



Housing and Environmental Health Planning

Regional Plan

MURDI PAAKI REGIONAL ASSEMBLY
DECEMBER 2022



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Document Status

Revision No	Revision/Action	Date	Authorised
1			
2			
3			
4			
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ACKNOWLEDGEMENT

This Regional Housing and Environmental Health Plan has been prepared by Murdi Paaki Services Ltd on behalf of Murdi Paaki Regional Assembly in collaboration with professional partners and each of the seventeen communities of the Murdi Paaki Region.

We acknowledge the contributions of all community members and others who participated in the development of individual Housing and Environmental Health Plans through offering their advice, knowledge, and encouragement.

We acknowledge and pay our respects to Elders past, present and future. 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.



Preface

Finalisation of this Plan marks the culmination of a lengthy and extensive planning process undertaken to determine needs for Aboriginal social housing, and the needs of tenants and managers of Aboriginal social housing, in the Murdi Paaki Region of NSW. This planning process, which commenced in 2016 at the instigation of Murdi Paaki Regional Assembly in response to growing alarm expressed by the Assembly in the Murdi Paaki Regional Plan 2016, would not have been necessary had an adequate body of evidence been compiled and responded to at commencement of implementation of the National Partnership Agreement on Remote Indigenous Housing in 2008.

NPARIH, funded with the objective of improving Aboriginal social housing outcomes in remote communities in NSW, was rolled out in tandem with the NSW Aboriginal Housing Office's Build and Grow programme but without community engagement. Because the necessary programme of data-gathering and analysis, engagement and planning was not initiated, the consequences for impoverished Aboriginal households in the Region have been dire. These impacts have not been felt solely at a household level, though: the viability of Aboriginal community housing providers has been put at risk; human capital in the Region has been squandered; and the regional Aboriginal social housing portfolio has deteriorated at a time when sufficient funding should have been forthcoming to ensure the future of the sector.

It was in response to this unsustainable situation that Murdi Paaki Regional Assembly negotiated a partnership with the NSW Government to implement a change agenda aimed at root and branch reform of the Aboriginal social housing sector in the Region. This agenda is set out in the *Agreement to improve Aboriginal social housing outcomes in the Murdi Paaki Region*. The Regional Aboriginal Housing Leadership Assembly was established to govern the carriage of this agenda; Murdi Paaki Services Ltd has been responsible for management of the process and has painstakingly accumulated the body of evidence required both to scope capital works project delivery and to inform the most significant task assigned to the RAHLA: the co-design of an Aboriginal social housing plan for the Murdi Paaki Region. The work plan formulated on the basis of this body of evidence is the vehicle to carry forward the process of reform necessary to build an Aboriginal social housing sector and human services support network fit for purpose in the unique social, cultural and economic context of the Murdi Paaki Region. The Build and Grow experience proves the futility of blanket implementation of state-wide policy. Partners to the RAHLA are urged to suspend failed, stale, conventional approaches and to engage proactively and with open minds in co-designing innovative, responsive solutions to the catastrophic problems documented in these pages and in individual community Housing and Environmental Health Plans.





Housing and Environmental Health Planning A Regional Plan

EXECUTIVE SUMMARY

DECEMBER 2022

THE PLAN IS:

- An initiative of the Murdi Paaki Regional Aboriginal Housing Leadership Assembly
- A long-term plan for Aboriginal social housing and human services across the Murdi Paaki Region
- Based upon communities Housing and Environmental Health Plans
- Evidence-based input to policy-setting and decision-making under a co-design framework in all matters relating to Aboriginal social housing
- A window into broader social issues such as the practice of giving homeless Aboriginal people swags and directing them to the park

Bourke
Brewarrina
Broken Hill
Cobar
Collarenebri
Coonamble
Enngonia
Euston
Goodooga
Gulgambone
Ivanhoe
Lightning Ridge
Menindee
Quambone
Tibooburra
Walgett
Wanaaring
Weilmoringle
Wentworth/Dareton
Wilcannia

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

RAHLA saw preparation of HEHPs in all Murdi Paaki communities as a priority project under the Agreement and authorised Murdi Paaki Services Ltd (MPSL) to carry out the project with the aim of developing the evidence base for regional policy setting and decision making. The plans are a vital step in rebuilding the Aboriginal social housing

sector and social and economic capabilities of the Region.

The Agreement sets a framework for the active participation of Murdi Paaki communities, through elected representative peak bodies, in the development and delivery of better services through a co-designed model. In this regard, the Agreement recognises the status of Community Working Parties (CWPs) as the principal point of contact for conducting business within the Aboriginal communities.

MPRA has made it a policy not to involve itself in matters of heritage and culture which are rightly the domain of Local Aboriginal Land Councils (LALCs.) Similarly, the Assembly recognises the

autonomy of LALCs to make their own decisions in relation to their land and property. HEHPs do not in any way bear on a LALC's autonomy as a sovereign decision-maker in relation to its assets. In the interests of achieving maximum benefit for the community, MPRA invites the Land Council network to join its voice and hands in unity to advocate for and implement this change agenda for the benefit of all community members.



The aim of HEHPs

HEHPs aim, in brief, to:

- Describe the situation as it now exists in relation to housing Aboriginal individuals and families;
- To the extent possible, report on property condition;
- Provide the basis for planning for future housing need, and a framework for addressing this need;
- Reinstate opportunities for the Region's active and constructive participation in housing and infrastructure planning, design, building, and maintenance;
- Advise of interest in home ownership;
- Provide an overview of human services and recommendations for reform; and
- Contribute to the co-design of sector improvements.

A community's HEHP sits alongside its Community Action Plan (CAP). The CAP describes local strategic aspirations and priorities for cultural, political, social and

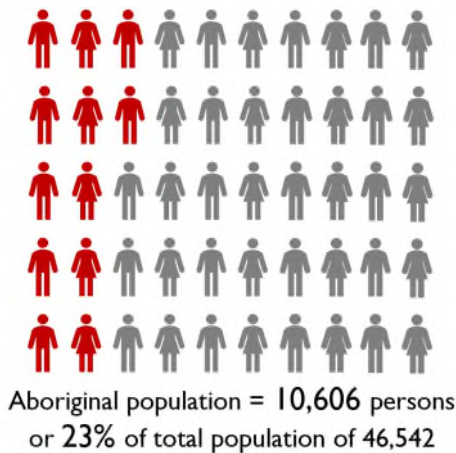
economic engagement and growth. The CAP also addresses health and human services provision beyond the more tightly defined housing-related emphasis of the HEHP. HEHPs and CAPs are intended to be actioned together.

This Plan brings together common themes from the HEHPs and proposes a series of community-led actions to achieve the aims of the Agreement, the Murdi Paaki Regional Plan 2016 and communities.

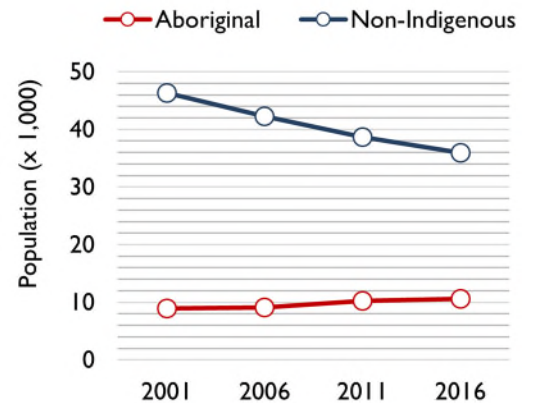
The Murdi Paaki Region



Story poles, Broken Hill



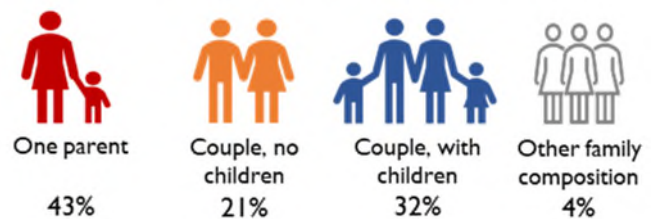
Change in Estimated Resident Population, Murdi Paaki Region, 2001-2016



Median age of the population



Family household composition



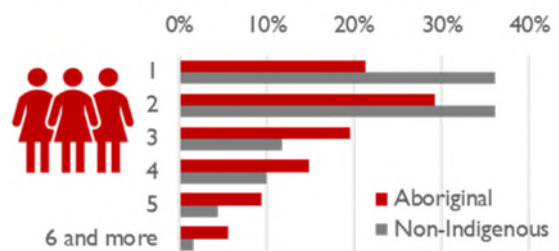
32% of the Aboriginal population is aged under 15 years

