



Most barriers don't fail inspection over one big problem. They fail over small things: a hinge that's gone slack, a pot plant against the fence, a latch that doesn't quite catch. Work through the checks below, then book a licensed inspection for anything you can't fix or aren't sure about.

This is a self-check, not a compliance inspection. It doesn't replace an assessment by a council officer or a registered certifier against the *Swimming Pools Act 1992*, the *Swimming Pools Regulation 2018* and the Australian Standard that applies to your pool. Only council or a registered certifier can issue a NSW certificate of compliance.

Step 1: work out which standard applies to your pool

Built before 1 Sept 2008	AS 1926-1986
Built 1 Sept 2008 – 30 Apr 2013	AS 1926.1-2007
Built from 1 May 2013	AS 1926.1-2012
Barrier, house or yard altered since	Current Act, 2018 Regulation and AS 1926.1-2012 apply, and any earlier exemption stops
Waterfront, over 2 ha, or 230 m² or less	Different rules may apply, but only if the pool was built before 1 July 2010. Every pool built after that date must be fenced

The checks below are written to AS 1926.1-2012, the current standard. An older pool that has always complied may still be assessed against its original standard, but the moment the barrier or the surrounding building is altered, the current standard applies. If you don't know your build date, check the NSW Swimming Pool Register.

Registration & Certificates

4 checks

Registration is mandatory Compliance certificate valid 3 years

- Is your pool or spa registered on the NSW Swimming Pool Register? ☐ Yes ☐ No
If no: register it at swimmingpoolregister.nsw.gov.au. Registration is by property address and failing to register is an offence.
- Do you know the date the pool and the barrier were built or installed? ☐ Yes ☐ No
If no: check your council records or the pool register before you self-assess, so you're testing against the right standard.
- Selling or leasing? Do you hold a valid certificate of compliance, or an occupation certificate less than 3 years old? ☐ Yes ☐ No
If no: arrange an inspection. A compliance certificate lasts 3 years and must be attached to the contract or tenancy agreement.
- Has the barrier, the house or the yard been altered since the pool went in? ☐ Yes ☐ No
If no: assume the current standard now applies and re-check every item below against it.

Fence & Barrier

8 checks

1200 mm minimum height 1800 mm boundary fences 900 mm non-climbable zone

- Is the pool fence at least 1200 mm high, measured from the outside, all the way around? ☐ Yes ☐ No
If no: raise or replace any low sections to 1200 mm.
- Where a boundary fence forms part of the barrier, is it at least 1800 mm high measured from inside the pool area? ☐ Yes ☐ No
If no: raise the boundary fence to 1800 mm. Pools built before 1 Sept 2008 may only need 1200 mm.
- Is the gap between the bottom of the fence and the ground 100 mm or less? ☐ Yes ☐ No
If no: fill, pave or lower the gap to under 100 mm.
- Are all vertical or near-vertical rails less than 100 mm apart? ☐ Yes ☐ No
If no: close the gaps to under 100 mm.
- Is there a clear 900 mm non-climbable zone from the top of the fence, in every direction, on the outside? ☐ Yes ☐ No
If no: remove or relocate anything that creates a hand or foothold inside that 900 mm arc.

Is there at least 300 mm clearance inside the barrier, free of climbable surfaces? ☐ Yes ☐ No

If no: move fixed seating, BBQs and horizontal surfaces at least 300 mm back from the fence.

If the fence is perforated or mesh, are the holes 13 mm or less? ☐ Yes ☐ No

If no: replace the panel with mesh of 13 mm or smaller.

Is the fence in good repair, with no holes, broken rails, loose palings or corroded fixings? ☐ Yes ☐ No

If no: repair or replace the damaged sections and fixings.

