



NGEMBA COMMUNITY WORKING PARTY

BREWARRINA HOUSING and ENVIRONMENTAL HEALTH PLAN

MARCH 2022



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BREWARRINA HOUSING and ENVIRONMENTAL HEALTH PLAN

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EXECUTIVE SUMMARY

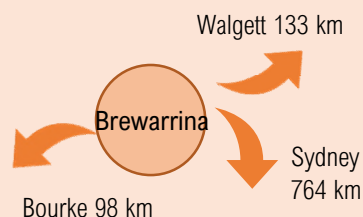


Brewarrina

Housing and Environmental Health Plan Executive Summary

This Housing and Environmental Health Plan provides a Master Plan for housing, infrastructure and housing-related human services for the Aboriginal community of Brewarrina. The Master Plan is based on a body of evidence outlined in this Executive Summary. Much community input is drawn from the Household Survey organised by Murdi Paaki Services, and from the Ngemba CWP's Community Action Plan. This Plan describes the current situation and proposes measures to improve the state and supply of housing, the way it is allocated and managed, and what needs to be done in the future to meet community needs for housing, wrap-around services and economic development. The Executive Summary begins with some facts about the community, looks at the housing situation, then presents the key points of the Master Plan. The Plan belongs to the Aboriginal community of Brewarrina

Where we are to be found?



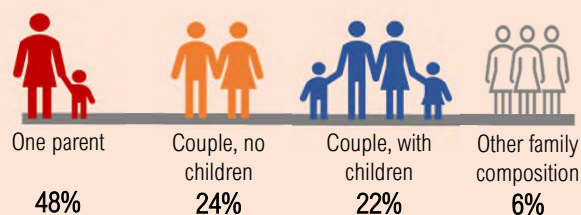
The Brewarrina climate is hot and dry. The number of days with temperatures $>35^{\circ}\text{C}$, already 65 days, is predicted to increase by 30-40 days each year by 2070

About the community:

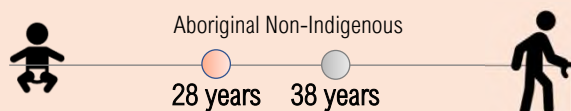


Aboriginal population = 64% of total population of 1,134 persons

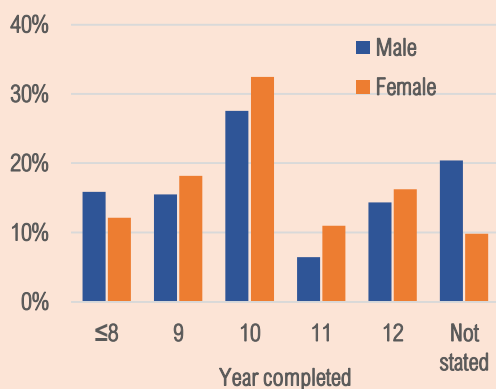
Family household composition



Median age of the population



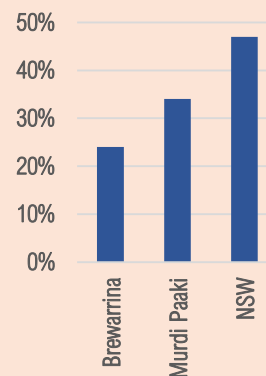
Highest year of schooling, all Aboriginal adults



28% of the Aboriginal population is aged under 15 years



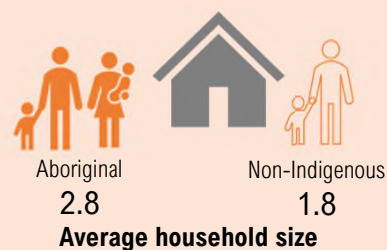
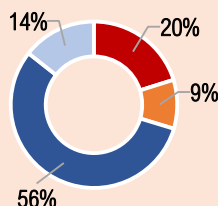
Employment to population ratio



Brewarrina

Tenure type (from Census)

- Owners
- Private renters
- Social housing renters
- Other

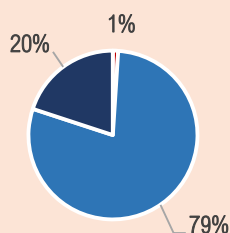


Facts about housing in our community:



On Census night, 13% of private dwellings were not occupied

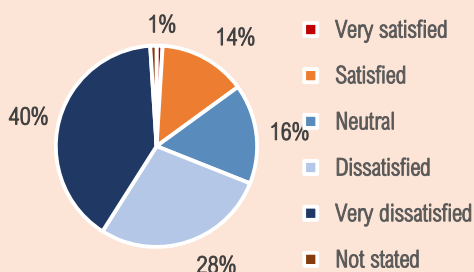
Social housing manager(s)



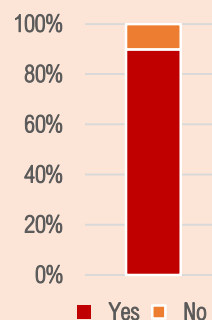
- Local ACHP
- Regional ACHP
- Out of Region ACHP
- Community housing manager
- Public housing manager

63% of households lived in the same house 5 years before the MRH&BC

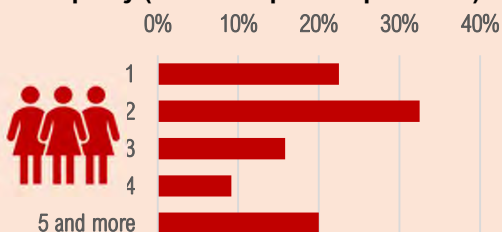
Satisfaction with housing manager



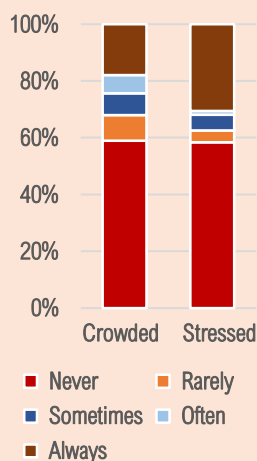
Feeling safe



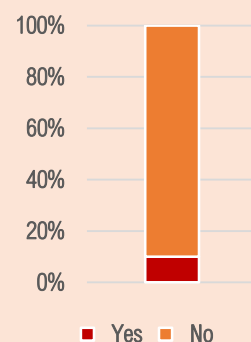
Occupancy (number of persons per house)



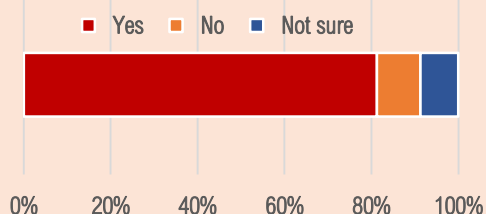
Households feeling



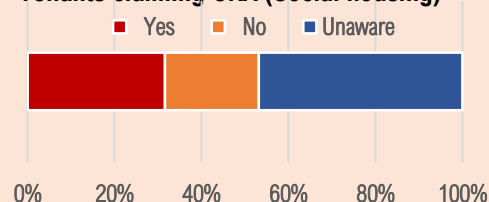
Households giving shelter



Tenants with a tenancy agreement



Tenants claiming CRA (Social housing)



REASONS FOR LIVING IN BREWARRINA

My family has been here a long time

86%

To be close to family and relations

90%

To be close to friends

74%

Brewarrina

MASTER PLAN - HOUSING



ESTIMATE OF HOUSING NEED

Predicted housing need

	Bedrooms			
	2	3	4	5
Families	2	4	-	-
Older persons	6	-	-	-
Young persons	33	-	-	-
Homeless families	-	-	-	-
Total dwellings	41	4	0	0

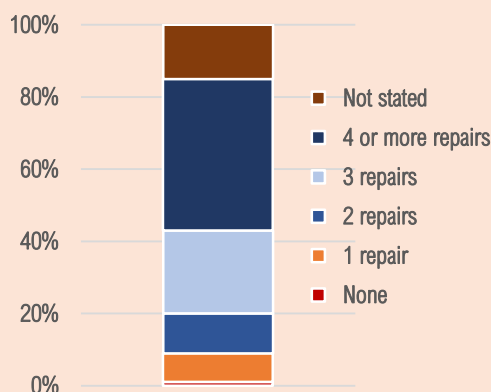
Home modifications

Required	12
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Extra bedrooms

	Bedrooms		
	1	2	3
Estimated	2	2	-

Tenant reported condition



Housing repairs

(Number of properties)

Degree of work	Number
↗	4
↗ ↗	72
↗ ↗ ↗	64
↗ ↗ ↗ ↗	0
↗ ↗ ↗ ↗ ↗	21

- Support the Land Council and Ngemba Housing to achieve NRSCH registration so that the community has direct control over the management of its properties and is not prevented from accessing government funding in the future, failing which pass management over to a NRSCH registered Regional ACHP to manage
- Establish a line of regular and formal communication which allows information flow to the CWP on ACHP governance, operations and performance issues, including reporting on asset condition
- Request housing managers to jointly develop a replacement strategy and procedure for older and/or unsuitable housing and incorporate the results of the analysis as an item of the Property Management Plan for each house
- Involve the CWP in the planning and design of new houses to ensure the mix is adequate to provide choice and advantage is taken of the investment to support the growth of a local skills base to replace the void created by departing trades
- Housing supply and mix does not cater adequately for young individuals, older persons, families and the homeless. Advocate for supply to be increased by the number and mix of properties estimated by the HEHP as a minimum. Consider building several new smaller units for the elderly and disabled to allow existing houses to be reallocated to families. Extend existing houses where judged to be crowded with the addition of bedrooms and bathrooms
- Improve the durability and quality of housing assets through building stronger houses which meet cultural expectations for space and layout
- Carry out independent property inspections, secure adequate investment, and carry out repairs, upgrades and extensions using only values-aligned contractors with the capacity to carry out work professionally to a high standard. Address the backlog of home modifications
- Ensure that all homes are equipped with energy efficient air conditioning with sufficient capacity to deal with rising temperatures and with roof mounted-solar PV systems to reduce energy bills
- Train local Aboriginal workers to form the nucleus of a local trades workforce

Brewarrina

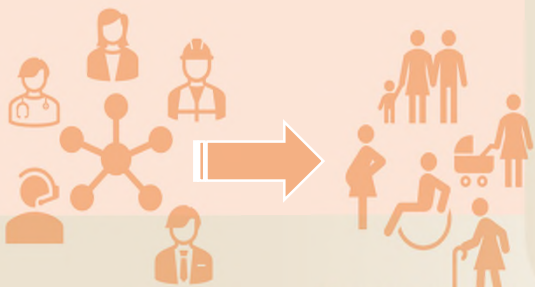
MASTER PLAN - HOUSING (Continued)

- Maintain the role of MP TSEP in supporting tenants at risk of breach to retain tenancies, and to access human and other services necessary to support good physical and mental health and social and economic stability
- Undertake an assessment of the need for emergency accommodation: crisis accommodation, transit housing and/or short-term accommodation; quantify demand, prepare a feasibility study and advocate for building

The Master Plan sets out the actions the CWP has adopted to secure a better future for the community. The actions come from the contributions of the community and from analysis of the gaps which prevent people from living healthy, prosperous and comfortable lives in Brewarrina. The actions written into this Executive Summary are shorthand versions of the actions in the Plan itself

MASTER PLAN - INFRASTRUCTURE

- Negotiate with the NSW Government for Essie Coffey Bush Queen Village and Barwon 4 Village to be included in the Roads2Home project so that infrastructure deficiencies can be fixed
- Carry out an audit of street lighting across the town and villages and bring up to standard
- Introduce a waste recycling service and bulky waste collection and disposal programme as part of a broader town streetscape improvement project



MASTER PLAN - HUMAN SERVICES

- Foster a closer relationship between the CWP and all tiers of government to drive improvements in human services including a tighter focus on provider cooperation, service integration, performance and cost-effectiveness. Audit and review the role and operational objectives of all human services providers across all sectors with a view to lifting performance and value for community. Address barriers and fill service gaps
- Work with DCJ and DSS to ensure that appropriate services are available to all community members who need disability care and packaged aged care, that assessments are conducted within a reasonable timeframe, and to design and put in place accountability measures for service providers with regular feedback to MPRA and the CWP. Advocate for development of an aged care strategy for Brewarrina as the first step in breathing life back into the service
- Develop a transport solution which will allow community members without a vehicle to attend to their daily household tasks and personal business, and to attend health appointments at the AMS and hospital, and in regional centres
- Negotiate through MPRA to secure a structural response to the low employment participation rate. Noting the loss of building trades from the town and skills shortages generally, negotiate with MPS for the creation of a Region-wide employment strategy which centres on the development of a local skills base with the capability to carry out housing-related projects
- Engage with MPRA, DCJ and other agencies to advance the actions in the Community Action Plan in conjunction with the Housing and Environmental Health Plan

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GLOSSARY

ABS	Australian Bureau of Statistics
ACDP	Aboriginal Communities Development Programme
ACHP	Aboriginal Community Housing Provider
ACFI	Aged Care Funding Instrument
AEDC	Australian Early Development Census
AEP	Annual Exceedance Probability
AHIMS	Aboriginal Heritage Management Information System
AHO	Aboriginal Housing Office
ALRA	Aboriginal Land Rights Act
APB	Aborigines Protection Board
ATSIC	Aboriginal and Torres Strait Islander Commission
AWB	Aborigines Welfare Board
CAP	Community Action Plan
CHSP	Commonwealth Home Support Programme
CNOS	Canadian Occupancy Standard
COPD	Chronic Obstructive Pulmonary Disease
CRA	Commonwealth Rent Assistance
CSP	Community Strategic Plan
CWP	Community Working Party
DCJ	NSW Department of Communities and Justice
DFV	Domestic and Family Violence
DPIE	NSW Department of Planning, Industry and Environment
ERP	Estimated Resident Population
HCP	Home Care Package
HEHP	Housing and Environmental Health Plan
HLP	Healthy Living Practices
IBA	Indigenous Business Australia
IFD	Intensity Frequency Duration
ILOC	Indigenous Location
IRSD	Index of Relative Socio-economic Disadvantage
LALC	Local Aboriginal Land Council
LEP	Local Environmental Plan
LHD	Local Health District
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
MLAHMC	Mid Lachlan Aboriginal Housing Management Cooperative
MPRA	Murdi Paaki Regional Assembly
MPRH&BC	Murdi Paaki Regional Housing and Business Consortium
MPRHC	Murdi Paaki Regional Housing Corporation
MPS	Murdi Paaki Services Limited
MP TSEP	Murdi Paaki Tenant Support and Education Programme
NDIS	National Disability Insurance Scheme
NHC	Ngemba Housing Corporation
NRM	Natural Resource Management
NRSCH	National Regulatory System Community Housing
NSHS	National Social Housing Survey

NSWALC	New South Wales Aboriginal Land Council
N-W NSW IREG	North-Western NSW Indigenous Region
OCHRE	Opportunity, Choice, Healing, Responsibility and Empowerment (NSW Government Aboriginal Affairs Plan)
RAHLA	Regional Aboriginal Housing Leadership Assembly
REDI.E	Regional Enterprise Development Institute Ltd
SA1	ABS Statistical Area Level 1
SEIFA	Socio-Economic Indexes for Areas
SSC	State Suburb
TAFE	Technical and Further Education

ACKNOWLEDGEMENT

This Housing and Environmental Health Plan for Brewarrina was prepared by the Ngemba Community Working Party with the help of Murdi Paaki Services Ltd. The Ngemba Community Working Party acknowledges the contributions of all community members and others who participated in the development of this plan through offering their advice, knowledge and encouragement.

We acknowledge and pay our respects to Elders past and present. We also acknowledge and respect the efforts of those community members seeking to improve the wellbeing of all Aboriginal families and individuals living in our community.

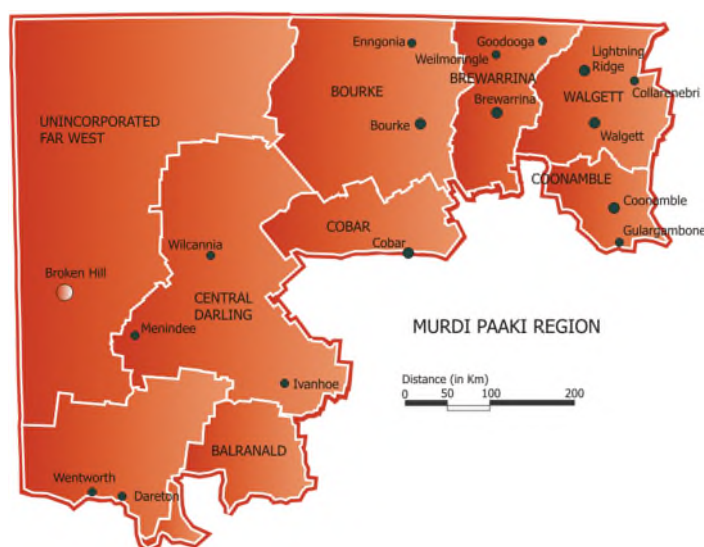
For the purposes of this Plan, an Aboriginal person is a person of Aboriginal and/or Torres Strait Islander descent who identifies as an Aboriginal and/or Torres Strait Islander (person) and is accepted as such by the community in which he or she lives.

1 INTRODUCTION

1.1 Purpose of the Plan

This Housing and Environmental Health Plan (HEHP) is prepared by the Aboriginal community of Brewarrina in north-western NSW. The Brewarrina community is one of sixteen larger communities within the Murdi Paaki Region shown in Figure 1.1.

Figure 1.1: Murdi Paaki Region



The purpose of the HEHP is to:

- In conjunction with data collected through the Murdi Paaki Regional Housing and Business Consortium (MPRH&BC) project and described in the Social Housing Providers and Assets Audit Report, establish an evidence-base to guide the way in which housing policy is set and decisions are made in respect of Aboriginal social housing provision and management, and responses to environmental risk;
- Describe the current situation in relation to housing Aboriginal individuals and families in Brewarrina;
- Gauge interest in home ownership;
- To the extent possible, report on the condition of Aboriginal social housing assets;
- Give an assessment of human services;

- Determine the need for and form of tenant support and education services;
- Contribute to a review of requirements for financial wellbeing of the Aboriginal social housing sector;
- Provide an informed basis for planning for future housing need and development, and associated value-adding initiatives; and
- Describe a high-level community-led approach to project master planning to shape the future of Aboriginal housing and related human services in Brewarrina.

The Plan describes the aspirations of Aboriginal people living in Brewarrina and outlines a strategic approach to achieving the community's goals. Planning is the necessary first step in a programme aimed at achieving better housing and environmental health outcomes by building and improving housing and environmental health infrastructure, together with related services and amenities in the community. The Aboriginal community of Brewarrina, and particularly existing and prospective tenant households, will benefit directly through having the foundation of a more strategic, informed and innovative approach to resourcing and managing the Aboriginal social housing sector in the community.

1.2 Governance arrangements

HEHPs are an initiative of the Murdi Paaki Regional Aboriginal Housing Leadership Assembly (RAHLA), a partnership of Murdi Paaki Regional Assembly (MPRA) and the NSW Government created through the OCHRE Local Decision-Making policy and directed by the Ministerial Agreement to improve Aboriginal social housing outcomes in the Murdi Paaki Region.

The RAHLA sees the preparation of HEHPs in all Murdi Paaki communities as a priority project under the Agreement and has authorised Murdi Paaki Services Ltd (MPS) to carry out the project to begin the process of developing the evidence base for regional policy-setting and decision-making as a

vital step in rebuilding the social housing sector and the social and economic capabilities of the Region.

The Agreement sets a framework for the active participation of Murdi Paaki communities, through elected representative peak bodies, in the development and delivery of better services, and the building of individual and organisational capacity to raise skills, knowledge and competencies. In this regard, the Agreement recognises the status of the Ngemba Community Working Party (CWP) as the principal point of contact for conducting business within the Aboriginal community and for leading the development of the HEHP planning process at community level.

1.3 Respecting Land Council autonomy

The roles and functions of Local Aboriginal Land Councils (LALCs) are defined in the NSW Aboriginal Land Rights Act 1982 (ALRA). Land Councils play a vital role in maintaining cultural practice, conserving Aboriginal heritage, recovering land alienated by European colonisation. This land may be used for cultural or economic purposes subject to the aspirations of the LALC membership. LALCs also operate Community Benefit Schemes which may include Aboriginal social housing provision. In the Region, most LALCs are housing owners; some also manage their own housing. Individual LALCs have the inalienable right to make decisions in relation to their assets in accordance with the processes and constraints set out in the ALRA.

The Murdi Paaki Regional Assembly has made it a policy not to involve itself in matters of heritage and culture which are rightly the domain of the LALCs. Similarly, the Assembly recognises the autonomy of LALCs to make their own decisions in relation to their land and property. This Housing and Environmental Health Plan does not in any way impinge on the LALC's autonomy as a sovereign decision-maker in relation to its assets. In the interests of achieving maximum benefit for the community, the CWP invites the LALC to join its voice and hands in unity to advocate for and implement the change agenda set out in the Master Plan.

1.4 The bigger picture

This HEHP is intended to supplement the work undertaken to date through the MPRH&BC project with more detailed and targeted enquiry at community level.

Plans have been produced to a similar degree of detail for all communities across the Murdi Paaki Region, providing the opportunity for the MPRA to assess communities' strengths and needs both as individual communities and comparatively, in relation to each other. The Plans acknowledge the reality of the experiences of Aboriginal people living in far western NSW and form a resource for intelligent leadership and an integrated, creative response which places communities, to the greatest extent possible, as the principal drivers of sustainable local action.

Put together, it is hoped the HEHPs will:

- Reinststate and strengthen the capacity of Murdi Paaki regional and local Aboriginal Community Housing Providers (ACHPs) to ensure that all Aboriginal people living in Aboriginal social housing in the community can receive culturally appropriate, professional and sustainable tenancy and asset management services from ACHPs which themselves are viable and supported;
- Increase access, opportunity and choice in affordable, healthy and safe housing for Aboriginal persons and families living in Murdi Paaki communities through growing the size and mix of the ACHP asset base;
- Work to ensure that assets are maintained in good condition in the long term;
- Ensure that tenants most at risk of a tenancy breach can access the services they need to sustain their tenancies;
- Establish the level of financial investment in respect of capital and recurrent costs to ensure sector viability; and
- Set the foundation for procurement practices and value add initiatives which respond to the 'failed market' environment and benefit the community.

2 BRIEF HISTORY

2.1 Information sources

This chapter has been drawn largely from the Brewarrina Shire *Community-based Heritage Study*, prepared by Elaine Thompson and Dr Laila Haglund (2008) and the *Community-based Aboriginal Heritage Study* prepared by Dr Laila Haglund (2012); *Invasion to Embassy* by Heather Goodall (1996) and Heather Goodall's PhD dissertation; *The Two Worlds of Jimmie Barker* (Jimmie Barker, 1988, as told to Janet Mathews); *Over My Tracks* (Evelyn Crawford, 1993, as told to Chris Walsh); Charles Rowley's *Outcasts in White Australia* (1972); JPM Long's *Aboriginal Settlements: A Survey of Institutional Communities in Eastern Australia* (1970); Norman Tindale's *Aboriginal Tribes of Australia* (1970); the *Brewarrina Aboriginal Fisheries Conservation Plan* (Hope and Vines, 1994) and Judith Burns's PhD dissertation (2006). Various editions of the *NSW Government Gazette* have been mined for information about Aboriginal reserves; as have the country and parish maps of the Land Registry Service Historical Land Records.

2.2 Snapshot

Brewarrina is located within country belonging to the Ngemba people. The town is situated on the southern bank of the Barwon River (Callewatta in the Ngemba language) and is the site of ancient fish traps which belong to the Ngemba but were also a gathering place for other, neighbouring language groups.

The Barwon-Darling River and its tributaries are central to the life of Aboriginal peoples as a source of identity, spirituality, food and water, and as a mode of transport; this has been the case for tens of thousands of years. These traditional affiliations were disrupted in the hostile colonisation phase of the mid-1800s by the influx of European pastoralists. The Aboriginal traditional owners' access to country was circumscribed; however, pastoral employment and the creation of camps on pastoral runs meant that ties to places of significance could be maintained, at least for a time. The town of Brewarrina was first surveyed in 1863; there had been increasing calls from settlers

with land grants from the 1880s onwards, though, an increasingly draconian regime of 'protection' policy and practice constrained Aboriginal people's ability to make choices about their lives, and effectively imprisoned and enslaved most Aboriginal people who came within the orbit of first the Aborigines Protection Board (APB) then, from 1940, the Aborigines Welfare Board (AWB). Brewarrina, in particular, was impacted by APB policy, as the site of the largest Aboriginal Station in the Western Division.

Two years before the 1967 Referendum, the Brewarrina Aboriginal Station was closed; Aboriginal people moved to Barwon 4 (the reserve on the northern side of the river); to informal camps to the east of Barwon 4; to the newly gazetted West Brewarrina (Dodge City, now Essie Coffey Village), where the AWB had built housing, or into town, where houses were also provided. Following changes to NSW Aboriginal affairs legislation in 1969, and the abolition of the AWB, Aboriginal people were able to establish community-controlled organisations to meet needs for services and facilities. The following 50 years have seen much change for Aboriginal people in Brewarrina.

2.3 Aboriginal ownership

Brewarrina is situated at the north-eastern extremity of Ngemba Country. Ngemba people, together with speakers of the Wangaaypuwan and Wayilwan languages, are part of the Ngiyampaa Nation whose land extends from just north of Condobolin across the Cobar Peneplain, northwards to Mount Gundabooka, and eastwards almost to Walgett along the left bank of the Darling and Barwon Rivers. Tindale described Ngemba Country as the "South bank of Barwon and Darling rivers from Brewarrina to Dunlop; on Yanda Creek; south to head of Mulga Creek; on Bogan River." To the north of the river, extending from the present location of Brewarrina to Bourke, was the land of the Baranbinya language group. The language is no longer spoken; descendants of a single Baranbinya family are understood to continue to live in Brewarrina. Further to the north is the Country of the Murrawari people, to the east, the Weilwan and, to the north-east, the

Yuwaalaraay/Eulahayi/ Yuwaaliyaay language group.

Traditional knowledge about the Fisheries, *Nghunnu* in Ngemba language, describes the construction of the traps by creator spirit Baiame and his two sons, Booma-Ooma-Nowi and Ghinda-Inda-Mui, who excavated the rocks and taught the Ngemba people how to arrange them as a series of fish nets, and how to operate the structure. The Fisheries were constructed at the site of a rock bar across the river and served as a gathering and feasting place for Ngemba and their neighbours at times when river levels were conducive to a good catch. Different family groups were responsible for maintenance of specific traps, and had access only to their traps for fishing. The earliest known European reference to the Fisheries was by W.C. Mayne, Commissioner of Crown Lands, in 1848. Mayne attempted unsuccessfully to have an area of one square mile, centred on the fishery, proclaimed a reserve. The Fisheries were partially despoiled by relocation and removal of stones to build a river crossing and to allow steamers and barges to pass. Aboriginal people continued to live at, and use, the Fisheries but, by about 1915, camping at the site had almost died out. In 1967, the area of the river and its banks at the upstream end of the Fisheries was resumed, appropriated and vested in the NSW Water Conservation and Irrigation Commission; the Brewarrina Weir was constructed on the site, causing further disturbance. Even so, Aboriginal people were reported to have continued to tend to the traps as recently as the 1970s.

Evidence of pre-contact Aboriginal society indicates that different language groups lived in different ways; either moving through their own country on a path which took them to certain places at particular times, or as fairly settled communities who practised a form of agriculture. Country was divided in such a way that boundaries and localities could be readily identified by the practice of naming of landscape features. Aboriginal language groups had complex kinship systems which controlled the way people were able to marry, and shaped formal relationships between family members and others.

European exploration of the area around Brewarrina quickly led to alienation of land from the traditional owners. Charles Sturt's party travelled in the vicinity of Brewarrina during the 1828-1829 expedition; Thomas Mitchell's 1835 and 1845-46 expeditions skirted the area to the west and the east. Relationships between Aboriginal owners and the early overlanders were characterised by mutual aggression which constituted an ongoing frontier war over alienation of land and resources in the period from the 1835, when Major Thomas Mitchell ordered the construction of the Fort Bourke Stockade downstream of Bourke adjacent to the Darling River, to the 1860s. The earliest land grants to European colonists were made around the mid-1840s, with 1848 seeing gazettal of Quantambone, Navena and the Druitt Brothers' interestingly named Gnoonoo and Brewana. The gazettal dates are likely to be post hoc formalisation of existing runs. These properties were enormous – typically 64,000 acres (about 26,000 hectares), and occupied extensive river frontage – typically 10 km from east to west; far longer along the riverbank. Thus, the river and the resources it represented were alienated. As the pastoral industry expanded, the Aboriginal economy changed because of increasing difficulty in maintaining traditional practices, including land management activity. Aboriginal people were employed in pastoral or domestic servitude living in camps on grazing properties so had access to traditional country; an arrangement which had benefits both to traditional owners, who could continue to fulfil cultural obligations, and to pastoralists, who had access to essential labour. Large camps developed on some of the pastoral runs in the area, some of which formed later reserves. The largest camps were located on the Quantambone, Milroy, Mundiwa, Weilmoringle and Tatala properties. Jimmie Barker described the survival of traditional Murrawari cultural practices at Milroy and Mundiwa through the first decade of the twentieth century.

