



Removal of a swimming pool

This information sheet may assist you when considering the removal of a swimming pool.

There are three basic swimming pool types.

- Above ground: where the pool is completely above the existing ground level. These pools are often purchased in kit form and can usually be assembled and dismantled with hand tools.
- Semi-in-ground: where the pool is partially constructed within the ground and removal would require the use of filling material to restore the ground level.
- In-ground: usually constructed of reinforced concrete or fibreglass and removal would require the use of filling material to restore the ground level.

A spa would fall within one of the above pool types and the relevant requirements for that pool type would apply to the removal of a spa.

Do I need approval to remove my swimming pool?

Only swimming pool and spa structures that can be constructed as Exempt Development under [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008 \(Code SEPP\)](#) may be demolished/removed without approval.

Otherwise deconstruction, demolition or decommissioning of any swimming pool and/or spa structure requires the obtaining of a Complying Development Certificate (CDC) from a Certifier or the preparation and lodgement of a Development Application (DA) with the Council.

The CDC or the DA must be approved before works can lawfully commence.

If you have a portable swimming pool or spa that meets all of the exempt criteria under the Code SEPP then you may undertake demolition and/or removal of the structure without the need to first obtain a CDC or lodging a DA and receiving its approval.



However, removal of any ancillary structures such as decking or retaining walls may require a prior development approval being obtained prior to their demolition unless they were constructed under the exempt provisions of the Code SEPP in which case they can be demolished under the Code SEPP.

Can I leave the pool shell, or part of the pool shell, in place and just fill it in?

Ordinarily no, as removal and demolition of a swimming pool requires removal of the total structure and all associated materials from the site so that there is no waste (i.e. disused pool structure) buried on the site.

However, in limited specific circumstances where it may be impractical or unsafe to remove the pool or spa in its entirety, Council staff may consider retention of all or part of the pool/spa structure.

This will likely result in a notation being placed on the property title identifying contamination (i.e. buried waste) at the site and would require the submission and consideration of a DA.

The partial pool removal could not be done as Complying Development as it would not meet the complying development criteria.

Can I leave the plumbing, pipework, cabling and any similar material in place?

No, removal and demolition of a swimming pool includes the removal of all associated plumbing, pipework, cabling, filters, and other material from the site.

These materials must be taken to a licenced disposal facility.

How do I complete the filling of the pool excavation?

Once the pool shell has been removed the remaining excavation must be filled to restore the site to the ground level (existing) adjacent to the pool, considering any sloping of the site.

The fill must be well compacted and cannot contain any demolition waste or other contaminants.

What material can I use to place in the excavation?

Only certified clean fill material or certified Excavated Natural Material (ENM) can be used for filling of the pool excavation. The filling must be well compacted.

Building or demolition waste cannot be used to fill the pool.

It is not permitted to leave remnants of the pool shell in the ground or to use portions of the pool shell and/or pool coping as filling within the pool excavation.

Do I need to keep any receipts?

Yes, it is important to keep receipts for disposal of all demolition waste together with receipts for delivery of all certified material used for filling of the pool excavation.

Council staff may request that you supply them as proof of the works undertaken.

Your licenced demolisher will be familiar with correct waste disposal and will be able to provide you the receipts.

You should ensure that they are specific to the waste removed from your site and show the address of the property.

How do I remove my pool from the swimming pools register?

Once removal of your pool is complete, you need to ensure that it is taken off the government swimming pools register.

Our Development Assessment Team can assist you with the removal of your pool from the register if you supply them with the following information:

- Your name as property owner and a contact phone number.

- The property address and the CDC/DA approval number (where demolition approval was required).
- Where no prior approval was required, you may be asked for proof (such as photographs) that the pool has been removed from the site.
- A brief statement that the pool has been removed/demolished and is no longer required to be on the Swimming Pool Register.

Need help?

If you have any questions, Council's staff are available for brief consultation and to provide general advice at Council's Customer Service counter or by telephone between 8.45am and 11am Monday to Friday.

Council staff cannot help in the preparation of your application or the supporting documents.

Disclaimer

This fact sheet provides advice on the removal of a swimming pool. Any person using this document must do so on the basis that not every scenario and issue can be addressed and discussion with Council should be undertaken. This document is subject to change without notice.