

Introduction

This guideline provides information on the processes to decommission and remove swimming pools and spas from private properties. If a property owner no longer wishes to use their swimming pool or spa, they may empty it of water and /or remove it from the site.

Decommissioned Swimming Pool/Spa

Where the property owner empties a swimming pool or spa of water, but leaves the shell or structure in place, it is considered by the City to be a decommissioned swimming pool or spa.

All private swimming pools and spas containing water more than 300mm deep must have a compliant safety barrier. A decommissioned swimming pool or spa would no longer need to meet these requirements provided it continued to hold water less than 300mm deep.

However, unless steps are taken, during the winter months a decommissioned swimming pool or spa can capture rainwater to a depth exceeding 300mm and will therefore require a compliant safety barrier in place.

Therefore, for a swimming pool or spa not to hold rainwater, the City recommends the following:

- Holes punched through the bottom of a hard shell at the lowest point; and/or
- Removal of the flexible liner for framed pools.



When emptying a swimming pool or spa of water, consideration needs to be given to the appropriate disposal of water. The City recommends disposal by a licensed liquid waste contractor. Under no circumstances should water be emptied into or be allowed to enter the following:

- Water Corporation sewer system
- City's stormwater drainage system
- Discharged off-site

The property owner also needs to be aware of the following issues that can affect a decommissioned swimming pool or spa.

- The potential to hold water to a depth greater than 300mm;
- An unfenced below ground pool or spa is a potential hazard for trips and falls;
- The potential to be breeding ground for mosquitoes.

Should the property owner wish to recommission their swimming pool or spa at any time, then they must **ensure a compliant safety barrier is in place prior to the swimming pool or spa being refilled with water.**

Removal of Swimming Pool/Spa

The removal of a swimming pool or spa means the effective removal of the entire shell/structure from the property.

Consideration needs to be given to the effective removal of the entire shell/structure, so as not to impact on any future development on the property. Shells are not permitted to be left on site and backfilled.

The remaining excavation should be backfilled in layers with clean sand and compacted in accordance with the Australian Standards 3798-2007 '*Guidelines on Earthworks for Commercial and Residential Developments*'.



A Demolition Permit is only required for structures over 40sqm.

An inspection by one of the City's Authorised Officers will be required to confirm the swimming pool or spa has been removed from the property.

Owner's Responsibilities

The onus and responsibility is on the property owner to provide written notification to the City within 7 days, advising of the changed status of the swimming pool or spa.

Notification forms can be found on the City's website: <https://www.melvillecity.com.au>

For more information about Swimming Pools and Spa's follow the link below:

<https://www.commerce.wa.gov.au/building-and-energy/swimming-spa-and-portable-pools>

Note: The swimming pool is to be removed, backfilled and compacted with clean sand, in layers with a maximum loose thickness of 300mm, and compacted to achieve the specified minimum density ratio of 7 blows per 300mm penetration, using a Perth Sand Penetrometer, in accordance with the Building Code of Australia Part 3.2.2.2 and Australian Standard AS 1289 and AS 3798. This is to achieve a Site Classification Type A in accordance with AS 2870.

Buildings on the existing and adjoining properties which are to be retained, must be protected from the demolition process, and are required to be "made good" in the event of any damage ensuring compliance in accordance with the Building Code of Australia and relevant Australia Standards.

For further information, please contact a Building Services Officer on 9364 0111.

Disclaimer: This information sheet is produced by the City of Melville in good faith and is correct at the date of publication. The City accepts no responsibility for any ramifications or repercussions providing this information.