



GULARGAMBONE COMMUNITY WORKING PARTY

HOUSING and ENVIRONMENTAL HEALTH PLAN

MARCH 2022



MURDI PAAKI
REGIONAL
ASSEMBLY

Murdi Paaki Services Ltd
45 Bathurst Street
Cobar NSW 2835
T: 02 6879 8100 or 0438 602 246 E: admin@mpira.com.au

© MPS 2022

This document is and shall remain the property of the Gulargambone Community Working Party. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. Use of this document in any form whatsoever is not permitted without authorisation.

Document Status

| Revision No | Revision/Action | Date | Authorised |
|-------------|---|---------------------------|------------|
| 1 | Draft amended to incorporate CWP comments of 11 th August 2021 | 6 th Nov 2021 | KC |
| 2 | Endorsed in principle subject to incorporation of minuted comments | 22 nd Mar 2022 | KC |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |

**GULARGAMBONE COMMUNITY
WORKING PARTY**

HOUSING and ENVIRONMENTAL HEALTH PLAN

**GULARGAMBONE COMMUNITY
WORKING PARTY**

HOUSING and ENVIRONMENTAL HEALTH PLAN

EXECUTIVE SUMMARY

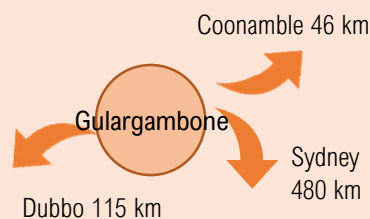


Gulargambone

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 Gulargambone. 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 Gulargambone 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 Gulargambone

Where we are to be found?



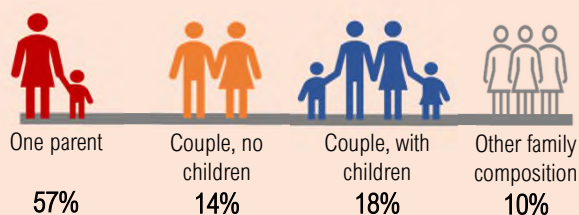
The Gulargambone climate is hot and dry. The number of days with temperatures $>35^{\circ}\text{C}$, already 54 days, is predicted to increase by 30-40 days by 2070

About the community:



Aboriginal population = 46% of total population of 400 persons

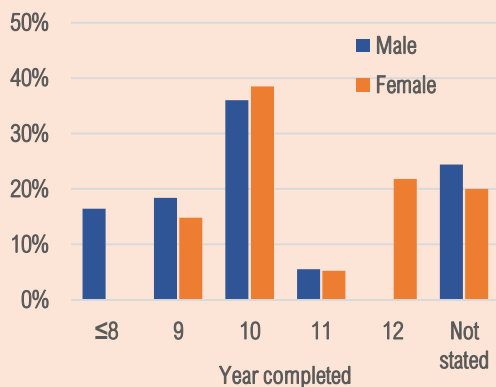
Family household composition



Median age of the population



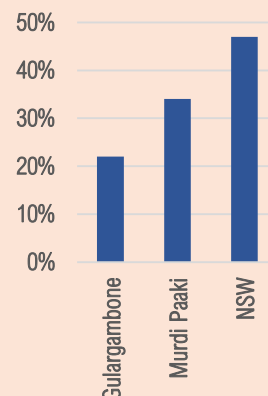
Highest year of schooling, all Aboriginal adults



33% of the Aboriginal population is aged under 15 years



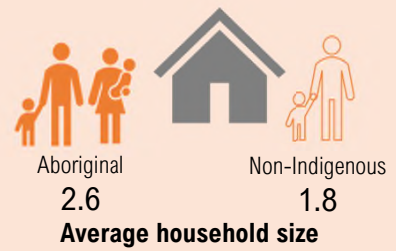
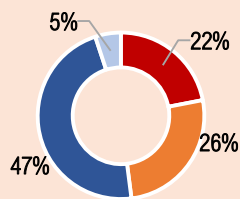
Employment to population ratio



Gulargambone

Tenure type (from Census)

- Owners
- Private renters
- Social housing renters
- Other

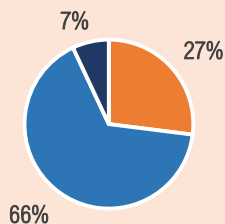


Facts about housing in our community:



On Census night, 19% of private dwellings were not occupied

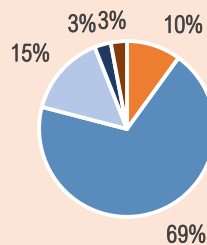
Social housing manager(s)



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

34% of households lived in the same house 5 years before the MRH&BC

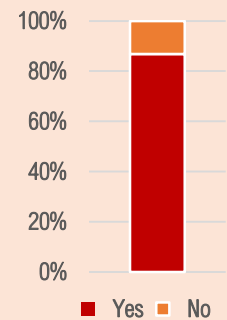
Satisfaction with housing manager



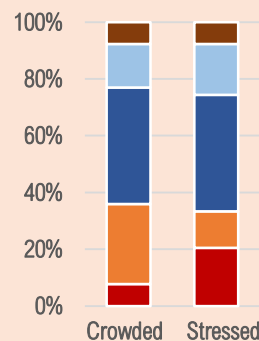
Existing Aboriginal social housing

| Ownership | Bedrooms | | | | |
|-----------------|----------|---|----|----|---|
| | 1 | 2 | 3 | 4 | 5 |
| Weilwan LALC | - | 9 | 13 | 6 | - |
| MPRHC | - | - | 1 | - | - |
| AHO | - | - | 9 | 8 | - |
| Other | - | - | - | - | - |
| Total dwellings | 0 | 9 | 23 | 14 | 0 |

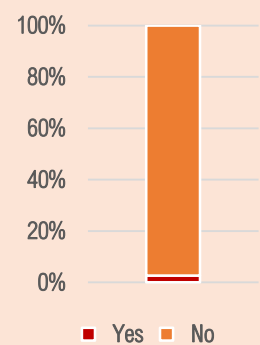
Feeling safe



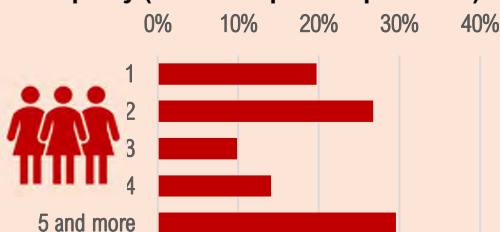
Households feeling



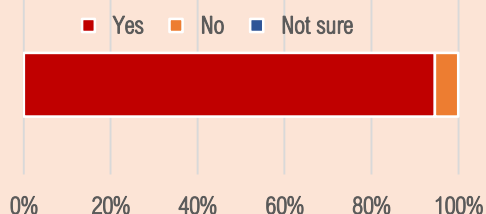
Households giving shelter



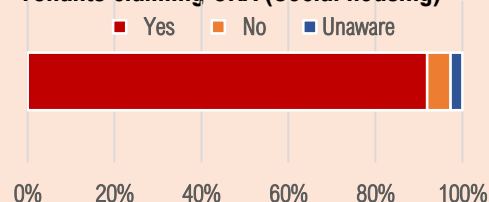
Occupancy (number of persons per house)



Tenants with a tenancy agreement



Tenants claiming CRA (Social housing)



REASONS FOR LIVING IN GULARGAMBONE



Gulargambone

MASTER PLAN - HOUSING



ESTIMATE OF HOUSING NEED

Predicted housing need

| | Bedrooms | | | |
|-------------------|----------|---|---|---|
| | 2 | 3 | 4 | 5 |
| Families | 1 | 1 | 4 | 3 |
| Older persons | 3 | - | - | - |
| Young persons | 4 | - | - | - |
| Homeless families | - | - | - | - |
| Total dwellings | 8 | 1 | 4 | 3 |

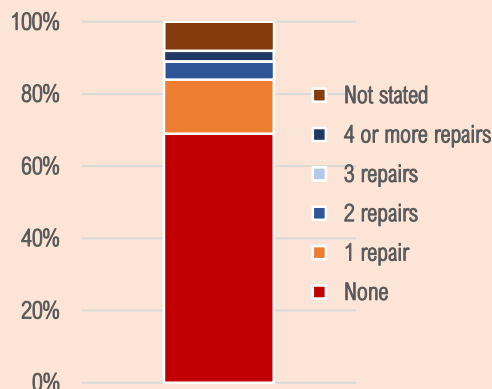
Home modifications

| | |
|----------|---|
| Required | - |
|----------|---|

Extra bedrooms

| | Bedrooms | | |
|-----------|----------|---|---|
| | 1 | 2 | 3 |
| Estimated | 2 | 1 | - |

Tenant reported condition



Housing repairs

(Number of properties)

| Degree of work | Number |
|----------------|--------|
| ↗ | 5 |
| ↗ ↗ | 36 |
| ↗ ↗ ↗ | 2 |
| ↗ ↗ ↗ ↗ | 0 |
| ↗ ↗ ↗ ↗ ↗ | 3 |

- Support the Land Council to achieve NRSCH registration so that the community has direct control over the management of its properties and is not prevented from accessing government funding in the future, failing which pass management over to a NRSCH registered Regional ACHP to manage
- Establish a line of regular and formal communication which allows information flow to the CWP on ACHP operations and performance, including reporting on asset condition
- Work with the managing ACHP(s) to establish a way of working which satisfies community aspirations and cultural values. In this regards, insist that managing ACHP(s) respect the wishes of the CWP and deal with squatting and use of properties for illegal purposes
- 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 and older persons. Advocate for supply to be increased by the number and mix of properties estimated by the HEHP as a minimum. Consider building several new smaller units for the elderly, frail and disabled to allow existing houses to be reallocated to families. Extend existing houses where judged to be crowded with the addition of bedrooms
- 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. Install boundary fencing and access gates where none exist and restore functionality where already erected. Make sure that external doors and windows close and are lockable
- 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 with sufficient capacity to deal with rising temperatures and with roof mounted-solar PV systems to reduce energy bills
- 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

Gulargambone

MASTER PLAN - INFRASTRUCTURE

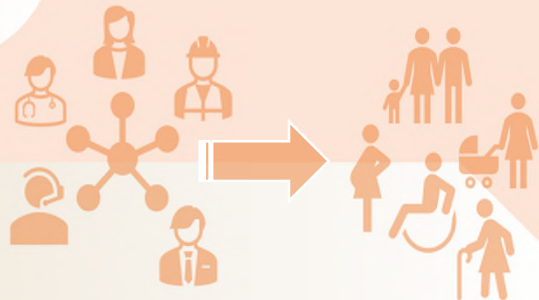


Advocate with Coonamble Shire Council and other responsible agencies for:

- An improvement in the quality of the drinking water supply to meet Australian Drinking Water Guidelines
- Efficient street lighting to all parts of the village which complies with the relevant Australian Standard
- Enforcement of the 50 km/hr speed limit on the highway
- A domestic waste collection service to Gular Rail and a regular bulky waste collection service community-wide
- Works which raise the visual and environmental amenity of the village streetscape and public facilities to make a positive contribution to the quality of life of residents
- A dust mitigation strategy to reduce the risk of respiratory and other diseases and illnesses, and the burden of maintaining a clean home

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, productive and comfortable lives in Gulargambone. The actions written into this Executive Summary are shorthand versions of the actions in the Plan itself

MASTER PLAN - HUMAN SERVICES



- Foster a closer relationship between the CWP and all tiers of government to drive improvements in human services including a greater focus on provider cooperation, service integration, performance and cost-effectiveness. Audit and review the role and operational objectives of all human services providers across all sectors with a view to lifting performance and value for community. Address barriers and fill service gaps
- Develop a transport solution which will allow community members without a vehicle to attend to their daily household tasks and personal business, and to attend health appointments at the AMS and hospital, and in regional centres
- In conjunction with MPS, DCJ and the NSW Police Force develop, resource and action a strategic response in the form of a Community Safety and Crime Prevention Plan to the unacceptable level of drug-related crime
- 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

TABLE OF CONTENTS

| | | |
|------|--|----|
| 1 | INTRODUCTION | 1 |
| 1.1 | Purpose of the plan | 1 |
| 1.2 | Governance arrangements..... | 1 |
| 1.3 | Respecting Land Council autonomy | 2 |
| 1.4 | The bigger picture | 2 |
| 2 | BRIEF HISTORY | 4 |
| 2.1 | Information sources | 4 |
| 2.2 | Snapshot..... | 4 |
| 2.3 | Aboriginal ownership | 5 |
| 2.4 | Lands administration and social history..... | 6 |
| 2.5 | Aboriginal people and the village of Gulargambone..... | 8 |
| 3 | GEOGRAPHY | 10 |
| 3.1 | Location | 10 |
| 3.2 | Access..... | 10 |
| 3.3 | Natural environment..... | 10 |
| 3.4 | Climate | 11 |
| 3.5 | Flooding and drainage..... | 13 |
| 3.6 | Native title..... | 14 |
| 3.7 | Sites of cultural significance | 15 |
| 3.8 | Economic geography | 15 |
| 4 | THE POPULATION | 16 |
| 4.1 | Population profile..... | 16 |
| 4.2 | Educational status | 18 |
| 4.3 | Economic participation | 21 |
| 4.4 | Income..... | 23 |
| 5 | COMMUNITY HOUSING PROFILE..... | 24 |
| 5.1 | Housing in Gulargambone..... | 24 |
| 5.2 | Real estate market | 26 |
| 5.3 | Aboriginal social housing..... | 26 |
| 5.4 | Forms of housing construction..... | 30 |
| 5.5 | MPRH&BC household survey in summary | 30 |
| 5.6 | Unmet housing need..... | 35 |
| 5.7 | Asset condition..... | 37 |
| 5.8 | Asset preservation..... | 38 |
| 5.9 | Replacement | 39 |
| 5.10 | Extension and modification..... | 39 |
| 6 | THE ROLE OF LOCAL GOVERNMENT..... | 41 |
| 6.1 | Council strategic interests | 41 |
| 6.2 | Planning controls..... | 41 |
| 6.3 | Municipal rates and charges | 41 |
| 7 | ENVIRONMENTAL HEALTH INFRASTRUCTURE | 44 |
| 7.1 | Infrastructure accessibility | 44 |
| 7.2 | Infrastructure improvements | 44 |
| 8 | COMMUNITY HEALTH PROFILE | 46 |
| 8.1 | Community health profile summary | 46 |
| 8.2 | Health status - qualitative assessment..... | 46 |

| | | |
|-------|--|----|
| 8.3 | Health status – quantitative assessment..... | 47 |
| 8.4 | Available health services | 52 |
| 9 | HUMAN SERVICES | 53 |
| 9.1 | Human services target population | 53 |
| 9.2 | Human services in the community | 53 |
| 10 | COMMUNITY PERSPECTIVE | 57 |
| 10.1 | Authority for change | 57 |
| 10.2 | Community priorities..... | 57 |
| 10.3 | Community observations | 57 |
| 11 | MASTER PLAN | 63 |
| 11.1 | Aspiration | 63 |
| 11.2 | Cultural influences on decision-making..... | 63 |
| 11.3 | Master plan | 63 |
| 11.4 | Defining need for growth | 68 |
| 11.5 | Replacement housing | 69 |
| 11.6 | Housing extensions and modifications..... | 69 |
| 11.7 | Asset preservation..... | 69 |
| 11.8 | Infrastructure | 70 |
| 11.9 | Probable order of cost..... | 70 |
| 11.10 | Funding sources | 70 |
| 11.11 | Staging of works | 71 |
| 11.12 | Emergency, short term and transitional accommodation | 71 |
| 11.13 | Tenant support and education..... | 71 |
| 11.14 | Home ownership | 72 |
| 11.15 | Value-adding initiatives..... | 72 |
| 12 | REFERENCES..... | 73 |

GLOSSARY

| | |
|--------------|---|
| ABS | Australian Bureau of Statistics |
| ACDP | Aboriginal Communities Development Programme |
| ACHP | Aboriginal Community Housing Provider |
| 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 |
| APA | Aborigines Progressive Association |
| APB | Aborigines Protection Board |
| ATSIC | Aboriginal and Torres Strait Islander Commission |
| AWB | Aborigines Welfare Board |
| CAP | Community Action Plan |
| CDEP | Community Development Employment Projects |
| CHSP | Commonwealth Home Support Programme |
| CNOS | Canadian Occupancy Standard |
| COPD | Chronic Obstructive Pulmonary Disease |
| CRA | Commonwealth Rent Assistance |
| CSP | Community Strategic Plan |
| CWP | Community Working Party |
| DCJ | NSW Department of Communities and Justice |
| DFV | Domestic and Family Violence |
| DPI | Department of Public Instruction |
| 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 |
| 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 |
| MLAHMC | Mid Lachlan Aboriginal Housing Management Cooperative |
| MPRA | Murdi Paaki Regional Assembly |
| MPRH&BC | Murdi Paaki Regional Housing and Business Consortium |
| MPRHC | Murdi Paaki Regional Housing Corporation |
| MPS | Murdi Paaki Services Limited |
| MP TSEP | Murdi Paaki Tenant Support and Education Programme |
| NAHS | National Aboriginal Health Strategy |
| NDIS | National Disability Insurance Scheme |
| NRSCH | National Regulatory System Community Housing |
| NSHS | National Social Housing Survey |
| N-W NSW IREG | North-West NSW Indigenous Region |
| NSWALC | New South Wales Aboriginal Land Council |

| | |
|--------|---|
| OCHRE | Opportunity, Choice, Healing, Responsibility and Empowerment (NSW Government Aboriginal Affairs Plan) |
| RAHLA | Regional Aboriginal Housing Leadership Assembly |
| REDI.E | Regional Enterprise Development Institute Ltd |
| SA1 | ABS Statistical Area Level 1 |
| SEIFA | Socio-Economic Indexes for Areas |
| WLALC | Weilwan Local Aboriginal Land Council |

ACKNOWLEDGEMENT

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

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

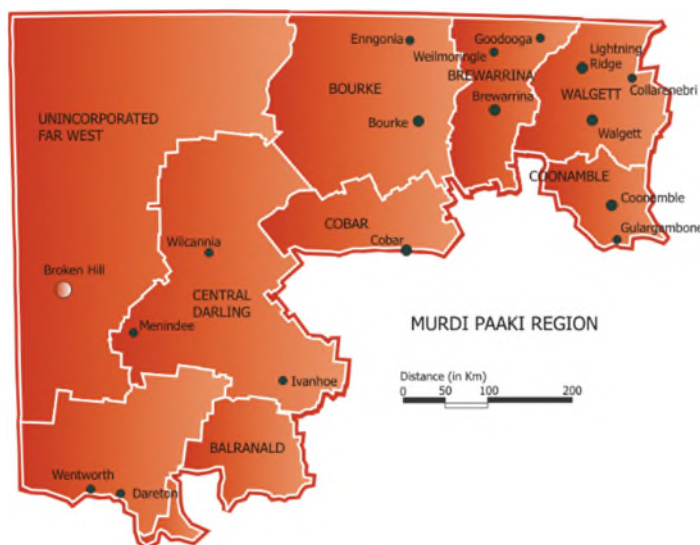
For the purposes of this Plan, an Aboriginal person is a person of Aboriginal and/or Torres Strait Islander descent who identifies as an Aboriginal and/or Torres Strait Islander (person) and is accepted as such by the community in which he or she lives.

1 INTRODUCTION

1.1 Purpose of the plan

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

Figure 1.1: Murdi Paaki Region



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

The Plan describes the aspirations of Aboriginal people living in Gulargambone 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 Gulargambone, 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 and described in the Social Housing Providers and Assets Audit Report, establish an evidence-base to guide the way in which housing policy is set and decisions are made in respect of Aboriginal social housing provision and management, and responses to environmental risk;
- Describe the current situation in relation to housing Aboriginal individuals and families in Gulargambone;
- 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 Murdi Paaki Region.

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

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

The Agreement sets a framework for the active participation of Murdi Paaki communities, through elected representative 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 Gulargambone 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 and conserving Aboriginal heritage within their boundaries. They fulfil a critical function in NSW of restoring to the local Aboriginal population land which has been alienated by European colonisation. This land may be used for cultural or economic purposes; the rationale for each land claim is based upon the aspirations of the relevant LALC. LALCs also provide 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 western NSW and form a resource for intelligent leadership and an integrated, creative response which places communities, to the greatest extent possible, as the principal drivers of sustainable local action.

Put together, it is hoped the HEHPs will:

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

'failed market' environment and benefit the community.



2 BRIEF HISTORY

2.1 Information sources

Material in this chapter is drawn from a variety of sources, including Norman Tindale's *Aboriginal Tribes of Australia* (1974); Heather Goodall's doctoral dissertation (*A History of Aboriginal Communities in New South Wales, 1909-1939*); Charles Rowley's *Outcasts in White Australia* (1972); the Powerhouse Museum's *Sharing a Wailwan Story Education Kit* (1999); the *Coonamble Shire Thematic History* and the *Report on the Community Based Heritage Study of the Coonamble Shire* prepared by prepared by Ray Christison of High Ground Consulting in 2009 and 2010 respectively; *Aboriginal Cultural Values of the Macquarie Marshes and Gwydir Wetlands – Oral History Component* prepared by Waters Consultancy for the New South Wales Department of Environment, Climate Change and Water in 2010; and the NSW Board of Studies' *Chronology of Aboriginal children's education at Gulargambone 1891-1965*. 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

Gulargambone is situated on the right bank and floodplain of the Castlereagh River. Gular Rail, a micro-settlement with the railway station as its nucleus, is located on the western side of the Castlereagh. Tindale places Gulargambone within Gawambaraay country; however, the village also has a strong Wayilwan presence.

The first European explorer to pass in the vicinity of the place which was later to become Gulargambone was John Oxley, in 1818. Oxley described the camp life of Aboriginal traditional owners in his journals. Traditional affiliations to place 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. Enormous pastoral runs were occupied by

European squatters, their cattle and sheep, and later, cultivation of field crops commenced.

Gawambaraay and Wayilwan peoples traditionally ranged across the fertile country of the Macquarie Marshes to the west of Gulargambone and, later, once European colonists arrived, continued to live and work on the pastoral runs taken by squatters.

Gulargambone developed from the 1860s onwards, following from the establishment of an inn on Gulargambone Creek which served as a post office from 1871. Land for the village was reserved, and the first subdivision surveyed in 1879; in 1881, a school opened. Aboriginal people camped on a parcel of land close to the Castlereagh River where the showground and racecourse are now located – this appears to have been a long-established site.

From the 1880s onwards, 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. The racecourse campground became the first Aboriginal reserve in Gulargambone in 1892; four others followed.

Segregation was a continuing theme through the narrative of Aboriginal/white relations in Gulargambone into the second half of the twentieth century. Gulargambone was, for example, the site of the most protracted conflict over school segregation in NSW. This issue divided the community for 68 years, and was the proximate cause of many of the APB's actions which led to community dislocation and distress. In the decades following from repeal of the Aborigines Protection Act in 1969, the Aboriginal Land Rights movement has led to communal Aboriginal ownership of land and cultural continuity; Aboriginal community-controlled organisations have been established 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 village of Gulargambone is situated within the country of the Gawambaraay people, a dialect group of the Gamilaroi Nation. Tindale described Gawambaraay country as the "Upper Castlereagh River, the middle Macquarie River, and part of Liverpool Plains south to near Dubbo." The Wayilwan people, a dialect group of the Ngiyampaa Nation, are also represented in the contemporary Gulargambone community: Tindale's description of Wayilwan country is the "southern side of Barwon River from Brewarrina to Walgett; south along Marra Creek and the Castlereagh, Marthaguy, and Macquarie rivers; south to Quambone and to near Coonamble."

