

**Submission  
No 2**

## **REVIEW OF THE NSW RECONSTRUCTION AUTHORITY ACT 2022**

**Name:** Name suppressed  
**Date Received:** 11 April 2024

Partially  
Confidential

**Submission to NSW Parliament: Review of the NSW Reconstruction Authority Act 2022.**

1. I wholeheartedly support s45 and I dearly wish that NSW RA would exercise this power in relation to the many flood plains that are subject to historic development approvals. Many of these DA's include the developer raising the level of the land significantly, which would have disastrous impacts on existing communities, residences, buildings and infrastructure. **Please use this power to save our flood plains.**
  
2. I would like to see some legislative controls over how much time the NSW RA takes, and the approach taken, in relation to its 'Reconstruction' responsibilities. In Northern NSW, we still have homeowners who were impacted by the February 2022 floods, who are awaiting decisions on whether their homes will be rebuilt, raised or bought back. **More than two years on, this is absolutely unacceptable.**
  
3. I would like to see legislative controls over how NSW RA exercises its responsibilities under Part 10 of the [State Environmental Planning Policy \(Housing\) 2021 - NSW Legislation](#), in particular:
  - a. Apply stricter controls over ensuring that temporary accommodation sites are ONLY used to provide TEMPORARY accommodation to people who have been displaced as a DIRECT result of a natural disaster.
    - i. This is because the Elrond Drive, Kingscliff temporary accommodation site has hosted a significant number of people who were NOT displaced by the Feb 2022 floods; rather they were displaced later because the housing market became more difficult.
  - b. Apply controls to ensure that HOMEOWNERS are able to access temporary accommodation until NSW RA finalises their repairs / raise / buyback arrangements. This should not exceed 6 months.
    - i. This is because of point 2.
  - c. Apply controls to ensure that RENTERS are able to access temporary accommodation for a FINITE PERIOD eg 6 weeks, and are supported by NSW RA to find alternative accommodation.
    - i. This is because the current arrangements of indefinite free rent and no powers to move people out of the temporary accommodation have resulted in a very strong disincentive for renters to leave the temporary accommodation.
    - ii. There is group of temporary village residents who are apparently undesirable tenants and are not welcome to return to their previous rental arrangements. These people are currently effectively better off than people on social housing waitlists – a grossly unfair outcome of poor controls.
    - iii. Combined with the group of village residents who were not directly impacted by the Feb 2022 floods, the Kingscliff temporary village has become a ghetto.

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For context, I'd like to draw your attention to the following events from the Kingscliff temporary pod village. These occurrences **enabled** under NSW RA's stewardship of both the *NSW RA Act 2022* and Part 10 of the *State Environmental Planning Policy (Housing) 2021 - NSW Legislation*:

1. A Meth Lab was operated from a temporary pod. This has been confirmed by NSW RA and Police.
2. Allegations of two other drug dealers operating from pods.
3. Allegations of at least one prostitute operating from a pod.
4. Nearby neighbours received death threats from a pod resident.
5. Nearby neighbours had human faeces and soiled toilet paper thrown at their house.
6. Nearby neighbours having their mail stolen and having their mailboxes used by pod residents – possibly to in relation to social security fraud eg claiming rental assistance when not paying rent.
7. A significant escalation in poor behaviour in the neighbourhood including public drinking, sex, urination, shouting and arguments, swearing, unsafe driving of vehicles, electric scooters and electric bikes.

**In summary**

Changes should be made to the *NSW RA Act 2022* to ensure that NSW RA engages proper controls and is held accountable for the proper administration of public monies. Changes should mandate the RA to enable focused, timely and expedited recovery of affected communities per s10(1)(b)(iii).

Kind Regards,

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