

16 June 2025

Fact Sheet:

Decommissioning/Removal of a Swimming Pool or Spa

Removing a pool/spa from the Pool 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 or satisfy that the pool/spa can be removed from the Council register.

Council will then remove the information about the pool/spa from the Pool Register and notify the owner of this information so that the owner is not required to lodge a Certificate of Pool and Spa Barrier Compliance (Form 23) in the future.

Decommissioning a pool/spa

Relocatable pool, above ground pool and spa

- To decommission a relocatable/above ground pool it must be completely dismantled and removed. Otherwise at least the removal of the swimming pool liner, access ladder and filtration system, and ensuring the remaining components cannot hold water to a depth of more than 300mm.
- 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.

Inground swimming pool/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 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).

Note: 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; o 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.



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

Swimming pool/spa being used as pond

A compliant pool barrier is required to be installed around this type of pool/spa. 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 pool/spa

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. Once a Certificate of Final inspection (CFI) is issued for the safety barriers, the pool/spa must be register with Council within 30 days of the date of the CFI.