Average household size



3.22 persons

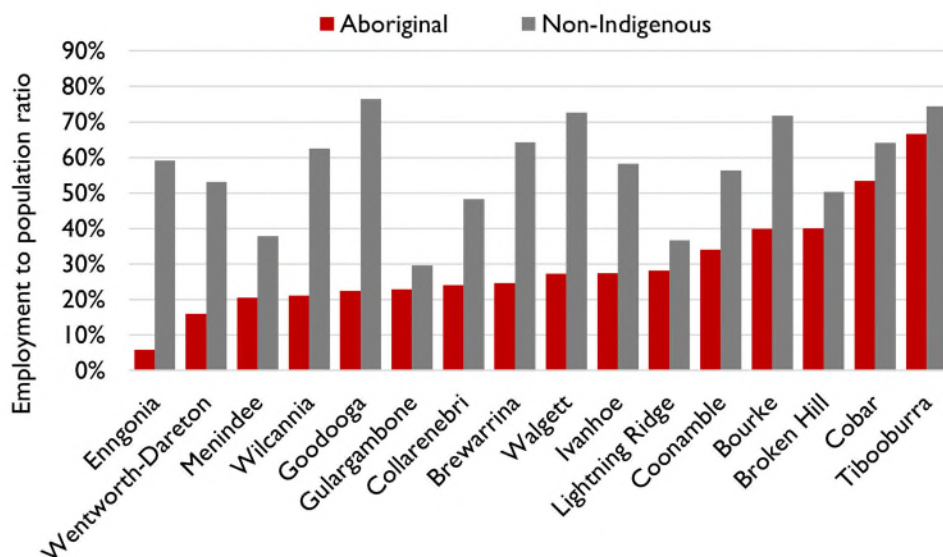
Occupancy (number of persons per house)



Population fraction	Aboriginal	Non-Indigenous
Tenure type, MPR (154 SAIs)		
	n=3,100	n=14,091
Owned outright	17.4%	43.4%
Owned with a mortgage	17.0%	26.6%
Rented	58.8%	24.2%
Other tenure type	1.1%	1.4%
Not stated	5.7%	4.4%
Landlord type, households renting, MPR (154 SAIs)		
	n=1,822	n=3,407
Real estate agent	16.5%	28.3%
Person not in same household	16.0%	33.4%
State housing authority	29.9%	4.7%
Housing co-operative, community or church group	25.0%	2.6%
Other landlord type	9.4%	24.6%
Landlord type not stated	3.3%	6.4%

Population fraction	Aboriginal	Non-Indigenous
Grandparent families, all family households, MPR, (154 SA1)		
	n=2,342	n=8,689
Couple grandparents with child(ren)	3.2%	0.6%
Lone grandparent with child(ren)	4.6%	0.4%
All grandparent families	7.8%	1.0%
New South Wales	4.0%	0.6%

Employment to population ratio, MPR communities as SA1s or SSCs, (Percent of population aged 15 and over)



Comparison: Employment to population ratio for the Aboriginal population of NSW is
46.0%

Profile of Aboriginal social housing

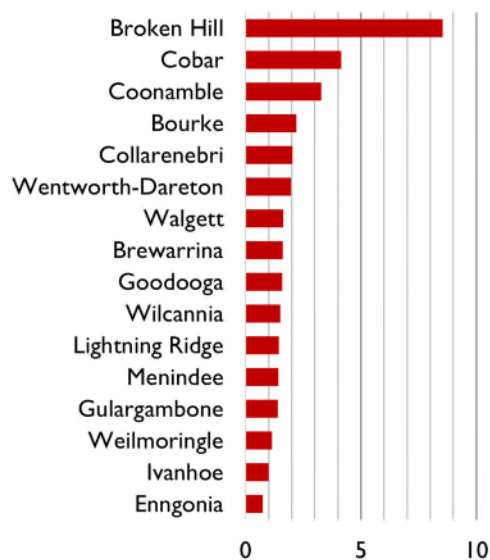
Current supply of Aboriginal social housing in the Region

Portfolio	Number of properties
ACHP owned and self-managed	374
ACHP owned and ACHP managed	394
AHO owned and ACHP managed	254
AHO owned and DCJ managed	203
AHO owned and CHP managed	64
Other government owned and ACHP managed	2
Total number of properties	1,291

1,291 properties are being managed by 12 housing managers. The Murdi Paaki Regional Housing and Business Consortium project household survey concluded that **40% of respondents living in Aboriginal social housing were either dissatisfied or very dissatisfied** with the services provided by their housing manager while a further 21% were neutral. Preference among those that expressed an opinion was for housing management to be localised or regionalised. Principal reasons for dissatisfaction were:

- An inability to communicate readily with the housing manager;
- Poor response, if any, to requests for repair and maintenance;
- Value as expressed in the quality of housing for rent charged.

Number of Aboriginal households compared to number of Aboriginal social housing properties



Pressure on social housing supply is greatest in Broken Hill where housing policy and the nature of the private rental market are forcing highly vulnerable Aboriginal households into slum housing. Many other households are living in rental housing exposed to environmental lead contamination. Ongoing monitoring shows that Aboriginal children aged 5 years and under are exhibiting blood lead levels above the current threshold for concern. **The WHO state there to be no safe limit.** Elsewhere, the number of Aboriginal households exceeds the number of Aboriginal social housing properties available, creating conditions for crowding. Most communities have no or limited access to private rentals.

From the communities' HEHPs

H EHPs make the case for greatly increased supply of Aboriginal social housing to satisfy demand. Priorities stated by communities for new supply focus on housing for young adults wishing to live independently or in the early stages of family formation and on safe, secure and adaptively designed accommodation for Elders and people with disabilities. The need for dwellings for larger households has been met by previous capital works programmes although some 3- and 4-bed dwellings are still required. The ABS census data reveals the percentage of Aboriginal households across the Region with populations of five or more persons has decreased from 29.8% in 2001 to 17.7% at the 2016 Census so the greater demand is for smaller dwellings to support the needs of a population which is experiencing structural ageing, but also to allow extended families to choose whether to remain together in a larger dwelling or to form smaller households in the same community. Interest was expressed in CWP consultations in building secondary dwellings on existing lots to allow families to live independently but remain connected.

SUMMARY	
New houses required	540
Estimated cost	\$267.51M

A preliminary estimate of the number of houses requiring replacement has been made from CWP feedback. Altogether **12** properties are listed for replacement but this number is likely to increase as property inspections identify additional properties in poor condition. The estimated cost is \$7.42M.

New housing supply required to satisfy demand

Community	Number of new properties				
	2 brm	3 brm	4 brm	5 brm	Total
Bourke/Wanaaring	25	15	10		50
Brewarrina	41	4			45
Broken Hill	51	30	10	2	93
Cobar	13	4			17
Collarenebri	5	10	10	3	28
Coonamble/Quambone	37	1	4	1	43
Enngonia	6	2			8
Goodooga	17	1			18
Gulargambone	8	1	4	3	16
Ivanhoe					0
Lightning Ridge	19	2			21
Menindee	23		5	2	30
Tibooburra					0
Walgett	54	9	2		65
Weilmoringle	4		2		6
Wentworth/Dareton	10	10	5	10	35
Wilcannia	48	17			65
TOTAL	361	106	52	21	540

Extensions and modifications

Additional bedrooms required	Number of bedrooms				Estimated cost
	1	2	3	Total beds	
Number of properties	57	14	1	88	\$3.11M
Properties requiring modification	80				\$0.54M



Housing repairs and maintenance

More than 30% of houses are estimated to need moderate repairs, including to address serious safety concerns, and 12% may need extensive work to restore functionality, safety and amenity. Subject to inspection, some may be assessed as unfit for occupation or uneconomic to repair, and thus candidates for replacement.



Housing repair and maintenance

Community	Estimated total cost by community (\$)	Average \$ spend per property
Bourke/Wanaaring	5,679,400	42,070
Brewarrina	8,438,100	52,410
Broken Hill	2,612,700	37,865
Cobar	3,332,100	59,502
Collarenebri	2,090,800	38,014
Coonamble/Quambone	4,166,300	38,223
Enngonia	1,083,600	45,149
Goodooga	1,894,300	39,465
Gulargambone	1,557,500	33,858
Ivanhoe	1,073,600	67,098
Lightning Ridge	4,389,400	37,517
Menindee	1,732,000	38,488
Tibooburra	597,300	59,727
Walgett	7,988,000	46,988
Weilmoringle	1,204,500	57,356
Wentworth/Dareton	4,866,600	38,624
Wilcannia	4,942,000	60,269
TOTAL	57,648,200	46,988

Total investment

In addition to the tabulated housing costs, allowance is made for site acquisition and development costs, for lot servicing costs including any environmental rehabilitation works identified, and for risk, administration and project management. The project initial cost appraisal suggests an investment of **\$435M** is required to satisfy demand for new supply, to allow an orderly redistribution of individuals and families to reduce crowding, and to restore the quality of the housing portfolio to a standard which matches

Consolidated initial cost appraisal

Head of expenditure	Estimated project cost (\$) (June 2023)
Site acquisition and development	24,555,100
New housing supply	267,512,900
Replacement housing	7,417,900
Housing extensions	3,111,200
Housing modification	536,000
Housing repair and maintenance	57,648,200
Associated servicing costs	3,343,900
Sub-total	364,125,200
Risk, administration and project management	70,815,400
TOTAL	434,940,600

community and tenant expectations for comfort, safety and ease of access. Escalating building and material costs and ongoing housing stress in communities is likely to have pushed this projection higher.