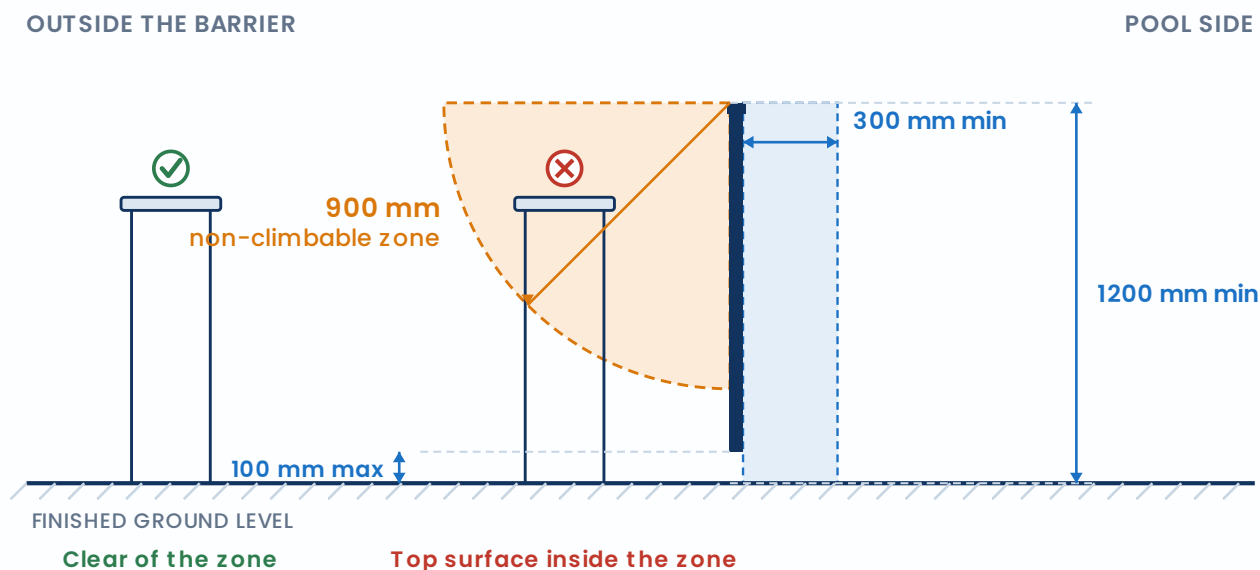


Figure. The 900 mm non-climbable zone is measured as an arc from the top of the barrier, on the outside. Anything with a horizontal surface inside that arc fails, and it is the most common reason an otherwise sound fence does not pass.

Gate & Latch

6 checks

Self-closing and self-latching Opens away from the pool Latch release at 1500 mm

Does the gate swing shut and latch by itself, every time, released from any position? ☐ Yes ☐ No

If no: adjust or replace the hinges and the closer.

Once closed, does the latch hold firm when you pull the gate? ☐ Yes ☐ No

If no: repair or replace the latch.

Does the gate open outwards, away from the pool? ☐ Yes ☐ No

If no: rehang the gate so it opens away from the water.

Are the gaps between vertical members of the gate 100 mm or less? ☐ Yes ☐ No

If no: close the gaps to 100 mm or less.

Is the latch release at least 1500 mm above ground level, or mounted inside the gate at least 1200 mm above ground and at least 150 mm below the top of the gate? ☐ Yes ☐ No

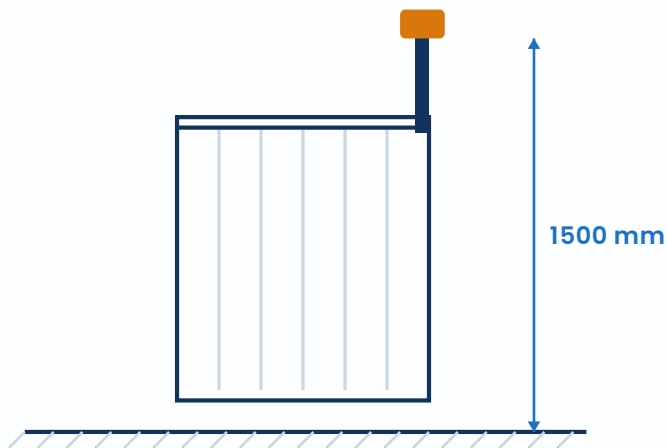
If no: reposition the release, or fit a compliant shield, so a child can't reach it.

Is the gate never propped, wedged, tied back or held open? ☐ Yes ☐ No

If no: stop propping it, even briefly. Propping a pool gate open is an offence in NSW.

