



COLLARENEBRI COMMUNITY WORKING PARTY

HOUSING and ENVIRONMENTAL HEALTH PLAN

APRIL 2022



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ASSEMBLY

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5			
6			

**COLLARENEBRI COMMUNITY
WORKING PARTY**

HOUSING and ENVIRONMENTAL HEALTH PLAN

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HOUSING and ENVIRONMENTAL HEALTH PLAN

EXECUTIVE SUMMARY

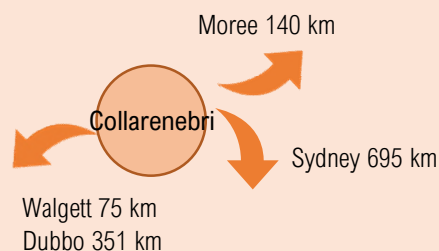


Collarenebri

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 Collarenebri. 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 Collarenebri 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 Collarenebri

Where we are to be found?



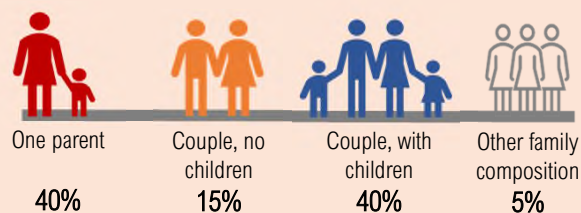
The Collarenebri climate is hot and dry. The number of days with temperatures $>35^{\circ}\text{C}$, already 55 days, is predicted to increase by 30-40 days by 2070

About the community:



Aboriginal population = 36% of total population of 779 persons

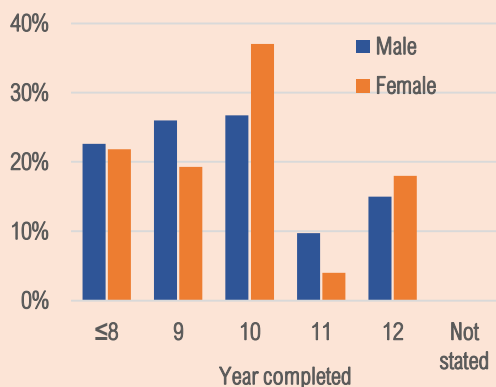
Family household composition



Median age of the population



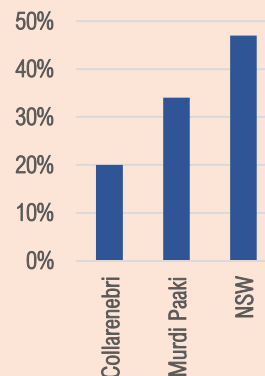
Highest year of schooling, all Aboriginal adults



35% of the Aboriginal population is aged under 15 years



Employment to population ratio



Collarenebri

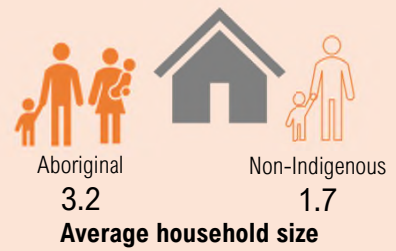
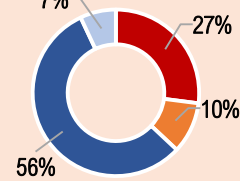
Facts about housing in our community:



On Census night, 26% of private dwellings were not occupied

Tenure type (from Census)

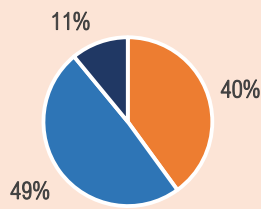
- Owners
- Private renters
- Social housing renters
- Other



Existing Aboriginal social housing

Ownership	Bedrooms				
	1	2	3	4	5
Collarenebri LALC	1		15	7	2
MPRHC	2	6	6	3	-
AHO	-	2	7	4	-
Other	-	-	-	-	-
Total dwellings	3	8	28	14	2

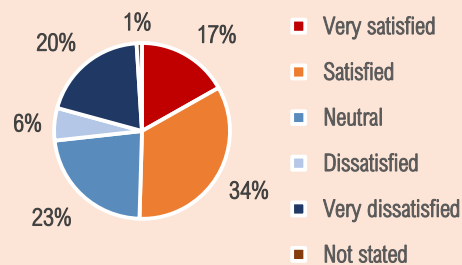
Social housing manager(s)



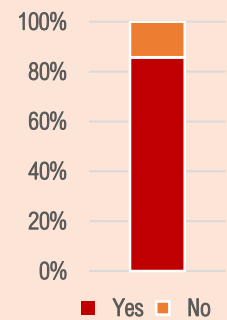
- Local ACHP
- Regional ACHP
- Out of Region ACHP
- Community housing manager
- Public housing manager

48% of households lived in the same house 5 years before the MRH&BC

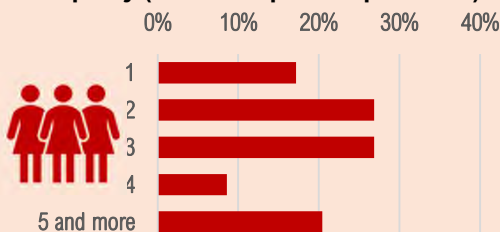
Satisfaction with housing manager



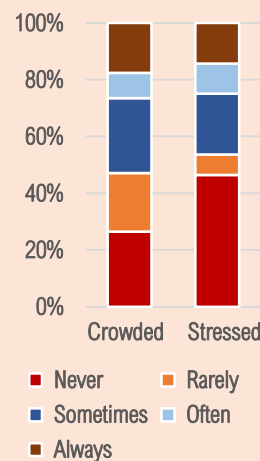
Feeling safe



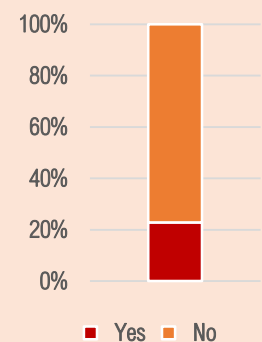
Occupancy (number of persons per house)



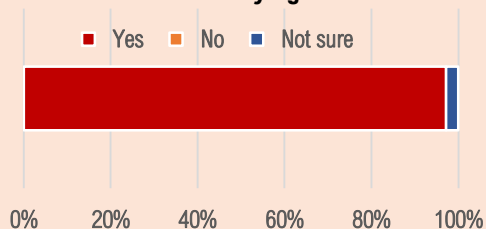
Households feeling



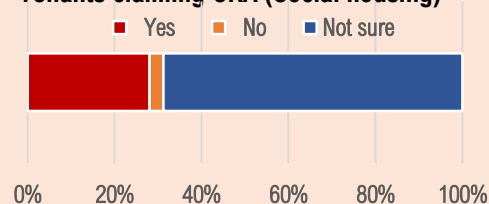
Households giving shelter



Tenants with a tenancy agreement



Tenants claiming CRA (Social housing)



REASONS FOR LIVING IN COLLARENEBRI

To be close to family and relations

77%

My family has been here a long time

77%

Because I feel part of the community

74%

MASTER PLAN - HOUSING



ESTIMATE OF HOUSING NEED

Predicted housing need

	Bedrooms			
	2	3	4	5
Number of houses	5	10	10	3
Total additional supply	28			

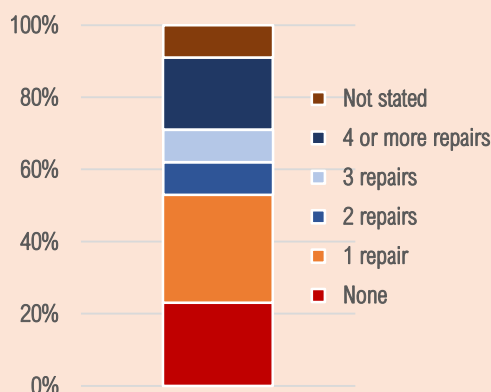
Home modifications

Required	4
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Extra bedrooms

	Bedrooms		
	1	2	3
Estimated	3	2	-

Tenant reported condition



Housing repairs

(Number of properties)

Degree of work	Number
↗	13
↗ ↗	27
↗ ↗ ↗	11
↗ ↗ ↗ ↗	0
↗ ↗ ↗ ↗ ↗	4

- Work with the managing ACHP(s) to establish a way of working which satisfies community aspirations and cultural values. Establish a line of regular and formal communication which allows information flow to the CWP on ACHP operations and performance, including reporting on asset condition
- As part of the MPRH&BC project, co-design application and allocation processes which preference the community and are straightforward and consistent, and rent setting policies which set fair and affordable rents
- Housing supply and mix does not cater adequately for young individuals, families with children and the homeless. Advocate for supply to be increased by the number and mix of properties estimated by the HEHP as a minimum. Extend existing houses where judged to be crowded with the addition of bedrooms
- Discuss a land development strategy with Walgett Shire Council to ensure an adequate number of residential lots to meet demand for new housing
- Carry out independent property inspections, arrange adequate funding, and carry out repairs, upgrades and extensions using only values-aligned contractors with the capacity to carry out work professionally to a high standard
- 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
- Train and employ a local Aboriginal worker as a licensed handyman to maintain property condition by carrying out basic repairs
- Ensure that all homes are equipped with energy efficient air conditioning to the same standard with sufficient capacity to deal with rising temperatures and with roof mounted-solar PV systems to reduce energy bills
- In conjunction with MPS and DCJ, develop a homelessness response model which satisfies the needs of individuals and families living in smaller communities for ready access to safe and secure emergency accommodation in times of personal crisis
- Foster a lasting partnership between 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, healthy and housed
- Design a rent-to-buy model to increase the level of home ownership

Collarenebri

MASTER PLAN - INFRASTRUCTURE

Advocate with Walgett Shire Council and other responsible agencies for:

- Further works to the Aboriginal cemetery for ongoing use by the community, including constructing an amenities block
- An improvement in the quality of the drinking water supply to meet Australian Drinking Water Guidelines, including a say in the location of any new bore
- Improved footpaths and efficient street lighting to all parts of the village which complies with the relevant Australian Standard, and dual street naming
- A regular bulky waste collection service community-wide
- A dust mitigation strategy to reduce the risk of respiratory and other diseases and illnesses, and the burden of maintaining a clean home
- Work with MPS to establish a commercial community garden as a step to guaranteeing community access to fresh food and improving nutrition, and provide a focus for employment and enterprise
- Investigate the possibility of building a virtual power plant

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 Collarenebri. The actions written into this Executive Summary are shorthand versions of the actions in the Plan itself

MASTER PLAN - HUMAN SERVICES

- 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
- Audit and review the role and operational objectives of health and human services and providers across all sectors to ensure that services promised are being received and culturally safe, that gaps are identified and can be addressed, and protocols established which increase transparency and accountability
- Establish a permanent human services hub staffed by a local Community Services Co-ordinator to coordinate human service provider services and to assist community members to access services
- 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 hospital, and in regional centres. Extend solution to assist young people to travel to Walgett for education and training purposes
- Advocate with Council, WNSWLHD and ODGP for primary health care services provided by a resident GP(s) with the ability to perform minor surgical procedures and respond to life-threatening emergencies, care to be available at any time of day or night
- Health and support services for patients with complex chronic conditions, and for those with a disability and for frail aged residents eligible for or receiving NDIS services, are to be adequate to meet need, readily available and delivered locally

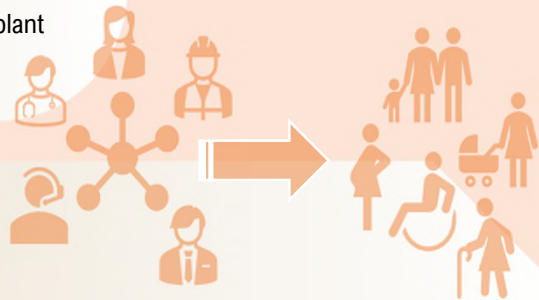


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GLOSSARY

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	NSW Aboriginal Housing Office
ALRA	Aboriginal Land Rights Act
ALT	Aboriginal Lands Trust
APB	Aborigines Protection Board
ATSIC	Aboriginal and Torres Strait Islander Commission
AWB	Aborigines Welfare Board
CAP	Community Action Plan
CHSP	Commonwealth Home Support Programme
CLALC	Collarenebri Local Aboriginal Land Council
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
DCP	Development Control Plan
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
LGA	Local Government Area
LHD	Local Health District
LSPS	Local Strategic Planning Statement
MPRA	Murdi Paaki Regional Assembly
MPRH&BC	Murdi Paaki Regional Housing and Business Consortium
MPS	Murdi Paaki Services Limited
MP TSEP	Murdi Paaki Tenant Support and Education Programme
NDIS	National Disability Insurance Scheme
NSHS	National Social Housing Survey
N-W NSW IREG	North-Western NSW Indigenous Region
NSWALC	New South Wales Aboriginal Land Council
OCHRE	Opportunity, Choice, Healing, Responsibility and Empowerment (NSW Government Aboriginal Affairs Plan)
PHN	Primary Health Network

RAHLA	Regional Aboriginal Housing Leadership Assembly
REDI.E	Regional Enterprise Development Institute Ltd
SA1	Statistical Area 1
SEIFA	Socio-Economic Indexes for Areas
TAFE	Technical and Further Education
WAMS	Walgett Aboriginal Medical Service

ACKNOWLEDGEMENT

This Housing and Environmental Health Plan has been prepared by the Collarenebri Community Working Party with the help of Murdi Paaki Services Ltd. The Collarenebri Community Working Party acknowledges the contributions of all community members and others who took part 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 looking to improve the wellbeing of all Aboriginal families and individuals living in our community.

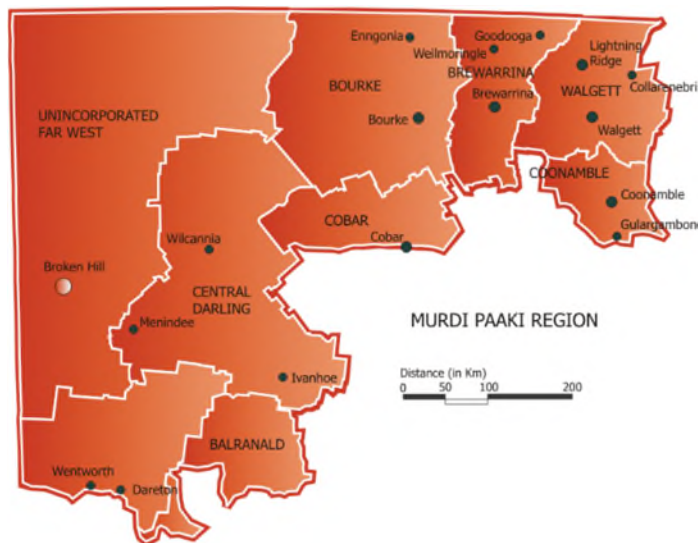
For the purposes of this Plan, an Aboriginal person is a person of Aboriginal and/or Torres Strait Islander descent who identifies as an Aboriginal and/or Torres Strait Islander (person) and is accepted as such by the community in which he or she lives.

1 INTRODUCTION

1.1 Purpose of the Plan

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

Figure 1.1: Murdi Paaki Region



- Decide 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 Collarenebri.

The Plan describes the aspirations of Aboriginal people living in Collarenebri 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 Collarenebri, 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.

The purpose of the HEHP is to:

- In conjunction with data collected through the Murdi Paaki Regional Housing and Business Consortium (MPRH&BC) project, 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 Collarenebri;
- Gauge interest in home ownership;
- To the extent possible, report on the condition of Aboriginal social housing assets;
- Give an assessment of 'wrap-around' human services;

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 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 Collarenebri 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, and recovering land alienated by European colonisation. This land may be used for cultural or economic purposes; subject to LALC aspirations. LALCs also operate Community Benefit Schemes which may include Aboriginal social housing provision. In the Murdi Paaki 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.

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 kept 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

Material in this chapter is drawn from a variety of sources, including Heather Goodall's doctoral dissertation (*A History of Aboriginal Communities in New South Wales, 1909-1939*), her 1996 publication, *Invasion to Embassy* and her 2001 paper *Mourning, Remembrance and the Politics of Place: A study in the significance of Collarenebri Aboriginal Cemetery*; the memoirs of Isabel Flick co-authored with Heather Goodall as *Isabel Flick : the many lives of an extraordinary Aboriginal woman*; Charles Rowley's *Outcasts in White Australia* (1972); Norman Tindale's *Aboriginal Tribes of Australia* (1974); the *Walgett Shire LGA Aboriginal Heritage Study*, the *Report of the Community Based Heritage Study of Walgett Shire*, and *A Thematic History of Walgett Shire*. 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

Collarenebri, originally established as Collarindabri, is situated on the right bank of the Barwon River, in the Country belonging to the Gamilaraay/Gomerioi Nation. Collarenebri has a long history of racial conflict; segregation and oppression of Aboriginal people and, in response, successful activism.

The Barwon River, its tributaries and the lagoons, wetlands and waterholes which are prominent in the landscape have been central to the life of the Aboriginal people whose land Collarenebri is located on for tens of thousands of years. Traditional affiliations were disrupted in the hostile colonisation phase of the mid-1800s by the influx of European pastoralists, and the Aboriginal traditional owners' access to country was increasingly constrained. Grazing runs had reached the Barwon River by the late 1830s; the town of Collarenebri was surveyed and proclaimed in 1867 and squatting expanded. During that decade, pastoral employment for Aboriginal people and the creation of camps on pastoral runs, particularly in the Walgett North pastoral district,

meant that ties to places of significance could be maintained for the time being. 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). Reserves were gazetted, and increasingly, limitations were placed upon Aboriginal people's rights to choose where they lived. In Collarenebri, a particular problem resulted for Aboriginal families because of school segregation during the 1920s and 1930s, and this resulted in disruption and heartache for families.

Segregation was a continuing theme through the narrative of Aboriginal/white relations in Collarenebri through to the 1960s. The 1965 Freedom Ride was a defining event in the struggle for Aboriginal rights in Collarenebri but local activism against segregation started well before. In the decades since, the Aboriginal Land Rights movement has led to communal Aboriginal ownership of land and cultural continuity; Aboriginal community-controlled organisations have been set up to meet needs within the community, and an enduring representative framework has evolved to amplify Aboriginal people's voices to decision-makers.

2.3 Aboriginal ownership

The town of Collarenebri is situated within the traditional country of the Gamilaraay/Gomerioi Nation. Tindale described Gamilaraay/Gomerioi Country as the "Walgett, N.S.W., to Nindigully, Qld.; near Talwood and Garah; at Moree, Mungindi, Mogil Mogil, Narrabri, Pilliga, Gunnedah, Bingara, Tamworth, Quirindi, Bundella, Barraba, Gwabegar, and Come-by-Chance; on headwaters of the Hunter River". The country of the Yuwaalaraay/Euahlayi/ Yuwaalayaay language group, incorporating Lightning Ridge, Goodooga and Angledool, lies to the west. Both language groups are represented in the contemporary Collarenebri Aboriginal community.

Traditional Gamilaraay/Gomeroi knowledge about Country paints the land as rich in creation narratives, often associated with water bodies. Evidence of pre-contact Aboriginal society shows 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 very complex kinship systems which controlled the way people were able to marry, and shaped formal relationships between family members and others.

Alienation of Aboriginal land for pastoral runs occurred very soon after European exploration of the area around Collarenebri. Thomas Mitchell's 1832 and 1845 expeditions passed in the vicinity. By the late 1840s, pastoral runs had already been established – Mogil Mogil, for example, in 1848. Aboriginal resistance to European colonisation continued throughout the 1840s, and white settlement remained sporadic. Traditional life continued into the squatting period, with Aboriginal ways of working adapting to the use of new technology such as steel axes. European incursions, especially the introduction of cattle, destroyed waterholes and other water sources, and the availability of the animals Aboriginal people depended upon for food, clothing and technology declined. Relationships between Aboriginal owners and the early overlanders continued to be characterised by mutual aggression which constituted an ongoing frontier war over alienation of land and resources, and abduction and sexual exploitation of Aboriginal women by a predominantly male settler population. As late as the late 1850s/early 1860s, a massacre took place at Bundinbarrina (now part of Dunumbral), west of Collarenebri.

The town of Collarenebri developed at a site where tracks met to cross the Barwon River at a location described in the NSW Government Gazette as “the rocky ford”. By 1867, a store, huts and yards were located at the site; in that year, the town was surveyed and proclaimed. The town grew slowly until the 1880s; a school opened in 1885.

Interestingly, a town at Mogil Mogil called “Mogul”, proclaimed in 1869, grew in parallel; but soon declined following construction of the bridge over the Barwon at Collarenebri in 1886.

