

CYCLONE SEROJA RECOVERY (2021) Information Sheet

Live Document



30 April 2021

INTRODUCTION

This information is provided to guide all those involved in Cyclone Seroja recovery operations so minimum standards for design, construction and performance of building and repair activity are adequately addressed. Whilst streamlining processes to facilitate timely recovery operations, adequately addressing associated hazards and risks is also paramount. The information provided is general in nature and will be regularly reviewed. Shire Officers will also work on a case-by-case basis to further assist a timely recovery process.

1.0 DEVELOPMENT (PLANNING) REQUIREMENTS

In many cases, people will not need to apply for development approval to rebuild as there are a number of exemptions that local governments can apply if the structures are compliant with the R-Codes and the Shire's Local Planning Schemes. These exemptions will not apply to properties located within Special Control Areas, Heritage protected places and those located within Bushfire prone areas with ratings >BAL-40 / BAL-FZ.

Further information can be found in the Department of Planning, Lands & Heritage *Frequently Asked Questions About Development* and by contacting the Shire's Planning Officer, Michelle Allen, via email to cd@northampton.wa.gov.au or by phone to 0899 341202.

2.0 BUILDING AND HEALTH REQUIREMENTS

There will be hazards that you may come across in and around your property and the local community following the cyclone. Due to the nature of the cyclone and the subsequent damage incurred, the Shire of Northampton considers most building repair and replacement work will require a building permit. This consideration is due to the repair or replacement affecting the safety and health of the occupant and will most likely involve the way in which the building (house) or incidental structure (shed) complies with each building standard. Therefore, consultation with the Shire is necessary to ensure correct processes and building standards can be carried out. A building permit will be required in many instances where work is undertaken replacing material to be used for the same purpose (commonly referred to as 'like for like'). Copies of any reports associated with the repair and replacement of structures, (provided by a Structural Engineer or other Authorities) should be provided to the Shire of Northampton.

2.1 Repair and replacement of parts of structures and whole structures

Copies of any reports associated with the repair and replacement of structures, (provided by Structural Engineer or other Authorities) should be provided to the Shire of Northampton.

2.2 Living in a damaged or partly damaged residence

The premises must be deemed 'safe to occupy' by a Structural Engineer with a copy of the Engineer's report to be provided to the Local Government prior to occupation.

- Significant damage – the premises must be inspected by a Structural Engineer (as arranged by others or your insurance company). Copy of the Engineer’s report must be provided to the Shire of Northampton prior to occupation.
 - *Major Defect* - AS4349.-2007 Inspection of Buildings. A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property. Major Defects that affect the integrity of the building have been noticeable in the inspection and risk should be noted to the property owner.
- Minor damage – the premises must be inspected by the relevant Officers of the Shire of Northampton and approval to reside in the residence must be granted.
 - *Minor defect* - A defect other than a major defect that requires immediate intervention to avert further deterioration.

2.3 Moving out of a residence to temporary accommodation

The Shire of Northampton is currently preparing an Information Sheet that guides the provision of emergency accommodation on a temporary basis within the townsites of Kalbarri and Northampton as a direct result of the effects of Cyclone Seroja in April 2021. These provisions will only be considered in respect of landowners having lost a home and for workers involved in construction activity as part of recovery activity after the cyclone.

2.4 Repair and replacement of parts of structures and whole structures

Copies of any reports associated with the repair and replacement of structures, (provided by Structural Engineer or other Authorities) should be provided to the Shire of Northampton.

2.5 Swimming Pools

Owners of properties with swimming pools need to address the heightened associated risks if safety barriers around swimming pools have been damaged or are no longer in place. The Shire of Northampton’s Environmental Health Officer, Wendy Dallywater, will be undertaking checks of properties to ensure temporary pool fencing is installed around the swimming pool whilst awaiting repairs.

2.6 Asbestos Material

Owners must take precautions to protect themselves and others and must not break up and spread asbestos material on their property. If in doubt, treat corrugated cement material from buildings built prior to 1990 as asbestos. Any asbestos debris should be assessed and removed by a licensed asbestos removalist rather than the owner.

- Asbestos removal and handing as part of building works
If asbestos cladding (roof, wall or ceiling) is to be removed and new material installed, the Shire will require the asbestos removal form ‘*Asbestos Demolition Information Request Form*’ and an ‘*Asbestos Management Plan*’ to be included with all building applications.
- Asbestos removal and handling separate to building works
If separate entities are involved (one removing asbestos material and one constructing a new building or installing new cladding) then two separate applications will be required. An *Application for Demolition Permit* and an *Application for a Building Permit*.