Omitted from the project initial cost appraisal are costs associated with:

- Addressing the environmental lead issue, redevelopment of the Creedon Street enclave, and dealing with slum tenancies in Broken Hill;
- Redevelopment of the Culgoa and Yanda Streets precinct and Alice Edwards Village at Bourke;
- Upgrading infrastructure elements servicing all discrete settlements where these are not included by DPE in the Roads To Home programme or the Aboriginal Communities Water and Sewerage Programme;
- Securing resilience of the water supply distribution network to Enngonia village;
- The addition, refurbishment or maintenance of community facilities such as workshops, sporting and recreational facilities, market gardens and the like;
- Addressing the deficit in homelessness infrastructure.

Environmental health infrastructure

Murdi Paaki communities experience a wide range of negative determinants of health, contributing to poorer quality of life and relatively high levels of morbidity and excess mortality. Qualitative data obtained from interviews with health services across the Region point to the health of the Aboriginal community as generally much poorer than the non-Indigenous population. Environmental health measures must therefore target disease prevention and creation of health-supportive living arrangements at home and across the community. While stable housing is one fundamental response to addressing the environmental health deficit, HEHPs flag a range of other community-specific challenges which are important to overall health.

Deficits are evident across most municipal and utility services, and the natural environment, in many communities. While the NSW Government Aboriginal Communities Water and Sewerage Programme aims to improve water supply and sewerage services in eligible Aboriginal discrete communities by maintaining and operating existing systems, underlying unaddressed supply and quality issues are experienced in the villages and towns. Several CWP have requested urgent systems upgrading to improve supply security, resilience and/or quality of water for drinking and washing.

The Roads To Home initiative is yet to reach all discrete communities. The frequency of appearance of road and drainage works, kerb and guttering, stormwater drainage, footpaths and streetlighting as deficits indicates the urgent need for a major programme of works across all communities, including towns and villages, to restore a healthy and safe living environment. Scope should be extended to include critical infrastructure elements such as flood protection measures. Communications infrastructure is below expectations in some communities, as illustrated during the Wilcannia COVID-19 outbreak, and internet connectivity and accessibility are constrained by technological and financial factors.

Costs attaching to environmental health infrastructure improvements have not been determined at community level: some engineering works will be included within Roads To Home and others should be negotiated by CWPs and LALCs within the Aboriginal Communities Water and Sewerage Programme. The NSW Government embarked on an audit of Aboriginal water and wastewater systems in 2021, the information from which will be available mid-2022. In the expectation that these investigations will verify the need for system improvements, communities should negotiate a tangible commitment on the part of the NSW Government to undertake water and wastewater enhancements.

Critical environment and environmental health infrastructure risks which require focused attention are:

- A strategic response to the changing climate;
- Broken Hill environmental lead contamination;
- Dust mitigation, including environmental rehabilitation;
- Collarenebri, Enngonia, Gulargambone and Weilmoringle village water supplies, and the Walgett town supply; and
- Clara Hart Village dumped asbestos contamination.



Aboriginal social housing: A strategic approach to reform

The seventeen HEHPs document common themes in relation to Aboriginal social housing and related health and human services. These themes can form the basis for the development of evidence-based policy and strategy through the co-design process required by the Ministerial Agreement to improve outcomes. The common themes identified and expressed by community within and across all HEHPs are summarised below together with recommended actions.

Access to all services in the Region, Aboriginal social housing included, is made difficult by isolation, distance of travel, market characteristics, policy shortcomings and agency and service provider culture. Interconnections between policy areas appear not to be well-understood; cause and effect are complex and, as a result, policy-making in one area results in unintended adverse impacts in another, so a systems approach is essential. Shortcomings in Aboriginal social housing management demonstrate that a business-as-usual approach in such a complex operating environment does not meet the needs of individuals, families or communities in an equitable, accountable or responsive way. If positive change is to happen in the face of the criticism that has emerged during the HEHP process, then policy settings and practices will need to be reconsidered. Universal approaches do not work. What is ever more urgently required is a commitment to an evidence-based collaboration founded in an openness to innovative, geographically and economically tailored ways of engagement, planning, procurement and delivery of infrastructure and services.

Sector governance and management

Restructure sector governance and management to integrate CWP into decision-making.

Rationalise housing management to increase sector efficiency, long-term viability and community satisfaction.

Transfer Aboriginal social housing management to a local or Regional NRSCH-registered ACHP with a shopfront in each community with housing under management.

Support aspiring community-based ACHPs to achieve NRSCH registration where feasible.

Reform AHO policy and operational architecture to target the specific sector characteristics of the Region and its communities. For applicants, remove obstacles to entry and tenure, and for tenants, ensure a safe, secure and comfortable living environment.

Land use and social planning

Support the Region to prepare local area strategies with local government, including appropriate zoning, urban renewal and integrated facilities.

Start land banking in advance of planned capital works.

Develop, resource and action Community Safety and Crime Prevention Plans with agency support in communities experiencing drug-related crime and anti-social behaviours.

Asset growth and preservation

Boost Aboriginal social housing supply through new builds and/or acquisitions in accordance with HEHP findings and CWP priorities.

Extend existing houses where required to satisfy Canadian National Occupancy Standard criteria.

Meet housing needs of older people and people with disabilities.

Prior to AHO Build and Grow head-lease termination, scope repairs required to restore asset condition. Secure funding. Carry out repairs and upgrades to a high standard under competent supervision.

Define policy relating to property replacement.

Prioritise negotiation with ACATs, registered home modification providers and funding bodies to deliver home modifications to tenants with mobility deficits.

Improve energy efficiency and thermal performance of existing properties to achieve NatHERS 6-Star energy rating.

Homelessness

Quantify and describe homelessness in each community. Account for contributing factors. Develop a strategic response to deliver permanent housing and wrap-around services to homeless and at-risk families and individuals.

Pending permanent arrangements, declare a moratorium on evictions and refocus tenancy management to case manage difficult tenancies. Suspend all disciplinary action relating to housing occupancy, regardless of crowding.

Home ownership

Conceptualise a Region-wide rent-to-buy scheme or similar.

Arrange with AHO and/or IBA to deliver community information workshops annually in support of home ownership.

Infrastructure

Carry out investigations and works to raise the standard of

utilities and municipal services to towns, villages and discrete settlements, extending the scope of the Roads To Home and Aboriginal Communities Water and Sewerage programmes.

Tenancy support

Maintain the role of MP TSEP to support tenants to sustain tenancies and to prevent tenants at risk from becoming homeless. Help tenants access other human services.

Expand service reach to deliver and/or broker culturally safe services across the full service spectrum, including SHS.

Equity in human services

Base service funding allocation on the Estimated Resident Population and not ABS Census counts.

Foster a closer relationship between CWP's and all tiers of government to drive human services improvements, encourage greater civic engagement and advance areas of common social and economic interest as documented in CWP's HEHPs and CAPs, and governments strategic plans.

Critically review contestability-driven procurement and programme management for human services in the light of sector fragmentation and inefficiencies.

Develop a 'no wrong door' protocol for human services access.

Secure greater funding body focus on provider accountability, presence and cooperation, and on service integration, cost-effectiveness and community recognition and acceptance of services provided.

Review the role, operational objectives and scope of all services, programmes and organisations in the health and human services sectors. Audit provider performance against service and programme objectives and against CWP expectations to ensure that services contracted are being delivered, are known about, and are culturally safe; that gaps are identified and addressed, and transparency and accountability protocols established and operating.

Health, wellbeing and engagement

Arrange:

- A comprehensive review of Aboriginal alcohol and other drug residential and counselling services and clinical and non-clinical mental health and social and emotional wellbeing services across the Region to develop strategy and infrastructure to address unmet need;
- A permanent and long-term solution to the lack of community transport services to allow access to health care, goods and services locally and regionally;
- A strategic response to need for aged care and disability services;
- Effective pathways to employment, good physical and mental health, digital and physical connections, and personal development activities for young people;
- A Region-wide employment strategy centred on the skills development and employability of community members, focusing on occupations and industries relevant to local and Regional economies.