Aboriginal property rights first received government recognition in the 1840s and, in 1850, the colonial government authorised creation of thirty-five small (one square mile) reserves across NSW. The Brewarrina Fisheries site was proclaimed as one of these reserves in 1842 and

again in 1850, with non-Aboriginal people prohibited from taking fish. Aboriginal people continued to defend their land but the settler response was brutal: in about 1859, for example, at Hospital Creek, 15 km north of Brewarrina on the Quantambone Plain, up to 400 people were shot by stockmen. Varying stories were told about the catalyst for the slaughter; the most likely appears to be that Aboriginal people were spearing cattle at waterholes which rightfully belonged to them, and the property manager resolved to 'disperse' the people in the most brutal way possible.

In 1882, the Aborigines Protection Act passed through the NSW Parliament, and a Protector of Aborigines was appointed. This had ramifications for Aboriginal people which lasted directly until the 1960s, and which still affects the way Aboriginal families live their lives. The effect of that Act, and particularly of subsequent amendments, was that Aboriginal people were made wards of the state, and lost autonomy to make decisions about the way they lived their lives. Aboriginal people were robbed of the right to decide where to live, whom and when to marry, how to raise their children, what jobs to take, and every other facet of existence which anyone else would take for granted. The ironically named Protector of Aborigines commenced the establishment of reserves and government ration stations for Aboriginal people in the 1880s.

Brewarrina has seen a succession of Aboriginal reserves, some of which are little known. Setting aside the unknown 1850 reserve, the first two of the documented reserves were gazetted on the same day: 17th June 1885. Reserve R.3, on the northern side of the Barwon, with an area of about 2,000 acres (810 ha), had its eastern boundary three miles (about 4.8 km) west of the western extremity of Brewarrina, and was part of the Back Run of the Goonoo run. This reserve, the location of which is shown at Figure 2.1, was overlaid on an area previously gazetted (25th February 1884; R. 1,167) as reserve for water supply. R.4, with an area of about 100 acres (40.5 ha), is now Barwon 4.

On 5th March 1887, a reserve "for Aborigines" (R. 3,152) with an area of about 5,240 acres (2,121 ha) was gazetted as shown in Figure 2.2.

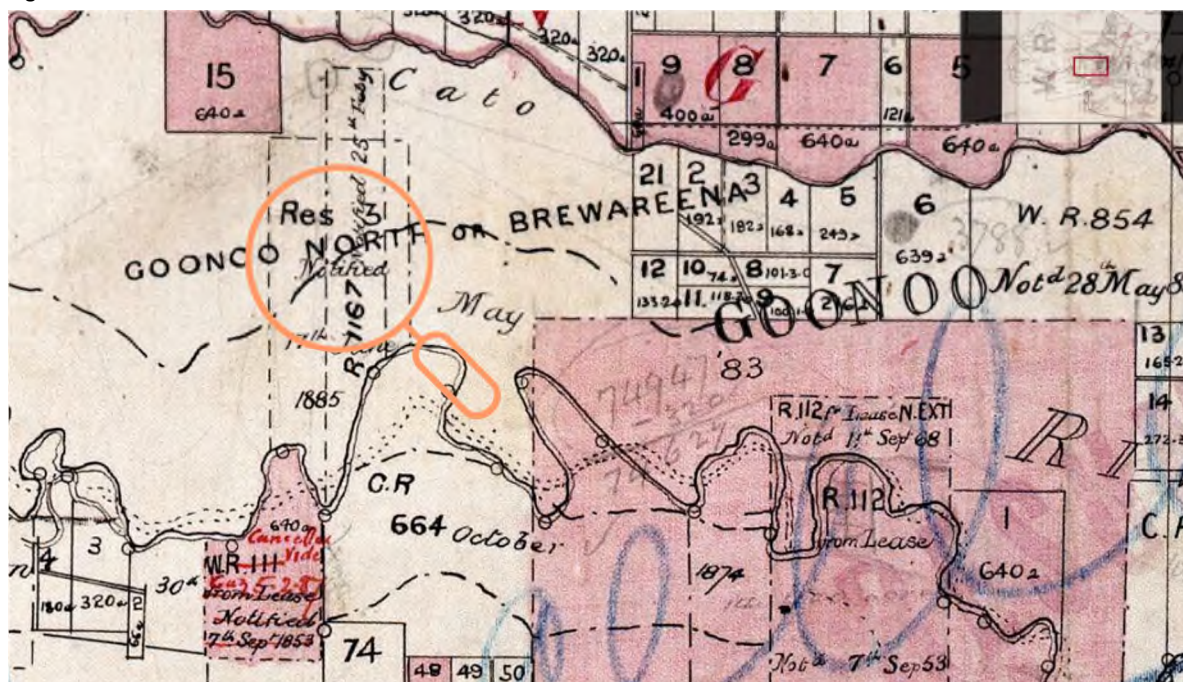
This reserve, situated 9 km east of Brewarrina, is the site of the Brewarrina Aboriginal Station (also known as the Brewarrina Mission). In its original configuration, the reserve extended from the Barwon River to Cato Creek, and took in considerable river frontage on both watercourses. The site also incorporated what is now Western Lands Lease (WLL) 9807, a 425 ha property immediately to the west of the current site. The cancellation of R.3 was gazetted on the same date. On 1st April 1955, a large area of R. 3152 was revoked: the all the land to the north of Travelling Stock and camping Reserve 17,548 which passes through the site from east to west, and the area to the west of the current Brewarrina Mission holding, leaving Portion 22. The two-acre Portion 21 was added back in on 27th November 1970, by this point the reserve consisted of a residue of just 276.9 ha. Interestingly, the land to the west, Portion WL 4159, was leased to the United Aborigines Mission for seven years from 1957 for the purposes of grazing and agriculture.

An area of 2.5 acres (about a hectare) at the southern tip of the reserve known as Barwon 4 (R. 4) was revoked on 28th October 1966 but, otherwise, this reserve appears to have remained intact.

The history of the Brewarrina Aboriginal Station has been extensively recorded by people who lived there (for example, Jimmie Barker, Roy and June Barker, and Evelyn Crawford) and closely examined by historians such as Heather Goodall and Lorina Barker. It was originally intended that Aboriginal people camping at the fisheries and on the site which became known as Barwon 4 would be required to live there but informal camping arrangements continued, and the nucleus of the population at the Mission was formed by the Ngemba people who were part of the original Quantambone pastoral camp. The presence of relatively traditional pastoral camps continued on stations around Brewarrina. Reserves were established in other localities in the Brewarrina local government area: at Goodooga, Dennawan and Angledool. Only Brewarrina and Angledool, though, were managed stations under the direct supervision of APB personnel. Initially, the Brewarrina Aboriginal Station had been operated by the NSW Aborigines Protection Association

Aboriginal people from Tibooburra, Angledool and Quambone were removed wholesale from their own country and taken in cattle trucks to Brewarrina. Within two years, having withstood the impacts of substandard housing, starvation rations, unemployment, isolation and dislocation on the Brewarrina Station, Wangkumara people from Tibooburra and some Angledool people left the Brewarrina Government Station to move home or to relocate independently to other areas

Figure 2.1: Gazetted area for Barwon 3



Source: NSW Land Registry Service Parish and Historical Maps

following improvement in pastoral employment conditions. There are still strong linkages between Brewarrina, Goodooga, Weilmoringle, Enngonia and Bourke, due in large part to the close relations forged during the time of the APB and the AWB.

During the 1930s, the APB implemented a policy of concentration which saw Aboriginal people from widespread locations and diverse cultural backgrounds forcibly located to centralised Government stations. Brewarrina Aboriginal Station was one such station. From 1936 to 1938,

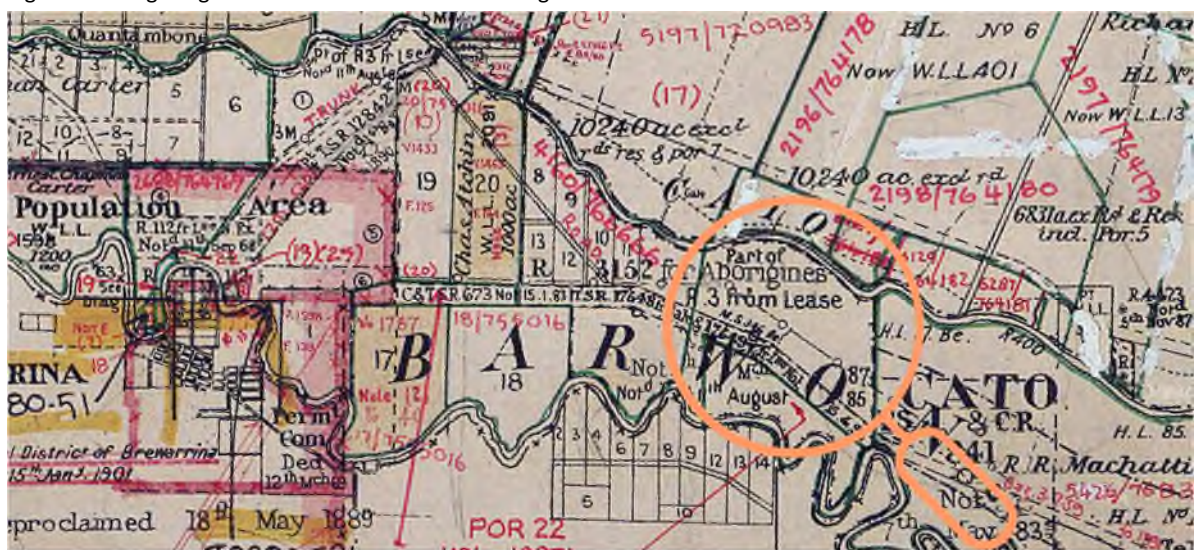
In February 1964, a parcel of land (Por. 149 Ph. Brewarrina Co. Clyde) with an area of 15 acres (6 ha) adjacent to the Bourke Road was reserved (R. 84,764). Reserves in town areas began to be set aside for Aboriginal housing in the mid-1950s: in Brewarrina, for example, blocks in Church Street

and Wilson Street were gazetted in May 1955. In 1966, the Brewarrina Aboriginal Station closed. By this time, it was the longest-standing institutional community in NSW still under management. Some residents moved to camps along the northern fringe of the Barwon River at “Billygoat Bend” (Barwon 4) and, on the opposite side of what is now the Kamilaroi Highway, at “Sunny Side”, where some families had already been living. Others moved to the thirty rapidly (and poorly) constructed cottages on Portion 149 which had been named “West Brewarrina” but quickly became known as “Dodge City”. Now, it is “Essie Coffey Village”, named after the pioneering Murrawari filmmaker and activist who, with colleagues Steve Gordon, Tombo Winters and George Rose, initiated the Aboriginal rights movement in western NSW. Some of the riverbank people also moved to West Brewarrina.

Brewarrina itself, Essie Coffey Village and Barwon 4.

In 1972, Brewarrina, along with other communities, became the subject of a social experiment known as the Aboriginal Families Voluntary Resettlement Scheme, auspiced by the Arid Zone Project at the University of New South Wales. The Family Resettlement Aboriginal Corporation (FRAC), staffed by Aboriginal people and former AWB officers and funded by the then Commonwealth Department of Aboriginal Affairs, was established to assist families who volunteered to move from depressed rural areas to larger centres with better prospects for employment. Funding was supplied to facilitate the move, provide counselling and support (and surveillance) during the move and for a period afterwards and enlist the aid of Aboriginal organisations, the

Figure 2.2: Original gazetted area for Brewarrina Aboriginal Station



Source: NSW Land Registry Service Parish and Historical Maps

At about the same time, the AWB also constructed some small timber framed houses within the town area. The reserve over the West Brewarrina site was revoked on 8th November 1974; the former Brewarrina Aboriginal Station reserve on 25th July 1975; and the Barwon 4 reserve on 4th June 1976; ownership of these lands passing to the NSW Aboriginal Lands Trust and, following proclamation of the NSW Aboriginal Land Rights Act in 1984, to the Brewarrina Local Aboriginal Land Council. Aboriginal people have continued to live in

Commonwealth Employment Service, Department of Social Security and welfare organisations to assist the relocated families. Families would also be assisted to move back to their place of origin if they so choose. The effect of the programme was that families which had the potential to provide civic leadership in their own communities were ‘skimmed off’ and removed, and pressure was applied to these families to relocate. Families from particular places of origin were relocated to the same destinations; in the case of Brewarrina

families, this was Newcastle. Resettlement tenants had no choice of location and were not able to elect to live close to kin, friends, other people from the same region, services or, generally, other Aboriginal people. These resettled families consequently experienced isolation and alienation, and many returned home, particularly after the recession of the mid-1970s began to bite.

During the 1970s and 1980s, following the repeal of the Aborigines Protection Act, positive change was felt in Brewarrina, as elsewhere in the Region. The focus turned to the development of Aboriginal community-controlled organisations to meet the needs of the community. Brewarrina has seen a high degree of churn in organisations over 45 years since the first was established, as Table 2.1 shows. The list may not be exhaustive.

Brewarrina and Barwon 4 and then through the Community Housing and Infrastructure Programme, which allowed for improvements to town housing.

Following the creation of the Aboriginal and Torres Strait Islander Commission (ATSIC) in 1990, Brewarrina elected representatives first to the ATSIC Wangkumara Regional Council and then, following the amalgamation of ATSIC regions, to the Murdi Paaki Regional Council. Steve Gordon was the ATSIC Commissioner for the NSW Western Zone for the entire duration of ATSIC's 15-year existence.

In 2001, Brewarrina was granted funding under the NSW Government's Aboriginal Communities Development Programme. This was the catalyst

Table 2.1: Aboriginal organisations in Brewarrina

Organisation name	Registered	Deregistered	Main object
Ngemba Housing Co-operative Ltd	1977	-	Social housing
Orana Haven Aboriginal Corporation	1979	-	Health
Brewarrina Local Aboriginal Land Council	1984	-	Land, heritage and cultural
Brewarrina Aboriginal Cultural Museum Aboriginal Corporation	1988	2006	Cultural
Dodge Aboriginal Corporation	1990	1999	-
Brewarrina Aboriginal Health Service	1988	-	Health
Northern Star	1993	In liquidation	Economic, CDEP
Brewarrina Communities Youth, Sport and Health Aboriginal Corporation	1994	2001	Youth, sport and recreation
Brewarrina Aboriginal Cultural Education Aboriginal Corporation	1995	2003	Cultural, Education
Brewarrina Aboriginal Cultural Tourism Aboriginal Corporation	1995	2005	Cultural, Economic
Ngemba Billabong Restoration Ltd	2010	2013	Land, environment, cultural
Ngemba Nation Council Incorporated	2011	2018	Cultural, Governance
Brewarrina Aboriginal Corporation	2017	-	Heritage and cultural
Wirringar Indigenous Corporation	2019	-	Culture, wellbeing
Yarrun Indigenous Corporation	2021	-	Social and cultural welfare
Ngemba Nation Elders Indigenous Corporation	2021	-	Economic and community development

Through the late 1980s and the 1990s, Brewarrina community organisations received programme funding to address housing and infrastructure problems: first, through the Tripartite Programme to improve housing and infrastructure at West

for establishment of the Brewarrina CWP Community Working Party (CWP), created to govern the roll-out of Aboriginal Communities Development Programme (ACDP) and the other development projects. Preparation of the first

Brewarrina Housing and Environmental Health Plan followed; a multi-million programme of works flowed from the HEHP, supplemented by a training and employment strategy. The Brewarrina CWP emerged from these capital works projects with a highly developed governance capacity; the CWP Chair remains actively involved in regional governance through Murdi Paaki Regional Assembly and is one of the Assembly's delegates to the peak governance body overseeing Aboriginal social housing reform in the Region, the Murdi Paaki Regional Housing and Leadership Assembly.

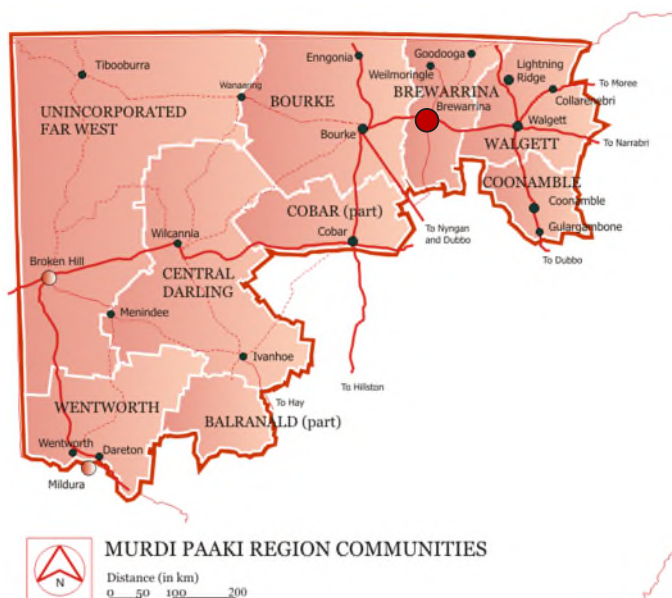
3 GEOGRAPHY

3.1 Location

Brewarrina is located in the north-west of New South Wales, 764 km from Sydney. The town is the principal settlement in Brewarrina Shire. The nearest district centre is Bourke and the closest regional centre is Dubbo. The location of Brewarrina is shown in Figure 3.1.

Brewarrina has two former Aboriginal discrete settlements: Essie Coffey Village (formerly West Brewarrina) and Barwon Four on the opposite bank of the Barwon River from the town.

Figure 3.1: Locality



3.2 Access

Brewarrina is located midway along the Kamilaroi Highway between Walgett and Bourke. Dubbo, 375 kms away, is reached by way of the Coolabah road which connects with the Mitchell Highway at the village and then continues south to Nyngan and beyond. The highways are sealed roads and are passable in most weather conditions except when subject to inundation during extreme flooding. A secondary road (Jobs Gate Road), now sealed, connects the small village of Weilmoringle

to the Goodooga Road. Beyond the junction, the road to Goodooga is currently unsealed although being upgraded. All unsealed roads are not trafficable in wet weather.

Brewarrina aerodrome (YBRW) to the west of the town and across the Barwon River is a CASA-certified aerodrome with an asphalt runway 1,390 m long, running north-east to south-west. Brewarrina Shire Council manages the aerodrome. There is no scheduled air service operating out of Brewarrina.

The sole public transport service available to Brewarrina residents is a Trainlink rail service between Sydney and Dubbo, with coach service onward to Brewarrina. The service operates four days per week. Total travel time is about 12 hours. There is no service north into Queensland.

3.3 Natural environment

The country around Brewarrina has little topographic relief: river channels, streams and floodplains are the primary features. Elevation in the centre of town is approximately 120 m above sea level.

Brewarrina is located on the western boundary of the Darling Riverine Plains bioregion. The bioregion includes the Barwon catchment.

Most of the floodplains within channel loops and the incised Barwon riverbed are composed of heavy grey alluvial clay deposits which crack extensively. The extensive floodplains are of grey cracking clays with minor slightly elevated red-brown silty soils with a relief of 1 m. Immediately to the south of the town, the plains give way to slightly undulating granite country with a relief to 10 m. Figure 3.2 shows the town and West Brewarrina and Barwon Four settlements on grey clay floodplain and New Town on red brown silty soil.

The occurrence and types of native vegetation communities are influenced by past sedimentation and flooding regimes associated with the river, and

more recently by extensive clearing for pastoral activity and cropping. Remnants of native vegetation communities are characterised by dense woodlands of river red gum, black box and coolibah close to the river on grey clay soils with dense to open coolibah, black box and myall on the grey clay soils of the floodplain. Higher ground supports dense to moderate stands of mulga, and bumble box and ironwood. Understorey is formed of sparse lignum, copperburrs, wildflowers and other grasses including neverfail.

Figure 3.2: Soils and settlements



Habitat loss through clearing for agriculture, encroachment by feral animals and changed fire regimes have depleted the range of fauna species and numbers supported by these woodland communities but a wide species range is still represented. The NPWS Wildlife Atlas records sightings of a range of amphibians and reptiles, water birds, nectar and insect eating birds, parrots, birds of prey, kangaroo and wallaby species, bats and a species of small tree and ground-dwelling mammals in the vicinity of Brewarrina. Golden perch (yellow belly), black fish and murray cod are among the native fish sighted in the river in times of river flow, together with the invasive carp.

3.4 Climate

The climate of Brewarrina may be described as hot, dry, semi-arid.

Bureau of Meteorology climate data has been recorded continuously at Brewarrina Hospital (048015) from 1872 to date. Rainfall data has been recorded from 1872 onwards and temperature data from 1911. A more comprehensive climate record is available at the same site from 1965.

Temperature-related information is shown in Figure 3.3 to Figure 3.6. Mean monthly temperatures range from a low of 4°C to a high of 36°C with the highest temperature recorded being 48.9°C in 1912. Figure 3.4 indicates that temperatures above 30°C are experienced for a mean of 138 days each year and above 35°C for 65 days each year.

Figure 3.5 investigates the trend in highest monthly temperature. The graph points to a gradual rise in higher temperatures over time. If this trend continues, the community can expect to live with more extreme temperatures for longer.

In November 2014, the former NSW Office of Environment and Heritage released its *Far West Climate Change Snapshot* which provided predictions based on modelling of changes in climate for the far west of NSW. The projected impact for residents of Brewarrina is an increase in the number of days with temperatures over 35°C of 10-20 days in the period 2020–2039, increasing to 30-40 additional days by 2070.

Figure 3.6 appears to reinforce this assessment. Although based on a recent dataset commencing in 1965, the mean number of days above 35°C has progressively increased for all warmer months although the trend has moderated.

Figure 3.3: Temperatures

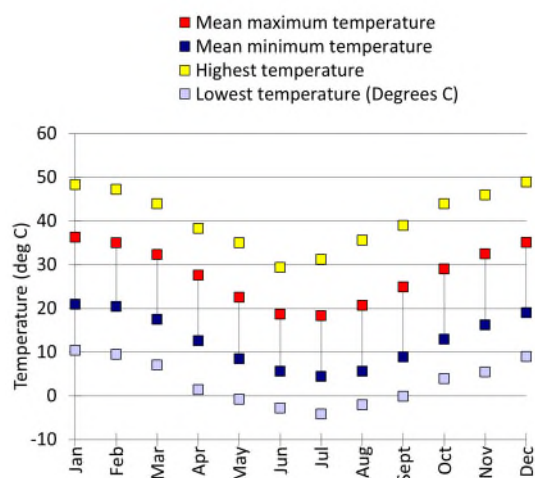


Figure 3.4: Mean number of hot days

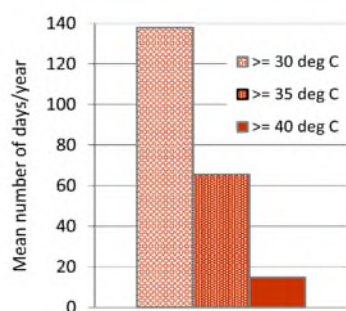
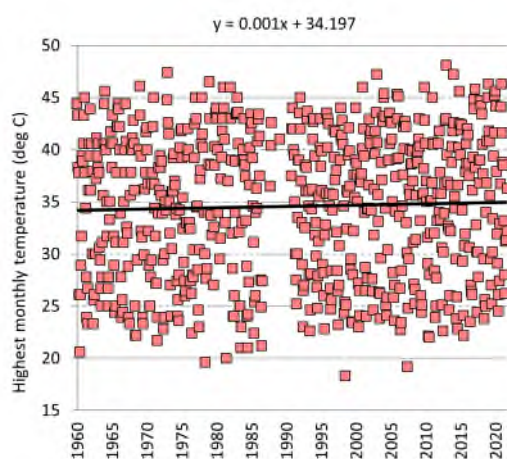
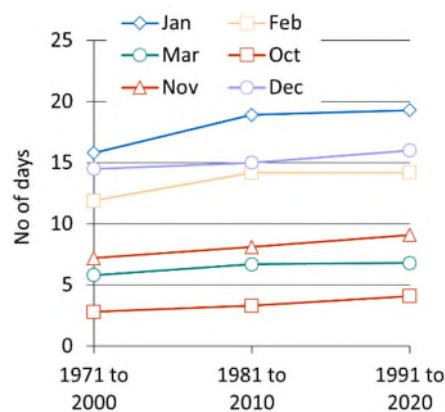


Figure 3.5: Trend in highest monthly temperatures

Figure 3.6: Mean number of days with temperatures $\geq 35^{\circ}\text{C}$ 

Mean annual rainfall calculated from 142 years of records at Brewarrina Hospital between 1872 and 1996 is 411 mm. Highest rainfall occurs during the summer months. Monthly rainfall distribution and average monthly pan evaporation are shown in Figure 3.7. Average monthly pan evaporation estimated from Bureau of Meteorology mapping is well in excess of the mean monthly rainfall throughout the year.

Change in relative humidity over the year is shown in Figure 3.8. Mean humidity is typically above 40% in the morning, at the threshold of 40% accepted as ideal for human health and comfort, for all the year, but reduces to below 40% into the afternoon except for winter months.

Prevailing winds are light from the south, remaining southerly in the afternoon. Mean morning and afternoon wind speeds are shown in Figure 3.9. Maximum wind gust speed is not recorded.

Figure 3.7: Rainfall and monthly pan evaporation

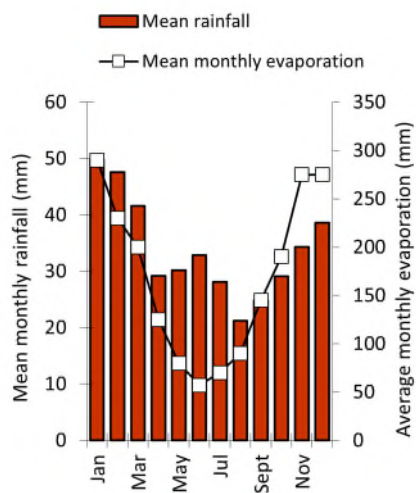


Figure 3.8: Relative humidity

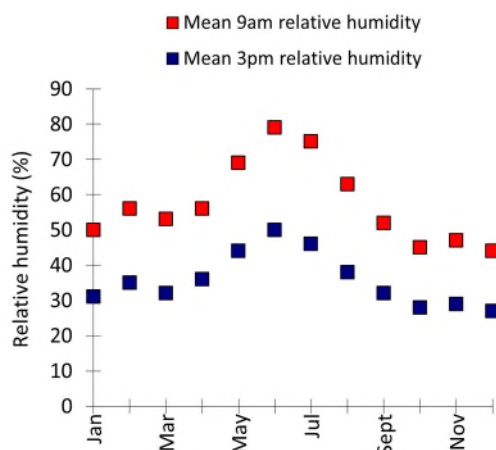


Figure 3.9: Wind speed

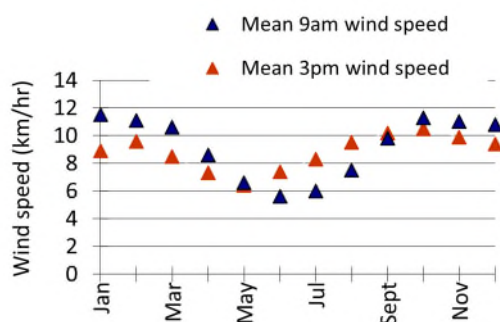
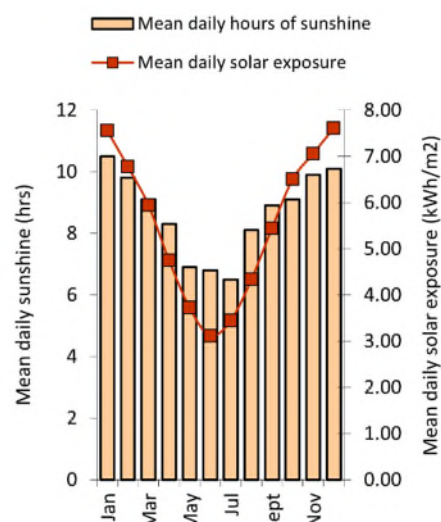


Figure 3.10: Sunshine and solar exposure



Mean daily hours of sunshine and solar exposure is given by Figure 3.10. Solar energy available to residential solar PV installations varies from a low 3.1 kWh/m² in winter to a high of 7.6 kWh/m² at the height of summer.

3.5 Flooding and drainage

Brewarrina is situated on the Barwon River and is at risk of flooding from major rainfall events occurring higher in the Murray Darling Basin catchment. Flood waters are usually slow moving, taking months to reach Brewarrina, thereby allowing time for assessment of flood heights and timing of flood peaks. The extensive inter-connected network of watercourses across the flat terrain can give rise to widespread flooding and total isolation of the town, villages and rural properties. Floodwater can isolate the town and village for weeks or months at a time. Close to Brewarrina, inundation results from overbank flow from the Barwon River rather than from tributaries.

The town, Billabong (north Brewarrina) and New Town (south Brewarrina) are protected by levees but the discrete Aboriginal settlements of Barwon 4 and Essie Coffey Bush Queen Village, generally being on slightly higher ground, are not. River frontage properties at Barwon 4 can be

subject to inundation during a major event but new houses have been constructed with floor levels above the 1% Annual Exceedance Probability (AEP) flood height of 10.7 m (Brewarrina gauge height) and so are protected.

Periods of intense rainfall can result from significant weather events in Queensland associated with tropical depressions and cyclones generating floods from February to April while winter flows tend to result from high rainfall in the river system upper catchment in northern and eastern NSW. In consequence, flooding at Brewarrina can be expected to occur in late summer and early autumn and in late winter.