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

Alienation of Aboriginal land for pastoral purposes began in the 1830s and 1840s, following the relaxation of restrictions against squatting beyond the "settled areas" in 1836. The first squatter recorded as moving into the Gulargambone district was Alexander McGregor, in 1842. Through the 1830s and 1840s, massacres occurred in the region as the struggle over resources, and conflict over the abduction and sexual exploitation of Aboriginal women by white colonists, ensued. The history of the Waterloo Creek and Myall Creek massacres which occurred well to the east of Gulargambone in 1838 is well known. In 1845, a punitive expedition against people described as the "Mole Tribe" (Gawambaraay according to Tindale but Christison says Wayilwan) occurred when mounted

police rode along the Macquarie River downstream from Warren into country west of Quambone to capture six people sought for property offences. The group resisted, with one police officer being injured; ten to twelve of the "Mole Tribe" were shot and killed by the police but the others escaped. Over the following two decades, though, as pastoral industry became entrenched, employment for Aboriginal people and the creation of camps on pastoral runs on Gawambaraay and Wayilwan traditional country such as Galaragambone Station (original spelling), Tonderburine, Quambone Station, Wingadee, Murrainan, Tooloon, Sandy Camp and Ringorah, meant that ties to places of significance could be maintained for the time being. 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.

For Wayilwan, Gawambaraay and their neighbours, traditional cultural practices extended well into the period of colonisation. Surveyor and amateur anthropologist R.H. Matthews described two ceremonial occasions which took place on or close to Bulgeraga Creek in 1893 and 1898. The second of these was photographed by Charles Kerry, with the permission of the participants. The photographs, narrative and oral history form the basis of the touring exhibition and accompanying educational material *Telling a Wayilwan Story*. Matthews's description of the event indicate that about 200 people took part, coming from Gulargambone, Coonamble and other locations as far away as Brewarrina, and that the ceremonies took place over a period of at least three months. Matthews's description of the place where the 1893 ceremony took place makes it clear that both ceremonies were located on Bulgeraga Creek within the Wallamgambone run, about two miles upstream of the Mole Reserve (the original Quambone Aboriginal reserve on Bulgeraga Creek).

Later in the 19th century, the original pastoral runs were broken up, with approximately half of each property resumed and reallocated. Closer settlement initiatives continued into the 20th

century; these had a severe impact on employment prospects for Aboriginal people who were dependent upon pastoral and domestic work opportunities on the pastoral runs, and on an ongoing economic association with these properties for the ability to continue to live in station camps on traditional Country. Even so, small family groups continued to live and work on pastoral stations in the Macquarie Marshes up to the mid twentieth century. The larger community settlements, though, had disappeared as Aboriginal people were forced off Country.

2.4 Lands administration and social history

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.

Gulargambone has seen a succession of Aboriginal reserves and informal camps. In Gulargambone, unlike other centres, there is a clear connection between non-Aboriginal community agitation in relation to school segregation and the proclamation of reserves. It is impossible to tell the story of the reserves in and around Gulargambone without also recounting the sorry saga of exclusion of Aboriginal children from mainstream education.

Around 1890, there was a permanent campsite of long standing located adjacent to the Castlereagh River on the site which is now the racecourse and showground. Between 50 and 70 Aboriginal

people lived at the camp; families enrolled their children in Gulargambone Public School. Eighteen non-Aboriginal parents petitioned the Minister for Education in February 1891 to have the Aboriginal children excluded from school. There were no legal grounds by which the children could be excluded at that time; however, in April of that year the Department of Public Instruction (DPI) supported exclusion: "There are 40-50 blacks in the town including 15 children. I think the blacks must be excluded from the school... We must work with the Aborigines Board to get these children and their parents located on a reserve." The teacher was asked to separate the Aboriginal children but felt that there were no grounds to do so; he did separate the children in the classroom and playground but this was insufficient for the white parents who then withdrew their children. In May 1891, the DPI applied to the APB to proclaim a reserve "at that place where the Aborigines are now and have for a long time been located". The APB obliged: a reserve (R.16,640) with an area of 70 acres (about 28 ha) was gazetted on 5th November 1892. The APB announced plans to build a school there but in 1899, Aboriginal children were again enrolled at Gulargambone Public School, and a second boycott ensued. The pretext for the boycott was that white parents regarded Aboriginal children as dirty in person and in habit; the teacher's opinion was that the children were clean and neat. The objecting parents were by this time exerting pressure on other parents. The DPI Inspector visited the reserve and found the children neat and well behaved but nonetheless recommended that the reserve residents be moved to Brewarrina and "placed under strictest supervision." As a result, Aboriginal children were permanently excluded, with a recommendation made for a separate school. The APB objected to this, and the matter was discussed in parliament. A school was then established at the reserve late in 1899. There followed a period characterised by issues with facilities, teacher pay, and claims of rampant tuberculosis within the community. In May 1908, the then Wingadee Shire Council began agitating for the camp to be removed. An inspection by the police, who were responsible for implementing APB policy at that time, found that reports of communicable respiratory diseases were exaggerated but were still tasked with finding an

alternative site. A subsequent APB inspection in November 1908 resulted in a recommendation to move the population either to Burra Bee Dee reserve at Coonabarabran or to Redbank, located north of Coonamble on the Wingadee holding. There was, by the end of that decade, no teacher at the school. By 1912, some families had been relocated to Burra Bee Dee; others had left under threat of removal. The public school was still closed to Aboriginal children. The remaining families were forcibly removed to Burra Bee Dee, together with the building materials from their demolished dwellings. The reserve was formally revoked on 29th October 1913 and the land reserved for a racecourse.

Three months after the reserve had been closed, families relocated to Burra Bee Dee had walked back to Gulargambone. They camped on land leased from a Mr Ferguson upstream of the original camping area. The 1913 APB census returns counted 78 Aboriginal people living at Gulargambone, including 36 children. Three years later, 15 Aboriginal children were attending Gulargambone Public School; the APB exerted pressure for children to attend. In 1919, though, white parents mounted a further protest and Aboriginal children were again excluded from school. A small separate school was established about two miles from their camp site.

Children were taught from a reduced curriculum which focussed primarily on manual work. By 1932, Aboriginal parents were so dismayed by the racism of the arrangement and the quality of the teaching that they protested to the Department of Education and the APB. An inspection resulted in dismissal of the teacher. Over the following two years, a new teacher, a Miss Herbert, had been able to improve the standard of the school to the extent that children won prizes for their work at the Gulargambone Show. By 1936, though, familiar problems had resurfaced with a different teacher and, over the ensuing three years, parents had cause to complain about cruelty and neglect. The teacher was, by 1939, colluding with the APB to have children removed from their families for non-attendance.

A new reserve had been gazetted (R. 57,045 and 57,046) on 5th May 1924. This area of 50 acres was

situated on the western side of the Castlereagh River not far from the Gular railway station, about one mile upstream of the bridge. The Gulargambone community had, by 1937, established a branch of the Aborigines Progressive Association (APA) and was actively involved in advocacy for Aboriginal rights. The APA, in 1938, sought to have the school relocated to the reserve for the convenience of families living there. By 1941, the school was beginning to lose enrolments. This was blamed upon the actions of Wingadee Shire Council which was trying to coerce self-supporting Aboriginal families to move from their homes in town to the reserve. These families had, as a result, left town; some had relocated to Peak Hill.

Throughout the 1940s, parents continued to agitate for better resources for their children. By 1953, activist Pearl Gibbs and the Council for Aboriginal Rights had approached the Minister for Education on the community's behalf to protest the substandard education provided to the children. A visit by the Governor-General in 1953 accelerated moves towards integration and, in 1958, the Aboriginal school was integrated into the Gulargambone Public School. It was the last remaining Aboriginal school in a town which also had a public school. This time, the Department resisted the threat of a further boycott from white parents.

In June 1938, a further reserve was gazetted (R. 67,671 and 67,672); this time, within the village boundaries in an area bounded by Warrie, Breelong and Kirban Streets. Then, on 21st February 1947, another reserve was gazetted on the opposite side of the river (R. 72,180 and 72,181). This reserve, situated on a bend in the river to the north of the town, replaced the one closer to Gular railway station which was revoked on 13th January 1956. The new reserve had an area of 52.5 acres and was described by Charles Rowley in the 1960s as having "possibly the worst living conditions ... in this part of the north-west, close to rubbish tip and night soil treatment plant". He might have added that it was also adjacent to the pound. This is the reserve that, when the Freedom Ride came through in 1965, reduced Charles Perkins to tears. He described

Gulargambone as the “most discriminatory place in NSW.”

2.5 Aboriginal people and the village of Gulargambone

Life in Gulargambone, well into the 1960s, was characterised by rigid, entrenched segregation. Aboriginal people were excluded from the “whites only seats” at the Majestic Theatre (now 2828 Gallery and Café), although children did, as an act of subversion, sneak in in the dark. In 1959, the Bowling Club tried to exclude Aboriginal children from participating in swimming lessons at the new pool, until the school principal refused to participate in the programme unless all children were permitted to attend. During the 1950s and 1960s, the AWB, which had replaced the APB in 1940, had begun to create reserves ‘for use of Aborigines’ within town boundaries and to develop dwellings on these sites: small, well-built houses of timber construction. A fifth reserve (R. 85,617) was gazetted on 14th January 1966, over Section 7 (bounded by Kirban, Breelong, Mendooran and Muraiman Streets), adjacent to the previous town reserve which had been revoked on 5th August 1960.

Following the repeal of the Aborigines Protection Act, provision of Aboriginal-identified housing changed. Housing which had been owned by the AWB was transferred to the NSW Housing Commission and then, following its creation in 1973, to the NSW Aboriginal Lands Trust (ALT). The two remaining reserves were revoked in 1974. Weilwan Local Aboriginal Land Council came into being on 1st January 1984, in parallel with proclamation of the NSW Aboriginal Land Rights Act and, in turn, received the assets which had been held by the ALT. These included the former reserve on the opposite bank of the river north of the town and the two urban properties at Sections 6 and 7.

During the 1970s and 1980s, the focus turned to land rights and civic engagement and, as a result, to the development of Aboriginal community-controlled organisations to meet the needs of the community. Gular Aboriginal Corporation was established in 1984, and provided housing, social and economic programmes until it was

deregistered in 2016. Then, in 1990, Gular CDEP Aboriginal Corporation was registered to provide Community Development Employment Projects (CDEP) services.

In 1990, the Aboriginal and Torres Strait Islander Commission (ATSIC) came into being. Gulargambone initially elected a representative to the ATSIC Wirrawongam Regional Council but, following the amalgamation of ATSIC regions in 1993, was not directly represented on the Murdi Paaki Regional Council.

During the 1995-96 financial year, Gulargambone was allocated funding under the Tripartite Programme for repairs and maintenance on former reserve housing. Then, following the successful commencement of major housing and infrastructure projects in Dareton and Wilcannia, funding was allocated in 1997 to Gulargambone under the National Aboriginal Health Strategy (NAHS) to address housing need and infrastructure issues in the community. In May 1998, the NSW Government announced an allocation of \$200M over the following seven years to Aboriginal housing and infrastructure projects. This initiative, labelled the Aboriginal Communities Development Programme (ACDP), involved allocation of capital works funding to most communities in the Murdi Paaki Region, including Gulargambone, designated a ‘priority community’. In parallel with allocation of capital works funding under NAHS, the Gulargambone Community Working Party was created in 1997 to govern the roll-out of NAHS and other development projects.

The first Gulargambone Housing and Environmental Health Plan followed from allocation of funding, establishment of the CWP and appointment of a project manager. This Plan documented housing and infrastructure needs within the community, and works were carried out over the following few years. Then, in the mid-2000s, the Murdi Paaki COAG Trial led to preparation by the CWP of a Community Action Plan (CAP). The most recent CAP was prepared in 2019. The Gulargambone CWP emerged from these projects with a developed governance capacity.

With the destruction of ATSIC in 2005, arrangements for provision of CDEP ended, thus eroding the capacity of the community to

undertake independent economic development. However, creation of the Murdi Paaki Regional Assembly provided the opportunity for Gulargambone to be represented at the Assembly table on the same basis as each other community in the Region, by the CWP Chair.



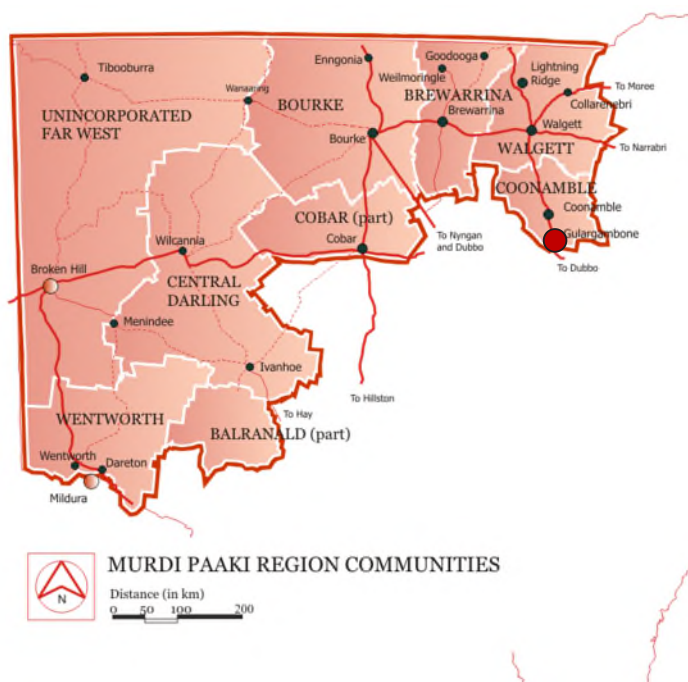
3 GEOGRAPHY

3.1 Location

Gulargambone is located in western New South Wales, 480 km from Sydney, at the confluence of the Castlereagh River and Gulargambone Creek. The village is within the Coonamble Local Government Area (LGA). The nearest district centre is Coonamble and the closest regional centre is Dubbo. The location of Gulargambone is shown in Figure 3.1.

One discrete Aboriginal settlement, the South Reserve, is an integral part of the village while a second, North-West Reserve, is on the outskirts on the road to Coonamble.

Figure 3.1: Locality



3.2 Access

Gulargambone has developed alongside the Castlereagh Highway which connects the village to Gilgandra to the south, and thence Dubbo 115 km away, and Coonamble to the north, a distance of 46 km. The Castlereagh Highway is single lane, sealed carriageway suitable for heavy vehicles.

Rural roads travel east to the Warrumbungles and west towards Warren.

Public transport options are limited.

Gulargambone does not have an aerodrome registered for regular passenger transport. The only daily public transport service is the Trainlink rail service between Sydney and Dubbo, with coach service onward to Coonamble and Lightning Ridge, stopping at Gulargambone. Total travel time from Sydney is about 8 hours.

3.3 Natural environment

The country immediately around Gulargambone has little topographic relief, the landscape is flat with the Castlereagh River, Gulargambone Creek and tributary drains the primary features. The elevation in the centre of town is 229 m above sea level and the country rises gradually to the south and east towards the Warrumbungle Range.

The village is bounded to the north and west by the Castlereagh River and Gulargambone Creek and sits within the Castlereagh floodplain on the south-eastern edge of the Darling Riverine Plains bioregion. Floodplain soils are medium to heavy grey alluvial clay deposits which crack extensively. Surface geology immediately to the east of Gulargambone transitions from alluvial soils to erosion-derived unconsolidated sediments deposited downslope from the Warrumbungles: lighter clays tending to clayey, silty, sandy loams.

Extensive clearing of the district for agricultural purposes as illustrated by Figure 3.2 has removed much of the native vegetation. Where native vegetation remains, mainly along the river corridor, floodplain clays typically support open coolibah and black box woodlands with myall woodlands on portions more prone to severe cracking. The vegetation of the sandy lenses is typically poplar box and, in places, white cypress pine. Moderate to dense stands of river red gum and paper bark woodlands line the Castlereagh River.

Figure 3.2: Landscape modification by agricultural activity



Source: Image©2021 Maxar Technologies

Grasslands and shrublands have been heavily impacted by invasive weed species. Remaining native grasses are dominated by mitchell grass, neverfail, and other species such as windmill grass and coolah grass.

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. Still, the NPWS Wildlife Atlas records sightings of a range of amphibians and reptiles, ground nesting birds, water birds, nectar- and insect-eating birds, parrots and budgerigars, birds of prey, kangaroo and wallaby species, bats but few species of small tree and ground-dwelling mammals in the vicinity of Gulargambone. The red kangaroo population is estimated by NSW Department of Planning, Industry and Environment (DPIE) to be a quarter of that estimated in 2017 while the grey kangaroo population has fallen to 37% of the 2014 estimate.

3.4 Climate

Gulargambone's climate may be described as hot, dry semi-arid. The village does not have a Bureau of Meteorology weather station so, for the purposes of this Plan, climate data for Coonamble Airport has been used to describe climate characteristics.

Weather data has been recorded at Coonamble from 1878. The Coonamble Comparison site (051010) collected some weather data for the years 1878 to 2010, with additional data from 1965, to be superseded by the Coonamble Airport station (051161) for years from 1997. A weather station has been operational at the Quambone Station site (051042) since 1900 but the range of observations is limited and not complete.

Temperature-related information is shown from Figure 3.3 to Figure 3.5. Mean monthly temperatures range from a low of 4°C to a high of 35°C with the highest temperature recorded being 47.6°C in 2014. Figure 3.4 indicates that temperatures above 30°C are recorded for a mean of 132 days each year and above 35°C for 54 days each year.

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

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

Figure 3.3: Temperatures

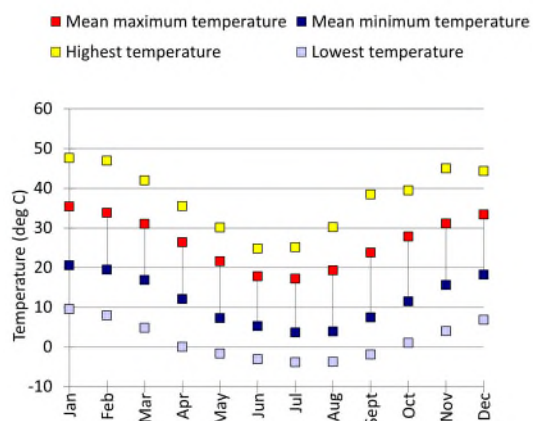


Figure 3.4: Mean number of hot days

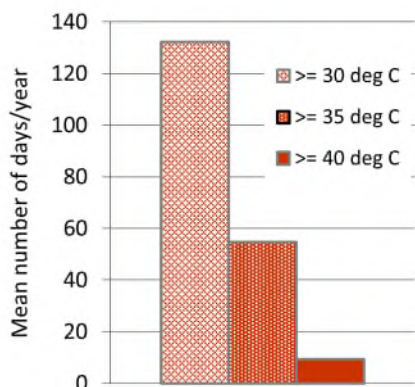
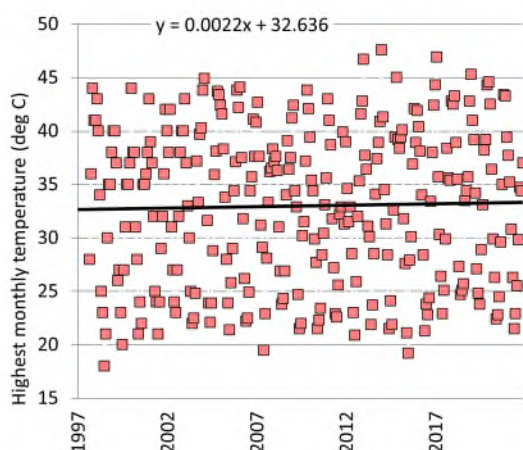


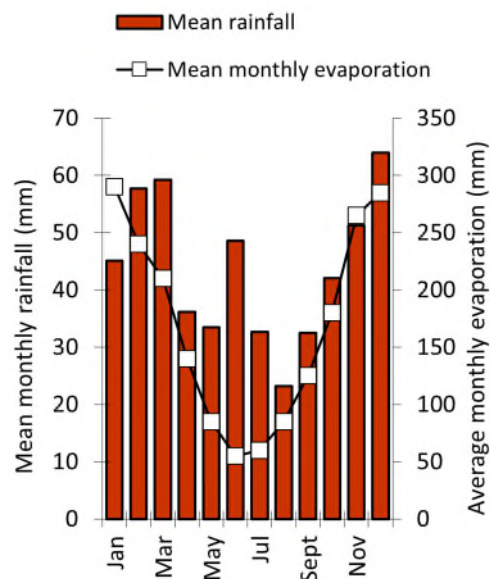
Figure 3.5: Trend in highest monthly temperatures



Mean annual rainfall calculated from 21 years of records at Coonamble Airport between 1997 and 2001 is 527.7 mm. Highest rainfall occurs during

the summer months. Monthly rainfall distribution and average monthly pan evaporation are shown in Figure 3.6. Average monthly pan evaporation estimated from Bureau of Meteorology mapping is well in excess of the mean monthly rainfall throughout the year.

Figure 3.6: Rainfall and monthly pan evaporation



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, for all the year, but reduces to below 40% into the afternoon in the summer months.

Prevailing winds are from the north-east in the morning, moving to south-westerlies in the afternoon. Mean morning and afternoon wind speeds are shown in Figure 3.8. Maximum wind gust speed for the years 2003 to 2021 recorded at Coonamble Airport is 113 km/hr as indicated by Figure 3.9.