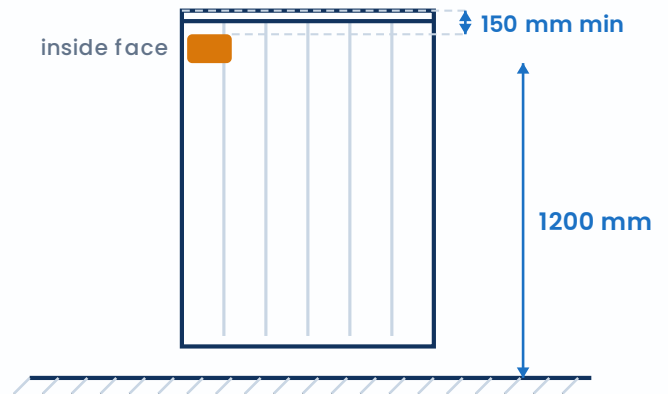
Option A: release on the outside

At least 1500 mm above ground level



Option B: release inside the gate

1200 mm up, 150 mm below the gate top



Both options are compliant.

Figure. NSW accepts either latch position, so measure before you assume the gate fails.

Walls, Doors & Windows Forming Part Of The Barrier

4 checks

Wall openings 100 mm max Window opening 100 mm max

If a wall forms part of the barrier, are all openings 100 mm or less?

☐ Yes ☐ No

If no: close or screen any opening larger than 100 mm.

Do windows opening into the pool area open no more than 100 mm, or are they fully covered by bars or a metal screen?

☐ Yes ☐ No

If no: fit a restrictor, bars or a screen that can only be removed with a tool.

Is the sill of the lowest opening window panel at least 1800 mm above the floor inside?

☐ Yes ☐ No

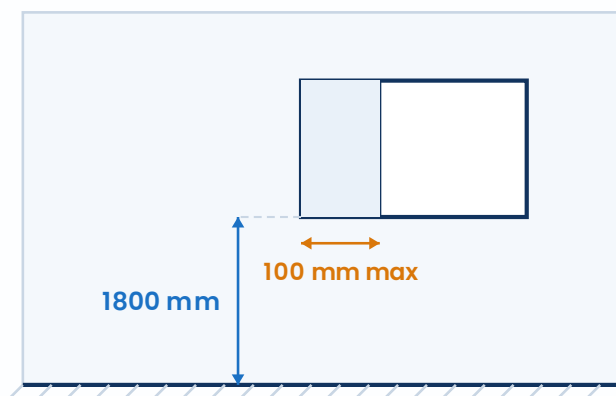
If no: restrict the opening to 100 mm or screen the window instead.

Indoor pools, and pre-July 2010 waterfront, large or small properties using doors as the barrier: does every door latch at 1500 mm above floor level, self-latch, open away from the pool, and have no pet doors or openings over 100 mm?

☐ Yes ☐ No

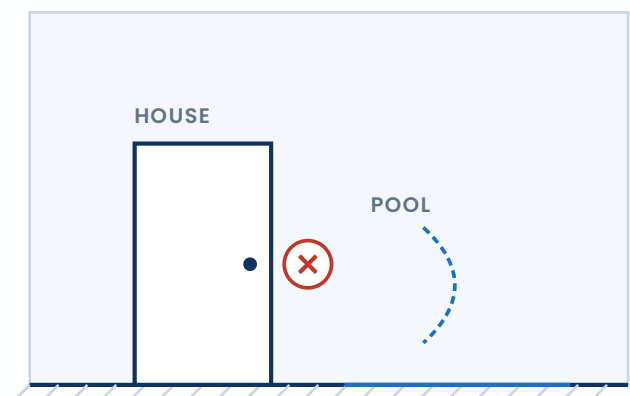
If no: repair the doors to that configuration, or install a compliant fence.

Windows opening into the pool area



Sill 1800 mm up, or the opening restrained to 100 mm with a fastener that only comes off with a tool.

Doors and walls as part of the barrier



Every pool built after 1 July 2010 must be fenced. Doors were an option on some pre-2010 properties only

Figure. Window and door openings into the pool area. Fasteners must need a tool to remove.

Around The Pool

3 checks

Nothing climbable inside the 900 mm zone

Is everything climbable kept clear of the fence line: furniture, pot plants, BBQs, ladders, bins, toy boxes, rocks? ☐ Yes ☐ No

If no: move them well outside the 900 mm non-climbable zone.

