

The safety integrity of the pool and spa area fence has failed in several locations. HSC compliance report (measured against AS 1926-1986 – Fence & Gates for Private Swimming Pools) has been issued with a series of non-compliance areas noted. Issues noted in the report include:

- Several failed fence panels (in part or total)
- Inappropriate location of the BBQ area within the pool area

Note that the HSC Compliance report states that repairs which entail the “installation of new fencing, will therefore require the swimming pool to be upgraded to and comply with AS 1926.1-2012 – Location of safety Barriers for Swimming Pools. This will therefore require the BBQ to be excluded from the pool area as this is not considered to be ancillary to the swimming pool and therefore is not permitted with the pool area”.

To better assess how we can resolve our current non-compliance issues, the following attempts to highlight the various options available and to explore improvements to the amenity of both the Clubhouse and the pool area.

	Description	Advantages	Disadvantages	Relative Impact
Option 1	Do nothing	Nothing of note	Pool and Spa area will not comply with applicable HSC regulations. Pool, Spa and BBQ areas likely to be unusable until compliance is achieved	Nil \$\$\$ cost, but would likely incur significant community pushback due to lack of amenity
Option 2	Complete limited repairs to achieve compliance	Least cost option, which avoids compliance with updated AS1926-2012	Repair work will not involve new, replacement fence panels and is likely to be a stop-gap repair with further deterioration of the fencing likely to occur in the near future. No change to current access to existing BBQ area	Next least expensive option, with repairs to existing failed fence panels only, which may be regarded as unsightly and inconsistent with remaining fencing. May still result in some community pushback. More extensive fencing repairs may be required in the short term
Option 3	Replace faulty fence panels to achieve compliance. This will include excluding the BBQ from a revised “new” fenced pool area per updated AS1926-2012 requirements	No change to the amenity of the BBQ area. Pool area now compliant with updated AS1926-2012 standards.	Significant increase in \$\$\$ cost, which also involves a reduction in pool/spa area. New fence will be installed between the BBQ and the pool/spa water containers across the width of the pool area.	Reduction in available space surrounding the pool/spa areas may incur community pushback. New fencing may not be the same design as existing fencing (depending on availability*).

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	Description	Advantages	Disadvantages	Relative Impact
Option 4a	Replace faulty fence panels to achieve compliance and remove the BBQ from the existing fenced pool area per updated AS1926-2012 requirements. BBQ to be relocated to the Clubhouse verandah	No change to the available space surrounding the pool/spa water containers. No loss of visual amenity. Less expensive than option 3	More expensive than options 1 and 2. Reduction in amenity of the Clubhouse verandah (depending on the location chosen along the verandah). Unknown costs associated with amendment of existing natural gas connections to facilitate new BBQ location. Most suitable BBQ location likely to be the small seating area above and alongside the existing pool area keyed entry gate. Likely to require a new portable type BBQ, with subsequent additional cost.	May incur community pushback with BBQ located in close proximity to existing kitchen/cooking facilities, rendering BBQ unnecessary(?).
Option 4b	Replace faulty fence panels to achieve compliance and remove the BBQ from the existing fenced pool area per updated AS1926-2012 requirements. BBQ to be relocated to Tennis Court pavillion	No change to the available space surrounding the pool/spa water containers. No loss of visual amenity. May result in greater use of the ‘Common’ with the BBQ now removed as part of the pool/spa area.	Likely to be the most expensive option considered, with repair work to the Tennis Pavilion already required. Unknown costs associated with amendment of existing natural gas connections to facilitate new BBQ location. Likely to require a new BBQ (or significant modifications to the pavillion to accommodate existing BBQ) with subsequent additional cost.	May incur community pushback. Likely to be the most expensive option due to additional costs associated with modifications to the Tennis Pavilion