Figure 3.7: Relative humidity

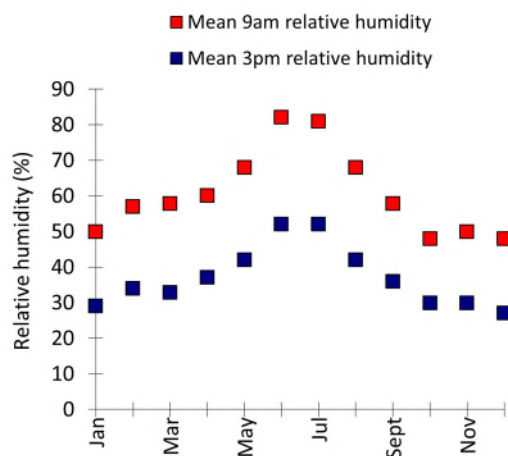


Figure 3.8: Wind speed

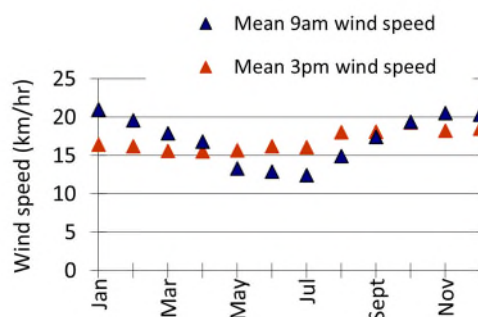
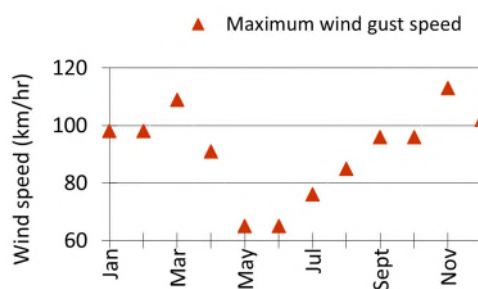
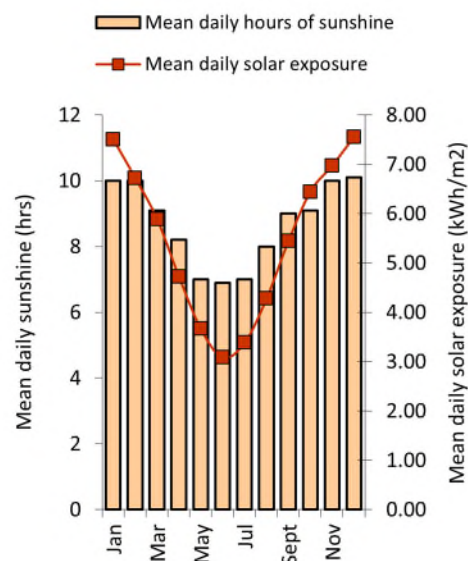


Figure 3.9: Maximum wind gust



Mean daily hours of sunshine and solar exposure is given by Figure 3.10. Solar energy available to residential solar PV installations varies from a low 3.0 kWh/m² in winter to a high of 7.6 kWh/m² at the height of summer.

Figure 3.10: Sunshine and solar exposure



3.5 Flooding and drainage

Gulargambone sits on the Castlereagh River, which rises on the eastern slopes of the Warrumbungle Range in Coonabarabran LGA, at its confluence with Gulargambone Creek. The river passes through Gilgandra, Gulargambone and Coonamble before joining the Macquarie and Barwon Rivers west of Walgett to become part of the Barwon-Darling River system. Flows in the Castlereagh are augmented by flows in numerous tributaries, one of which is Gulargambone Creek, rising on the western slopes of the Warrumbungles. River systems in the Barwon-Darling catchment, in conjunction with their tributaries, form a complex network of channel and overbank flow patterns during times of flood, with patterns depending very much on the origins and timing of flow in discrete river and creek catchments, topography and vegetation. Gulargambone is most likely to experience floods during summer months.

The village has experienced more than twelve flood events since 1950. The highest flood level reached since that year occurred in 1955 when floodwaters peaked at a gauge height of 8.50 m. Most of the village was inundated, with flood depths of up to a 1.0 m experienced. Later floods occurred in 1971 (gauge height of 5.79 m), 1974

(5.05 m), 1976 (3.51 m), 1999 (2.10 m), 2007 (3.48 m) and 2010 (4.85 m).

Flooding at Gulargambone can occur from overtopping of the Castlereagh River, Gulargambone Creek and Muraiman Creek. The village is not protected by a levee and building floor levels are susceptible to inundation. Neither a flood warning system nor stream gauging is in place on Gulargambone Creek which has the characteristic of a rapid rise in water level following the onset of a storm event.

The *Gulargambone Floodplain Risk Management Study and Plan*, 2021, prepared by Jacobs Group (Australia) Pty Ltd for Coonamble Shire Council, estimates flood heights for increasing severe conditions as set out in Table 3.1. Estimates do not account for the effects of climate change on flood behaviour.

Table 3.1: Modelled flood heights

| Gauge height (m) (Gauge zero = RL 219.46 m AHD) | | | | |
|---|-------------------------------------|------|------|------|
| Gauge | Annual exceedance probability (AEP) | | | |
| | 5% | 1% | 0.5% | PMF |
| Gulargambone | 5.47 | 6.50 | 6.76 | 7.37 |

Source: Gulargambone Floodplain Risk Management Study and Plan, 2021, Jacobs Group (Australia) Pty Ltd

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. In the 1% AEP event referred to in Table 3.1, Jacobs estimates that almost all developed areas will experience extensive flooding. Above this level, the NSW State Emergency Service anticipate large-scale evacuation if the river is predicted to reach a gauge height of 7.00 m.

Table 3.2: Highest daily rainfall total (mm), 051161

| Jan | Feb | Mar | Apr | May | Jun |
|-------|-------|-------|------|------|------|
| 121.4 | 122.9 | 108.5 | 73.7 | 87.9 | 92.6 |
| 1984 | 1890 | 1894 | 1990 | 1980 | 2016 |
| Jul | Aug | Sep | Oct | Nov | Dec |
| 70.9 | 51.8 | 66.5 | 73.7 | 97.8 | 171 |
| 1998 | 1971 | 1906 | 1973 | 1950 | 2007 |

Table 3.2 provides an indication of the highest daily rainfall on record and the year of occurrence for each month for the Coonamble Airport station.

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

Table 3.3: Rainfall IFD (-31.4875, 145.8375)

| IFD Design Rainfall Depth (mm) | | | | |
|--------------------------------|-------------------------------|------|------|------|
| Duration | Annual Exceedance Probability | | | |
| | 10% | 5% | 2% | 1% |
| 1 min | 3.72 | 4.33 | 5.18 | 5.85 |
| 2 min | 6.46 | 7.55 | 8.98 | 10.1 |
| 3 min | 8.87 | 10.4 | 12.3 | 13.8 |
| 4 min | 11.0 | 12.8 | 15.2 | 17.2 |
| 5 min | 12.9 | 15.0 | 17.8 | 20.1 |
| 10 min | 19.8 | 23.1 | 27.6 | 31.2 |
| 20 min | 28.0 | 32.7 | 39.1 | 44.3 |
| 30 min | 33.1 | 38.7 | 46.3 | 52.4 |
| 1 hour | 42.1 | 49.1 | 58.8 | 66.4 |
| 2 hours | 51.4 | 60.0 | 71.4 | 80.4 |
| 6 hours | 68.5 | 79.4 | 94.3 | 106 |
| 12 hours | 82.1 | 94.8 | 113 | 127 |
| 18 hours | 91.4 | 105 | 126 | 143 |
| 24 hours | 98.6 | 114 | 137 | 155 |
| 48 hours | 117 | 136 | 165 | 188 |
| 72 hours | 128 | 149 | 182 | 209 |

3.6 Native title

Gomeri 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 Gulargambone. The area of claim is approximately 111,320 km². A determination is yet to be made by the Federal Court.

In 2012, the Ngemba, Ngiyampaa, Wangaaypuwan and Wayilwan peoples lodged a Native Title claim (NC2012/001) over Country bounded by the towns of Bourke, Brewarrina, Gilgandra, Nyngan and Hillston and the locality of Baden Park. The area of claim is approximately 95,000 km² and extends west from the Castlereagh River at Gulargambone.

Again, a determination has yet to be made by the Federal Court.

3.7 Sites of cultural significance

The Castlereagh River and Warrumbungle Range is rich with sites of cultural significance as it forms the interface between different Aboriginal language groups: Gamilaraay, Wiradjuri and Wayilwan peoples. 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 -31.3500, 148.4495 and -31.314, 148.5065 indicates the existence of recorded Aboriginal sites in or near Gulargambone. 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.

3.8 Economic geography

Coonamble LGA is a highly productive region with agricultural activities: dryland grazing and broadacre cropping, dominant. The district relies heavily on the agricultural and rural industry sector for employment and revenue. Agricultural activities are supported by a range of professional and specialist services such as a rural transaction centre, rural supplies, mechanical repairs, workshops and fuel outlets and skilled trades. The contribution of these services is reflected in the significant contribution of the Rental, Hiring and Real Estate Services and Construction industry sectors to economic output.

The contribution of extractive industry is small.

The export of agricultural products dwarfs exports from all other sectors. Inevitably, the value of intermediate goods and services imported into the Coonamble LGA to support the Agriculture, Forestry and Fishing industry sector exceeds the imports of all other sectors.

Tourism supports an estimated 45 jobs, in largely non-employing businesses or businesses employing one to four persons, across the Shire or about 3% of total employment. Total economic

output is approximately \$14 M. The largest sub-sector is Accommodation and Food Services with 27 jobs supported by tourist expenditure. Value added by tourism is estimated at about \$3.9 M or 1.8% of total value added by all industries. It is likely that the focus of this sector is on environmental tourism given the presence of the Macquarie Marshes, the Warrumbungle National Park and Pilliga Forest, and work-related stays. No data is available in the Local Government Area Profiles published by Tourism Research Australia for international visitors but Coonamble Shire received 52,000 domestic overnight visitors in 2019, with 42,000 being visitors from within NSW. Average stay was three nights. The data indicates that half of domestic overnight visitors were aged 55 years and over.

Of facilities available to tourists, Gulargambone contributes two hotels offering accommodation, one at nearby Armatree, and a caravan park. The Visitor Information Centre is located at the two eight two eight Café which is also a gallery and craft shop.

It is well established that the Murdi Paaki Region suffers the highest level of socio-economic disadvantage in NSW. Coonamble LGA is ranked the fifth most disadvantaged LGA in the Murdi Paaki Region, being ranked at 126 of 130 LGAs in NSW on the Index of Relative Socio-economic Disadvantage (IRSD) ranking.

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

| | |
|-----------------------------|--------------------------|
| SEIFA Index – Coonamble LGA | 869 |
| Rank in NSW | 126 th of 130 |
| Murdi Paaki Region: | |
| Highest (Cobar) | 968 |
| Lowest (Brewarrina) | 757 |

4 THE POPULATION

4.1 Population profile

The statistical information set out in this chapter has been derived from the Australian Bureau of Statistics (ABS) 2016 Census using data available from ABS TableBuilder. Data are generally for Gulargambone (L). Indigenous location (ILOC) and Local Government Area (A) geography has been used where locality/suburb data are unavailable, as indicated in the table heading.

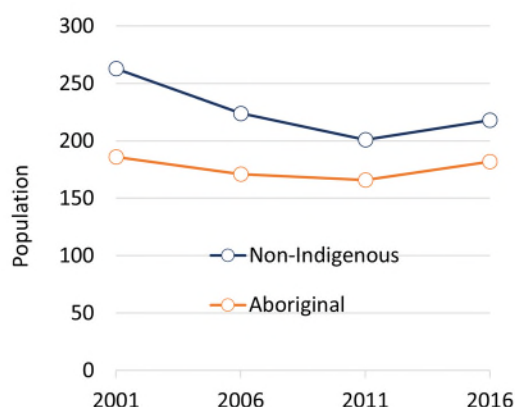
Table 4.1: Total population, Gulargambone (L)

| | |
|-------------------------|------------|
| persons | 400 |
| Change from 2011 Census | +33 |
| Source: ABS 2016 Census | |

Table 4.2: Aboriginal population %, Gulargambone (L)

| | |
|---|------------|
| | n=182 |
| Aboriginal population as a proportion of total population | 46% |
| Murdi Paaki Region | 23% |
| New South Wales | 3% |
| Source: ABS 2016 Census | |

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



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 Coonamble Local Government Area was undercounted by 24%, and the non-Indigenous population by 13%. Notional populations based on the ERPs for Gulargambone are given by Table 4.3.

Table 4.3: Notional resident population, 2016, Gulargambone (L)

| | |
|---|------------|
| Aboriginal | 240 |
| Non-Indigenous | 252 |
| Aboriginal population as percentage of total population | 49% |

Data for Gulargambone indicate that the ABS has imputed populations for 34 dwellings which were thought to be occupied on census night but which returned no census form. Using a standardised process, the ABS imputed a total of 57 persons (25 male and 32 female) to the 34 dwellings. These people form most 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 34 households could equally house the population imputed to it based on the composition of the donor record household, or a group household of 80-year-old pensioners. It is, however, based on the undercount, likely that a greater proportion of these dwellings house Aboriginal households.

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

KEY FINDINGS

- According to the ABS 2016 Census, the Aboriginal population of Gulargambone on census night was 182 persons or 46% of the

total population. Based on the ERPs, the Aboriginal population at the time was closer to 240 persons or 49% of the total population;

- Of all those counted in Gulargambone on the night of the census, 19 people (all non-Indigenous) were in a non-private dwelling including hospital and staff quarters;
- By 2016, the Aboriginal population in Gulargambone had returned to 2001 levels after a period of decline;
- The median age of the Aboriginal population of the Gulargambone ILOC, at 23 years, was lower than that of the non-Indigenous population and the Murdi Paaki Region on average, but higher than the median age of Aboriginal people in NSW;
- The Aboriginal population aged under 15 years is about the same as both the Murdi Paaki Region as a whole, and for NSW, but is more than three times the population fraction for the non-Indigenous population of Gulargambone;
- Non-Indigenous households twice as likely to comprise a person living alone as an Aboriginal household;
- When compared with a non-Indigenous family, Aboriginal families living in a household are almost two and half times as likely to be a single parent family;
- Aboriginal adults were 23% less likely to be in a couple relationship than non-Indigenous adults, perhaps reflecting the younger population age structure;
- There were no households in Gulargambone (Aboriginal or non-Indigenous) that contained multiple families;
- Aboriginal households had a lower proportion of resident non-dependent children than non-Indigenous households. The fraction in Aboriginal households is lower than that reported for the both the Murdi Paaki Region and NSW.

Figure 4.2: Population age distribution, Gulargambone (L)

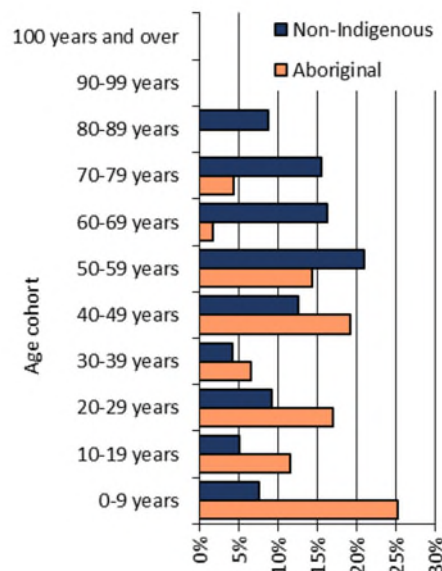
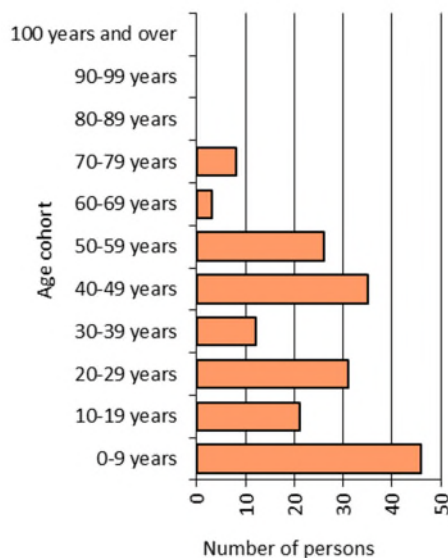


Figure 4.3: Aboriginal population age distribution, Gulargambone (L)



| Population fraction | Aboriginal | Non-Indigenous |
|---|------------|----------------|
| Table 4.4: Median age of persons (years) (Gulargambone (ILOC)) | | |
| Median age | 23 | 54 |
| Murdi Paaki Region | 26 | 46 |
| New South Wales | 22 | 38 |
| Table 4.5: Population aged under 15 years, Gulargambone (L) | | |
| | n=60 | n=22 |
| Of population fraction | 33% | 9% |
| Murdi Paaki Region | 32% | 16% |
| New South Wales | 34% | 18% |
| Table 4.6: Social marital status, Gulargambone (L) (Persons aged 15 years and over) | | |
| Registered marriage | 6% | 40% |
| De facto marriage | 19% | 8% |
| Not married | 75% | 52% |
| Table 4.7: Lone person households, Gulargambone (L) | | |
| | n=14 | n=32 |
| Lone person households | 21% | 42% |
| Murdi Paaki Region | 21% | 36% |
| New South Wales | 15% | 24% |
| Table 4.8: Family household family composition, Gulargambone (L) | | |
| One parent | 57% | 34% |
| Couple, no children | 14% | 62% |
| Couple, with children | 18% | 14% |
| Other family | 10% | 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, Gulargambone (L) (of all family households) | | |
| | n=0 | n=0 |
| | - | - |
| Murdi Paaki Region | 4% | 1% |
| New South Wales | 4% | 2% |
| Table 4.10: Families with resident non-dependent children (Gulargambone (ILOC)) | | |
| | n=8 | n=11 |
| | 15% | 27% |
| Murdi Paaki Region | 25% | 18% |
| New South Wales | 25% | 21% |
| A non-dependent child is a natural, adopted, step or foster child of a couple or lone parent usually resident in the household, who is aged 15 years and over and is not a full-time student aged 15-24 years, and who has no identified partner or child of his/her own usually resident in the household | | |

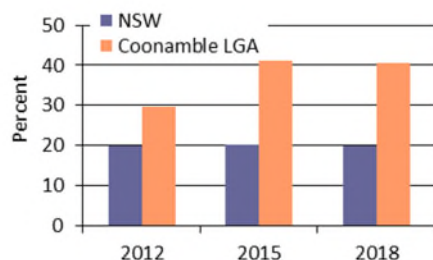
4.2 Educational status

| | |
|---|------|
| Table 4.11: Educational institution attended by the Aboriginal population, Gulargambone (L) | |
| | n=85 |
| Preschool | 9 |
| Infants/primary – Government | 23 |
| Infants/primary – other non-Government | 7 |
| Secondary – Government | 18 |
| Secondary – Other Non-Government | 0 |
| University or other Tertiary Institution | 5 |
| Other educational institution | 0 |
| Not stated | 23 |

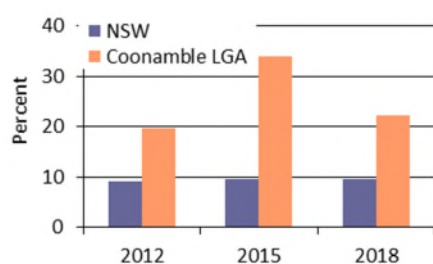
| Population fraction | Aboriginal | Non-Indigenous |
|--|------------|----------------|
| Table 4.12: Preschool attendance, Gulargambone (L) | | |
| Children 3 years old | 100% | - |
| Murdi Paaki Region | 41% | 50% |
| New South Wales | 52% | 49% |
| | n=3 | n=4 |
| Children 4 years old | 100% | 100% |
| 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=34 or 56% of 61)

KEY FINDINGS

- All Aboriginal three- and four-year-olds enumerated in the ABS 2016 Census appeared to attend preschool;

- On Australian Early Development Census (AEDC) indicators, children commencing their first year of full-time schooling in the Coonamble LGA have not reached the same stage of early childhood development as their counterparts in NSW. Finer data for Gulargambone children is not available because of small numbers;
- Student attendance level for Aboriginal children (the proportion of students attending 90% or more of the time) is 55% at the Gulargambone Central School;
- Educational attainment at the schools in the Gulargambone area is below the average of all Australian students;
- All non-Indigenous persons aged 17 or 18 years were engaged in training or learning. There were no Aboriginal people aged 17-18 enumerated in the census as being engaged in training or learning;
- Non-Indigenous adults were almost two times more likely than Aboriginal adults to hold a post-school qualification at any level. The Aboriginal population aged over 15 years in Gulargambone had a lower proportion with a post-school qualification compared to both the Murdi Paaki Region and NSW.

Table 4.13: AEDC vulnerability indicators

| | Vuln 1 | Vuln 2 |
|---------------|--------|--------|
| Coonamble LGA | 40.7% | 22.2% |

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

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

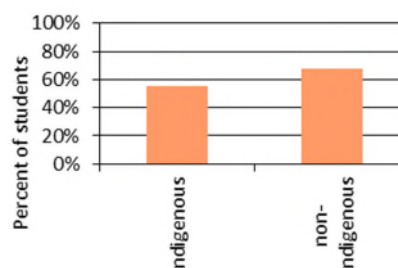


Table 4.14: Educational attainment, NAPLAN, School average when compared with all Australian students

| | Reading | Writing | Spelling | Grammar | Numeracy |
|---------------------------|---------|---------|------------|---------|----------|
| Year 3 | | | | | |
| Gulargambone CS | 5 | 5 | 5 | 5 | 5 |
| Year 5 | | | | | |
| Gulargambone CS | 5 | 5 | 5 | 5 | 5 |
| Year 7 | | | | | |
| Brewarrina Central School | 5 | 5 | 5 | 5 | 5 |
| Year 9 | | | | | |
| Brewarrina Central School | 5 | 5 | 5 | 5 | 5 |
| Legend | | | | | |
| Above average | 2 | | Close to | 3 | |
| Below average | 4 | | Well below | 5 | |

Source: acara MySchools website

Figure 4.6: Highest year of schooling, all Aboriginal adults, Gulargambone (L)

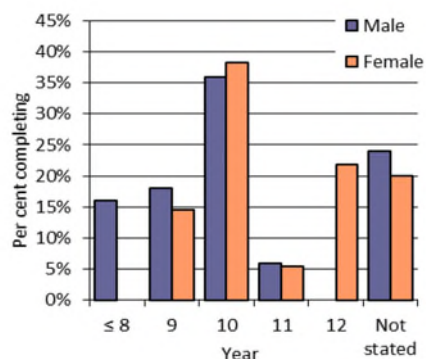
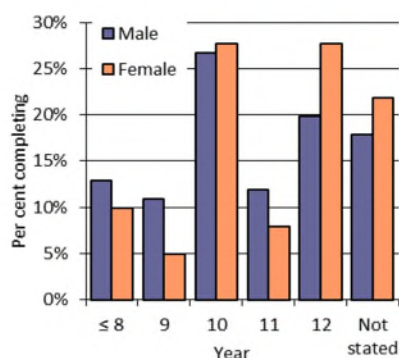


Figure 4.7: Highest year of schooling, all non-Indigenous adults, Gulargambone (L)



| Population fraction | Aboriginal | Non-Indigenous |
|---------------------|------------|----------------|
|---------------------|------------|----------------|

Table 4.15: Percentage of students completed Year 12, Gulargambone (L) (Persons aged 15 to 19 who have completed schooling and are no longer at school)

| | | |
|--------------------|-----|-----|
| | n=0 | n=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, Gulargambone (L)

| | | |
|--------------------|-----|------|
| | n=7 | n=23 |
| Cert I-IV | 6% | 12% |
| Murdi Paaki Region | 18% | 26% |
| New South Wales | 25% | 20% |

Table 4.17: Percentage of persons aged 15 years and over with an undergraduate diploma, Gulargambone (L)

| | | |
|------------------------------|-----|-----|
| | n=4 | n=3 |
| Diploma and Advanced Diploma | 3% | 2% |
| 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, Gulargambone (L)

| | | |
|--------------------|-----|-----|
| | n=0 | n=7 |
| Degree and higher | 0% | 4% |
| Murdi Paaki Region | 4% | 12% |
| New South Wales | 8% | 27% |

| Population fraction | Aboriginal | Non-Indigenous |
|--|------------|----------------|
| Table 4.19: Engagement of persons aged 17 and 18 years in employment, education and training, Gulargambone (L) | | |
| Fully engaged | - | 100% |
| Murdi Paaki Region | 49% | 74% |
| New South Wales | 62% | 84% |

| Population fraction | Aboriginal | Non-Indigenous |
|---|------------|----------------|
| Table 4.22: Employment to population ratio, Gulargambone (L) (Percent of population aged 15 and over) | | |
| | n=27 | n=46 |
| Employment to population ratio | 22% | 21% |
| Murdi Paaki Region | 34% | 57% |
| New South Wales | 47% | 60% |

4.3 Economic participation

| Population fraction | Aboriginal | Non-Indigenous |
|---|------------|----------------|
| Table 4.20: Labour force status, Gulargambone (L) (Percent of labour force) | | |
| | n=27 | n=46 |
| In full-time or part-time work | 60% | 90% |
| Unemployed, looking for work | 40% | 10% |
| Murdi Paaki Region | 76% | 94% |
| New South Wales | 85% | 94% |
| 29% of those employed worked part-time | | |
| Table 4.21: Participation in the labour market, Gulargambone (L) (Percent of population aged 15 and over) | | |
| | n=103 | n=153 |
| In labour force | 44% | 33% |
| Not in labour force | 56% | 67% |
| Murdi Paaki Region | 44% | 61% |
| New South Wales | 56% | 64% |

KEY FINDINGS

- With an unemployment rate four times that of the non-Indigenous population, and a lower labour force participation rate, the employment to population ratio for Aboriginal people in Gulargambone implies that one in five adults are in any form of employment. This ratio is about the same for the non-Indigenous population;
- Investigation of the age structure of the Gulargambone Aboriginal population through calculation of the dependency ratio (64.0 for Gulargambone – slightly more than for the Murdi Paaki Region, at 61.6) indicates that Aboriginal people of working age resident in Gulargambone have a reasonable workforce participation rate;
- The education and agricultural sectors employ the largest proportion of the workforce;
- Aboriginal workers are more likely than their non-Indigenous counterparts to be employed in education and training and public administration but less likely to be employed as a manager or 'professional';
- Most workers worked fulltime. A small number, all aged 45 or over, worked parttime. The census did not record any persons aged 60 years and over in employment, either fulltime or parttime;
- Data for Coonamble LGA as a whole indicate an increase over time in the number of businesses operating.

