

# **How to Decommission a Pool or Spa**

## **Removing a swimming pool from the register**

A property owner will need to satisfy Council that their pool/spa no longer exists or is no longer capable of holding 300mm of water.

This may be done by:

- Undertaking one of the decommissioning options detailed below to restrict the pool/spa from being capable of holding 300mm or more of water; AND
- Once Council receives this information, they will need to inspect to confirm that the pool/spa can be removed from the Council register.

Council will then remove the information about the pool/spa from the register and notify the owner that the information has been removed from the register and that there is no further obligation for the owner to lodge a Certificate of Pool and Spa Barrier Compliance.

## **Decommissioning swimming pools/spas**

### **Relocatable pools, above ground pools and spas**

To decommission a relocatable/above ground pool it must be completely dismantled and removed.

To decommission an above ground spa, it must be completely removed or have 4-6 x 50mm diameter holes drilled in the bottom of the spa.

You may write to Council's Building Department on [info@strathbogie.vic.gov.au](mailto:info@strathbogie.vic.gov.au) with a proposal on how you plan to decommission your above ground pool/spa prior to commencing its decommissioning.

### **Inground swimming pools/spas**

Option 1 – Complete removal of inground pool/spa

#### Where the pool/spa is located within 2m of the boundary, or another building

A demolition permit to demolish the pool/spa is required where the pool/spa is located within 2m of a boundary or another building as its demolition may have an adverse effect on adjoining properties and/or buildings.

#### Where the pool/spa is located greater than 2m from the boundary, or another building

Once the pool/spa has been removed, the excavation will need to be backfilled with appropriate soil for the site (as determined by a geotechnical or structural engineer) and compacted in layers with a maximum depth of 300mm (or as determined by an engineer taking site conditions into account).

**It is strongly recommended that owners obtain advice from an engineer *prior* to removing the pool.**

Option 2 – Inground pool/spa left in situ and buried.

- Cut at least two holes at least 500 mm x 500 mm in the deep end of the pool/spa (or as determined by an engineer taking site conditions into account).
- Remove debris from cut outs.
- Remove filtration system and access ladders.

- Fill the pool excavation with appropriate back-fill material compacted in layers with a maximum depth of 300 mm (or as determined by an engineer taking site conditions into account).
- Consideration can also be given to cutting down the side walls.

It is strongly recommended you obtain written advice from an engineer prior to undertaking the decommissioning of the pool/spa to determine which fill material should be used based on the site and soil conditions on your property.

**Note:** Decommissioning in-ground or permanent swimming pools/spas that remain in situ can be problematic if any future construction and/or re-development is proposed on the site in the future.

### **Man-made natural style pools:**

A compliant pool barrier is required to be installed around this type of pool. Should an owner disagree, they can apply for a modification to the Building Appeals Board under section 160 of the Building Act to modify or delete the requirement of Regulation 147A of the Building Regulations 2018.

### **Recommissioning of pools/spas**

A building permit is required to be obtained from a registered private building surveyor prior to the recommissioning of a pool/spa and installation of the required safety barriers and filtration systems