Several major flood events have occurred since the 1950s: the floods of 1950 (gauge height of 10.16 m), 1974 (10.68 m), 1976 (10.62 m), 1998 (10.08 m), and 2012 (9.97 m). The flood of record of 1974 is below the 1% AEP flood level of 10.7 m (RL 117.4 m AHD), and below the current design crest level of the town levees of 12.00 m. By way of definition, a 1% AEP flood is a flood that has a 1% chance of occurring, or being exceeded, in any one year. The potential overtopping or failure of the town structures pose the largest risk during extreme floods. Evacuation of all residents, including those of Essie Coffey Bush Queen Village, Billabong and Barwon 4, to Dubbo is planned when floods are forecast to reach a height of 10.5 m.

Flood classification for Brewarrina is given by Table 3.1.

Table 3.1: Flood classification

Gauge height (m)			
Flood classification			
Gauge	Minor	Moderate	Major
Brewarrina	6.4	7.0	9.5

Source: Bourke Shire Local Flood Plan, April 2008, NSW State Emergency Service

All roads into Brewarrina are cut when floodwater reaches 10.40 m gauge height, closing the final remaining connection to Nyngan via Gongolgon. All road access to Barwon 4 is lost when floodwater reaches a gauge height of 9.70 m and West Brewarrina at a gauge height of 9.80 m.

Essential utilities may also be affected at West Brewarrina.

The highest daily rainfall on record for Brewarrina is given by Table 3.2.

Table 3.2 Highest daily rainfall totals (mm) (048015)

Jan	Feb	Mar	Apr	May	Jun
103.6	123.4	106.4	107.8	97	72.4
1964	1976	1967	1990	1996	1948
Jul	Aug	Sept	Oct	Nov	Dec
64	52.3	129.5	68.3	145	121.9
1945	1893	1878	1955	2000	1923

Rainfall intensity-frequency-duration (IFD) values for Brewarrina are shown at Table 3.3.

Table 3.3: Rainfall IFD (-29.9125, 146.9125)

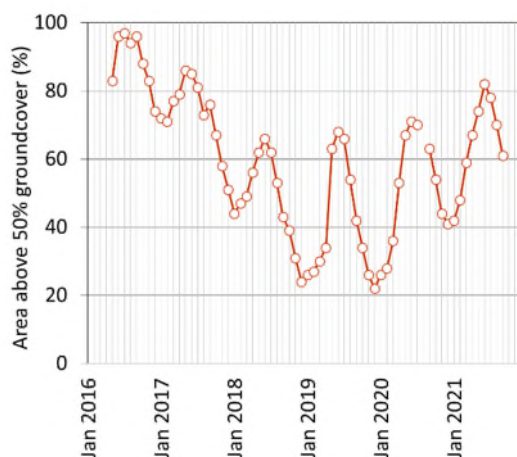
IFD Design Rainfall Depth (mm)				
Duration	Annual Exceedance Probability			
	10%	5%	2%	1%
1 min	4.36	5.19	6.32	7.21
2 min	7.78	9.45	11.7	13.4
3 min	10.6	12.9	15.8	18.1
4 min	13.1	15.7	19.3	22.1
5 min	15.3	18.3	22.3	25.5
10 min	23.5	27.9	33.8	38.5
20 min	33.4	39.7	48.3	55.1
30 min	39.7	47.3	57.8	66.1
1 hour	50.3	60.4	74.3	85.4
2 hours	60.5	72.7	89.6	103
6 hours	76.6	90.9	111	126
12 hours	88.9	104	125	142
18 hours	97.8	114	137	154
24 hours	105	122	146	165
48 hours	126	147	176	199
72 hours	139	163	197	222
96 hours	147	174	210	238
120 hours	151	179	215	244

3.6 Dust

The NSW Office of Environment and Heritage collects data related to dust, including the hours of

dust haze and storms and the extent of ground cover, through its DustWatch programme in the Western Natural Resource Management (NRM) Region. Figure 3.11 highlights the change in the amount of groundcover at regional scale greater than 50% since 2016.

Figure 3.11: Seasonal variation in the land area with groundcover exceeding 50%, Western NRM



The nearest DustWatch monitoring station to Brewarrina is at Bourke so locally specific data is not available to indicate the level of exposure to residents. There is convincing evidence of long-term exposure to fine particles (PM_{2.5}) in the air contributing to adverse respiratory conditions so mitigation of the causes of dust generation:

- Very low groundcover resulting from prolonged dry conditions;
- High temperatures; and
- Increased hours of strong winds (> 40km/h) associated with the passage of cold fronts bringing with them north to north westerly winds

to the extent practicable, can have health benefits for the community. At this stage, these benefits cannot be quantified.

3.7 Native title

Ngemba, Ngiyampaa, Wangaaypuwan and Wayilwan peoples lodged a Native Title claim

(NC2012/001) in 2012 over Country bounded by the towns of Bourke, Brewarrina, Gilgandra, Nyngan and Hillston and the locality of Baden Park. The area of claim is approximately 95,000 km² with Cobar at the centre. A determination is yet to be made by the Federal Court.

3.8 Sites of cultural significance

The Barwon River is rich with sites of cultural significance. A search of the Heritage NSW Aboriginal Heritage Management Information System (AHIMS) for sites of cultural significance within the rectangle formed by latitude and longitude: -30.1099, 146.6788 and -29.843, 147.1012 indicates the existence of many recorded Aboriginal sites in or near the above location. In the interests of sites preservation, and as a condition of accessing the data, no details are included in this Plan other than to note their existence.

Several publicly promoted sites of significance to the Aboriginal community exist in and around Brewarrina and can be referenced in this Plan. Most notable of these are the:

- Ngemba fish traps or Baiame's Ngunnhu: one of the oldest man-made structures known; and
- Brewarrina Aboriginal Station (Mission): established by the Aborigines Protection Board in 1886 to confine hundreds of Aboriginal people forcibly removed from their families, traditional lands and Country. The original cemetery is maintained by the community; and
- Ochre beds.

3.9 Economic geography

Agriculture is the principal economic enterprise within the Shire, focussing on merino sheep for wool, cattle for beef production and goats for the international meat market. Of the cultivated area, cotton is the predominant crop but, being heavily reliant on irrigation, production has suffered in times of prolonged drought. Dryland farming sustains small-scale broadacre cereal production, principally as wheat. Small areas may be planted

to oilseed crops, mainly canola, with a few properties with sown pastures such as lucerne.

Unfavourable geographic and environmental conditions such as remoteness, low rainfall, high evaporation and low fertility soils limit productivity and adaptability. Forestry is not of any significance because of the adverse growing conditions, and small-scale niche market agricultural production is not evident.

There is little in the way of manufacturing activity other than to support local commercial operations. Dubbo is by far the most significant manufacturing centre and dominates the regional marketplace. The long distance of rail and road links with Sydney or other metropolitan centres is a major constraint on the development of the town. The distance factor results in higher input costs for motor transport, electricity and communications, offsetting any advantages from reduced land and labour costs.

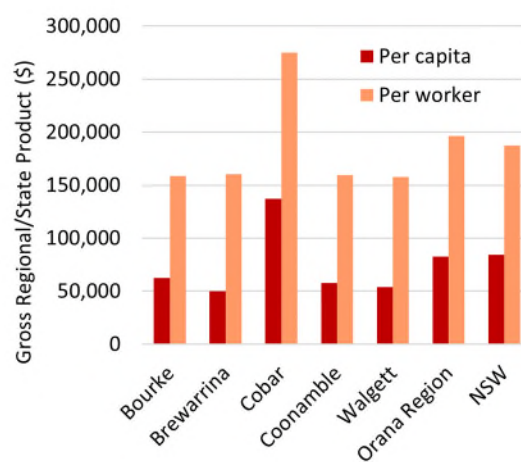
In Brewarrina Shire, small-scale quarrying provides aggregate for concrete and road construction but this is the extent of extractive activity.

Brewarrina Shire has an emerging experiential tourism sector driven by Aboriginal and European heritage and natural environmental attractions but it is a small contributor to local economic activity. Destination NSW has no statistical profile for the Shire while the Australian Trade and Investment Commission's Local Government Area profiles published by Tourism Research Australia for Local Government Areas (LGAs) with adequate international and/or national visitors only notes the existence of 13 tourism businesses in the Shire of varying size.

The Brewarrina Aboriginal Cultural Museum, in addition to being the custodian of a comprehensive knowledge and artefact archive, offers Aboriginal-led tours of the museum, fish traps and ochre beds. The enterprise is an important element in the local tourism economy but is flagged in Council's Local Strategic Planning Statement (LSPS) to require major refurbishment, including up-dating displays, interpretation, and landscaping.

In the context of economic development, it is crucial to note that a sizeable proportion of the population is dependent upon either a government pension or allowance for income. This characteristic is reflected in the gross regional product information per capita shown in Figure 3.12.

Figure 3.12: Gross Regional Product, per capita and per worker, Murdi Paaki northern LGAs



Data courtesy of Remplan for Regional Development Australia, Orana, NSW

It is well established that the Murdi Paaki Region suffers the highest level of socio-economic disadvantage in NSW. As indicated in Table 3.4, Brewarrina LGA is the lowest in NSW in the Index of Relative Socio-economic Disadvantage (IRSD) ranking. The IRSD for the Brewarrina State Suburb (SSC) geography is higher than the LGA as a whole.

Table 3.4: SEIFA Index of disadvantage (IRSD), 2016

SEIFA Index – Brewarrina SSC	889
SEIFA Index – Brewarrina LGA	757
Rank in NSW	130 th of 130
Murdi Paaki Region:	
Highest (Cobar)	968
Lowest (Brewarrina)	757

4 THE POPULATION

4.1 Population profile

The statistical information set out in this Chapter has been derived from the Australian Bureau of Statistics (ABS) 2016 Census using data available from ABS Table Builder.

Table 4.1: Total population, Brewarrina (SSC)

persons	1,134
Change from 2011 Census	-95

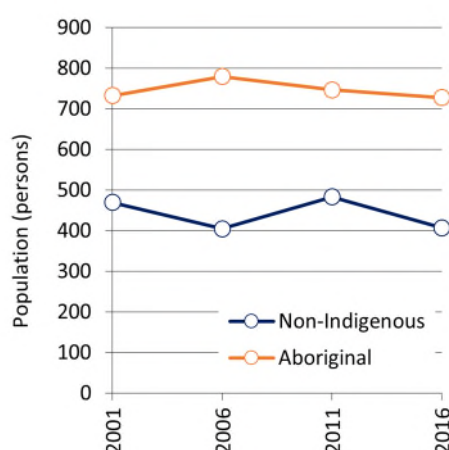
Source: ABS 2016 Census

Table 4.2: Aboriginal population %, Brewarrina (SSC)

n=727	64%
Murdi Paaki Region	23%
New South Wales	3%

Source: ABS 2016 Census

Figure 4.1: Population change, 2001 to 2016, Brewarrina (SSC)



The most accurate count of the population is the Estimated Resident Population (ERP); however, the finest scale at which this is available is by Local Government Area (LGA). At the ABS 2016 Census,

based on comparison with the ERP, the Aboriginal population of the Brewarrina Shire was undercounted by 14.5%, and the non-Indigenous was over counted by 0.4%.

Census data are generally for the Brewarrina SSC. Where SSC data is not available, Brewarrina Indigenous location (ILO) data is used. This data is for the Brewarrina town. Notional populations based on the ERPs for the area of interest are given by Table 4.3.

Table 4.3: Notional resident population, 2016, Brewarrina (SSC)

Aboriginal	850
Non-Indigenous	405
Aboriginal population as percentage of total population	68%

Data for Brewarrina indicate that the ABS has imputed populations for 22 dwellings which were thought to be occupied on census night but which returned no census form. Imputation is a statistical process for predicting values where no response was provided. The ABS imputes values for four variables: sex, age, place of usual residence and registered marital status, but not for Aboriginality. It does this by locating a 'donor record' and copying the relevant responses to the record requiring imputation. The donor record will have similar characteristics, will have the required variables stated, and will be located geographically as close as possible to the location of the record to be imputed. For Brewarrina, the ABS imputed a total of 78 persons (37 male and 41 female) to the 22 dwellings. These people form the substantial majority of the cohort for whom Aboriginality is not stated in the Census tables. It is not possible to know how many of these dwellings housed Aboriginal households. Indeed, given the arbitrary nature of the process, any one of the 22 households could equally house the population imputed to it based on the composition of the donor record household, or a group household of 80-year-old pensioners. It is, however, based on the undercount, likely that a greater proportion of these dwellings house Aboriginal households.

Where possible, the Murdi Paaki Region comparison geography used in this Plan is the aggregated 154 SA1s (ABS Statistical Area Level 1) that approximate the Region. For variables where SA1 level data are not published, either the 8 LGAs approximating the Murdi Paaki Region or the NW-NSW IREG has been adopted.

KEY FINDINGS

- According to the ABS 2016 Census, the Aboriginal population of Brewarrina on census night was 727 persons or 64% of the total population. Based on the ERPs, the Aboriginal population at the time was closer to 850 persons or 68% of the total population;
- Of all those counted in Brewarrina on census night, 68 people (41 Aboriginal, 27 non-Indigenous) were in a non-private dwelling including motel, nurses' quarters, hospital and place of detention;
- Since 2001, the Aboriginal population in Brewarrina has remained static;
- The median age of the Aboriginal population, at 28 years, is lower than the 38 years of the non-Indigenous local population, but higher than for the Murdi Paaki Region and NSW on average;
- The Aboriginal population aged under 15 years is lower than the Murdi Paaki Region as a whole, and for NSW, but is almost two times the population fraction for the non-Indigenous population of Brewarrina;
- Non-Indigenous households are almost two times more likely to comprise a person living alone as an Aboriginal household;
- When compared with a non-Indigenous family, Aboriginal families living together in a household are more than four times as likely to be a single parent family;
- Aboriginal adults were 30% less likely to be in a couple relationship than non-Indigenous adults, perhaps reflecting the younger population age structure;
- Nine percent of Aboriginal households contained multiple families compared to no multi-family households in the non-Indigenous population;
- About 1 in 5 (19%) Aboriginal households had resident non-dependent children compared to no non-Indigenous households. The fraction

in both Aboriginal and non-Indigenous households was less than both the Murdi Paaki Region and NSW as a whole.

Figure 4.2: Population age distribution

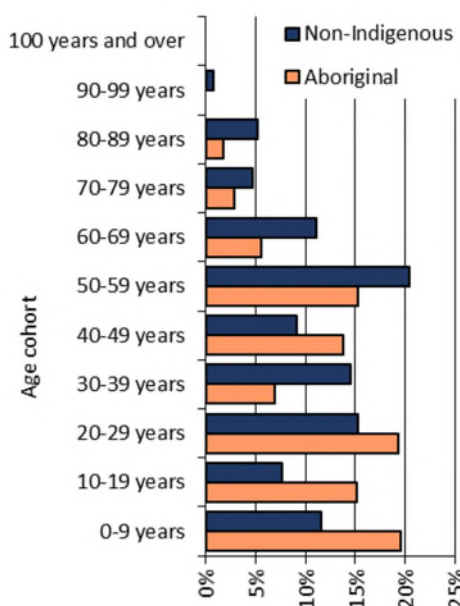
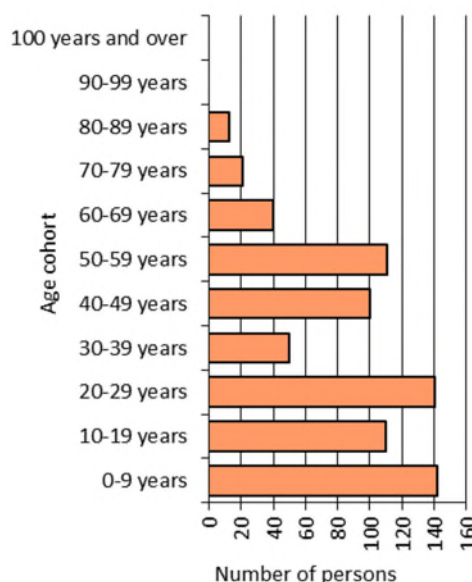


Figure 4.3: Aboriginal population age distribution



Population fraction	Aboriginal	Non-Indigenous
Table 4.4: Median age of persons (years) (Brewarrina surrounds (ILOC))		
Median age	28	38
Murdi Paaki Region	26	46
New South Wales	22	38
Table 4.5: Population aged under 15 years (2016)		
	n=200	n=61
Of population fraction	28%	15%
Murdi Paaki Region	32%	16%
New South Wales	34%	18%
Table 4.6: Social marital status (Persons aged 15 years and over)		
Registered marriage	10%	44%
De facto marriage	21%	19%
Not married	69%	38%
Table 4.7: Lone person households		
	n=54	n=59
Lone person household	23%	44%
Murdi Paaki Region	21%	36%
New South Wales	15%	24%
Table 4.8: Family household family composition		
One parent	48%	11%
Couple, no children	24%	53%
Couple, with children	22%	36%
Other family	6%	0%
One parent family:		
Murdi Paaki Region	43%	15%
New South Wales	36%	15%

Population fraction	Aboriginal	Non-Indigenous
Table 4.9: Multi-family households (of all family households)		
	n=15	n=0
Multi-family household	9%	0%
Murdi Paaki Region	4%	1%
New South Wales	4%	2%
Table 4.10: Families with resident non-dependent children (Brewarrina (ILOC))		
	n=27	n=0
	19%	0%
Murdi Paaki Region	25%	18%
New South Wales	25%	21%
A non-dependent child is a natural, adopted, step or foster child of a couple or lone parent usually resident in the household, who is aged 15 years and over and is not a full-time student aged 15-24 years, and who has no identified partner or child of his/her own usually resident in the household		

4.2 Educational status

Table 4.11: Educational institution attended by the Aboriginal population of Brewarrina (SSC)	
	n=253
Preschool	18
Infants/primary - Government	71
Infants/primary – other non-Government	25
Secondary - Government	42
Secondary – Other Non-Government	3
University or other Tertiary Institution	14
Other educational institution	3
Not stated	77

KEY FINDINGS

- All Aboriginal three- and four-year-olds enumerated in the ABS 2016 Census appeared to attend pre-school compared to no non-Indigenous children;

- An Australian Early Development Census (AEDC) Community Profile for Brewarrina LGA is not available due to insufficient data for reporting purposes;
- Student attendance level for Aboriginal children (the proportion of students attending 90% or more of the time) is lower than for non-Indigenous children at the two Brewarrina schools: Brewarrina Central School 38% and St Patrick's Parish 79%;
- Educational attainment at the two Brewarrina schools is below the average of all Australian students;
- Of those young persons aged 15 to 19 years who had left school, a higher proportion of Aboriginal than non-Indigenous young people had completed Year 12;
- About half of Aboriginal persons aged 17 or 18 years were engaged in training or learning;
- Non-Indigenous adults were almost two and half times more likely than Aboriginal adults to hold a post-school qualification at any level. The Aboriginal population aged over 15 years with a post-school qualification is lower than that for the Aboriginal population in both the Murdi Paaki Region and NSW.

Population fraction	Aboriginal	Non-Indigenous
Table 4.12: Pre-school attendance		
	n=4	n=14
Children 3 years old	100%	0%
Murdi Paaki Region	41%	50%
New South Wales	52%	49%
	n=8	n=12
Children 4 years old	100%	0%
Murdi Paaki Region	82%	79%
New South Wales	72%	72%

Figure 4.4: Student attendance level (proportion of students attending 90% or more of the time), 2019 Semester 1

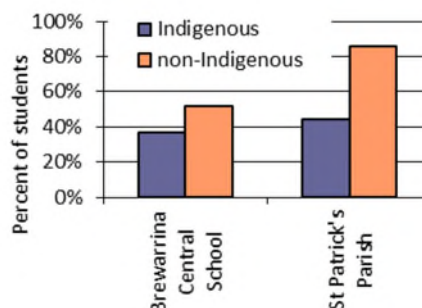


Table 4.13: Educational attainment, NAPLAN, School average when compared with all Australian students

	Reading	Writing	Spelling	Grammar	Numeracy
Year 3					
Brewarrina Central School	5	5	5	5	5
St Patrick's Parish	5	5	5	5	5
Year 5					
Brewarrina Central School	5	5	5	5	5
Year 7					
Brewarrina Central School	5	5	5	5	5
Year 9					
Brewarrina Central School	5	5	5	5	5
Legend					
Above average	2	Close to		3	
Below average	4	Well below		5	

Source:acara MySchools website

Figure 4.5: Highest year of schooling, all Aboriginal adults

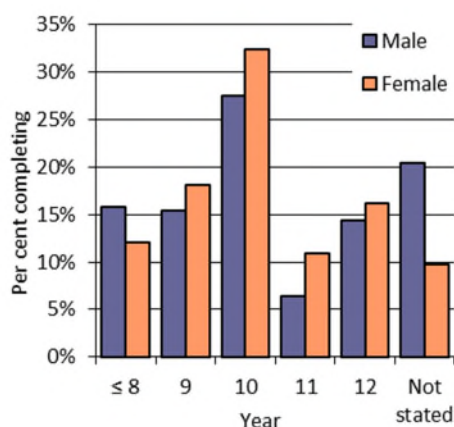
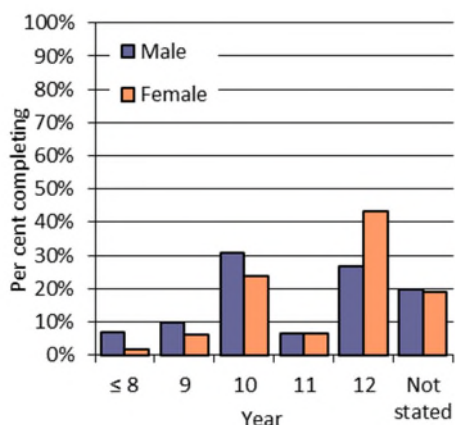


Figure 4.6: Highest year of schooling, all non-Indigenous adults



Population fraction	Aboriginal	Non-Indigenous
Table 4.14: Percentage of students completed Year 12 (Persons aged 15 to 19 who have completed schooling and are no longer at school)		
	n=24	n=0
	38%	-
Murdi Paaki Region	20%	48%
New South Wales	33%	51%

Population fraction	Aboriginal	Non-Indigenous
Table 4.15: Percentage of persons aged 15 years and over with a vocational qualification		
	n=46	n=44
Cert I-IV	9%	13%
Murdi Paaki Region	18%	26%
New South Wales	25%	20%
Table 4.16: Percentage of persons aged 15 years and over with an undergraduate diploma		
	n=13	n=28
Diploma and Advanced Diploma	2%	8%
Murdi Paaki Region	5%	7%
New South Wales	7%	10%
Table 4.17: Percentage of persons aged 15 years and over with a tertiary qualification		
	n=16	n=44
Degree and higher	3%	13%
Murdi Paaki Region	4%	12%
New South Wales	8%	27%
Table 4.18: Engagement of persons aged 17 and 18 years in employment, education and training		
Fully engaged	55%	50%
Murdi Paaki Region	49%	74%
New South Wales	62%	84%

4.3 Economic participation

Population fraction	Aboriginal	Non-Indigenous
Table 4.19: Labour force status (Percent of labour force)		
	n=128	n=193
In full-time or part-time work	68%	98%
Unemployed, looking for work	32%	2%
Murdi Paaki Region		
	76%	94%
New South Wales		
	85%	94%
18% of those employed worked part-time		
Table 4.20: Participation in the labour market (Percent of population aged 15 and over)		
	n=519	n=278
In labour force	36%	71%
Not in labour force	64%	29%
Murdi Paaki Region		
	44%	61%
New South Wales		
	56%	64%
Table 4.21: Employment to population ratio (Percent of population aged 15 and over)		
	n=128	n=193
Employment to population ratio	24%	56%
Murdi Paaki Region		
	34%	57%
New South Wales		
	47%	60%

KEY FINDINGS

- With an unemployment rate sixteen times that of the non-Indigenous population, and a low labour force participation rate, the employment to population ratio for Aboriginal people in Brewarrina implies that only one in four adults are in any form of employment;
- Investigation of the age structure of the Brewarrina Aboriginal population through calculation of the dependency ratio (52.1 for Brewarrina – lower than for the Murdi Paaki Region, at 61.6) indicates that Aboriginal people of working age resident in Brewarrina have a low workforce participation rate;
- Aboriginal workers are more likely than their non-Indigenous counterparts to be employed in education and training and health care or social assistance but less likely to be employed as a manager, professional or tradesman;
- The education and health care industries employ the largest proportion of the workforce;
- Persons over the age of 25 years employed where most likely to be in paid employment working 35 hours per week and longer;
- Data for Brewarrina LGA as a whole indicate a slow decline over time in the number of businesses.

Table 4.22: Industry of employment – Total population				
Industry	Aboriginal		Non-Indigenous	
	No employed	% of total employed	No employed	% of total employed
Education and Training	34	28%	25	14%
Health Care and Social Assistance	31	26%	28	16%
Public Administration and Safety	20	17%	42	23%
Agriculture, Forestry and Fishing	8	7%	34	19%
Administrative and Support Services	8	7%	-	0%
Professional, Scientific and Technical Services	5	4%	-	0%
Arts and Recreation Services	3	2%	-	0%
Construction	-	0%	14	8%
Retail trade	-	0%	6	3%

Table 4.22: Industry of employment – Total population

Industry	Aboriginal		Non-Indigenous	
	No employed	% of total employed	No employed	% of total employed
Accommodation and Food Services	-	0%	9	5%
Transport, Postal and Warehousing	-	0%	3	2%
Financial and Insurance Services	-	0%	7	4%
Other Services	9	7%	3	2%
Inadequately described/not stated	3	2%	9	5%

Population fraction

Aboriginal

Non-Indigenous

Table 4.23: Occupation of all persons employed

Managers	4%	27%
Professionals	17%	20%
Technician/trades	9%	10%
Community service workers	34%	14%
Clerical/admin workers	12%	10%
Sales workers	4%	3%
Machinery operators	4%	5%
Labourers	17%	10%

Table 4.24: Number of Aboriginal workers employed in the public and private sectors

Australian Government	5
NSW Government	34
Brewarrina Shire Council	20
Private sector	68
Not stated	3

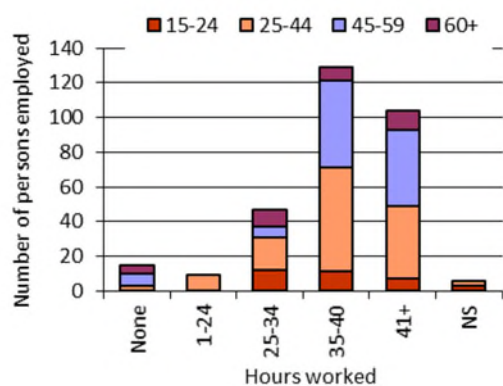
Table 4.25: Total number of businesses, Brewarrina LGA

No of employees	No of businesses
At 30 th June 2019	
Nil	55
1-4	26
5-19	7
20 or more	3

Table 4.26: Business entries and exits, Brewarrina LGA

Year	Change in number
At 30 th June 2019	
2015	-
2016	-3
2017	8
2018	-9
2019	4

Figure 4.7: Hours worked by age group



4.4 Income

Population fraction	Aboriginal	Non-Indigenous
Table 4.27: Median total household income (Brewarrina (ILOC))		
\$/week	829	1,312
Table 4.28: Estimates of personal income, total population, Brewarrina LGA		
Median employee income (\$) (2017)	41,801	
Income share of top 10% of earners (excl. government payments)	27%	
FW and Orana SA4	44,418	
New South Wales	49,256	

Figure 4.8: Average annual growth in median employee income, 2014-2017, Brewarrina LGA

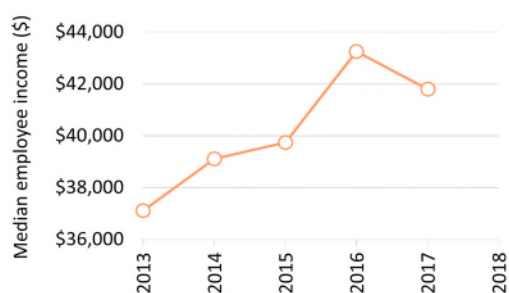


Table 4.29: Sources of income support, Brewarrina LGA

In 2019, percentage of total population aged 15 and over receiving:

Age pension (n=128)	10%
Carer payment (n=46)	4%
Disability support pension (n=128)	10%
Newstart allowance (n=156)	12%
Parenting payment, single (n=66)	5%
Family tax benefit A (n=169)	13%
Family tax benefit B (n=156)	12%
Commonwealth rent assistance (n=156)	12%

KEY FINDINGS

- The median weekly income for Aboriginal households is lower than the median for non-Indigenous households. The median weekly individual income at \$375 for Aboriginal persons (Brewarrina town area only) is 54% lower than for non-Indigenous persons;
- Twelve percent of the total population aged 15 and over were receiving Commonwealth rent assistance (CRA);
- In 2019, the top 10% of earners received 27% of total income excluding Government pensions and allowances.

5 COMMUNITY HOUSING PROFILE

5.1 Housing in Brewarrina

Data used in this Chapter is drawn from the ABS 2016 Census for the Brewarrina SSC. Where SSC data is unavailable, the Brewarrina ILOC or Brewarrina Local Government Area (A) data is used.