Table 4.23: Industry of employment – Gulargambone (L)

| Industry | Aboriginal | | Non-Indigenous | |
|-----------------------------------|-------------|---------------------|----------------|---------------------|
| | No employed | % of total employed | No employed | % of total employed |
| Education and Training | 9 | 36% | 10 | 18% |
| Public Administration and Safety | 6 | 24% | 4 | 7% |
| Construction | 4 | 16% | 6 | 11% |
| Agriculture, Forestry and Fishing | 3 | 12% | 16 | 29% |
| Health Care and Social Assistance | 3 | 12% | 8 | 15% |
| Retail Trade | 0 | 0% | 4 | 7% |
| Accommodation and Food Services | 0 | 0% | 4 | 7% |
| Transport, Postal and Warehousing | 0 | 0% | 3 | 5% |

Table 4.24: Occupation of all persons employed, Gulargambone (L)

| Population fraction | Aboriginal | Non-Indigenous |
|---------------------------|------------|----------------|
| Managers | 16% | 27% |
| Professionals | 0% | 10% |
| Technician/trades | 16% | 10% |
| Community service workers | 28% | 8% |
| Clerical/admin workers | 0% | 10% |
| Sales workers | 12% | 0% |
| Machinery operators | 16% | 17% |
| Labourers | 12% | 17% |

Figure 4.8: Hours worked by age group, Gulargambone (L)

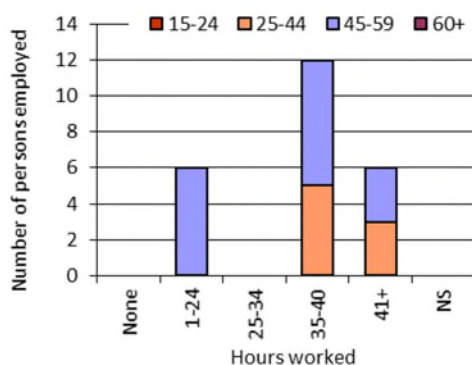


Table 4.25: Number of Aboriginal workers employed in the public and private sectors, Gulargambone (L)

| | |
|-----------------------|----|
| Australian Government | 0 |
| NSW Government | 6 |
| Local Government | 6 |
| Private sector | 18 |
| Not stated | 0 |

Table 4.26: Total number of businesses, Coonamble LGA, at 30th June 2019

| No of employees | No of businesses |
|-----------------|------------------|
| Nil | 363 |
| 1-4 | 153 |
| 5-19 | 58 |
| 20 or more | 4 |

Table 4.27: Business entries and exits, Coonamble LGA, at 30th June 2019

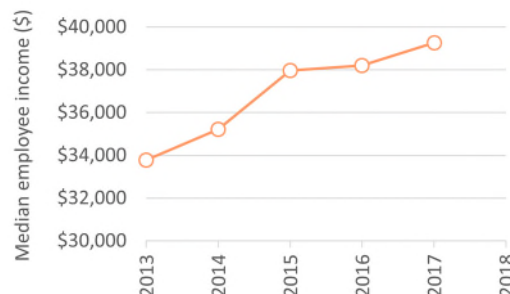
| Year | Change in number |
|------|------------------|
| 2015 | - |
| 2016 | 2 |
| 2017 | -6 |
| 2018 | 15 |
| 2019 | 9 |

4.4 Income

| Population fraction | Aboriginal | Non-Indigenous |
|---|------------|----------------|
| Table 4.28: Median total household income (Gulargambone (ILOC)) | | |
| \$/week | 672 | 833 |
| N-W NSW IREG | 907 | 1,013 |
| New South Wales | 1,214 | 1,498 |

| | |
|---|--------|
| Table 4.29: Estimates of personal income, total population, Coonamble LGA, 2017 | |
| Median employee income (\$) | 39,261 |
| Income share of top 10% of earners (excl. government payments) | 40% |
| FW and Orana SA4 | 44,418 |
| New South Wales | 49,256 |
| Table 4.30: Sources of income support Coonamble LGA, 2019 | |
| Percentage of total population aged 15 and over receiving: | |
| Age pension (n=423) | 14% |
| Carer payment (n=107) | 3% |
| Disability support pension (n=232) | 7% |
| Newstart allowance (n=262) | 8% |
| Parenting payment, single (n=133) | 4% |
| Family tax benefit A (n=366) | 12% |
| Family tax benefit B (n=313) | 10% |
| Commonwealth rent assistance (n=292) | 9% |

Figure 4.9: Average annual growth in median employee income, 2014-2017, Coonamble LGA



KEY FINDINGS

- The median weekly income for Aboriginal households is lower than other households; the Aboriginal median weekly individual income is 5% lower than for non-Indigenous persons;
- Nine percent of the total population aged 15 years and over were receiving Commonwealth rent assistance (CRA);
- In 2019, the top 10% of earners received 40% of total income excluding Government pensions and allowances.

5 COMMUNITY HOUSING PROFILE

5.1 Housing in Gulargambone

Data for this Chapter has been drawn from the ABS 2016 Census for the Gulargambone Locality (L) statistical area. Where data is not available, Indigenous Location (ILOC) and Local Government Area (A) geographies have been used as indicated in the table heading.

Table 5.1: Dwelling types, Gulargambone (L)

| | | |
|-----------------------|------------|-----|
| Total number | 233 | |
| Separate houses | 175 | 75% |
| Terraces, town houses | 11 | 5% |
| Apartments | 7 | 3% |
| Other dwelling types | 40 | 17% |

Table 5.2: Private dwellings unoccupied on Census night, Gulargambone (L)

| | | |
|--------------------|-----------|------------|
| | n=233 | |
| | 44 | 19% |
| Change since 2011 | n=54 | -10 |
| Murdi Paaki Region | | 19% |
| New South Wales | | 9% |

29 people were counted elsewhere on Census night

Table 5.3: Households counted in a dwelling on Census night, Gulargambone (L)

| | |
|---------------------|-----|
| Resident households | 147 |
| Visitor households | 33 |
| Non-classifiable | 11 |

Table 5.4: Number of bedrooms per dwelling, Gulargambone (L)

| | | |
|---------------------|----|-----|
| 0 or 1 bedrooms | 19 | 12% |
| 2 bedrooms | 34 | 21% |
| 3 bedrooms | 70 | 43% |
| 4 bedrooms | 34 | 21% |
| 5 bedrooms and more | 4 | 2% |

Figure 5.1: Dwelling size by number of bedrooms, Gulargambone (L)

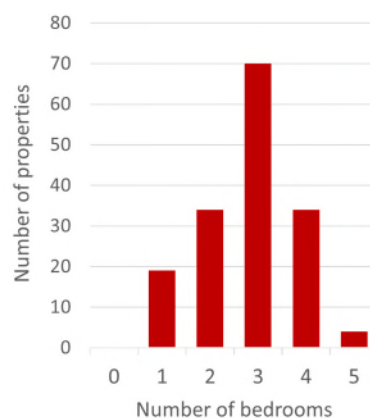


Table 5.5: Average household size (Gulargambone (ILOC))

| Population fraction | Aboriginal | Non-Indigenous |
|---------------------|------------|----------------|
| Persons | 2.6 | 1.8 |
| N-W NSW IREG | 3.0 | 2.1 |
| New South Wales | 3.1 | 2.6 |

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

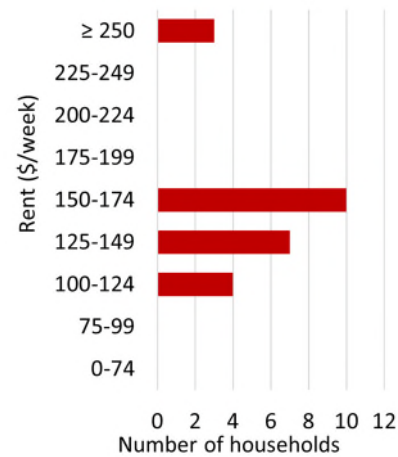
| | | |
|-----------------|------------|------------|
| Persons | 0.9 | 0.6 |
| N-W NSW IREG | 0.9 | 0.7 |
| New South Wales | 1.0 | 0.9 |

Table 5.7: Households enumerated, Gulargambone (L)

| | | |
|---------------------------|----|----|
| One family household | 46 | 44 |
| Multiple family household | 0 | 0 |
| Non-family household | 16 | 35 |
| Non-classifiable | 0 | 0 |
| Not applicable | 0 | 0 |

| Population fraction | Aboriginal | Non-Indigenous |
|---|------------|----------------|
| Table 5.8: Occupancy, Gulargambone (L) | | |
| One person | 14 | 32 |
| Two people | 19 | 38 |
| Three people | 7 | 4 |
| Four people | 10 | 3 |
| Five people and greater | 21 | 0 |
| Table 5.9: Proportion of all households renting, Gulargambone (L) | | |
| Proportion of all households | 78% | 18% |
| Real estate agent | 11% | 15% |
| NSW housing authority | 47% | 0% |
| Community housing provider | 13% | 0% |
| Other private | 22% | 46% |
| Other | 7% | 38% |
| Murdi Paaki Region | 62% | 24% |
| New South Wales | 56% | 32% |
| Table 5.10: Median rent (Gulargambone (ILOC)) | | |
| \$/week | 150 | 80 |
| 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) (Coonamble (A)) | | |
| Renting | 7.3% | |

Figure 5.2: Weekly rent payable by Aboriginal households, social housing rentals, Gulargambone (L)



| Population fraction | Aboriginal | Non-Indigenous |
|---|------------|----------------|
| Table 5.12: Home ownership (including owned with a mortgage), Gulargambone (L) | | |
| | n=13 | n=70 |
| Proportion of all households | 22% | 49% |
| Murdi Paaki Region | 38% | 76% |
| New South Wales | 44% | 68% |
| Table 5.13: Change in Aboriginal home ownership, Gulargambone (L) | | |
| | 2016 | 2011 |
| Proportion of all Aboriginal households | 22% | 18% |
| Table 5.14: Persons accommodated in non-private dwellings, Gulargambone (L) | | |
| Public hospital | 16 | |
| Staff quarters | 3 | |
| Table 5.15: Number of persons homeless in Bourke, Cobar, Coonamble SA3 (After Chamberlain and MacKenzie) | | |
| Marginally housed | 14 | |
| Tertiary homeless | 7 | |
| Secondary homeless | 45 | |
| Primary homeless | 294 | |
| Living in crowded condition | 167 | |

| Population fraction | Aboriginal | Non-Indigenous |
|---|------------|----------------|
| Table 5.16: One-year residential mobility, Gulargambone (L) | | |
| | n=61 | n=72 |
| Residents in the household aged one year and over with a different address one year ago | | |
| All residents | 10% | 4% |
| Some of the residents | 8% | 0% |
| No resident | 82% | 96% |
| Residents in the household aged five years and over with a different address five years ago | | |
| All residents | 36% | 35% |
| Some of the residents | 0% | 0% |
| No resident | 64% | 65% |
| Table 5.17: Number of Aboriginal persons with a different address at stated location 1 year ago and five years ago, Gulargambone (L) | | |
| Place of residence | 1 year ago | 5 years ago |
| Within Coonamble LGA | 3 | 12 |
| Elsewhere in the MPR | 0 | 0 |
| Elsewhere in NSW | 15 | 3 |
| Other | 0 | 0 |
| Table 5.18: Access and mobility, Gulargambone (L) | | |
| No motor vehicles | 37% | 6% |
| One motor vehicle | 23% | 43% |
| Two motor vehicles | 13% | 22% |
| Three motor vehicles | 11% | 0% |
| Four or more motor vehicles | 0% | 0% |
| Not stated | 16% | 29% |

5.2 Real estate market

House sales in Gulargambone averaged about six a year over the period 2017 to 2020. For the four years to 2020, 24 purchases saw a median price of \$70,000. Prices ranged from a low of \$22,700 (2017) for an unkept 3-bedroom weatherboard dwelling to \$220,000 (2018) for a 4-bedroom stone

and weatherboard home on a large block of land. At the time of writing there were no houses for sale: one house was under offer.

Data is available for residential building activity in Coonamble LGA for FY2020-2021 suggests little or no new building work taking place in Gulargambone.

5.3 Aboriginal social housing

Several Aboriginal organisations and NSW Government agencies own land and residential properties in Gulargambone: Weilwan Local Aboriginal Land Council (LALC), Murdi Paaki Regional Housing Corporation (MPRHC) and the NSW Aboriginal Housing Office (AHO). Weilwan LALC has title to the discrete settlements of the North-West Reserve and South Reserve (Kirban Street) which is now effectively incorporated within the town. Full property schedules are included at Table 5.21 to Table 5.23 inclusive and vacant lots are noted at Table 5.24.

Responsibility for Aboriginal social housing management rests with Murdi Paaki Regional Housing Corporation (MPRHC), Mid Lachlan Aboriginal Housing Management Cooperative (Mlahmc) and the NSW Department of Communities and Justice (DCJ).

| Table 5.19: Asset portfolios | | |
|-------------------------------------|-----------------|--------------------------|
| Asset owner | Housing manager | Number of dwelling units |
| Weilwan LALC | Mlahmc | 28 |
| MPRHC | MPRHC | 1 |
| AHO | MPRHC | 13 |
| AHO | DCJ | 4 |
| Total | | 46 |

Table 5.20: Housing mix by number of bedrooms

| Asset owner | Bedrooms | | | | | |
|--------------|----------|---|----|----|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| Weilwan LALC | - | 9 | 13 | 6 | - | - |
| MPRHC | - | - | 1 | - | - | - |
| AHO | - | - | 9 | 8 | - | - |
| Total | - | 9 | 23 | 14 | - | - |

Table 5.21: Properties owned by Weilwan Local Aboriginal Land Council

| Lot | Section | DP | Registered proprietor | WLL | Property address | Property type | Bedroom type |
|--|---------|--------|-----------------------|-----|-----------------------------------|---------------|--------------|
| Housing manager: Mid Lachlan Aboriginal Housing Management Cooperative | | | | | | | |
| 13 | | 5721 | WLALC | | 3, 54 Coonamble Street | Unit | 2 |
| 13 | | 5721 | WLALC | | 2, 54 Coonamble Street | Unit | 2 |
| 12 | | 5721 | WLALC | | 1, 54 Coonamble Street | Unit | 2 |
| 11 | | 738168 | WLALC | | 2, 92-94 Coonamble Street | Unit | 2 |
| 11 | | 738168 | WLALC | | 3, 92-94 Coonamble Street | Unit | 2 |
| 11 | | 521078 | WLALC | | 3, cnr Munnell & Yalcogrin Street | Unit | 2 |
| 11 | | 521078 | WLALC | | 2, cnr Munnell & Yalcogrin Street | Unit | 2 |
| 11 | | 521078 | WLALC | | 1, cnr Munnell & Yalcogrin Street | Unit | 2 |
| 11 | | 738168 | WLALC | | 1, 92-94 Coonamble Street | Unit | 2 |
| 14 | | 5721 | WLALC | | 56 Coonamble Street | Cottage | 3 |
| 1 | | 90548 | WLALC | | 2 Warrie Street | Cottage | 3 |
| 32 | | 736077 | WLALC | | 44 Yoolundry Street | Cottage | 3 |
| 1 | 7 | 758480 | WLALC | | 67 Kirban Street | Cottage | 3 |
| 1 | 7 | 758480 | WLALC | | 63 Kirban Street | Townhouse | 3 |
| 1 | 7 | 758480 | WLALC | | 69 Kirban Street | Townhouse | 3 |
| 1 | 7 | 758480 | WLALC | | 77 Kirban Street | Cottage | 3 |
| 1 | 7 | 758480 | WLALC | | 65 Kirban Street | Townhouse | 3 |
| 1 | 7 | 758480 | WLALC | | 61 Kirban Street | Townhouse | 3 |
| 1 | 7 | 758480 | WLALC | | 80 Mendooran Street | Cottage | 3 |
| 1 | 7 | 758480 | WLALC | | 78 Mendooran Street | Cottage | 3 |
| 1 | 7 | 758480 | WLALC | | 74 Mendooran Street | Cottage | 3 |
| 1 | | 316299 | WLALC | | 47 Coonamble Street | Cottage | 3 |
| 82 | | 720289 | WLALC | | 82 Railway Street | Cottage | 4 |
| 1 | 7 | 758480 | WLALC | | 88 Mendooran Street | Townhouse | 4 |
| 1 | 7 | 758480 | WLALC | | 79 Kirban Street | Cottage | 4 |
| 1 | 7 | 758480 | WLALC | | 73 Kirban Street | Cottage | 4 |
| 1 | 7 | 758480 | WLALC | | 71 Kirban Street | Townhouse | 4 |
| 1 | 7 | 758480 | WLALC | | 70 Mendooran Street | Cottage | 4 |

Table 5.22: Properties owned by Murdi Paaki Regional Housing Corporation

| Lot | Section | DP | Registered proprietor | WLL | Property address | Property type | Bedroom type |
|---|---------|------|-----------------------|-----|------------------|---------------|--------------|
| Housing manager: Murdi Paaki Regional Housing Corporation | | | | | | | |
| 28 | | 4535 | MPRHC | | 11 Wilga Street | Cottage | 3 |

Table 5.23: Properties owned by the NSW Aboriginal Housing Office

| Lot | Section | DP | Registered proprietor | WLL | Property address | Property type | Bedroom type |
|--|---------|--------|-----------------------|-----|----------------------------|---------------|--------------|
| Housing manager: NSW Department of Communities and Justice | | | | | | | |
| 3 | | 36786 | AHO | | 23 Yalcogrin Street | Cottage | 3 |
| 1 | | 36786 | AHO | | 27 Yalcogrin Street | Cottage | 3 |
| 4 | | 36786 | AHO | | 21 Yalcogrin Street | Cottage | 4 |
| 6 | | 512560 | AHO | | 2 Evelyn Simpson Avenue | Cottage | 4 |
| Housing manager: Murdi Paaki Regional Housing Corporation | | | | | | | |
| 5 | 4 | 758480 | AHO | | Lot 5, 62 Yoolundry Street | Cottage | 3 |
| 4 | 4 | 758480 | AHO | | Lot 4, 62 Yoolundry Street | Cottage | 3 |
| 1 | 3 | 758480 | AHO | | 50-52 Yoolundry Street | Cottage | 3 |
| 12 | | 738168 | AHO | | 96 Coonamble Street | Cottage | 3 |
| 4 | | 510629 | AHO | | 77- 85 Munnell Street | Cottage | 3 |
| 31 | | 736077 | AHO | | 42 Yoolundry Street | Cottage | 3 |
| 13 | | 738168 | AHO | | 13 Evelyn Simpson Avenue | Cottage | 3 |
| 5 | | 510629 | AHO | | 69-75 Munnell Street | Cottage | 4 |
| 22 | | 735185 | AHO | | 48 Yoolundry Street | Cottage | 4 |
| 21 | | 735185 | AHO | | 46 Yoolundry Street | Cottage | 4 |
| 1 | | 318285 | AHO | | 43 Coonamble Street | Cottage | 4 |
| 12 | 9 | 758480 | AHO | | 39-41 Kirban Street | Cottage | 4 |
| 11 | 9 | 758480 | AHO | | 35-37 Kirban Street | Cottage | 4 |

Table 5.24: Vacant lots

| Lot | Section | DP | Registered proprietor | WLL | Property address | Property type |
|-----|---------|--------|-----------------------|-----|----------------------|---------------|
| 3 | | 510629 | AHO | | 112 Coonamble Street | Vacant |
| 3 | | 510629 | AHO | | 110 Coonamble Street | Vacant |
| 3 | | 510629 | AHO | | 108 Coonamble Street | Vacant |
| 3 | | 510629 | AHO | | 106 Coonamble Street | Vacant |
| 5 | 4 | 758480 | AHO | | 62 Yoolundry Street | Vacant |
| 3 | 4 | 758480 | AHO | | 60 Yoolundry Street | Vacant |
| 3 | 4 | 758480 | AHO | | 58 Yoolundry Street | Vacant |
| 3 | 4 | 758480 | AHO | | 56 Yoolundry Street | Vacant |
| 3 | 11 | 858480 | WLALC | | 10 Kirban Street | Vacant |
| 1 | 7 | 758480 | WLALC | | 75 Kirban Street | Vacant |

Figure 5.3: Gulargambone village



Courtesy of Lands SIX, NSW Department of Customer Service, Spatial Services

5.4 Forms of housing construction

Residential buildings shown in Figure 5.4 are illustrative of the forms of framed housing construction which form the greater part of the Aboriginal social housing portfolio in Gulargambone. Typically, houses are either of timber frame on suspended floor construction with fibre-cement sheet or Hardiplank style cladding and metal roof, or masonry veneer on concrete slab with metal roof.

Figure 5.4: 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: tenants living in social housing, homeowners, private renters, people staying in refuges and/or couch surfing all contributed to the findings. The contribution from 58 households in Gulargambone is presented below.