As seizure of land for pastoral purposes became firmly entrenched, and with the Aboriginal population falling, people began to move to camps on large pastoral runs including Gundabloui, Dunumbral and Mogil Mogil. The presence of these camps reflected the labour needs of the properties. Housing was not provided to the Aboriginal workers; they constructed their own huts from whatever materials were available; through the early days of the camps, these tended to be traditional shelters built from traditional materials.

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.

Collarenebri has seen a succession of Aboriginal reserves and informal camps. The first of these (R. 29,330) was gazetted on 13th May 1899 and was located about 3 miles (4.8 km) east of the town on the right bank of the Barwon River. This reserve is no longer a discrete parcel of land; it was a rectangular area of about 160 acres (40 ha) withdrawn from Camping Reserve No 20,659 (shown on Figure 2.1 as Portion 47). A lagoon was located towards the southern end of the reserve, and this is where people camped. The original reserve cemetery was some distance to the north; Isabel Flick related that the later cemetery (closer to the lagoon) was established in 1907 as a result

of community feeling for a mother who had suffered the loss of an infant, so that the child could be buried close to the camp. Subsequent burials were conducted at this second cemetery. The reserve area, known to the community as the “Lagoon Camp”, incorporated the Aboriginal cemetery and lagoon sites (now Lots 63, 64 and 65). The revocation of this reserve was gazetted on 8th February 1924.

The “Lagoon Camp” was not, at the time, replaced with another reserve. Instead, Aboriginal residents moved to the “Old Camp” (shown in Figure 2.2 marked WL2713). This was located within the police paddock, much closer to town, and still on the right bank of the river. In her memoirs, Isabel Flick recalled that houses were situated well back from the river at the top of a steep bank. Family groups located themselves in three areas: Top, Middle and Bottom Camps, and constructed

Figure 2.1: Lagoon Camp



Figure 2.2: The Old Camp



Source: NSW Land Registry Service Parish and Historical Maps

houses with bush timber framing, with walls and pitched roofs made from kerosene tins which had been opened out. The houses had dirt floors which were swept to form a hard surface, bough shades and some had breezeways; they were an ingenious and pragmatic response to scarcity of resources and precarity of tenure.¹ The river was used as a source of water for drinking and washing, and a place to fish, swim and do laundry. Each of these uses took place at a different point along the bank. Surveillance was constant. Although there was no resident APB presence in the community (Collarenebri was never the site of a managed station), residents of the Old Camp endured police patrols morning and

¹ Isabel Flick’s memoirs contain photographs of two of the self-built houses at the Old Camp. Interestingly, the same two photographs are reproduced in *A Thematic History of Walgett Shire*, but are devoid of context. Rather than exploring the meaning of the camp to its Aboriginal residents, the accompanying narrative states: “On the western side of the Barwon River, which lay within the County of Finch, the population was outside any control over building. The area was unincorporated and control over such matters was light. The result was poor building. In March 1930, the NSW Department

of Health investigated health matters at Collarenebri. Apart from finding rubbish dumped close to residences and decrepit lavatories, the investigators observed insanitary dwellings roughly built of kerosene tins and corrugated iron.” The Department’s inspection took place at a time when Aboriginal children were excluded from Collarenebri Public School, and consequently under constant threat of removal from their families to APB institutions. The pejorative content of the

afternoon daily. Residents were mostly those who had relocated from the Lagoon Camp or had moved in from station camps. Later, following the APB's forced relocation of the population of the Angledool Aboriginal Station to Brewarrina in 1936, some Yuwaalaraay people who had tired of the brutality of the regime at Brewarrina began to make their way to Collarenebri and Walgett.

The NSW Government Gazette dated 18th February 1938 notifies the creation of a Reserve for Use of Aborigines with an area of two acres in the Parish of Collarindabri, County of Finch. Atypically for reserve gazettals, no information is provided about the location of the reserve; the reference is simply to red hatching on a Western Lands Office plan, so it has not been possible to locate the reserve, which was revoked on 3rd November the following year.

From 1900, Department of Education policy was to exclude all Aboriginal children from school on any objection from parents of white children. Collarenebri's Aboriginal population suffered from school segregation for longer than was the case in many communities. During the 1930s and 1940s, some lessons were provided by the wife of the Presbyterian minister in town; children also took correspondence lessons under the bough shade at the Old Camp. Families remained worried about the constant threat of removals of children. School segregation was underpinned by the white population's desire to have the entire Aboriginal population deported to a managed station (Brewarrina or Pilliga) and, by 1938, the APB appeared to have resolved to do just that; however, the Police advised against this course of action since all Aboriginal men were employed. Owing to continual pressure from the Aboriginal community, the Department of Education admitted Aboriginal children to Collarenebri Public School in 1941. White families then "went on strike" and removed their children from school. The Department caved to pressure, and established the "Annex" school in a makeshift classroom in the School of Arts building for

Aboriginal children. The situation continued until the school was fully integrated in 1947, with Aboriginal children having been allowed into Collarenebri Public School one family at a time.

In 1949, the Collarenebri Aboriginal community also had to endure the destruction of a significant site at Collymongle Station, to the east of the town. An important ceremonial ground located on the property was surrounded by 82 living, carved trees. All but one of these trees were cut down; most were sent to museums in South Australia and Victoria but eleven were retained and installed as garden ornaments at the station homestead, where they began to deteriorate.

The next action on the part of the APB was to gazette another Reserve for Use of Aborigines, this time an area of 50 acres (about 20 ha) on the opposite bank of the river downstream from the town (the area denoted with ⑨ in Figure 2.3). The reserve was gazetted on 26th January 1940; it sat unused for twenty years until, in 1960, the population of the Old Camp was forced to relocate. The new reserve, now known as The Walli, was flood prone. No housing was provided; the (by then) 175 residents of the Old Camp dismantled their self-built houses and re-erected them at the new reserve. No services were provided until the following year, when volunteers constructed ablutions block with three cold showers and a communal tap. The move had taken the Aboriginal community further away from town and across the river. No sealed road was provided until 1975.

2.4 Aboriginal people and the town of Collarenebri

Life in Collarenebri through much of the twentieth century was characterised by rigid, entrenched segregation, of which the closure of the school to Aboriginal children was but one example.

Aboriginal servicemen who had seen service at Gallipoli and in Flanders in World War I had been denied access to soldier settlement blocks and

Department of Health commentary typifies White discourse justifying segregation at the time.

membership of the RSL. Aboriginal people were forced to sit in a roped-off section at the cinema directly under the screen, and were denied access to pubs. In 1961, though, an act of resistance took place which was a catalyst for the 1965 Freedom Ride, led by Charles Perkins. Isabel Flick and her sister-in-law, Isobelle Walford Flick, challenged the colour bar at the cinema. They stood their ground at the Liberty Picture Show ticket box until the owner gave in, and allowed their children to sit among the white audience. When the Freedom Ride bus came through four years later, the Collarenebri Aboriginal community had already begun to make its own solutions to segregation.

During the 1970s and 1980s, following the repeal of the Aborigines Protection Act, the focus turned to the development of Aboriginal community-controlled organisations to meet the needs of the community. In 1972, community members, led by Isabel Flick, set up a housing company to address the desperate need for housing and infrastructure at The Walli; Mangankali Ltd was formally registered in 1974. The first funding allocated by the Aboriginal Development Commission, though, was to spot-purchase housing in town. Provision of an all-weather road to the Aboriginal cemetery at the Lagoon Camp was a matter of equal priority to the housing issue, and agitation commenced in 1975. It was not until 1983 that the road was

Figure 2.3: The Walli



Source: NSW Land Registry Service Parish and Historical Maps

During the 1950s and 1960s, the AWB, which had replaced the APB in 1940, began to create reserves 'for use of Aborigines' within town boundaries, but it was not until 1967 that reservation of town blocks commenced in Collarenebri, with the setting aside of eleven blocks in the area north-west of Queen Street. When the AWB was abolished in 1969, the NSW Housing Commission took over responsibility for its housing assets; the town reserves were revoked in 1974. Then, on 28th November 1975, following commencement of the Aboriginal Lands Trust (ALT), the reserve over The Walli was revoked, and the land passed to the ALT and, following proclamation of the NSW Aboriginal Land Rights Act in 1984, to the Collarenebri Local Aboriginal Land Council.

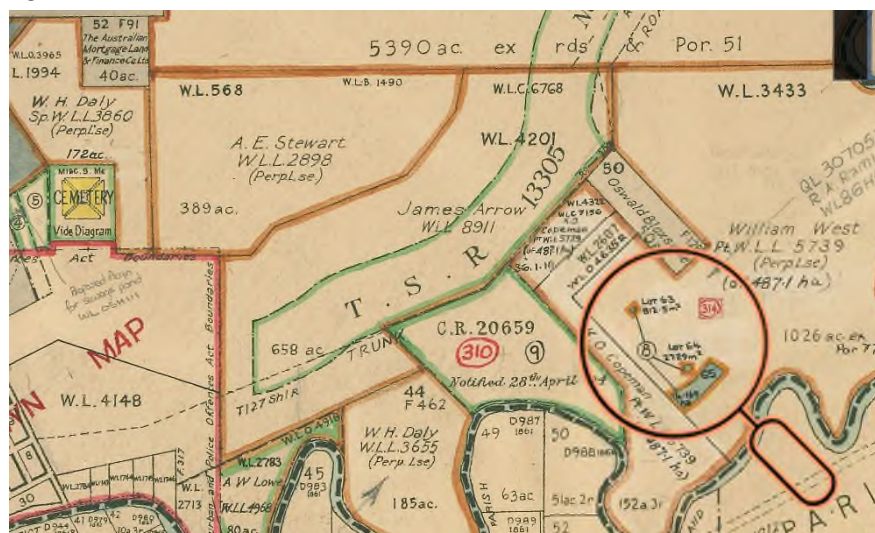
sealed. Construction of housing and infrastructure at The Walli was an equally thorny issue. The first housing was built during the late 1980s with funding from the Five Communities programme. A trades training programme was included in the project. A further action to ease pressure on the community during the 1970s was the establishment of a funeral fund in the community. Later, Mangankali also

auspiced the Community Development Employment Project (CDEP) and employed a Community Training Officer.

Following the establishment of Mangankali Ltd (which survived until 2002), other Aboriginal organisations were established: Collarenebri Wirringars Aboriginal Corporation, registered in 1986 and deregistered in 1995; Geejars Aboriginal Corporation, which commenced prior to 1991 and was deregistered in 1996; Goodagah Relief Aboriginal Corporation Endeavour, which commenced in 1992 and ceased in 2010 and, most recently, Colly Connected Indigenous Corporation, registered in 2021. The Collarenebri LALC, as a statutory organisation, has operated continuously.

With the destruction of ATSIC in 2005, arrangements for provision of CDEP came to an end, thus eroding the capacity of the community to undertake independent economic development. However, creation of the Murdi Paaki Regional Assembly provided the opportunity for Collarenebri to be represented at the Assembly table on the same basis as each other community in the Region, by the CWP Chair.

Figure 2.4: Portions 64, 65 and 66



Less satisfactory has been the process of having the carved trees from the bora site at Collymongle repatriated. While some of the trees that had been placed around the Collymongle homestead had been retrieved and installed in shelters, obtaining access to those in museums and private collections has proved more difficult, and continues to cause anguish in the community. Development of a keeping place and repatriation of the trees remains a live issue for the community.

3 GEOGRAPHY

3.1 Location

Collarenebri is located in the west of New South Wales, 695 km from Sydney. The town is part of Walgett Local Government Area (LGA): the nearest district centre being Walgett while the closest regional centre is Moree. The location of Collarenebri is shown in Figure 3.1.

The urban area has developed on the northern bank of the Barwon River with the discrete Aboriginal settlement, The Walli, separated from the town area by the river, on the southern side of the Barwon.

Figure 3.1: Locality



3.2 Access

Collarenebri might be described as an isolated community in that services are based remotely either in Walgett, 75 kms away, Moree, 140 kms to the east, or Dubbo, a distance of 351 kms to the south. The town is on the Gwydir Highway linking Walgett and Moree. The highway is an alternative route for heavy traffic moving between Adelaide and Brisbane.

Public transport options are very limited.

Collarenebri does have an aerodrome, one of five managed by Walgett Shire Council, but the facility is not registered or certified for regular passenger transport. The only daily public transport service is the Trainlink rail service between Sydney and Moree, with coach service from Narrabri station to Burren Junction, 90 km from Collarenebri. Total travel time from Sydney to Burren Junction is about 9 hours. The sole service stopping in Collarenebri is a NSW Trainlink sponsored bus service operating twice weekly mid-week between Walgett and Moree.

3.3 Natural environment

The country immediately around Collarenebri has little topographic relief, the landscape is flat with the Barwon River, ephemeral tributary streams and creeks, and floodplain the primary features. Elevation in the centre of town is approximately 146 m above sea level.

The town is situated in the upper reaches of the Darling Riverine Plains bioregion. The Barwon River floodplain is of heavy dark grey alluvial clay and silt deposits which crack extensively while areas of claystone and sandstone, weathered to stony red earths, form low rounded ridges or hills to the north-west of Collarenebri. Ridges typically have a covering layer of loose alluvial gravel, which can be consolidated in places to form silcrete.

Extensive clearing of the district for agricultural purposes has removed much of the native vegetation. Where native vegetation remains, floodplain clays typically support open woodlands of bumble box, white cypress pine, coolibah, black box and river red gum with mixed grasses underneath. Woodlands to higher areas are of similar dominant species in denser populations.

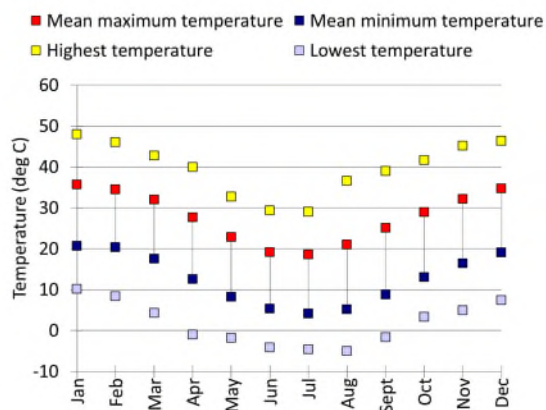
Grasslands and shrublands dominated by native grasses, lignum and saltbushes are found across the landscape around Collarenebri particularly to the south of the township.

Habitat loss through clearing for agriculture and encroachment by feral animals have depleted the range of fauna species and numbers supported by these woodland communities. The NPWS Wildlife Atlas records sightings of a limited range of amphibians and reptiles, ground nesting birds, water birds, parrots and budgerigars, birds of prey, kangaroo and wallaby species, koala, bats but very few species of small tree and ground-dwelling mammals in the vicinity of Collarenebri. A substantial increase in the rate of land clearing since the repeal of the Native Vegetation Act in August 2017 has been assessed to have contributed to further loss of habitat, including koala habitat².

3.4 Climate

Collarenebri's climate may be described as hot, dry semi-arid. Recording of weather data commenced at the Bureau of Meteorology (BoM) Albert Street station (048031) in 1884 and has continued since.

Figure 3.2: Temperatures



Mean monthly temperatures, and highest and lowest temperatures, are shown in Figure 3.2. Mean daytime temperatures range between highs of 36°C in summer and 4°C in winter.

As shown by Figure 3.3, the mean number of days per year already exceeding $\geq 35^{\circ}$ is 54 over the period of record. The NSW Office of Environment & Heritage is projecting in its summary report, *Far West Climate Change Snapshot*, November 2014, the annual mean number of days with temperatures greater than 35°C to increase by over 40 days by 2060-2079. This is over and above the corresponding mean of 54.7 days for the period 1991 to 2020. The inevitable conclusion is that the district can expect extremes of temperature for longer with further exaggerated extremes and a consequent effect upon the ability of residents to live and work productively for longer periods of the year.

Figure 3.3 Mean number of hot days

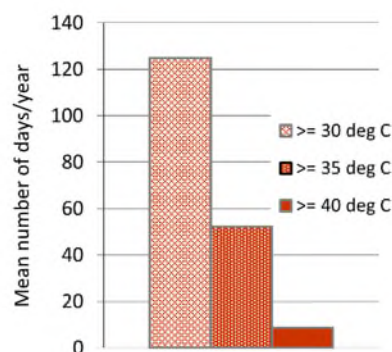
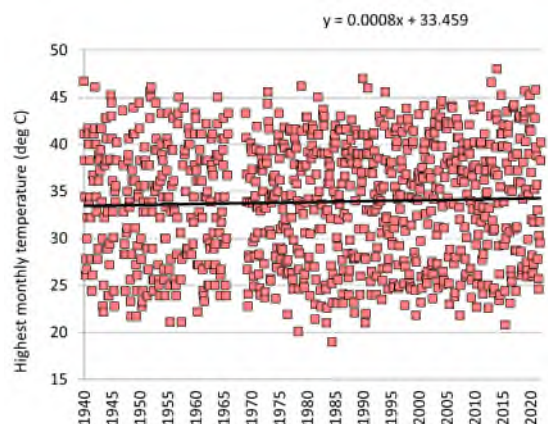
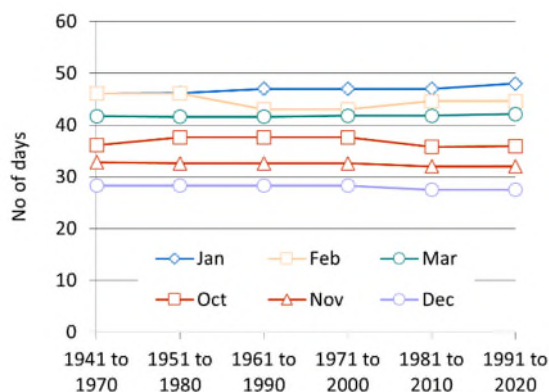


Figure 3.4 investigates the trend in highest monthly temperature. The graph points to a slow, gradual rise in higher temperatures over time. This projection is not yet reflected by Figure 3.5 which illustrates no discernible increase in the mean number of days with temperatures $\geq 35^{\circ}\text{C}$ for all summer months for progressive 30-year time periods.

² Towards zero deforestation, A plan to end deforestation and excessive land clearing in NSW, 2018, Nature Conservation

Council of NSW, the Wilderness Society, WWF-Australia and the National Parks Association of NSW

Figure 3.4: Trend in highest monthly temperature

Figure 3.5 Number of days with temperatures $\geq 35^{\circ}\text{C}$ 

Mean annual rainfall calculated from nearly 140 years of record at Collarenebri between 1884 and 2021 is 495 mm. Monthly rainfall distribution is shown at Figure 3.6. Average monthly pan evaporation estimated from the Bureau of Meteorology is well in excess of the mean monthly rainfall throughout the year.

Change in relative humidity over the year is shown in Figure 3.7. Mean humidity is typically above 40% in the morning, the threshold accepted as ideal for human health and comfort, but reduces to below 40% in the afternoon in summer months.

Wind is predominantly from the east and north-east in the morning (9.00 am) generating monthly mean wind speeds shown in Figure 3.8. Wind moves to into the south-westerly quarter in the afternoon.

Figure 3.6: Rainfall and monthly pan evaporation

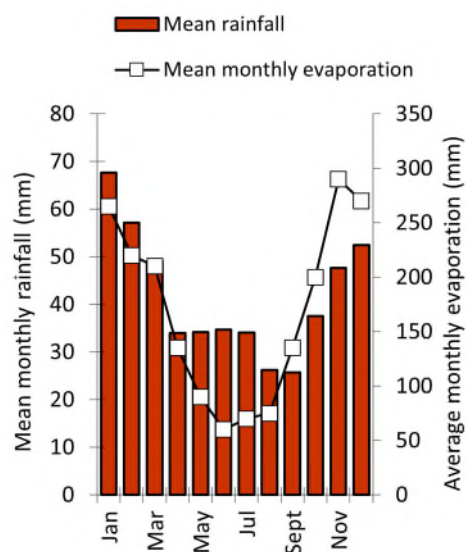


Figure 3.7: Relative humidity

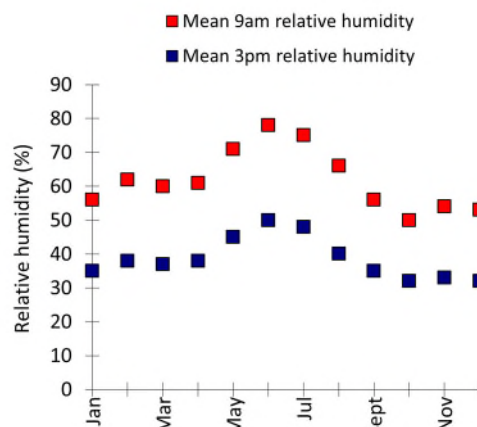
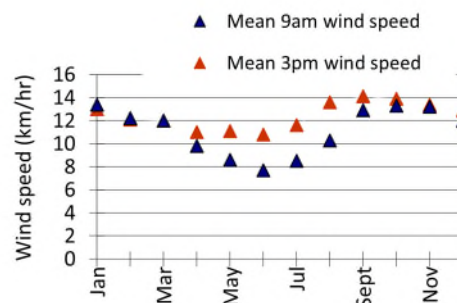


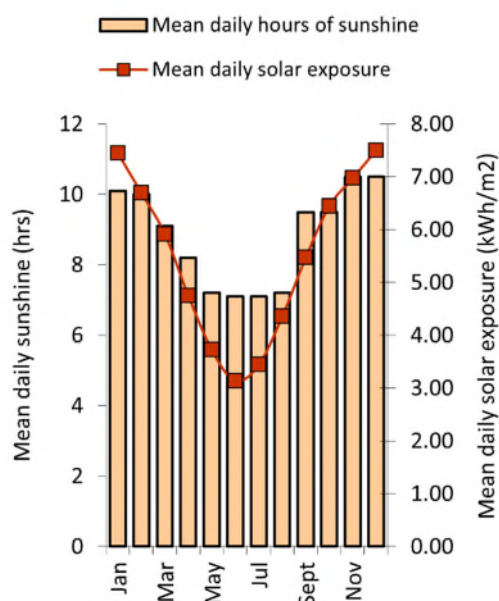
Figure 3.8: Wind speeds



Maximum wind gust speed is not recorded.