Table 5.1: Dwelling types, Brewarrina (SSC)

Total number of dwellings	479	
Separate houses	412	86%
Terraces, town houses	9	2%
Apartments	53	11%
Other dwelling types	5	1%

Table 5.2: Private dwellings unoccupied on census night (Brewarrina (SSC))

	n=479	
	61	13%
Change since 2011	n=105	-44
Murdi Paaki Region	19%	
New South Wales	9%	

89 people were counted elsewhere on Census night

Table 5.3: Households counted in a dwelling on census night (Brewarrina (SSC))

Resident households	363
Visitor households	20
Non-classifiable	26

Table 5.4: Number of bedrooms per dwelling (Brewarrina (SSC))

0 or 1 bedrooms	25	7%
2 bedrooms	74	20%
3 bedrooms	167	45%
4 bedrooms	84	23%
5 bedrooms and more	21	6%

Figure 5.1: Dwelling size by number of bedrooms

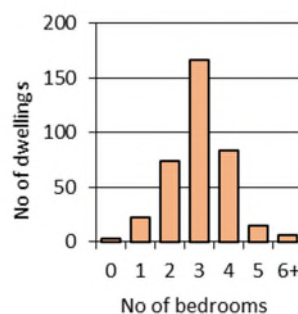


Table 5.5: Average household size (Brewarrina (ILOC))

Persons	2.8	1.8
N-W NSW IREG	3.0	2.1
New South Wales	3.1	2.6

Table 5.6: Average number of persons per bedroom (Brewarrina (ILOC))

Persons	1.0	0.7
N-W NSW IREG	0.9	0.7
New South Wales	1.0	0.9

Table 5.7: Households enumerated (Brewarrina (SSC))

One family household	160	66
Multiple family household	14	0
Non-family household	65	66
Non-classifiable	0	0
Not applicable	0	0

Table 5.8: Occupancy (Brewarrina (SSC))

One person	54	59
Two people	78	39
Three people	38	16
Four people	22	18
Five people and greater	48	3

Population fraction	Aboriginal	Non-Indigenous
Table 5.9: Proportion of all households renting (Brewarrina (SSC))		
Proportion of all households	75%	33%
Real estate agent	2%	9%
NSW housing authority	29%	16%
Community housing provider	46%	11%
Other private	10%	24%
Other	13%	40%
Murdi Paaki Region	62%	24%
New South Wales	56%	32%
Table 5.10: Median rent (Brewarrina (ILOC))		
\$/week	95	94
N-W NSW IREG	160	150
New South Wales	270	390

Figure 5.2: Weekly rent payable by Aboriginal households, social housing rentals (Brewarrina (SSC))

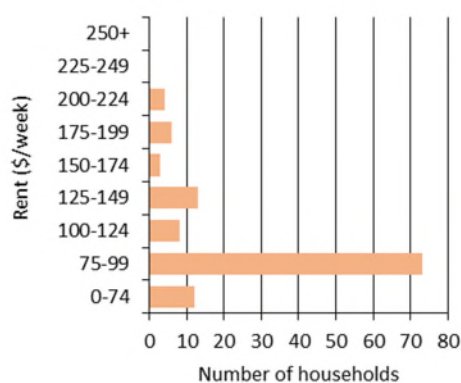


Table 5.11: Percentage of all households with rent equal to or greater than 30% of household income (2016) (Brewarrina (A))

Renting	10.8%
---------	-------

Population fraction	Aboriginal	Non-Indigenous
Table 5.12: Home ownership (including owned with a mortgage) (Brewarrina (SSC))		
	n=49	n=74
Proportion of all households	20%	44%
Murdi Paaki Region	38%	76%
New South Wales	44%	68%

Table 5.13: Change in Aboriginal home ownership (Brewarrina (SSC))		
	2016	2011
Proportion of all Aboriginal households	20%	23%

Population fraction	Aboriginal	Non-Indigenous
Table 5.14: Persons accommodated in non-private dwellings (Brewarrina (SSC))		
Hotel, motel	0	9
Nurse's quarters	0	8
Public hospital	9	10
Prison	32	0

Table 5.15: Number of persons homeless in Bourke, Cobar, Coonamble SA3, including Brewarrina (After Chamberlain and MacKenzie)	
Marginally housed	14
Tertiary homeless	7
Secondary homeless	45
Primary homeless	294
Living in crowded conditions	167

Population fraction	Aboriginal	Non-Indigenous
Table 5.16: One-year residential mobility (Brewarrina (SSC))		
	n=223	n=123
Residents in the household aged one year and over with a different address one year ago		
All residents	8%	17%
Some of the residents	4%	0%
No resident	87%	83%
Murdi Paaki Region		
	12%	10%
New South Wales		
	16%	13%
Residents in the household aged five years and over with a different address five years ago		
All residents	18%	39%
Some of the residents	7%	6%
No resident	76%	15%
Table 5.17: Number of Aboriginal persons with a different address at stated location 1 year ago and five years ago (Brewarrina (SSC))		
Place of residence	1 year ago	5 years ago
Within Brewarrina LGA	18	23
Bourke or Walgett LGAs	6	0
Elsewhere in the MPR	0	0
Elsewhere in NSW	18	15
Other	11	0
Table 5.18: Access and mobility (Brewarrina (SSC))		
No motor vehicles	34%	5%
One motor vehicle	37%	35%
Two motor vehicles	15%	18%
Three motor vehicles	5%	9%
Four or more motor vehicles	2%	9%
Not stated	7%	24%

5.2 The local real estate market

In 2020, 10 properties were sold indicating a level of life in the real estate market. Eight had sold in the previous year as noted in Table 5.20. For the 4 years from 2017 to 2020, information is available for 37 sales of which sale prices are known for 31. The median price was \$130,000 with a range from a low of \$7,000 for a dilapidated dwelling to a high

of \$210,000 for modern home on a 1,517m² block. At the time of writing, there were 3 houses on the market with prices between \$110,000 and \$135,000. As far as be determined, no new approvals for residential houses lodged by the private sector were issued in 2019.

Table 5.19: Building approvals, 2019 (Brewarrina (A))

Total building approvals	14
Private sector houses	-
Private other dwelling	-
Other dwelling units	14

Source: ABS Data by Region, 2011-19, Economy and Industry

Table 5.20: Median residential property price (Brewarrina (A))

In 2019	\$67,500
No of transfers	8

Source: ABS, Data by Region, 2011-19, Economy and Industry

5.3 Aboriginal social housing

Several Aboriginal organisations and NSW Government agencies own and manage land and social housing in Brewarrina: Brewarrina Local Aboriginal Land Council, Ngemba Housing Cooperative (NHC), the Aboriginal Housing Office (AHO) and NSW Land and Housing Corporation (LAHC). Brewarrina LALC has title to both discrete settlements: Barwon Four and Essie Coffey Village at West Brewarrina. Full property schedules are included at Table 5.21 to Table 5.24 inclusive and vacant lots are noted at Table 5.25.

Table 5.21: Residential property schedule – Brewarrina Local Aboriginal Land Council

Lot	Section	DP	Registered Proprietor	Property Address	Dwelling Type	House size (bedrooms)
Housing manager: Mid Lachlan Aboriginal Housing Management Cooperative						
149		751553	Brewarrina LALC	12 Waratah Street	Cottage	1
23		227232	Brewarrina LALC	2, 38 Naveena Street	Cottage	1
149		751553	Brewarrina LALC	3 Gardeners Lane	Cottage	1
B		386555	Brewarrina LALC	4 Church Street	Cottage	1
149		751553	Brewarrina LALC	7 Coolabah Street	Cottage	1
23		227232	Brewarrina LALC	1, 38 Naveena Street	Cottage	2
5	28	758161	Brewarrina LALC	12 Dooral Street	Cottage	2
149		751553	Brewarrina LALC	13 Gardeners Lane	Cottage	2
149		751553	Brewarrina LALC	14 Gardeners Lane	Cottage	2
149		751553	Brewarrina LALC	3 Coolabah Street	Cottage	2
149		751553	Brewarrina LALC	4 Coolabah Street	Cottage	2
1		252401	Brewarrina LALC	69 Wilson Street	Cottage	2
1		252401	Brewarrina LALC	71 Wilson Street	Cottage	2
149		751553	Brewarrina LALC	12 Coolabah Street	Cottage	3
149		751553	Brewarrina LALC	13 Coolabah Street	Cottage	3
1		730282	Brewarrina LALC	13-15 Bourke Street	Cottage	3
149		751553	Brewarrina LALC	15 Gardeners Lane	Cottage	3
16	14	758161	Brewarrina LALC	26 Church Street	Cottage	3
1	4	2937	Brewarrina LALC	3 Park Street	Cottage	3
149		751553	Brewarrina LALC	4 Waratah Street	Cottage	3
149		751553	Brewarrina LALC	5 Waratah Street	Cottage	3
10	1	2802	Brewarrina LALC	6 Byron Street	Cottage	3
72		227232	Brewarrina LALC	6 Cato Street	Cottage	3
149		751553	Brewarrina LALC	6 Waratah Street	Cottage	3
1		252401	Brewarrina LALC	67 Wilson Street	Cottage	3
1		252401	Brewarrina LALC	73 Wilson Street	Cottage	3
2		528856	Brewarrina LALC	8 Church Street	Cottage	3
149		751553	Brewarrina LALC	8 Waratah Street	Cottage	3
1		806449	Brewarrina LALC	88 Bourke Street	Cottage	3
149		751553	Brewarrina LALC	10 Waratah Street	Cottage	4
15		227232	Brewarrina LALC	15 Naveena Street	Cottage	4
19		755035	Brewarrina LALC	110 Road 2 Barwon Four	Cottage	1
19		755035	Brewarrina LALC	U2, 14 Road 3 Barwon Four	Cottage	1
19		755035	Brewarrina LALC	6 Road 1 Barwon Four	Cottage	1
19		755035	Brewarrina LALC	201 Road 2 Barwon Four	Cottage	1
19		755035	Brewarrina LALC	160 Road 2 Barwon Four	Cottage	1
19		755035	Brewarrina LALC	143 Road 2 Barwon Four	Cottage	1
19		755035	Brewarrina LALC	115 Road 2 Barwon Four	Cottage	1
19		755035	Brewarrina LALC	29 Road 3 Barwon Four	Cottage	1
19		755035	Brewarrina LALC	21 Road 3 Barwon Four	Cottage	1

Table 5.21: Residential property schedule – Brewarrina Local Aboriginal Land Council

Lot	Section	DP	Registered Proprietor	Property Address	Dwelling Type	House size (bedrooms)
Housing manager: Mid Lachlan Aboriginal Housing Management Cooperative						
19		755035	Brewarrina LALC	6 Road 3 Barwon Four	Cottage	1
19		755035	Brewarrina LALC	U1, 9 Road 2 Barwon Four	Cottage	2
19		755035	Brewarrina LALC	U1, 14 Road 3 Barwon Four	Cottage	2
19		755035	Brewarrina LALC	84 Road 2 Barwon Four	Cottage	2
19		755035	Brewarrina LALC	128 Road 2 Barwon Four	Cottage	2
19		755035	Brewarrina LALC	22 Road 3 Barwon Four	Cottage	2
19		755035	Brewarrina LALC	15 Road 3 Barwon Four	Cottage	2
19		755035	Brewarrina LALC	12 Road 4 Barwon Four	Cottage	2
19		755035	Brewarrina LALC	10 Road 4 Barwon Four	Cottage	2
19		755035	Brewarrina LALC	9 Road 4 Barwon Four	Cottage	2
19		755035	Brewarrina LALC	U2, 9 Road 2 Barwon Four	Cottage	3
19		755035	Brewarrina LALC	11 Road 1 Barwon Four	Cottage	3
19		755035	Brewarrina LALC	2 Road 1 Barwon Four	Cottage	3
19		755035	Brewarrina LALC	168 Road 2 Barwon Four	Cottage	3
19		755035	Brewarrina LALC	22 Road 4 Barwon Four	Cottage	3
19		755035	Brewarrina LALC	17 Road 4 Barwon Four	Cottage	3
19		755035	Brewarrina LALC	13 Road1 Barwon Four	Cottage	3
19		755035	Brewarrina LALC	102, Road 2 Barwon Four	Cottage	4
19		755035	Brewarrina LALC	31, Road 3 Barwon Four	Cottage	4
19		755035	Brewarrina LALC	138 Road 2 Barwon Four	Cottage	4
19		755035	Brewarrina LALC	91 Road 2 Barwon Four	Cottage	4
19		755035	Brewarrina LALC	20 Road 3 Barwon Four	Cottage	4
19		755035	Brewarrina LALC	21 Road 4 Barwon Four	Cottage	4

Table 5.22: Residential property schedule – Ngemba Housing Cooperative Ltd

Lot	Section	DP	Registered Proprietor	Property Address	Dwelling Type	House size (bedrooms)
Housing manager: Mid Lachlan Aboriginal Housing Management Cooperative						
B		25608	Ngemba HC	9 Bathurst Street	Cottage	1
21		227232	Ngemba HC	2, 11 Culgoa Street	Cottage	1
21		227232	Ngemba HC	1, 11 Culgoa Street	Cottage	1
14		905650	Ngemba HC	2, Lot 14-15 Wilson Street	Unit	1
14		905650	Ngemba HC	5, Lot 14-15 Wilson Street	Unit	2
14		905650	Ngemba HC	4, Wilson Street	Unit	2
14		905650	Ngemba HC	3, Lot 14-15 Wilson Street	Unit	2
14		905650	Ngemba HC	1, Lot 14-15 Wilson Street	Unit	2
B		329152	Ngemba HC	23 Wilson Street	Cottage	3
3		227232	Ngemba HC	36 Naveena Street	Cottage	3
3		1044943	Ngemba HC	Lot 3 Darling Street	Cottage	3
10		226926	Ngemba HC	14 Narran Street	Cottage	3
16		227232	Ngemba HC	22 Naveena Street	Cottage	3

Table 5.22: Residential property schedule – Ngemba Housing Cooperative Ltd

Lot	Section	DP	Registered Proprietor	Property Address	Dwelling Type	House size (bedrooms)
Housing manager: Mid Lachlan Aboriginal Housing Management Cooperative						
17	14	758161	Ngemba HC	24 Church Street	Cottage	3
1	3	3350	Ngemba HC	6 Bridge Street	Cottage	3
9	6	758161	Ngemba HC	9 Sandon Street	Cottage	3
7	14	758161	Ngemba HC	37 Wilson Street	Cottage	3
4	4	2937	Ngemba HC	5 Park Street	Cottage	3
3	4	2937	Ngemba HC	3 Park Street	Cottage	3
10	2	2802	Ngemba HC	11 Byron Street	Cottage	3
9	1	2802	Ngemba HC	8 Byron Street	Cottage	3
1		206387	Ngemba HC	31 Doyle Street	Cottage	3
12	14	758161	Ngemba HC	34 Church Street	Cottage	3
13	15	758161	Ngemba HC	46 Wilson Street	Cottage	3
2		512334	Ngemba HC	14 Church Street	Cottage	3
3		227232	Ngemba HC	48 Naveena Street	Cottage	4
6		226926	Ngemba HC	11 Dooral Street	Cottage	4
9	4	758161	Ngemba HC	6-8 Bourke Street	Cottage	4
1		974288	Ngemba HC	2 Hardie Street	Cottage	4
19		227232	Ngemba HC	9 Culgoa Street	Cottage	4
3		3207	Ngemba HC	14 Barwon Street	Cottage	4
20		3207	Ngemba HC	22 Bridge Street	Cottage	4
13	17	758161	Ngemba HC	55 Doyle Street	Cottage	4
Y		414649	Ngemba HC	62 Wilson Street	Cottage	4
A		35373	Ngemba HC	50 Wilson Street	Cottage	4
12	15	758161	Ngemba HC	69 Bourke Street	Cottage	4
7	4	3350	Ngemba HC	11 Park Street	Cottage	4
B		378209	Ngemba HC	25 Doyle Street	Cottage	5

Table 5.23: Residential property schedule – NSW Aboriginal Housing Office

Lot	Section	DP	Registered Proprietor	Property Address	Dwelling Type	House size (bedrooms)
Housing manager: NSW Department of Communities & Justice						
11		226926	AHO	12 Narran St	Villa	2
11		226926	AHO	12A Narran St	Villa	2
A		342856	AHO	35 Bourke St	Cottage	3
10	15	758161	AHO	65 Bourke St	Cottage	3
18		227232	AHO	5 Culgoa St	Cottage	3
61		603160	AHO	1 Young St	Cottage	3
10	14	758161	AHO	43 Wilson St	Cottage	3
16	15	758161	AHO	40 Wilson St	Cottage	3
B		35373	AHO	52 Wilson St	Cottage	3
78		227232	AHO	7 Narran St	Cottage	3
67		227232	AHO	16 Cato St	Cottage	3

Table 5.23: Residential property schedule – NSW Aboriginal Housing Office

Lot	Section	DP	Registered Proprietor	Property Address	Dwelling Type	House size (bedrooms)
C		25608	AHO	3 Bathurst St	Cottage	3
142		242050	AHO	18 Dooral St	Cottage	4
4	28	242050	AHO	14 Dooral St	Cottage	4
71		227232	AHO	8 Cato Street	Cottage	4
62		603160	AHO	3 Young St	Cottage	4
A		442838	AHO	6 Young St	Cottage	4
9	14	758161	AHO	41 Wilson St	Cottage	4
2	1	2802	AHO	3 Wilson St	Cottage	4
86		227232	AHO	23 Narran St	Cottage	4
2		226926	AHO	3 Dooral St	Cottage	4
6	28	242050	AHO	10 Dooral St	Cottage	4
141		242050	AHO	20 Dooral St	Cottage	4
5	3	3350	AHO	2 Bridge Rd	Cottage	4
Housing manager: Mid Lachlan Aboriginal Housing Management Cooperative						
1		226926	AHO	2, 1 Dooral Street	Townhouse	2
1		226926	AHO	1, 1 Dooral Street	Townhouse	2
17	15	758161	AHO	38 Wilson Street	Unit	2
B		389946	AHO	2, 29 Doyle Street	Unit	2
B		389946	AHO	1, 29 Doyle Street	Unit	2
9	2	2802	AHO	3, 9 Byron Street	Cottage	2
9	2	2802	AHO	2, 9 Byron Street	Cottage	2
9	2	2802	AHO	1, 9 Byron Street	Cottage	2
4	16	758161	AHO	115B Bathurst Street	Villa	2
4	16	758161	AHO	115A Bathurst Street	Villa	2
1		905844	AHO	1, 19 Bourke Street	Townhouse	2
1		905844	AHO	2, 19 Bourke Street	Townhouse	2
83		227232	AHO	17B Narran Street	Cottage	3
83		227232	AHO	17A Narran Street	Cottage	3
6		87067	AHO	2, 35 Wilson Street	Cottage	3
6		87067	AHO	1, 35 Wilson Street	Cottage	3
143		751553	AHO	16 Dooral Street	Cottage	3
17		227232	AHO	239 Cato Street	Cottage	3
5	16	758161	AHO	117B Bathurst Street	Villa	3
5	16	758161	AHO	117A Bathurst Street	Villa	3
82		227232	AHO	15 Narran Street	Cottage	3
79		227232	AHO	9 Narran Street	Cottage	3
1		523053	AHO	2 Narran Street	Cottage	3
71		716482	AHO	14 Bourke Street	Cottage	4
81		227232	AHO	13 Narran Street	Cottage	4
80		227232	AHO	11 Narran Street	Cottage	4

Table 5.23: Residential property schedule – NSW Aboriginal Housing Office

Lot	Section	DP	Registered Proprietor	Property Address	Dwelling Type	House size (bedrooms)
Housing manager: Murdi Paaki Regional Housing Corporation Ltd						
68		227232	AHO	5, 10-14 Cato Street	Villa	2
68		227232	AHO	4, 10-14 Cato Street	Villa	2
69		227232	AHO	3, 10-14 Cato Street	Villa	2
69		227232	AHO	2, 10-14 Cato Street	Villa	2
70		227232	AHO	1, 10-14 Cato Street	Villa	2
74		227232	AHO	3, 2-4 Cato Street	Villa	2
74		227232	AHO	2, 2-4 Cato Street	Villa	2
73		227232	AHO	1, 2-4 Cato Street	Villa	2
13		227232	AHO	28 Naveena Street	Cottage	4

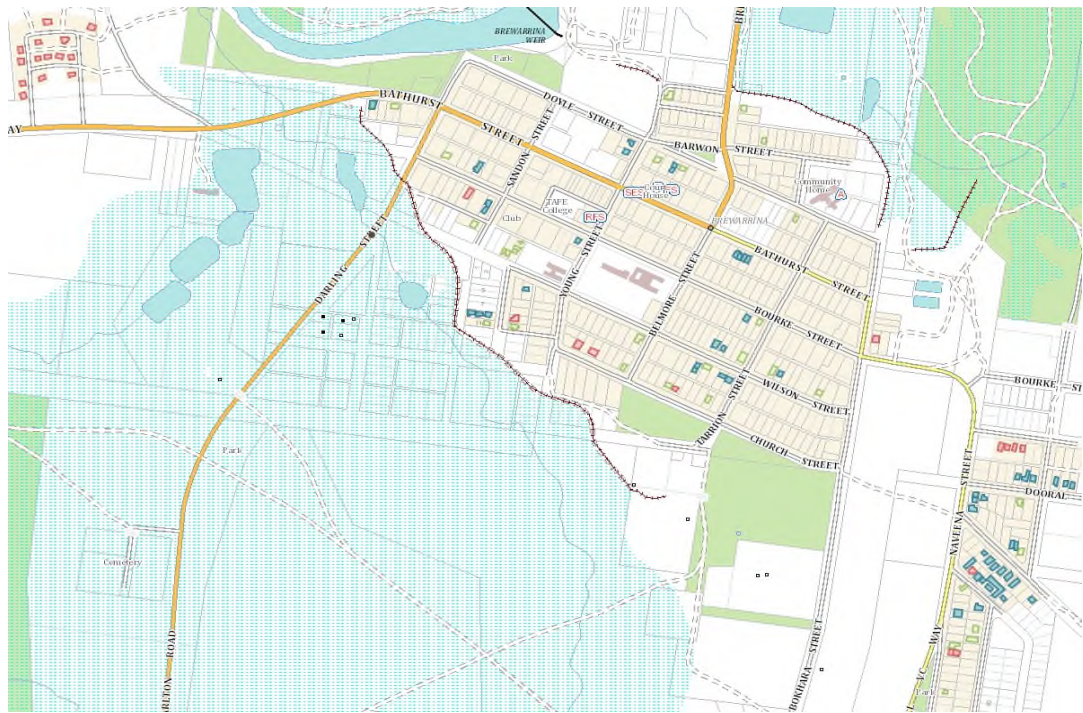
Table 5.24: Residential property schedule – NSW Teacher Housing Authority (THA)



Lot	Section	DP	Registered Proprietor	Property Address	Dwelling Type	House size (bedrooms)
Housing manager: Mid Lachlan Aboriginal Housing Management Cooperative						
11		227232	THA	11 Naveena Street	Cottage	3

Table 5.25: Residential property schedule – Vacant lots

Lot	Section	DP	Registered Proprietor	Property Address	Dwelling Type	House size (bedrooms)
19		755035	Brewarrina LALC	Road 4 Barwon Four	Vacant	-
19		755035	Brewarrina LALC	Road 4 Barwon Four	Vacant	-
19		755035	Brewarrina LALC	Road 2 Barwon Four	Vacant	-
149		751553	Brewarrina LALC	16 Coolabah Street	Vacant	-
149		751553	Brewarrina LALC	14 Coolabah Street	Vacant	-
149		751553	Brewarrina LALC	11 Coolabah Street	Vacant	-
149		751553	Brewarrina LALC	10 Coolabah Street	Vacant	-
3		806449	Brewarrina LALC	90 Bourke Street	Vacant	-
1		1075026	Ngemba HC	1 Darling Street	Vacant	-
8	1	2802	Ngemba HC	23 Young Street	Vacant	-
A		329915	Ngemba HC	101 Bathurst Street	Vacant	-
14		905650	Ngemba HC	Lot 14-15 Wilson Street	Vacant	-
7		227232	AHO	40 Naveena Street	Vacant	-
83		227232	AHO	17 Narran Street	Vacant	-
66		227232	AHO	18 Cato Street	Vacant	-
6		87067	AHO	35 Wilson Street	Vacant	-
9		226926	AHO	31 Walgett Street	Vacant	-

Figure 5.3: Locations of properties in Brewarrina town



-  Properties owned by Brewarrina LALC
-  Properties owned by Ngemba HC


-  Properties owned by the AHO

Figure 5.4: Distribution of properties in Billabong and Barwon 4

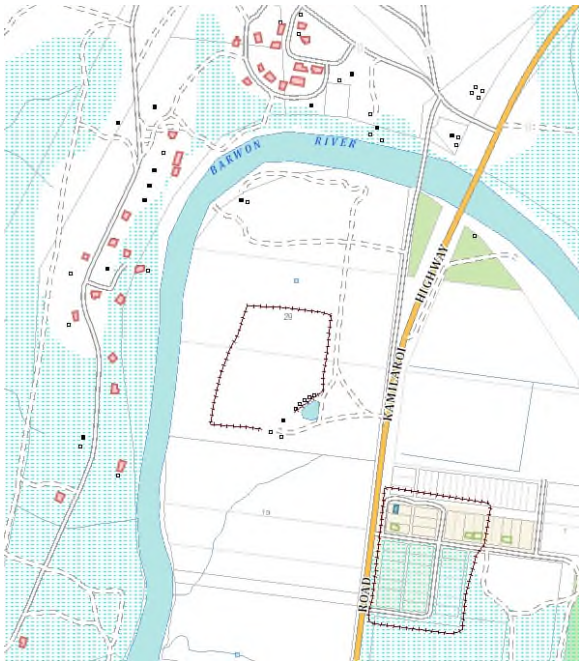
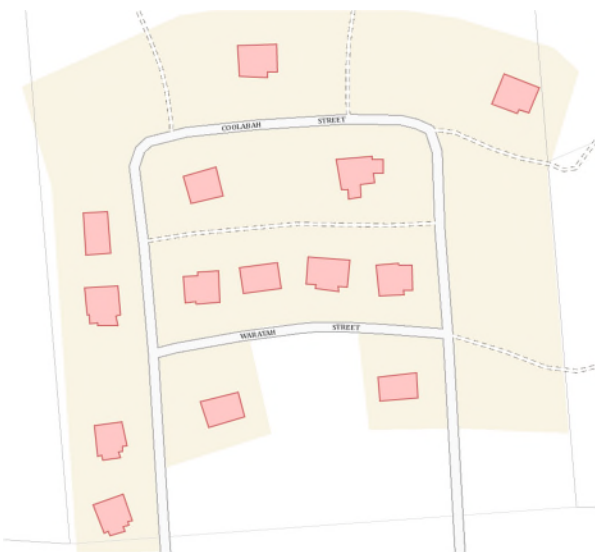


Figure 5.5: Essie Coffey Village



Mid Lachlan Aboriginal Housing Management Cooperative (MLAHMC), NSW Department of Communities and Justice (DCJ) and Murdi Paaki Housing (MPRHC) manage Aboriginal social housing in Brewarrina.

Table 5.26: Asset portfolios

Asset owner	Housing manager	Number of dwelling units
Brewarrina LALC	MLAHMC	63
Ngemba HC	MLAHMC	38
AHO	DCJ	24
AHO	MLAHMC	26
AHO	MPRHC	9
THA	MLAHMC	1
Total		161

Table 5.27: Housing mix by number of properties

Asset owner	Bedrooms				
	1	2	3	4	5
Brewarrina LALC	16	16	23	8	-
Ngemba HC	4	4	17	12	1
AHO	-	22	21	16	-
THA	-	-	1	-	-
Total	20	42	62	36	1

Table 5.28: Number of properties by location

Location	Bedrooms				
	1	2	3	4	5
Brewarrina town	6	30	48	29	1
Barwon Four	10	9	7	6	-
Essie Coffey Village	4	3	7	1	-
Total	20	42	62	36	1

5.4 Forms of housing construction

Residential buildings shown in Figure 5.6 are illustrative of the lightweight forms of framed housing construction which form the greater part of the Aboriginal social housing portfolio in Brewarrina. Typically, houses are either of timber frame on suspended floor construction with fibre-cement sheet or Hardiplank style cladding and metal roof, or brick veneer on concrete slab with metal roof.

Figure 5.6: Typical forms of Aboriginal social housing





5.5 MPRH&BC household survey in summary

A major data gathering exercise was undertaken in 2016 and early 2017 under the guidance of the Murdi Paaki Regional Assembly to provide the evidence for reform of the Aboriginal social housing sector in the Murdi Paaki Region. Over 1,400 households took part, including 90 households in Brewarrina. The contribution from Brewarrina is presented below.