Figure 5.5: Housing mix (All households participating in the survey)

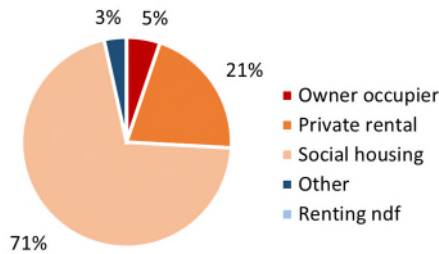


Figure 5.6: Managing organisation (Social housing tenants)

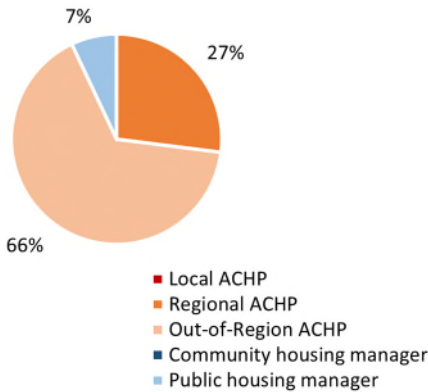


Figure 5.7: Level of satisfaction with housing manager

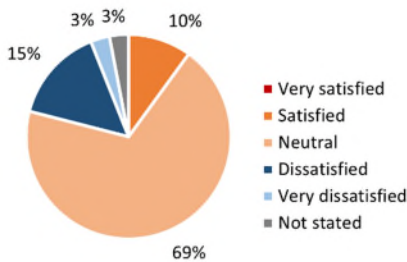


Figure 5.8: Preferred manager of Aboriginal social housing (Social housing tenants)

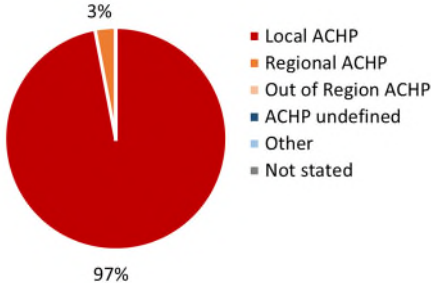


Figure 5.9: Social housing tenants with a tenancy agreement

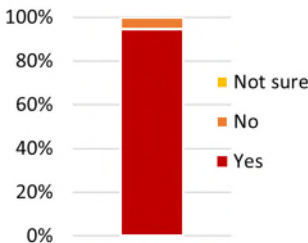


Figure 5.10: Social housing tenants claiming Commonwealth Rent Assistance

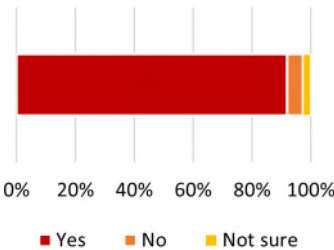


Figure 5.11: Rent levels 2016-2017

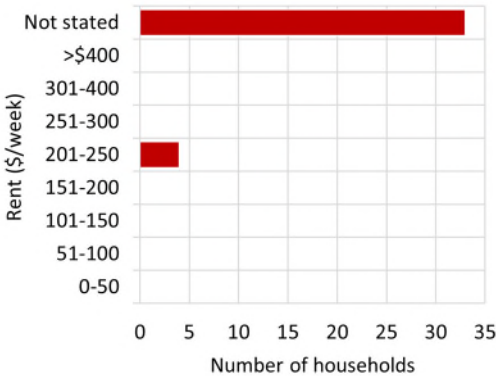


Figure 5.12: Respondents view of a fair rent

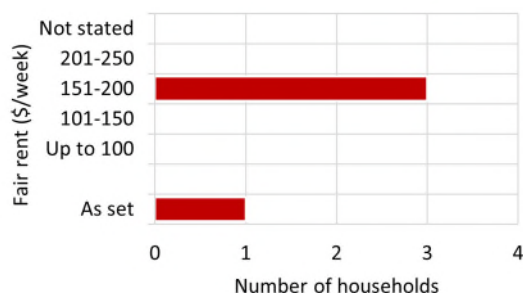


Figure 5.13: Household size range (All households)

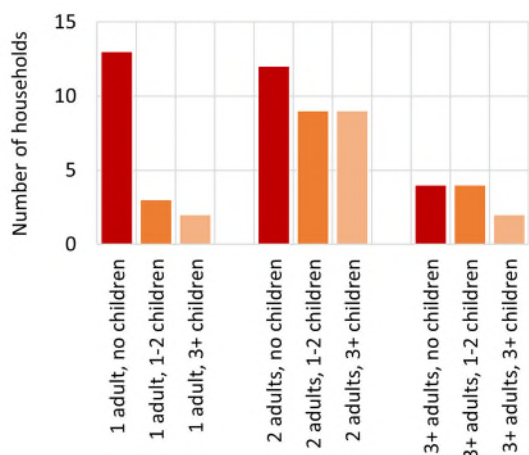


Figure 5.14: Address of household 5 years ago

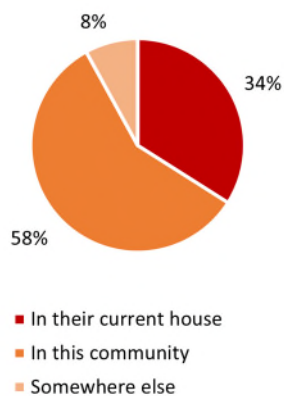


Figure 5.15: Households feeling crowded

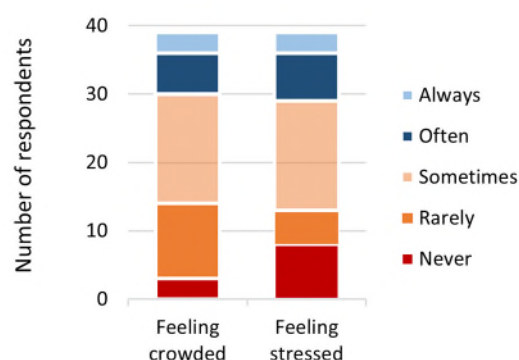


Figure 5.16: Households providing shelter to one or more homeless persons

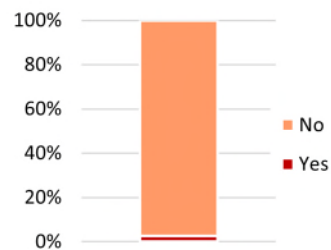


Figure 5.17: Tenants feeling unsafe at home

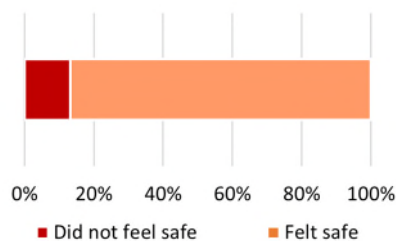
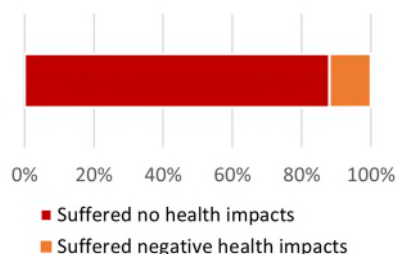


Figure 5.18: Tenants experiencing negative health impacts



KEY FINDINGS

- Just over 70% of respondents to the survey rented Aboriginal social housing, another

20% rented privately and 3 were homeowners. No respondents reported being homeless and two lived in employer provided accommodation. In contrast to other Murdi Paaki communities, the Gulargambone Aboriginal community has a relatively more active engagement with the local real estate market;

- Of Aboriginal social housing tenants, 66% rented through Mlahmc. Of the remainder, 27% stated their housing manager as Murdi Paaki Regional Housing Corporation and 7% through DCJ;
- The level of satisfaction with housing managers was muted. Only 10% expressed a degree of satisfaction and seven of ten were neutral. Almost all respondents to the survey offered an opinion. In consequence, any reasons for satisfaction or dissatisfaction with housing management services were not revealed;
- Almost all Aboriginal social housing respondents (97%) stated a preference for a local ACHP as housing manager;
- Of the 38 households that responded to the question, 32 respondents (84%) said that Aboriginal social housing was the only housing available and the most affordable. Few (5%) said they were renting Aboriginal social housing because they could not afford to buy their own house, the same percentage of respondents who expressly said they did not wish to purchase;
- When asked about their reasons for living in Gulargambone, most Aboriginal social housing respondents stated that they were either born in the village and/or family had lived in the community for a long time. A sense of belonging and being close to family and relations were also important factors. Being able to find work barely rated a mention;
- Most social housing renters had entered into a formal tenancy agreement but no respondent reported being aware of the limit on occupancy imposed by the agreement;
- Very few respondents were prepared to disclose the amount of rent being paid but almost all respondents (n=34) reported they

were claiming Commonwealth rent assistance;

- Half of households (50%) stated they were adult households without children;
- One of three households (36%) reported their house never or rarely felt crowded. Of those that indicated feeling crowded at times, ten said that crowding was often or always a stressful experience;
- One household living in Aboriginal social housing was providing shelter at the time of the survey to one or more persons who would otherwise be homeless;
- Evidence exists of short-term mobility within the community. Seven out of 37 Aboriginal social housing respondents were living at a different address 1 year prior to the household survey and 62% had a different address 5 years prior. Median duration of a tenancy was 3 years. No respondent said they had moved more than once in the year before the survey but relocation, where it did occur, tended to be within the community;
- Three quarters of Aboriginal social housing tenants (77%) had no intention of moving if their circumstances changed. The balance of respondents thought they might consider relocating if their needs changed;
- Many social housing tenants (82%) reported trouble meeting their electricity bills;
- Of those tenants who responded to the question (n=37), all expressed a preference for social housing tenancies to be passed down within the family;
- Suggested service improvements concentrated on the need for a greater level of engagement and communication between the housing manager and tenants. Several commented on more affordable rents;
- As to additional services in the community, only a request for home care and centre-based care services was mentioned.

ADDITIONAL FINDINGS - OWNERS

- Three homeowners responded to the survey and all were purchasing or had purchased detached houses;

- Owners had purchased or were purchasing with the aid of a loan from a financial institution or from their own savings;
- No owner was dissatisfied with his/her decision to purchase;
- In all instances, owners had been born in the village or had family living in town for a long time;
- Tenure for two owners was relatively recent. All respondents were living in the same house one year prior to the household survey but only one five years prior;
- Median period of ownership was 3 years;
- Respondents saw in ownership a sense of achievement and valued the autonomy and freedom that went with it;
- Disadvantages of ownership, where they existed, were said to be the burden of Council rates and charges;
- Two of three owners reported trouble in paying power bills;
- Crowding did not appear to be problematic in that no owner respondents said that their house felt crowded often or always.

ADDITIONAL FINDINGS – PRIVATE TENANTS

- Twelve households living in private rental accommodation responded to the survey. Most households were single family households living in 2- and 3-bedroom dwellings;
- Four younger residents said they wanted to live independently from the rest of the family but had not sought housing in Gulargambone or another community. No older persons were seeking to live independently;
- All except one private rental household reported having a tenancy agreement and all tenants reported receiving Commonwealth Rent Assistance;
- Rent levels were generally not disclosed;
- Longer term mobility was relatively high with only one respondent stating that they lived at the same address five years prior to the household survey and only half of respondents were at the same address one year prior to the survey. Median duration of tenancy could not be determined but is

likely to be measured in months rather than years;

- When asked about their reasons for living in Gulargambone, all respondents stated that they were either born in the community or their families had been resident for a long time. Employment was not a factor;
- As would be expected from the degree of mobility discussed above, some private renters had applied for a private rental in the three years prior to the survey and the experience was mixed: positive or negative because of the process being difficult and stressful. In the same period, no respondent had experienced homelessness;
- Crowding was said to be present often in three household renting privately, but did not translate to higher levels of stress;
- All private renters felt safe in their rented accommodation except one respondent who was living in an unsafe locality;
- No private renters reported suffering negative health impacts from their rented premises;
- Respondents did not take advantage of the opportunity to comment on the standard of service received from their housing manager or advocate a need for additional human services.

ADDITIONAL FINDINGS – SOCIAL HOUSING TENANTS

- At the time of the household survey, twenty-one young people were seeking their own accommodation, five had applied and been accepted onto a waiting list for a unit or house in Gulargambone. No had applied for housing in another community. The survey did not capture sufficient information to determine a probable waiting time;
- Fifteen older persons were seeking their own accommodation, none had applied and been accepted onto a waiting list for a unit or house;
- Only one respondent had tried to rent privately in the three years prior to the household survey;
- All households reported being single family household;

- All requests for property modification for person(s) requiring mobility aids had been actioned;
- All respondents were content that their housing allowed them to meet cultural needs;
- One in ten respondents stated their accommodation impacted negatively upon their health, quoting stress from living in a crowded environment, lead and accumulation of rubbish in the yard as the primary reasons;
- One in eight respondents said they did not feel safe in their accommodation for reasons of being in an unsafe neighbourhood, unable to secure the house, and/or being subject to threatening behaviour by neighbours.

5.6 Unmet housing need

From the MPRH&BC household survey, unadjusted responses from households living in private rentals and social housing 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 |
|-------------------------------------|--------|
| Private renters: | (n=12) |
| Young people requesting own housing | 4 |
| Older people requesting own housing | - |
| Multi-family households | - |
| Homeless persons/families | - |
| Aboriginal social housing renters: | (n=41) |
| Young people requesting own housing | 21 |
| Older people requesting own housing | 15 |
| Multi-family households | - |
| Homeless persons/families | 1 |

To arrive at a 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 preliminary criteria, are shown at Table 5.26.

The methodology assumed that:

- Young single persons are allocated a 2-bed unit, one-bedroom units not being preferred because of their inability to accommodate household sizes up to couple families with two small children: reduced utility;
- As a minimum, younger couples are allocated a 2-bedroom dwelling in the expectation that family size will increase;
- Older couples are allocated a 2-bedroom unit on the presumption that they will move out of the family home. In some instances, older persons or couples have been allocated a new 2-bedroom dwelling where it frees a larger house for younger members of an extended family;
- Unrelated persons living in the same house have not been relocated unless indicated;
- Family households are allocated housing of a size commensurate with family composition in accordance with the Canadian National Occupancy Standard, the methodology for which is included later in this Chapter. Large families in small private rentals have been included for reasons of health and equity;
- 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;
- Where feasible and household composition permits, existing dwellings are extended by adding one or more bedrooms
- Persons seeking a replacement home because of the condition of the existing will remain in place on the assumption that the existing dwelling will be fully renovated.

Table 5.26 indicates unmet housing need for individuals and families living in Gulargambone assessed as eligible for housing at the time of the MPRH&BC household survey. The assessment is empirical in nature and requires to be refined with each household at the time of housing becoming available. Total need is derived by factoring the results of the ratio of the entire population cohort to those that participated in the household survey.

Table 5.26: Assessed 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 | 13 / 3 | - | - | - | - | - | - | - | - |
| Private rental | 15 / 12 | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| Homeless | 71 / 58 | - | - | - | - | - | - | - | - |
| Social housing rental | 46 / 41 | 12 | - | - | - | 13 | 1 | - | - |
| Employer | - / 2 | - | - | - | - | - | - | - | - |
| Not defined | - / - | - | - | - | - | - | - | - | - |
| Total | | | | | | 14 | 1 | 1 | - |

The numerator is determined from ABS data for the various types of tenure, and from AHO property data. The denominator is from the MPRH&BC household survey.

In contrast to Table 5.26, the AHO advised in mid-2019 the numbers waiting for AHO housing in Gulargambone to be as Table 5.27.

Table 5.27: Social housing waitlist numbers by bedroom category, AHO and DCJ housing, mid-2019

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

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 which, without the benefit of the detail given by Table 5.27, suggests demand is low.

Comments to the Murdi Paaki Tenancy Support and Education Team (TSEP) team by tenants indicate that the NSW Housing Pathways application process is exceedingly difficult to work through, creating a deterrent to application. TSEP staff have been assisting tenants with this, but too often applicants do not have supporting documentation, including a recognised confirmation of Aboriginality. A widely held view

within the community is that there are no rental properties available locally so why bother to apply.

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

| | Applicants | |
|---|------------|----------|
| | General | Priority |
| Gulargambone | <5 | <5 |
| Waiting time for a 3-bedroom house is up to 2 years and 10 years and longer for a 4-bedroom house | | |

The demand stated in Table 5.27 and Table 5.28 will likely underestimate need simply because the application process is a deterrent.

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 most households would have one bedroom spare, if not two. It is unlikely that many rental properties would become available if attempts were made to rationalise utilisation by relocation of willing individuals and families unless alternative housing is provided as an encouragement. As noted from the household survey, half of respondent households were adult only households.

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

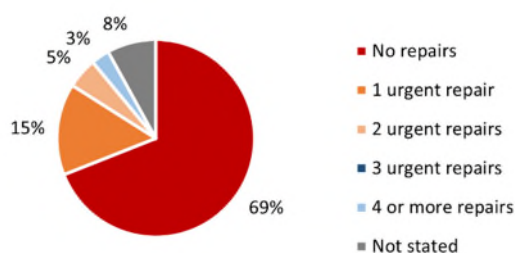
| House size (Number of bedrooms) | Number of households using Bedroom(s) | | | | |
|---------------------------------------|--|----|---|---|---|
| | 1 | 2 | 3 | 4 | 5 |
| 2 | 6 | | | | |
| 3 | 5 | 10 | | | |
| 4 | 1 | - | 3 | | |
| 5 | - | - | - | - | |
| 6 | - | - | - | - | - |
| All | 12 | 10 | 3 | - | - |

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 5.19.

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.

Figure 5.19: Respondents reporting need for urgent repairs



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

Classification of structural and major services 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 | 10% |
| No more than 2 structural problems, and 6 or more working facilities | 85% |
| 3 or more structural problems, and 6 or more working facilities | 5% |
| None, 1 or 2 structural problems, and 5 or fewer working facilities | 0% |
| 3 or more structural problems, and 5 or fewer working facilities | 0% |

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 | 5% |
| Uneven floors | 0% |
| Cracks in wall and/or ceiling | 8% |
| Termite damage | 0% |
| Roof leaking inside | 5% |
| Major electrical faults | 0% |
| Major plumbing faults | 8% |
| Major air conditioning problems | 3% |
| Septic/sewerage problems outside | 8% |
| Non-functional facilities | |
| Kitchen stove/oven | 0% |
| Electric hot water heater | 0% |
| Kitchen sink | 0% |
| Shower | 0% |
| Toilet | 0% |
| Laundry tub | 0% |
| Air conditioning | 0% |

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 98% |
| HLP 2 | Washing clothes and bedding 98% |
| HLP 3 | Wastewater disposal 93% |
| HLP 4 | Improving nutrition 100% |
| HLP 6 | Pest control 90% |
| HLP 7 | Reducing impact of dust 98% |
| HLP 8 | Temperature control (heating) 93% |
| HLP 8 | Temperature control (cooling) 100% |
| HLP 9 | Free of electrical hazards 100% |

In keeping with the broad findings above, properties appeared to be in good condition and, of particular defects reported, only plumbing problems and missing flyscreens are notable.

In respect of HLP 2 and HLP 4, provision of whitegoods is a tenant responsibility. All household survey respondents stated access to a working washing machine and fridge.

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.

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, 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.

Table 5.34: Median values for property repair and maintenance

| Band | Median value (\$) |
|-------|-------------------|
| One | 7,650 |
| Two | 23,270 |
| Three | 35,980 |
| Four | 53,790 |
| Five | 80,570 |

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.

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 Gulargambone, the factor is (46/40) or 1.15. The total number is an aggregate of Weilwan LALC, MPRHC and AHO properties. The denominator of 40 is the number of reliable returns on which a projection could be based.

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 | 4 | 5 | 38,300 |
| Two | 34 | 36 | 837,700 |
| Three | 2 | 2 | 72,000 |
| Four | 0 | 0 | 0 |
| Five | 0 | 3 | 241,700 |
| Total | 40 | 46 | 1,189,600 |
| Average spend/property = \$25,870 | | | |

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. The assessment is modified as described by §5.9.

5.9 Replacement

No properties have been identified at this stage for replacement although the community has flagged that some Land Council flats are now unfit for habitation. Pending a full inspection to determine whether the 2-bedroom units can be economically restored, it is assumed that renovation is possible but that three units will require works falling within the scope of the Band 5 category as described in §5.8.

5.10 Extension and modification

The presence and scale of crowding, as reflected by the MPRH&BC household survey, was determined against the Canadian National

Occupancy Standard (CNOS) threshold criteria shown below.

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 | 6 |
| 2 | 1 |
| 3 | 1 |
| Not sufficiently defined | - |

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 drops 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 | 2 | 2 |
| 2 | 1 | 1 |
| 3 | - | - |
| Total number of extra bedrooms | | 4 |

The MPRH&BC household survey did not identify need for home modifications other than those already carried out so no further provision is made for this service.



6 THE ROLE OF LOCAL GOVERNMENT

6.1 Council strategic interests

Coonamble Shire Council's *Coonamble Shire 2032 Community Strategic Plan* (CSP) outlines key challenges confronting the community and the community's aspirations to maintain and strengthen an economic and socially sustainable, cohesive community.

The CSP focuses effort on:

- Creating a living environment which sustains the wellbeing, expectations and lifestyles of individuals and families and their children, irrespective of their circumstances;
- Maintaining a safe and secure environment;
- Achieving long-term economic prosperity through diversification, optimised use of natural advantages, and education;
- Protection and improvement of natural places, waterways and wetlands;
- Access to a greater range of quality services and facilities, and the infrastructure required to support social and commercial activities; and
- Strong and confident leadership at community level.

These action areas address the modest aspirations of the Aboriginal community as expressed in the Gulargambone Community Action Plan (CAP) which highlights, as priorities, the nurturing of children and young people in a caring environment, improved access to health services, and taking a leadership role in contributing to the wellbeing and growth of the Aboriginal community. The CSP is aligned in this regard, envisaging a greater role for the Aboriginal community in civic representation and leadership.

Council's Local Strategic Planning Statement (LSPS), which defines land-related medium-term economic, social and environmental development proposals, including guiding any amendment and/or enhancement of Council's Local Environmental Plan 2011 (LEP), accommodates the

expressed wish of the Aboriginal community to be involved in defining the Shire's cultural character with an invitation to contribute to strategic and place-based planning. By definition, this could include investigating and actioning land use opportunities stemming from Land Council land holdings and the desire of the Gulargambone CWP to be involved in rural industry. It is to be expected there are other areas of common interest which, given weight by the Directions in the NSW Government *Far West Regional Plan 2036*, to which the LSPS responses, and Council's *Economic Development Strategy – 2021*, the Gulargambone CWP could pursue with Council.

6.2 Planning controls

Coonamble Shire Council LEP 2011 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 as RU5 Village, surrounded by RU1 Primary Production, and Figure 6.2 which indicates minimum lot sizes of 750 m² and 2,000 m² for the general residential zone in the urban area of Gulargambone.

