



Submitting a DA to raise a house

Since the 2022 flood events, there has been an increased interest from residents wishing to raise their dwelling house to provide increased protection from flooding. This information sheet explains the general requirements for what should be included in a Development Application (DA) to raise a dwelling.

Plans

All plans must be drawn to scale at either 1:100 or 1:200. They must include a north point and relevant street names and addresses.

The following plans are required to assist with the assessment of the DA.

1. **Survey Plan** prepared by a registered Surveyor showing the location of the existing dwelling, property boundaries, driveways, sheds, existing infrastructure including water and sewer mains, power, telecommunication and stormwater, vegetation and height Measured to the Australian Height Datum of the existing ground level, height of the floor of the existing house and height of the roof pitch. The survey should be completed initially and will greatly assist with the preparation of other plans
2. **Site Plan** showing location of where the raised house will be located, driveways and anything else proposed as part of the DA.
3. **Elevations**, all four elevations of the dwelling are required, and should show the proposed floor level height of the dwelling including the floor level of any garage if proposed underneath the dwelling. The elevations should also show the building height plane to demonstrate how the development complies with the relevant provisions under Ch D1.2.1 of Development Control Plan (DCP) 2014, and the overall height of the dwelling noting that most residential areas have a maximum height limit of nine metres measured from the existing ground level.
4. **Floor Plans** showing the internal layout of the dwelling such as bedrooms, bathrooms, laundry, living areas and the like
5. **Sections** as a minimum two cross sections should be provided. Any encroachments into the Building Height Plane should also be drawn on these sections
6. **Shadow plans** are required for 9am, 12 noon and 3pm, Midwinter and Mid-Summer.

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Statement of Environmental Effects

This is a written description of the proposed development and will provide additional information as to how the development complies with the planning controls and what mitigation measures are proposed to mitigate against any environmental impacts. Refer to Council's guide for [Preparing a Statement of Environmental Effects](#).

Other Issues to consider

1. **Acid Sulfate Soils** – areas within the flood plain of Byron Shire Council are likely to be identified as containing potential acid sulfate soils. Depending on the depth of excavation for footings and new services will dictate whether any detail is required to be submitted with the DA and to address [Clause 6.2 of Byron LEP 2014](#).
2. **Ground floor areas** – often with the raising of a dwelling house, it is tempting to infill the understorey with more living area. This is discouraged in flood prone areas. It is recommended to simplify applications with the primary aim of raising the dwelling to provide improved flood immunity this area should be left for the parking of vehicles, a laundry and limited storage above the flood planning level. Flooring for such areas should be constructed from concrete and tiles with limited moisture expansion which are most suitable for flood compatibility.

Although the understorey can be made secure, it must be constructed of flood compatible materials and should generally be left unclad and perhaps covered by solid timber slats or similar to enable the free flow of flood water. For further detail see [Ch C2 Areas Affected by Flood -DCP 2014](#).

Applications which include “large, enclosed storage areas”, additional bathrooms, and the like will be questioned by staff and the assessment and determination of the DA may be delayed and in some circumstances refused.

3. **Minimum Floor Levels** – Council normally requires minimum habitable floor levels to be at least 0.5m above the estimated 1% Annual Exceedance Probability (AEP) or 100-year Average Recurrence Interval (ARI) flood level, with consideration of climate change, for the site. This minimum level is called the Flood Planning Level (FPL)

For further detail see C2.3.2 of [DCP 2014 - Areas Affected by Flood](#)

Council also requires non-habitable floors (eg. garage, carport, shed, laundry, bathroom, etc.) to be at or above the 5% AEP (20-year ARI) flood level to provide a reasonable level of protection to these areas.

You can apply to Council for a flood information certificate if you are in an area that has an adopted flood study or flood management plan which will provide information for your property on flood levels and the 2050 & 2100 FPL. For further detail see [Flood Information Certificates](#) on Council's website.

For other areas, you may need to engage a suitable qualified engineer with experience in flood assessments to determine the appropriate flood heights and minimum floor level. For further detail see section C2.3.5 of [DCP 2014 - Areas Affected by Flood](#)

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4. **Consultation with Neighbours** - The Development Application will be notified and exhibited in accordance with Councils Community Participation Plan. It is recommended you discuss your proposal with your immediate neighbours and show them your draft plans for the development before you formally lodge the DA with Council. They may have suggestions that can be included in the plans to limit impacts from overshadowing and overlooking.
5. **Building Code of Australia** - Some older dwellings have not been constructed to comply with minimum setbacks as required under the Building Code of Australia for a variety of reasons including historical errors with the set out of the house when first constructed. In some instances, eaves and the actual house may encroach into a neighbour's property. Raising the house provides an opportunity to resolve such issues to ensure minimum setbacks (900mm) to side and rear boundaries are provided.
6. **BASIX** - If your building works have a value of more than \$50,000, you will need a BASIX certificate to lodge with your application on the Planning Portal. The NSW Government Building Sustainability Index (BASIX) assesses water and energy efficiency of new building work, including alterations and additions. Further details on this requirement can be found on the NSW Planning Portal.
7. **Bushfire** - If your property is on Bush Fire Prone Land you may need a Bush Fire Assessment Report depending on the proposed scope of works. Further details on this requirement can be found on the NSW Rural Fire Service website.
8. **Site Waste Management plan** - If your proposal involves demolition and removal of construction waste, you may be required to prepare a site waste management plan. This is a written document, that outlines measures to minimise and manage waste generated during various stages of a development, including demolition, construction and ongoing use of the development.

Visit the [Site waste minimisation and management plan](#) page on our website for more information.