Figure 5.7: Housing mix (All households participating in the survey)

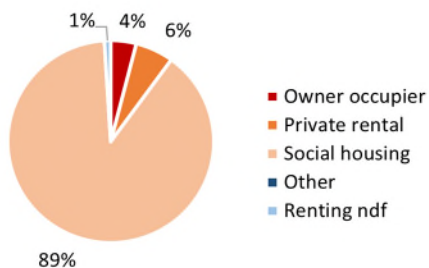


Figure 5.8: Managing organisation (Social housing tenants)

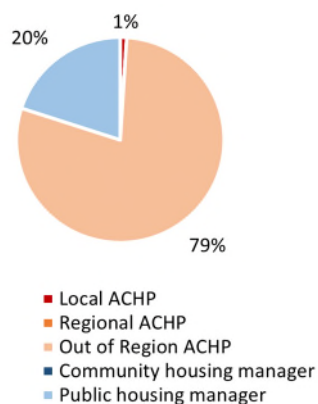


Figure 5.9: Level of satisfaction with housing manager

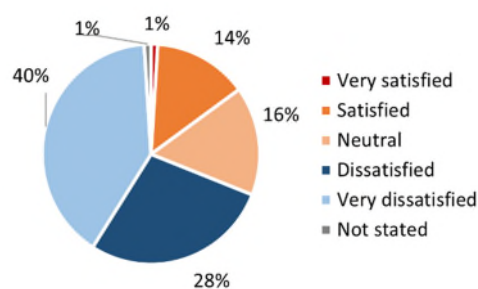


Figure 5.10: Preferred manager of Aboriginal social housing (Social housing tenants)

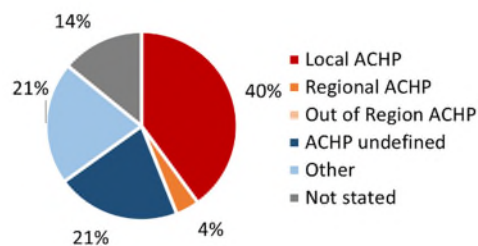


Figure 5.11: Social housing tenants with a tenancy agreement

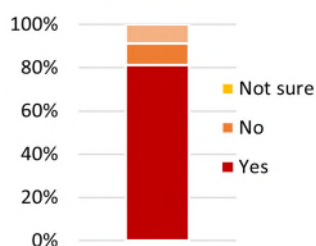


Figure 5.12: Social housing tenants claiming Commonwealth Rent Assistance

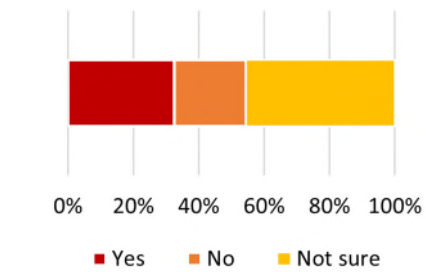


Figure 5.13: Rent levels 2016-2017

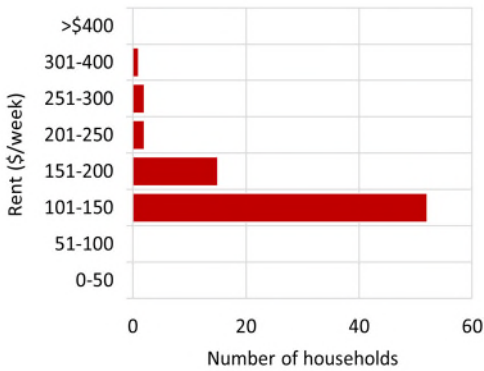


Figure 5.14: Respondents view of a fair rent

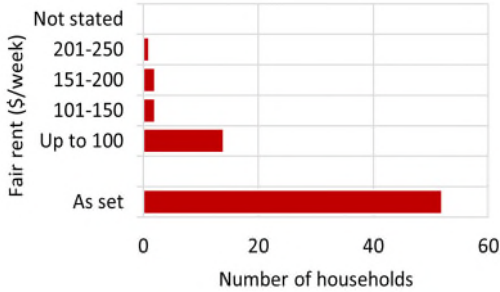


Figure 5.15: Household size range (All households)

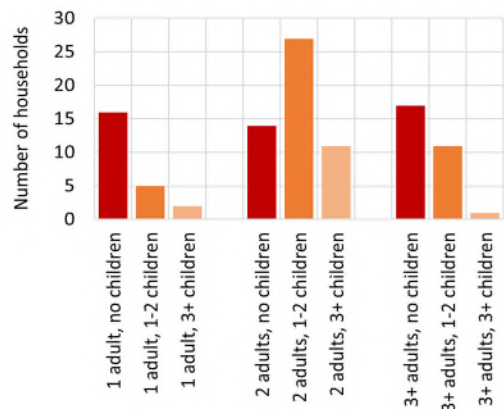


Figure 5.16: Address of household 5 years ago

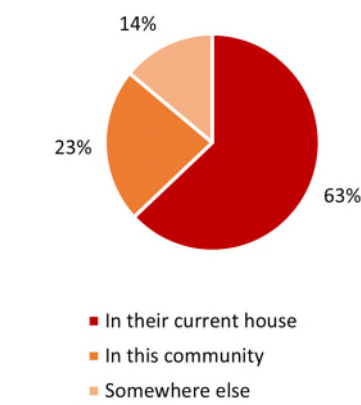


Figure 5.17: Households feeling crowded

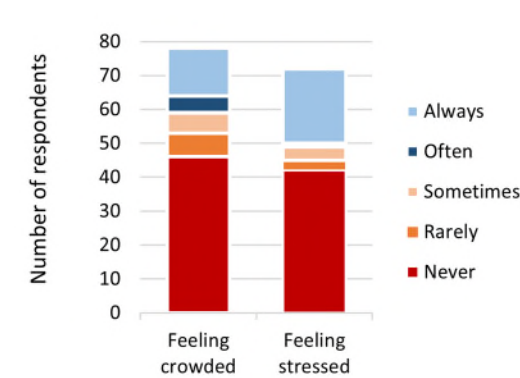


Figure 5.18: Households providing shelter to one or more homeless persons

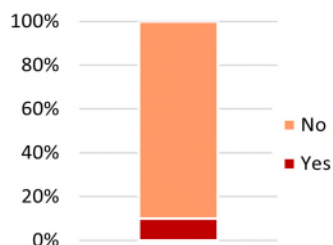


Figure 5.19: Tenants feeling unsafe at home

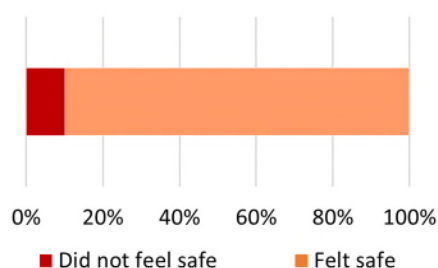
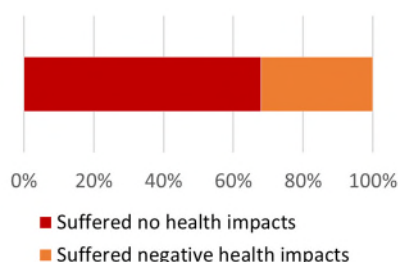


Figure 5.20: Tenants experiencing negative health impacts



KEY FINDINGS

- Almost nine out of ten of respondents to the survey were renting social housing, 6% were in private rentals and 4% were homeowners. No respondents reported being homeless;
- Of Aboriginal social housing tenants, approximately four out of five rented through an Out of Region (OoR) Aboriginal community-controlled housing manager while the balance, apart from 1%, rented through DCJ;
- The level of satisfaction with housing managers was generally unfavourable with a majority (28%) were dissatisfied or very dissatisfied (40%). All except one Aboriginal social housing households interviewed offered a view;
- The principal reasons for dissatisfaction appeared to be a lack of urgency on the part of the housing managers to attend to repairs, difficulty tenants had in communicating with the housing managers and that the housing managers were insensitive or displayed a poor attitude;
- About 40% of respondents stated a preference for a local Aboriginal community-controlled housing manager, while 21% opted for an ACHP not otherwise defined. A similar percentage was in favour of another manager not otherwise defined. No support was expressed for continuation of the arrangement with an OoR provider and support for a Regionally based ACHP was weak;
- Of the 76 households that responded to the question, 61 respondents (80%) said that it was the only housing available while 16 respondents said they were renting Aboriginal social housing because they could not afford to buy their own house. The number of respondents who expressly said they did not wish to purchase was small;
- When asked about their reasons for living in Brewarrina, most respondents stated that they were either born in the community or their families had been resident for a long time. A strong feeling of belonging, wanting to live on Country and/or being part of the community around family and friends were important considerations. Being able to find work was a minor factor;
- Most social housing renters had entered into a formal tenancy agreement but only a quarter of respondents reported being aware of the limit on occupancy imposed by the agreement;
- At the time of the MPRH&BC household survey, social housing tenants indicated rent levels to be principally in the range \$101-\$150/week with the median rent closer to \$100/week. A considerable proportion thought this rent to be fair;
- Surprisingly, under one third of respondents reported they were claiming Commonwealth rent assistance;
- Just under half of households stated they were adult households without children;

- Two out of three households reported their house never or rarely felt crowded. Of the 32% that indicated feeling crowded at times, one said that crowding was often a cause of stress while twenty-two (28%) said crowding was always a stressful experience;
- Eight households in Aboriginal social housing were providing shelter at the time of the survey to one or more persons who would otherwise be homeless. No households in private rental accommodation or homeowners reported providing shelter to persons who would otherwise be homeless;
- Evidence exists of mobility within the community. Seven out of 79 Aboriginal social housing respondents were living at a different address 1 year prior to the household survey and 31% had a different address 5 years prior. Median duration of a tenancy was 6 years. Only one household indicated having to move more than once in the twelve months prior to the survey;
- Most Aboriginal social housing tenants (74%) had no intention of moving if their circumstances changed. The balance of respondents (26%) thought they might consider relocating if their needs changed;
- Almost all tenants, private and social housing (96%), responding to the question (n=57), reported trouble meeting their electricity bills;
- Of those tenants who responded to the question (n=77), the overwhelming majority (n=70) indicated a preference for social housing tenancies to be passed down within the family;
- Suggested service improvements focused on improve communication pathways between housing manager and tenants and greater responsiveness in carrying out repair and maintenance work. A sizeable number requested the housing manager provide adequate heating and cooling appliances, and/or repair non-operational or malfunctioning appliances;
- As to additional services in the community, better access to an upgraded and expanded retail sector, mainly to fresh food, rated most mentions;
- Tenants who responded to open ended questions were generally pleading for

adequate cooling appliance to deal with the summer heat. Criticism of the lack of attention to housing repairs was also mentioned by respondents.

ADDITIONAL FINDINGS - OWNERS

- Four homeowners responded to the survey and all were purchasing or had purchased detached houses;
- Three of the four owners had purchased from their own savings;
- All owners were satisfied with their decision to purchase;
- In most instances, owners had long-standing attachment to Brewarrina, having been born in the town or through lengthy family residency. A sense of belonging was an important motivation as was being close to family and friends. Three of the four quoted a work-related reason for living in the community;
- Tenure was relatively stable. All respondents were living in the same house one year prior to the household survey while three reported living in the same house five years prior;
- Median period of ownership was 10 years;
- Respondents valued the sense of stability and security that resulted from ownership. None saw ownership purely in terms of a financial investment;
- Disadvantages of ownership, where they existed, were said to be burden of Council rates and charges;
- No owner reported trouble in paying power bills.

ADDITIONAL FINDINGS – PRIVATE TENANTS

- All households were single family residences;
- Households living in private rentals tended not to have a tenancy agreement;
- Two out of five tenants were receiving Commonwealth Rent Assistance;
- Rent charged, where disclosed, appeared to be on a par with rents for social housing;
- Longer term mobility was high with no respondent stating that their household lived at the same address five years prior to the

household survey. Two households had moved in the twelve months prior to the household survey. Median duration of tenancy was one year;

- When asked about their reasons for living in Brewarrina, most respondents stated that they were either born in the community or their families had been resident for a long time. A strong feeling of belonging, wanting to live on Country and/or being part of the community around family and friends were important considerations. Employment was not a determining factor;
- Three of the five had applied for a private rental in the three years prior to the survey but did not recount their experiences. In the same period, one person had been homeless and had slept rough, couch surfed and resorted to emergency accommodation;
- The majority were happy with the services received from their housing manager.



ADDITIONAL FINDINGS – SOCIAL HOUSING TENANTS

- At the time of the household survey, twenty-two young people were seeking their own accommodation, five had applied and been accepted onto a waiting list for a unit or house in Brewarrina. Waiting time generally appeared to be in the order of ten months;
- Four older persons were seeking their own accommodation, none had applied and been accepted onto a waiting list for a unit or house;
- Three people had applied for a house or unit in another community;
- One quarter of respondents said their house failed to meet cultural needs, mainly on the grounds that the design of the house did not create spaces conducive to cultural practice;
- One third of respondents stated their accommodation impacted negatively upon their health, quoting stress of unstable living arrangements and deficient sanitary facilities as the primary reasons;
- About 10% of respondents said they did not feel safe in their accommodation for reasons of property condition and/or being in an unsafe neighbourhood.

5.6 Unmet housing need

From the MPRH&BC household survey, unadjusted responses from households living in private rentals and social housing in Brewarrina to questions of housing need are summarised in Table 5.29.

Table 5.29: Need for new housing as recorded by the MPRH&BC household survey

	Number
Total number of households renting	180
Number of respondents	86
Young people requesting own housing	23
Older people requesting own housing	5
Multi-family households	5

To arrive at a more nuanced and realistic estimate, each individual survey return has been examined and equitable allocation made based on expressed need, existing household composition, crowding, homelessness and potential family formation. The

results, as determined against a set of criteria, are shown at Table 5.40.

The methodology assumed that:

- Young single persons are allocated a 2-bed unit;
- As a minimum, younger couples are allocated a 3-bedroom dwelling in the expectation that family size will increase;
- Older couples are allocated a 2-bedroom unit on the presumption that they will move out of the family home;
- Multi-family households, composed variously of couples only and couples with children, are allocated housing of a size commensurate with family composition in accordance with the Canadian National Occupancy Standard (CNOS), the methodology for which is included below;
- Primary and secondary homeless persons as recorded are assigned a 2-bed unit except where a family is in a state homelessness in which case a dwelling of appropriate size is allocated.

In contrast to Table 5.30, the AHO advised in mid-2019 the numbers waiting for AHO and DCJ housing in Brewarrina to be as Table 5.31.

Table 5.31: Social housing waitlist numbers by bedroom category, AHO and DCJ housing, mid-2019

Studio/1 bedroom	8
2 bedrooms	4
3-bedrooms	-
4+ bedrooms	2
Not specified	-
Total	14

DCJ, in its NSW Housing Register dashboard for June 2021, quotes the combined number of approved Aboriginal and non-Indigenous applicants shown in Table 5.32 which, without the benefit of the detail given by Table 5.31, suggests a sizeable demand exists but further interrogation of more recent data may be required to determine housing mix with a greater degree of precision.

Table 5.30: Unmet housing need

		From MPRH&BC household survey				Factored for whole community			
		Number of bedrooms				Number of bedrooms			
Tenure type	Ratio	2	3	4	5	2	3	4	5
Owner occupier	49 / 4	0	0	0	0	-	-	-	-
Private rental	22 / 5	1	0	0	0	1	-	-	-
Homeless	240 / 90	0	0	0	0	-	-	-	-
Social housing rental	161 / 81	20	2	0	0	40	4	-	-
Employer	- / -	0	0	0	0	-	-	-	-
Not defined	- / -	0	0	0	0	-	-	-	-
Total						41	4	0	0

Table 5.30 indicates unmet housing need for individuals and families living in Brewarrina assessed as eligible for housing at the time of the MPRH&BC household survey. The assessment is empirical in nature and requires to be refined with each household at the time of housing becoming available. Total need is derived by factoring the results of the ratio of the entire population cohort to those that participated in the household survey.

Table 5.32: Applicants approved for social housing, NSW Housing Register as of 30th June 2021

	Applicants	
	General	Priority
Brewarrina	11	<5
Waiting time for a house is up to 2 years except for a 2-bedroom house for which the waiting time is between 5 and 10 years		

The findings stated in Table 5.30 may underestimate need. Every attempt was made to ascertain actual household composition at the time of the MPRH&BC survey but household populations may be greater than recorded, and likewise demand. It is a requirement of the tenancy agreement that a tenant notify the housing manager of any change in the number of residents housed. Observing this process is likely to lead to a rent increase which, for obvious reasons, tenants are eager to avoid and so, although this places a tenant in breach, non-disclosure of all occupants is common.

Data obtained from the MPRH&BC household survey in respect of utilisation by permanent residents is summarised in Table 5.33. From the sample, if representative, it would appear that most households would have one bedroom spare, if not two. It is unlikely that many rental properties would become available if attempts were made to rationalise utilisation.

Table 5.33: Number of bedrooms required to accommodate permanent residents only

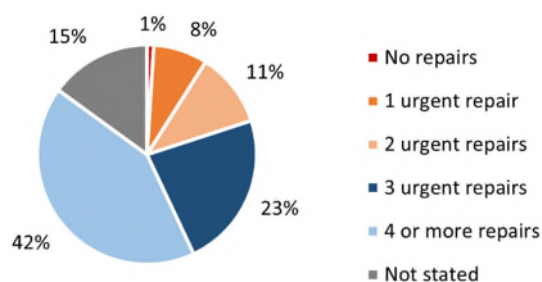
House size (Number of bedrooms)	Number of households using			
	1	2	3	4
Bedroom(s)				
2	12			
3	7	9		
4	3	3	3	
5	-	1	-	1
All	22	13	3	1

5.7 Asset condition

The MPRH&BC household survey invited social housing tenants to advise about the need for

urgent repairs as a general indicator of housing manager responsiveness to critical defects and, subsequently in the survey, to provide a more detailed appreciation of condition. Responses from social housing tenants to the first enquiry are shown in Figure 5.21.

Figure 5.21: Respondents reporting need for urgent repairs



A method of analysis similar to that employed by the National Social Housing Survey (NSHS) conducted regularly by the Australian Institute of Health and Welfare has been used to characterise asset condition on the basis of information self-reported by tenants about dwelling condition, defects and facilities.

The basis of this assessment is the judgment that a house is deemed to be of acceptable standard if it has no more than two major specified structural, electrical and/or plumbing problems and has at least six working facilities. In this context, facilities are those comprising 'health hardware' in the Housing for Health terminology which characterise safety and nine healthy living practices (HLPs):

- HLP 1: Washing people
- HLP 2: Washing clothes and bedding
- HLP 3: Removing wastewater safely
- HLP 4: Improving nutrition – the ability to store, prepare and cook food
- HLP 5: Reducing the negative impacts of crowding
- HLP 6: Reducing the negative effects of animals, insects and vermin
- HLP 7: Reducing the health impacts of dust
- HLP 8: Controlling the temperature of the living environment
- HLP 9: Reducing hazards that cause trauma

The household survey sought to establish observance of the practices using the indicators shown in Table 5.34.

Table 5.34: Indicators for meeting safety and HLPs

Practice	Represented by functional:
HLP 1	Bath or shower, and hot water heater
HLP 2	Laundry tub
HLP 3	Toilet and wastewater disposal/septic
HLP 4	Cooking stove and oven, kitchen sink
HLP 6	Flyscreens and site drainage
HLP 7	Glazed windows
HLP 8	Heating and cooling devices
HLP 9	Electrical installations

The single divergence from the NSHS methodology adopted in this project is to increase the number of working specified facilities to seven through the addition of air-conditioning which MPRA and HLP 8 consider to be essential to managing the health of residents at risk from heat, particularly children, older people and those with long term health conditions. A means of heating the home is also included.

Classification of structural and major services faults

Sinking/moving foundations
Uneven/sagging floors
Major cracks in wall and/or ceiling
Termite damage
Roof leaking inside
Major electrical faults
Major plumbing faults
Major air-conditioning problems
Malfunctioning on-site wastewater treatment system

The results of the evaluation of tenant responses are shown at Table 5.35.

Table 5.35: Social housing condition as expressed by tenants

Condition	
No structural problems, and 7 working facilities	3%
No more than 2 structural problems, and 6 or more working facilities	45%
3 or more structural problems, and 6 or more working facilities	39%
None, 1 or 2 structural problems, and 5 or fewer working facilities	0%
3 or more structural problems, and 5 or fewer working facilities	13%

The principal deficiencies recorded in the quality of social housing are noted in Table 5.36.

Table 5.36: Social housing principal structural, electrical, plumbing and facilities problems (%)

Problem area	Houses affected
Moving foundations	31%
Uneven floors	23%
Cracks in wall and/or ceiling	63%
Termite damage	7%
Roof leaking inside	24%
Major electrical faults	23%
Major plumbing faults	27%
Major air conditioning problems	65%
Septic/sewerage problems outside	17%
Non-functional facilities	
Kitchen stove/oven	16%
Electric hot water heater	1%
Kitchen sink	7%
Shower	17%
Toilet	7%
Laundry tub	4%
Air conditioning	78%

The results of the assessment against the Housing for Health safety and healthy living practices are reported in Table 5.37. Whereas Table 5.36 indicates the proportion of installed systems, appliances and fixtures which are non-functional, Table 5.37 captures those households which do not have the benefit of some appliances, primarily wood or electric heaters or air conditioners.

Table 5.37: Social housing observance of the HLPs

Practice	Meeting the standard
HLP 1	Washing people 94%
HLP 2	Washing clothes and bedding 93%
HLP 3	Wastewater disposal 83%
HLP 4	Improving nutrition 81%
HLP 6	Pest control 19%
HLP 7	Reducing impact of dust 59%
HLP 8	Temperature control (heating) 75%
HLP 8	Temperature control (cooling) 17%
HLP 9	Free of electrical hazards 77%

Tenants in Brewarrina also reported other minor defects such as fractured verandah decking (23%), no working clothesline (36%), missing flyscreens (81%), broken windows (41%) and the like. An inability to secure the house because entry and/or back doors could not be closed or locked was noted by one household in two, contributing to the feeling of insecurity mentioned by some tenants and reflected by Figure 5.19.

In respect of HLP 2 and HLP 4, provision of whitegoods is a tenant responsibility. The percentage of household survey respondents stating access to a working washing machine and fridge were 78% and 84% respectively.

5.8 Asset preservation

As discussed above, and in answer to a series of objective, closed questions, tenants reported a range of structural, building fabric and facilities defects in response to the household survey. Unlike the original HEHP investigations of the early 2000's, no independent scoping of properties has been carried out to determine the scale of repairs needed to restore properties to a fully serviceable state and develop a schedule of planned maintenance. This Plan relies on the household survey to generate a profile of asset condition.

In the absence of detailed scopes of work, this HEHP adopts an analysis of previous repair and maintenance projects to derive an 'order of probable cost'. The sample totals 98 properties spread across seven communities in the Region, large and small, and includes properties requiring little or no work to those in need of major

refurbishment. The sample is grouped into five bands (quintiles) of increasing scope to generate median values for each band. Band medians are listed in Table 5.38. No adjustment has been made for the average age of properties or type of construction, but values have been revised to account for remoteness as per Rawlinsons cost guide. Costs are to September 2020.

Table 5.38: Median values for property repair and maintenance

Band	Median value (\$)
One	8,650
Two	26,310
Three	40,680
Four	60,810
Five	91,080

The median values for repair and maintenance quoted in Table 5.38 allow for minor routine works or responsive works in the case of Band 1 and Band 2 properties progressing through Band 3 to Bands 4 and 5 which include elements of works categorised as planned: cyclical and life cycle (preventative) maintenance, but which have not been attended to, by and large, under the *Build & Grow* policy regime. Band 4 and Band 5 works would include internal and external repainting; replacement of floor coverings; replacement of kitchens, bathrooms and/or laundries; replacing appliances, fixtures and fittings where these are no longer serviceable; and ensuring roofing, gutters and downpipes are brought to a satisfactory condition.

The values quoted in Table 5.38 are median values so it is possible that repairs on the more distressed properties could exceed \$100,000 at which point the value question arises as to whether it is more cost effective to replace rather than refurbish.

Based on tenant response to the questions relating to property condition posed in the MPRH&BC household survey, the probable order of cost for repairs and maintenance is given by Table 5.39. Information about any expenditures between the time of the household survey and the preparation of this HEHP which might influence cost projections is not available.

To derive an order of probable cost for all repairs and maintenance, the number of properties has been factored up in the inverse of the ratio of household survey respondents providing detailed information on asset condition to the total number of social housing properties in the community; in the case of Brewarrina, the factor is (161/69) or 2.33. The total number is an aggregate of AHO, Brewarrina LALC and Ngemba properties. The denominator of 69 is the number of reliable returns on which a projection could be based.

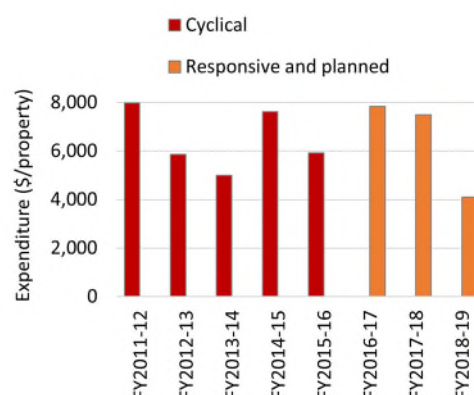
Table 5.39: Repair and maintenance, probable order of cost

Band	Number of properties assessed in band from survey	Total number of properties for repair	Probable order of cost (\$)
One	2	4	34,600
Two	31	72	1,894,300
Three	27	64	2,603,500
Four	0	0	0
Five	9	21	1,912,700
Total	69	161	6,445,100
Average spend/property = \$40,032			

It is stressed that the cost projections are based on tenant responses to the MPRH&BC household survey and the actual scale of repair and maintenance work will be identified through scoping once regional priorities have been established. From the data analysis and as identified in Table 5.39, 21 of 161 would appear to require major refurbishment and may require replacement.

The AHO has advised that, between FY2011-12 and FY2018-19, it funded repair and maintenance costs to an average of 25 to 29 properties each year in Brewarrina LGA. Figure 5.22 provides a summary of expenditures. It is not known whether these were AHO, Brewarrina LALC or Ngemba properties, or in which communities expenditure occurred.

Figure 5.22: AHO repair and maintenance expenditures



Expenditure occurred to a consistent level before and after carrying out the MPRH&BC household survey but only to a small proportion of the total housing portfolio so the effect may not be noticeable in tenant responses.

5.9 Replacement

No properties have been identified at this stage for replacement. As noted above, up to twenty-one properties are reported to be in poor condition and some may, on scoping, be recommended for replacement. In consequence, no houses are proposed in this Plan at this stage for demolition pending inspection. In the absence of a defined policy, any decision relating to demolition and rebuilding will involve a degree of subjective judgement. Decision-making would be assisted by a clear statement on the factors which constitute an end-of-life scenario.

5.10 Extension and modification

The presence and scale of crowding, as reflected by the MPRH&BC household survey, was determined against the CNOS threshold criteria shown below. Some responses could not be adequately assessed for want of information so this number is likely to underestimate actual need.

Canadian National Occupancy Standard

CNOS adopts the following criteria to determine the number of bedrooms required by a household:

- There should be no more than 2 persons per bedroom;
- Children less than 5 years of age of different sexes may share a bedroom;
- Children 5 years of age or older of opposite sex should have separate bedrooms;
- Children less than 18 years of age and of the same sex may share a bedroom;
- Single household members 18 years or older should have a separate bedroom: and
- Couples share a bedroom.

Results of the assessment are shown at Table 5.40.

Table 5.40: Eligibility for additional bedrooms

Extra bedrooms	Number from MPRH&BC household survey
1	7
2	4
3	1
Not sufficiently defined	13

The assessment shown at Table 5.40 assumes that household composition remains as was at the time of the household survey and no new housing or tenancies are available to address crowding and undersupply. If the number of new dwellings estimated by Table 5.30 is delivered, then the need for extensions drops to the number shown in Table 5.41.

Table 5.41: Eligibility for additional bedrooms as revised

Extra bedrooms	Number from MPRH&BC household survey	Factored across whole community
1	1	2
2	1	2
3	-	-
Total number of extra bedrooms		6

Need for home modifications for persons with a disability is shown by Table 5.42. The total time waiting for initial assessment and, then, for work

to be carried out would seem to exceed twelve months.

Table 5.42: Need for home modifications

Number of dwellings			
Requiring modification	Modified	Remaining	Factored
12	7	5	12
Number of households			
Status	< 6 months		> 6 months
Waiting assessment	8		7
Approved, waiting work	7		7

5.11 Entrenched structural inequity

The 2015 report *Demand and Supply of Aboriginal Housing in Remote and Outer Regional NSW*, prepared on behalf of the AHO, sought to explore the “unexpressed demand” for remote Indigenous housing in twenty-two remote, very remote and outer regional communities across central, western and far west NSW. The focus of this study was to gain an understanding of the factors that contributed to homelessness and crowding in these communities and the attitude towards home ownership.

In respect of Brewarrina, the report found significant levels of homelessness and significant to extreme levels of crowding (8-10 or more persons living in a 3-bedroom house), well in excess of those identified by the ABS census. The social housing waiting list totalled 149 applicants which, although said to be incomplete, appeared to be a fairly accurate indicator. This is much greater than determined by the MPRH&BC household survey. Type of unmet housing was tabulated as given by Table 5.43:

Table 5.43: Housing need by cohort		
Cohort	Need	Comment
Young people	✓	Young men
Singles	✓	
Couples	✓	
Young families	-	
Large families	-	
Elders	✓	Aged care facility

The report flagged the need for properties to suit small families and sole parent families. A range of policy and practice measures relating to the application process, housing and asset management, human service delivery, and planning, design, implementation and control of works programmes was proposed. Despite the wide-ranging findings and actions recommended in this report, the MPRH&BC household survey data, and subsequent consultation with the Community Working Parties in 2021, found little evidence of these actions being implemented or delivered on.