6.3 Municipal rates and charges

Council is permitted by legislation to levy a different municipal rate for Coonamble and for the 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 \$) |
|--------------|-----------|------------------------------|
| Coonamble | 485.00 | 0.015713 |
| Quambone | 470.00 | 0.012800 |
| Gulargambone | 480.00 | 0.012800 |

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

| | |
|---------------------------------------|-----------|
| Water | |
| Filtered water access, 20 mm | \$470.00 |
| Water cost (kL) to 450 kL | \$1.10/kL |
| Water cost (kL) over 450 kL | \$1.70/kL |
| Raw water access, 20 mm | - |
| Sewerage | |
| Sewerage access | \$810.00 |
| Stormwater drainage | |
| Drainage levy | - |
| Waste management | |
| Domestic waste management, collection | \$365.00 |

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

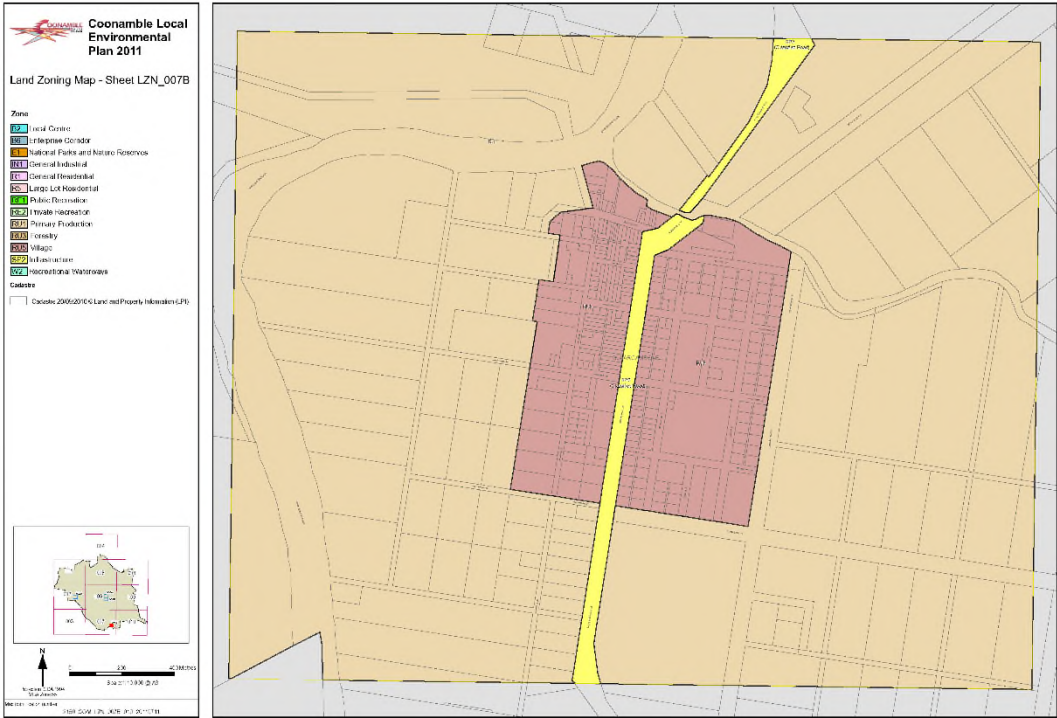
Table 6.3: Typical land values

| Property | Area (m ²) | Unimproved value (\$) |
|---------------------|------------------------|-----------------------|
| 48 Yoolundry Street | 1,011 | 3,150 |
| 23 Yalcogrin Street | 676.6 | 3,780 |
| 2 Warrie Street | 2,023 | 2,440 |
| 82 Railway Street | 5.096 ha | 7,140 |

Typically, in 2021/22, residential lots in Gulargambone will incur an annual rate charge of between say \$510 and \$530 and service charges totalling in the order of \$2,080, for a total annual bill of approximately \$2,600.

Water use, normally charged to the tenant, if assumed to be 800L/person/day applied to the average household size stated at Table 5.7, could typically amount to about \$1,000. The NSW Industry Local Water Utility performance monitoring data dashboard indicates a typical residential bill for water and sewerage in 2019-20 in Coonamble LGA to be in the order of \$1,127 per connected property, including access charges. This is below the weighted median of \$1,414 for all water utilities in NSW and places Coonamble Shire as a low-cost supplier in NSW.

Figure 6.1: Land zoning map



Source: Coonamble LEP 2011, 2150_COM_LZN_006B_020_20141117

Figure 6.2: Minimum lot size



Source: Coonamble LEP 2011, 2150_COM_LSZ_006B_020_20141117

7 ENVIRONMENTAL HEALTH INFRASTRUCTURE

7.1 Infrastructure accessibility

Residents of Gulargambone have access to a full range of municipal and other services as summarised in Table 7.1 but, as utilities including Council face the challenges common to smaller regional and remote communities, these may only be provided to a minimum functional standard. No elements of infrastructure are owned by local Aboriginal community organisations.

The NSW Department of Planning, Industry and Environment recently completed a *Roads To Home* project in south-eastern Gulargambone including kerb and gutter, stormwater upgrades and re-sealing of the south-east sections of Kirban, Breeelong, Mendooran and Muraiman streets. Figure 7.1 refers.

Figure 7.1: Roads To Home works



7.2 Infrastructure improvements

Inevitably, the community questions the processes by which works are prioritised and the slow pace of improvement. It is appreciated that Council operates within a tight financial climate partly reliant on government grant funding but community members are ratepayers and feel obliged to speak out if municipal and other services are thought to be wanting. This HEHP flags issues of concern to the Aboriginal community of Gulargambone in the hope that Council can acknowledge and address the infrastructure deficiencies identified by the CWP at Table 7.1 and Table 7.2 with permanent technical and operational improvements.

Table 7.1: Service accessibility

| Service | Responsibility | Availability | Service level | To community expectations | | |
|--|----------------------------|--------------|---------------|---------------------------|--|--|
| Reticulated potable water supply | Coonamble Shire Council | ✓ | - | | | |
| Reticulated sewerage | Coonamble Shire Council | ✓ | - | | | |
| Stormwater | Coonamble Shire Council | ✓ | | | | |
| Roads and drainage | Coonamble Shire Council | ✓ | | | | |
| Solid waste disposal – bulky items | Coonamble Shire Council | ✓ | - | | | |
| Solid waste disposal – kerb collection | Coonamble Shire Council | ✓ | - | | | |
| Animal control | Coonamble Shire Council | ✓ | - | | | |
| | | | | | | |
| Electrical power | Essential Energy | ✓ | - | | | |
| Streetlighting | Essential Energy | ✓ | - | | | |
| | | | | | | |
| Mobile telephone | Telstra | ✓ | 4G | | | |
| NBN | | ✓ | Satellite | | | |
| TV satellite | Viewer Access Satellite TV | ✓ | - | | | |
| | | | | | | |
| Fire fighting | NSW Rural Fire Service | ✓ | - | | | |

Table 7.2: Community expressed service improvements

| Service | Improvement |
|--|---|
| Reticulated potable water supply | Water quality from the town bore is poor and water is undrinkable |
| Solid waste disposal – domestic refuse | Negotiate with Council for a weekly kerbside domestic waste collection from residential properties at Gular Rail Review the waste disposal needs of the community and increase frequency of collection where need exceeds current service arrangements |
| Roads and drainage | Address deficiencies in stormwater drainage to eliminate standing water and the breeding of mosquito populations Enforce the 50 km/h speed limit through Gulargambone |
| Streetlighting | Carry out a village-wide audit of streetlighting and upgrade where below the requirements of the current Australian Standard |
| Environmental amenity | Develop and implement a streetscape plan for the main streets to raise the visual amenity of the village Increase amenity of public spaces and recreational areas to allow greater use in hotter months and during dry periods |
| Community services | Assist the community in brokering meaningful employment services and programmes which take advantage of infrastructure improvements |
| | |

8 COMMUNITY HEALTH PROFILE

8.1 Community health profile summary

Gulargambone is a small rural community on the Castlereagh River in the Coonamble Local Government Area. Coonamble Shire is considered remote on all remoteness scales. It is one of twenty-three local government areas in the Western NSW Local Health District.

Quantitative data for the Gulargambone community is not available due to its small size so a mixed-methods approach has been used to describe the health of the community. Aboriginal residents of Gulargambone are reasonably well compared to the NSW and Australian population but service gaps exist. The underlying risks of compromised health are present: risky birth outcomes, historically poorer access to educational opportunities, higher rates of admission to hospital, poorer health behaviours, low health literacy, and a greater likelihood of chronic conditions leading to death.

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

8.2 Health status - qualitative assessment

Qualitative evidence was gathered by interviewing local health care providers to assess the perceived health status of the Gulargambone community. Evidence indicates that the health of the Aboriginal population is considered to be well however the usual issues of prevalent chronic disease and access to mental health and drug and alcohol services are impacting the community. Interviewees made the following observations:

- Many Aboriginal people in the community have a chronic disease: diabetes and heart disease, and while some manage their disease well, others find accessing required services locally is difficult;
- Alcohol is the largest health burden in Gulargambone. Illicit drugs including opioids, methamphetamines and marijuana are prevalent but the burden from excessive alcohol use is greater. It is reported that the excessive use of alcohol is normalised;
- Access to mental health and alcohol and other drug services are limited. A mental health worker visits weekly for one day while the drug and alcohol worker is available only one day a month. Neither service addresses current demand;
- In the event of a mental health crisis, patients are taken by ambulance or police to Gilgandra for video assessment;
- Transport options for residents to attend appointments are few. The Council-operated community transport is unaffordable for most Aboriginal residents, leaving patients to rely on family and friends. Appointments in Dubbo and Orange can be reached via the daily TrainLink service at a cost. The Gulargambone Multi-Purpose Service helps where it can;
- Most children and young people are happy to stay at school. The school is well regarded and engagement is strong. Truancy is not an issue, but lateness is;
- Infestations of head lice occur in younger and school aged children. Outbreaks are managed well by the school and families who have good awareness of treatment methods;
- Water quality is poor and use for drinking avoided if at all possible. Where bottled water is unaffordable, residents boil and freeze water for drinking;
- The absence of formalised stormwater drainage allows water to stagnant in table drains causing odour problems. The NSW Government *Roads to Home* programme has partially addressed this with improvement works but only to part of the village;
- Crowding in Aboriginal households is noticeable. Sometimes this is by choice with multiple families and/or generations deciding to live together, but the underlying cause is a lack of alternative accommodation;

- Conversely, the extent of homelessness is disguised. Homeless people are not visible: as most are couch surfing;
- The view of interviewees was that there is insufficient social housing to meet demand, particularly for families requiring four or more bedrooms and for single person households;
- Home modifications are required as a priority to meet the needs of those Aboriginal residents with a disability;
- Housing condition is generally seen as adequate;
- Employment opportunities are few, and reduced since the closure of the timber mill. Some residents commute to Gilgandra and Coonamble for work while other leave the community permanently to live elsewhere. The lack of opportunity is felt mostly by young people;
- The village is maintained in a very tidy state and reflects community cohesion and pride.

8.3 Health status – quantitative assessment

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

8.3.1 Mother and baby health

- The proportion of babies born to teenage mothers in Western NSW LHD is 2.5 times higher than to teenage mothers in NSW²;
- Almost two-thirds of Aboriginal mothers in Western NSW LHD had their first antenatal visit before 14 weeks gestation (65.4%), lower than for all NSW Aboriginal mothers (75.3%) and all NSW mothers (79.6%)³;
- By comparison, 70.6% of all women in Coonamble 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 Coonamble Shire are more likely to smoke during pregnancy (54.4% compared to 47.3%)⁶;

- All women in Coonamble Shire are significantly more likely to smoke during pregnancy compared to all women in NSW (69.0%)⁷;
- Aboriginal women in the Western NSW LHD are almost 2 times more likely to have a baby with a low birthweight (<2,500g)⁸;
- Aboriginal women in the Western NSW LHD are 1.5 times more likely to have a baby prematurely (<37 weeks gestation)⁹.

8.3.2 Growth and development of children and young people

- Compared to all NSW 1-year olds, there are more Aboriginal 1-year olds fully vaccinated in the Western NSW LHD (95.2% compared to 94.2%)¹⁰;
- Children in Western NSW LHD had significantly more decayed, missing and filled deciduous (baby) teeth (dmft) compared to all NSW children (average of 2.4 dmft in Western NSW LHD children 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 (dmft=0) compared to all NSW children (47.7% for Western NSW LHD children and 61.2% for NSW children);
- The proportion of Western NSW LHD children with no caries in their adult teeth (DMFT=0) is not significantly different to the proportion of NSW children (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% of NSW children);

- 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% of NSW children)¹⁵.

8.3.3 Morbidity

- Compared to all Aboriginal people in Australia, Aboriginal people in Coonamble Shire are significantly more likely to present to the Emergency Department for all reasons. Overall, Aboriginal people in Coonamble Shire are 1.8 times more likely to present to the Emergency Department compared to all Aboriginal people in Australia (111,333 per 100,000 people compared to 62,109.4 per 100,000 people)⁶;
- In 2016/17, admissions to hospital numbered more than 110,000 by Western NSW LHD residents, of whom 14% were Aboriginal people, who form 13% of the total LHD population¹⁶;
- The leading cause of admission for Aboriginal people in the Western NSW LHD is dialysis (27%) then maternal health, childbirth and neonatal issues (9%) and symptoms and signs of illness (8%)¹⁶;
- The proportion of Aboriginal people in the Western NSW LHD admitted to hospital for dialysis is more than twice that of the proportion expected based on comparison with the NSW (total) population¹⁶;
- Compared to all Aboriginal people in Australia, Aboriginal people in Coonamble Shire are significantly more likely to be admitted to hospital for diabetes, eye diseases, circulatory system diseases, ischaemic heart disease, heart failure, respiratory system diseases and chronic obstructive pulmonary disease (COPD);
- Compared to all admissions in Australia, there are significantly fewer admissions for mental health and related conditions, mood affective disorders, asthma, chronic kidney disease and injury or poisonings⁶;

- Conversely, the admission rate for all people in the Western NSW LHD for skin infections is significantly higher than the rate in NSW (493.4 per 100,000 people compared to 355.3 per 100,000 people)¹⁷;
- The rate of potentially preventable hospitalisations in Coonamble Shire is significantly higher than in NSW (2,970.6 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 Coonamble Shire are significantly more likely to be admitted to hospital for a potentially preventable condition compared to all Aboriginal Australians (7,099.6 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 Coonamble Shire, the median age at death is 66.0 years compared to 61.0 years in NSW⁶. By comparison, the median age at death for all people who live in Coonamble Shire is 79.0 years compared to 82.0 years for all NSW residents²¹;
- The leading age adjusted cause of death of 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 Coonamble Shire in the period 2016 to 2018, the death rate from injury and poisoning was significantly higher than in NSW (51.7 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 Coonamble Shire is not significantly different to the rate in NSW (125.8 per 100,000 population compared to 99.4 per 100,000 population)²⁶;
- Compared to all Aboriginal Australians Aboriginal people in Coonamble Shire are significantly more likely to die prematurely from diabetes (57.6 per 100,000 people) and external causes (149.2 per 100,000 people)⁶.

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 information of the health statistics for the community.

8.3.5 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

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

| | Coonamble Shire | NSW | Australia |
|--|-----------------|----------|-----------|
| All causes | 111,333.0* | 71,135.8 | 62,109.4 |
| Infectious and parasitic disease | 7,398.4* | 3,393.1 | 3,293.9 |
| Mental health and related conditions | 2,795.4 | 3,649.3 | 3,636.7 |
| Circulatory system diseases | 3,167.4* | 1,274.2 | 1,570.1 |
| Respiratory system diseases | 8,511.9* | 7,153.7 | 6,340.7 |
| Digestive system diseases | 6,419.4* | 3,972.5 | 3,500.8 |
| Musculoskeletal system diseases | 7,075.8* | 3,936.2 | 2,910.1 |
| Urinary system diseases | 4,748.8* | 2,364.4 | 2,263.4 |
| Injury, poisoning and external causes | 25,864.5* | 16,420.0 | 14,458.8 |
| Other factors requiring contact with the health system | 3,803.3 | 5,889.1 | 4,664.0 |
| Other reasons | 41,125.7* | 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 | Aboriginal people in NSW | All NSW admissions |
| Dialysis | 27% | 27% | 13% |
| Maternal, neonatal & congenital disorders | 9% | 10% | 7% |
| Symptoms & abnormal findings | 8% | 7% | 8% |
| Respiratory diseases | 8% | 7% | 5% |
| Digestive system diseases | 7% | 7% | 10% |
| Injury & poisoning | 7% | 7% | 7% |
| Other factors infl. health | 6% | 7% | 11% |
| Nervous & sense disorders | 4% | 4% | 7% |
| Circulatory diseases | 4% | 3% | 5% |
| Genitourinary diseases | 4% | 4% | 5% |
| Mental disorders | 4% | 5% | 5% |
| Musculoskeletal diseases | 3% | 3% | 5% |
| Skin diseases | 2% | 2% | 2% |
| Infectious diseases | 2% | 2% | 2% |
| Malignant neoplasms | 2% | 2% | 4% |
| Endocrine diseases | 2% | 2% | 2% |
| Blood & immune diseases | 1% | 1% | 1% |
| Other neoplasms | 1% | 1% | 2% |

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

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

| | Coonamble Shire | NSW | Australia |
|---|-----------------|---------|-----------|
| Infectious and parasitic disease | 908.2 | 759.9 | 1,093.5 |
| All cancers | 815.2 | 926.1 | 983.8 |
| Endocrine, nutritional and metabolic diseases | 1079.1 | 704.9 | 1,101.0 |
| - Diabetes | 603.4* | 319.0 | 420.9 |
| Mental health and related conditions | 1118.1# | 2,515.3 | 2,626.5 |
| - Mood affective disorders | 173.0# | 351.3 | 355.6 |
| Nervous system diseases | 874.9 | 807.1 | 916.5 |
| Eye and adnexa diseases | 719.4* | 465.4 | 531.6 |
| Ear and mastoid process diseases | 285.5 | 336.1 | 423.4 |
| Circulatory system diseases | 3156.3* | 1,389.5 | 1,822.7 |
| - Ischaemic heart disease | 1377.9* | 473.7 | 652.8 |
| - Heart failure | 392.0* | 163.4 | 238.4 |
| Respiratory system diseases | 4900.9* | 2,659.0 | 3,373.8 |
| - Asthma | 104.2# | 280.6 | 300.4 |
| - Chronic Obstructive Pulmonary Disease | 1902.9* | 548.3 | 594.9 |
| Digestive system diseases | 2689.0 | 2,843.6 | 3,099.5 |
| Skin diseases | 1445.6 | 821.0 | 1,370.0 |

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

| | Coonamble Shire | NSW | Australia |
|--|---------------------|----------|-----------|
| Musculoskeletal system diseases | 1210.5 | 1,415.0 | 1,446.0 |
| Urinary system diseases | 1381.8 | 1,460.8 | 1,696.2 |
| - Chronic kidney disease | 193.2 [#] | 252.7 | 387.3 |
| Pregnancy and childbirth | 13253.9 | 12,749.2 | 14,700.7 |
| Congenital conditions | 124.3 | 215.0 | 210.3 |
| Injury, poisoning and external causes | 3558.8 [#] | 3,305.9 | 4,364.1 |
| * Significantly higher than the rate for Australia | | | |
| [#] Significantly lower than the rate for Australia | | | |
| Data source: Aboriginal and Torres Strait Islander Social Health Atlas of Australia. Public Health Information Development Unit, Torrens University Australia | | | |

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

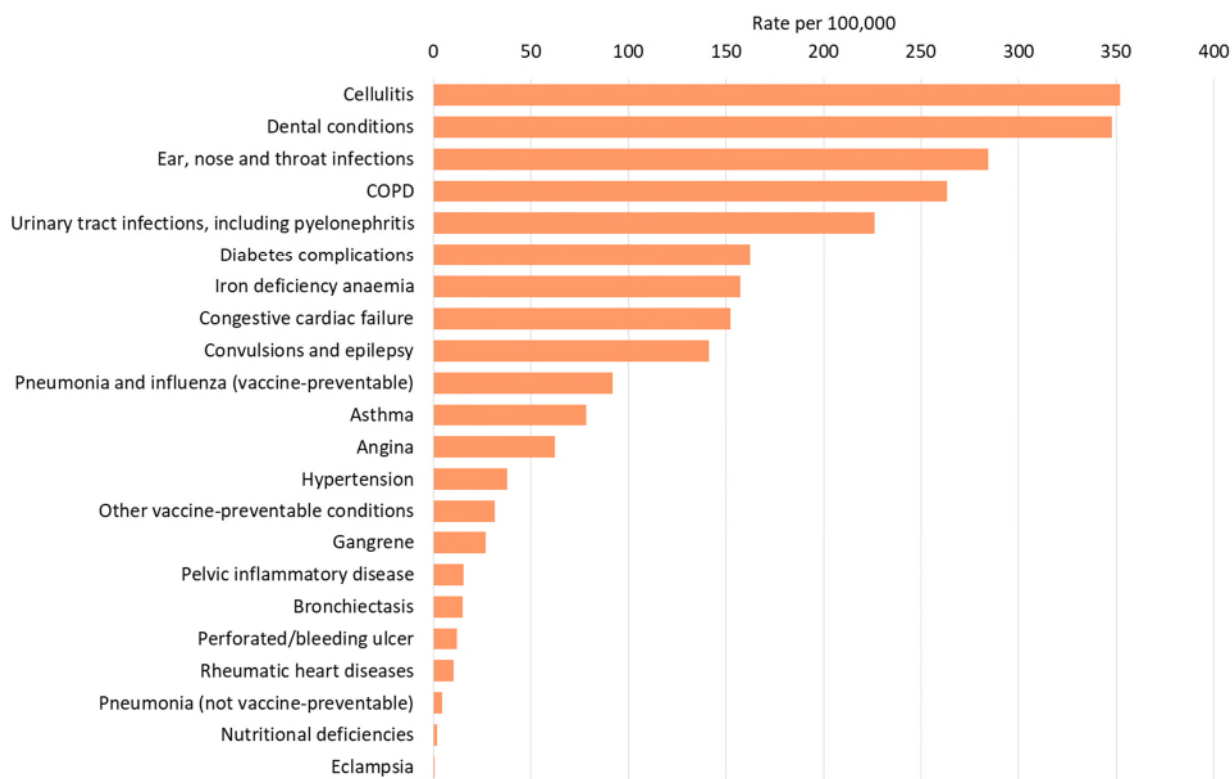
| Western NSW LHD total population | | | | NSW | |
|---|-----------------------|------------------|----------|---------------------|----------------|
| | Ave # deaths per year | Rate per 100,000 | % deaths | Aboriginal % deaths | Total % deaths |
| Circulatory diseases | 714.5 | 169.2 | 28.1 | 21.8 |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

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

| | Coonamble Shire | NSW | Australia |
|--|---------------------------|------|-----------|
| Deaths from cancer | 57.5 | 56.3 | 72.1 |
| Deaths from diabetes | 57.6 [*] | 10.0 | 23.4 |
| Deaths from circulatory system diseases | 61.3 | 46.1 | 69.8 |
| Deaths from respiratory system diseases | Not reported ^a | 22.4 | 26.9 |
| Deaths from external causes | 149.2 [*] | 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 | | | |

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

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



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

8.4 Available health services

Gulargambone Multi-Purpose Service is a small rural health service with 12 aged care beds. Facilities exist to manage minor emergencies but, in most cases, patients are directed or transported, to the Gilgandra or Coonamble Multi-Purpose Services for care.

Health services in Gulargambone are provided by the Western NSW LHD and other private providers.

