

Re-building and repairing buildings damaged by flood and storms.

This fact sheet has been developed to assist people who have been affected by flood and/or storm events.

First Step

- Only return to your home when its deemed safe and flood waters have receded, undertake your own risk assessment and only enter the property if you feel it's **safe**.
- Ensure electricity is turned off before entering the property.
- Engage a licensed electrical contractor to carry out a safety and compliance inspection. A Certificate of Compliance for Electrical Work (CCEW) will be logged with Essential Energy or a copy of the CCEW will be left with you. Call Essential Energy on 132 080 to have your power restored.
- Properties damaged by flood water and debris may have suffered structural damage, the structural integrity of a building can only be determined by a structural engineer or suitably qualified person.
- Contact your insurance company as soon as possible to report the damage.
- Take pictures and prepare your documents to lodge your claim.
- If you are insured, contact a licensed building contractor to assess the damage and provide a quote for the necessary repairs.
- Uninsured residents and those who have limited income/assets may be eligible for [Disaster Relief Grants](#)
- Anyone flood affected is encouraged to contact a Recovery Centre and register your details with Service NSW and Services Australia.

Your Health & Safety

- Houses can become uninhabitable if mould is not treated. To help sanitise and neutralise mould and other pathogens, clean with chlorine-based products, vinegar, Alginox or similar products in accordance with the instructions and labels. Use with caution - Keep safe by wearing personal protective equipment (PPE) and follow instructions carefully. In some cases, wall sheeting may need to be replaced. Open windows and turn on fans to keep air circulating and dry out your home.
- It is best to leave asbestos sheeting in situ, any asbestos removal greater than 10 square metres must be undertaken by a licenced asbestos removalist. Contact [SafeWork](#)
- [Cleaning up after a disaster | Australian Red Cross](#)
- [Cleaning up after a flood | NSW State Emergency Service](#)
- <https://asbestosawareness.com.au>
- Contact Councils Health department for further information about other health related issues

Are approvals required?

- If a structure on your property has been damaged or destroyed by flood or storms, Council can facilitate the issue of an expedited Order for Demolition. Alternatively, property owners may prefer to combine a DA for demolition and rebuild. Please contact Council for more information.
- If damage to a lawful building is minor or non-structural, it is considered to be maintenance and/or repairs. Council approval is not required provided it's a like for like replacement. This may include re-sheeting, re-cladding, floor lining, and carpeting.

- Rebuilding and repairing of non-habitable outbuildings may not need Council approval in the majority of instances. Please contact Council Development Concierge for clarification.
- The replacement/rebuilding of a dwelling or part of a dwelling is structural and therefore it will require development consent (ie a DA), a construction certificate or complying development certificate. This must be obtained beforehand to ensure the new work complies with current requirements. Contact Council to discuss your circumstances
- Copies of previously issued approvals and plans will be made available at Council. Submit a [Request to Access Building and Development Records](#) form for access to these records.

Exempt structures

- Details on structures and building work that can be erected without Council approval are available from the 'Exempt development' page on our website at [NSW State Environmental Planning Policy \(Exempt and Complying Development Codes\)](#)

On Site Sewerage Systems

- Effluent overflows should be treated with a layer of lime to neutralise odours and pathogens
- A licensed plumber is required to do repairs to damaged septic tanks, or onsite sewage management systems and associated pipework.
- Engage a plumber to assess the operation of your waste treatment system and associated pipe work.
- Engage an electrician to service pumps associated with an aerated wastewater treatment system before recommencing use.
- When access to site allows, its recommended engage a septic pump out service to clear your tank of flood water and debris and reinstate the bacterial flora in your tank.

Supporting documentation

- When submitting an application to rebuild you will need supporting information including:
 - Plans and specifications
 - BASIX certificate (<https://www.planningportal.nsw.gov.au/basix>)
 - Visit Council's website for information regarding the application process for development and related applications: [RVC - The Development Process](#)
 - Contact Council's Development Concierge to schedule an appointment, if you require further assistance with the preparing your development application.
 - Councils e-planning support team are here to assist you with the lodgement of your application.

For more information visit www.richmondvalleycouncil.nsw.gov.au or contact us on 02 6660 0300