6 ROLE OF LOCAL GOVERNMENT

6.1 Council strategic interests

Brewarrina Shire Council's Community Strategic Plan 2026 (CSP) outlines key challenges confronting the community and the community's aspirations to create an economic and socially sustainable community for future generations.

The action areas proposed by the CSP are:

- Creating a living and working environment which meets and sustains the expectations and lifestyles of families and their children;
- Access to a greater range of local quality services and facilities, principally education and health;
- Economic prosperity through innovation and education;
- Better transport options and safer roads;
- Higher standards and performance of utility infrastructure;
- Protection and improvement of natural places and waterways; and
- A safe environment.

These action areas address the aspirations of the Aboriginal community as expressed in the consultation process which emphasised the need for a greater focus on young people, enterprise development and employment creation. It is notable that many contributors to the CSP were employed in the tiers of government, with few in private business. In terms of industry sector growth, activities in agricultural value-add and food retailing ranked as the strongest suggestions.

Council's Local Strategic Planning Statement, which defines land-related medium-term economic, social and environmental development proposals, including guiding any amendment of Council's Local Environmental Plan 2012 (LEP), only capitalises on the potential of cultural tourism as an area of common interest. Little ambition to work with the Aboriginal community around other areas of growth is visible. Rather, in responding to the Directions in the NSW Government *Far West Regional Plan 2036*, the LSPS acknowledges that

the challenges of a changing climate, changing demographics, and transformations in rural industry are significant.

In respect of residential development, Council is keen to consolidate development within the existing urban area and anticipates current zonings and land use controls will facilitate this objective. The LSPS notes that Council intends to investigate interest in extending the rural residential zone for additional housing development and will review LEP to ensure expansion can be accommodated. The LSPS also endorses the work of the RAHLA and the initiative to improve social housing outcomes for Aboriginal residents more broadly.

6.2 Planning controls

Brewarrina Shire Council LEP 2012 sets out the planning controls applicable to residential development in the Shire and the DCP further requirements in relation to planning and design. Key controls are shown at Figure 6.1 which identifies zoning and Figure 6.2 which indicates minimum lots size, generally 800 m² for the general residential zone (RU5) in the urban area. The planning controls apply to the discrete settlements of Barwon 4 Village and Essie Coffey Village where minimum lot sizes are increased to 2,500 m².

6.3 Municipal rates and charges

Council is permitted by legislation to levy a different municipal rate across its towns and villages. Rates relating to the residential category and service charges for 2021/22 are shown in Table 6.1 and Table 6.2.

Table 6.1: Ordinary rate, residential (2021/22)

General rate	Base rate	Ordinary rate (\$ in the \$)
Brewarrina	137.50	0.0265798
Goodooga	108.50	0.1151999

Table 6.2: Water and sewer charges (2021/22)	
Water	
Filtered water access, 20 mm	\$498.90
Water cost (kL)	\$1.30/kL
Raw water access, 20 mm	\$432.80
Sewerage	
Sewerage access	\$896.10
Waste management	
Domestic waste management, collection	\$434.10

Table 6.3 provides an indication of the spread of unimproved land values across properties owned by the ACHPs.

Table 6.3: Typical land values		
Property	Area (m ²)	Unimproved value (\$)
14 Church Street	1,012	10,250
25 Doyle Street	1,012	8,800
15 Naveena Street	809.4	4,500
71 Wilson Street	796.2	4,500

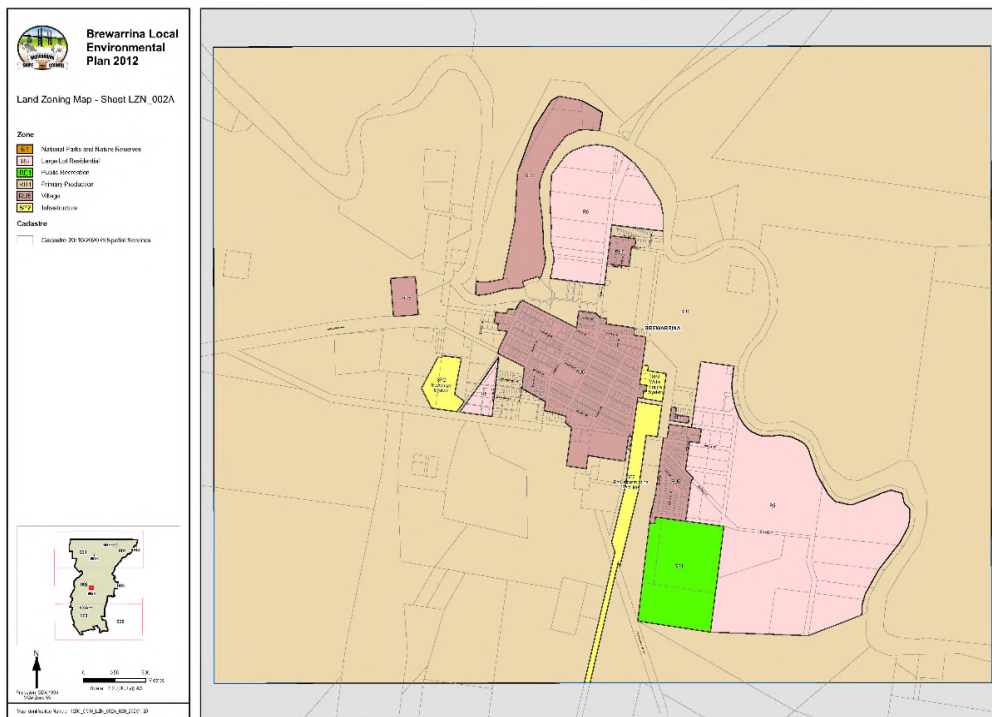
Typically, in 2021/22, residential lots of about 1,012 m² in Brewarrina will incur an annual rate charge of between say \$260 and \$410 and service charges totalling in the order of \$2,200, for a total annual bill of between \$2,400 and \$2,600 depending upon individual circumstances.

Water use is normally charged to the tenant. The NSW Industry Local Water Utility performance monitoring data dashboard indicates a typical residential bill for water and sewerage in 2019-20 in Brewarrina to be in the order of \$1,975 per connected property. This is above the weighted median of \$1,414 for all water utilities in NSW and places Brewarrina Shire as the third most costly supply in NSW.

6.4 Financial assistance grants

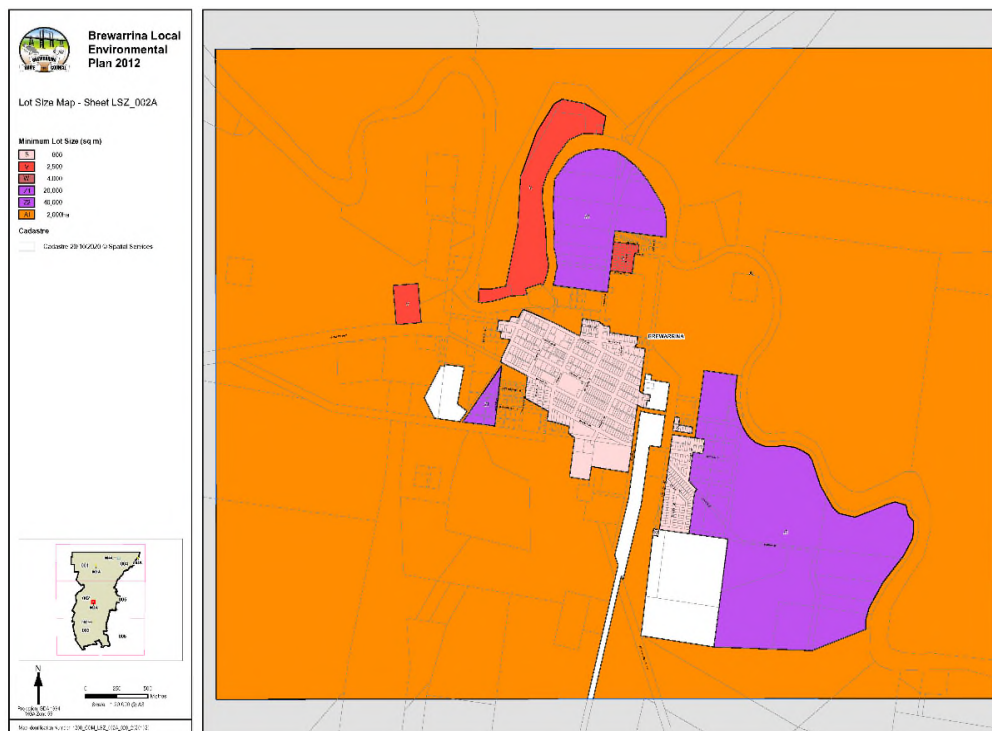
Council is responsible for water and sewerage services to Essie Coffey Village under the NSW Department of Planning, Industry and Environment Aboriginal Water and Sewerage Programme which ensures the infrastructure remains operational and supplies of acceptable quality.

Figure 6.1: Land zoning map



Source: Brewarrina LEP 2012, 1200_COM_LZN_002A_020_20201020

Figure 6.2: Lot size



Source: Brewarrina LEP 2012, 1200_COM_LSZ_002A_020_20201020

7 ENVIRONMENTAL HEALTH INFRASTRUCTURE

7.1 Infrastructure accessibility

Residents of Brewarrina have access to a range of municipal and other services as summarised in Table 7.1 but, as utilities including Council face the challenges common to most small regional and remote communities, these may only be provided to a minimum functional standard.

Infrastructure elements at Essie Coffey Village and Barwon 4 are owned, operated and maintained by Brewarrina Local Aboriginal Land Council with the assistance of Brewarrina Shire Council contracted under the NSW Department of Planning, Industry and Environment *Aboriginal Communities Water and Sewerage Programme*. Roads and drainage infrastructure is not maintained by Council nor are

these discrete settlements yet included with the NSW Government *Roads to Home* initiative.

7.2 Infrastructure improvements

Inevitably, the community questions the processes by which works are prioritised and the slow pace of improvement. It is appreciated that Council operates within a tight financial climate heavily reliant on government grant funding but community members are ratepayers and feel obliged to speak out if municipal and other services are thought to be wanting. This HEHP flags issues of concern to the Aboriginal community of Brewarrina in the hope that Council can acknowledge and address the infrastructure deficiencies identified by the CWP at Table 7.2 with permanent technical and operational improvements.

Table 7.1: Service accessibility, Brewarrina town, Essie Coffey Village and Barwon 4

Service	Responsibility	Availability	Service level	Brewarrina	Essie Coffey Village	Barwon 4
				To community expectations		
Reticulated potable water supply	Brewarrina Shire Council	✓	-	■	■	■
Reticulated raw water supply	Brewarrina Shire Council	-	-	■	■	■
Reticulated sewerage	Brewarrina Shire Council	✓	-	■	■	■
Stormwater	Brewarrina Shire Council	✓		■	■	■
Roads and drainage	Brewarrina Shire Council	✓		■	■	■
Solid waste disposal – bulky items	Brewarrina Shire Council	✓	-	■	■	■
Solid waste disposal – kerb collection	Brewarrina Shire Council	✓	-	■	■	■
Animal control	Brewarrina Shire Council	✓	-	■	■	■
				■	■	■
Electrical power	Essential Energy	✓	-	■	■	■
Streetlighting	Essential Energy	✓	-	■	■	■
				■	■	■
Mobile telephone	Telstra	✓	3G/4G	■	■	■
	Optus	-	-	■	■	■
NBN		✓	Satellite	■	■	■
TV satellite	Viewer Access Satellite TV	✓	-	■	■	■
				■	■	■

Table 7.1: Service accessibility, Brewarrina town, Essie Coffey Village and Barwon 4







Service	Responsibility	Availability	Service level	Brewarrina	Essie Coffey Village	Barwon 4
				To community expectations		
Fire fighting	NSW Fire and Rescue	✓	-			
	NSW Rural Fire Service	✓	-			

Table 7.2: Community expressed service deficiencies

Service	Deficiency
Solid waste disposal – kerb collection	The absence of a recycling system
Solid waste disposal – bulky items	Residents without vehicles find it difficult to dispose of unwanted large items. The CWP proposes a six-monthly clean up
Roads and drainage	General state of road surfaces Stormwater issues at Essie Coffey Bush Queen Village Absence of acknowledgement of Country road signs and street signs
Streetlighting	Audit for compliance with the relevant Australian Standard and upgrade to town, Essie Coffey Bush Queen Village and Barwon 4
Environmental amenity	General clean up to restore amenity at Essie Coffey Bush Queen Village and Barwon 4 Town main street presents poorly and requires an imaginative streetscape plan to enhance and redefine this corridor and to help guide the implementation of future streetscape improvements

8 COMMUNITY HEALTH PROFILE

8.1 Community health profile summary

Brewarrina is the largest community in Brewarrina Local Government Area. Brewarrina Shire is considered remote and very remote on all remoteness scales. It is one of twenty-three local government areas in the Western NSW Local Health District (LHD).

Quantitative data for the Brewarrina community is not available due to its small size so a mixed-methods approach has been used to describe the health of the community. Aboriginal residents of Brewarrina have significantly poorer health compared to the NSW and Australian population. Overall, the underlying risks of poorer health are evident: risky birth outcomes, historically poorer access to educational opportunities, higher rates of admission to hospital, poorer health behaviours, low health literacy, and a greater likelihood of chronic conditions leading to death.

8.2 Health status - qualitative assessment

Qualitative evidence was gathered by interviewing local health care providers to assess the perceived health status of the Brewarrina community. Evidence indicates that the health of the Aboriginal population is poor, with the issues of chronic disease, mental health and drug use the main contributors. A feeling of inevitability of poorer health outcomes exists and this is reflected in the following observations:

- Infections often go untreated because of a lack of awareness of treatment processes, cost and risk. Many environmentally related diseases are directly linked to state of the river system;
- Obesity is noted as a health issue which underlies all current chronic diseases. Access to good quality, affordable fresh fruit and vegetables is limited;
- As a result of the poorer lifestyles, there has been an observed increase in the number of uncontrolled diabetics and those with kidney disease progressing to dialysis. Anecdotally, it is believed the wider community understands

these diseases, their causes and the ways to prevent them (for example, better diets and more exercise) but there is no willingness to change. The dialysis chairs at the local health service are constantly in use, and the age at which individuals are starting to experience diabetes and renal disease is getting younger;

- The increased number of people being diagnosed with lung cancer is being linked to high rates of smoking and airways disease in the older Aboriginal population;
- Access to palliative care is limited. Individuals admitted to hospital towards the end of their life know that they will mostly likely die in hospital. It is reported that former residents will return to Brewarrina to be admitted to hospital for end-of-life care so they are home;
- An increase in income, mostly due to increased welfare payments from COVID, has led to an increase in gambling and availability and use of drugs and alcohol;
- Multiple mental health illnesses: anxiety, depression, bipolar disease and schizophrenia, contribute to the unmet need for extended mental health services;
- Access to methamphetamines is very visible but the burden of alcohol and its consequences has reduced in recent years due to changes in licensing rules, and participation of all licenced premises in the Liquor Accord;
- Beyond the TrainLink bus service to Dubbo three days per week, there are no transport options available for residents to attend appointments other than through family and friends;
- The ambulance service in town is well used;
- Employment opportunities are few. The Yetta Dhinnakkal Centre closed in 2020, reducing opportunities for those without skills to work. Opportunities do not exist for younger and/or unskilled workers despite many people being willing to work. Those looking for work, however, will only consider local employment;
- Young people are leaving school with limited literacy and numeracy skills, limiting work options. Access to training in first aid and the 'WorkSafe White Card' could be a first step in job readiness;
- The lack of accessible housing is an issue, particularly for National Disability Insurance Scheme (NDIS) clients with reduced mobility.

Many older people are finding it difficult to age at home.

In 2019, 77.8% of Western NSW LHD residents who participated in the annual NSW Population Health Survey reported excellent, very good, or good health¹ but this assessment relates to an estimated resident population of approximately 276,000 people in the Western NSW LHD area of operations. Local anomalies can be hidden by the regional perspective.

8.3 Health status - quantitative assessment

Data for Brewarrina Shire, Western NSW LHD and NSW as a whole is presented to describe the health status of the population.

8.3.1 Mother and baby health

- The proportion of babies born to teenage mothers in Western NSW LHD is 2.5 times higher than in NSW²;
- Almost two-thirds of Aboriginal mothers in Western NSW LHD had their first antenatal visit before 14 weeks gestation (65.4%) compared to three quarters of all NSW Aboriginal mothers (75.3%) and all NSW mothers (79.6%)³;
- By comparison, 72.7% of all women in Brewarrina Shire had their first antenatal visit before 14 weeks, which is not significantly different to the proportion of all women in NSW⁴;
- Aboriginal women in Western NSW LHD are almost 6 times more likely to smoke during pregnancy (49.5% compared to 8.8%)⁵;
- Compared to all Aboriginal women in Australia, Aboriginal women in Brewarrina Shire are also more likely to smoke during pregnancy (58.7% compared to 47.3%)⁶;
- All women in Brewarrina Shire are significantly more likely to smoke during pregnancy compared to NSW (40.3%)⁷;
- Aboriginal women in the Western NSW LHD are almost 2 times more likely to have a baby with a low birthweight (<2,500g)⁸;

- Aboriginal women in the Western NSW LHD are 1.5 times more likely to have a baby prematurely (<37 weeks gestation)⁹.

8.3.2 Growth and development of children and young people

- Compared to all NSW 1-year olds there are more Aboriginal 1-year olds fully vaccinated in the Western NSW LHD (95.2% compared to 94.2%)¹⁰;
- Children in Western NSW LHD had significantly more decayed, missing and filled deciduous (baby) teeth (dmft) compared to all NSW children (average of 2.4 dmft in Western NSW LHD children compared to 1.53 in NSW children). The average number of decayed, missing and filled permanent (adult) teeth (DMFT) in Western NSW LHD children is about the same as all NSW children (average of 0.87 DMFT in Western NSW LHD children compared to 0.74 in NSW children)¹¹;
- The average number of dmft and DMFT for all Aboriginal children in NSW are both significantly higher than the NSW comparison (3.04 average dmft and 1.17 average DMFT)¹²;
- Children in Western NSW LHD are significantly less likely to have no caries in their baby teeth (dmft=0) compared to all NSW children (47.7% of children in Western NSW LHD children compared to 61.2% of NSW children). The proportion of Western NSW LHD children with no caries in their adult teeth (DMFT=0) is not significantly different to the proportion in NSW (58.4% of children in Western NSW LHD with DMFT=0 compared to 65.4% in NSW children)¹³;
- The proportions of Aboriginal children who are caries free in both their baby and adult teeth (dmft=0, DMFT=0) are both significantly lower than the NSW comparison (35.2% with dmft=0 and 53.6% with DMFT=0)¹⁴;
- Children in the Western NSW LHD are significantly less likely to eat the recommended number of serves of vegetables compared to all NSW children (2.8% of Western NSW LHD children eating the recommended number of serves compared to 5.5% in NSW);
- The proportion of children in Western NSW LHD eating the recommended number of

serves of fruit is not significantly different to the proportion in NSW (67.7% of Western NSW LHD children eating the recommended number of serves compared to 62.7% in NSW)¹⁵.

8.3.3 Morbidity

- Compared to all Aboriginal people in Australia, Aboriginal people in Brewarrina Shire are significantly more likely to present to the Emergency Department for all reasons. Overall, Aboriginal people in Brewarrina Shire are 2.5 times more likely to present to the Emergency Department compared to all Aboriginal people in Australia (150,865.7 per 100,000 people compared to 62,109.4 per 100,000 people)⁶;
- In 2016/17, on average, more than 110,000 admissions to hospital were attributed to Western NSW LHD residents of whom 14% were Aboriginal people, who form 13% of the total LHD population¹⁶;
- The leading cause of admission for Aboriginal people in the Western NSW LHD is dialysis (27%) then maternal health, childbirth and neonatal issues (9%) and symptoms and signs of illness (8%)¹⁶;
- The proportion of Aboriginal people in the Western NSW LHD admitted to hospital for dialysis is more than twice that of the proportion expected based on comparison with the NSW (total) population¹⁶;
- Compared to all Aboriginal people in Australia, Aboriginal people in Brewarrina Shire are significantly more likely to be admitted to hospital for endocrine, nutritional and metabolic diseases, circulatory system diseases, respiratory system diseases, chronic obstructive pulmonary diseases, digestive system diseases, chronic kidney disease, pregnancy and childbirth and injury or poisonings. There are significantly fewer admissions for cancers⁶;
- Conversely, the admission rate for all people in the Western NSW LHD for skin infections is significantly higher than the rate in NSW (493.4 per 100,000 people compared to 355.3 per 100,000 people)¹⁶;
- The rate of potentially preventable hospitalisations in Brewarrina Shire is

significantly higher than in NSW (3,121.6 per 100,000 admissions compared to 2,160.7 per 100,000 admissions)¹⁷;

- The leading cause of potentially preventable hospitalisation in the Western NSW LHD is cellulitis followed by dental conditions and ear nose and throat infections¹⁸;
- Aboriginal people in Brewarrina Shire are significantly more likely to be admitted to hospital for a potentially preventable condition compared to all Aboriginal Australians (6,663.0 per 100,000 people compared to 5,395.2 per 100,000 people)⁶.

8.3.4 Mortality

- In 2018, there were 2,467 deaths of people who lived in the Western NSW LHD. For people who lived in the Western NSW LHD, the all causes death rate was significantly higher than the rate for all of NSW (610.1 per 100,000 people compared to 506.4 per 100,000 people)¹⁹;
- For all Aboriginal people in Brewarrina Shire, the median age at death is 60.5 years compared to 61.0 years in NSW⁶. By comparison, the median age at death for all people who live in Brewarrina Shire is 67.0 years compared to 82.0 years for all NSW residents²⁰;
- The leading age-adjusted death rate for all Aboriginal people in NSW is circulatory disease (189.0 per 100,000 population) which is significantly higher than the rate of circulatory disease death in all of NSW (144.6 per 100,000 population)²¹;
- Similarly, in the Western NSW LHD the leading cause of death is also circulatory disease (28.1% of all deaths)²²;
- In Brewarrina Shire in the period 2016 to 2018, the death rate from injury and poisoning was significantly higher than in NSW (53.0 per 100,000 population compared to 35.6 per 100,000 population)²³;
- In NSW, 6.9% of all deaths in outer regional and remote areas are due to injury and poisoning and 1.5% are due to infectious and parasitic diseases²⁴;
- The rate of potentially avoidable deaths in Brewarrina Shire is not significantly different to the rate in NSW (129.1 per 100,000

population compared to 99.4 per 100,000 population)²⁵;

- Aboriginal people in Brewarrina Shire are likely to die prematurely from cancer (110.6 per 100,000 people), circulatory systems diseases (105.7 per 100,000 people) and external causes (84.8 per 100,000 people) but these rates do not differ from the rates for all Aboriginal people in Australia⁶.

NSW LHD, 12.4% of the total population aged 16 and over smoked daily; by comparison, the proportion of smokers in NSW was 11.2%²⁷;

- In NSW 48.7% of the Aboriginal population drank alcohol at levels that posed a long-term risk to health²⁸. In the Western NSW LHD, 35.9% of the total population aged 16 years and over drank alcohol at levels that posed a long-term risk to health; by comparison, the proportion of at-risk drinkers in NSW was 32.8%²⁹.

8.3.5 Health risk factors

- In NSW, 26.4% of the Aboriginal population smoked cigarettes daily²⁶. In the Western

Tables 8.1 to 8.5 and Figure 8.1 provide detailed information of the health statistics for the region.

Table 8.1: Cause of presentation to Emergency Departments, all Aboriginal people, rate per 100,000, Brewarrina Shire, NSW and Australia 2015/16-2017/18

	Brewarrina Shire	NSW	Australia
All causes	150,865.7*	71,135.8	62,109.4
Infectious and parasitic disease	5,427.5*	3,393.1	3,293.9
Mental health and related conditions	4,966.9*	3,649.3	3,636.7
Circulatory system diseases	1,928.6*	1,274.2	1,570.1
Respiratory system diseases	9,592.4*	7,153.7	6,340.7
Digestive system diseases	9,826.5*	3,972.5	3,500.8
Musculoskeletal system diseases	12,172.8*	3,936.2	2,910.1
Urinary system diseases	3,711.0*	2,364.4	2,263.4
Injury, poisoning and external causes	30,862.8*	16,420.0	14,458.8
Other factors requiring contact with the health system	4,250.3	5,889.1	4,664.0
Other reasons	67,478.8*	23,097.0	19,471.0
* Significantly higher than the rate for Australia			
Data source: Aboriginal and Torres Strait Islander Social Health Atlas of Australia. Public Health Information Development Unit, Torrens University Australia			



Table 8.2: Leading cause of admission for Aboriginal people, Western NSW LHD, 2016-17

Reason	Admissions (%)		
	Aboriginal people in Western NSW LHD	Aboriginal people in NSW	All people in NSW
Dialysis	27%	27%	13%
Maternal, neonatal & congenital disorders	9%	10%	7%
Symptoms & abnormal findings	8%	7%	8%
Respiratory diseases	8%	7%	5%
Digestive system diseases	7%	7%	10%
Injury & poisoning	7%	7%	7%
Other factors infl. health	6%	7%	11%
Nervous & sense disorders	4%	4%	7%
Circulatory diseases	4%	3%	5%
Genitourinary diseases	4%	4%	5%
Mental disorders	4%	5%	5%
Musculoskeletal diseases	3%	3%	5%
Skin diseases	2%	2%	2%
Infectious diseases	2%	2%	2%
Malignant neoplasms	2%	2%	4%
Endocrine diseases	2%	2%	2%
Blood & immune diseases	1%	1%	1%
Other neoplasms	1%	1%	2%

Data source: NSW CAPED, ABS (SAPHaRI). Centre for Epidemiology and Evidence, NSW Ministry of Health

Table 8.3: Cause of admission, all Aboriginal people, rate per 100,000, Brewarrina Shire, NSW and Australia 2015/16-2017/18

	Brewarrina Shire	NSW	Australia
Infectious and parasitic disease	1,398.1	759.9	1,093.5
All cancers	652.2#	926.1	983.8
Endocrine, nutritional and metabolic diseases	1,546.6*	704.9	1,101.0
- Diabetes	928.5*	319.0	420.9
Mental health and related conditions	2,521.1	2,515.3	2,626.5
- Mood affective disorders	234.3	351.3	355.6
Nervous system diseases	1,180.7	807.1	916.5
Eye and adnexa diseases	592.1	465.4	531.6
Ear and mastoid process diseases	594.4	336.1	423.4
Circulatory system diseases	2,236.7*	1,389.5	1,822.7
- Ischaemic heart disease	578.7	473.7	652.8
- Heart failure	252.0	163.4	238.4
Respiratory system diseases	4,464.2*	2,659.0	3,373.8
- Asthma	337.5	280.6	300.4
- Chronic Obstructive Pulmonary Disease (COPD)	873.0*	548.3	594.9
Digestive system diseases	3,787.5*	2,843.6	3,099.5

Table 8.3: Cause of admission, all Aboriginal people, rate per 100,000, Brewarrina Shire, NSW and Australia 2015/16-2017/18

	Brewarrina Shire	NSW	Australia
Skin diseases	1,246.2	821.0	1,370.0
Musculoskeletal system diseases	1,302.6	1,415.0	1,446.0
Urinary system diseases	1,436.3	1,460.8	1,696.2
- Chronic kidney disease	570.6*	252.7	387.3
Pregnancy and childbirth	18,444.5*	12,749.2	14,700.7
Congenital conditions	237.5	215.0	210.3
Injury, poisoning and external causes	5,377.3*	3,305.9	4,364.1
* Significantly higher than the rate for Australia			
# Significantly lower than the rate for Australia			
Data source: Aboriginal and Torres Strait Islander Social Health Atlas of Australia. Public Health Information Development Unit, Torrens University Australia			

Table 8.4: Leading cause of death, Western NSW LHD and NSW, 2018-19

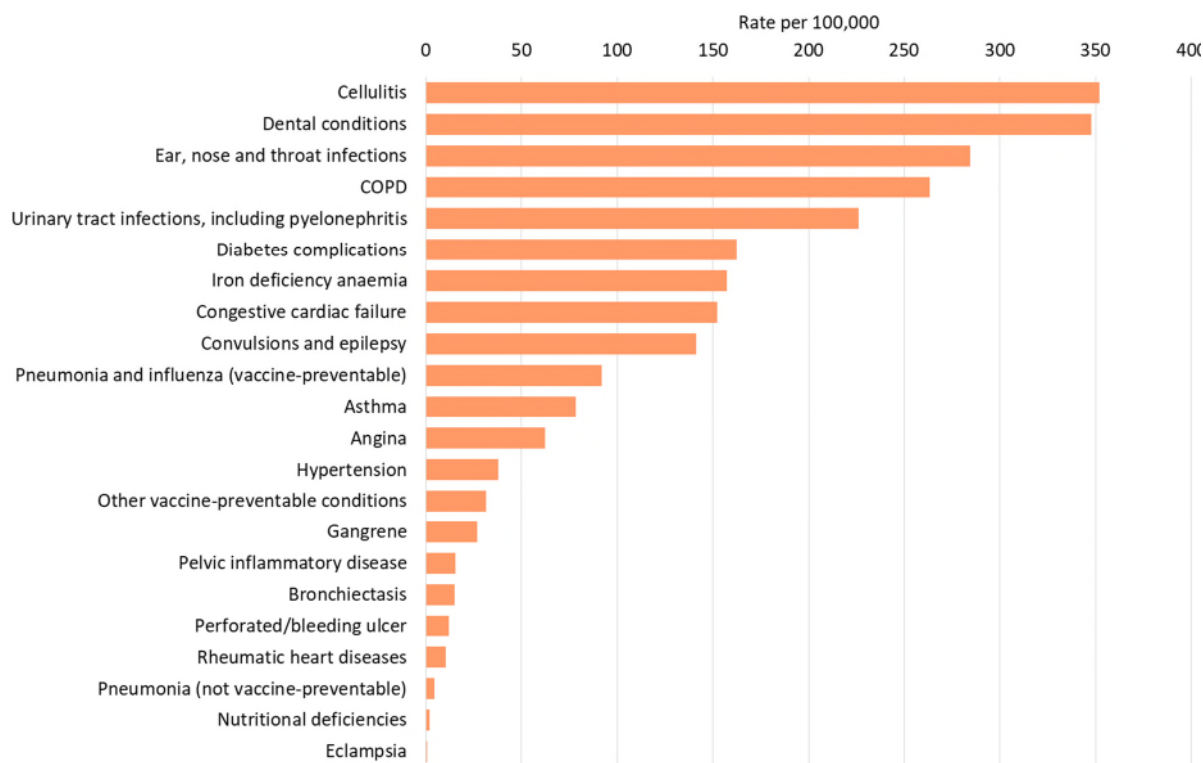
	Western NSW LHD total population			NSW	
	Ave # deaths per year	Rate per 100,000	% deaths	Aboriginal % deaths	Total % deaths
Circulatory diseases	714.5	169.2	28.1	21.8	27.6
Malignant cancers	659.5	167.9	26.0	25.3	28.3
Respiratory diseases	305.5	73.9	12.0	11.6	9.8
Injury and poisoning	147.0	47.5	5.8	13.6	5.9
Mental and behavioural disorders	147.0	33.6	5.8	6.7	6.9
All other causes	567.5	142.2	22.3	21.0	21.5
All causes	2,541	634.2			
Data source: NSW COC URF, ABS (SAPHaRI). Centre for Epidemiology and Evidence, NSW Ministry of Health					

Table 8.5: Premature deaths, Aboriginal people aged 0-74 years, rate per 100,000, Brewarrina Shire, NSW and Australia 2013-2017

	Brewarrina Shire	NSW	Australia
Deaths from cancer	110.6	56.3	72.1
Deaths from diabetes	Not reported ¹	10.0	23.4
Deaths from circulatory system diseases	105.7	46.1	69.8
Deaths from respiratory system diseases	Not reported ¹	22.4	26.9
Deaths from external causes	84.8	41.5	58.1
Data source: Aboriginal and Torres Strait Islander Social Health Atlas of Australia. Public Health Information Development Unit, Torrens University Australia			

¹ Data for this indicator is not reported for Brewarrina Shire as the actual number is between 1 and 4.