Mean daily hours of sunshine and solar exposure is given by Figure 3.9. Solar energy available to residential solar PV installations varies from a low 3.1 kWh/m² in winter to a high of 7.5 kWh/m² at the height of summer.

Figure 3.9: Sunshine and solar exposure



3.5 Flooding and drainage

Collarenebri is situated on the Barwon River and is at risk of flooding from major rainfall events occurring higher in the Murray Darling Basin catchment. The town is not protected by a levee. The *Walgett Shire Local Flood Plan*, 2002, prepared by the State Emergency Service notes that, since monitoring commenced in 1889, 27 floods have been recorded. Only two, in 1910 (gauge height of 8.56 m) and 1976 (8.89 m) are classified as major floods. Flood classification is given by Table 3.1.

Table 3.1: Flood classification

Gauge	Gauge height (m)		
	Flood classification		
	Minor	Moderate	Major
Collarenebri	5.8	7.9	8.5

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

Periods of intense rainfall can result from significant weather events in Queensland associated with tropical depressions and cyclones generating high river flows from February to April. When supplemented by heavy rainfall in northern NSW, major flood events can occur as happened in 1976 when the whole of Collarenebri was inundated to depths varying from 0.7 to 1.4 m. Almost all houses in the town were affected, requiring mass evacuation to Moree and Coonamble.

Floodwaters are usually slow moving, thereby allowing time for assessment of flood heights and timing of flood peaks. The extensive inter-connected network of flowpaths across the flat terrain gives rise to widespread flooding which can isolate the town and rural properties. The Collarenebri to Mungindi Road is affected at a gauge height of 4.5 m and access to a handful of lower lying properties in town at 5.5 m. The town is finally isolated as the Collarenebri to Walgett Road is closed at a gauge height of 7.3 m. Flooding encroaches into town at a height of 8.53 m.

On the southern side of the Barwon River, floodwaters reach The Walli at a gauge height of 6.1 m. At 6.7 m, access is restricted to high clearance vehicles and at 7.0 m, access to The Walli is closed to all vehicles and movement is by boat. Almost all houses are secure as they have been constructed on mounds raised above the 1% Annual Exceedance Probability (AEP) flood. The community was not evacuated when floodwaters in the 1996 flood peaked at 7.74 m and are usually able to remain in place, although isolated, during most flood events. 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.

Table 3.2 provides the highest daily rainfall on record at Collarenebri and the year of occurrence for each month.

Table 3.2: Highest daily rainfalls (mm) (048031)

Jan	Feb	Mar	Apr	May	Jun
312	158.2	128.2	170.2	82.8	71.8
1974	1976	2000	1959	1995	2016
Jul	Aug	Sept	Oct	Nov	Dec
64.8	57.2	66.2	63	97.3	103.6
1988	1939	2011	1910	1942	1917

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

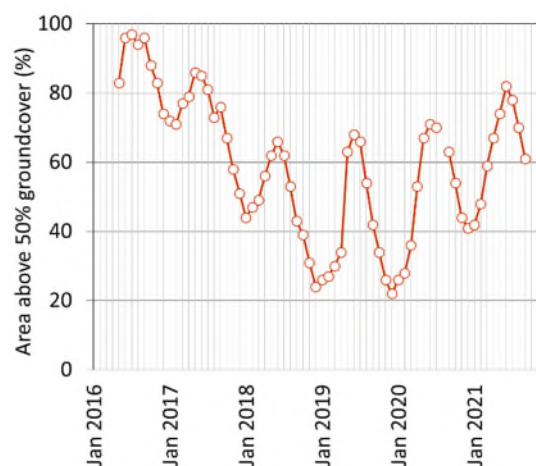
Table 3.3: Rainfall IFD (-29.5375, 148.5625)

Duration	IFD Design Rainfall Depth (mm)			
	Annual Exceedance Probability			
	10%	5%	2%	1%
1 min	4.07	4.78	5.74	6.50
2 min	7.06	8.26	9.67	10.7
3 min	9.75	11.4	13.4	14.9
4 min	12.1	14.2	16.8	18.8
5 min	14.2	16.7	19.9	22.4
10 min	22.2	26.0	31.4	35.7
20 min	31.5	37.0	44.8	50.9
30 min	37.2	43.8	52.8	60.0
1 hour	47.1	55.4	66.5	75.2
2 hours	57.3	67.5	80.9	91.4
6 hours	76.7	90.7	110	126
12 hours	92.9	111	137	158
18 hours	104	125	156	181
24 hours	113	136	170	199
48 hours	135	166	207	243
72 hours	148	182	227	264
96 hours	155	191	237	276
120 hours	161	197	244	283

3.6 Dust

The NSW Office of Environment and Heritage collects data related to dust, including ground cover, through its DustWatch programme in the Western and North West Local Land Services Regions. Figure 3.10 highlights the change in the extent of groundcover at regional scale greater than 50% since 2016.

Figure 3.10: Seasonal variation in the land area with groundcover exceeding 50%, Western Local Land Services Region



The nearest DustWatch monitoring station to Collarenebri is at Walgett so locally specific data is not available to indicate the level of exposure to residents. There is strong 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

Gomerioi peoples lodged a Native Title claim (NC2011/006) in 2011 over Country extending from the Upper Hunter to the Queensland border, incorporating the New England North West and parts of the Central West, and including the towns of Collarenebri and Walgett. The area of claim is approximately 111,320 km². A determination is yet to be made by the Federal Court.

3.8 Sites of cultural significance

A preliminary search of the Heritage NSW Aboriginal Heritage Management Information System (AHIMS) for sites of cultural significance within the rectangle formed by latitude and longitude -29.5627, 148.551 and -29.5266, 148.608 indicates the existence of recorded Aboriginal site(s) in or near the town. These sites are often a complex of different site types such as an open campsite, quarry and modified tree. 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.

A site of significance is the Collarenebri Aboriginal Cemetery, listed under the NSW Heritage Act, which has been the focus of significant research and preservation efforts by the local community, as noted in Chapter 2.

3.9 Economic geography

The challenges facing commercial activity in Collarenebri are evident in the number of main street business closures and empty shops. Agriculture is the mainstay of the district's economy with a focus on pastoral activity: sheep and beef cattle breeding, and cropping: cotton and cereal production, but drought, mechanisation, technological change and water buy-backs have all contributed to the reduced need for labour.

Experiential tourism presents an opportunity to revitalise the Collarenebri economy now that the town has been funded to construct a new bore bath but the physical and human infrastructure essential to take advantage of the opportunities requires to be created. Remoteness, scale and lack of facilities are major constraints on development.

As noted in Walgett Shire's *Local Strategic Planning Statement* (LSPS), Council has adopted a deliberate strategy of preferencing allocation of limited resources to Walgett and Lightning Ridge due to their perceived potential for revitalisation and growth and ability to sustain an adequate level of services and facilities. The community may find it difficult to reverse the progress of economic decline in the face of political, demographic and

technological realities. It is well established that the Murdi Paaki Region suffers the highest level of socio-economic disadvantage in NSW. Walgett LGA is ranked the third most disadvantaged LGA in the Murdi Paaki Region, coming in at number 128 in the Index of Relative Socio-economic Disadvantage (IRSD) ranking for NSW LGAs as noted in Table 3.4.

Table 3.4: SEIFA Index of disadvantage, Walgett LGA, 2016

SEIFA Index (IRSD) – Walgett LGA	832
Rank in NSW	128th 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 TableBuilder, generally for the 4 SA1s (ABS Statistical Area Level 1) that comprise Collarenebri. Indigenous location (ILOC) and Local Government Area (A) geography has been used where SA1 data are unavailable, or SA1 data is misleading because of the geography used in which case Locality (L) data has been adopted as shown in the table heading.

Table 4.1: Total population, Collarenebri (SA1s)

persons	779
Change from ABS 2011 Census	-3

Table 4.2: Aboriginal population %, Collarenebri (SA1s)

	n=284
Aboriginal population	36%
Murdi Paaki Region	23%
New South Wales	3%

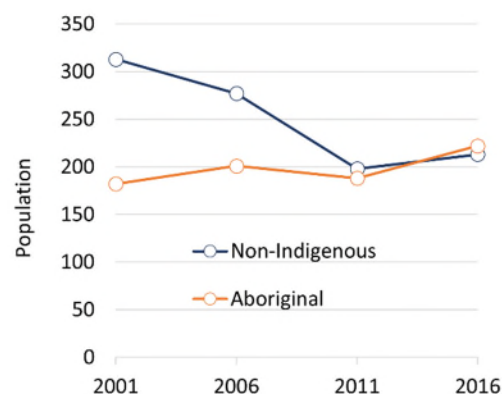
The most accurate count of the population is the Estimated Resident Population (ERP); however, the finest scale at which this is available is by Local Government Area. At the ABS 2016 Census, based on comparison with the ERP, the Aboriginal population of the Walgett Shire was undercounted by 23%, and the non-Indigenous population by 10%. Notional populations based on the ERPs for Collarenebri are given by Table 4.3.

Table 4.3: Notional resident population, 2016, Collarenebri (SA1s)

Aboriginal	367
Non-Indigenous	499
Aboriginal population as percentage of total population	42%

Data for Collarenebri indicate that the ABS has imputed populations for 14 dwellings which were thought to be occupied on census night but which returned no census form. Using a standardised statistical process, the ABS imputed a total of 51 persons (26 male and 21 female) to the 14 dwellings. These people form the great 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 14 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.

Figure 4.1: Population change, 2001 to 2016, Collarenebri (L)



Note: Population totals for 2016 above do not include The Walli residents nor non-Indigenous residents of rural properties because of inconsistencies in ABS geography and so are not comparable with the population quoted in Table 4.1 which is for a larger area.

Population trend is shown in Figure 4.1 which reflects change in the Collarenebri village population recorded by the ABS as the Collarenebri (L) geography which, because of the way in which boundaries have been drawn, excludes residents at The Walli and non-Indigenous residents living on rural properties included within the larger envelope of the SA1s. It is nevertheless clear from Figure 4.1 that the Aboriginal population of the village of Collarenebri exceeds 50% of the total population.

Where possible, the Murdi Paaki Region comparison geography used in this Plan is the aggregated 154 SA1s that approximate the Region. For variables where SA1 level data are not published, either the 8 LGAs approximating the Murdi Paaki Region or the North-Western NSW Indigenous Region (N-W NSW IREG) has been adopted.

KEY FINDINGS

- According to the ABS 2016 Census, the Aboriginal population of Collarenebri on census night was 284 persons or 36% of the total population. Based on the ERPs, the Aboriginal population at the time was closer to 367 persons or 42% of the total population;
- Of all those counted in Collarenebri on the night of the census, 13 people (all non-Indigenous) were in a non-private dwelling including aged care accommodation and staff quarters;
- The Aboriginal population in Collarenebri increased by 13% between 2011 and 2016;
- The median age of the Aboriginal population of the Collarenebri ILOC, at 26 years, is lower than that of the non-Indigenous population, the same as the Aboriginal Murdi Paaki Region population on average, and higher than the median age of Aboriginal people in NSW;
- The proportion of Aboriginal population aged under 15 years is more than the Murdi Paaki Region and NSW, and is just more than twice the population fraction for the non-Indigenous population of Collarenebri.;
- Non-Indigenous households are twice as 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 almost seven times more likely to be a single parent family;
- Aboriginal adults are 26% less likely to be in a couple relationship than non-Indigenous adults, perhaps reflecting the population age structure;
- No households (Aboriginal or non-Indigenous) contain multiple families;
- Aboriginal households have a higher proportion of resident non-dependent children than non-Indigenous households. The

fraction in both Aboriginal and non-Indigenous households was less than for the Murdi Paaki Region and NSW.

Figure 4.2: Population age distribution, Collarenebri (SA1s)

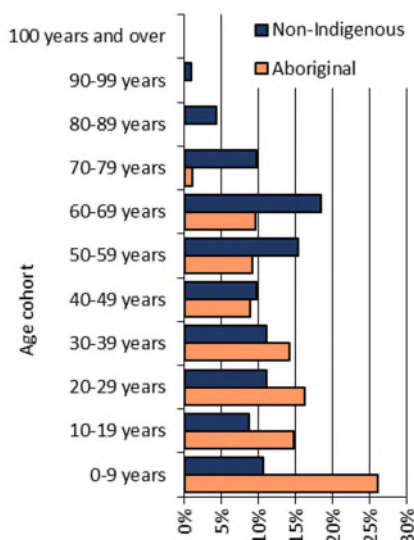
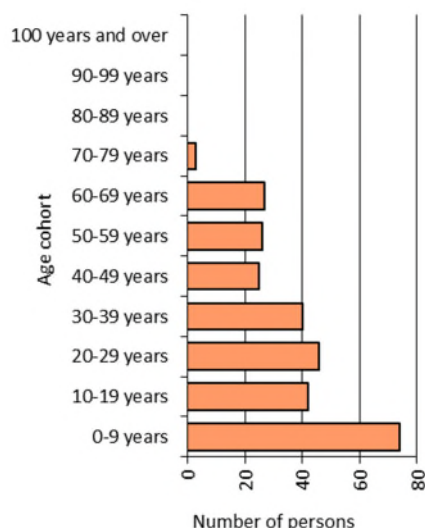


Figure 4.3: Aboriginal population age distribution, Collarenebri (SA1s)



Population fraction	Aboriginal	Non-Indigenous
Table 4.4: Median age of persons (years) (Collarenebri (ILOC))		
Median age	26	50
Murdi Paaki Region	26	46
New South Wales	22	38
Table 4.5: Population aged under 15 years, Collarenebri SA1s		
	n=100	n=70
Of population fraction	35%	15%
Murdi Paaki Region	32%	16%
New South Wales	34%	18%
Table 4.6: Social marital status, Collarenebri (SA1s) (Persons aged 15 years and over)		
Registered marriage	11%	53%
De facto marriage	27%	13%
Not married	61%	35%
Table 4.7: Lone person households, Collarenebri (SA1s)		
	n=16	n=63
Lone person household	17%	35%
Murdi Paaki Region	21%	36%
New South Wales	15%	24%
Table 4.8: Family household family composition, Collarenebri SA1s		
One parent	40%	6%
Couple, no children	15%	57%
Couple, with children	40%	37%
Other family	5%	0%
One parent families:		
Murdi Paaki Region	43%	15%
New South Wales	36%	15%

Population fraction	Aboriginal	Non-Indigenous
Table 4.9: Multi-family households, Collarenebri SA1s (of all family households)		
	n=0	n=0
Multi-family household	-	-
Murdi Paaki Region	4%	1%
New South Wales	4%	2%
Table 4.10: Families with resident non-dependent children, Collarenebri (ILOC)		
	n=12	n=3
	23%	11%
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

KEY FINDINGS

- All Aboriginal four-year-olds enumerated in the census appeared to attend pre-school compared to 43% of the non-Indigenous children. No three-year-old child was recorded as attending pre-school;
- On Australian Early Development Census (AEDC) indicators, children commencing their first year of full-time schooling in the Walgett LGA have not reached the same stage of early childhood development as their counterparts in NSW;
- Student attendance level for children (the proportion of students attending 90% or more of the time) is 27% at Collarenebri Central School;

- Educational attainment at the Collarenebri Central School is below the average of all Australian students;
- Of the Aboriginal young people aged 15 to 19 years in Collarenebri who had left school, none had completed Year 12;
- Half of Aboriginal persons aged 17 or 18 years were engaged in training or learning;
- Non-Indigenous adults were two and half times more likely than Aboriginal adults to hold a post-school qualification at any level. A lower proportion of the Aboriginal population aged over 15 years in Collarenebri had a post-school qualification when compared to the similar cohort of the Murdi Paaki Region and NSW population.

Table 4.11: Educational institution attended by the Aboriginal population, Collarenebri (SA1s)

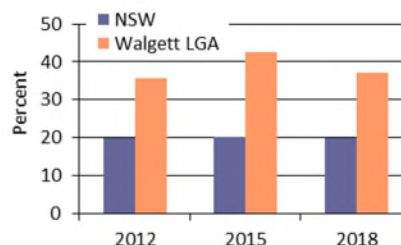
Preschool	16
Infants/primary – Government	31
Infants/primary – other non-Government	14
Secondary – Government	14
Secondary – Other Non-Government	3
University or other Tertiary Institution	3
Other educational institution	-
Not stated	12

Table 4.12: Pre-school attendance, Collarenebri (SA1s)

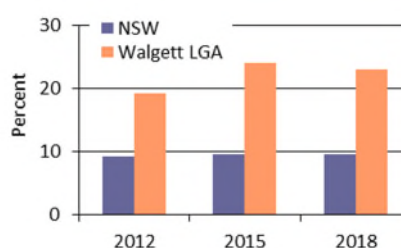
Population fraction	Aboriginal n=10	Non-Indigenous n=3
Children 3 years old	0%	0%
Murdi Paaki Region	41%	50%
New South Wales	52%	49%
Population fraction	Aboriginal n=8	Non-Indigenous n=7
Children 4 years old	100%	43%
Murdi Paaki Region	82%	79%
New South Wales	72%	72%

Figure 4.4: AEDC summary indicator of developmental vulnerability (all children)

One or more domains:



Two or more domains:



Aboriginal children (n=45 or 56% of 81)

Table 4.13: AEDC vulnerability indicators

	Vuln 1	Vuln 2
Walgett LGA	37.2%	23.1%

Source: Australian Early Development Census, Community Profile 2018, Walgett LGA

Figure 4.5: Student attendance level (proportion of students attending 90% or more of the time), Collarenebri Central School, 2019 Semester 1

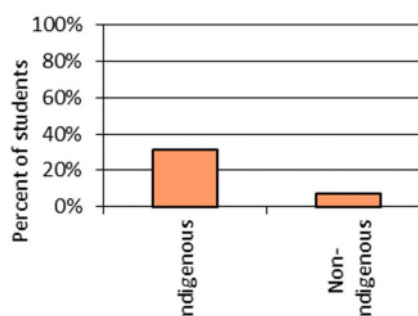


Table 4.14: Educational attainment, NAPLAN, School average when compared with all Australian students

	Reading	Writing	Spelling	Grammar	Numeracy
Year 3					
Collarenebri CS	5	5	5	5	5
Year 5					
Collarenebri CS	5	5	5	5	5
Year 7					
Collarenebri CS	5	5	5	5	5
Legend					
Above average	2	Close to			3
Below average	4	Well below			5

Source: acara MySchools website

Figure 4.6: Highest year of schooling, all Aboriginal adults, Collarenebri (SA1s)

