



ACT
Government

Chief Minister, Treasury and
Economic Development

Record of Inspection

Block: [REDACTED] Section: [REDACTED] Division: [REDACTED]

Date of Inspection: 25th October, 2016

Time Inspection Commenced: 11.00am

Time Inspection Completed: 11.10am

Did you access leased land?: NO

If you accessed leased land, under what authority?: by owners consent

Photographic Evidence:

Photo No.	Photo Name	Taken From
1	Contextual	Taken from the street

Purpose: (Inspector Joe Denyer and Peter Apps) visited the block in relation to a complaint about a fence

Findings and Facts: The inspection revealed that a fence was located on the property as part of a pool fence. Upon return to the office a search of the records revealed a current BA for the pool and fence, NFA.



Joe Denyer
Inspector

Construction, Environment and Workplace Protection

26th October, 2016



Investigations Team inspection record

File name

Privacy screen and pool safety fence

Block



Section



Suburb



Date and time

28/10/16, 3:30 pm

Lead inspector, case officer

Peter Apps

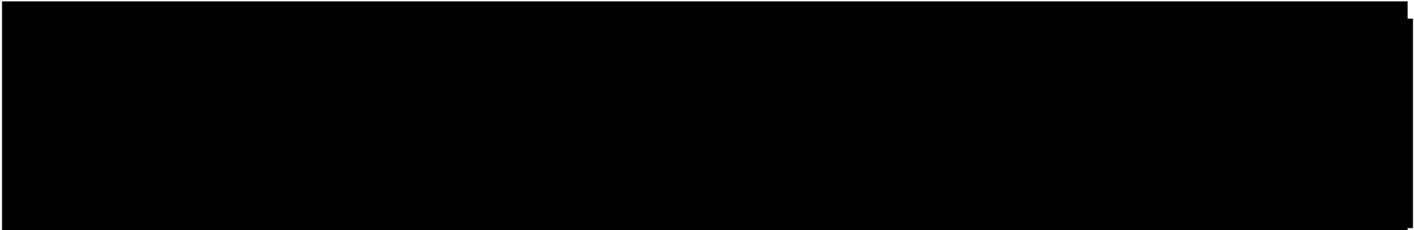
Accompanying officer

Joe Denyer

Completed on

28/10/16, 4:17 pm

Audit

Question	Response	Details			
Did you access leased land?	Yes				
If yes under what authority?	Section 130 Building Act				
Purpose of inspection	Verify of pool safety fence and privacy screen				
Points of interest, findings and facts					
Points of interest 1					
Summary of issue	<p>On inspection met with 41(1) explaining the reason for our visit is to confirm the location of the privacy screen, pool safety fence and take measurements. The privacy screen sit 700mm from the boundary fence the cladding is at a height of 2.250m from FGL. The timber posts and beams supporting the screen are 2.7m in height. The pool safety fence consists of toughened glass panels and self latching gate that surrounds 3/4 of the pool the remained is enclosed by the privacy screen. The timber paling is 1.4m in height above FGL. I have asked 41(1) to get back in touch with his certifier to get things signed as compliant. 41(1) said he would do this after he reduces the height of the posts and beam. We thanked him for co operations and time for us to investigate.</p>				
Photos of issue					
					
Append x 1	Append x 2	Append x 3	Append x 4	Append x 5	Append x 6



ACT
Government

Chief Minister, Treasury and
Economic Development

File Note

Block: [REDACTED]

Section: [REDACTED]

Division: [REDACTED]

Date: 31 October 2016

Details: A follow up inspection was conducted on the above property on 28 October 2016 at the request of the complainant. In conducting the inspection measurements were taken which found that the swimming pool is 3.2 metres from the boundary. There is timber structure measuring 2.7 metres in height 700 mm from the boundary and clad in corrugated colour bond material to a height of 2.25 m from FGL this forms part of the pool safety barrier as the rest is in glass panels to a height of 1.2 metres with self closing gate. With this in mind what is constructed is all compliant to AS 1926.1–2012 Swimming pool safety barriers.

In assessing our findings after the inspection the structure, safety barrier and swimming pool are compliant in accordance with schedule 1 section 1.47 and 1.54 of the Planning and Development Regulations 2008. Therefore this is no need for the lessee to submit a DA for the exempt structure and approved swimming pool.

Peter Apps
Construction, Environment and Workplace Protection
Access Canberra