

DECOMMISSION/REMOVAL OF A SWIMMING POOL AND/OR SPA

What is the difference?

DECOMMISSION: Leaving a pool and/or spa on site but rendering it unable to be used as per the below guidelines

REMOVAL: Complete removal of the pool and/or spa from the property

For a pool/spa to be removed from the register, Council requires property owners to satisfy the below requirements:

- **Total removal of an in-ground swimming pool**
A building permit is required for demolition work to completely remove an in-ground swimming pool
- **Removal of an above ground swimming pool**
Complete dismantling of a swimming pool if above ground, specifically the removal of the pool liner, plumbing and electrical systems, ensuring the pool can no longer hold 300mm of water. In some cases, the area may need to be made safe where a deck or platform remains.
- **Decommission of an in-ground swimming pool/spa**
In ground pools/spas can be left in situ but must be made incapable of holding 300mm of water and satisfactorily filled where appropriate. This process includes the following steps:
 - In-ground pool/spa – cut at least two holes of 500mm x 500mm in the deep end of the pool and remove debris from the cutouts
 - Remove any filtration systems
 - Fill the swimming pool/spa excavation with appropriate fill materials (compacted in layers).
- **Decommission of above ground spa**
Cut or drill holes into the deepest part of the spa to ensure it can no longer hold water and disconnect plumbing and electrical systems

It is also important to note that the State Government introduced the regulations in response to the number of drownings in residential swimming pools. In developing the regulations, the State Government advised that drowning is the most common cause of preventable death of young children aged under five years. Coronial findings reported that in 20 cases, it was found that the safety barrier was non-compliant, and this may have played a direct role in the drowning.

Given this, we request that you urgently arrange for the decommissioning works to begin as soon as possible to ensure your swimming pool and /or spa barrier is no longer a safety risk.

If you have any further questions, please call us on 9840 9333 or visit our website for further information and to lodge a Removal Application [Remove a Pool or Spa](#)

More comprehensive information and responses to frequently asked questions can be found at [Swimming pools and spas | Building & Plumbing Commission](#)



Interpreter service

9840 9355

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