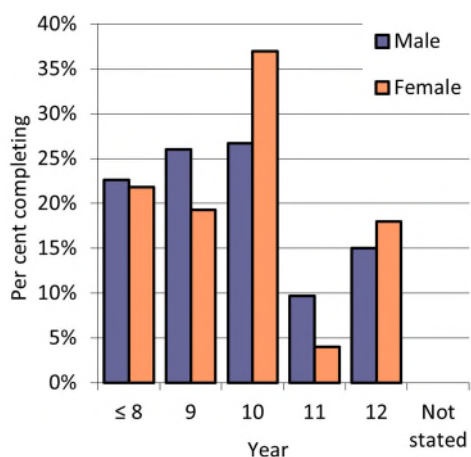
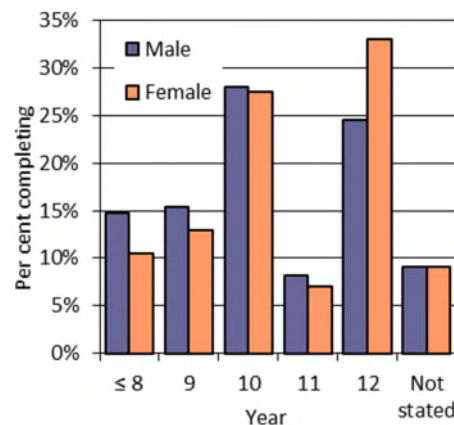


Figure 4.7: Highest year of schooling, all non-Indigenous adults, Collarenebri (SA1s)



Population fraction	Aboriginal	Non-Indigenous
Table 4.15: Percentage of students completed Year 12, Collarenebri (SA1s) (Persons aged 15 to 19 who have completed schooling and are no longer at school)		
	n=4	n=0
Percentage of students	0%	-
Murdi Paaki Region	20%	48%
New South Wales	33%	51%
Table 4.16: Percentage of persons aged 15 years and over with a vocational qualification, Collarenebri (SA1s)		
	n=16	n=48
Cert I-IV	9%	11%
Murdi Paaki Region	18%	26%
New South Wales	25%	20%

Population fraction	Aboriginal	Non-Indigenous
Table 4.17: Percentage of persons aged 15 years and over with an undergraduate diploma, Collarenebri (SA1s)		
	n=3	n=34
Diploma and Advanced Diploma	2%	8%
Murdi Paaki Region	5%	7%
New South Wales	7%	10%
Table 4.18: Percentage of persons aged 15 years and over with a tertiary qualification, Collarenebri (SA1s)		
	n=3	n=43
Degree and higher	2%	10%
Murdi Paaki Region	4%	12%
New South Wales	8%	27%
Table 4.19: Engagement of persons aged 17 and 18 years in employment, education and training, Collarenebri (SA1s)		
Fully engaged	50%	100%
Murdi Paaki Region	49%	74%
New South Wales	62%	84%

4.3 Economic participation

Population fraction	Aboriginal	Non-Indigenous
Table 4.20: Labour force status, Collarenebri (SA1s) (Percent of labour force)		
	n=52	n=260
In full-time or part-time work	71%	91%
Unemployed, looking for work	29%	9%
Murdi Paaki Region	76%	94%
New South Wales	85%	94%
25% of those employed worked part-time		
Table 4.21: Participation in the labour market, Collarenebri (SA1s) (Percent of population aged 15 and over)		
	n=170	n=383
In labour force	31%	68%
Not in labour force	69%	32%
Murdi Paaki Region	44%	61%
New South Wales	56%	64%
Table 4.22: Employment to population ratio, Collarenebri (SA1s) (Percent of population aged 15 and over)		
	n=37	n=236
Employment to Population ratio	20%	57%
Murdi Paaki Region	34%	57%
New South Wales	47%	60%

Table 4.23: Industry of employment – Collarenebri (SA1s)

Industry	Aboriginal		Non-Indigenous	
	No employed	% of total employed	No employed	% of total employed
Health Care and Social Assistance	11	26%	26	11%
Agriculture, Forestry and Fishing	8	19%	127	53%
Education and Training	7	16%	26	11%
Public Administration and Safety	4	9%	6	3%
Professional, Scientific and Technical Services	4	9%	3	1%
Accommodation and Food Services	3	7%	10	4%
Transport, Postal and Warehousing	0	0%	12	5%
Retail Trade	0	0%	9	4%
Manufacturing	0	0%	5	2%
Construction	0	0%	3	1%
Administrative and Support Services	0	0%	0	0%
Arts and Recreation Services	0	0%	0	0%
Electricity, Gas, Water and Waste Services	0	0%	0	0%
Financial and Insurance Services	0	0%	0	0%
Information Media and Telecommunications	0	0%	0	0%
Mining	0	0%	0	0%
Rental, Hiring and Real Estate Services	0	0%	0	0%
Wholesale Trade	0	0%	0	0%
Other Services	6	14%	3	1%
Inadequately described/not stated	0	0%	10	4%

Population fraction	Aboriginal	Non-Indigenous
Table 4.24: Occupation of all persons employed, Collarenebri (SA1s)		
Managers	0%	37%
Professionals	13%	15%
Technician/trades	8%	3%
Community service workers	35%	8%
Clerical/admin workers	8%	12%
Sales workers	0%	5%
Machinery operators	13%	10%
Labourers	25%	11%

Figure 4.8: Hours worked by age group, Collarenebri SA1s

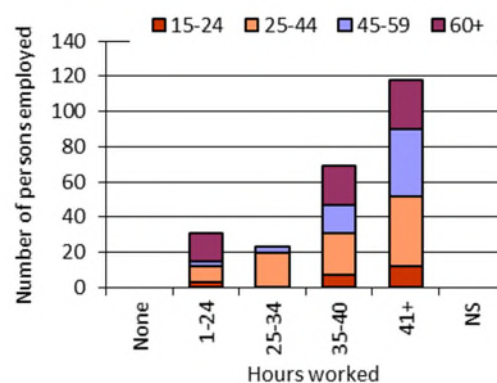


Table 4.25: Number of Aboriginal workers employed in the public and private sectors, Collarenebri SA1s

Australian Government	0
NSW Government	7
Local Government (Walgett)	3
Private sector	29
Not stated	0

Table 4.26: Total number of businesses, Walgett LGA

No of employees	No of businesses
At 30 th June 2019	
Nil	466
1-4	172
5-19	66
20 or more	8

Table 4.27: Business entries and exits, Walgett LGA

Year	Change in number
At 30 th June 2019	
2015	-
2016	15
2017	26
2018	-2
2019	-16

KEY FINDINGS

- With an unemployment rate three times that of the non-Indigenous population and a poor participation rate, the employment to population ratio for Aboriginal people in Collarenebri implies that one in five adults are in any form of employment. This ratio is much lower than for the non-Indigenous population fraction;
- Investigation of the age structure of the Collarenebri Aboriginal population through calculation of the dependency ratio (60.3 for Collarenebri – less than for the Murdi Paaki Region, at 61.6) indicates that Aboriginal people of working age resident in Collarenebri have a low workforce participation;
- Aboriginal workers are more likely than their non-Indigenous counterparts to be employed in education and training or health care and

social assistance but less likely to be employed as a manager or professional;

- The agriculture sector employs the largest proportion of the workforce, followed by health care and education;
- Persons over the age of 25 years employed where most likely to be in paid employment working 35 hours per week and longer. A substantial number of persons aged 60 years and over were working 35 hours and longer;
- Data for Walgett LGA as a whole indicate a decline over time in the number of businesses.

4.4 Income

Population fraction	Aboriginal	Non-Indigenous
Table 4.28: Median total household income, (Collarenebri (ILOC))		
\$/week	814	866
Table 4.29: Estimates of personal income, total population, Walgett LGA		
Median income	(\$ (2017)	37,750
Income share of top 10% earners (excl. government payments)		
		44%
FW and Orana SA4		44,418
New South Wales		49,256

Figure 4.9: Average annual growth in median employee income, 2013-2017, Walgett LGA

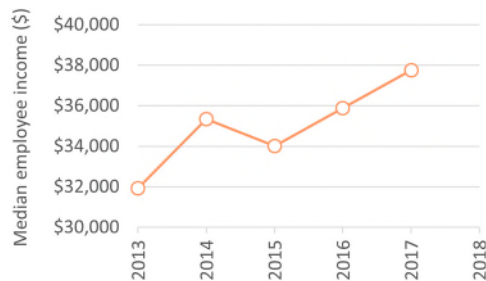


Table 4.30: Sources of income support Walgett LGA

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

Age pension (n=857)	18%
Carer payment (n=240)	5%
Disability support pension (n=554)	11%
Newstart allowance (n=571)	12%
Parenting payment, single (n=189)	4%
Family tax benefit A (n=569)	12%
Family tax benefit B (n=501)	10%
Commonwealth rent assistance (n=559)	11%

KEY FINDINGS

- The median weekly income for Aboriginal households is lower than other households; the Aboriginal median weekly individual income is 26% lower than for non-Indigenous persons;
- Just over one in ten households are in receipt of Commonwealth Rent Assistance;
- In 2019, the top 10% of earners received 44% of total income excluding Government pensions and allowances.

5 COMMUNITY HOUSING PROFILE

5.1 Housing in Collarenebri

Data in this Chapter are generally for the four SA1s that comprise Collarenebri. Indigenous location and Local Government Area geographies have been used where SA1 data are unavailable, as indicated in the table heading.

Table 5.1: Dwelling types, Collarenebri (SA1s)

Total number	415	
Separate houses	399	96%
Terraces, town houses	0	0%
Apartments	10	2%
Other dwelling types	6	1%

Table 5.2: Private dwellings unoccupied on Census night, Collarenebri (SA1s)

	n=415	
	109	26%
Change since 2011	n=26	+83
Murdi Paaki Region		19%
New South Wales		9%

88 people were counted elsewhere on census night

Table 5.3: Households counted in a dwelling on Census night, Collarenebri (SA1s)

Resident households	273
Visitor households	26
Non-classifiable	15

Table 5.4: Number of bedrooms per dwelling, Collarenebri (SA1s)

0 or 1 bedrooms	20	7%
2 bedrooms	47	17%
3 bedrooms	119	44%
4 bedrooms	69	25%
5 bedrooms and more	16	6%

Figure 5.1: Dwelling size by number of bedrooms, Collarenebri (SA1s)

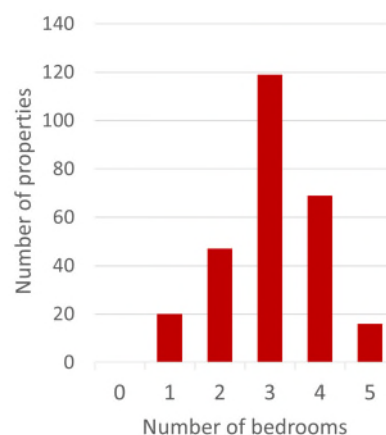


Table 5.5: Average household size (Collarenebri (ILOC))

Population fraction	Aboriginal	Non-Indigenous
Persons	3.2	1.7
N-W NSW IREG	3.0	2.1
New South Wales	3.1	2.6

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

Persons	0.9	0.6
N-W NSW IREG	0.9	0.7
New South Wales	1.0	0.9

Table 5.7: Households enumerated, Collarenebri (SA1s)

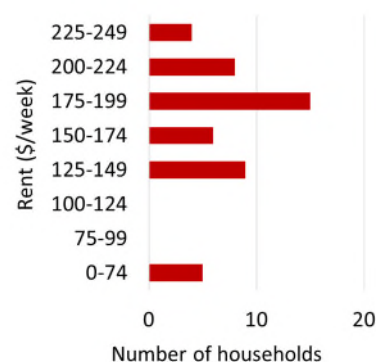
One family household	71	110
Multiple family household	0	0
Non-family household	25	64
Non-classifiable	0	0
Not applicable	0	0

Table 5.8: Occupancy, Collarenebri (SA1s)

One person	16	63
Two people	25	67
Three people	25	16
Four people	8	15
Five people and greater	19	13

Population fraction	Aboriginal	Non-Indigenous
Table 5.9: Proportion of all households renting, Collarenebri (SA1s)		
Proportion of all households	73%	28%
Real estate agent	4%	6%
NSW housing authority	19%	11%
Community housing provider	57%	0%
Other private	10%	14%
Other	10%	68%
Murdi Paaki Region	62%	24%
New South Wales	56%	32%
Table 5.10: Median rent (Collarenebri (ILOCC))		
\$/week	155	100
N-W NSW IREG	160	150
New South Wales	270	390
Table 5.11: Percentage of all households with rent equal to or greater than 30% of household income (2016) (Walgett (A))		
Renting	8.2%	
Table 5.12: Home ownership (including owned with a mortgage), Collarenebri (SA1s)		
	n=26	n=118
Proportion of all households	27%	53%
Murdi Paaki Region	38%	76%
New South Wales	44%	68%
Table 5.13: Change in Aboriginal home ownership, Collarenebri (SA1s)		
	2016	2011
Proportion of all Aboriginal households	27%	26%

Figure 5.2: Weekly rent payable by Aboriginal households, social housing rentals, Collarenebri (SA1s)



Population fraction	Aboriginal	Non-Indigenous
Table 5.14: Persons accommodated in non-private dwellings, Collarenebri (SA1s)		
Staff quarters	0	4
Aged care accommodation	0	9
Table 5.15: One-year residential mobility, Collarenebri (SA1s)		
	n=96	n=173
Residents in the household aged one year and over with a different address one year ago		
All residents	9%	10%
Some of the residents	9%	3%
No resident	81%	87%
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	24%	25%
Some of the residents	3%	11%
No resident	73%	64%
Table 5.16: Number of Aboriginal persons with a different address at stated location 1 year ago and five years ago, Collarenebri (SA1s)		
Place of residence	1 year ago	5 years ago
Within Walgett LGA	13	22
Elsewhere in the MPR	0	0
Elsewhere in NSW	18	10
Other	0	4

Population fraction	Aboriginal	Non-Indigenous
Table 5.17: Access and mobility, Collarenebri (SA1s)		
No motor vehicles	46%	5%
One motor vehicle	40%	22%
Two motor vehicles	9%	31%
Three motor vehicles	5%	14%
Four or more vehicles	0%	9%
Not stated	0%	19%

5.2 Real estate market

The real estate market in Collarenebri is weak. For the period 2017 to 2020 inclusive, twenty-six properties were sold ranging from \$5,000 (2017) for a small, dilapidated dwelling to \$120,000 (2020) for a large well-kept kit style home on a moderately sized block. Median house price was \$49,500. At the time of writing there was no market activity.

New residential development is a rare occurrence.

5.3 Aboriginal social housing

Several Aboriginal organisations own and manage land and social housing in Collarenebri: Collarenebri Local Aboriginal Land Council (LALC), Murdi Paaki Regional Housing Corporation and the NSW Aboriginal Housing Office. Collarenebri LALC has title to the discrete settlement of The Walli. Full property schedules are included at Table 5.22 to Table 5.23 inclusive and vacant lots are noted at Table 5.24.

Responsibility for Aboriginal social housing management rests with Gunida Gunyah Aboriginal Corporation (GGAC), Murdi Paaki Regional Housing Corporation (MPRHC) and NSW Department of Communities and Justice (DCJ).

Table 5.18: Asset portfolios		
Asset owner	Housing manager	Number of dwelling units
Collarenebri LALC	GGAC	25
MPRHC	MPRHC	17
AHO	DCJ	8
AHO	GGAC	2
AHO	MPRHC	3
Total		55

Table 5.19: Housing mix by number of properties					
Asset owner	Bedrooms				
	1	2	3	4	5
Collarenebri LALC	1	-	15	7	2
MPRHC	2	6	6	3	-
AHO	-	2	7	4	-
Total	3	8	28	14	2

Table 5.20: Number of properties by location					
Location	Bedrooms				
	1	2	3	4	5
Collarenebri	3	8	20	13	2
The Walli	-	-	8	1	-
Total					

Table 5.21: Residential properties owned by Collarenebri LALC

Lot	Section	DP	Registered proprietor	WLL	Property address	Dwelling type	Bedrooms
Housing manager: Gunida Gunyah Aboriginal Corporation							
5	16	758262	CLALC		60 Barwon Street	Cottage	1
6	18	758262	CLALC		57 Earl Street	Cottage	3
6	18	758262	CLALC		57 Earl Street	Cottage	3
3	20	758262	CLALC		50 High Street	Cottage	3
4	16	758262	CLALC		54 Barwon Street	Cottage	3
1		1079305	CLALC		9 Earl Street	Cottage	3
6	16	758262	CLALC		59 Church Street	Cottage	3
4	16	758262	CLALC		56 Barwon Street	Cottage	3
4	20	758262	CLALC		54 High Street	Cottage	4
3	20	758262	CLALC		52 High Street	Cottage	4
12	20	758262	CLALC		46 High Street	Cottage	4
12	16	758262	CLALC		57 Church Street	Cottage	4
11	16	758262	CLALC		58 Barwon Street	Cottage	4
7	16	758262	CLALC		55 Church Street	Cottage	4
13	16	758262	CLALC		53 Church Street	Cottage	5
22		586602	CLALC		13 Earl Street	Cottage	5
62		752263	CLALC		1 Walli Reserve	Cottage	3
62		752263	CLALC		2 Walli Reserve	Cottage	3
62		752263	CLALC		3 Walli Reserve	Cottage	3
62		752263	CLALC		4 Walli Reserve	Cottage	3
62		752263	CLALC		5 Walli Reserve	Cottage	3
62		752263	CLALC		7 Walli Reserve	Cottage	3
62		752263	CLALC		8 Walli Reserve	Cottage	3
62		752263	CLALC		9 Walli Reserve	Cottage	3
62		752263	CLALC		10 Walli Reserve	Cottage	4

Table 5.22: Residential properties owned by Murdi Paaki Regional Housing Corporation

Lot	Section	DP	Registered proprietor	WLL	Property address	Dwelling type	Bedrooms
Housing manager: Murdi Paki Regional Housing Corporation							
18	9	758262	MPRHC		1, 18 Albert Street	Unit	1
18	9	758262	MPRHC		2, 18 Albert Street	Unit	1
13		752673	MPRHC		50-52 Barwon Street	Cottage	2
61		752673	MPRHC		6 Maitland Street	Cottage	2
6	6	758262	MPRHC		1, Herbert Street	Unit	2
6	6	758262	MPRHC		2, Herbert Street	Unit	2
6	6	758262	MPRHC		3 Herbert Street	Unit	2
6	6	758262	MPRHC		4, Herbert Street	Unit	2

Table 5.22: Residential properties owned by Murdi Paaki Regional Housing Corporation

Lot	Section	DP	Registered proprietor	WLL	Property address	Dwelling type	Bedrooms
Housing manager: Murdi Paaki Regional Housing Corporation							
2	20	758262	MPRHC		48 High Street	Cottage	3
12	19	758262	MPRHC		51 High Street	Cottage	3
2	16	758262	MPRHC		46-48 Barwon Street	Cottage	3
4		664114	MPRHC		56 Wilson Street	Cottage	3
10	9	758262	MPRHC		28 George Street	Cottage	3
7	13	758262	MPRHC		7 Earl Street	Cottage	3
9	17	101967	MPRHC		65-67 Wilson Street	Cottage	4
2		511720	MPRHC		11 Walgett Street	Cottage	4
4	20	758262	MPRHC		56 High Street	Cottage	4

Table 5.23: Residential properties owned by the NSW Aboriginal Housing Office

Lot	Section	DP	Registered proprietor	WLL	Property address	Dwelling type	Bedrooms
Housing manager: NSW Department of Communities and Justice							
7	11	758262	AHO		33 Narran St	Cottage	3
16	19	758262	AHO		43 High St	Cottage	3
8	9	758262	AHO		36 George St	Cottage	3
3	17	758262	AHO		52 Church St	Cottage	3
8	16	758262	AHO		49 Church St	Cottage	3
9	9	758262	AHO		38 George St	Cottage	4
2		213571	AHO		54 Earl St	Cottage	4
3	17	758262	AHO		50 Church St	Cottage	4
Housing manager: Gunida Gunyah Aboriginal Corporation							
1		219793	AHO		49 Walgett Street	Cottage	2
11	14	758262	AHO		38 Church Street	Cottage	3
Housing manager: Murdi Paaki Regional Housing Corporation							
1		511720	AHO		9 Walgett Street	Cottage	2
13	19	758262	AHO		49 High Street	Cottage	3
14	19	758262	AHO		47 High Street	Cottage	4

Table 5.24: Schedule of vacant lots

Lot	Section	DP	Registered proprietor	WLL	Property address	Status
5	17	758262	CLALC		60 Church Street	Vacant land -
2738	-	764849	MPRHC		53-57 Maitland Street	Vacant land -

Figure 5.3: Collarenebri village



Map data: Google, Image © 2022 CNES/Airbus

Figure 5.4: The Walli



Map data: Google, Image © 2022 CNES/Airbus

5.4 Forms of housing construction

Residential buildings shown in Figure 5.5 are illustrative of the lightweight forms of framed housing construction which form the greater part of the Aboriginal social housing portfolio in Goodooga. 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. Houses at Goodooga Reserve are all of brick veneer construction on earth mounds.

Figure 5.5: 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 58 households in Collarenebri. The contribution from Collarenebri is presented below.

