



FACT FILE

Removal or Decommissioning of a Swimming Pool or Spa and removal from Councils Swimming Pool and Spa Register

OVERVIEW

Pursuant to the Building Regulation 2018 (Regulations), it is a requirement that all swimming pools and spas have a safety barrier and the owner to have registered their all swimming pools or spa with Council by 01 November 2020.

If you no longer wish to retain your swimming pool or spa and would like it removed from Council's Swimming Pool and Spa Register, you will need to formally remove/decommission the structure.

WHAT IS DECOMMISSION A SWIMMING POOL OR SPA?

To decommission your pool or spa, you need to remove aspects that make the structure a swimming pool or spa, such as:

- Completely remove the the pool or spa from the allotment.
- Remove its ability to contain more than 300mm of water.
- Remove any filtration system or decommission the filtration system
- Obtain a Building Permit to demolish the swimming pool or spa where/ if a permit is required.

WORKS TO UNDERTAKE TO REMOVE/DECOMMISSION A SWIMMING POOL OR SPA

In-ground pools or spas

In- ground pools and spas can either be left in situ and buried or made incapable of holding water to a depth of more than 300mm. The process can include:

- Cutting at least two holes at least 500mm x 500mm in the deep end of the pool or drilling at least eight 50mm holes in a fibreglass spa shell (or as determined by an engineer taking site conditions into account).
- Removing debris from cut outs.
- Remove access ladders, pumps and filter. Decommission filtration system a by removing skimmer box or filling it with concrete or similar).
- Backfill the pool excavation with appropriate controlled fill material, that is compacted in layers with a maximum depth of 300mm (or as determined by an engineer taking site conditions into account).
- Consideration can also be given to cutting down the side walls.

Above ground pools

- Inflatable: deflate and remove from the allotment.
- Solid-sided pools of spas: Remove liner, ladder, any filtration system and remove from the allotment.
- If applicable, remove retaining walls/steel frame and backfill any excavation with appropriate controlled fill material that is compacted in layers with a maximum depth of 300mm (or as determined by a Civil Engineer).

POST REMOVAL/DECOMMISSIONING CONSIDERATIONS

Make contact with Baw Baw Shire's Building Services Team to advise that your structure has been removed/decommissioned and that you would like to have the structure removed from Council's Swimming Pool and Spa Register. An inspection will then be arranged to confirm that structure has been removed/decommissioned in accordance with this Fact Sheet.

Contacting the Building Services Team may be completed by one of the following methods:

By email to pools@bawbawshire.vic.gov.au

In person at:

Customer Service Centre
33 Young Street DROUIN VIC 3818

By post to:

Building Services Team
Baw Baw Shire Council
PO Box 304 WARRAGUL VIC 3820

Upon satisfactory removal/decommissioning of the, Council will remove your property from the swimming pool and spa register and the owner will be informed of this in writing.

Please be aware that Council will only remove your swimming pool or spa from the register should works in be undertaken in accordance with this Fact File.

NOTES

Decommissioning in-ground or permanent swimming pools that remains in situ can be problematic if any future construction and development work will occur on the site. It is strongly recommended that you consult with a Civil Engineer should you intend to complete works on or near the former location of the inground swimming pool or spa.

Removal of any inground concrete swimming pool adjacent (within the angle of repose) to an allotment boundary required a building permit.

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