to or less than 100mm apart?

#6. **Yes Compliant**

Is the distance from the bottom rail and the ground less than 100 mm?

#7. **Yes Compliant**

Is the ground beneath the pool barrier firm, permanent and stabilised?

#8. **YES (Compliant)**

Is there clear space around the entire inside perimeter of the swimming pool safety barrier of at least 300mm? NCZ 4

#9. **Yes Compliant**

When the vertical rails can be pulled apart with a minimum force of 150N, does the gap exceed more than 100 mm?

#10. No Compliant

When applying horizontal force of 330N to barrier components including posts, are the fence strong and rigid?

#11. No Compliant

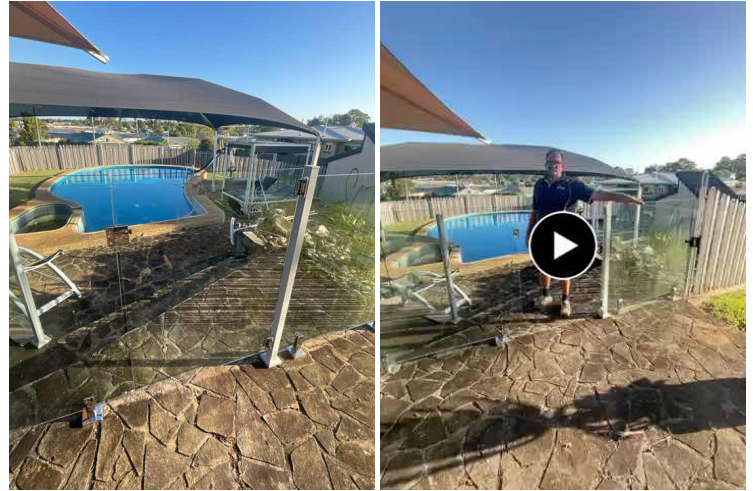


POOL/SPA GATE/S

Pool Gate

GATE PHOTOS

#12. **(Compliant)**



Does the gate open outwards and away from the pool or spa?

#13. **(Compliant)**

Is the pool gate prevented from self closing and self latching from the fully or partially open position by the ground, adjacent vegetation or other hold open device eg. Brick, wire or latches?

#14. **(Compliant)**

Is the gate strong and rigid, including the materials and components?

#15. **(Compliant)**

Is the gate at least 1200 mm high from ground to top rail?

#16. **(Compliant)**

Is the gap between the horizontal rail at bottom of the gate less than 100 mm?

#17. **(Compliant)**

Is the gap between the gate and the support post on the latch side 10mm or less?

#18. **(Compliant)**

Is the ground beneath the pool gate firm, permanent and stabilised?

#19. **(Compliant)**

Is the gate latch at least 1500 mm above ground level? If not, the latch must be located on the inside the pool gate and at least 150 mm below the top of the gate, and shielded at a radius of 450mm?

#20. **(Compliant)**

Does the pool gate self-close and self-latch from all positions, including resting on the latch, without manual assistance?

#21. **(Compliant)**

When applying 250N in a vertical direction on a open gate 100 mm from the outer edge for 30 seconds, does the gate return normally and latch securely?

#22. **Yes (Compliant)**

If a closed gate is lifted or pulled with a force of 250N, do any of the following occur. Release the latching device?. Unhinge the gate? Or Increase gap below barrier by more than 100 mm?

#23. **No (Compliant)**

GATE - Does gate remain latched when pulled?

#24. **YES (Compliant)**

HINGES - Are the top of the hinges 10mm or greater OR less than 900mm apart? (Top to top of hinges)

#25. **No (Compliant)**

Are the pool gates permanently attached to the mounting post ? (lift-off hinges not permitted)

#26. **YES (Compliant)**

Is the pool/ Spa gate latch able to be adjusted without the use of tools ? And can it be opened by the insertion of an implement (e.g. Stick) ?

#27. **No (Compliant)**

Has the gate NCZ's been maintained?

#28. **YES (Compliant)**

TERMS AND CONDITIONS

Terms and Conditions

Any person who relies upon the contents of this report does so acknowledging the following clauses that define the Scope and Limitations of the inspection and form an integral part of the report. The Pool/Spa Safety Barrier Notice is not deemed to be a permission to perform Building Works where a Building Permit is required by the Building Regulations 2018. It is the owner's responsibility to obtain a Building Permit where required. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The Purpose of the Inspection: The purpose of the pool/spa barrier inspection is to conduct an inspection of the barrier and shall include undertaking inspections of swimming pool and spa barriers to determine compliance with the applicable barrier standard.

This report is to provide advice to the Pool owner regarding the non-compliance of the swimming pool/spa barrier, identifying in detail the non-compliant issues and providing recommendations on how to make the pool barrier compliant with the Pool Safety Standard.

The Scope of the Inspection: The inspection comprises a visual assessment of the pool barrier, conducting several tests for the strength and rigidity of the barrier, as described in this Pool Safety Standard. The inspection includes ensuring all barriers are compliant with the Pool Safety Standards height and maximum gap requirements in or on the barrier.

The scope includes the measuring of all barrier components to ensure compliance with the Pool Safety Standard and to form an opinion regarding the general condition of the fencing/Barrier at the time of the inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report. Any building works carried out after the date of inspection are not reflected in this report and are at the owner's responsibility.

Building Regulations states the pool doors or gates are to remain closed. Building Regulations state, it is the owner's responsibility to ensure that the doors and gates opening into a Pool/Spa area remains closed except when a person is entering or leaving the pool area.

Limitations of the Inspection: This report is limited to an inspection of areas where safe and reasonable access is available and permitted on the date and at the time of the inspection. If the Pool barrier includes a boundary fence, then permission is to be sought from the owner/s of the neighbouring property prior to the inspection being conducted.

The Inspection and Report was carried out by: Clinton Bargaquist

Contact the Inspector on: 07 41210714

For and on Behalf of: Saurus Constructions PTY LTD