Figure 8.1: Potentially preventable hospitalisations (rate per 100,000), total population Western NSW LHD, 2018-19



Data source: NSW CAPED, ABS (SAPHaRI). Centre for Epidemiology and Evidence, NSW Ministry of Health

8.4 Available health services

Brewarrina Multi-purpose Health Service is a small rural health service with 8 acute, 12 aged care beds and a 2 bed, 24 hr Emergency Department. The service also has 6 dialysis chairs.

The area of operations of the Brewarrina Aboriginal Medical Service (BAMS) extends beyond the town to surrounding communities, providing not only health care but also programmes which focus on Aboriginal culture, youth, education, housing and all aspects of life in a remote rural community. BAMS is open on weekdays during normal business hours.

Health services provided by the Western NSW LHD, BAMS, and other providers may be itemised as:

The Western NSW LHD provides:

- Visiting medical officer
- Registered nurses
- Aboriginal health practitioners
- Administration support
- Security and domestic services
- Allied health (audiologist, optometrist, podiatrist)
- Mental health
- Drug and alcohol detoxification
- Visiting medical specialists (neurologist, paediatrician, psychiatrist, cardiologist, endocrinologist, dermatologist)
- Access to medical specialists (Dubbo)

BAMS provides:

- General practitioner
- Nurses
- Aboriginal health workers
- Sexual health nurse

- Allied health nurse
- Allied health (optometrist, podiatrist, psychologist, exercise physiologist, dietician, nutritionist)
- Drug and alcohol counsellor
- Visiting medical specialists (ENT surgeon, ophthalmologist)

Other providers include:

- Orana Haven Men's Drug and Alcohol Rehabilitation Centre
- General practice
- Sports medicine practitioner
- Allied health (speech pathology, dietician, physiotherapist).

The town has a privately operated pharmacy.



9 HUMAN SERVICES

9.1 Human services target population

The sectors of the Aboriginal population which should be the target of human services are identified in Table 9.1 together with the corresponding population numbers. The figures are for 2016.

Table 9.1: Service age groups, 2016					
Total persons (Usual residence)	Aboriginal		Non-Indigenous		
Service age group (years)	Number	%	Number	%	Ratio
Babies and pre-schoolers (0-4)	67	9.1	12	3.7	2.5
Primary schoolers (5-11)	106	14.3	26	8.1	1.8
Secondary schoolers (12-17)	66	8.9	8	2.5	3.6
Tertiary education and independence (18-24)	90	12.2	23	7.2	1.7
Young workforce (25-34)	100	13.5	50	15.6	0.9
Parents and homebuilders (35-49)	121	16.4	57	17.8	0.9
Older workers and pre-retirees (50-59)	109	14.7	70	21.8	0.7
Empty nesters and retirees (60-69)	42	5.7	37	11.5	0.5
Seniors (70-84)	31	4.2	29	9.0	0.5
Elderly aged (85 and over)	7	0.9	9	2.8	0.3
Total	739	100.0	321	100.0	-
Source: ABS Tablebuilder with age classifications as .id Consultants					

Population fraction	Aboriginal	Non-Indigenous
Table 9.2: Core activity need for assistance		
	n=657	n=315
Of cohort population	7.3%	4.4%
Murdi Paaki Region	7%	7%
New South Wales	8%	6%

The proportion of the Aboriginal population requiring assistance in the core activity areas of self-care, mobility and communication because of disability, long term health condition or old age is identified at Table 9.2, together with the non-Indigenous population for comparison. The age range of the Aboriginal population fraction requiring assistance is given at Table 9.3.

9.2 Human services in the community

Human services available to the Aboriginal community to cater for a range of needs are shown at Table 9.4 and the features of home care services are described at Table 9.5. Table 9.6 lists the NSW government principal agencies providing services to Brewarrina.

Table 9.3: Core activity need for assistance by age group	
Age range	Number of persons
0-9 years	5
10-19 years	7
20-29 years	0
30-39 years	0
40-49 years	4
50-59 years	14
60-69 years	8
70-79 years	6
80-89 years	5
90+ years	3
Total	52

The NDIS is funding a total of 14 NDIS packages across Brewarrina LGA as a whole. Total Aboriginal population requiring assistance across Brewarrina LGA is 52 persons

Table 9.4: Human service providers and service mix

Sector	Provider	Principal services	Resident office	Target population	Funding agency
Health services	Royal Flying Doctor Service	Primary health care, retrieval plus visiting Specialists	Broken Hill	General population	-
	Brewarrina Aboriginal Medical Service	Primary health care outreach clinic	Brewarrina	Aboriginal community	-
	Walgett Aboriginal Medical Service	Health wellbeing and resilience projects	Brewarrina	Aboriginal community	NIAA
	Western NSW Local Health District (LHD)	Brewarrina Multi-Purpose Service	Dubbo	General population	-
	Ochre Health	Primary health care	Brewarrina	General population	DCJ
	NSW Outback Division of General Practice	General practice/Did Ya Know program	Bourke	General population	-
Aboriginal social housing services	Orana Haven Aboriginal Corporation	Residential drug and Alcohol service	Gongolgon	Aboriginal community	NIAA
	Mid Lachlan Aboriginal Housing Management Corp	Aboriginal social housing	Dubbo	Aboriginal community	AHO
	Brewarrina Local Aboriginal Land Council	Aboriginal social housing	Brewarrina	Aboriginal community	NSWALC
Tenant support	Murdi Paaki Services Ltd	Tenant education and support programme	Cobar	Aboriginal community	DPIE/AHO
	Western Aboriginal Tenants Advice and Advocacy Service	Tenant advocacy and representation	Dubbo	Aboriginal community	Fair Trading
Homelessness services	CatholicCare Wilcannia-Forbes	Youth at risk of homelessness	Brewarrina	Youth population	DCJ
	Mission Australia	Homelessness and Housing Support/ Women's Safe House	Brewarrina	General population	DCJ
	Veritas House	Premiers Youth Initiative	Dubbo	Youth population	DCJ
Early childhood services	Winanga-Li Aboriginal Child and Family Centre Inc	Dhirraway Dharrun Bawu Aboriginal Child and Family Centre	Brewarrina	Young Aboriginal children	DCJ/NDIA
		Parents as First Teachers Aboriginal Fathers project Inclusive Communities programme			
	Gainmara Birrilee Preschool Association	Centre-based preschool and kindergarten	Brewarrina	Young Aboriginal children	NIAA
	Mackillops Family Services	Brewarrina Mobile Children's Service	Brewarrina	Young children	-

Table 9.4: Human service providers and service mix

Sector	Provider	Principal services	Resident office	Target population	Funding agency
Family support services	CatholicCare Wilcannia-Forbes Ltd	FamilyCare Service	Brewarrina	General population	DCJ
	Mackillop Family Services Ltd	Family Strengthening Service	Brewarrina	General population	DCJ
	Mission Australia	Family Preservation Service Upper Western Community DFV Project	Brewarrina	General population	DCJ
	Brewarrina Shire Council	Shire support services	Brewarrina	General population	DCJ
Employment services	REDI.E	Community Development Program	Brewarrina	Aboriginal community	NIAA
	REDI.E	Jobactive employment service	Brewarrina	Aboriginal community	DESE
	Muddy Waters Café	1000 Jobs package	Brewarrina	Aboriginal community	NIAA
	Brewarrina Sub-Branch RSL Club	1000 Jobs package	Brewarrina	Aboriginal community	NIAA
	Brewarrina Local Aboriginal Land Council	1000 Jobs package	Brewarrina	Aboriginal community	NIAA
	Thulli Ngemba Café	1000 Jobs package	Brewarrina	Aboriginal community	NIAA
	Rory Finlayson	1000 Jobs package	Brewarrina	Aboriginal community	NIAA
Social support	REDI.E	Centrelink service	Brewarrina	General population	-
Legal services	Legal Aid NSW	Legal services to disadvantaged people	Bourke	General population	Australian Government
	Aboriginal Legal Service (NSW/ACT)	Criminal, family, care and protection law, and tenancy services	Bourke	Aboriginal population	
Residential aged care services	Brewarrina Multi-Purpose Service	Residential aged care, respite high and low care	Brewarrina	General population	ACFI/HCP
	Australia Unity	Aged care	Brewarrina	General population	-
	Live Better Services Ltd	Intensive Residential Care Transition	Bourke	General population	DCJ
Home care and home support services	Australian Unity Home Care – Aboriginal Home Care	Home care packages community services	Bourke	Aboriginal community	HCP/CHSP
	Live Better Services Ltd	Aboriginal home care services	Bourke	General population	NDIS

Table 9.4: Human service providers and service mix

Sector	Provider	Principal services	Resident office	Target population	Funding agency
Cultural Services	Brewarrina Local Aboriginal Land Council	Culture and heritage, land management	Brewarrina	Aboriginal community	NSWALC
Disability services	Lifestyle Solutions (Aust) Ltd	Plan development, support coordination and support services	Bourke	General population	NDIS
	Flourish Australia		Brewarrina	General population	NDIS
	Live Better		Bourke	Aboriginal population	NDIS
	Mackillop Family Services		Brewarrina	General population	NDIS
	Ability Links		Brewarrina	Aboriginal population	-

Table 9.5: Home care and support services

Services	Transport	Meals	Other food services	Home maintenance	Home modifications	Social support individual	Flexible respite	Personal care	Domestic assistance	Social support group	Nursing	Centre-based respite	Specialised support services	Allied health and therapy services	Assistance with care and housing	Transition care
	Y	Y	Y			Y	Y	Y	Y	Y	Y		Y		Y	Y
Australian Unity Home Care – Ngangana Community Options	Y	Y	Y			Y	Y	Y	Y	Y	Y		Y		Y	
Live Better Services Ltd	Y					Y		Y		Y					Y	Y

Table 9.6: NSW Government agency representation in Brewarrina

Cluster	Principal department and agencies	Responsibilities	Service access
Stronger Communities	Department of Communities and Justice	Families, communities and disability services; public housing and homelessness services; law and justice; child protection; sport, seniors and veterans	Bourke
Customer Service	Department of Customer Service	Customer services: primary access point to government services; registration and licencing; payment of fines	Bourke
	▪ NSW Office of Fair Trading		
	▪ Revenue NSW		
Planning, Industry and Environment	Department of Planning, Industry and Environment	Urban and regional planning; water and natural resources; industry; environment, energy and science; Aboriginal and social housing; and Aboriginal heritage and land use	Dubbo
	▪ National Parks and Wildlife Service		

10 COMMUNITY PERSPECTIVES

10.1 Authority for change

The way Aboriginal social housing is managed has changed markedly since the first Murdi Paaki HEHPs were produced; that change being very much to the detriment of the Region. There has been a sustained centralisation of decision-making and depreciated scope of authority and autonomy within Regional and locally managed ACHPs. This has adversely impacted management services, enfranchisement of tenants, and asset condition and preservation.

The integrity of physical infrastructure on former reserves such as Essie Coffey Bush Queen Village and Barwon 4 has declined and self-determination has been compromised as housing management services moved from local ACHPs and LALCs to third party, Out-of-Region ACHPs without adequate provision for recurrent expenditure. The relative contribution of the AHO *Build and Grow* policy within Murdi Paaki has been increased fragility of local services, marked decline in the condition of community housing assets, and feeble tenancy support from Out-of-Region ACHPs. Aboriginal social housing tenants in Brewarrina have experienced poor service from their housing manager: telephone calls go unanswered, housing inspections are not undertaken, repairs and maintenance, including urgent repairs, are not carried out or, if they are, are unduly delayed, and promises are broken. Owning ACHPs experience the lack of an effective mechanism for communication with, and reporting by, the managing provider in the coercive AHO head lease/sub-lease agreement. This has rendered Ngemba Housing Co-operative Ltd and Brewarrina LALC powerless to have a say in the management of their own assets

The CWP is firm in its view that housing management services be returned to Regional and local ACHPs as this is the only way in which service design can reflect the needs and be driven primarily by the best interests of the community, taking account of cultural norms and desire to become self-reliant.

10.2 Community priorities

The Ngemba CWP has set out its aspirations and priorities for improved community wellbeing in its Community Action Plan (CAP), advocating for improved service delivery across the full spectrum of cultural, economic, governance, youth, health, education, housing, safety and wellbeing. The CAP priorities and key actions which relate to this Plan are set out in Table 10.1 and the issues which give rise to the action areas are summarised in Table 10.2.

10.3 Community observations

Critical housing and human service issues covered in this HEHP continue to be at the forefront of planning and advocacy by the Ngemba CWP. Issues related to housing management and condition were raised frequently by tenants who participated in the MPRH&BC household survey, but human services received little comment.

There is little confidence in Out-of-Region property management services:

“There has been a deterioration in houses since services have been taken away from town”

This reinforces a consensus that moving housing management out of the Region results in less responsive management and a lack of advocacy for critical housing needs in the Brewarrina community. Tenants have expressed extreme dissatisfaction with the services provided: housing managers were reported always to be unavailable, to fail consistently to respond to phone calls and, on occasions when they are in town, to avoid tenants:

“It's not locally run. Repairs take too long. Repairs are cheapest materials for the harsh environment out this way. They need to keep in touch, phone us ask how things are going, is there anything they can do. Make themselves available. We need a locally based worker full time.”

“I feel as though house going to fall. They don't fix house, don't care for my family. They just don't

care where they put us as long as you pay them rent."

Affordability is an issue with the CWP noting that rent policy as applied by the housing managers does not take account of the community's remoteness, housing condition, opportunities for employment and inadequate human services availability. Cost of living pressures are higher in Brewarrina than, say, Dubbo and these factors should be considered in equitable rent setting.

Crowding of housing was highlighted as a worsening issue. Deficiencies in housing supply and lack of housing choice are contributing factors:

"Need to sort out housing shortages and fix overcrowding, stop giving our people second best"

"Community should have a choice on the housing stock that is being built including the type of housing"

"There is a lack of understanding from agencies that social housing has only one bathroom"

In addition, allocation of social housing often does not take into consideration the specific needs of tenants:

"I don't feel safe. It's an Elders' flat but young people live and party here seven days a week. A lot of drug users in this area."

Exposure to drug users was also a concern for parents of young children.

Private rental dwellings are scarce in Brewarrina. Social housing rentals are the only available option for many households, but waiting lists are long. Protracted delays in housing allocation are further exacerbated by a complex, online-only application process that is intrusive, has extensive data requirements, and can be difficult to work through, particularly for applicants with compromised digital literacy. The work of the Tenant Support Education Program (TSEP) team in supporting tenants, assisting engagement at the CWP meetings, and providing advocacy for improving housing outcomes was strongly supported and

needed to continue. Access to the housing application process via Housing Pathways would present an insurmountable hurdle for many applicants without TSEP intervention; this problem is exacerbated by poor internet connectivity.

Service providers have indicated that the requirement for applicants to Housing Pathways to prove that they have applied for housing in the private sector is nonsensical in housing markets such as Brewarrina where access to private sector housing is limited and real estate agents are few. This compounds the barriers to access to Aboriginal social housing created by such requirements as having to obtain a Certificate of Aboriginality, particularly in communities where factionalism exists in organisations.

More housing for younger people is required; new housing should be designed to meet the needs of singles and younger families:

"How do you get a house in Brewarrina? There are no houses for young people."

Purpose-designed and constructed accommodation for Elders and community members with disabilities is also inadequate. Some tenants responding to the survey requested construction of a granny flat in their backyard for Elders' accommodation. Older people indicated a need for a yard maintenance service to allow them to continue to live safely in their home. Housing managers are reported to be allocating designated Elders' accommodation for use by general applicants; the CWP has requested that this practice cease.

A solution might include erecting a secondary dwelling on an existing developed lot so that an extended family can remain together in a multi-generational living environment.

More broadly, homelessness is of acute concern to the CWP. Homeless people have had to resort to attending the police station to ask for somewhere to sleep. Houses are reported to be left vacant for lengthy periods and then damaged or lost to vandalism or fire; loss of housing stock in this way is contributing to unmet need for housing in the

community. Homelessness and a more general lack of support are critical needs for people leaving custody in particular, and support networks are required to assist with finding accommodation and work, to prevent return to prison.

Mission Australia auspices emergency accommodation services in Brewarrina; facilities include a Women's Safe House which includes two 2-bedroom crisis units and two 2-bedroom transition units, and a Men's Crisis Residential Service comprising a 3-bedroom share house. Access is reported to be problematic for the community because of the challenging referral processes. The CWP has voiced a preference for emergency housing to be provided and managed by a local organisation.

Service providers engaged in the social housing support sector have indicated that the vast majority of clients who engage with homelessness services and programmes exit without obtaining permanent housing. Clients' expectation is that when they engage, a house will be provided. If it is not possible to be provided with a house, there is no incentive to continue to engage:

"We estimated that 90% of clients are still on the list when they exit the service."

The CWP has expressed an interest in collecting data in relation to people who exit homelessness programmes without successfully obtaining housing.

Inadequate attention to housing repairs and maintenance is of concern to the CWP, and was mentioned frequently by household survey participants:

"A lot of repairs are outstanding on our houses."

"They make false promises about fixing houses. They never fix houses when they say they are. Too long to fix repairs. They don't care."

The CWP has expressed concern that inferior quality repairs are leading to ACHPs blaming tenants for damage they have not caused, and tenants accumulating debts as a consequence.

Project management of repairs has been described as "shoddy"; the CWP reported that work is inadequately supervised, and signed off without checking.

Several survey respondents indicated that they had never received a housing inspection. Housing quality in general is reported to be poor; a number of tenants expressed concern about the prospect of their homes collapsing around them. Age of the portfolio appears to be a contributing factor. Several tenants expressed health and safety concerns arising from housing condition: for example, exacerbation of asthma due to condition of carpets and to air conditioners blowing dust, risk of mosquito infestation arising from standing stormwater, need for pest control, spray drift from cotton spraying, and lack of fencing and clothes lines. Other factors including environmental dust, a need for more parks and gardens, and better waste removal were also highlighted as reducing the environmental health standards of houses and neighbourhoods.

Access to qualified trades in the community has been a problem for some time. There are few, if any, opportunities for local employment and training in the building industry. In addition to urgent repairs and maintenance, it was felt that "two to three additional houses each year" could help support better employment outcomes and respond to housing demand.

Design of additional dwellings should account for tenant needs arising from cultural preferences and practices, as well as household size and family relationships:

"I feel too closed in. They need to think before building houses. Each house should have open living."

"Many houses don't have enough toilets and showers or additional bedrooms for family"

With the number of hot days per year increasing, cooling houses was identified as a critical concern.

"There is a huge need for homes to have air-conditioning installed."

"In summer we require air con and it does not been working for years."

Existing air conditioning, where installed, has not been maintained. The issue of climate control will be addressed by the RAHLA-auspiced project being delivered at the time of writing. The cost of power to provide cooling at present is excessive and results in financial stress for tenants; however, this should be resolved in part by installation of PV solar panels under the same programme.

Service provider accountability is a CWP priority; the CWP seeks to ensure greater levels of access and better understanding of provider roles, services and outcomes. The community is poorly informed about service provider visits and referral pathways.

"Definitely not enough services in Brewarrina"

Where possible, services for Brewarrina should be delivered in the local community, and providers should improve cultural safety by training and employing local Aboriginal people, and providing a safe employment environment focusing on mentoring for those starting a job to help them stay in employment. A stronger commitment is required to ensure the community is involved in the planning, design and evaluation of programmes, and to negotiate changes to service arrangements.

There is reported to be a "huge need" for more aged care services, including home maintenance, modifications and community transport. Packaged aged care services have been described as inadequate. Community members require support to understand and apply for NDIS packages; the CWP is concerned that not enough people in need of a services are accessing packages. Further, service providers must be contractually obliged to provide services on a full-time basis rather than the current two days per week. Ideally, service should be delivered through a local provider.

The effectiveness, and value to the community, of a number of visiting services, including mental health, homelessness, domestic and family violence, and aged care services is open to

question, as several providers do not attend CWP meetings and are not visible in the local community. Community members are reported to be unaware of these services. Many of the services listed in Table 9.4 were unknown to CWP members or, if known, were delivering below the expected standard.

Responsive and culturally safe service provision is understood to rely on providers having a local base, and delivering on a commitment to train and employ local Aboriginal staff. The CWP is of the view that local contracting requirements should require maximisation of local training and employment opportunities and capacity development.

Brewarrina Aboriginal Health Service is reported to deliver a broad range of health services within the community; however, access to transport is a barrier to obtaining a service. Deficiencies in health service provision identified by the CWP include LHD-provided renal services, other medical specialties, and youth wellbeing and development services, including health promotion targeting engagement and leadership:

"We need pathways for our children."

Limited access exists to services for young families, especially those provided by ex-Region agencies and organisations. Access is required to community capacity building programmes that are less structured, family oriented and safe.

Social infrastructure, too, is lacking within the community and that which does exist does not meet needs:

"We have multiple parks available but there isn't anything for children to do where they don't have to be supervised."

Upgrading of community facilities and infrastructure identified as desirable by the CWP includes shade structures and amenities at West Brewarrina park and the skate park, a community hall for Bush Queen Village, and exercise parks in town and at Bush Queen Village and Barwon 4.

Household survey participants expressed a need for a greater variety of retail businesses in Brewarrina, including for food (fresh fruit, vegetables and meat) and for clothing.

There is scope to improve the relationship between the community and the Brewarrina Shire Council. Improved protocols for engagement around local projects of cultural significance to traditional owners is required; the CWP cited inadequate processes to engage traditional owners and the CWP in relation to work undertaken at Ngunnhu as an example. Acknowledgment of local Aboriginal people and traditional owners should be

integrated into local ceremonies and functions sponsored by Council; and the Aboriginal flag should be flown at Australia Day and other civic events. The CWP also identifies economic opportunities in better collaboration with Council, including employment, training, and reconciliation activities as reflected in the CAP and Brewarrina Shire strategic planning documents. Tourism is seen as an area in which Aboriginal community involvement presents opportunities; however, infrastructure and engagement with the local Aboriginal community are underdeveloped.

Table 10.1: Community Action Plan objectives and actions

Goal	Objective
2	Build economic opportunities to secure real employment for the people of Brewarrina, supported by training
	2.2 Increase local employment in growth sectors or emerging business opportunities
	2.3 Establish training tailored to industry standards and requirements to lead to employment opportunities
	2.4 Develop enterprise opportunities
3	Build the capacity of our First Nations individuals and community to provide strong leadership for our people
	3.1 Build strong working partnerships with organisation and agencies working in Brewarrina
4	Provide appropriate after school activities to keep young people engaged
	4.1 Work with existing local providers to increase the range and frequency of activities for our young people
5	Raise the standard of health and wellbeing for the First nations Aboriginal community to a level where individuals, family and the community can achieve its potential
	5.1 Bring health services back under community control to raise the standard of delivery and ensure culturally appropriate services for our people
	5.3 Ensure a healthy environment for our community
	5.4 Ensure our elderly and people with disabilities can live their best lives
7	Reduce the shortfall of available housing for our people and ensure all houses are properly maintained
	7.1 Identify gaps in housing in partnership with housing providers
	7.2 Provide employment opportunities for local people
8	Create and maintain a safe and happy community
	8.1 Promote services to increase overall wellbeing
	8.2 Engage Brewarrina Shire Council in municipal services to improve community and street safety and wellbeing

Table 10.2: Summary of housing and housing-related issues

Issue	Description
Housing management	<ul style="list-style-type: none"> Housing managers fail to respond to tenant attempts to make contact, break promises, and do not visit the community Housing management must be based in the Region, and preferably in the community Local access to housing managers is needed for improved communication, services and accountability The CWP wishes to see the capacity of Ngemba Housing Co-operative Ltd reinstated so that housing management functions can be undertaken at a local level Housing management practice must be shaped to account for community aspirations and cultural norms More accessible, transparent and culturally relevant processes are required for housing application and allocation
Housing repair and maintenance	<ul style="list-style-type: none"> Routine inspections by property managers do not take place but are required to determine the extent of all work necessary to restore and maintain structural soundness, functionality, amenity and safety Most houses are in need of R&M but processes for actioning requests are poorly designed, and timeframes are excessive Repair and maintenance works must involve training and employment of a local Aboriginal workforce Air conditioning is to be provided to all houses Replacement of fencing and clotheslines are also priorities for tenants
Housing affordability	<ul style="list-style-type: none"> Many people struggle to pay power bills due to high energy consumption, especially in the hotter months Households are not accessing CRA because the process is too difficult
Housing need	<ul style="list-style-type: none"> Demand for additional housing arises mainly from the needs of young people at the stage of household formation and larger households with a need for additional bedrooms Crowding is common, and leads to stress, health impacts, and excessive wear and tear on houses Provision of new housing is to account for tenant requirements relating to cultural preferences and practices, as well as household size and family relationships Provision of purpose-specific Elders' housing could help to address the crowding issue and provide an improved living experience for the aged Access to emergency housing is required to assist households whose homes have been destroyed or are being repaired
Specific housing needs of Elders and people with a disability	<ul style="list-style-type: none"> Lack of access to the Home Modifications and Maintenance Service has mobility and safety implications for older community members
Home ownership	<ul style="list-style-type: none"> Opportunities should be created to allow tenants to buy under a rent-to-buy scheme
Safe and healthy communities	<ul style="list-style-type: none"> The community wishes to see a recycling system in place for household waste Stormwater issues at Essie Coffey Bush Queen Village should be investigated and remediated Most houses are overdue for comprehensive pest control services Street names and street lighting are required across the community A clean-up is required for streets at Essie Coffey Bush Queen Village and Barwon 4.

