

FACT SHEET

Decommissioning of Pools

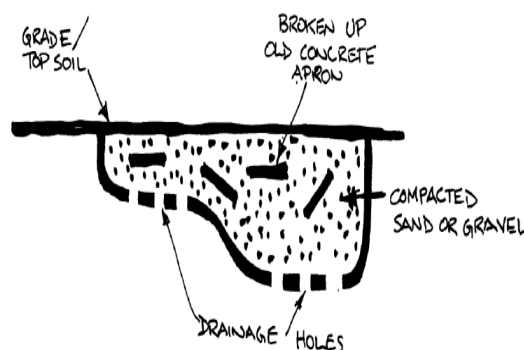
Pool safety legislation provides an opportunity for the pool owner to decommission their swimming pool (including portable spa pools) as an alternative to complying with the pool safety standard.

This fact sheet provides guidance on how to decommission and remove swimming pools and spas from private properties.

Fibreglass, masonry, concrete or similar swimming pools in the ground

To be decommissioned, the work must result in the swimming pool requiring significant structural repair work to render it **incapable** of holding water to a depth of 300 millimetres.

For example a wall or the floor of the water receptacle must be demolished or concrete liner must have adequate holes knocked through it to provide for adequate drainage and prevent saturation and contamination of the backfill material. (See illustration)



The pool owner must ensure that:

- 1) Any backfill is properly compacted. To prevent potential future issues (particularly if an owner wishes to build on this land later), it is recommended that a professional engineer certify the compacted fill. Compaction certificates may be placed on Council's property file at no charge.
- 2) The removal of the swimming pool and any subsequent compaction of fill will not impose any loads on adjoining buildings or structures, neighbouring properties or Council infrastructure.
- 3) The site of the swimming pool is filled to restore the site to the ground level (existing) adjacent to the pool, taking into account any sloping of the site. The fill must be compacted, and any piping or similar material must be removed from the site before the excavation is filled.

Back fill

Only clean non-toxic sand, fill or gravel must be used to backfill the pool. In concrete swimming pools, the old concrete pool apron may be placed in the backfill as well when the swimming pool is removed.

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Other matters to consider

The decommissioning must consider run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on the land surrounding the development. This can be implemented by:

- diverting uncontaminated run-off around cleared or disturbed areas;
- erecting a silt fence to prevent debris escaping into drainage systems and waterways; and
- preventing tracking of sediment by vehicles onto roads.

The discharge of pollutants to any storm drainage system is prohibited under environmental protection legislation. No solid waste, petroleum by-products, soil particulate, construction waste materials or wastewater generated on the site or by construction/decommissioning activities should be placed, conveyed or discharged into the street gutter or storm drain system.

Spa pools (movable or permanent)

Spa pool structures must be altered in a way that makes the spa pool structure incapable of being filled to a depth of 300 millimetres at all times.

Please note: Removing only the drainpipe would not be sufficient for decommissioning of a Spa Pool as reconnection is construed as possible.

Notification to Council

Once the swimming pool or spa pool is decommissioned, the owner of the land must notify Council. An example of the required format for the notification is provided below.

On receiving notification of decommissioning, a building compliance representative from Council will conduct a site inspection to confirm that the swimming pool or spa has been appropriately decommissioned.

If you wish to be present when the inspection is carried out, please contact Council within 7 days of submitting the notification of swimming pool or spa removal form.

For further information, or to arrange an inspection, please contact Council using the details below (in the footer of this document).

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NOTIFICATION OF SWIMMING POOL OR SPA REMOVAL

Chief Executive Officer
Logan City Council
PO Box 3226
Logan City DC Qld 4114

I / We, as owners of _____ confirm the private swimming pool / spa has been completely removed from the property and request that this be indicated on council's records.

OWNER DETAILS

Name:

*Postal address:

Suburb:

*Postcode:

*Daytime Contact Phone No:

Fax No:

Email:

LOCATION DETAILS (SWIMMING POOL / SPA)

House No:

Street:

Suburb:

Postcode:

Location of Swimming Pool/Spa (please circle): Front / Side / Rear

Swimming Pool/Spa construction material (eg fibreglass, concrete):

Date of Removal:

By signing this form, you are declaring that you have completely removed your swimming pool/spa from your property:

OWNER SIGNATURE:

DATE:

By signing this form, you are declaring that compacted clean non-toxic sand, dirt or gravel were used to backfill the pool and permanent drainage has been provided to the base of the excavation.

OWNER SIGNATURE:

DATE:

PLEASE NOTE: A Building Compliance Officer from Council will conduct a site inspection to confirm that the swimming pool/spa has been removed. If you wish to be present when the inspection is carried out, it will be necessary for you to contact this office within 7 days of submitting this notification form. Please telephone (07) 3412 3412 to arrange an inspection.