The Western NSW LHD provides:

- Registered nurses (palliative, aged care, wound and community focus)
- Aboriginal health practitioner
- Aboriginal maternal and infant health service (AMIHS midwife)

- Early childhood nurse
- Family support service (from Gilgandra and Coonamble)
- Dental service (from Dubbo)
- Access to allied health (in Gilgandra and Dubbo)
- Access to specialists (in Dubbo and Orange)

Other private health care providers are:

- Bawrunge Medical Service general practitioner
- Brien Holden Vision optometrist

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) | 24 | 13.4 | 3 | 1.9 | 7.1 |
| Primary schoolers (5-11) | 34 | 19.0 | 5 | 3.1 | 6.1 |
| Secondary schoolers (12-17) | 20 | 11.2 | 9 | 5.6 | 2.0 |
| Tertiary education and independence (18-24) | 14 | 7.8 | 9 | 5.6 | 1.4 |
| Young workforce (25-34) | 18 | 10.1 | 13 | 8.1 | 1.2 |
| Parents and homebuilders (35-49) | 37 | 20.7 | 24 | 15.0 | 1.4 |
| Older workers and pre-retirees (50-59) | 20 | 11.2 | 35 | 21.9 | 0.5 |
| Empty nesters and retirees (60-69) | 7 | 3.9 | 30 | 18.8 | 0.2 |
| Seniors (70-84) | 5 | 2.8 | 37 | 23.1 | 0.1 |
| Elderly aged (85 and over) | 0 | 0 | 7 | 4.4 | - |
| Total | 179 | 100.0 | 160 | 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=152 | n=158 |
| Of cohort population | 4.6% | 12.0% |
| 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 Gulargambone.

| Table 9.3: Core activity need for assistance by age group, Aboriginal population | |
|--|-------------------|
| Age range | Number of persons |
| 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 | 0 |
| 70-79 years | 4 |
| 80-89 years | 0 |
| 90+ years | 0 |
| Total | 4 |

The NDIS is funding a total of 50 NDIS packages across Coonamble LGA as a whole. Total Aboriginal population requiring assistance across Coonamble LGA is 107 persons

Table 9.4 Human service providers and service mix

| Sector | Provider | Principal services | Resident office | Target population | Funding agency |
|------------------------------------|--|---|-----------------|---------------------------|----------------|
| Health services | Bawrungga Aboriginal Medical Service | Primary health care clinic | Gulargambone | Aboriginal community | - |
| | Western NSW Local Health District (LHD) | Gulargambone Multi-Purpose Service | Dubbo | General population | - |
| | Orana Haven Aboriginal Corporation | Drug and Alcohol service | Gongolgon | Aboriginal community | - |
| Aboriginal social housing services | Mid Lachlan Aboriginal Housing Management Corp | Aboriginal social housing | Dubbo | Aboriginal community | - |
| | Weilwan Local Aboriginal Land Council | Aboriginal social housing | Gulargambone | Aboriginal community | NSWALC |
| Tenant support | Murdi Paaki Services Ltd | Tenant education and support programme | Cobar | Aboriginal community | DPIE/AHO |
| | Western Aboriginal Tenants Advice and Advocacy Service | Tenant advocacy and representation | Dubbo | Aboriginal community | Fair Trading |
| Homelessness services | Mission Australia | Warrumbungle Homelessness and Housing Support Coonamble Homelessness and Housing Support | Coonamble | General population | DCJ |
| | Veritas House | Premiers Youth Initiative | Dubbo | Youth population | DCJ |
| | MacKillop Family Services Ltd | Reconnect program | Coonamble | Youth population | - |
| Early childhood services | Mission Australia | Parent Next program | Coonamble | Young Aboriginal children | DCJ |
| | MacKillop Family Services Ltd | Indigenous Parenting Support Service | Coonamble | Young Aboriginal children | NIAA |
| | Gulargambone Preschool Incorporated | Early childhood services | Gulargambone | Young Aboriginal children | NIAA |
| Family support services | CatholicCare Wilcannia-Forbes Ltd | FamilyCare Service | Coonamble | General population | DCJ |
| | MacKillop Family Services Ltd | Family Strengthening Service | Coonamble | General population | DCJ |
| | Mission Australia | Family Preservation Service, Upper Western Community DFV Project, Keeping Woman Safe in their Homes, Castlereagh Family Support | Coonamble | 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 | Gulgargambone | Aboriginal community | NIAA |
| | REDI.E | Jobactive employment service | Gulgargambone | Aboriginal community | DESE |
| Social support | REDI.E | Centrelink service | Gulgargambone | General population | - |
| Legal services | Legal Aid NSW | Civil law services to disadvantaged people | Coonamble | General population | Australian Government |
| Residential aged care services | Australia Unity | Aged care | Coonamble | General population | - |
| | Live Better Services Ltd | Intensive Residential Care Transition | Coonamble | General population | - |
| Home care and home support services | Australian Unity Home Care – Aboriginal Home Care | Home care packages community services | Coonamble | Aboriginal community | HCP/CHSP |
| | Live Better Services Ltd | Aboriginal home care services | Coonamble | General population | NDIS |
| Cultural Services | Weilwan Local Aboriginal Land Council | Culture and heritage, land management | Residential aged care services | Aboriginal community | NSWALC |
| Disability services | Lifestyle Solutions (Aust) Ltd | Plan development, support coordination and support services | Coonamble | General population | NDIS |
| | Flourish Australia | | Coonamble | General population | NDIS |
| | Live Better | | Coonamble | Aboriginal population | NDIS |

Table 9.5: Home care and home support services

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

Table 9.6: NSW Government agency representation in Gulargambone

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

10 COMMUNITY PERSPECTIVE

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 Gulargambone 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 Weilwan Local Aboriginal Land Council powerless to have a 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 Gulargambone 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 Gulargambone 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 citizenship, emotional health of children, education, economic participation, 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.

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 CWP. Issues related to housing condition and inadequate management services were raised frequently by tenants who participated in the MPRH&BC household survey; human services availability was also mentioned from time to time. Two specific issues which appeared to be of particular concern to Gulargambone residents were the presence of "drug houses" in the community and a problem with squatters occupying Aboriginal social housing.

The CWP has indicated the last major housing programme in the community was ADCP, over 15 years ago, and that the community currently experience crowding. Need has been identified for additional housing, and for upgrades to existing housing in the form, for example, of verandahs, garages and fencing to make yards secure. In particular, a serious shortage of small houses exists to meet the needs of younger people at the point of household formation and older people seeking purpose-built accommodation. Several households are large, with up to ten children, and require large houses with additional facilities. The CWP observed that several community members are living outside the village boundaries but would relocate into town if housing were available. The CWP expressed a desire to see housing distributed throughout the community.

“Housing needs to be scattered around town instead of being grouped together and put in dense clusters.”

Lack of responsiveness by housing managers is an issue of concern to the CWP and to tenants. Tenants report that visits to the community are infrequent, that attention to requests for urgent repairs is slow, and that rents should be reduced. Mlahmc tenants, in particular, experience consistent problems with lack of visits and poor housing condition

It was reported by the CWP and by tenants that the current condition of houses is poor; a number have plumbing issues and other repair and maintenance priorities that are either not being addressed at all, or not being completed to a reasonable standard:

“They need to come for visits, regularly, respond quickly to urgent repairs. I can’t lock the windows and doors.”

“The water is brown when I shower or wash; I don’t drink it. Bed bugs are a problem all year round; mice; I treat it but they come back. I think the bugs are living under the floor.”

“They are slow at doing their job: I asked for the house to be painted when the lease was signed, still waiting. Graffiti on the walls ... Mid Lachlan need to visit the Gulargambone community more often. Houses should be painted and cleaned before tenants move in. There’s water dripping from the roofing into the lounge room; still waiting on flyscreen doors.”

Some Land Council flats are reported to be unfit for habitation but are being used by squatters. The view of the CWP is that the flats should be demolished and rebuilt. Ideally, the new accommodation should be suitable for Elders and young families returning to Gulargambone.

Housing affordability is a cause of anxiety within the community. Service providers expressed concern for the wellbeing of elderly people who have retired, with a consequent reduction in income, struggling with bill payments and unable

to access advice or support locally. Several tenants indicated that they regard the rent they pay as too high for the quality of housing provided:

Owner occupiers who responded to the survey were generally satisfied with their decision to purchase, and welcomed the independence and freedom it provided:

“I love owning my own home.”

“I can renovate when I want – no worries with housing companies. It’s good to own your own home. I love living here.”

The CWP wishes to see home ownership more proactively promoted to the local Aboriginal community. Potential purchasers should be made aware of options for funding, and financial planning implications.

One concern frequently articulated by survey participants was the unauthorised occupation of Mlahmc-managed properties by squatters who have no tenancy agreement. The squatting problem is coupled with illicit drugs in the community:

“The neighbours argue with me all the time. They are squatters and shouldn’t be living there. Mid Lachlan won’t do anything about it.”

“Different people from out of town come to my neighbour’s house all hours of the night to score drugs. Mid Lachlan needs to remove all squatters, come out to Gular more.”

“I live alone with two kids. The area is known for IV users who walk all night. Housing elsewhere would be good for me – move from this area. People often come at night [to the respondent’s house] – wrong house for drugs.”

This last tenant even suggested that Mlahmc paint their house a different colour so that it could not be confused with the drug dealer’s house next door. There are obviously other impacts from illicit occupation of Aboriginal social housing, not least that houses so alienated are not available to

accommodate legitimate households in housing need.

Support for greater safety in Gulargambone is a CWP priority: initiatives and services such as improved street lightning, better support for homeless people, family support and education, better recreational facilities and targeted, community led interventions have been identified as strategies to this end.

The CWP has expressed a strong desire to support active strategies that allow families, youth and children to thrive and in a safe and supportive community. Gulargambone is a small close-knit community; the CWP is seeking through active citizenship to ensure that strategies are delivered to reduce impacts of alcohol and other drugs, to ensure young people living in the community are assisted and encouraged to achieve educational outcomes, and that there are meaningful opportunities and pathways to training and economic participation. Service level agreements with DCJ for family support services are seen as a desirable means to ensure targeted provision of support.

The Gulargambone community relies almost entirely on drive in-drive out services which increases vulnerability through poor communication across provider networks, unstable service arrangements and personnel, and a greater reliance on transport services to access essential human services. Awareness of human services scope and availability in Gulargambone is patchy, and there is limited confidence in several providers. CWP members were, for example, not aware of any services provided to benefit the community by Veritas House, CatholicCare or Lifestyle Solutions. Mission Australia was reported to 'come once in a while'; access to vision and hearing services provided by WNSW LHD's Aboriginal Health Worker is compromised by lack of timely communication around visits. Aboriginal Aged and disability services are limited and urgently require review to determine scope, effectiveness and value for the community. The CWP has reported effective support from the MPS TSEP team, and this is valued.

Infrastructure for youth activities, recreation and sport is limited, yet its availability is a crucial aspect of maintaining healthy lifestyles. An integrated, comprehensive programme commitment is required to make the best use of existing youth facilities and resources, and holistic service delivery should include support for pathways to employment, alcohol and other drug support, and access to social and emotional wellbeing counselling as required.

The CWP wishes to ensure that advantage is taken of any opportunities for local employment: these might include investment in new business commencements or business purchases linked to retail, food security, tourism, health and human services support, and agriculture. The community aspires to a plan for the whole community' that recognises the importance of employment to wellbeing, and explores strengths, opportunities and interests within the community to guide investment and action.

The limited health services available through the Multi-Purpose Service in the Gulargambone community are a perennial concern, particularly for older community members and for families of children with special needs who may require greater support through access to specialist services, home modifications, and after-hours services (including ambulance services which are not available in Gulargambone).

Service providers lamented the absence of emergency housing and shortage of permanent rental housing in the community. Mission Australia is funded to provide homelessness service for homeless people and people at risk, and to provide two domestic violence programmes. MacKillop Rural Community Services are not funded to provide housing services but nonetheless are often called upon to do so; staff indicated that they have nowhere to send people who are homeless, and often house people in motels, sometimes for several months. On occasions when people are housed, it is not possible for service providers to arrange free furniture to support them as would be the case in metropolitan centres.

Service providers have indicated that scope of services in Gulargambone is insufficient; potential clients who do not meet programme criteria are unable to receive a service and referral pathways do not exist. Service shortages are experienced in:

- Youth services: there are few services available for teenagers other than REDI.E, and support for young people at risk of homelessness is not provided;
- Counselling services for patients with mental health and social and emotional wellbeing issues;
- Support services and training programmes for foster parents.

In addition, service providers are not adequately funded to provide consistent, ongoing assistance to community members who require financial

support to access emergency food supplies or school uniforms and shoes for children.

Transport to medical appointments away from Gulargambone is problematic. TrainLink coach schedules do not allow patients to travel to meet appointment times; patients cannot afford an overnight stay in Dubbo or Orange, and often need to be home the same day to care for children. Not all specialist appointments are bulk billed. Patients are often required to pay at the time of the appointment and seek a Medicare rebate. Unbudgeted health care expenses result in other household expenditure forgone (including for food and electricity bills); alternatively, referrals for specialist care are not taken up.

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

| Goal | Objective |
|------|---|
| 1 | Achieve greater recognition of Gulargambone Aboriginal community members as citizens wishing to take a genuine place in society and contribute leadership to the wellbeing of Gulargambone |
| | 1.2 Play a greater part in community business |
| | 1.5 Gulargambone CWP will take a strong lead in the community |
| 2 | Create a caring environment to safeguard the emotional health of our children to give them every chance of a life free from harmful influences |
| | 2.1 Address the influence of alcohol and other drugs on our young people |
| | 2.2 Make streets safer places to be |
| | 2.3 Help children in the community who are at risk |
| 4 | Expand the pathways open to our community members and organisations for skills acquisition and technical support to take advantage of opportunities to work for ourselves and others so that we can put a dollar in our pocket with pride |
| | 4.1 Strengthen CEP programme |
| | 4.2 Increase opportunities for training and development |
| | 4.3 Increase business activity in town for the benefit of the Aboriginal community |
| 5 | Keep ourselves safe and in good shape by living a healthy lifestyle in a caring social environment |
| | 5.1 Improve access to health services for Gulargambone residents |
| | 5.3 Address the quality and safety of our environment |

Table 10.2: Summary of housing and housing-related issues

| Issue | Description |
|--------------------------------|---|
| Sector governance | <ul style="list-style-type: none"> Community has lost belief in the sectors willingness to listen; promises and community input do not result in action |
| 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 Gulargambone on a regular basis Local access to housing managers is needed for improved communication, services and accountability Occupation of Aboriginal social housing by squatters is having adverse impacts on housing availability and public order and safety 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 Processes for rent setting should be clear, consistent and transparent TSEP services are highly regarded and ongoing access is viewed as important |
| Housing repair and maintenance | <ul style="list-style-type: none"> Tenants indicated that routine inspections by property managers do not take place and there is thus a pressing need to determine the extent of work necessary to restore and maintain structural soundness, functionality, amenity and safety Some houses are in need of urgent repairs; timeframes for actioning requests are excessive Training and employment of a local Aboriginal handyman is required to undertake basic housing repair and maintenance works Air conditioning is to be provided to all houses |
| Housing affordability | <ul style="list-style-type: none"> Some people struggle to pay power bills due to high energy consumption, especially in the hotter months Rental affordability should be considered in the context of cost-of-living pressures more broadly A minority of households was not accessing CRA at the time of the household survey; this was attributed by tenants to failure of the property manager to sign the necessary documentation. Eligible households should be assisted to apply and to maintain their eligibility |
| Housing need | <ul style="list-style-type: none"> Demand for additional housing arises mainly from the needs of young people at the stage of household formation, and older persons wishing to downsize to a purpose-designed dwelling Crowding 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 is required to assist households whose homes are being repaired, people escaping domestic violence, and homeless persons More accessible homelessness services, including for young people, are needed |
| Home ownership | <ul style="list-style-type: none"> Information sessions for households aspiring to home ownership should be provided |
| Safe and healthy communities | <ul style="list-style-type: none"> Drug-related crime is of concern to tenants Bulky waste collection services are required in the Gulargambone village area Dust generation arising from unsealed roads and lack of vegetation cover is problematic, particularly during times of drought Improvement of potable water quality is required Additional street lighting is required The 50 km/h speed limit through Gulargambone needs to be enforced |

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 ▪ A formal analysis of service gaps is needed to ensure that individuals and families in need of assistance who do not fit programme criteria can have their needs identified and adequately responded to ▪ Service providers require a localised programme for cultural induction and training ▪ A co-ordinated approach is required around specific projects identified in the CAP, including youth diversionary programmes, support services for survivors of domestic violence, AoD programmes and services, youth development, and crime prevention ▪ 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 |
| Civic engagement | <ul style="list-style-type: none"> ▪ The CWP aspires to greater representation on community committees and more involvement in civic improvement projects |
| 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 |
| Youth services | <ul style="list-style-type: none"> ▪ Development of a co-ordinated programme of diversionary, interventional, sporting and recreational youth activities in the community is required |
| Training, employment and enterprise | <ul style="list-style-type: none"> ▪ CDP should be reinstated to provide economic activity for the community ▪ The CWP aspires to develop a multi-faceted whole-of-community training and enterprise development strategy, including a community skills audit, negotiating targeted skills development, developing a robust, diversified business base through strengthening existing business operations and acquiring or developing new businesses, and fostering the sustainability of the Aboriginal business sector into the future through bolstering governance and management skills |
| Health | <ul style="list-style-type: none"> ▪ Need has been identified for better access to health services, including GP, oral health, midwifery, chronic care and pharmacy services, within the community ▪ Access to a Gulargambone-based ambulance service is needed to ensure that emergencies care can be provided ▪ Better strategies are required to enable community members to obtain medical specialist assessment and intervention without financial hardship ▪ Access to mental health, social and emotional wellbeing, and alcohol and other drug services is inadequate |
| Transport | <ul style="list-style-type: none"> ▪ Transport services, especially to meet the needs of older people and people with a disability, are inadequate ▪ Flexible arrangements for public transport within town for medical and personal reasons and to regional centres to access specialist medical services are required ▪ Funding is needed to make the Gular CDEP community bus roadworthy so that it can be donated to Weilwan LALC for community use |
| Food security | <ul style="list-style-type: none"> ▪ Capacity of providers to meet need for emergency food support is inadequate |

11 MASTER PLAN

11.1 Aspiration

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

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

11.2 Cultural influences on decision-making

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

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

11.3 Master plan

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

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

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

Table 11.1: Master Plan

| Strategy | Chapter reference | Action area | Strategy | Justification |
|----------|---|--------------------|--|---|
| GUL-01 | 5.5 10.3 T10.1 T10.2 | Sector governance | <ul style="list-style-type: none"> Support the Land Council to achieve National Regulatory System Community Housing (NRSCH) registration so that the community has direct control over the management of its properties and is not prevented from accessing government funding in the future Failing which, return Aboriginal social housing management services of all properties to a Regional ACHP to be more directly under the governance and influence of the local community | The community aspires to return to the situation where it can manage its own affairs. The CWP is critical of the head leasing arrangements under Build and Grow as the experiences with external housing management services have been unsatisfactory. An aim of the CWP is to restore the capacity of the Land Council to manage Aboriginal social housing locally with professional support to achieve NRSCH registration in its own right. If this is not practical, then management responsibilities should pass to a registered in-Region provider with demonstrated ability to work cooperatively and accountably with the CWP, Land Council and tenants. It is important that the managing ACHP has a high visibility in the community so that communication is face-to-face and the community and tenants have confidence that concerns are being heard and addressed |
| GUL-02 | 5.5 10.3 T10.2 | 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 Insist that managing ACHP(s) deal with squatting and use of properties for illegal purposes Develop a communication strategy with relevant stakeholders to ensure the efficient and timely flow of information, including regular reporting to the CWP on matters relating to housing management and emerging issues. Request the managing ACHP(s) have a local presence 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 prescribe fair and affordable rents | The CWP expects the managing ACHP to pursue strong but fair action in safeguarding the proper use and condition of properties so that maximum benefit and enjoyment can be made of community assets On matters of housing policy, the CWP is opposed to preferencing applicants from other communities through Housing Pathways ahead of eligible local applicants and seeks to revise the application and allocation processes so that local applicants are not disadvantaged by the complex application process nor by the allocation procedures. At the same time, the CWP requests a review of rent setting policy to better reflect the quality of Aboriginal social housing available, the cost of living in a small, rural community and limited access to services |
| GUL-03 | 5.6 5.9 5.10 T10.2 10.3 11.4 11.5 11.6 | Housing need | <ul style="list-style-type: none"> Increase supply to meet demand arising from young persons wishing to live independently and older persons and couples wishing to move to accessible housing for health-related reasons or from crowding, and individuals and families who would otherwise be homeless Increase the number of accessible dwellings purpose-built for the elderly, frail and disabled to allow them to live independently in their homes Extend existing houses where judged to be crowded with the addition of bedrooms and bathrooms | The MPRH&BC household survey suggested underlying unmet demand for housing. At the time of the survey, demand appeared to come from single persons and couples without children leading to the proposal to build mainly 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 larger households. The original estimate of additional supply remains valid, the mix of housing changes to 4-bedroom and 5-bedroom houses. Some instances of crowding will be addressed through housing extensions and additional supply could be made available with major renovation of units currently occupied by squatters |

Table 11.1: Master Plan

| Strategy | Chapter reference | Action area | Strategy | Justification |
|----------|--------------------------------------|------------------------------------|---|--|
| GUL-04 | 5.7 T10.2 10.3 11.6 11.7 | 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 Install boundary fencing and access gates where none exist and restore functionality where already erected. Make sure that external doors and windows close and are lockable Where possible, engage trades which are willing to train and assist a local Aboriginal worker to achieve a NSW Department of Fair Trading licence permitting the holder to carry out minor maintenance and cleaning Add extensions as detailed in \$11.6 Provide all Aboriginal social housing with adequate and functional heating and energy efficient cooling appliances, ensure all houses are sufficiently insulated to maximise thermal benefits, and are equipped with residential rooftop solar PV systems to reduce power costs | <p>Vacant lots to which ACHPs have title will satisfy some of the demand for residential building, but acquisitions will still be necessary to allow projected need to be met. To ensure that development occurs in an orderly manner and does not create areas of greater social disadvantage, it is suggested that consultation and planning occur with Council participation once a funding commitment is known</p> <p>Tenants reported on asset condition as at the time of the MPRH&BC household survey with reports indicating housing to be in fair condition but response time and quality of repairs were bones of contention as was the lack of safety and security of properties. Respondents requested that all properties be fully fenced and that external doors and windows be lockable</p> <p>The community is keen to see a greater involvement of community members in building activity with the creation of a resident handyman position to ensure that repair work is carried out to acceptable standards and quickly</p> <p>The MPRH&BC household survey established that three Aboriginal social housing dwellings had no heating appliances but all were provided with a functional cooling appliance. With the duration of elevated temperatures increasing, it is essential for reasons of personal health and general wellbeing for air conditioning maintained in a fully functional condition and upgraded where capacity is insufficient for effective cooling</p> |
| GUL-05 | 5.6 10.3 | Tenant support | <ul style="list-style-type: none"> Maintain the role of Murdi Paaki Tenant Support and Education Programme (MP TSEP) in supporting tenants at risk of breach to retain their tenancies and assisting 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, including obtaining entitlements. 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. Connecting tenants in need with human services will help in optimising efficient use of the housing portfolio and maximise revenue, as well as supporting community social and economic wellbeing</p> |
| GUL-06 | T10.2 10.3 | Emergency accommodation | <ul style="list-style-type: none"> Undertake an analysis of the true demand for homelessness services in the Gulargambone community accounting for the many poorly defined factors contributing to and constituting a person being homeless: access to affordable housing, joblessness, | <p>Service providers reported responding to individuals and families presenting as homeless as best they could but, in the absence of dedicated accommodation, there was little that could be done to provide a place of shelter and safety. Temporary accommodation</p> |