Table 10.3: Summary of human services-related issues

Issue	Description
Accountability and accessibility	<ul style="list-style-type: none"> ▪ The CWP requires greater accountability from service providers, and seeks closer relationships to ensure community engagement in service planning, better awareness of services and improved understanding of provider roles and capabilities ▪ Visiting services are poorly coordinated, are not integrated and are challenging to access. The community is poorly informed about service provider visits and referral pathways ▪ It is preferred that services for Brewarrina should be delivered by providers with a presence in the local community ▪ Providers should improve cultural safety by training and employing local Aboriginal people ▪ A closer working relationship between the CWP and Brewarrina Shire Council would facilitate improved planning, service/project design and implementation ▪ Assistance is required for community members who are not digitally literate to access support to complete online forms, liaise with Service NSW and deal with myGov sign-in, and the like
Elders' services	<ul style="list-style-type: none"> ▪ Care and support services for older people are inadequate ▪ Home care and other aged care community-based programmes should be established locally
Service needs for people with disabilities	<ul style="list-style-type: none"> ▪ Access to NDIS services, even for eligible potential clients, is very difficult
Children's services	<ul style="list-style-type: none"> ▪ An advocacy group on child protection is a CWP priority, together with establishment of a children's safe house
Youth services	<ul style="list-style-type: none"> ▪ A wider range of accessible, affordable youth activities is required
Employment	<ul style="list-style-type: none"> ▪ A Training and Employment needs analysis and strategy had been identified by the CWP as a necessary first step in raising employment outcomes ▪ The CWP is seeking a commitment to creation of employment opportunities for local Aboriginal people in housing capital works programmes, including repairs and maintenance and new housing construction ▪ The CWP wishes to use rural properties in community ownership as the basis for environmental and rural industries training and employment programmes ▪ Human services agencies and organisations are to be targeted to provide training and employment for local Aboriginal people in areas such as aged care, physical and mental health, childcare, hospitality, tourism, environmental protection and local government service
Community facilities and social infrastructure	<ul style="list-style-type: none"> ▪ Unsupervised play opportunities for children have been identified as lacking ▪ Retail outlets in Brewarrina are unable to provide the range of goods and services, including basic foodstuffs, necessary for community to lead a healthy lifestyle ▪ An expanded range of sporting and fitness activities is required
Health	<ul style="list-style-type: none"> ▪ The community wishes to see Aboriginal health services transitioned back to Brewarrina Aboriginal community control ▪ Need for a women's health service has been identified ▪ Additional, targeted health promotion activities are required
Transport	<ul style="list-style-type: none"> ▪ Transport services, especially to meet the needs of older people and people with a disability, are inadequate
Food security	<ul style="list-style-type: none"> ▪ The CWP wishes to target a market garden as a means to improve nutrition

11 MASTER PLAN

11.1 Aspiration

Development of this HEHP ends the second round of MPRA's approach to sector strategic planning at community scale. The HEHP makes transparent the core demand drivers that are affecting the sector; documents an evidence base of the community's housing and infrastructure needs; and estimates the magnitude of sector investment. The lead time and long lifetime of housing infrastructure requires a long-term view so identifying, planning and prioritising a package of measures to ensure the sector delivers sustainable long-term outcomes for the community is vital.

Interdependencies between the housing and human services sectors add to complexity and uncertainty in the strategic planning process, particularly in a cultural context. Learning lessons is a central part of any project so with the RAHLA now firmly established and evidence provided, the community expects informed policy-setting and decision-making to lead to positive change.

11.2 Cultural influences on decision-making

The *NSW Aboriginal Housing and Infrastructure Programmes Implementation Manual* was an initiative of MPRA and the NSW Department of Aboriginal Affairs (as was) flowing from the successful Australian Government National Aboriginal Health Strategy projects. Written in 1999, the manual placed the concept of effective community management of capital works and associated housing and infrastructure projects into a more practical local context. Working with a community-selected professional Project Manager, CWP's demonstrated ample capacity to set community objectives, and to control and co-ordinate overall programme delivery on behalf of, and in the best interests of, their communities. The agreed negotiated system of rules governing projects roll out was formal acknowledgement of the ongoing position of CWP's as the local decision-making body. The Regional and local governance structures remain in place and CWP's remain

uniquely positioned to bring their local knowledge and cultural perspectives to inform the shape and configuration of housing and infrastructure developments. This Master Plan evidences this decision-making in practice.

11.3 Master plan

The master planning process adopted by this HEHP aims to create an integrated process of change at community level, arching across the built environment, and social and economic issues within a cultural context. The Plan is about taking the initiative in terms of planning for, and design of, improvements to the living environment, job creation, and coordination and integration of a raft of human services. It aims also to give renewed life to the principles of self-determination and self-management. This approach challenges stakeholders to be open and willing to change the way business with the community is conducted.

The Ngemba CWP Master Plan is set out at Table 11.1. It brings together the relevant aspirations as documented in the CAP and the views of the community as derived from a structured survey and direct consultation. The proposed actions are those which matter to people.

Implementation will take time. Ongoing engagement between the community through the CWP, stakeholders and decision makers is vital to ensure the strategic focus is maintained throughout the course of the project. Change will happen and, with this expectation, there is a need to foster a strong collaboration between all parties to ensure that the ultimate objective of bringing about positive improvement in the lived experiences of Aboriginal people is achieved.

Table 11.1: Master Plan

Strategy	Chapter reference	Action area	Strategy	Justification
NGE-01	5.5 10.1 10.3	Sector governance	<ul style="list-style-type: none"> Support the Land Council and Ngemba Housing to achieve National Regulatory System Community Housing (NRSCH) registration so that the community has direct control over the management of its properties and is not prevented from accessing government funding in the future Failing which, return Aboriginal social housing management services of all properties to the Region to be more directly under the governance and influence of the local community with the ACHP to have a local shopfront Advocate through MPRA and the RAHLA co-design process for a review of Aboriginal social housing rent-setting policy with the objective of determining a method which works for the Brewarrina community 	The CWP and most tenants are dissatisfied with the quality of service provided by the housing manager, who is headquartered in Parkes. Community members have expressed a preference for a local housing manager; there is no support for continuation of out-of-region housing management. Community members indicate that the existing manager is unresponsive and communications are difficult; asset owners have suffered from lack of accountability. Should Ngemba Housing or Brewarrina LALC wish to manage community housing, national registration will be required for government funding to be made available Tenants and the CWP share a concern that rent setting does not take account of the community's remoteness, housing condition, opportunities for employment and inadequate human services availability. Cost of living pressures are higher in Brewarrina than, say, Dubbo or Parkes
NGE-02	5.5 5.9 10.1 T10.2	Housing management	<ul style="list-style-type: none"> Request housing managers to jointly develop a replacement strategy and procedure for older and/or unsuitable housing and incorporate the results of the analysis as an item of the Property Management Plan for each house Develop a communication strategy with relevant stakeholders to ensure the efficient and timely flow of information, including regular reporting to the CWP on matters relating to housing management and emerging issues 	Some properties are approaching the end of their service life. Planned replacement is necessary to ensure that housing continues to be available to meet tenant needs, and that budgets can be prepared with confidence and funding secured in a timely way The CWP requires reliable, formal channels of communication to be put in place with ACHP(s) to ensure accountability for service provision and responsive decision-making. The Build and Grow head lease/sublease arrangement has resulted in no information flowing to asset owners. Consequently, community-based organisations have been rendered powerless to comply with reporting obligations
NGE-03	5.5 5.6 5.10 5.11 T5.30 T7.1 10.3	Housing need	<ul style="list-style-type: none"> Involve the CWP in the planning and design of new houses to ensure the mix is adequate to provide choice and advantage is taken of the investment to support the growth of a local skills base to replace the void created by departing trades Increase supply to meet demand arising from young persons wishing to live independently, young couples at family formation stage, individuals and families living in crowded households, older persons wishing to move 	CWP involvement in planning for new and replacement houses is essential because of the CWP's detailed knowledge of the characteristics and needs of the community, the importance of cultural 'fit' of assets, and expectations around suitable layout, inclusions and form of construction The Aboriginal population of Brewarrina is experiencing structural ageing – the median age increased from 22 to 28

Table 11.1: Master Plan

Strategy	Chapter reference	Action area	Strategy	Justification
			<p>to accessible housing for health-related reasons, and individuals and families who would otherwise be homeless</p> <ul style="list-style-type: none"> As an alternative to upgrading existing housing to be accessible, consider building several new smaller units for the elderly and disabled to allow existing houses to be reallocated to families Improve the durability and quality of housing assets through building stronger houses which meet cultural expectations for space and layout Extend existing houses where judged to be crowded with the addition of bedrooms and bathrooms 	<p>over the ten years to 2016. Demand exists for purpose-built smaller dwellings to accommodate young people at the point of household formation, larger families, and older people for whom living in the family home is no longer desirable for and access and mobility reasons. Crowding in existing houses causes ill-health and stress, increases the maintenance burden for property managers, and contributes to homelessness. The private sector rental market does not provide a practical alternative for community members in need of housing.</p>
NGE-04	5.7 5.8 5.9 5.10 T10.2 10.3	Asset condition and serviceability	<ul style="list-style-type: none"> As a matter of urgency, identify property condition for all Aboriginal social housing, secure funding for repair, maintenance and upgrades, and undertake works to restore structural soundness, functionality, amenity, safety and security Develop a replacement programme as part of each Property Management Plan so that where repair does not provide value for money, planned replacement can be initiated Arrange with the housing manager(s) to negotiate with the ACAT, registered Home Modifications providers, and funding body where necessary, to expedite home modification work on houses occupied by a household with a resident member with a disability Ensure that all homes are equipped with energy efficient air conditioning with sufficient capacity to deal with rising temperatures and with roof mounted-solar PV systems to reduce energy bills 	<p>Properties are dilapidated because of time elapsed since the most recent major R&M programme; and issues with quality of workmanship, materials and inclusions arising from a poorly conceived R&M programme undertaken at the commencement of Build and Grow. Assets are ageing; a comprehensive R&M programme is required to provide for tenant health, safety and amenity and to preserve asset value, but some properties will also be approaching the end of their service life and replacement needs to be planned.</p> <p>Access to home modifications is challenging for community members with mobility issues and other disabilities and for their families. Delays are experienced in securing ACAT and OT assessments and in arranging for prescribed home modifications to be carried out. Availability of funding to ACHPs is a further challenge.</p> <p>Almost all household survey participants indicated that they had trouble paying their electricity bills. With longer periods of excessive heat during summer, affordable climate control is essential to tenant health, wellbeing and amenity</p>
NGE-05	T10.2 10.3 T10.3	Tenant support	<ul style="list-style-type: none"> Raise the number of Aboriginal social housing tenants claiming CRA to a defined benchmark Foster an enduring partnership between the Murdi Paaki Tenant Support and Education Programme (MP TSEP), housing provider(s) and homelessness services which ensures that vulnerable Aboriginal members of the community are able to receive the support needed to remain safe 	<p>Only about one third of tenants reported in the household survey that they were receiving CRA. If no arrangements are in place for claiming CRA, then eligible tenants' incomes are adversely impacted.</p> <p>Sustainability of tenancies is adversely impacted by, among other things, crowding, obligation on tenants to support</p>

Table 11.1: Master Plan

Strategy	Chapter reference	Action area	Strategy	Justification
NGE-06	5.5 T10.2 10.3	Emergency accommodation	<p>and healthy</p> <ul style="list-style-type: none"> ▪ Maintain the role of MP TSEP in supporting tenants at risk of breach to retain their tenancies and assisting with access to human services ▪ Reintroduce the homemaker project to provide new tenants with the financial management skills to maintain their tenancies ▪ Undertake an analysis of the true demand for homelessness services in the Brewarrina community which accounts for the many poorly defined factors that contribute to and constitute a person being homeless: access to affordable housing, joblessness, domestic and family violence, mental illness, drug and alcohol abuse, financial distress, exiting the justice system and discrimination ▪ In light of the findings of the analysis, develop a strategic response that delivers the infrastructure and resources required to keep individuals and families protected from harm 	<p>family members who are homeless, and cost of living pressures. A collaborative, supportive approach is necessary to ensure that tenants have access to wrap-around services necessary to ensure that they can maintain their tenancies</p> <p>A 2015 AHO study found significant levels of homelessness in Brewarrina, particularly among single men. The CWP is particularly concerned by lack of homelessness resources available, particularly for young men. Inadequate emergency housing coupled with permanent housing shortage means that such homelessness services that are available in the community are usually unable to support clients into a permanent tenancy. An evidence-based, coherent response which connects support services, infrastructure and resources is required to meet the needs of identifiable groups within the community who are homeless or at risk of homelessness</p> <p>The community supports measures to increase levels of home ownership in Brewarrina, but is concerned about affordability issues. Providing the community with a full briefing on options, processes, advantages and pitfalls will allow community members to make an informed judgement as to whether purchase is a possibility for them</p>
NGE-07	5.5 T10.2	Home ownership	<ul style="list-style-type: none"> ▪ Arrange with AHO and/or Indigenous Business Australia (IBA) to deliver community information workshops in support of home ownership 	<p>The community supports measures to increase levels of home ownership in Brewarrina, but is concerned about affordability issues. Providing the community with a full briefing on options, processes, advantages and pitfalls will allow community members to make an informed judgement as to whether purchase is a possibility for them</p>
NGE-08	T7.1 T7.2 10.1 T10.2 10.3 T10.3	Infrastructure	<ul style="list-style-type: none"> ▪ Support the Land Council (through inclusion in the Roads2Home programme) and Brewarrina Shire Council in efforts to secure funding to introduce infrastructure improvements: <ul style="list-style-type: none"> - A recycling system for domestic waste - Stormwater works at Essie Coffey Bush Queen Village - Acknowledgement of Country signs and street names - Efficient street lighting across the town and at Essie Coffey Bush Queen Village and Barwon 4 - Bulky waste clean-up of streets at Barwon 4 and Essie Coffey Bush Queen Village - Upgrade passive and active recreation facilities in town, at Barwon 4 and Essie Coffey Bush Queen Village ▪ Draft a dust mitigation strategy 	<p>Brewarrina has been allocated funding under the Roads2Home programme for improvements at Bush Queen Village and Barwon 4. No major infrastructure R&M has been undertaken since ACDP, almost twenty years ago. The degraded condition of existing infrastructure has been exacerbated by the absence of financial provision for upgrades over the period during which housing has been head leased to AHO. Scoping of Roads2Home-funded works requires to be targeted to the needs identified by Brewarrina LALC and the CWP.</p> <p>The community has identified need for a number of improvements to municipal services and facilities intended to abate environmental health hazards, improve amenity,</p>

Table 11.1: Master Plan

Strategy	Chapter reference	Action area	Strategy	Justification
				provide recreational infrastructure for the community, and underpin recognition of the First Nations heritage and continuing culture of the community. Support of Brewarrina Shire Council in implementing these improvements will contribute to building a collaborative relationship with the CWP and the broader community.
NGE-08		Human services improvement, reach and accessibility	<ul style="list-style-type: none"> ▪ Foster a closer relationship between the CWP and all tiers of government to drive improvements in human services including a greater focus on provider cooperation and coordination, service integration, performance and cost-effectiveness ▪ Establish a working relationship with Council to ensure that local community input and feedback is received and acted upon by Council on projects which affect the Aboriginal community, including permanent acknowledgement of the community as First Nations Peoples ▪ Audit and review the role and operational objectives of human services and human services providers across all sectors to ensure that services promised are being received, that gaps are identified and can be addressed, and protocols established which increase transparency and accountability ▪ Develop a transport solution which will allow community members without a vehicle to attend to their daily household tasks and personal business, and to attend health appointments at the AMS and hospital ▪ Advocate for development of an aged care strategy for Brewarrina as the first step in revitalising the service 	Identification and quantification of service gaps and overlaps, and formulation of strategy requires a collaborative approach between the CWP and all tiers of government. Need for human services within the community is not currently met, and barriers to service access are challenging to negotiate. A formal analysis of service gaps is needed to ensure that individuals and families can have their needs identified and adequately responded to. Protocols for service providers to engage the community in service design and planning, and in development and promotion of culturally relevant referral pathways, and to report meaningful measures of service delivery and outcomes to the CWP, are required to satisfy community expectations around service integration and coordination and provider accountability. In particular, unmet need exists for responsive, culturally safe services is experienced in the health, aged care, disability care, community transport, and employment sectors.
NGE-09	4.3 6.1 8.2 T10.1 T10.2 10.3 T10.3	Employment	<ul style="list-style-type: none"> ▪ Noting the loss of building trades from the town and skills shortages generally, negotiate with MPS for the creation of a Region-wide employment strategy which centres on the development of a local skills base with the capability to carry out housing-related projects 	The unemployment rate for Aboriginal people in Brewarrina is sixteen times that of the non-Indigenous population, and with a labour force participation rate just over half that for on-Indigenous adults, the employment to population ratio for Aboriginal people in Brewarrina indicates that just under one in four adults are in any form of employment. This employment to population ratio is well below that for the Murdi Paaki Region as a whole. The CWP is anxious to ensure that implementation of the extensive housing construction programme recommended in this HEHP can be structured to

Table 11.1: Master Plan

Strategy	Chapter reference	Action area	Strategy	Justification
NGE-10	5.5 10.3 T10.3	Food security	<ul style="list-style-type: none"> Advocate with MPS for a feasibility study to establish an Aboriginal owned and operated supermarket as a step to guaranteeing community access to fresh and packaged food products 	<p>provide training and employment to broaden employment and business opportunities for community members.</p> <p>Retail outlets in Brewarrina are unable to provide the range of basic foodstuffs necessary for community to lead a healthy lifestyle. Development of an Aboriginal community-owned and operated supermarket, supplied by a community-owned market garden, would provide the impetus for improvements in community nutrition and, depending on the model adopted, easing of cost-of-living pressures</p>

11.4 Defining need for growth

The total number of Aboriginal social housing dwellings in Brewarrina was 161 in June 2020 as detailed in the AHO property schedule, having reduced by seven from a total of 168 as of June 2018.

At the time of the MPRH&BC household survey, there was a waiting list for Aboriginal social housing across all adult age groups. The estimate of housing need shown at Table 5.30 and Table 11.2 is derived by extrapolating the findings of the MPRH&BC household survey across all Aboriginal households and tenure types to

estimate need arising from those that did not participate.

The number of new dwellings enumerated in Table 11.2 is more than the number of approved applicants shown on the DCJ Housing Register for the total population: 11 general applicants and fewer than five priority applicants. No indication of the size is given.

The age profile of the community is such that the majority of those in search of their own housing are young single people or couples without children.

Table 11.2: Housing need

		From MPRH&BC household survey				Factored for whole community			
		Number of bedrooms				Number of bedrooms			
Tenure type	Ratio	2	3	4	5	2	3	4	5
Owner occupier	49 / 4	0	0	0	0	-	-	-	-
Private rental	22 / 5	1	0	0	0	1	-	-	-
Homeless	240 / 90	0	0	0	0	-	-	-	-
Social housing rental	161 / 81	20	2	0	0	40	4	-	-
Employer	- / -	0	0	0	0	-	-	-	-
Not defined	- / -	0	0	0	0	-	-	-	-
Total		21	2	0		41	4	0	0

A breakdown of social housing waiting list by bedroom capacity as of June 2019 provided by the AHO is shown at Table 11.3 for comparison purposes, giving a total of 14 houses.

Table 11.3: Waiting list, number of dwellings by bedroom size, 2018

	Number of bedrooms					
	1	2	3	4+	NK	Σ
Waiting list	8	4	-	2	-	14

Feedback received from the community summarised in Chapter 10 reinforces the need for additional housing on the scale and with the mix proposed.

Table 11.4 puts an order of cost against increased supply based on new builds and suggests that given the costs for new builds, and land, purchasing mainstream housing is an option to be considered.

Table 11.4: Estimated cost of new builds (GST excl)

Number of bedrooms	GFA (m2)	Unit cost (\$/m2)	No	Estimate (\$)
2	120	3,470	41	17,072,400
3	160	2,850	4	1,824,000
4	185	2,850	-	-
5 and more	200	2,850	-	-
Total				18,896,400

11.5 Replacement housing

No dwellings are recommended for replacement. The MPRH&BC household survey did not record any social housing respondents describing their properties as 'condemned' or 'unliveable' although the CWP is of the view that several will require demolition and replacement. This HEHP takes the position at this point that scoping of properties will not reveal any houses beyond economic repair that will require a decision on serviceability.

11.6 Housing extensions and modifications

Expressed need for extensions projected on the same basis as Table 11.2, is stated in Table 11.5. A budget of \$35,000/extension is allowed for extension and \$3,000 for each home modification.

Table 11.5: Requirement for housing extensions and modifications

Extensions (Factor 161/81)	Number of bedrooms		
	1	2	3
Number of extensions	2	2	-
Total number of bedrooms	2	4	-
Modifications			
Number of dwellings	12		

Estimated budget to attend to extensions and modifications listed in Table 11.5 is given in Table 11.6.

Table 11.6: Estimated budget for housing extensions and modifications

Estimate (\$)	
Extensions	210,000
Modifications	36,000
Total	246,000

11.7 Asset preservation

Estimated costs for routine repair and maintenance including planned maintenance, and for any particular works such as roof replacement, foundation packing and releveling if any, required to attend to immediate restoration and asset preservation are summarised in Table 11.7. Average unit expenditure is approximately \$40,032 per property.

Table 11.7: Repair and maintenance, probable order of cost

Cost (\$)	
Property repair, maintenance and upgrade	6,445,100
Particular works	-
Total	

All properties are, or should be, subject to regular and planned inspection and, where under head lease, as per an AHO housing management agreement. Brewarrina Local Aboriginal Land Council have secured a small amount of funding through the AHO Aboriginal Community Housing Investment Fund (ACHIF) programme for property repair and maintenance. Table 11.8 details the allocation.

Table 11.8: Aboriginal Community Housing Investment Fund allocation

Organisation	Estimate (\$)
Brewarrina Local Aboriginal Land Council	
New supply	-
Upgrades	37,430

11.8 Infrastructure

Table 7.2 and Table 10.2 itemise infrastructure elements of concern to the CWP. Of these, improvements at Essie Coffey Bush Queen Village

and Barwon 4 are the responsibility of the Land Council. At this stage, neither community has been added to the NSW Government Roads2Home programme which is focussed on engineering works associated with:

- Stormwater and other drainage
- Kerb, guttering and footpaths
- Street and public space lighting
- Upgraded road surfaces
- Telecommunications
- Power

These are very much the type of improvements requested by the CWP and the Land Council is encouraged to lobby for inclusion in the programme. Other areas for improvement itemised in Table 11.1: do not have a budget attached as they are the responsibility of others.

11.9 Probable order of cost

Probable orders of cost for each strategy are summarised in Table 11.9. The estimates were prepared on the following basis:

- Costs for building-related work are derived from industry standard cost information and/or for project costs for similar work in the Murdi Paaki Region;
- Prices are current to September 2020;
- An index appropriate to locality is applied;
- Building costs assume that construction takes place in accordance with MPS procurement practice. Projections may need to be re-evaluated if training schemes are integrated;
- Additional land purchases are required to permit development to proceed in full and it is assumed that these lots will require to be serviced;
- Allowance for project management has been assumed to be between 10% and 15% of the construction budget depending upon the nature of the work involved and the degree of investigative work required; and
- Estimates are stated as GST exclusive.

Table 11.9: Probable orders of cost, housing and environmental health infrastructure

Description	Order of cost (\$)
Planning and development	135,000
Land acquisition	660,000
Site infrastructure (nominal)	110,000
New housing supply	18,896,400
Replacement housing	0
Housing extensions	210,000
Housing modifications	36,000
Repair and maintenance	6,445,100
Sub-total	26,492,500
Unquantified risk allowance (5%)	1,279,400
Project management (12.5%)	3,198,400
Programme admin (3%)	767,600
Total	31,737,900

No costs have been assigned to improvement in and extension of human services because these services are already the subject of government programme planning and resource allocation processes. Performance monitoring of government services is a key area of focus under the OCHRE Murdi Paaki LDM Accord II and Accord processes should be brought to bear on areas of underperformance. With consistent themes emerging across the Murdi Paaki Region, many recommendations will have regional application and universal application locally.

11.10 Funding sources

Funding for works and measures proposed by Table 11.1 and Table 11.9 will need to be negotiated through the RAHLA as the principal decision-maker on matters of Aboriginal social housing in the Region. Neither ACHP is in a financial position to contribute to these extraordinary costs from revenue derived from property rents and subsidies so realising a solution is dependent upon grant funding from governments.

11.11 Staging of works

There are no priorities attached to the improvements listed in Table 11.9. All works may

be classified as immediate. Repair and maintenance work should be programmed to proceed as one integrated contract following scoping. Programming may be subject to building sector capacity which can be mobilised locally and/or using the work as a vehicle for an Aboriginal apprentice training scheme. Building extensions should be included within the scope of any repair and maintenance contract.

Key to rolling out new building work at any scale may be resolution of planning and land acquisition matters. Up to nine vacant Land Council and AHO sites may be available in the town area, but the number is insufficient to build new housing on the scale outlined and, in any event, some eligible households may not favour moving into town from the two villages. Detailed planning for future works will necessarily follow once the level of investment is identified.

Before proceeding with any residential development of scale, a full asset management planning process and feasibility assessment should be completed to investigate the balance of new housing construction and major upgrades to older dwellings or those in poor condition. As for previous major capital works projects, scheduling of works must balance the need to satisfy community housing needs with the benefits of skills acquisition.

The CWP suggests that new housing be delivered at a slower rate over several years, building three to five houses per year so that an effective and longer-term construction training programme can be rolled out. Given the propensity for all governments to want to deliver new housing programmes in very tight timeframes to fit political imperatives, the opportunity for longer term training and employment outcomes and the establishment of sustainable local building capacity must not be lost due to external imperatives.

11.12 Tenant support and education

The MP Tenant Support and Education Programme has become an essential and valued support service in the social housing space in all communities across the Region. Team members

play a key role in supporting community members to establish and maintain tenancies, negotiate application and compliance processes and leverage partnerships to deliver wrap-around services as required by the principal objectives of the programme:

- Increase community knowledge of the Aboriginal housing sector among both tenants and service providers;
- Increase awareness and accessibility of services for vulnerable groups who may be at risk of homelessness or living in overcrowded situations;
- Increase the number of tenants engaged with support services;
- Increase knowledge of housing application processes; and
- Increase housing stability through case management.

Relationships have been established with all Community Working Parties, many community organisations and human services support providers, and through this network, MP TSEP is gaining further valuable insights into the internal dynamics of each community. This knowledge allows MP TSEP to step beyond local politics and mechanisms of control to play an increasingly strategic role in supporting CWP's and MPRA initiatives. Given the complexity of the housing and related human services landscape from a community perspective, the role of MP TSEP is critical to ensuring equity to tenants in service delivery.

A MP TSEP client will often require several case management interventions before housing-related assistance can begin. Typically, these external supports delivered through partner organisations might include:

- Arranging a repayment plan for rental arrears, power bill arrears, and fines and debts with State Debt Recovery Office;
- Referral to health and wellbeing services, mental health and addiction services;
- Assistance to obtain childcare; and
- Referral to DCJ in relation to child and family matters, help to negotiate the justice system,

and support for victims of domestic and family violence.

In respect of housing, MP TSEP provides direct assistance to the community through:

- Arranging for identification documents and working with an applicant through the Housing Pathways process;
- Helping tenants to apply for Commonwealth rent assistance and/or are receiving this assistance through Centrelink;
- Intervening when tenants are in danger of breaching their tenancy agreements and, as above, arranging a repayment plan when tenants fall behind with their rent; and
- Generally supporting tenants at risk to sustain tenancies and reduce the risk of homelessness.

This Master Plan acknowledges the valuable contribution of MP TSEP to help maintain stability in the Aboriginal social housing sector and acting as the link between tenants in need of support and the human services responsible for providing that support.

11.13 Home ownership

While the few respondents to the MPRH&BC household survey who were homeowners were satisfied with their decision to purchase, an appetite for ownership among renters did not appear to feature strongly. The CWP has indicated an appetite for creation of rent-to-buy opportunities in the community, and seeks further information for community members on availability of avenues such as IBA loans for housing purchase. Considering the relative affordability of housing in Brewarrina, providing information on housing ownership options may generate interest in current tenants in stable employment who have indicated their desire to remain in Brewarrina should the AHO and/or Indigenous Business Australia wish to conduct an information session.

11.14 Emergency, short term and transitional accommodation

Emergency accommodation exists in Brewarrina only to the extent of the Women and Children's Safe House which is managed by Mission Australia along with the Brewarrina Homeless and Housing Support Service. This service provides support to young people and adults; however, the only accommodation it has available to it is the Women and Children's Safe House. The safe house includes two crisis units and two transition units. The community has identified a pressing need to deal with homelessness among adult men of all ages. Emergency housing in the form of a men's refuge is seen as an essential response to primary homelessness in the community. In view of the critical need for emergency accommodation resulting from a range of crises individuals and families may confront, the apparent presence of funded human service framework and CWP advice that services are not known or are inefficient, a wide-ranging analysis of human services is proposed to establish the presence and performance of providers listed at Table 9.4 and to determine the scale and type of service(s) required to provide for personal safety, security and wellbeing.

11.15 Value-adding initiatives

Previous housing upgrade programmes such as the works conducted under Build & Grow have been the subject of significant community feedback to the CWP, focussing on dissatisfaction with the quality and management of these works. In any future housing construction or upgrade programmes, the CWP must be involved in the decision-making process to ensure these mistakes and poor outcomes are not repeated. To respond to the CWP proposal for development of an Aboriginal trades capacity, the construction of new housing and maintenance of existing properties, should provide opportunities for integrating training and economic development activities aligned to the construction industry.

Such initiatives have been successfully implemented in the Region in the past at scale in conjunction with provider Technical and Further

Education (TAFE) NSW. Murdi Paaki Services Ltd has the capacity to work with the CWP and providers to develop a suitable employment and training framework and negotiate its implementation.

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