Figure 5.6: Housing mix (All households participating in the survey)

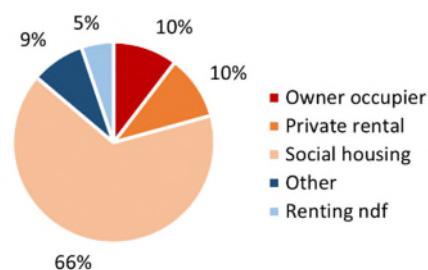


Figure 5.7: Managing organisation (Social housing tenants)

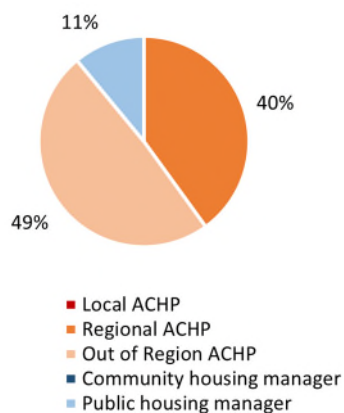


Figure 5.8: Level of satisfaction with housing manager

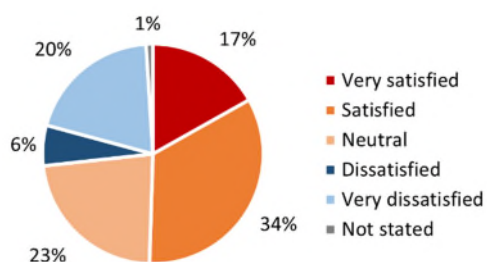


Figure 5.9: Preferred manager of Aboriginal social housing (Social housing tenants)

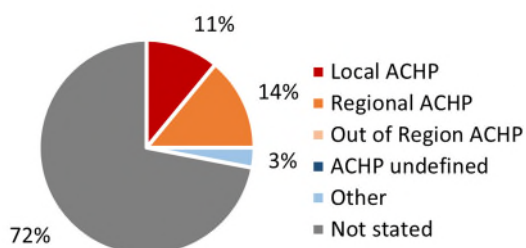


Figure 5.10: Social housing tenants with a tenancy agreement

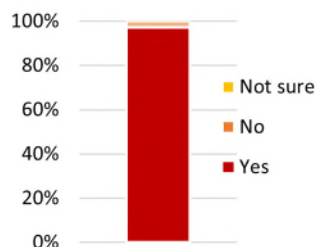


Figure 5.11: Social housing tenants claiming Commonwealth Rent Assistance

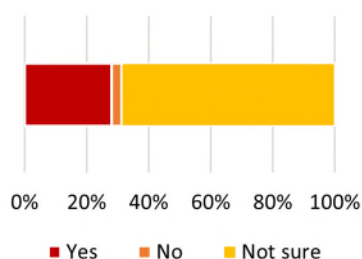


Figure 5.12: Rent levels 2016-2017

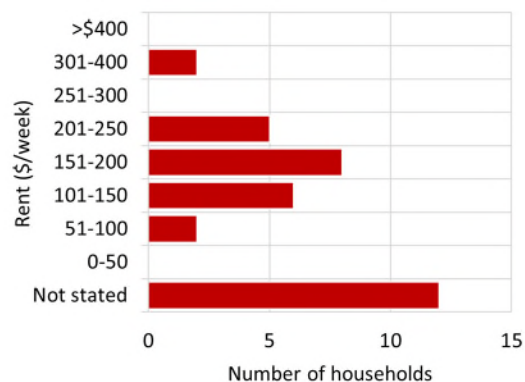


Figure 5.13: Respondents view of a fair rent

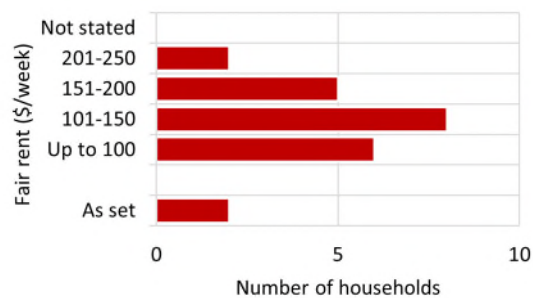


Figure 5.14: Household size range (All households)

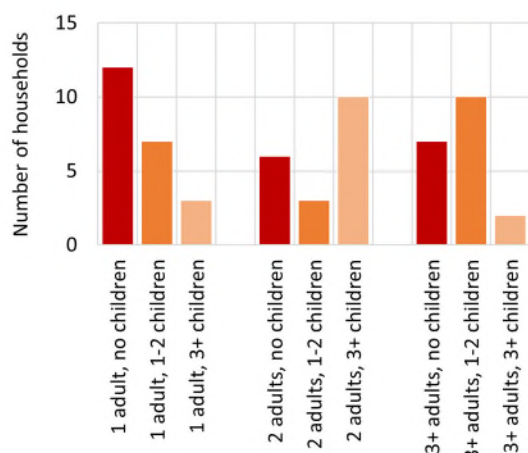


Figure 5.15: Address of household 5 years ago

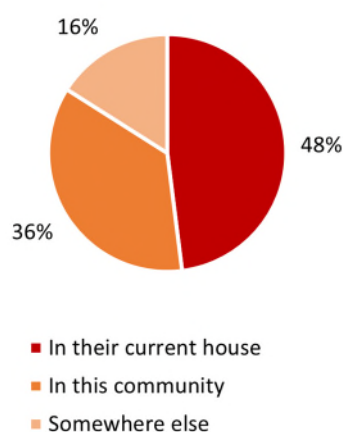


Figure 5.16: Households feeling crowded

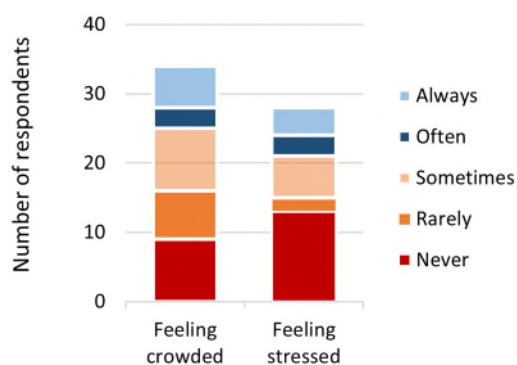


Figure 5.17: Households providing shelter to one or more homeless persons

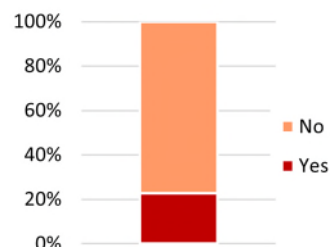


Figure 5.18: Tenants feeling unsafe at home

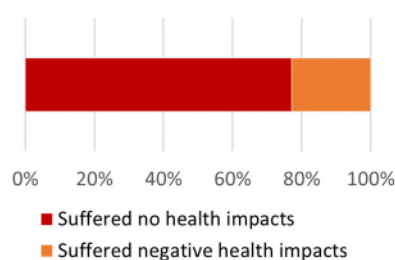
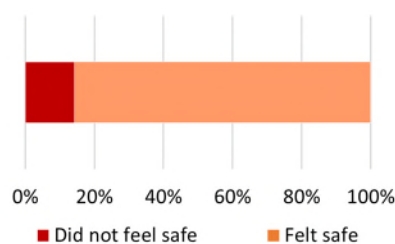


Figure 5.19: Tenants experiencing negative health impacts



KEY FINDINGS

- The household survey met with responses from households in a range of tenure types. Six respondents to the survey were homeowners and 66% (n=38) were renting social housing. Six households rented privately, and, for three responses, tenure type could not be determined. Four respondents reported being homeless and one respondent was living in employer provided housing;
- Of Aboriginal social housing tenants, most rented either through an Out of Region (OoR) Aboriginal community-controlled housing manager or the Regional ACHP;

- The level of satisfaction with housing managers was neutral in large measure but just over one quarter (26%) expressed dissatisfaction. All Aboriginal social housing households interviewed offered a view. Of MPRHC tenants, all offered a favourable assessment;
- The principal reason for dissatisfaction appeared to be a lack of urgency on the part of the housing managers to deal with repairs and high rents;
- Three out of four respondents did not state a preference for housing manager but, of those that did, almost all were in favour of either a local or Regional ACHP. Management by an OoR provider received no support;
- Of the thirty-one households that responded to the question, twenty-one respondents (68%) said that they rented Aboriginal social housing because it was the only housing available. One quarter considered renting Aboriginal social housing as being culturally appropriate for them;
- When asked about their reasons for living in Collarenebri, most respondents stated that they were either born in the community or their families had been resident for a long time. Being around family and relations was an important consideration as were wanting to live on Country and/or feeling part of the community. Being able to find work was not a significant factor;
- Almost all social housing renters had entered into a formal tenancy agreement over half 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 \$151-\$250/week but the median rent was calculated as being \$175/week. As a general observation, tenants suggested a fair rent was a band (\$50) lower;
- Less than one in three respondents reported they were claiming Commonwealth Rent Assistance (CRA);
- Just two in five households stated they were adult households without children;
- One in four households reported their house felt crowded often or always. Of those that indicated feeling crowded at times, seven said that crowding was often or 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 homeowner or private rental respondent reported providing shelter to persons who would otherwise be homeless;
- Some evidence of household mobility was found. Four out of five Aboriginal social housing respondents were living at the same address 1 year prior to the household survey and 57% had the same address 5 years prior. Median duration of a tenancy was 5 years. Three households indicated having to move more than once in the twelve months prior to the survey. Households living at The Walli showed similar movement patterns;
- Many Aboriginal social housing tenants (77%) had no intention of moving if their circumstances changed. The balance of respondents (23%) thought they might consider relocating if their needs changed;
- Almost all tenants responding to the question (n=34), two thirds reported trouble meeting their electricity bills;
- Of those tenants who responded to the question (n=32), a strong majority (n=22) indicated a preference for social housing tenancies to be passed down within the family;
- Suggested service improvements focused on a reduced rent and greater responsiveness in carrying out repair and maintenance work;
- As to additional services in the community, access to home medical services or improved health services rated most mentions.

ADDITIONAL FINDINGS - OWNERS

- Six homeowners responded to the household survey and all were purchasing or had purchased detached houses;
- Most owners were purchasing with the aid of a loan from a financial institution. Indigenous Business Australia (IBA) had limited reach;
- Owners were generally satisfied with their decision to purchase. Only one was unhappy;

- In most instances, owners had long-standing attachment to Collarenebri, having been born in the town or through lengthy family residency. Feeling part of the community was an important motivation;
- Tenure was relatively stable. All respondents were living in the same house one year prior to the household survey and five years prior;
- Median period of ownership was 8 years;
- Respondents valued the sense of autonomy and freedom ownership brought and the fact that outgoings were not 'dead money';
- Disadvantages of ownership, where they existed, were the burden of Council rates and charges, and the need to bear responsibility for property maintenance;
- Crowding was not apparent to any great extent although one property required an extra bedroom;
- Four of five homeowners reported trouble in paying power bills.

ADDITIONAL FINDINGS – PRIVATE RENTERS

- At the time of the household survey, two young people were seeking their own accommodation in Collarenebri, two had applied for and been accepted onto a waiting list for a unit or house in another community. Waiting time could not be determined;
- No older persons were seeking their own accommodation;
- All households would move if their circumstances changed although most could be called local because of long term residency. Four had been in their dwelling for more than twelve months at the time of the household survey;
- Median rent for private tenancies at \$135/week was lower than for an Aboriginal social housing tenancy but most households were living in units rather than houses;
- The experiences of tenants in private rental dwellings in applying for a private rental were not sufficiently well described to be able to give a meaningful comment;
- Only one respondent stated that renting privately impacted negatively upon their health, the reason being fear of eviction;

- Over half of respondents said they did not feel safe in their accommodation for the primary reason of the poor condition of the property.

ADDITIONAL FINDINGS – SOCIAL HOUSING TENANTS

- At the time of the household survey, twenty-three young people were seeking their own accommodation, sixteen had applied and been accepted onto a waiting list for a unit or house in Collarenebri. Waiting time could not be determined;
- One older couple were seeking their own accommodation;
- No one had applied for a house or unit in another community;
- Few respondents said their house failed to meet cultural needs, mainly on the grounds that outdoor space or facilities for cultural activities, including food preparation, was inadequate;
- Eight respondents stated their accommodation impacted negatively upon their health, almost exclusively because of insecure tenure;
- One in ten respondents said they did not feel safe in their accommodation for the primary reason of poor property condition. Almost all residents at The Walli felt safe.

5.6 Unmet housing need

From the MPRH&BC household survey, unadjusted responses from households living in private rentals and social housing in Collarenebri to questions of housing need are summarised in Table 5.25.

Table 5.25: Need for new housing as recorded by the MPRH&BC household survey

	Number of persons
Total number of households renting	68
Number of respondents	58
Young people requesting own housing	25
Older people requesting own housing	2
Multi-family households	-
Persons/families homeless	6

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 5.26.

Table 5.26: 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	26 / 6	0	0	0	0	-	-	-	-
Private rental	10 / 6	0	0	0	0	-	-	-	-
Homeless	93 / 58	4	0	0	0	6	-	-	-
Social housing rental	55 / 38	15	0	0	0	22	-	-	-
Employer	- / 1	0	0	0	0	-	-	-	-
Not defined	7 / 3	0	0	0	0	-	-	-	-
Total						28	0	0	0

The methodology assumed that:

- Young single persons are allocated a 2-bed unit;
- Older couples are allocated a 2-bedroom unit on the presumption that they will move out of the family home;
- 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.

Table 5.26 indicates unmet housing need for individuals and families living in Collarenebri

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 whole population cohort to those that participated in the household survey.

In contrast to Table 5.26, the NSW Aboriginal Housing Office (AHO) advised in mid-2019 the numbers waiting for social housing in Collarenebri to be as Table 5.27.

Table 5.27: Social housing waitlist numbers by bedroom category, social housing, mid-2019

3-bedrooms	3
Not specified	2
Total	5

DCJ, in its NSW Housing Register dashboard for June 2021, quotes the combined number of approved Aboriginal and non-Indigenous applicants shown in Table 5.28.

Table 5.28: Applicants approved for social housing, NSW Housing Register as of 30th June 2021

	Applicants	
	General	Priority
Collarenebri	<5	<5
Waiting time for a house is up to 2 years		

The findings stated in Table 5.26 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 5.29. From the sample, if representative, it would appear that several households would have one bedroom spare, if not two. It is possible that several larger rental properties could be made available if attempts were made to rationalise utilisation.

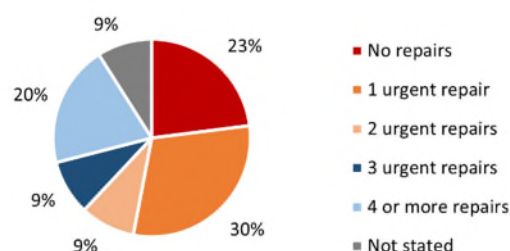
Table 5.29: Number of bedrooms required to accommodate permanent residents only

House size (Number of bedrooms)	Number of households using			
	1	2	3	4
	Bedroom(s)			
2	2			
3	-	2		
4	1	3	4	
5	2	1	1	1
All	5	6	5	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 5.20.

Figure 5.20: Respondents reporting need for urgent repairs



A method of analysis similar to that employed by the National Social Housing Survey (NSHS) conducted by AIHW (Australian Institute of Health and Welfare 2018) 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 5.30.

Table 5.30: 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 5.31.

Table 5.31: Social housing condition as expressed by tenants

Condition	
No structural problems, and 7 working facilities	23%
No more than 2 structural problems, and 6 or more working facilities	50%
3 or more structural problems, and 6 or more working facilities	20%
None, 1 or 2 structural problems, and 5 or fewer working facilities	0%
3 or more structural problems, and 5 or fewer working facilities	7%

The principal deficiencies recorded in the quality of social housing are noted in Table 5.32.

Table 5.32: Social housing principal structural, electrical, plumbing and facilities problems (%)

Problem area	Houses affected
Moving foundations	24%
Uneven floors	18%
Cracks in wall and/or ceiling	21%
Termite damage	9%
Roof leaking inside	9%
Major electrical faults	24%
Major plumbing faults	9%
Major air conditioning problems	18%
Septic/sewerage problems outside	12%
Non-functional facilities	
Kitchen stove/oven	7%
Electric hot water heater	10%
Kitchen sink	7%
Shower	7%
Toilet	0%
Laundry tub	0%
Air conditioning	23%

The results of the assessment against the Housing for Health safety and healthy living practices are reported in Table 5.33. Whereas Table 5.32 indicates the proportion of installed systems, appliances and fixtures which are non-functional, Table 5.33 captures those households which do not have the benefit of some appliances, primarily wood or electric heaters or air conditioners.

Table 5.33: Social housing observance of the HLPs

Practice	Meeting the standard
HLP 1	Washing people 93%
HLP 2	Washing clothes and bedding 97%
HLP 3	Wastewater disposal 88%
HLP 4	Improving nutrition 93%
HLP 6	Pest control 65%
HLP 7	Reducing impact of dust 79%
HLP 8	Temperature control (heating) 80%
HLP 8	Temperature control (cooling) 70%
HLP 9	Free of electrical hazards 76%

Tenants also reported other minor defects such as fractured verandah decking (18%), no fence or gates (18%), missing flyscreens (35%), broken windows (21%) 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 five, contributing to the feeling of insecurity mentioned by some tenants and reflected by Figure 5.18.

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 80% and 83% 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 5.34. 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 5.34: Median values for property repair and maintenance

Band	Median value (\$)
One	8,310
Two	25,300
Three	39,100
Four	58,470
Five	87,580

The median values for repair and maintenance quoted in Table 5.34 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 5.34 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 5.35. 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.

Table 5.35: 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	7	13	108,030
Two	15	27	708,400
Three	6	11	430,210
Four	0	0	-
Five	2	4	350,320
Total	30	55	1,596,960
Average spend/property = \$28,520			

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 Collarenebri, the factor is (55/30) or 1.83. The total number is an aggregate of AHO, Collarenebri LALC and MPRHC properties. The denominator of 30 is the number of reliable returns on which a projection could be based.

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 5.35, 4 of 55 would appear to require major refurbishment and may require replacement.

5.9 Replacement

No properties have been identified at this stage for replacement. As noted above, up to four 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.

5.10 Extension and modification

The presence and scale of crowding, as reflected by the MPRH&BC household survey, was determined against the Canadian Occupancy Standard (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 5.36.

Table 5.36: Eligibility for additional bedrooms

Extra bedrooms	Number from MPRH&BC household survey
1	3
2	3
3	1

The assessment shown at Table 5.36 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 5.26 is delivered, then the need for extensions reduces to the number shown in Table 5.37.

Table 5.37: Eligibility for additional bedrooms as revised

Extra bedrooms	Number from MPRH&BC household survey	Factored across whole community
1	3	3
2	3	2
3	1	-
Total number of extra bedrooms		7

Need for home modifications for persons with a disability is shown by Table 5.38. The total time waiting for initial assessment and, then, for work to be carried out would seem to exceed twelve months.

Table 5.38: Need for home modifications

Requiring modification	Number of dwellings		
	Modified	Remaining	Factored
5	3	2	4
Number of households			
Status	< 6 months		> 6 months
Waiting assessment	-		2
Approved, waiting work	-		-

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 Collarenebri, the report found significant levels of homelessness and moderate levels of crowding although data was limited on this aspect. The social housing waiting list totalled 75 applicants which, although said to be

incomplete, appeared to be a fairly accurate indicator. This is greater than determined by the MPRH&BC household survey. Type of unmet housing was tabulated as given by Table 5.39:

Table 5.39: Housing need by cohort

Cohort	Need	Comment
Young people	✓	
Singles	✓	
Couples	-	
Young families	✓	
Large families	-	
Elders	-	Aged care facility

The report flagged the need for properties to suit young people who, in some cases, were renting aged care units. 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 THE ROLE OF LOCAL GOVERNMENT

6.1 Strategic planning

Walgett Shire Council's Community Strategic Plan (CSP) 2017-2027 outlines key challenges confronting the community and Council's aspirations for future growth focused on continuing the ambition of the Shire to "be a great place to live, work and visit". The action areas proposed by the CSP are:

- Access to a greater range of local services and facilities;
- More local jobs and improved education;
- Better transport options and safer roads;
- Protection and improvement of natural places and waterways, and the ability to live a healthy lifestyle in rural surrounds; and
- A safe environment.

These aspirations align with the aspirations of the Aboriginal community although there is little in the way of strategic intent in advancing common interests. The only reference to engagement is to be found in Goal C 1.3: *A diverse and creative culture*, Strategy 1.3.3: *Work in collaboration with agencies and community groups to address existing and emerging issues specific to the Aboriginal youth and ageing communities*.

