



Dear Peter,

**In this issue...Pool legislation under review.**

All pools in strata schemes are affected by new legislation and legislation passed last September. The NSW Department of Local Government is currently reviewing the existing Swimming Pools Act 1992 regarding the fencing requirements of backyard swimming pools. Many people believe the review will affect all currently installed pools.

**What to expect in the new pool legislation:**

Some possible changes we might see in the new legislation include:

- Stricter safety requirements regarding the geometry and height of fences.
- Increased safety signage in pool areas.
- Enforcement of pool covers for environmental reasons -  
On average, evaporation accounts for between 2% - 5% water loss from pools.
- A requirement for residents with a pool to have a water tank and that the pool only be topped up via this.
- A requirement for pool filters to be run at off-peak times.
- Compulsory CPR training for all pool owners.

**New pool requirements**

In September last year, a new regulation that affected all new pools came into practice and included new requirements for non-climbable zones, adjusted mesh sizes for fences, retaining walls that make up part of the boundary and balconies that extend into the pool area. (Swimming pool safety is currently regulated by the NSW Swimming Pools Act 1992 and the Swimming Pools Regulation 2008.)

The regulation also requires councils to have the Guideline 7 Cardiopulmonary Resuscitation and the Australian Standard 1926.1-2007: Safety Barriers for Swimming Pools documentation available to the public at no cost.

Pools built after 1 September 2008 are also required to be compliant with Australian Standard 1926.1 - 2007: Safety Barriers for Swimming Pools.

**Current requirements for pre September 2008 Pools**

Under the Swimming Pools Act 1992 and Swimming Pools Regulation 2008, all pools built between 1 August 1990 and 1 September 2008 must be completely surrounded by a child resistant barrier that separates the pool from any residential building on the premises. The barrier must be compliant with

the Australian Standard for Fences and Gates for Private Swimming Pools (AS 1926-1986).

All pools built on residential land prior to 1 August 1990 must be surrounded by a child resistant barrier in the form of a fence or have child safe windows and doors fitted to the house. Any fences and gates surrounding the pool must also be kept in a good condition.

Please note as part of Solutions ie's OH&S reports, a review of pool fence compliance is included as part of its reporting scope and service.

For further information, please contact Solutions ie on 1300 136 036 or email [enquiry@solutionsie.com.au](mailto:enquiry@solutionsie.com.au).

**We are happy to help!**

Peter Berney  
Solutions ie

<p><b>Solutions IE</b>  <i>Phone.</i> 1300 136 038  <i>Fax.</i> 1300 136 037  <i>Street Address.</i> Level 2, 50 York Street,          SYDNEY, 2000</p> <p><i>Postal Address:</i>          PO Box A72 Sydney South 1235</p> <p><i>Website:</i> <a href="http://www.solutionsie.com.au">www.solutionsie.com.au</a></p>	<p style="text-align: right;"><b>Services</b></p> <ul style="list-style-type: none"> <li>- Sinking Fund Plans &amp; Updates</li> <li>- Safety Reports &amp; Updates</li> <li>- Insurance Valuations</li> <li>- Balustrade Testing</li> <li>- Asbestos Audit Reports</li> <li>- Cost Allocation Reports</li> <li>- Contribution of Lot Entitlements</li> </ul>
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