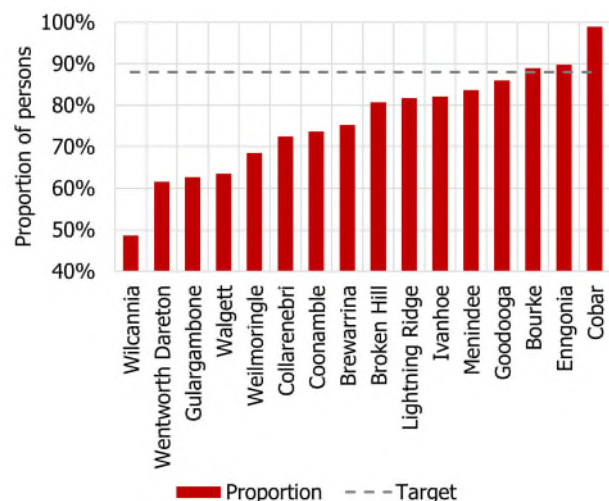
Aboriginal social housing: Priorities

Priority projects and projects for early implementation are:

- Creation of the Murdi Paaki Project Management unit as a separate business to host Murdi Paaki Build, the Region-wide building and construction operation;
- Central Darling towns place-based development under a joint governance arrangement between MPRA and CWP's, the Land Council network and Central Darling Shire Council;
- Broken Hill place-based development to tackle the many housing and environmental issues identified by the Broken Hill CWP's Housing and Environmental Health Plan;
- Walgett place-based development to deal with the high level of socio-economic disadvantage, crowding and human services deficits;
- Bourke Bottom End and Alice Edwards Village urban renewal; and
- Murdi Paaki communities' crowding abatement.

Using the CtG target to identify urgency

The Closing the Gap target relating to housing requires an increase in the proportion of Aboriginal and Torres Strait Islander people living in appropriately sized housing to 88% by 2031. An insight into where the communities in the Region sat at the time of the Murdi Paaki Regional Housing and Business Consortium project household survey in relation to this target is shown below:



Only four communities reach the 2016 NSW average of 85.9%; only three exceed the Closing the Gap target of 88%. Half of the 16 communities fall seriously short. The magnitude of the deficit, and communities in most need, are abundantly clear.

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Photography in this Plan is kindly provided courtesy of the NSW Outback Division of General Practice and Burns Aldis

Glossary

ABS	Australian Bureau of Statistics
ACAT	Aged Care Assessment Team
ACHP	Aboriginal Community Housing Provider
ACWSP	Aboriginal Communities Water and Sewerage Programme
AEV	Alice Edwards Village
ARIA+	Accessibility/Remoteness Index of Australia
AHO	NSW Aboriginal Housing Office
BHCC	Broken Hill City Council
BHCWP	Broken Hill Community Working Party
BHELP	Broken Hill Environmental Lead Programme
CAP	Community Action Plan
CDSC	Central Darling Shire Council
CtG	Closing the Gap
CWP	Community Working Party
CNOS	Canadian National Occupancy Standard
DCJ	NSW Department of Communities and Justice
DPE	NSW Department of Planning and Environment
ERP	Estimated Resident Population
FWRP	Far West Regional Plan 2036
FY	Financial Year
HEHP	Housing and Environmental Health Plan
HLP	Healthy Living Practices
IBA	Indigenous Business Australia
IREG	Indigenous Region (ABS classification)
IRSD	Index of Relative Socio-economic Disadvantage
LALC	Local Aboriginal Land Council
LGA	Local Government Area
MPRA	Murdi Paaki Regional Assembly
MPRH&BC	Murdi Paaki Regional Housing and Business Consortium
MPRHC	Murdi Paaki Regional Housing Corporation
MPSL	Murdi Paaki Services Limited
MP TSEP	Murdi Paaki Tenant Support and Education Programme
NAHS	National Aboriginal Health Strategy
NatHERS	Nationwide House Energy Rating Scheme
NDIS	National Disability Insurance Scheme
NHMRC	National Health and Medical Research Council
NRM	Natural Resource Management
NRSCH	National Regulatory System Community Housing

OT	Occupational Therapist
RAHLA	Regional Aboriginal Housing Leadership Assembly
SA1	Statistical Area 1 (ABS classification)
SEIFA	Socio-Economic Indexes for Areas
SHS	Specialist Homelessness Services
SOMIH	State Owned and Managed Indigenous Housing
SSC	State Suburb (ABS classification)
WCWP	Walgett Community Working Party
WSC	Walgett Shire Council

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1. Introduction

This Regional perspective provides a Master Plan for improvements to social housing, environmental health infrastructure and housing-related human services for the seventeen Aboriginal communities of the Murdi Paaki Region, as proposed by each community's Housing and Environmental Health Plan.

Development of Housing and Environment Health Plans (HEHPs) is a priority of the Murdi Paaki Regional Assembly (MPRA) with governance provided through the Regional Aboriginal Housing Leadership Assembly (RAHLA). HEHPs are intended to provide the evidence to inform RAHLA policy-setting and decision-making under a co-design framework in all matters relating to Aboriginal social housing in the Murdi Paaki Region with the express aims of, broadly:

- Describing the situation as it exists in relation to housing Aboriginal individuals and families;
- To the extent possible, reporting on property condition;
- Providing the basis for planning for future housing need, and a framework for addressing this need;
- Reinstating opportunities for the Region's active and constructive participation in housing and infrastructure planning, design, building and maintenance;
- Advising of interest in home ownership;
- Providing an overview of human services and recommendations for reform; and
- Contributing to the co-design of sector management arrangements.

The Murdi Paaki Regional Housing and Environmental Health Plan (RHEHP), community Housing and Environmental Health Plans and Community Action Plans (CAPs) form a suite of strategic instruments which collectively outline an Aboriginal community-led social, economic, technological and political framework for growth and change. The focus of the Regional and community HEHPs is on the practical ability of individuals, families and communities to live in their home environment in a way which ensures safety, good health and amenity, and is economically, geographically and culturally adapted. The CAPs, in contrast, address health and human services provision beyond the more tightly defined housing-related emphasis which characterises HEHPs. Underpinning the suite of instruments as a whole is the recognition that the climate impacts faced by residents of the Region are likely to be more severe than in other parts of New South Wales, so all strategic documents are geared to the achievement of climate resilience as an essential element which enables the people of the Region to continue to live on Country.

This Plan brings together research undertaken to develop community HEHPs, including inputs drawn through community and service provider consultation, and the findings of the Region-wide household survey conducted as part of the Murdi Paaki Regional Housing and Business Consortium (MPRH&BC) project. The commentary describes the housing situation across the Murdi Paaki Region and presents a critique of the common themes and issues voiced by Community Working Parties (CWPs) and their communities, including universal aspirations to achieve a more responsive, tailored and culturally safe housing and social support service to secure greater wellbeing and economic independence.

Motivation for the Plan stems from the desire of MPRA to investigate sector characteristics and performance as documented in the *Murdi Paaki Regional Plan 2016*, and to advance an informed process of reform in recognition of, and response to, the unique geo-social environment in which Murdi Paaki communities exist.

The strategic aspirations of the Murdi Paaki Aboriginal community in respect of improved housing, environmental health and economic opportunity and growth as documented in this Plan intersect with those of the NSW Government as expressed in the Far West Regional Plan 2036 (FWRP). The FWRP, which recognises Murdi Paaki Regional Assembly as a desired partner of government, espouses a vital role for Aboriginal communities in land use planning and preparation of culturally informed local housing strategies and local environmental plans. Through preparation of this Plan, the Region demonstrates its capacity and capability to conduct community-led investigations and planning at a high level. Young people and seniors are a clear focus of the strategy consistent with a changing population which sees a reduction in the size of Aboriginal households over the past twenty years.

Community HEHPs identify housing need with a high degree of confidence and the range of housing types required to satisfy latent demand and to address crowding which, in most communities, is at unacceptable levels. In the face of a changing climate and environmental stress, new housing developments must be designed with temperature extremes, heavy rainfall, drought, flooding and dust mitigation in mind. In consequence, new homes will need to feature the use of passive solar design principles, water-efficiencies and thermal control measures to contribute to sustainable long-term housing options, lower energy costs and a more comfortable and secure living environment. Housing construction costs need to be effectively managed so that as many low-income households as possible can access Aboriginal social housing. The plan to establish a modular homes construction facility in Cobar is the centrepiece of this intention.