- Living in a structure that is damaged and contains asbestos
If the asbestos material is undamaged, you can live in the structure as before. If asbestos sheeting is damaged please advise your Insurer who should provide advice as to the suitability of the structure to remain in the dwelling. If you do not have building insurance, please call the Shire to arrange an inspection of the dwelling.
- Asbestos Fencing
Any asbestos fencing that is broken off in the ground or damaged and still standing in the ground is to be removed and is the responsibility of the landowner or their insurance company. New fencing is NOT to be installed if any asbestos fencing material remains in the ground.

2.7 Damaged Wastewater Systems

On-site wastewater systems may have been damaged during the cyclone.

- Septic Tanks
If anyone has concerns regarding the integrity of the septic tanks on their property, please contact the Shire's Environmental Health Officer, Wendy Dallywater on 0429 341 228 or via email to eho@northampton.wa.gov.au
- Deep Sewer system
If anyone has concerns regarding the integrity of the sewerage system on their property, please contact your local plumber. If anyone becomes aware of damage to water supply or deep sewer systems beyond the lot boundary, please contact Water Corporation online and use their online form to report the fault or water quality issue at <https://www.watercorporation.com.au/Outages-and-works/Report-a-fault#/form/56fcae9182359b0d343b5881/app/608bb4e4fe2a9406546bd86f>
If the matter is urgent call 13 13 75.

ENQUIRIES

Enquiries may be directed to the following Shire Officers

Environmental Health Officer, Wendy Dallywater on 0429 341 228 or email to eho@northampton.wa.gov.au
Consultant Building Surveyor, Chadwick Barron on 0429 341 201 or email to building@northampton.wa.gov.au
Planning Officer, Michelle Allen on 93341 202 or email to cdo@northampton.wa.gov.au

****Disclaimer**** - this information sheet is a guide only and will be reviewed regularly. Verification with original Local Laws, Acts, the Shire's Local Planning Scheme and other relevant documents is recommended for detailed references. The Shire of Northampton accepts no responsibility for errors or omissions.



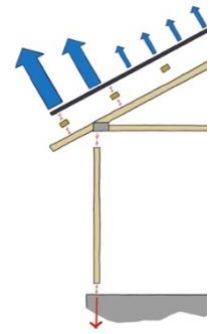
Repairing and Rebuilding houses damaged by Tropical Cyclone Seroja

Advice for Homeowners in Kalbarri, Northampton, and Port Gregory

TC Seroja caused severe damage to many houses in the coastal areas of the Mid-West of WA. A team from the Cyclone Testing Station investigated the damage. In some cases, roofs were lost after a window or door was broken by wind or debris. This provides guidance for homeowners repairing or rebuilding their houses in this region.

If the roof structure is not well tied down, the roof could fail in a future wind event. An event like TC Seroja could happen again, and the wind speeds in TC Seroja were less than the current design wind speeds for houses in the area.

The communities around Kalbarri, Northampton, Port Gregory and Geraldton are in Wind Region B. The roof tie-downs for houses in these regions need to be stronger than those used for houses in Wind Region A (the southern and inland parts of WA, including Perth).



More information about repair of damaged houses is available on the Cyclone Testing Station website <https://www.jcu.edu.au/cyclone-testing-station/education/kalbarri>.

A technical report on damage caused by TC Seroja will also be available on the CTS website.

Building approvals

You need to get building approval from the Shire of Northampton for all building work that affects the structure or cladding of your house, (except for minor repairs e.g., replacing a single sheet of wall cladding or a few roof tiles).

<https://www.northampton.wa.gov.au/shire-services-building.aspx> (Ph 9934 1202)

- All repairs and reconstruction must comply with the National Construction Code (NCC).
- The approved work must be done by a registered builder – you can only do approved work yourself if you are a registered owner-builder.
- The repairs or reconstruction need to be designed for the wind loads or wind classification for your house. A structural engineer usually does this and can also design the new or upgraded tie-down system.
- You must engage electricians and plumbers to do any electrical or plumbing work.
- Asbestos must be removed by qualified operators. For more information, go to <https://www.commerce.wa.gov.au/worksafe/asbestos-frequently-asked-questions>

Build back better

The National Construction Code specifies the minimum requirements for buildings. It is possible and advisable to **make your house more resilient** in a future cyclone by asking your builder to use some construction details usually specified for Wind Region C (e.g. for Denham or Broome). For example, you could:

- Choose to build the house to a cyclone wind classification that will enable your roof to stay on even if debris breaks windows or doors
- Strengthen the connections between the walls and the roof by installing extra tie-downs
- Ask your builder to install:
 - windows and glass doors that are rated for cyclone wind pressures
 - wind-rated garage doors
 - robust door latches, hinges, and bolts on external swinging doors and
 - rated debris screens on windows and glass doors.

The Department of Communities is responsible for providing welfare services in WA. If you require welfare or support, call the Disaster Recovery Hotline on [1800 032 965](tel:1800032965)