Have trees and shrubs near the fence been trimmed so they can't be climbed? ☐ Yes ☐ No

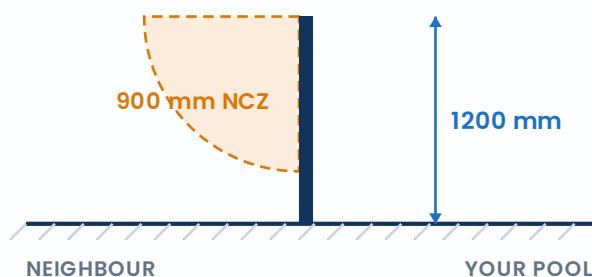
If no: cut back growth near the barrier and keep on top of it seasonally.

Are there no steps, retaining walls, decks or structures that reduce the effective height of the barrier? ☐ Yes ☐ No

If no: relocate the structure or extend the barrier to restore a full 1200 mm effective height.

Built before 1 Sept 2008

1200 mm may be accepted



Built from 1 Sept 2008

Measured from inside the pool area

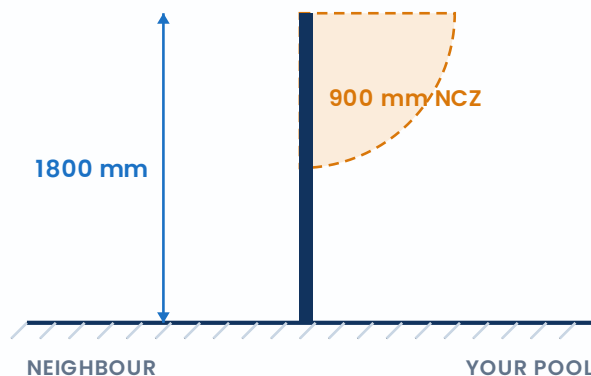


Figure. Boundary fence heights in NSW. The 1800 mm is measured from inside the pool area, so a sloping yard can put a fence under height without anything visibly changing.

Resuscitation & Warning Sign

4 checks

Readable from 3 metres ANZCOR Guideline 8

Is a resuscitation sign displayed in the immediate vicinity of the pool area? ☐ Yes ☐ No

If no: install a compliant sign where it can be seen from the pool.

Can it be read clearly from 3 metres away, and is it still legible and undamaged? ☐ Yes ☐ No

If no: replace faded, cracked or sun-bleached signs. This is a common and avoidable fail.

Does it show a CPR flow chart consistent with ANZCOR Guideline 8 (January 2016)? ☐ Yes ☐ No

If no: replace the sign. Older charts issued before 2019 no longer meet the requirement.

Does it carry all three required statements about supervising young children, keeping gates closed, and keeping articles clear of the fence? ☐ Yes ☐ No

If no: replace it with a sign that carries all three statements in full.

Spa Pools

2 checks

Lockable lid or a compliant fence

Is the spa covered by a child-resistant lockable lid, or fully enclosed by a compliant fence and gate? ☐ Yes ☐ No

If no: fit a lockable child-resistant cover or fence the spa to the same standard as a pool.

Is the lid actually locked when the spa is not in use? ☐ Yes ☐ No

If no: lock it every time. An unlocked lid is the same as no lid.

Beyond The Barrier

3 checks

Not assessed at inspection, but it's what saves a child

Is a child under 5 always within arm's reach in the water, supervised by an adult and not an older sibling? ☐ Yes ☐ No

Is your CPR knowledge current, and does everyone in the household know where the pump shut-off is? ☐ Yes ☐ No

Are toys and flotation aids stored away from the pool between uses, so they don't draw a child to the fence? ☐ Yes ☐ No

Ticked a "No"? Let's fix it properly.

Book a NSW pool barrier inspection and certificate of compliance.

Registered certifiers across Sydney, the Hunter, the Illawarra and regional NSW.

hello@cpc.com.au

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Sources: NSW Swimming Pools Act 1992; Swimming Pools Regulation 2018; NSW Swimming Pool Register self-assessment checklists; AS1926.1-2012; nsw.gov.au pool owner obligations. Current as at August 2026. Rules change; confirm current requirements with your regulator or a licensed inspector.