

» house raising and flood repairs

Ballina Shire Council understands it will take our community a long time to recover from the 2022 floods.

ballina
shire council

To assist with the recovery, this factsheet has been prepared in relation to house raising and house repair works for those whose properties have been flood affected.

» Repair works

In most cases people who need to complete repair works to their homes internally and externally due to flooding can do so without consent from Council. This type of work is Exempt Development under the State Environmental Planning and Policy (Exempt and Complying Development code) 2018.

Repair works means repairing or replacing damaged or deteriorated materials with new similar materials.

Repairs to flood damaged buildings do not include internal alterations (i.e. a change to the internal layout of walls or rooms) or external additions to the footprint of the building. This type of work requires development consent to be obtained before work is carried out.

» Re-stumping

Re-stumping of a dwelling can be carried out as Exempt Development, provided it does not raise the floor level of the building.

However, people who are considering lifting their dwelling in an effort to prevent floodwater damaging their homes in the future must first seek development consent from Council by lodging a development application.

» House raising

There are a number of options to Ballina Shire residents when raising their homes. All house raising works will require development consent to be obtained prior to the work being done.

- 1. Raise the existing dwelling to the minimum required floor level as determined in Council's**

Floodplain Management Development Controls.

In urban areas, this may involve raising an existing older timber building by approximately a metre or less. In rural areas buildings will most likely need to be raised higher than this.

- 2. Raise the existing dwelling to a level whereby a new storey is created underneath the existing dwelling.** This allows for a garage, laundry and entry to be located below the minimum required floor level. In this case only 50m² is permitted to be enclosed on the ground floor and it must be constructed with flood compatible materials and methods of construction.
- 3. Build a second storey on top of the existing dwelling.** The lower level can be maintained as is and form part of the overall dwelling, however it is advisable the existing linings and services be replaced with flood compatible materials and methods of construction. Alterations to the existing dwelling below the minimum required floor level may be limited in area, depending on the extent of the works.
- 4. Demolish the existing dwelling and build a new dwelling on the site.** In this situation the site is regarded as being a vacant site. In urban areas of Ballina, the whole allotment is to be filled to the minimum required fill level with the floor level of the new dwelling to be 500mm above the flood planning level. In rural areas, the site of the building and an area 3m wide around it is to be filled to the minimum required fill level. In most areas of the Wardell village, new buildings can be of elevated construction without site filling.

When house raising is undertaken it is necessary for the dwelling to comply with the relevant planning controls including those relating to the maximum permitted height. Council must also consider any potential amenity impacts on other properties.



»» *Flood planning levels*

Property owners can seek further information on the minimum required fill and floor level for their property by emailing the property details to the Building Services team at dutybuilding@ballina.nsw.gov.au.

Council does not provide levels for the existing ground level or for the water level that was reached by any floods.

»» *House raising and buyback programs*

Please note Council's floodplain management planning does not include a program for voluntary house raising or house buybacks relating to flood mitigation. Therefore, there is no application process for these types of programs in Ballina Shire.

These types of programs may be considered across the flood affected areas in the region. However, due to the complex and widespread nature of the Ballina floodplain, we cannot be certain that they will ultimately be applied in Ballina Shire.

»» *Further assistance*

If you need further advice as to whether or not you need to obtain development consent, please seek further guidance from the Building Services team at dutybuilding@ballina.nsw.gov.au.

The Development Application process is completed via the NSW Planning Portal where the application will require supporting documents and plans to be assessed.

More information on Floodplain Management can be sought through chapter 2B of the Ballina Shire Council Development Control Plan.



If you have any questions or concerns please contact:

Ballina Shire Council Building Services Team
ph 1300 864 444
email: dutybuilding@ballina.nsw.gov.au

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