Council's Local Strategic Planning Statement, which defines land-related medium-term economic, social and environmental development proposals, including guiding change to Council's Local Environmental Plan 2013 (LEP) and Development Control Plan 2016 (DCP), reflects a greater level of engagement and opportunity across areas of common interest. The LSPS, in responding to the Directions in the NSW Government *Far West Regional Plan 2036*, focusses on planning priorities aimed at supporting sustainable living, maintaining natural assets and environment, and strengthening the local economy, this within the context of "a declining population base projected to decrease by about 19% by 2036 if there are no catalyst events or development which would see the trend reversed".

Being a small town, Collarenebri is not sufficiently large to sustain a range of local services and commercial activities and so is dependent upon outreach services from Walgett, Moree and, to some extent, Lightning Ridge for support. Employment growth is negligible so there is no pressure currently for additional land releases for commercial purposes.

Council has made it clear in its LSPS that it will follow a deliberate strategy of preferencing a concentration of development, and allocation of limited resources in Walgett and Lightning Ridge in advance of Collarenebri to ensure an adequate level of services and facilities are maintained in the Shire. By inference, Collarenebri is not viewed as having potential for growth or revitalisation. Stabilisation of the local economy and hence human capital might be the best that can be achieved.

The LSPS intersects community strategic interests at several points, most directly through Council planning priorities:

- Respect Aboriginal communities through promoting management and ownership of land of which they have a traditional association, or which can assist with their social, cultural and economic development;
- Engage Aboriginal people in employment or education, with an emphasis on workforce participation and opportunities; and
- Encourage sustainable management of natural assets and environmental features, including protecting and enhancing the natural environment, improving biodiversity, and protecting items, places, and areas of natural and cultural heritage.

The opportunity exists for the CWP to engage with Council to give effect to these intentions.

On a broader front, Council has developed a series of strategies and actions aimed at increasing residential housing supply and mix, for example:

- Encouraging development of a range of housing types in suitable locations to provide for differing needs: particularly rural

residential, medium density housing and accommodation for elderly people; and

- Preparing guidelines for strategies that provide direction on achieving greater housing diversity and planning for social and affordable housing needs.

But within defined planning controls which:

- Retain appropriate minimum lot sizes to avoid environmental impacts of on-site effluent disposal; and
- Encourage alternative and/or additional use of vacant housing stock where residential amenity is not compromised.

The *Walgett Shire Rural Residential Strategy, 2018*, prepared by consultants GHD, investigated potentially suitable sites for development in the three urban centres and noted, in respect of Collarenebri, that existing land supply is adequate to meet medium- and long-term need. Any new development will be encouraged to utilise vacant lots with dwelling entitlements in line with the planning controls mentioned above. The land suitability analysis conducted as part of the GHD study rated The Walli settlement as highly unsuited for development.

6.2 Planning controls

Walgett Shire Council LEP 2013 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 700 m² for the General Residential (R1) zone in the urban area.

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 \$)
Walgett	205.00	0.02075736
Lightning Ridge	205.00	0.01123224
Collarenebri	180.00	0.13910987

Table 6.2: Water and sewer charges (2021/22)

Water	
Filtered water access, 20 mm	\$541.00
Water cost: 0-600 kL	\$1.00/kL
Water cost: over 600 kL	\$1.53/kL
Sewerage	
Sewerage access	\$440.00
Waste management	
Domestic waste management, service	\$62.70
Domestic waste management, collection	\$535.00

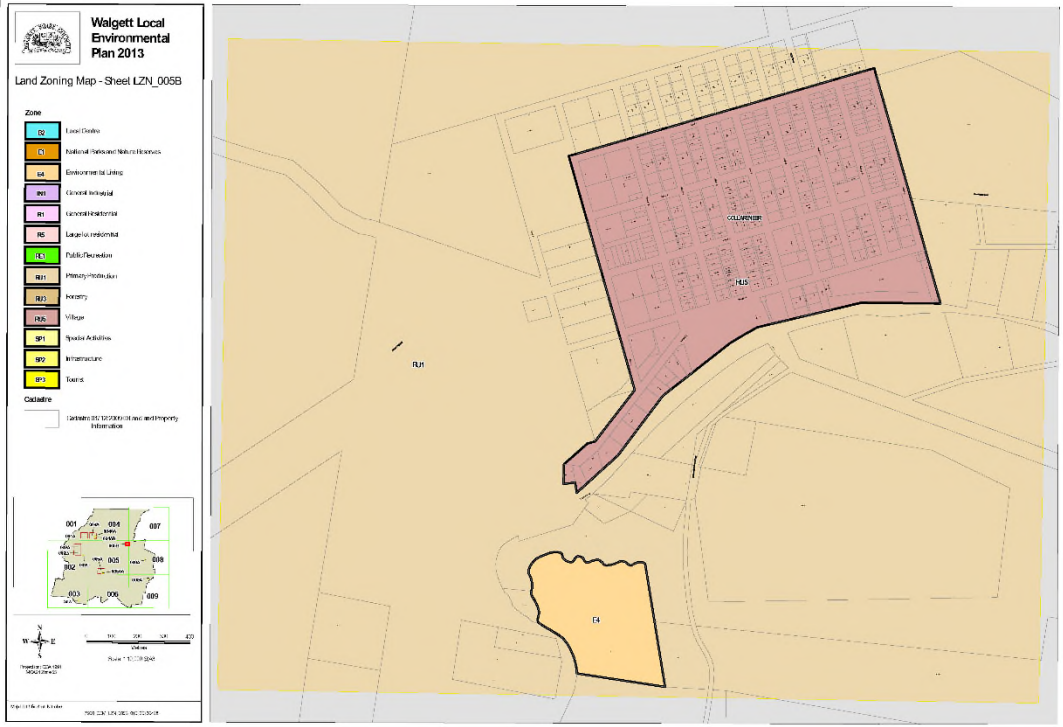
Table 6.3 provides an indication of the spread of unimproved land values across properties owned by the AHO and the Land Council.

Table 6.3: Typical land values

Property	Area (m ²)	Unimproved value (\$)
54 Barwon Street	1,012	940
7 Earl Street	1,012	2,070
59 Church Street	1,012	890
38 George Street	1,012	1,220

Typically, in 2021/22, residential lots of 1,012 m² in Collarenebri will incur an annual rate charge of between say \$300 and \$500 and service charges totalling in the order of \$2,540, for a total annual bill of between \$2,800 and \$3,000, depending upon individual circumstances. Water use, normally charged to the tenant, is assumed to be 800L/person/day applied to the average household size stated at Table 5.7.

Figure 6.1: Land zoning map



Source: Walgett LEP 2013, 7900_COM_LZN_005B_010_20130408

Figure 6.2: Lot size



Source: Walgett LEP 2013, 7900_COM_LSZ_005B_010_20130408

7 ENVIRONMENTAL HEALTH INFRASTRUCTURE

7.1 Infrastructure accessibility

Residents of Collarenebri 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.

Walgett Shire Council does not provide municipal services to the discrete community at The Walli so residents of this community are reliant upon Collarenebri LALC for water supply and wastewater infrastructure, and for roads, stormwater drainage and general environmental amenity. Solid waste disposal is the responsibility of residents. Through an arrangement with the NSW Department of Planning, Industry and Environment, Walgett Shire Council is contracted to operate and maintain water and wastewater services at The Walli under the NSW Government and New South Wales Aboriginal Land Council (NSWALC) *Aboriginal Water and Sewerage Programme*.

7.2 Infrastructure improvements

The Walli is included in the NSW Government Roads to Home Programme which is designed around the engineering works associated with improving access and safety of discrete communities by upgrading road surfaces, footpaths, street lighting, and providing and/or repairing guttering and drainage. Options for the subdivision of the settlement will be explored to allow services to be provided and maintained to the same standard as enjoyed by town residents.

Inevitably, specific areas of concern remain which the CWP flags at Table 7.2 in the hope that Council can acknowledge and address the infrastructure deficiencies with permanent technical and operational improvements.

Table 7.1: Service accessibility

Service	Responsibility	Availability	Service level	Collarenebri	The Walli
				To community expectations	
Reticulated potable water supply	Walgett Shire Council	✓	-	Yellow	Yellow
Reticulated raw water supply	Walgett Shire Council	-	-	Green	Green
Reticulated sewerage	Walgett Shire Council	✓	-	Green	Green
On-site wastewater management	Walgett Shire Council	-	-	Green	Green
Stormwater	Walgett Shire Council	✓		Green	Green
Roads and drainage	Walgett Shire Council	✓		Yellow	Red
Solid waste disposal – bulky items	Walgett Shire Council	✓	-	Red	Red
Solid waste disposal – kerb collection	Walgett Shire Council	✓	-	Green	Green
Animal control	Walgett Shire Council	✓	-	Green	Green
Electrical power	Essential Energy	✓	-	Yellow	Yellow
Streetlighting	Essential Energy	✓	-	Red	Red
Mobile telephone	Telstra	✓	3G	Green	Green

Table 7.1: Service accessibility

Service	Responsibility	Availability	Service level	Collarenebri			The Walli		
				To community expectations					
	Optus	✓	3G	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
NBN		✓	Satellite	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
TV satellite	Viewer Access Satellite TV (VAST)	✓	-	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Fire fighting	NSW Rural Fire Service	✓	-	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>

Table 7.2: Community expressed service improvements

Service	Improvement
Reticulated potable water supply	Taste and odour with drinking water during periods of low river flows
Solid waste disposal	Regular bulky waste collection service to ensure disposal of large items which residents are able, or do not have the means, to take to the tip
Roads and drainage	Audit followed by upgrading of footpaths
Streetlighting	Audit followed by upgrading of street lighting to align with the requirements of the relevant suite of Australian Standards
Environmental amenity	Revegetation of areas of dust generation



8 COMMUNITY HEALTH PROFILE

8.1 Approach

Collarenebri is in the Walgett Local Government Area. The Walgett Shire is considered 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 Collarenebri community is not available due to its small size so a mixed-methods approach has been used to describe the health of the community. Qualitative evidence was gathered by interviewing local health care providers to assess the perceived health status of the Collarenebri community. Evidence indicates that the health of the Aboriginal population is considered to be good. In general terms this mirrors the findings of the NSW Population Health Survey carried out in 2019 in which 77.8% of Western NSW LHD residents reported excellent, very good, or good health¹.

The quantitative assessment involves a comparison of data from a range of sources.

8.2 Health status - qualitative assessment

As an overview, there are few infectious diseases and the environment is healthy. Access to appropriate and affordable housing is poor. Interviewees made the following observations:

- Skin infections, particularly wounds with staph infections, are currently being seen regularly. Much of the skin disease is being attributed to the drought and mice plague. Instances of cases of head lice or gastro type illnesses are few;
- Town water is sourced from the river, and a local bore in times of drought. Treated water is said to be of reasonable quality and drinkable;
- People with chronic diseases are cared for well in the community. Access for complication screening and follow-up care is available locally, or in Walgett or Lightning Ridge;

- Mental health and drug and alcohol services are not readily available locally. Services visit from Walgett or Lightning Ridge;
- The only public transport is a weekly bus service to Moree and Narrabri. Unless health transport is available, patients must find their own way to appointments;
- The quality of the housing is said to be good with considerable work being completed on the current stock about 5 years ago;
- Residential rents in Collarenebri are much higher than the market rate. A 3-bedroom Aboriginal social housing property is reportedly \$300 per week, compared to a market rent of \$150;
- In consequence, crowding is evident as many families live together to minimise the cost of the rent. Some families are said to co-habit by choice to save money;
- Emergency housing of any form is absent;
- Seasonal employment opportunities exist in Collarenebri but many go unfilled;
- Limited access to fresh affordable fruit and vegetables negatively impacts good nutrition.

8.3 Health status - quantitative assessment

Data is presented for Walgett Shire, Western NSW LHD and NSW.

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 all NSW Aboriginal mothers (75.3%) and all NSW mothers (79.6%)³;
- By comparison, 71.3% of all women in Walgett Shire had their first antenatal visit before 14 weeks, significantly lower than 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 the Walgett

Shire are also more likely to smoke during pregnancy (59.1% compared to 47.3%)⁶;

- Women in Walgett Shire are significantly more likely to smoke during pregnancy compared to women in NSW generally (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, Aboriginal 1-year olds are slightly more likely to be 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 and 1.53 dmft 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 and 0.74 DMFT 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 compared to all NSW children (47.7% of children in Western NSW LHD and 61.2% of NSW children);
- The proportion of Western NSW LHD children with no caries in their adult teeth is not significantly different to the proportion in NSW (58.4% of children in Western NSW LHD with DMFT=0 and 65.4% in NSW children)¹³;
- The proportions of Aboriginal children who are caries free in 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 and 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 and 62.7% in NSW)¹⁵.

8.3.3 Morbidity

- Compared to all Aboriginal people in Australia, Aboriginal people in Walgett Shire are significantly more likely to present to the Emergency Department for all reasons. Overall, Aboriginal people in Walgett Shire are 2 times more likely to present to the Emergency Department compared to all Aboriginal people in Australia (133,017.9 per 100,000 people compared to 62,109.4 per 100,000 people)⁶;
- In 2016/17, admissions to hospital by Western NSW LHD residents numbered more than 110,000, 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 Walgett Shire are significantly more likely to be admitted to hospital for diabetes, mood affective disorders, ischaemic heart disease, respiratory system diseases, chronic obstructive pulmonary diseases, digestive system diseases, skin diseases and injury or poisonings. There are significantly fewer admissions for cancers⁶;
- Similarly, 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)¹⁷;

- The rate of potentially preventable hospitalisations in Walgett Shire is significantly higher than for NSW as a whole (3,495.0 per 100,000 admissions compared to 2,160.7 per 100,000 admissions)¹⁸;
- The leading cause of potentially preventable hospitalisation in the Western NSW LHD is cellulitis followed by dental conditions and ear nose and throat infections¹⁹;
- Aboriginal people in Walgett Shire are significantly more likely to be admitted to hospital for a potentially preventable condition compared to all Aboriginal Australians (6,465.6 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)²⁰;
- For all Aboriginal people in Walgett Shire, the median age at death is 61.0 years, the same as for NSW as a whole⁶. By comparison, the median age at death for all people who live in Walgett Shire is 73.0 years compared to 82.0 years for all NSW residents²¹;
- The leading age-adjusted cause of death 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)²²;
- Similarly, in the Western NSW LHD the leading cause of death is also circulatory disease (28.1% of all deaths)²³;
- In Walgett Shire in 2016-2018, 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)²⁴;
- 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 diseases²⁵;
- The rate of potentially avoidable deaths in Walgett Shire is higher than the rate in NSW

(129.0 per 100,000 population compared to 99.4 per 100,000 population)²⁶;

- Aboriginal people in Walgett Shire are significantly more likely to die prematurely from circulatory systems diseases compared to all Aboriginal people in Australia (131.4 per 100,000 people compared to 69.8 per 100,000 people)⁶.

8.5 Health risk factors

- In NSW, 26.4% of the Aboriginal population smoked cigarettes daily²⁷. In the Western NSW LHD, 12.4% of the total population aged 16 years and over smoked daily: the proportion of smokers in NSW was 11.2%²⁸;
- In NSW, 48.7% of the Aboriginal population drank alcohol at levels that posed a long-term risk to health²⁹. 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: the proportion of at-risk drinkers in NSW was 32.8%³⁰.

Tables 8.1 to 8.5 and Figure 8.1 provide detailed health statistics for the broad community.

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

	Walgett Shire	NSW	Australia
All causes	133,017.9*	71,135.8	62,109.4
Infectious and parasitic disease	4,739.4*	3,393.1	3,293.9
Mental health and related conditions	5,258.0*	3,649.3	3,636.7
Circulatory system diseases	2,247.0*	1,274.2	1,570.1
Respiratory system diseases	8,991.4*	7,153.7	6,340.7
Digestive system diseases	9,061.6*	3,972.5	3,500.8
Musculoskeletal system diseases	8,131.5*	3,936.2	2,910.1
Urinary system diseases	3,781.5*	2,364.4	2,263.4
Injury, poisoning and external causes	29,734.1*	16,420.0	14,458.8
Other factors requiring contact with the health system	5,343.7*	5,889.1	4,664.0
Other reasons	55,407.1*	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

	% admissions		
	Aboriginal people in Western NSW LHD	All NSW Aboriginal	All 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, 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, Walgett Shire, NSW and Australia 2015/16-2017/18

	Walgett Shire	NSW	Australia
Infectious and parasitic disease	936.9	759.9	1,093.5
All cancers	516.7 [#]	926.1	983.8
Endocrine, nutritional and metabolic diseases	1,205.8	704.9	1,101.0
Diabetes	665.3 [*]	319.0	420.9
Mental health and related conditions	2,585.8	2,515.3	2,626.5
Mood affective disorders	147.7 [*]	351.3	355.6
Nervous system diseases	991.9	807.1	916.5
Eye and adnexa diseases	437.1	465.4	531.6
Ear and mastoid process diseases	405.1	336.1	423.4
Circulatory system diseases	2,001.8	1,389.5	1,822.7
Ischaemic heart disease	872.2 [*]	473.7	652.8
Heart failure	187.6	163.4	238.4
Respiratory system diseases	4,358.7 [*]	2,659.0	3,373.8
Asthma	364.3	280.6	300.4
Chronic Obstructive Pulmonary Disease (COPD)	1,173.4 [*]	548.3	594.9
Digestive system diseases	4,302.2 [*]	2,843.6	3,099.5
Skin diseases	1,057.9 [*]	821.0	1,370.0
Musculoskeletal system diseases	1,240.7	1,415.0	1,446.0
Urinary system diseases	1,833.2	1,460.8	1,696.2
Chronic kidney disease	499.5	252.7	387.3
Pregnancy and childbirth	16,022.6	12,749.2	14,700.7
Congenital conditions	263.9	215.0	210.3
Injury, poisoning and external causes	4,895.9 [*]	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			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					

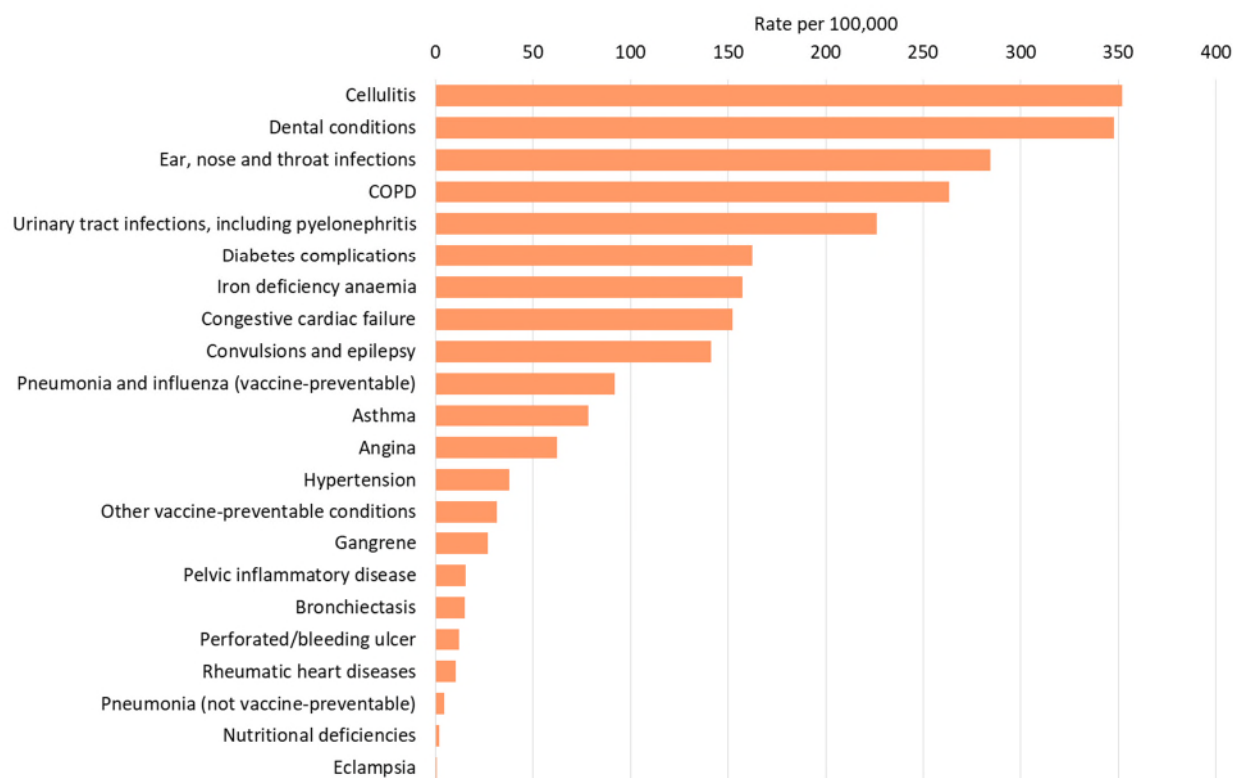
Table 8.5: Premature deaths, Aboriginal people aged 0-74 years, rate per 100,000, Walgett Shire, NSW and Australia 2013-2017

	Walgett Shire	NSW	Australia
Deaths from cancer	81.4	56.3	72.1
Deaths from diabetes	27.1	10.0	23.4
Deaths from circulatory system diseases	131.4*	46.1	69.8
Deaths from respiratory system diseases	44.0	22.4	26.9
Deaths from external causes	100.5	41.5	58.1

* 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

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

Collarenebri Multi-Purpose Health Service is a small rural health service offering primary health care on weekdays as well as providing a 24-hour emergency service. The facility has three acute

care beds, ten aged care beds but no dialysis chairs.