The NSW government flags an opportunity through the FWRP to investigate how the landholdings of Local Aboriginal Land Councils (LALCs) can best be planned, managed and developed for the benefit of the local Aboriginal communities and commits Aboriginal Affairs NSW, the Department of Primary Industries and the Department of Planning and Environment to work with Land Councils to identify their landholdings and to map the level of constraint at a strategic scale for each site. This information may then be used to assist Land Councils to assess and develop practical proposals for use of the land for Aboriginal social housing, subject to the provisions of the Aboriginal Land Rights Act.

Supporting infrastructure is often deficient and this adversely affects the liveability, amenity and sustainability of local communities and health of the environment. Water security and quality is of serious concern. While new developments should not impose much of a heavier demand on roads, water, sewer and waste services, telecommunications and electrical power systems, and social and community infrastructure, a commensurate upgrading of these services should occur in conjunction with residential development. The FWRP proposes development close to town centres and villages where possible to take advantage of existing infrastructure and to provide a greater choice of housing close to services and amenities; much of the Aboriginal land holding, particularly that of the LALC network, consists of former reserves which are located away from town and village centres. These are provided with infrastructure and utilities of better or worse quality; however, funding has been made available through the Roads To Home programme to address some needs in this regard. Retention of the option for further development (or, where necessary, replacement housing) on discrete settlements is consistent with the FWRP directions relating to Aboriginal cultural heritage assets, economic self-determination (particularly in regard to partnership-based

opportunities for exploration of options for planning, management and development of LALC landholdings for economic purposes), and delivery of greater opportunities for affordable housing in a context of paucity of green-field land suitable for development.

Future housing delivery seeks to engage local communities directly. MPRA intends for the proposed works to underpin a Region-wide employment and training initiative to satisfy the future need for skilled workers not only in construction but more broadly in the mining and renewable energy sectors. Integral to the initiative are local training opportunities to build the skills necessary to improve employment options and outcomes for which the Region may partner with education and training providers to tailor vocational training and retraining programmes.

This RHEHP sits within a wider context of economic self-determination being pursued by MPRA and MPSL. Conscious that tackling the ad hocery of sector management is required to be the first priority in sector reform, the Region has established a Consortium of National Regulatory System Community Housing (NRSCH) registered Aboriginal Community Housing Providers (ACHPs) to deliver tenancy management services within a geographically rationalised and consolidated service model. Internal infrastructure, systems and practices are being strengthened with a view, ultimately, to expanding services beyond the Aboriginal social housing sector. The asset management function will be streamlined and based around an advanced technology platform which, together with the localisation of building services, will provide for improved planning and maintenance of the expanded property portfolio. Consortium members are benefiting from the transfer of management responsibility of Aboriginal Housing Office (AHO) owned properties from the Department of Communities and Justice (DCJ) and Community Housing Providers to ACHPs to increase community control and the sustainability of ACHPs and will endeavour to negotiate individual management contracts with each Land Council as properties come off head lease. Delivery of Aboriginal social housing by a professional, responsive, highly skilled coalition of providers, embedded within a holistic agenda for sector reform, is projected to bring economic benefit to the Region in myriad ways. The currently dysfunctional model produces a raft of unintended adverse consequences ranging from homelessness to poor educational attainment among children to impaired physical and mental health among tenants to accelerated depreciation and loss of social housing assets. Investment in scaffolding a well-managed sector is anticipated to increase the multiplier within the Regional economy overall as community members become better able to move from a more or less hand-to-mouth existence, and as integrated approaches to property delivery and maintenance are initiated and developed, and to reduce leakage from the Regional economy.

2. Geography

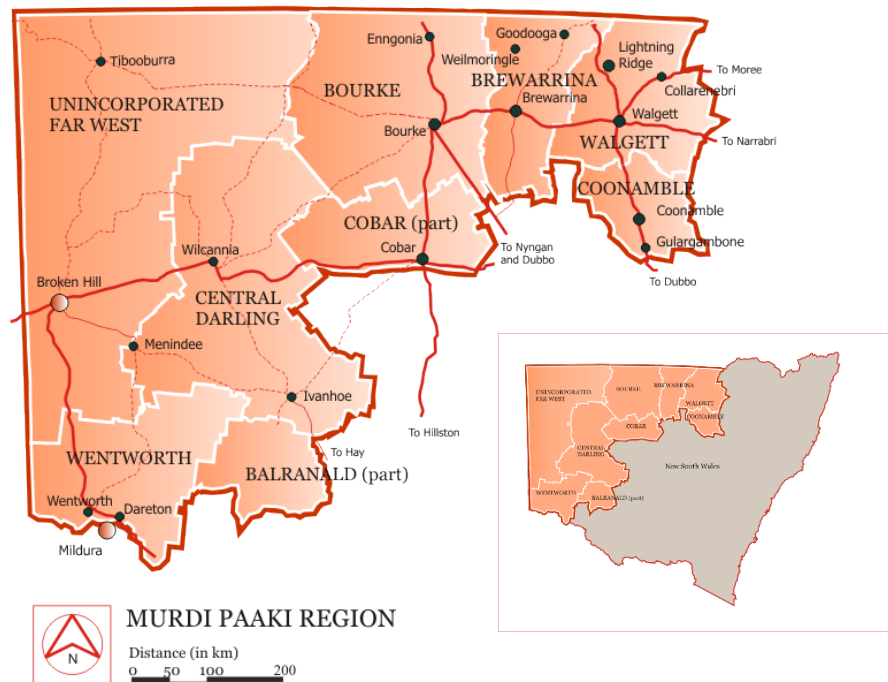
The Murdi Paaki Region extends over an area equivalent to 40% of the total area of NSW. Apart from the city of Broken Hill, the population is dispersed across small towns and villages, and rural properties. Cultural and kinship connections within and between the communities of the Region are strong, reflecting a sophisticated network of political, social and kin relationships between the numerous and diverse language groups. The Baaka/Darling River system is integral to identity and to connections between people, communities and Nations. Climate is hot, dry and semi-arid across most of the Region and the environment is fragile. Economic activity is dominated by extractive industries, cattle and sheep farming and cropping.

The Murdi Paaki Region

The Murdi Paaki Region occupies greater than forty per cent of the land mass of New South Wales, extending from the Queensland border in the north to the Victorian border in the south and from Collarenebri in the east to the South Australian border in the west.

The Region encompasses seven complete Local Government Areas, portions of two more, and the Unincorporated Far West. Nations and language groups of the Region are numerous and diverse. Principal communities are shown in Figure 2.1; seventeen of these have prepared Housing and Environmental Health Plans.

Figure 2.1: The Murdi Paaki Region



In addition to articulating communities' aspirations for major improvement in housing and human services, this body of work offers an informed Aboriginal opinion to be considered in the NSW Government's land use planning prioritisation and decision-making processes, as presented in the *Far West Regional Plan 2036*, in which the voices of Aboriginal communities are noticeably absent.

Remoteness

The Region is distant from the coast and metropolitan centres and, in most cases, from regional centres. The remoteness classification for each community using the Accessibility and Remoteness Index of Australia (ARIA+), a measure of relative access to services, is given in Table 2.1.

Table 2.1: Remoteness classification

Community	Classification
Bourke	Remote
Brewarrina	Very remote
Broken Hill	Outer Regional
Cobar	Remote
Collarenebri	Remote
Coonamble	Remote
Enngonia	Very remote
Euston	Remote
Goodooga	Very remote
Gulgambone	Outer Regional
Ivanhoe	Very remote
Lightning Ridge	Remote
Menindee	Very remote
Quambone	Remote
Tibooburra	Very remote
Walgett	Remote
Wanaaring	Very remote
Weilmoringle	Very remote
Wentworth/Dareton	Outer Regional
Wilcannia	Very remote

¹ Former NSW Office of Environment and Heritage, *Far West Climate Change Snapshot*, 2014.

Climate, and its extremes

Mean annual rainfall varies across the Region from 226 mm in Tibooburra to 528 mm in Coonamble. Evaporation exceeds rainfall at all times of the year. Mean maximum monthly temperatures fall within the range 33°C to 38°C with the highest temperature recorded of 49.7°C at Menindee. Analysis of highest monthly temperatures indicates a rising trend to even higher temperatures in the future. Figure 2.2 is for the Walgett community.

Communities are experiencing mean temperatures above 35°C for up to 80 days each year as shown in Figure 2.3. Most residents of the Region can expect 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 2070¹. Bourke, for example, is projected to experience temperatures above 35°C for four months of the year in the period 2060-2079, within the lifetime of houses being built now.

