

Temporary accommodation sites

50 Bath Street, Wardell

The NSW Government is working with Councils in the Northern Rivers to ensure anyone impacted by the 2022 floods, who needs temporary housing, can access it.

A temporary accommodation site is being established at 50 Bath Street in Wardell for the Cabbage Tree Island community who cannot return home because of flood damage.

The site can host up to 51 self-contained housing units, housing up to 200 residents.

These housing units will be located at the site for up to two years, depending on housing needs, to ensure flood-affected residents have time to finalise long-term solutions.

About the site

- The Bath Street site, within the Wardell Recreation Ground, is intended for residents of Cabbage Tree Island after the community were severely impacted by flooding that rendered the area uninhabitable.
- The Bath Street site was identified as suitable for the community to be able to remain together on Country at the Wardell Recreation Ground in collaboration with Ballina Shire Council, Jali Local Aboriginal Land Council, Crown Lands and the Cabbage Tree Island community.

Site selection

- Maintaining community connectedness is an important part of flood recovery. The Cabbage Tree Island community has expressed a clear desire to remain close to or on Country, as a community, in acknowledgement and support of their connection to Country.
- A site suitability and feasibility assessment was undertaken by the Department of Planning and Environment, and this found the site was suitable for temporary housing. The assessment has similar considerations that would occur in the usual planning process, including:
 - Site availability for multi-year projects, with preference given to Council and government sites (Crown Land and surplus government sites)
 - Desktop analysis of constructability, including existing services connections, site slope, access and other considerations that may impact construction such as easements
 - Safety, including flood and bushfire risk, site contamination
 - Access and proximity to where people were living before
 - Other considerations, such as biodiversity restrictions and Native Title claims.

- The site is owned by Crown Lands and is the subject to the provisions of the *Crown Land Management Act 2016*. Resilience NSW holds a Licence issued by Crown Lands to use the Wardell Recreation Ground for emergency housing.
- The use of part of the Wardell Recreation area for emergency housing is only temporary to assist the recovery of community members impacted by flooding and can be in place for up to two years. A requirement of the Licence is that the sites is rehabilitated at the end of occupation.

Facilities

- The site will include a temporary school, medical facility and communal areas in line with facilities available on Cabbage Tree Island which were severely damaged by the floods and are unusable.
- While the site is to be used for temporary housing, as part of the site Licence conditions, open green areas of the site will be available for passive public recreation activities by the broader community.
- The former Wardell Sporting Recreation Club building is not part of the temporary housing site. The former Club building is directly managed by Crown Lands. Plans for refurbishment are being considered by Crown Lands, including options for future management as a community building for wider public use.

Managing the site

- All residents will sign an occupancy agreement before moving onto the Wardell site. This sets out appropriate behaviour and conduct for living in the temporary accommodation.
- Our appointed Community Housing Provider, Uniting NSW ACT, is responsible for resident allocations, the day-to-day management of the site and on-site security. As at all sites, they will monitor behaviour and conduct, and if someone is unable to comply with the terms of occupancy agreement, they may be required to leave the site.
- It is a requirement that residents are a member of the Cabbage Tree Island community.
- Across all sites, the Community Housing Provider works closely with local Recovery Support Services (RSS) to provide the required support for residents, including mental and physical health, financial support and options for returning to a more permanent living situation.
- All housing units will be cleaned before residents move in and then the residents are responsible for all ongoing clean-up of the housing unit, as it is their private home.
- The site will include utilities such as power, water, sewerage, garbage collection and on-site parking.