Primary health care services are provided by the Western NSW LHD, Western NSW Primary Health Network (PHN), Pius X Aboriginal Corporation

(Moree), Walgett Aboriginal Medical Service and some private service providers.

The Western NSW LHD provides:

- Visiting medical officer
- Registered nurses
- Aboriginal health practitioners
- Administration support
- Security and domestic services
- Visiting dermatologist
- Mental health, drug and alcohol and sexual assault services (from Lightning Ridge)
- Child health (from Walgett)
- Women's health (from Walgett)
- Physiotherapist (from Walgett)
- Access to Dubbo palliative care team and fracture clinic (via video)
- Access to medical specialists (in Lightning Ridge and Dubbo)

The Western NSW PHN provides:

- Allied health (OT, Speech pathologist, dietitian)

Walgett AMS provides:

- Allied health (podiatrist, optometrist)
- Dentist and dental therapist

Pius X provides:

- Antenatal and postnatal care
- Care for newborns to 6 weeks

Other private providers include:

- General practitioners through Ochre Health and the Rural and Remote Doctor Service
- Pharmacist

Ambulance Service of NSW provides emergency retrievals.

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) Service age group (years)	Aboriginal		Non-Indigenous		Ratio
	Number	%	Number	%	
Babies and pre-schoolers (0-4)	40	13.9	20	4.4	3.4
Primary schoolers (5-11)	47	16.4	33	7.3	2.2
Secondary schoolers (12-17)	28	9.8	20	4.4	2.2
Tertiary education and independence (18-24)	24	8.4	27	6.0	1.4
Young workforce (25-34)	40	13.9	50	11.1	1.3
Parents and homebuilders (35-49)	47	16.4	89	19.8	0.8
Older workers and pre-retirees (50-59)	26	9.1	68	15.1	0.6
Empty nesters and retirees (60-69)	28	9.8	75	16.7	0.6
Seniors (70-84)	7	2.4	57	12.7	0.2
Elderly aged (85 and over)	0	0	11	2.4	-
Total	287	100.0	450	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=267	n=439
Of cohort population	1.5%	8.2%
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 Collarenebri.

Table 9.3: Core activity need for assistance by age group, Aboriginal population

0-9 years	0
10-19 years	0
20-29 years	0
30-39 years	0
40-49 years	0
50-59 years	0
60-69 years	4
70-79 years	0
80-89 years	0
90+ years	0
Total	4

The National Disability Insurance Scheme (NDIS) is funding a total of 45 NDIS packages across Walgett LGA as a whole. Total Aboriginal population requiring assistance across Walgett LGA is 104 persons

Table 9.4: Human service providers and service mix

Sector	Provider	Principal services	Resident office	Target population	Funding agency
Health services	Walgett Aboriginal Medical Service	Primary health care clinic - outreach	Walgett	Aboriginal community	-
	Western NSW Local Health District (LHD)	Collarenebri health service	Dubbo	General population	-
	Ochre Health	Primary health care	Collarenebri	General population	-
	Orana Haven Aboriginal Corporation	Drug and alcohol service	Gongolgon	Aboriginal community	-
Aboriginal social housing services	Murdi Paaki Regional Housing Corporation	Aboriginal social housing	Broken Hill	Aboriginal community	-
	Gunnedah Gunyah Aboriginal Corporation	Aboriginal social housing	Gunnedah	Aboriginal community	-
	Collarenebri Local Aboriginal Land Council	Aboriginal social housing	Collarenebri	Aboriginal community	NSWALC
Tenant support	Murdi Paaki Services Ltd	Tenant education and support programme	Cobar	Aboriginal community	DPIE/AHO
Homelessness services	CatholicCare Wilcannia-Forbes	Youth at risk of homelessness	Walgett	Youth population	DCJ
	Mission Australia	Homelessness and Housing Support/ Women's Safe House	Walgett	General population	DCJ
	MacKillop Family Services Ltd	Reconnect program	Walgett	Youth population	-
Early childhood services	Walgett Aboriginal Medical Service	Goonimoo Mobile Children Services	Walgett	Young children	-
	Collarenebri Preschool	Early childhood education Collarenebri Preschool Community Engagement Project	Collarenebri	Young children	NIAA
Family Support Services	CatholicCare Wilcannia-Forbes Ltd	FamilyCare Service	Walgett	General population	DCJ
	MacKillop Family Services Ltd	Family Strengthening Service	Walgett	General population	DCJ
	Mission Australia	Targeted Early Intervention Family Preservation Service, Upper Western Community DFV Project, Keeping women safe in their homes	Walgett	General population	DCJ

Table 9.4: Human service providers and service mix

Sector	Provider	Principal services	Resident office	Target population	Funding agency
Employment services	REDI.E	Community Development Program	Walgett	Aboriginal community	NIAA
	REDI.E	Jobactive employment service	Walgett	Aboriginal community	DESE
Social support	REDI.E	Centrelink service	Walgett	General population	-
Legal services	Legal Aid NSW	Legal services to disadvantaged people	Walgett	General population	Australian Government
	Aboriginal Legal Service (NSW/ACT)	Criminal, family, care and protection law, and tenancy services	Walgett	Aboriginal population	
Youth services	Walgett Shire Council	PCYC youth centre	Walgett	Youth population	
Residential aged care services	Collarenebri Multi-Purpose Service	Residential aged care, respite high and low care	Collarenebri	General population	ACFI/HCP
Home care and home support services	Australian Unity Home Care – Aboriginal Home Care	Home care packages community services	Lightning Ridge	Aboriginal community	HCP/CHSP
	Live Better Services Ltd	Aboriginal home care services	Lightning Ridge	General population	NDIS
Cultural Services	Collarenebri Local Aboriginal Land Council	Culture and heritage, land management	Collarenebri	Aboriginal community	NSWALC
Disability services	Live Better	Plan development, support coordination and support services	Lightning Ridge	Aboriginal population	NDIS
	Flourish Australia		Walgett	General population	NDIS

Table 9.5: Home care 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
Australian Unity Home Care – Ngangana Community Options	Y	Y				Y	Y	Y	Y	Y			Y		Y	
Live Better Services Ltd	Y				Y	Y		Y		Y					Y	Y

Table 9.6: NSW Government agency representation in Collarenebri

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	Walgett
Customer Service	Department of Customer Service <ul style="list-style-type: none"> NSW Office of Fair Trading Revenue NSW 	Customer services: primary access point to government services; registration and licencing; payment of fines	Walgett
Planning, Industry and Environment	Department of Planning, Industry and Environment <ul style="list-style-type: none"> National Parks and Wildlife Service 	Urban and regional planning; water and natural resources; industry; environment, energy and science; Aboriginal and social housing; and Aboriginal heritage and land use	Dubbo

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 relative contribution of the AHO *Build and Grow* policy within Murdi Paaki has been the 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 Collarenebri 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 the Collarenebri Local Aboriginal Land Council powerless to have a full say in the management of their own assets

The CWP appreciates that it is not practical for housing management services to have a permanent, full-time presence in Collarenebri but is determined that housing management services be reformed such that tenants' rights are respected; timely, responsive services are delivered; and effective communication channels are in place. Service design must 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 Collarenebri CWP has set out its aspirations and priorities for improved community wellbeing in its Community Action Plan (CAP), advocating for improved service delivery and community-led initiatives across the full spectrum of heritage and culture; education; men, women and youth; and health 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 Tables 10.2 and 10.3. The CWP has already achieved progress against some objectives, most notably in relation to access to health services.

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 Collarenebri CWP. Issues related to housing management and condition were raised frequently by tenants who participated in the MPRH&BC household survey. Accessibility of human services, particularly in the health sector, also received comment.

The CWP has expressed increasing frustration with the current property management arrangements, and is seeking a higher level of responsiveness to community and tenant issues, and a greater local presence. Tenants, too, and Gunida Gunyah tenants in particular, articulated a desire to have a housing manager presence in the community:

"I'm very dissatisfied and disappointed with the services provided. They don't know the community. There are double standards."

"If it was a local manager, they would be more accessible in regard to problems."

"They won't help when I've asked for help."

Table 10.1: Community Action Plan (CAP) objectives and actions

Goal	Objective
1	Acknowledge and maintain the value of the Aboriginal heritage in our town
	1.1 Create a secretariat coordinating position
	1.2 Return our carved trees to Collarenebri
	1.3 Renovate and maintain the Aboriginal cemetery for ongoing use by community
	1.4 Ensure all services and departments have a good level of cultural awareness
4	Improve ongoing health services and delivery provided to the community
	4.2 Ensure the community have access to regular and quality health services
	4.3 Increase awareness of and options for health prevention for healthy, vibrant community members

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, do not adequately deal with requests for R&M, and do not spend time in the community Housing managers must be available in Collarenebri on a regular basis Local access to housing managers is needed for improved communication, services and accountability 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 TSEP services are highly regarded and ongoing access is viewed as critical to supporting tenants, including new tenants who have not rented previously, to understand the obligations of landlord and tenant under the rental agreement, and assist tenants at risk to retain their tenancies
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 Training and employment of a local Aboriginal workforce to undertake housing and infrastructure repair and maintenance works is required; ongoing funding will be needed to ensure that repairs and maintenance, especially to The Walli, can be undertaken on a continuing basis Air conditioning is to be provided to the same standard in all houses
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 A substantial majority of households do not access CRA
Housing need	<ul style="list-style-type: none"> Demand for additional housing arises from the needs of families, young people at the stage of household formation, and persons and families homeless Some households experience crowding; this leads to stress, health impacts, and excessive wear and tear Provision of new housing should take into account tenant requirements relating to cultural preferences and practices, as well as household size and family relationships Access to emergency housing and to homelessness support services is required to assist homeless persons

Table 10.2: Summary of housing and housing-related issues

Issue	Description
Home ownership	<ul style="list-style-type: none"> Some home owners find it difficult to meet the costs of council rates and R&M Devise and implement a rent-to-buy scheme that increases home ownership Information sessions for households aspiring to home ownership should be provided
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 access has mobility and safety implications for older community members
Safe and healthy communities	<ul style="list-style-type: none"> Upgrading of footpaths and street lighting is required Dust generation causes health and amenity problems The community would welcome a bulky waste collection service as many people are unable to take rubbish to the tip Taste and odour problems are experienced with treated river water during periods of low flow
Infrastructure	<ul style="list-style-type: none"> The community expects to be consulted on the location of the new bore In response to excessive power bills, a local solar farm should be constructed so that the community can go off-grid and receive reliable power
Cultural ownership	<ul style="list-style-type: none"> Street signage should show street names in Gamilaraay/Gomeroi language as well as in English

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 Establishment of a secretariat/coordination position in the community is seen as a means to enhance service accessibility and accountability The community particularly wishes to see better co-ordination of health and aged care services Service providers require a localised programme for cultural induction and training: this applies particularly to staff at the school, hospital and police station Better formal partnerships are required with Walgett Shire Council around specific projects, including maintenance of Bel's Way and provision of an amenities block at the Aboriginal Cemetery 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

Table 10.3: Summary of human services-related issues

Issue	Description
Training, employment and enterprise	<ul style="list-style-type: none"> Leadership capacity among young people should be developed through active participation in the Murdi Paaki Young and Emerging Leaders Programme School-based traineeships are regarded as important to identification of career aspirations among young people, and securing employment The CWP is seeking a commitment to creation of employment opportunities for local Aboriginal people in housing capital works programmes Human services agencies and organisations are to be targeted to provide training and employment for local Aboriginal people in human services The community is keen to build and foster a local business presence
Community facilities and cultural and social infrastructure	<ul style="list-style-type: none"> Construction of a Keeping Place will be necessary for conservation of the community's sacred carved trees once their return has been secured The community wishes to see ongoing support so that groups are able to engage with projects such as the Aboriginal Cemetery and the community garden
Health	<ul style="list-style-type: none"> Better access to health care (including through home visits by a WAMS Aboriginal Health Practitioner) for patients with complex chronic conditions and for people living at The Walli Advocate for the employment of a full-time Aboriginal Health Worker based in Collarenebri Access to patient transport for all medical services, both locally and out of town, requires further improvement The community wishes to see a community garden established to supply fresh produce to the community
Transport	<ul style="list-style-type: none"> Transport services, especially to meet the needs of older people and people with a disability, are inadequate

There is no confidence in the current process of planning and procuring repairs and maintenance work. Many requests from tenants remain outstanding for even urgent repair works. Tenants at The Walli expressed particular concern about aspects of housing condition:

"My kids get electric shocks from the kitchen taps and there are sharp edges on the fire tiles ... they try to charge me for repairs [for damage] that wasn't done by me but they won't fix the existing problems."

The standard of workmanship by trades is reported not to be to an acceptable standard. Often, tenants are not consulted on works planned and contracted, which results in work scope being inadequate, and problems left unattended to:

"Requests for repairs go unanswered and when jobs are done, they are only band aid fixes and poor quality."

"Building works are done without consultation and seems to be band aid approach and slap-happy job."

"When upgrades have been done in the past, the jobs have been half-arsed."

"Flooring upgrades have been done very poorly."

Many houses in town and at The Walli are reported to be either in need of urgent major repairs or approaching the end of their service life:

"A lot of our homes are old and probably past their used by date, some definitely should be replaced."

The CWP considers that decisions relating to materials are driven by short-term cost and fail to account for longer term maintenance needs, resulting in reduced value for money and property quality.

As discussed in §10.4, housing demand in Collarenebri is generally for dwellings to meet the needs of families, young people at the stage of household formation and persons and families homeless, but:

“ growing population – need more houses built – so an extra number of family properties.”

Several primary homeless people sleeping rough responded to the household survey and their comments are clear evidence of need for additional dwellings, emergency housing and more effective homelessness services:

“I have no security. Sometimes I don’t know where I’m going to stay. In winter it’s cold. Need somewhere for people like me to stay. For the last three years I’ve been sleeping on couches and shifting from one house to another. I am still homeless.”

“I live in a tent. I feel connected to my country. I suffer from climate – need a refuge. There are no homes available for single people in Colli. I would like my own home. I can’t live with my parents.”

“I move regularly. Sometimes I sleep in parks. There are not enough houses in Collarenebri ... Need a refuge, more housing co-ops. I have been homeless for two years. I’ve been on the waiting list for Aboriginal housing that long. I’ve slept rough, I’ve been ill.”

Poor access to housing is compounded by lack of understanding of the arcane application process and absence of transparency in housing allocation:

“They have selective priorities for the housing list.”

Housing modifications to provide for the needs of older people and people with disabilities are also required.

“Our homes need to be modern and accessible, up to better standard”

“Many lack the modifications needed to be safe and accessible for our Elders and people with disabilities.”

Maximising community employment and training opportunities in tandem with investment in new housing and repairs and maintenance is a core priority for the CWP. Better training and employment opportunities in all building activities are required:

“Our local community needs to have an opportunity to be trained in building and other trades – we need to push for more traineeships and apprenticeships.”

“Work with schools to train up people to become the tradespeople. Start now, not wait until plans and money comes in.”

Housing-related financial hardship is an issue for many households. Most tenants who participated in the survey either appeared not to be receiving CRA or were of the view that CRA was being accounted for in rent setting:

“CRA is already done through the rent so tenants can’t apply for it themselves.”

The CWP expressed concern that current rental policy is poorly conceived and creates adversity for many families; condition of homes and the capacity of families to pay, are not considered:

“Housing rent is very hard for community to be able to afford the standard cost of living.”

One tenant observed that rents for Aboriginal social housing should be less expensive than for rental housing in the private market; Aboriginal social housing rents reported in the survey do, overall, appear to be high for the standard and size of housing provided. Such is the problem with housing-related poverty that tenants participating in the survey indicated a need for access to services from the St Vincent de Paul Society and the Salvation Army.

Securing private rental housing appears to be possible; however, tenants in private sector rentals indicated that housing defects were common, that management is not supportive, and that applications for private rental housing are responded to with racism:

"I'm treated terribly by my housing manager."

"The house has electrical problems, leaking septic, mice."

The CWP supports the work of the TSEP team, and wishes to see services expanded to ensure that all tenants are aware of their rights under their tenancy agreement.

Owner occupiers generally view their decision to purchase positively, although the costs of council rates and repairs are regarded as a burden. There is also a recognition of the financial impact of lack of capital appreciation of assets in a location such as Collarenebri:

"It's not dead money – paying your house off, it's yours, you can do what you want – put in air con, paint it or make changes."

"Being able to conduct necessary repairs to the property immediately and not having to wait long periods of time. And having something to call my very own as I work very hard to pay for it. The disadvantage is having to pay for repairs."

"The disadvantages – high rates for little return, high costs for repairs because of being so isolated. I would just like to highlight how expensive it is to just have a tradesman to come to your house and the ridiculous price of rates."

Greater opportunities are sought for more community members to own their homes. The CWP is targeting better engagement and education for community members, and realistic pathways for ownership. Tenants, too, recognise the benefits of home ownership; survey responses suggest that a rent-to-buy model may be supported:

"The rent is too high. I believe we should have the right to buy our homes so that the home can remain in the family. I'm emotionally attached to my home."

Energy poverty is experienced by many community households and the CWP recalled the added impact of a three-day power failure which resulted

in considerable loss of food. Unreliability of supply discourages households from storing frozen food in bulk which leaves the community with little option but to buy food at elevated prices from the one local shop: \$56/kg for lamb chops. In response, the CWP proposes that electrical power be generated locally through a village solar PV system backed by battery storage. A Virtual Power Plant with an interconnected combination of distributed energy resources such as residential roof top solar PV systems and solar farm, as well as distributed energy all controlled and managed centrally could be a solution. Such a solution should be backed with improvements in thermal performance of housing such as higher levels of insulation.

In relation to human services, a major concern expressed by the CWP is the decline in the number of service providers that visit Collarenebri; instead requiring community members to make appointments online to connect with services out of town:

"Most services do not directly service our township – most operate out of Walgett and are on an appointment basis."

"We don't see a lot of services in town."

"RARMS and the LALC are the only teams based in Collarenebri."

Service access is compromised by lack of information provided to community about provider visits to Collarenebri, and by lack of cultural safety. The CWP aims to design a local programme to improve cultural awareness and engagement with community, and to require providers to participate. A further CWP priority is to establish a secretariat position to service the CWP, build local capacity for co-ordination and monitoring accountability of service providers, and support community groups with governance and strategic initiatives.

Lack of access is compounded by the absence of reliable, affordable broadband, lack of digital literacy within the community, and physical isolation due to road closures in times of flooding.:

“Local roads and access roads to surrounding towns become inaccessible if there is big rain and can remain shut for weeks”

The CWP sees local service provision, including through training and employment of community members to deliver services, as a solution.

Access to adequate health related transport continues to be an issue for many community members, particularly those living at The Walli:

“I find it hard to get to town as it’s two kilometres away and health services won’t come to me.”

“There’s no transportation to health facilities, and no Aboriginal health services to help.”

Community members cited access to responsive health services as the single most pressing human services issue faced. Walgett Aboriginal Medical Service (WAMS) provides an outreach health worker to Collarenebri three days per week and this worker supports other health disciplines in their service delivery to Collarenebri community members, but Collarenebri residents do not feel that this service is adequate. Tenants have asked for home visits to be provided at The Walli, preferably by WAMS but, in any event, by an Aboriginal Health Practitioner based in the community. Assistance to patients suffering complex, chronic conditions is regarded as inadequate, and transport to medical appointments, particularly specialist services out of the community, is highly problematic. Service providers have also reported lack of access to mental health and alcohol and other drug services. The CWP is of the opinion that health and human service delivery would be improved if all services were operating from a single dedicated service hub in the village staffed by a resident Service Co-ordinator.