Figure 2.2: Trend in highest monthly temperature, Walgett Airport (052088)

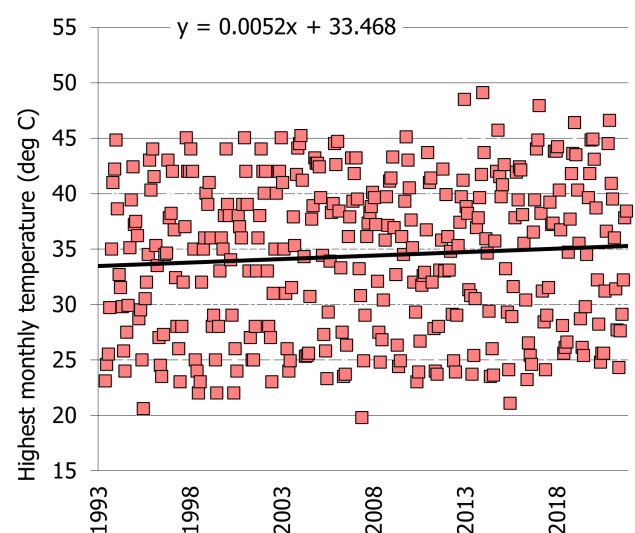
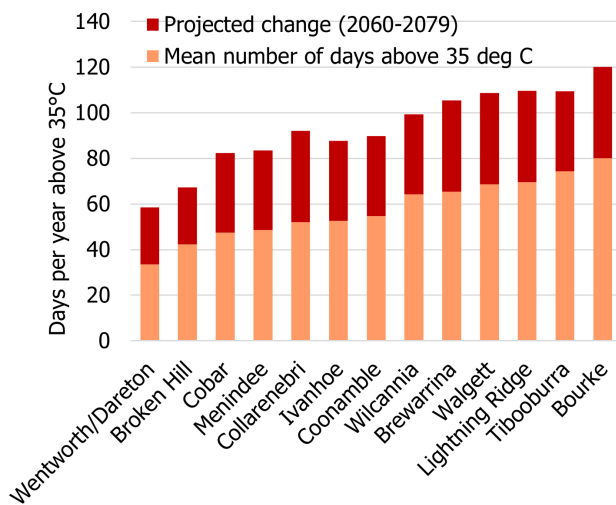


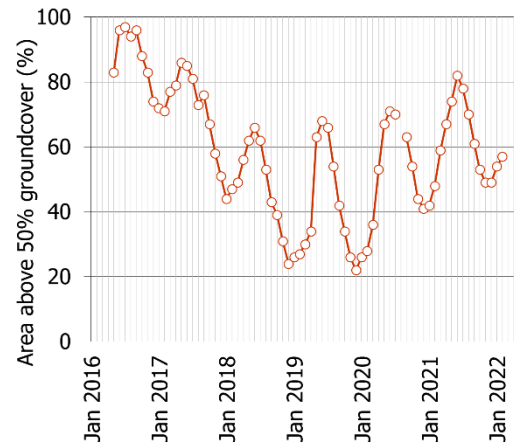
Figure 2.3: Far future projected change in the number of days per year with maximum temperatures above 35°C



HEHPs universally capture the concerns that communities have in their survivability under conditions of extreme heat and the practical impact that measures of coping have in combatting heat stress in dwellings not designed and constructed for such an environment. Adaptation to a changing climate must be a feature of future Aboriginal social housing initiatives.

An effect of rising temperatures is a reduction in the ability of vegetation to survive lengthy periods of hot, dry weather. Figure 2.4 illustrates the response of natural and introduced vegetation to changing climate conditions from January 2016 in western NSW. Elevated temperatures in combination with increased hours of strong winds (>40km/h) and low groundcover promote the conditions for dust generation. Communities have flagged dust as an environmental hazard requiring mitigation. Evidence points to long-term exposure to fine particles (PM_{2.5}) in the air being harmful to human health through contributing to adverse respiratory conditions, principally asthma.

Figure 2.4: Seasonal variation in the land area with groundcover exceeding 50%, Western NRM



The incidence of respiratory system diseases, significantly higher across the Region than the rate for Australia, suggests that dust abatement should be an area of focus. For example, the rate of premature deaths from respiratory system diseases per 100,000 Aboriginal persons aged 0 to 74 years in the Far West SA3, at 83.3, was almost four times that for NSW as a whole, at 22.4, for the period 2013-2017.

Following a process of rural property consolidation and industrialisation of methods of production, rising temperatures and changing rainfall patterns present an existential threat to the economics of agricultural production. The sustainability of current land management practices and water use remains an open question.

Environmental threats

Of the environmental threats raised by CWP, two are of sufficient importance to warrant escalation through the RAHLA. The first, and more easily abated, relates to contamination of land adjacent to Clara Hart Village at Enngonia, and the second, more intractable problem, relates to environmental lead contamination affecting most parts of Broken Hill, primarily, but also, through population mobility, some residents of Wilcannia.

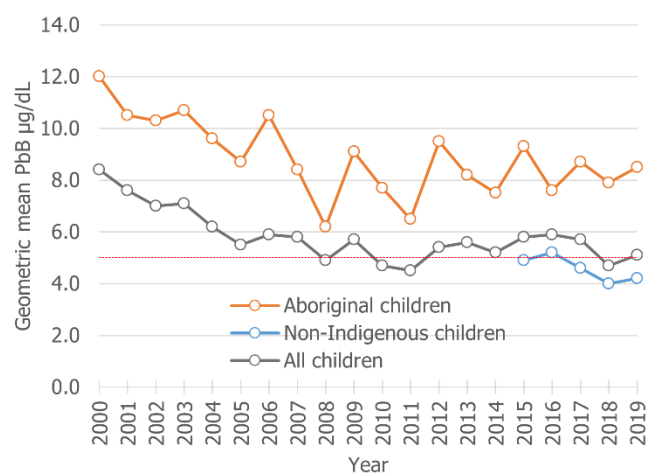
The area to the east of Clara Hart Village has been assessed as being heavily contaminated with asbestos-bearing building waste. The material, most likely dumped many years ago when Aboriginal Lands Trust housing was demolished, has become disturbed by pedestrian and vehicle traffic to the extent that it is now visible on the surface over an extensive area to the east and south-east of the settlement. Weathering of this material is resulting in asbestos fibres becoming friable and susceptible to being airborne.

Environmental lead toxicity is a massive problem throughout Broken Hill due to the legacy of lead mining and processing since the 1880s (and especially of smelting in the early days), and to the continuing presence of lead-based paint in older dwellings which make up much of the rental housing stock in the city. The Aboriginal population is disproportionately affected by environmental lead toxicity for reasons related to proximity of affordable dwellings to the Line of Lode, housing quality, nutrition, mobility within the town area, and behavioural characteristics. Elevated blood lead levels affect almost every organ and physiological system. High levels of exposure can cause brain dysfunction resulting in behavioural, learning, cognitive and attention difficulties. The World Health Organisation advises there to be no level of exposure to lead that is known to be without harmful effects.

Assessment and site remediation services are provided by the Broken Hill Environmental Lead Program (BHELP), which works through formal MoUs with Maari Ma Health Aboriginal Corporation and Far West LHD Child and Family Health, and in partnership with several other entities and community stakeholders to abate the pollutant's health impacts. However, funding to date has been sufficient only to permit a partial, albeit structured, approach to remediation across the city. At present, intervention is predicated upon blood lead levels among

young children rather than on direct measurement of lead levels in the environment. Intervention includes capping and/or replacement of contaminated soils on the property, sealing of gaps which permit dust ingress, scraping back and sealing of unstable lead painted surfaces for stabilisation purposes, replacement of floor coverings in some cases, and cleaning of the house and soft furnishings on completion of the works. Rates of recontamination are, however, high, and a more robust approach to environmental lead on a geographical basis is warranted by the continuing severe impact on Aboriginal families.

Figure 2.5: Blood lead levels in all children and children identifying as Aboriginal aged 1 to <5 years, 2000-2019



Aboriginal children are at greatest risk as illustrated by Figure 2.5 because of the proximity of their homes to the contamination source and patterns of outdoor activity, and an unacceptable proportion of the 0-5-year population of Broken Hill has been shown to have blood lead levels exceeding the National Health and Medical Research Council (NHMRC) guideline figure of 5µg/dL for notification.

The Barwon Darling River system

The Barwon-Darling River system is the lifeblood of the Region. It provides the wherewithal to underpin economic activity; enables communities to exist through the

availability of town water supplies (except during the most extreme droughts), and supports traditional food-gathering practices. The rivers have historically provided for navigation which has been the foundation of connections which persist between communities today. Equally importantly to Aboriginal people of the Region, the Callewatta (Barwon) and Baaka (Darling) rivers and their tributaries have ontological significance. The river systems, the hinterland country and the back country are densely storied landscapes; they give rise to the identity of individuals, families, clan groups and Nations. These relationships have been sorely tested by river basin mismanagement. Aboriginal cultural meaning has rarely been at the forefront of discussion of the state of the river system, which has been captured by the binary of extraction for irrigated horticulture and conservation of environmental values. However, it is argued that degradation of riparian environments due to overallocation of water during severe drought is as much a cause of mental stress and poor physical health to Aboriginal people in the Region as any other determinant of health.