Timing

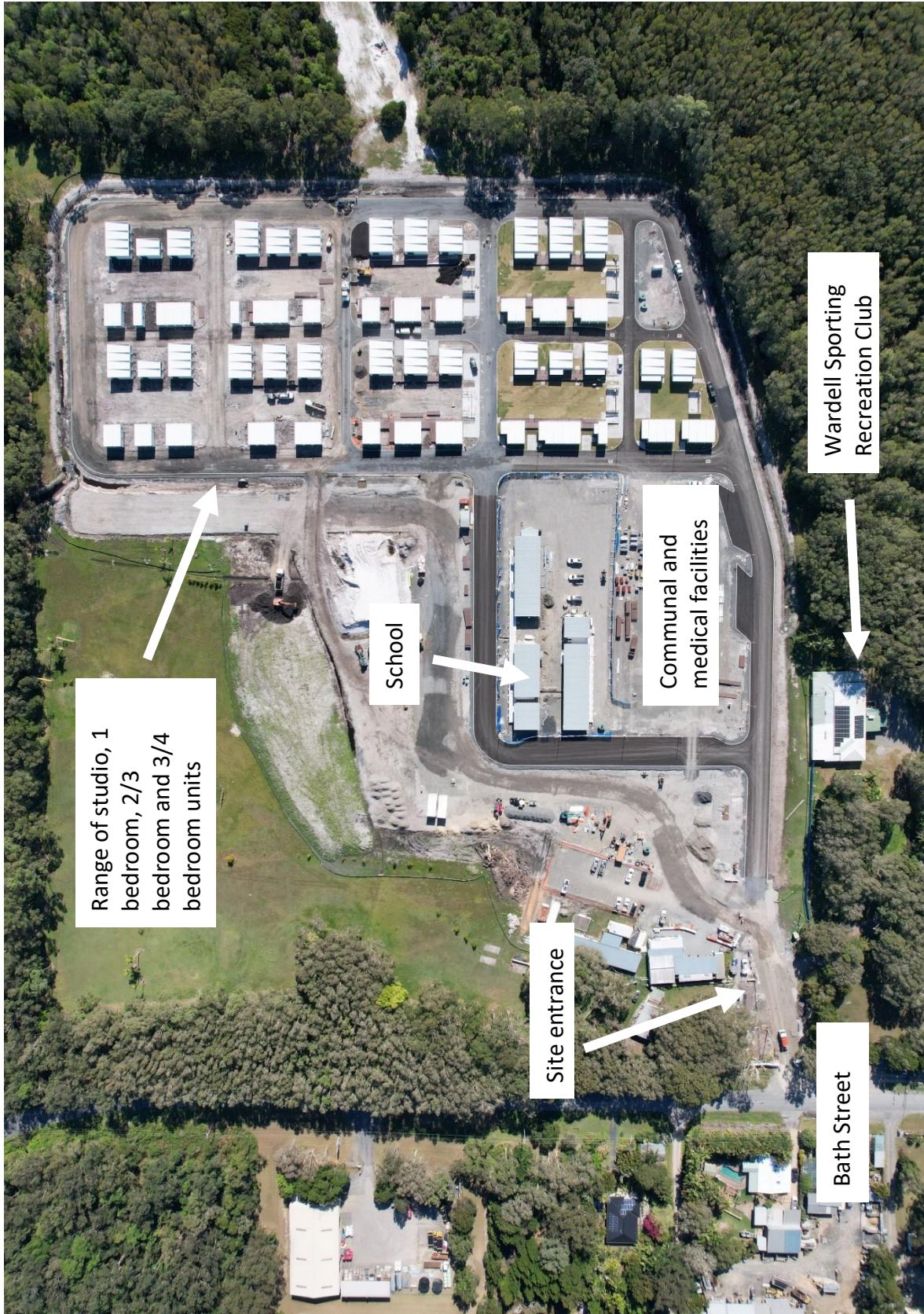
- Construction commenced in June 2022 and the site is expected to operate in stages from November 2022. The first residents could move in from early November, weather and site conditions permitting.

Contact the project team

- You can call **1300 003 227** or email housingtaskforce@resilience.nsw.gov.au to speak to a member of the project team at any time throughout the project. The latest information is available at www.nsw.gov.au/floods/recovery/temporary-housing.
- Members of the Cabbage Tree Island community interested in residing at the site should contact Niki Gill at Uniting NSW ACT on **0435 691 027**.

OFFICIAL

Site layout – Bath Street, Wardell



Site photography current as at 30 September 2022