The Collarenebri CAP documents several aspirations around heritage and culture, one of which involves a specific requirement relating to facilities provision. A priority for the community is the return of the carved trees removed from Collymongle in the 1940s to Collarenebri. The continuing absence of the trees is an ongoing

source of anguish to community members. Construction of a Keeping Place will be necessary for conservation of these sacred objects once returned.

10.4 Community assessment of current housing need

As indicated by Figure 4.1 and discussed in §10.3, the population of Collarenebri is increasing and crowding of existing properties has emerged as a pressing issue since the MPRH&BC household survey. While the total number of additional properties estimated to be required is realistic, the community advises that the mix has changed. Based on its knowledge of the community demographics, the CWP is of the view that new supply should be as Table 10.4. The priorities are for family homes for single families with children to move out to, and homes to provide for extended families where an adult person or couple are caring for children who are not their own. While there are fewer single persons than anticipated requiring separate accommodation, the CWP is of the view that a small number of two-bedroom units should still be included for young adults in the early stages of family formation.

Where practicable, existing dwellings may be extended to relieve instances of crowding. A total of seven additional bedrooms were projected based on the household survey.

Table 10.4: CWP revised need assessment

Number of bedrooms	GFA (m ²)	Unit cost (\$/m ²)	No	Estimate (\$)
2	120	3,470	5	2,082,000
3	160	2,850	10	4,560,000
4	185	2,850	10	5,272,500
5	200	2,850	3	1,710,000
6 and more	200	2,850	-	-
Total				13,624,500

New development in the form of a dual occupancy or secondary dwelling is an acceptable solution in instances where extended families wish to remain living close together and site suitable. There are few vacant lots available held either by the Land Council or MPRHC and the Maitland Street lot to

which MPRHC has title, subject to further investigation, is likely to be flood liable and unsuitable for development. The CWP has flagged the possibility of additional housing being located on the Albert Street block otherwise new sites will need to be required. As noted in §6.1, Council has investigated demand for further land releases but has decided not to proceed on the basis that existing development within the village will satisfy demand in the medium and long term. This being the case, the CWP proposes the acquisition of vacant lots and/or the purchase of existing older housing for knock-down and rebuild. An opportunity exists to acquire residential lots when Council are auctioning properties for non-payment of rates.



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 clear 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 are still 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 shows 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. It is to be read in conjunction with the community's Community Action Plan. This 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 Collarenebri 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 aim 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
COL-01	5.5 10.3	Housing management	<ul style="list-style-type: none"> Work with the managing ACHP(s) to establish a way of working which satisfies community aspirations and cultural values 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 including actions taken to maintain and upgrade asset condition. Request the managing ACHP(s) have a regular presence in the community As part of the MPRH&BC project, co-design application and allocation processes which are straightforward and consistent, and rent setting policies which prescribe fair and affordable rents 	At the time of the MPRH&BC household survey, the level of satisfaction with housing managers was generally neutral; the principal reasons for dissatisfaction appeared to be a lack of urgency on the part of the housing managers to deal with repairs and the high rents charged. The CWP is of the view that relationships and exchange of information would be improved if communication between the housing managers, the Land Council, CWP and tenants could be formalised and a reporting framework implemented. A local presence would assist in the timely response to requests for repairs, providing the best safeguard to property deterioration and utilisation. Rents are viewed as excessive for the quality of housing and the CWP request consideration to a more equitable rent-setting policy which takes into account housing quality and the higher costs of living in a remote community
COL-02	5.6 5.10 10.3 10.4	Housing need	<ul style="list-style-type: none"> Increase supply to meet the level of demand shown in Table 11.2 arising from young persons wishing to live independently, families wishing to move for reasons of crowding, and individuals and families who would otherwise be homeless Extend existing houses where judged to be crowded with the addition of bedrooms and bathrooms as detailed in §11.6 In consultation with Walgett Shire Council, identify vacant residential lots suitable for development, and the location of existing residential properties available to be acquired for non-payment of rates 	<p>The MPRH&BC household survey suggested that underlying unmet demand for housing was substantial. At the time of the survey, demand appeared to come from single persons and couples without children leading to the proposal to build 2-bed dwellings. Advice from the CWP indicates that, while this demand exists, a greater need is derived also from couple families with children and carer households looking after children. The original estimate of additional supply remains valid, the mix of housing changes to 3-bedroom and 4-bedroom houses with several larger houses for extended families. Some instances of crowding will be addressed through housing extensions</p> <p>Vacant lots to which ACHPs have title are few so, given the scale of development proposed, a programme of acquisition is necessary. Council has concluded that existing residential developments are sufficient to meet medium- and long-term demand so private purchase or acquisition of properties auctioned by Council for unpaid rates will most likely be the avenue for building the asset base rather than greenfield development. To ensure that development occurs in an orderly manner, it is suggested that consultation occur with Council once a funding commitment is known</p>

Table 11.1: Master Plan

Strategy	Chapter reference	Action area	Strategy	Justification
COL-03	5.5 5.7 5.8	Asset condition and serviceability	<ul style="list-style-type: none"> Arrange with managing ACHP(s) to determine the extent of all work necessary to restore structural soundness, functionality, amenity, safety and security to social housing properties, secure adequate investment, and carry out repairs and upgrades without delay to a high standard Where possible, use values-aligned contractors which employ or are willing to train local Aboriginal workers to form the nucleus of a local trades workforce 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 Provide all Aboriginal social housing with adequate heating and energy efficient cooling appliances where absent, obsolete and/or non-functional, ensure all houses are sufficiently insulated to maximise thermal benefits, and are equipped with residential rooftop solar PV systems to reduce power costs 	<p>Tenants reported on asset condition as at the time of the MPRH&BC household survey with reports ranging from acceptable to poor. Response time and quality of repairs were bones of contention. The community is keen to see a greater involvement of community members in building activity as qualified trades to ensure that repair work is carried out to acceptable standards and quickly. Participation will contribute to reversing the decline in businesses in the village and to self-sufficiency</p> <p>Four respondents required assessment and/or installation of aids</p> <p>The MPRH&BC household survey established that 20% of Aboriginal social housing dwellings had no heating appliances and 30% were without a cooling appliance. With the duration of high temperatures increasing, it is essential for reasons of personal health and general wellbeing for air conditioning to be provided to each property. It is assumed that all properties have been correctly insulated under previous programmes but the CWP would like to see greater weight placed on measures such as draught-proofing and double glazing</p>
COL-04	5.5 10.3	Home ownership	<ul style="list-style-type: none"> Through MPRA, advocate for a study to examine the possibility of introducing a rent-to-buy scheme or similar to allow interested households to transition to home ownership 	<p>The CWP recognises the value of home ownership as a form of secure tenure and wishes to explore the options for increasing the level of ownership in the community with a focus on rent-to-buy schemes. This could be an initiative to consider in the RAHLA co-design process</p>
COL-05	10.3	Tenant support	<ul style="list-style-type: none"> Maintain the role of Murdi Paaki Tenant Support and Education Programme (MP TSEP) in successfully supporting first-time tenants into rental housing, assisting tenants at risk of breach to retain their tenancies, and assisting tenants with access to human services Assist all Aboriginal social housing tenants not claiming CRA through the application process Foster a lasting partnership between 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, healthy and housed 	<p>Acceptance of MP TSEP by the community is allowing tenants and others in need to access much needed housing support services. The team is building an impressive capability to work across a wide range of human services and tackle barriers to housing on behalf of applicants, including the current online application process. The CWP wishes MP TSEP to assist first-time renters safely and confidently into tenancies</p>

Table 11.1: Master Plan

Strategy	Chapter reference	Action area	Strategy	Justification
COL-06	8.2 10.3	Emergency accommodation	<ul style="list-style-type: none"> In conjunction with MPS and DCJ, develop a homelessness response model which satisfies the needs of individuals and families living in smaller communities for ready access to safe and secure emergency accommodation in times of personal crisis 	In the event of crisis, individuals and families have no choice but to leave Collarenebri for emergency accommodation. Options are limited to the Walgett Homelessness and Housing Support Service delivered by Mission Australia which manages the Women's Safe House. Existing capacity is 5-bedrooms in a share house pending construction of four residences by DCJ. There is currently no emergency accommodation for men. The CWP is of the view that this is grossly inadequate and considers a Regional approach is necessary to ensure that vulnerable individuals and families in need do not have to negotiate barriers to access a safe and secure refuge
COL-07	7.1 7.2 10.3	Infrastructure	<ul style="list-style-type: none"> Renovate and maintain the Aboriginal cemetery for ongoing use by the community, including constructing an amenities block Advocate with Walgett Shire Council and other responsible agencies for: <ul style="list-style-type: none"> An improvement in the quality of the drinking water supply to meet Australian Drinking Water Guidelines with particular reference to taste and odour A say in the location of any new water supply bore Improved footpaths and efficient street lighting to all parts of the village which complies with the relevant Australian Standard A regular bulky waste collection service community-wide A dust mitigation strategy to reduce the risk of respiratory and other diseases and illnesses, and the burden of maintaining a clean home Dual naming of street signs Advocate with the NSW Department of Planning, Industry and Environment (DPIE) for a feasibility study to examine the possibility of establishing a Virtual Power Plant in Collarenebri to reduce the costs of electrical power and improve reliability 	<p>The Collarenebri Aboriginal cemetery is a heritage-listed cemetery dating from 1907 owned by Collarenebri LALC. The CWP is of the view that cemetery maintenance could be improved and that facilities are lacking. The lack of toilet facilities causes inconvenience to attendees, particularly elderly members, at burials</p> <p>The quality of drinking water is poor at times, according to the CWP. Taste and odour problems make the water barely drinkable and other constituents give rise to skin irritations. Pressure can be low. The CWP understands that consideration is being given to the sinking of a new bore but is against its location being in the village</p> <p>Generally, the condition of village infrastructure is in decline and requires to be remediated: street lighting and waste management were the areas of greatest concern. Infrastructure improvements at The Walli are expected to be addressed under the Roads2Home programme</p> <p>As in many communities, the cost of electrical power is a heavy burden on household expenses. The CWP proposes that Collarenebri be considered as a site for a virtual power plant, connecting residential rooftop solar PV systems with a village solar PV installation and batteries, backed by connection to the grid. An objective is not only to lower household energy costs but also the costs to the business community of doing business in the expectation that prices of food and other essentials can be reduced</p>

Table 11.1: Master Plan

Strategy	Chapter reference	Action area	Strategy	Justification
COL-08	10.3	Human services improvement, reach and accessibility	<ul style="list-style-type: none"> Engage with MPRA, DCI and other agencies to advance the actions in the Community Action Plan in conjunction with the Housing and Environmental Health Plan Audit and review the role and operational objectives of health and human services and providers across all sectors to ensure that services promised are being received and culturally safe, that gaps are identified and can be addressed, and protocols established which increase transparency and accountability Increase the level of employment of Aboriginal community members in the health and human services sectors to improve cultural safety service quality and accessibility Establish a permanent human services hub staffed by a local Community Services Co-ordinator to coordinate human service provider services and to assist community members to access services <ul style="list-style-type: none"> Arrange a transport solution which will allow community members without a vehicle to attend to their daily household tasks and personal business, and to health appointments Develop a structured approach which assists young people to participate in education and training opportunities in Walgett face-to-face and on-line Create a resource to assist 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 	<p>This HEHP sits alongside the community's Community Action Plan in identifying the pathway to increased wellbeing of Aboriginal residents of Collarenebri. While the HEHP focusses on housing and housing-related aspects, the CAP sets out the community's agenda for broader cultural, social and economic development. As access to human services is fundamental in maintaining a healthy, informed and cohesive community, this HEHP has formed an overview of community attitudes to health and human services.</p> <p>Most human service providers are not resident in the village, operating from Walgett on an appointment basis. The RaRMS general practice and LALC are the only teams based in Collarenebri and readily accessible. Home care and NDIS services are not to expectations while there is currently no Aboriginal Health Worker in the community to assist patients with medical needs. Lack of accountability of service providers is viewed as a serious deficiency and the CWP sees the procurement process as entirely remote and not necessarily leading to either adequate or efficient service delivery. It is known that human service providers experience a high turn-over of staff so the development of relationships essential to obtaining good support cannot be achieved</p> <p>The CWP has proposed a number of solutions opposite to improve service delivery to the community generally and to persons who find the various processes difficult to navigate. Levels of literacy and numeracy, and digital literacy, lag those of more advantaged communities and present real barriers to people in need of assistance, barriers compounded by difficulties of access because of transport issues</p> <p>The Collarenebri Multi-Purpose Health Service provides acute care with three emergency beds and three acute care beds, and the NSW Ambulance Service is co-located and assists in emergency situations. The RaRMS general practitioner service is also co-located and provides acute and emergency care for the MPS along with general practice services for the community. Recent structural changes to</p>
COL-09	10.3	Physical and mental health services	<ul style="list-style-type: none"> Advocate with Council, WNSWLHD and ODPG for primary health care services provided by a resident GP(s) with the ability to perform minor surgical procedures and respond to life-threatening emergencies, care to be available at any time of day or night Health and support services for patients with complex chronic conditions, and for those with a disability and for frail aged 	

Table 11.1: Master Plan

Strategy	Chapter reference	Action area	Strategy	Justification
			residents eligible for or receiving NDIS services, are to be adequate to meet need, readily available and delivered locally	face to face primary care has reduced services to three (3) days a week, with access to doctors outside these core hours via telehealth and at other times with outreach from Walgett. In its submission to the <i>Inquiry into Health Outcomes and Access to Health and Hospital Services in Rural, Regional and Remote New South Wales</i> , Walgett Shire Council notes that this structural change is placing residents and patients at higher risk of harm, with increasing levels of pressure on nursing staff, and increased incidence of trauma, lengthy recovery and in some cases death
COL-10		Food security	<ul style="list-style-type: none"> Work with MPS to establish a commercial community garden as a step to guaranteeing community access to fresh food and improving nutrition, and provide a focus for employment and enterprise 	Fresh and packaged foodstuffs are expensive and of limited range. To improve availability, quality and range of fresh vegetables and fruit, the CWP proposes that the Aboriginal community establish a commercial-size community garden as a local enterprise, providing employment and improving access to more nutritious foods. No similar venture operates in the larger towns of Walgett and Lightning Ridge so this opportunity is worthy of further consideration

11.4 Defining need for growth

The total number of Aboriginal social housing dwellings in Collarenebri was 55 in June 2020 as detailed in the AHO property schedule, having reduced by one from a total of 56 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 5.26 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 take part. The estimate shown in Table 11.2 is revised to account for feedback from the CWP in relation to housing mix. Total number of properties is unchanged.

The number of new dwellings counted in Table 11.2 is more than the number of approved applicants shown on the DCJ Housing Register for the total population: fewer than five general applicants and fewer than five priority applicants.

Table 11.2: Revised estimate of new supply

Tenure type	Number of bedrooms			
	2	3	4	5
Owner occupier	-	-	-	-
Private rental	-	-	-	-
Homeless	4	-	-	-
Social housing rental	1	10	10	3
Employer	-	-	-	-
Not defined	-	-	-	-
Total	5	10	10	3

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

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

	Number of bedrooms				
	1	2	3	4+	NK
Waiting list	-	-	3	-	2
Σ					5

Table 11.4 puts an order of cost against increased supply based on new builds.

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

Number of bedrooms	GFA (m2)	Unit cost (\$/m2)	No	Estimate (\$)
2	120	3,470	5	2,082,000
3	160	2,850	10	4,560,000
4	185	2,850	10	5,272,500
5	200	2,850	3	1,710,000
6 and more	200	2,850	-	-
Total				13,624,500

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'. This HEHP takes the position that scoping of properties is unlikely to 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 5.26, is stated in Table 11.5. A budget of \$35,000/bedroom is allowed for extension and \$3,000 for each home modification.

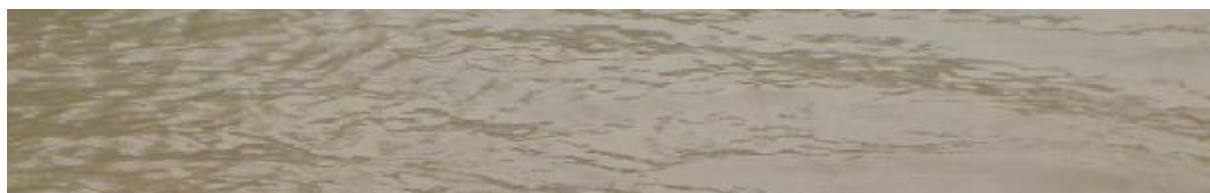


Table 11.5: Requirement for housing extensions and modifications

Extensions (Factor = 55/38)	Number of bedrooms		
	1	2	3
Number of extensions	3	2	-
Total number of bedrooms	3	4	-
Modifications			
Number of dwellings	4		

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	245,000
Modifications	12,000
Total	257,000

11.7 Asset preservation

Estimated costs for repair and 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 \$28,250 per property.

Table 11.7: Repair and maintenance, probable order of cost

	Cost (\$)
Property repair, maintenance and upgrade	1,596,960
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. Murdi Paaki Regional Housing Corporation has secured funding through the AHO Aboriginal Community Housing Investment Fund (ACHIF) programme for property repair and maintenance to several properties including roof replacement, external painting and air

conditioning. Table 11.8 details the AHO allocations for upgrades totalling \$693,385.

Table 11.8: Aboriginal Community Housing Investment Fund allocation

Organisation	Estimate (\$)
Murdi Paaki Regional Housing Corporation	
New supply	-
Upgrades	693,385

Assuming all funding is efficiently directed to building work, a potential shortfall of \$860,000 in round figures remains.

11.8 Emergency, short term and transitional accommodation

Individuals and families in crisis have no choice but to leave Collarenebri for emergency accommodation. Options are the Walgett Homelessness and Housing Support Service, Namoi House, for young and adult men or Barwon Cottage Women's & Children's Refuge which provides crisis accommodation and support to women and children escaping domestic and family violence.

11.9 Infrastructure

Table 7.2 and Table 10.2 itemise infrastructure elements of concern to the CWP. Of these, improvements at The Walli are the responsibility of the Land Council. The Walli community has been added to the NSW Government Roads2Home programme which focusses on engineering works associated with:

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

These are very much the type of improvements requested by the CWP and the Land Council is encouraged to ensure the maximum benefit is achieved from the works. On the assumption the Roads2Home programme will meet all costs, no

allowance has been made in the estimated costs at Table 11.9. Works of a similar nature are required by village residents as identified at Table 7.2 but, being the responsibility of Council, do not have a budget attached.

Water supply and sewerage infrastructure at The Walli is also owned, operated and maintained by Collarenebri Local Aboriginal Land Council with the assistance of Walgett Shire Council contracted under the NSW Department of Planning, Industry and Environment *Aboriginal Communities Water and Sewerage Programme*. Costs are met by the NSW Government.

11.10 Probable order of cost

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

- Costs for planning and development relate to Council and other statutory fees and charges;
- 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;
- Allowance for project management has been assumed to be generally 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 (\$)
Housing	
Planning and development	84,000
Land acquisition	540,000
Site infrastructure (nominal)	140,000
New housing supply	13,624,500
Replacement housing	0
Housing extensions	245,000
Housing modifications	12,000
Repair and maintenance	1,597,000
Infrastructure	
Improvements	-
Sub-total	16,242,500
Unquantified risk allowance (5%)	773,900
Project management (12.5%)	1,934,800
Programme admin (3%)	464,400
	19,415,500

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.

11.11 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. No ACHP providing housing in Collarenebri 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.

11.12 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 from surrounding towns 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. Only two vacant Land Council and MPRHC sites may be available in the town area, one of which may be unsuitable for development, but existing holdings are clearly insufficient to build new housing on the scale outlined. Detailed planning for future works will necessarily follow once the level of investment, potential sites and the advice of Walgett Shire Council are 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 very 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 rate at which new housing is delivered be matched to an effective and longer-term construction training programme. A skills audit and assessment of interest has not been attempted so conceptualisation of a training and employment strategy remains to be carried out.

11.13 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 CWPs 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.

11.14 Home ownership

Six respondents to the MPRH&BC household survey were owners and five were satisfied with their decision to purchase. This sample provides a local example of Aboriginal home ownership and the CWP is keen to explore possibilities for increasing this number through schemes such as rent-to-buy.

11.15 Value-adding initiatives

Previous housing repair and maintenance projects 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 restoration projects, 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 NSW (TAFE). MPS 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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²⁹ HealthStats NSW. Alcohol consumption at levels posing long-term risk to health by Aboriginality, persons aged 16 years and over, NSW 2002 to 2019.

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