Socio-economic geography

It is well established that several Murdi Paaki Region local government areas (LGAs) experience the highest level of disadvantage in NSW, when considered at LGA scale. Relativities as reflected in the SEIFA Index of Relative Socio-economic Disadvantage (IRSD) rankings for local government areas, prepared by the Australian Bureau of Statistics (ABS), are shown at Table 2.2. SEIFA scores, which are compiled from a number of Census-derived indicators of disadvantage, are calculated such that the mean score for Australia is 1,000, and the standard deviation is 100. The smallest geographical unit for which SEIFA is calculated is the Statistical Area Level 1 (SA1) geography.

Table 2.2: SEIFA Index of Relative Disadvantage, by LGA, 2016

LGA	Score	Ranking in NSW (of 130 LGAs)
Brewarrina	757	130
Central Darling	817	129
Walgett	832	128
Coonamble	869	126
Broken Hill	901	124
Bourke	916	115
Wentworth	957	81
Cobar	968	68

By investigating data at finer scale, it becomes clear that most settlements exhibit marked social stratification; it has been possible to identify pockets of severe disadvantage by considering those SA1 areas with IRSD scores sitting greater than two standard deviations below the mean. These are outliers and Table 2.3 lists, in decreasing severity, those pockets with Aboriginal populations of 100 or more. There are an additional six pockets with smaller Aboriginal populations but these are in communities with a much lower Aboriginal population fraction (Broken Hill and Lightning Ridge), and disadvantage in these cases is more strongly attributable to the characteristics of the non-Indigenous populations. It should be noted that some discrete settlements do not appear as they are either embedded within large SA1s composed mainly of rural residue or, in the case of Namatjira Avenue and Gingie Village, which are self-contained SA1s, because ABS has not released a SEIFA ranking or score.

SEIFA scores and rankings are attached to areas; it is not possible to infer anything about the relative disadvantage of Aboriginal versus non-Indigenous populations from them. However, the ABS states that the percentage of households with stated household equivalised income between \$1 and \$25,999 per year (up to \$499 per week) is the strongest indicator of disadvantage.

Table 2.3: SEIFA Index of Relative Disadvantage, by severely disadvantaged community, 2016

Precinct	Community	Score
The Mallee	Wilcannia	487
Dewhurst Reserve	Walgett	621
S-W of Myers St	Wilcannia	642
Town area	Goodooga	648
S from Dewhurst St	Walgett	661
Town area	Gulargambone	682
N of Wee Waa, Warrena St	Walgett	692
Town area	Collarenebri	710
N of Silver City Highway	Dareton	723
E of Belmore St	Brewarrina	732
Euroka, Peel, Dewhurst and Namoi St precinct	Walgett	739
Billabong and W of Belmore St	Brewarrina	744
Bush Queen Village, Barwon 4	Brewarrina	748
Town area	Menindee	759
Aberford/Wingadee/Conimbia/Yuma Streets precinct	Coonamble	760
Bottom End and Alice Edwards Village	Bourke	765
W of Agate/Harlequin/Opal Streets	Lightning Ridge	787
N of Aberford Street, E of Castlereagh River	Coonamble	794
N-E of Myers Street	Wilcannia	794

It is worth noting that the percentage of both the Aboriginal and non-Indigenous population fractions of the Murdi Paaki Region as a whole with household incomes below \$25,999 per year (26% and 24% respectively) is higher than for NSW as a whole (18% and 15% respectively), and that the proportional difference between the Aboriginal and non-Indigenous population fractions across the Murdi Paaki Region is lower than for NSW. Close inspection of the income characteristics of each of these severely disadvantaged SA1s indicates that disadvantage is derived from the low incomes of both Aboriginal and non-Indigenous households, and that other variables included in the SEIFA calculation, such as household and family structure, occupations, crowding, labour force status, disability, access to technology, and

vehicle ownership, are highly influential in the calculus of disadvantage.

The purpose of this analysis is to provide evidence-based input in identifying priority areas for social and economic initiatives, including support to assist tenants to maintain tenancies and receive more intensive and effective human services.



3. Population

The Total Estimated Resident Population (ERP) at 30th June 2016 was 46,542 persons of whom 10,606 or 22.8% were estimated to be Aboriginal persons. Between 2001 and 2016, the non-Indigenous population fell by 22% while the Aboriginal population grew by 18%.

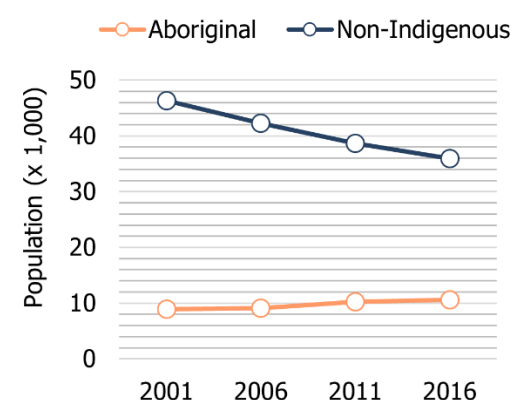
Population

Population fraction	Aboriginal	Non-Indigenous
Table 3.1: Estimated Resident Population (ERP), 30 th June 2016, MPR by LGAs		
Bourke (A)	1,169	1,593
Brewarrina (A)	1,179	531
Broken Hill (C)	1,860	16,254
Central Darling (A)	900	981
Cobar (A)	808	3,967
Coonamble (A)	1,561	2,490
Walgett (A)	2,325	3,992
Wentworth (A)	804	6,128
Murdi Paaki Region	10,606	35,936

Table 3.2: Census undercount relative to ERP, 2016, MPR by LGAs		
Bourke (A)	-28.9%	-17.6%
Brewarrina (A)	-14.5%	+0.4%
Broken Hill (C)	-19.2%	-7.7%
Central Darling (A)	-19.4%	-11.8%
Cobar (A)	-21.2%	-12.0%
Coonamble (A)	-24.3%	-13.4%
Walgett (A)	-22.6%	-10.1%
Wentworth (A)	-19.2%	-10.6%
Murdi Paaki Region	-21.4%	-9.7%

Table 3.3: Median age of persons (years), MPR (154 SA1s)		
Median age	26	46
New South Wales	22	38

Figure 3.1: Change in ERP, MPR, 2001-2016



Population fraction	Aboriginal	Non-Indigenous
Table 3.4: Population aged under 15 years, MPR (154 LGAs)		
% of population fraction	31.7%	16.1%
Population <15 years	2,607	5,359
New South Wales	34%	18%

KEY POINTS

- The total estimated resident Aboriginal population at 30th June 2016 was 10,606 persons or 22.8% of the total population for the eight LGAs. The Aboriginal population is growing while the non-Indigenous population is falling at a higher rate;
- Migration of non-Indigenous persons from the Region is responsible for a steady decline in total population as illustrated by Figure 3.1;

- The Aboriginal population of Brewarrina LGA as a whole exceeds the non-Indigenous population; a situation mirrored at town scale in Wilcannia and village scale in Enngonia, Goodooga and Weilmoringle. Brewarrina CWP reported an increase in the town's population as a result of COVID-19;
- Except for Brewarrina LGA, non-Indigenous population decline has occurred at a greater rate from the rural residue rather than from town and village areas and all LGAs in the Region have experienced population loss in the fifteen years to 2016;
- The median age of the Aboriginal population at 26 years is much lower than for the non-Indigenous population and the proportion of the Aboriginal population aged 15 years and under is almost double that of the non-Indigenous population. The number of Aboriginal young persons aged 15 years and under already exceeds that of their non-Indigenous counterparts;
- A response to the effects of progressive indigenisation of the Region, layered over entrenched socio-economic disadvantage and pressing environmental issues, is yet to be observed in governments' policy setting and decision-making.