Table 11.1: Master Plan

| Strategy | Chapter reference | Action area | Strategy | Justification |
|----------|---|---|---|--|
| | | | domestic and family violence, mental illness, drug and alcohol abuse, financial distress, exiting the justice system and discrimination <ul style="list-style-type: none"> In light of the findings of the analysis, develop a local or Regional strategic response that delivers the infrastructure and resources required to keep individuals and families housed and/or protected from harm | might be available in Gilgandra but only for a matter of days. The community recognises this as a broader issue across other communities and feels a regional solution is required to avoid rough sleeping and crowding |
| GUL-07 | 7.2 T7.1 T7.2 T10.1 T10.2 10.3 | Infrastructure | <ul style="list-style-type: none"> Advocate with Coonamble 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 dissolved iron concentrations Efficient street lighting to all parts of the village which complies with the relevant Australian Standard Enforcement of the 50 km/hr speed limit on the highway A regular bulky waste collection service community-wide Works to raise the visual and environmental amenity of the village streetscape and public facilities to make a positive contribution to the quality of life of residents A dust mitigation strategy to reduce the risk of respiratory and other diseases and illnesses, and the burden of maintaining a clean home | <p>The CWP identified several areas of infrastructure improvements for referral to Coonamble Shire Council for action. By and large, these are self-explanatory and do not need further description. Upgrading water quality is a pressing issue as community members describe water at the point of consumption as 'undrinkable' and rely on bottled water for drinking purposes</p> <p>The community is proud of the village and is seeking to improve the overall amenity of the village streetscape, public and cultural places, and recreational areas through greening open spaces, removing rubbish, providing more shaded areas and improving street lighting. The flow on benefit is an improvement in physical and mental health at population scale and in social cohesion through greater community interaction and participation</p> |
| GUL-08 | T10.1 10.3 T10.3 | Human services improvement, reach and accessibility | <ul style="list-style-type: none"> Foster a closer relationship between the CWP and all tiers of government to drive improvements in human services including a greater focus on provider cooperation and coordination, service integration, performance and cost-effectiveness <ul style="list-style-type: none"> Audit and review the role and operational objectives of human services and human services providers across all sectors to ensure that services promised are being received, that gaps are identified and can be addressed, and protocols established which increase transparency and accountability Develop a transport solution which will allow community members without a vehicle to attend to their daily household tasks and personal business, and to attend health appointments locally and in Coonamble, Gilgandra and Dubbo | <p>This HEHP sits alongside the community's Community Action Plan in identifying the pathway to increased wellbeing of Aboriginal residents of Gulargambone. While the HEHP focuses 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. Human services are exclusively drive-in, drive-out and the community members find it difficult to know when services are present and, if they do, how to access them. It should be remembered that community members may not be sufficiently digitally literate to be able to complete online forms, liaise with Service NSW, deal with myGov sign-in, make</p> |

Table 11.1: Master Plan

| Strategy | Chapter reference | Action area | Strategy | Justification |
|----------|------------------------|--------------------------------------|---|---|
| GUL-09 | T10.1 T10.2 10.3 | Social infrastructure and activities | <ul style="list-style-type: none"> ▪ In conjunction with MPS, DCJ and the NSW Police Force develop, resource and action a strategic response in the form of a Community Safety and Crime Prevention Plan to the unacceptable level of drug-related crime ▪ 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 | <p>appointments and the like. An awareness of services and understanding of provider roles and capabilities would assist in overcoming these barriers and service coordination and integration should ensure care is holistic and comprehensive. A localised programme of cultural induction and training would aid in achieving cultural safety</p> <p>The CWP has flagged home care and NDIS services as not being to expectations while access to health care professionals is problematic in that public transport to Dubbo is limited to one bus service a day, requiring at least one overnight stay. Clearly, affordability is often the primary factor in deciding whether to attend for health care. A regular community dedicated transport service operating between the Aboriginal Health Service in Coonamble and Aboriginal and mainstream specialist health care and dental services in Dubbo through Gulargambone would be a practical solution</p> <p>In view of the impact of illicit drug use in the community, the CWP is anxious for the authorities to take action to reduce the incidence of crime and, in doing so, reduce fear of crime. In 2021, data for Coonamble LGA published by the NSW Bureau of Crime Statistics and Research indicates an Aboriginal person is eight times more likely than a non-Indigenous person to be the victim of a domestic violence-related assault and that alleged Aboriginal offenders were proceeded against by NSW Police for drug-related offences in respect of eighteen incidents compared with only two non-Indigenous persons for similar incidents. Charges related to possession and/or use rather than dealing</p> |

11.4 Defining need for growth

The total number of Aboriginal social housing dwellings in Gulargambone was 47 in June 2020 as detailed in the AHO property schedule, unchanged from 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 households which did not participate.

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

The age profile of the community is such that the majority of those in search of their own housing are single older persons living with family or younger individuals wanting to live independently.

Table 11.2: Housing need

| | | From MPRH&BC household survey | | | | Factored for whole community | | | |
|-----------------------|---------|-------------------------------|---|---|---|------------------------------|---|---|---|
| | | Number of bedrooms | | | | Number of bedrooms | | | |
| Tenure type | Ratio | 2 | 3 | 4 | 5 | 2 | 3 | 4 | 5 |
| Owner occupier | 13 / 3 | - | - | - | - | - | - | - | - |
| Private rental | 15 / 12 | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| Homeless | 71 / 58 | - | - | - | - | - | - | - | - |
| Social housing rental | 46 / 41 | 12 | - | - | - | 13 | - | - | - |
| Employer | - / 2 | - | - | - | - | - | - | - | - |
| Not defined | - / - | - | - | - | - | - | - | - | - |
| Total | | 13 | 1 | 1 | | 14 | 1 | 1 | - |

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. For Gulargambone, four applicants were on the waiting list but house size could not be defined.

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

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

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 | 14 | 5,829,600 |
| 3 | 160 | 2,850 | 1 | 456,000 |
| 4 | 185 | 2,850 | 1 | 527,300 |
| 5 and more | 200 | 2,850 | - | - |
| | | | Total | 6,812,900 |

In consultation with the CWP, projected additional housing supply shown in Table 11.2 was amended to reflect a current need for the housing mix to include houses of 4-bedroom size and larger. Table 11.5 identifies the community's assessment of its own needs with the corresponding cost estimate. This estimate is carried forward to Table 11.10.

Table 11.5: Current projected need and estimated cost of new builds (GST excl)

| Number of bedrooms | GFA (m2) | Unit cost (\$/m2) | No | Estimate (\$) |
|--------------------|----------|-------------------|----|---------------|
| 2 | 120 | 3,470 | 8 | 3,331,200 |
| 3 | 160 | 2,850 | 1 | 456,000 |
| 4 | 185 | 2,850 | 4 | 2,109,000 |
| 5 and more | 200 | 2,850 | 3 | 1,710,000 |
| Total | | | | 7,606,200 |

11.5 Replacement housing

No dwellings are identified for replacement. The MPRH&BC household survey did not record any social housing respondents describing their properties as 'condemned' or 'unliveable' although, as noted in §5.9, several Land Council flats are considered by the CWP to be now unfit for habitation. Allowance has been made for major repairs on the assumption that these flats can be restored to full use.

11.6 Housing extensions and modifications

Expressed need for extensions projected on the same basis as Table 11.2, is stated in Table 11.6. A budget of \$35,000/extension is allowed for extension and \$3,000 for each home modification.

Table 11.6: Requirement for housing extensions and modifications

| Extensions (Factor 1.15) | Number of bedrooms | | |
|-----------------------------|--------------------|---|---|
| | 1 | 2 | 3 |
| Number of extensions | 2 | 1 | - |
| Total number of bedrooms | 2 | 2 | |
| Modifications | | | |
| Number of dwellings | - | | |

Estimated budget to attend to extensions and modifications listed in Table 11.6 is given in Table 11.7. Assessment of crowding and the number of extensions assumes the programme of new building as shown at Table 11.2. It does not account for any relocation of families which might occur from crowded houses to larger houses provided by the amendment assessment of need as shown in Table 11.5.

Table 11.7: Estimated budget for housing extensions and modifications

| | Estimate (\$) |
|---------------|---------------|
| Extensions | 140,000 |
| Modifications | - |
| Total | 140,000 |

11.7 Asset preservation

Estimated costs for routine repair and maintenance including planned maintenance, and for any particular works such as roof replacement, foundation packing and releveling if any, required to attend to immediate restoration and asset preservation are summarised in Table 11.8. Average unit expenditure is approximately \$22,750 per property.

Table 11.8: Repair and maintenance, probable order of cost

| | Cost (\$) |
|--|-----------|
| Property repair, maintenance and upgrade | 1,189,600 |
| Particular works | - |
| Total | 1,189,600 |

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 11 Wilga Street in the amount listed in Table 11.9.

| Table 11.9: Aboriginal Community Housing Investment Fund allocation | |
|---|---------------|
| Organisation | Estimate (\$) |
| Murdi Paaki Regional Housing Corporation | |
| New supply | - |
| Upgrades | 59,130 |

11.8 Infrastructure

Table 7.2 and Table 11.1 itemise infrastructure elements of concern to the CWP. These areas of improvement rest with Council. No cost is attached to any of the above projects in this HEHP as they are the responsibility of others.

11.9 Probable order of cost

Probable orders of cost for each strategy are summarised in Table 11.10. The estimates were prepared on the following basis:

- Costs for building-related work are derived from industry standard cost information and/or for project costs for similar work in the Murdi Paaki Region;
- Prices are current to September 2020;
- An index appropriate to locality is applied;
- Land acquisition costs are included to cover a shortfall in lots held by the AHO and ACHPs suitable for residential development;
- 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 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 11.10: Probable orders of cost, housing and environmental health infrastructure

| Description | Order of cost (\$) |
|----------------------------------|--------------------|
| Council development costs | 48,000 |
| Land acquisition | 180,000 |
| Site infrastructure (nominal) | 30,000 |
| New housing supply | 7,606,200 |
| Replacement housing | 0 |
| Housing extensions | 140,000 |
| Housing modifications | 0 |
| Repair and maintenance | 1,189,600 |
| Sub-total | 9,193,800 |
| Unquantified risk allowance (5%) | 446,800 |
| Project management (12.5%) | 1,117,000 |
| Programme admin (3%) | 268,100 |
| Total | 11,025,600 |

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

11.10 Funding sources

Funding for works and measures proposed by Table 11.1 and Table 11.10 will need to be negotiated through the RAHLA as the principal decision-maker on matters of Aboriginal social housing in the Region. Weilwan LALC as the largest property owning ACHP is in no financial position to contribute to these extraordinary costs from revenue derived from property rents and subsidies collected by Mlahmc so realising a solution is dependent upon grant funding from governments.

11.11 Staging of works

There are no priorities attached to the improvements listed in Table 11.10. All works may be classified as immediate.

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

11.12 Emergency, short term and transitional accommodation

Anti-social drug-related activity is of much anxiety to residents. While the CWP acknowledges it is unrealistic to expect a form of crisis accommodation to be provided in Gulargambone, ready access to a residential service and counselling services are essential. Similarly, accessible options should be available for individuals and families escaping domestic and family violence. The CWP advocates for a regional solution and will approach MPRA to undertake a Region-wide assessment of need.

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 CWP's and MPRA initiatives. Given the complexity of the housing and related human services landscape from a community perspective, the role of MP TSEP is critical to ensuring equity to tenants in service delivery.

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

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

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

- Arranging for identification documents and working with an applicant through the Housing Pathways process;
- Helping tenants to apply for Commonwealth rent assistance and/or are receiving this assistance through Centrelink;

- Intervening when tenants are in danger of breaching their tenancy agreements and, as above, arranging a repayment plan when tenants fall behind with their rent; and
- Generally supporting tenants at risk to sustain tenancies and reduce the risk of homelessness.

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

11.14 Home ownership

Three respondents to the MPRH&BC household survey were owners and were satisfied with their decision to purchase. While this small sample provides a local example of Aboriginal home ownership, no similar aspiration emerged among tenants participating in the MPRH&BC household survey. No actions are proposed by the CWP to promote home ownership as an alternative form of tenure to renting.

11.15 Value-adding initiatives

A modest benefit flowing from the programme of works itemised at Table 11.10 sought by the CWP is the training and employment of a local Aboriginal handyman to undertake basic housing repair and maintenance works quickly before developing into major defects. The handyman is to be based in the community and adequately resourced to perform the basic function envisaged.

12 REFERENCES

- ¹ HealthStats NSW. Excellent, very good, or good self-rated health, persons aged 16 years and over, Western NSW LHD, 2019. http://www.healthstats.nsw.gov.au/Indicator/bod_self_age/bod_self_lhn_trend. 21 April 2020, accessed 17 December 2020
- ² HealthStats NSW. Mothers giving birth: Confinements by maternal age, Western NSW LHD, NSW 2019. http://www.healthstats.nsw.gov.au/Indicator/mab_mbth_age/mab_mbth_age_lhn_trend?filter1ValueId=18413&LocationType=Local%20Health%20District&name=Mothers%20and%20babies&code=mum%20mab. 25 August 2020, accessed 2 January 2021
- ³ HealthStats NSW. First antenatal visit among Aboriginal and non-Aboriginal mothers, visit: Before 14 weeks, Western NSW LHD, NSW 2019. http://www.healthstats.nsw.gov.au/Indicator/mum_antegage/mum_antegage_Aboriginality_lhn_trend?filter1ValueId=18413&LocationType=Local%20Health%20District&name=Aboriginal%20Health&code=Aboriginality%20atsi%20dqi. 16 November 2020, accessed 2 January 2021
- ⁴ HealthStats NSW. First antenatal visit Before 14 weeks of gestation by Local Government Area, Coonamble LGA, NSW 2017 to 2019. http://www.healthstats.nsw.gov.au/Indicator/mum_antegage/mum_antegage_lga_trend?filter1ValueId=20500&LocationType=Local%20Government%20Area&name=Antenatal%20care&code=ante. 16 November 2020, accessed 22 May 2021
- ⁵ HealthStats NSW. Smoking at all during pregnancy among Aboriginal and non-Aboriginal mothers, Western NSW LHD, NSW 2019. http://www.healthstats.nsw.gov.au/Indicator/mab_smo_cat/mab_smo_cat_Aboriginality_lhn_trend?filter1ValueId=18413&LocationType=Local%20Health%20District&name=Aboriginal%20Health&code=Aboriginality%20atsi%20dqi. 8 September 2020, accessed 2 January 2021
- ⁶ Aboriginal and Torres Strait Islander Social Health Atlas of Australia. Public Health Information Development Unit, Torrens University Australia. <http://phidu.torrens.edu.au/social-health-atlases/data#aboriginal-torres-strait-islander-social-health-atlas-of-australia>. August 2020, accessed 30 October 2020
- ⁷ HealthStats NSW. Maternal smoking in pregnancy by Local Government Area, Coonamble LGA, NSW 2017 to 2019. http://www.healthstats.nsw.gov.au/Indicator/mab_smo_cat/mab_smo_cat_lga_trend?filter1ValueId=20500&LocationType=Local%20Government%20Area&name=Mothers%20and%20babies&code=mum%20mab. 8 September 2020, accessed 22 May 2021
- ⁸ HealthStats NSW. Low birth weight babies by mother's Aboriginality, Liveborn singleton babies, Western NSW LHD, NSW 2019. http://www.healthstats.nsw.gov.au/Indicator/mab_lbw/mab_lbw_Aboriginality_lhn_trend?filter1ValueId=18413&LocationType=Local%20Health%20District&name=Aboriginal%20Health&code=Aboriginality%20atsi%20dqi. 8 September 2020, accessed 2 January 2021
- ⁹ HealthStats NSW. Preterm births by mother's Aboriginality, Western NSW LHD, NSW 2019. http://www.healthstats.nsw.gov.au/Indicator/mab_pretbth/mab_pretbth_Aboriginality_lhn_trend?filter1ValueId=18413&LocationType=Local%20Health%20District&name=Aboriginal%20Health&code=Aboriginality%20atsi%20dqi

i%20dqi. 25 August 2020, accessed 2 January 2021

¹⁰ HealthStats NSW. Full immunisation by Aboriginality, children aged 1 year, Western NSW LHD, NSW 2019. http://www.healthstats.nsw.gov.au/Indicatorgroup/LocationBasedAllIndicatorgroup/?IndicatorGroupCode=com_immukid_age&filter1ValueId=18413&code=Aboriginality%20atsi%20dqi&name=Aboriginal%20Health&LocationType=Local%20Health%20District. 10 March 2020, accessed 2 January 2021

¹¹ HealthStats NSW. Decayed, missing and filled teeth by Local Health District, children aged 5-6 years and 11-12 years, NSW 2007. http://www.healthstats.nsw.gov.au/Indicator/ora_denkid_cat/ora_denkid_cat_lhn. 23 September 2013, accessed 2 January 2021

¹² HealthStats NSW. Decayed, missing and filled teeth by Aboriginality, children aged 5-6 years and 11-12 years, NSW 2007. http://www.healthstats.nsw.gov.au/Indicator/ora_denkid_cat/ora_denkid_cat_ati. 23 September 2013, accessed 2 January 2021

¹³ HealthStats NSW. Free of dental caries by Local Health Districts, children aged 5-6 years and 11-12 years, NSW 2007. http://www.healthstats.nsw.gov.au/Indicator/ora_denkid_cat/ora_denkid_caries_lhn. 23 September 2013, accessed 2 January 2021

¹⁴ HealthStats NSW. Free of dental caries by Aboriginality, children aged 5-6 years and 11-12 years, NSW 2007. http://www.healthstats.nsw.gov.au/Indicator/ora_denkid_cat/ora_denkid_caries_ati. 23 September 2013, accessed 2 January 2021

¹⁵ HealthStats NSW. Fruit and vegetables: recommended daily consumption, children aged 2-15 years, Western NSW LHD, NSW 2018-2019. http://www.healthstats.nsw.gov.au/Indicator/beh_vegkid_age/beh_vegkid_lhn_trend?filter1ValueId=18413&LocationType=Local%20Health%20District&name=Health-related%20behaviours&code=beh. 5 May 2020, accessed 2 January 2021

¹⁶ HealthStats NSW. Hospitalisations by causes and Aboriginality Western NSW LHD, NSW 2016-17. http://www.healthstats.nsw.gov.au/Indicator/bod_hos_cat/Aboriginality_hos_lhn_cat?filter1ValueId=18413&LocationType=Local%20Health%20District&name=Aboriginal%20Health&code=Aboriginality%20atsi%20dqi. 26 February 2020, accessed 17 December 2020

¹⁷ HealthStats NSW. Skin infection hospitalisations by age, Western NSW LHD, NSW 2001-02 to 2018-19. http://www.healthstats.nsw.gov.au/Indicator/com_skininfhos/com_skininfhos_lhn_trend. 30 June 2020, accessed 17 December 2020

¹⁸ HealthStats NSW. Potentially preventable hospitalisation, Coonamble LGA, 2017-19. http://www.healthstats.nsw.gov.au/Indicator/bod_acshos/bod_acshos_lga_trend?&topic=Potentially%20preventable%20hospitalisations&topic1=&code=bod_acs. 10 March 2020, accessed 21 March 2021

¹⁹ HealthStats NSW. Potentially preventable hospitalisations by condition, Western NSW LHD, NSW 2018-19. http://www.healthstats.nsw.gov.au/Indicator/bod_acshos_cond/bod_acshos_cond_lhn. 10 March 2020,

accessed 17 December 2020

²⁰ HealthStats NSW. Deaths from all causes, Western NSW LHD, NSW 2018.

http://www.healthstats.nsw.gov.au/Indicator/bod_projdth/bod_dth_lhn_trend. 16 June 2020, accessed 17 December 2020

²¹ Social Health Atlases of Australia: Local Government Areas. Public Health Information Development Unit, Torrens University Australia. <http://phidu.torrens.edu.au/social-health-atlases/data#social-health-atlases-of-australia-local-government-areas>. September 2020, accessed 30 October 2020

²² HealthStats NSW. Deaths by category of cause and Aboriginality, NSW 2014-2018.

http://www.healthstats.nsw.gov.au/Indicator/bod_dth_cat/Aboriginality_dth_cat?&topic=Aboriginal%20health&topic1=topic_aboriginal_health&code=Aboriginality%20atsi%20dqi%20hlp%20bod_damahas. 16 June 2020, accessed 29 October 2020

²³ HealthStats NSW. Deaths by leading cause and Local Health District, Western NSW LHD, NSW 2017-18.

http://www.healthstats.nsw.gov.au/Indicator/bod_dth_cat/bod_dth_cat_lhn_snap. 16 June 2020, accessed 17 December 2020

²⁴ HealthStats NSW. Injury and poisoning deaths, Coonamble LGA, NSW 2016-2018.

http://www.healthstats.nsw.gov.au/Indicator/inj_projpcodth/inj_dth_lga_trend. 21 July 2020, accessed 21 March 2021

²⁵ HealthStats NSW. Deaths by category of cause, Outer regional, remote and very remote, NSW 2017-18.

http://www.healthstats.nsw.gov.au/Indicator/bod_dth_cat/bod_dth_cat_aria_snap?&topic=Rural%20and%20remote%20populations&topic1=topic_rur&code=rur%20aria. 16 June 2020, accessed 29 October 2020

²⁶ HealthStats NSW. Potentially avoidable deaths, persons aged under 75 years Coonamble LGA, NSW 2017-2018.

http://www.healthstats.nsw.gov.au/Indicator/bod_avodth/bod_avodth_lga_trend?&topic=Potentially%20avoidable%20deaths&topic1=topic_avodth&code=avo. 14 July 2020, accessed 21 March 2021

²⁷ HealthStats NSW. Daily smoking in adults by Aboriginality, NSW 2002-2003 to 2018-2019.

http://www.healthstats.nsw.gov.au/Indicator/beh_smo_age/beh_smo_Aboriginality_trend. 27 May 2020, accessed 19 December 2020

²⁸ HealthStats NSW. Smoking in adults, Smokes daily, Persons, Western NSW LHD, NSW 2019.

http://www.healthstats.nsw.gov.au/Indicator/beh_smo_age/beh_smo_age. 27 May 2020, accessed 19 December 2020

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.

http://www.healthstats.nsw.gov.au/Indicator/beh_alc_age/beh_alc_Aboriginality_trend. 27 May 2020, accessed 19 December 2020

³⁰ HealthStats NSW. Alcohol consumption at levels posing long-term risk to health, persons aged 16 years and over, Western NSW LHD, NSW 2002 to 2019.

http://www.healthstats.nsw.gov.au/Indicator/beh_alc_age/beh_alc_lhn_trend?&topic=Alcohol&topic1=topic_alcohol&code=beh_alc. 27 May 2020, accessed 19 December 2020