Family and household composition

Population fraction	Aboriginal	Non-Indigenous
Table 3.5: Family composition, principal family in household, all family households, MPR (154 SA1s)		
	n=2,341	n=8,696
One parent	43.1%	15.4%
Couple, no children	20.7%	47.3%
Couple, with children	32.3%	36.1%
Other family	4.0%	1.3%
One parent families:		
New South Wales	35.9%	14.9%

Population fraction	Aboriginal	Non-Indigenous
Table 3.6: Grandparent families, all family households, MPR (154 SA1s)		
	n=2,342	n=8,689
Couple grandparents with child(ren)	3.2%	0.6%
Lone grandparent with grandchild(ren)	4.6%	0.4%
All grandparent families	7.8%	1.0%
Grandparent families:		
New South Wales	4.0%	0.6%
Table 3.7: Household characteristics, all households, MPR (154 SA1s)		
	n=3,095	n=14,100
Single-family households	72.0%	60.9%
Multi-family households	3.7%	0.8%
Lone person households	20.6%	35.9%
Group households	3.8%	2.4%
Lone person households:		
New South Wales	14.9%	24.2%
Table 3.8: Family households with non-family members resident, MPR (154 SA1s)		
	n=2,342	n=8,689
Single-family households with non-family members present	7.0%	2.0%
Multi-family households with non-family members present	0.3%	0.0%
All family households with non-family members present:		
New South Wales	8.3%	3.8%

Population fraction	Aboriginal	Non-Indigenous
Table 3.9: Relationship of additional families to primary family in multi-family households, MPR (8 LGAs)		
	n=110	n=101
Parents' family	28.5%	46.5%
Son's or daughter's family	45.5%	41.6%
Other relative's family	20.9%	5.9%
Unrelated family	8.2%	5.9%
Table 3.10: Families with resident non-dependent children, MPR (8 LGAs)		
	n=2,482	n=8,550
Resident non-dependent children	24.9%	18.0%
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		
Table 3.11: Individuals counted in a non-private dwelling on Census night 2016, MPR (8 LGAs)		
	n=210	n=1,598
All individuals in a non-private dwelling	2.4%	4.7%
% of all persons in a non-private dwelling by dwelling type:		
Hotel/motel/B&B	16.7%	45.9%
Staff quarters	5.9%	16.1%
Public hospital	16.2%	7.1%
Nursing home	2.5%	18.3%
Prison, corrective institution for adults	48.5%	3.5%

KEY POINTS

- One parent families form over 40% of all Aboriginal families, nearly three times the ratio for non-Indigenous families, and comprise the dominant family structure. In comparison, the dominant family structure for non-

Indigenous counterparts is a couple with no children;

- Almost eight percent of all Aboriginal family households were formed of grandparent families, double the rate for Aboriginal families in NSW as a whole;
- One in five Aboriginal households are lone person households;
- Seven percent of single-family households were recorded as having non-family members present;
- Of multi-family Aboriginal households, the additional family(ies) were most likely to be those of the offspring of the principal family. Aboriginal multi-family households had a far higher proportion of families of relatives (other than parents or children), and of unrelated families as secondary families than non-Indigenous households;
- A higher proportion of Aboriginal families had non-dependent children living at home than non-Indigenous families. This, taken with the relatively high rate of children's families as secondary families in multi-family households, gives an indication of the difficulties young Aboriginal people at the point of household formation face in obtaining their own home;
- Comparison of the distribution of Aboriginal and non-Indigenous individuals counted across non-private dwellings on Census night reveals interesting patterns relating to access to facilities and degree of disadvantage. Very few Aboriginal people were counted in residential aged care; a relatively high proportion of Aboriginal people were in hospital on Census night (this could reflect hospital-based provision of aged care beds in Multi-Purpose Services in smaller communities). The overrepresentation of Aboriginal people in correctional institutions is clearly represented in the data.

Skills and employment

Population fraction	Aboriginal	Non-Indigenous
Table 3.12: Percentage of students completed Year 12, MPR communities as SA1s, (Persons aged 15 to 19 who have completed schooling and are no longer at school)		
Students completing Year 12	20%	48%
New South Wales	33%	51%
Table 3.13: Percentage of persons aged 15 years and over with a vocational qualification, MPR communities as SA1s		
Cert I-IV	18%	26%
New South Wales	25%	20%
Table 3.14: Percentage of persons aged 15 years and over with an undergraduate diploma, MPR communities as SA1s		
Diploma and Advanced Diploma	5%	7%
New South Wales	7%	10%
Table 3.15: Percentage of persons aged 15 years and over with a tertiary qualification, MPR communities as SA1s		
	n=14	n=136
Degree and higher	4%	12%
New South Wales	8%	27%

Population fraction	Aboriginal	Non-Indigenous
Table 3.16: Engagement of persons aged 17 and 18 years in employment, education and training, MPR communities as SA1s		
Fully engaged	49%	74%
Partially engaged	7%	13%
At least partially engaged	3%	1%
Not engaged	35%	10%
Undetermined	6%	2%
New South Wales	62%	84%

Table 3.17: Post-school qualification, fields of study, MPR communities as SA1s		
Natural and physical sciences	6	1%
Information technology	11	1%
Engineering and related technologies	158	13%
Architecture and building	72	6%
Agriculture, environmental and related studies	68	6%
Health	191	16%
Education	144	12%
Management and commerce	203	17%
Society and culture	232	20%
Creative arts	16	1%
Food, hospitality and personal services	84	7%
Total	1,185	100%

Population fraction	Aboriginal	Non-Indigenous
Table 3.18: Employment to population ratio, MPR communities as SA1s or SSCs (where indicated) (Percent of population aged 15 and over)		
Bourke	39.9%	71.8%
Brewarrina	24.7%	64.3%
Broken Hill	40.1%	50.3%
Cobar	53.4%	64.1%
Collarenebri	24.1%	48.3%
Coonamble	34.0%	56.3%
Enngonia (SSC)	5.8%	59.2%

Population fraction	Aboriginal	Non-Indigenous
Table 3.18: Employment to population ratio, MPR communities as SA1s or SSCs (where indicated) (Percent of population aged 15 and over)		
Euston	64.3%	59.3%
Goodooga	22.5%	76.5%
Gulargambone	22.9%	29.7%
Ivanhoe	27.5%	58.3%
Lightning Ridge	28.2%	36.7%
Menindee	20.6%	37.9%
Quambone (SSC)	28.6%	61.8%
Tibooburra (SSC)	66.7%	74.4%
Walgett	27.3%	72.7%
Wentworth-Dareton	16.0%	53.1%
Wilcannia	21.1%	62.5%
Murdi Paaki Region	31.8%	56.4%
New South Wales	46.0%	59.1%

KEY POINTS

- Educational attainment of Aboriginal school aged students and students in vocational and tertiary education lags that of non-Indigenous students at all levels. Gaps are most noticeable at Year 12 and tertiary levels. The CWP reports that twenty-five families have left Walgett because their children have not been able to receive an adequate standard of education;
- Aboriginal people aged 17 or 18 years are 3.5 times as likely as non-Indigenous people of the same age to be neither in formal education or training nor in paid employment;
- Relative to non-Indigenous people, Aboriginal people with a post-school qualification are more likely to be qualified in the society and culture disciplines, and only just over half as likely to be qualified in engineering and related technologies. The percentage of Aboriginal people qualified in architecture and building is slightly below that for non-Indigenous people; this has relevance for employment prospects for Aboriginal people in the housing sector;
- At the time of the ABS 2016 Census, participation in the labour market was low. When averaged across the entire Region, the employment to population ratio, the proportion of the population aged 15 years and over employed, was 32% whereas at a national level, the figure would be more than 60%;
- Small communities such as Enngonia had little engagement at all with the labour market while many larger communities struggled to reach above 30%. Perhaps the most telling plight is that of the Sunraysia communities where, despite perceived access to a greater and more diverse range of employment opportunities, only 16% of the applicable population was in employment. Table 3.18 provides a comparison by community and Aboriginality;
- Relative to population, many more Aboriginal than non-Indigenous workers are employed in the Health Care and Social Assistance, Education and Training, and Public Administration and Safety industry sectors;
- Aboriginal workers have a low rate of engagement in the most prominent industry sectors in the regional economy: Agriculture, Forestry and Fishing; and Mining;
- It is interesting to note that participation levels in construction are similar; this suggests that there is already the nucleus of an Aboriginal construction workforce in the Region with capacity to support delivery of the capital works agenda documented in the HEHPs and this Plan;
- Relative to the non-Indigenous population, Aboriginal workers are underrepresented in the Managers occupation classification but overrepresented as Community and Personal Service employees and as labourers;
- Underrepresentation of Aboriginal people in the Professional, Scientific

and Technical Services industry sector (Table 3.19), and in the Professionals and the Technicians and Trades Workers occupation classifications (Table 3.20), is highly likely to be a

consequence of relative levels of attainment of post-school qualifications in relevant disciplines, and of degree-level qualifications overall.

Table 3.19: Industry of employment, MPR communities as SA1s

Industry	Aboriginal		Non-Indigenous		Ratio
	Number employed	% of total employed	Number employed	% of total employed	
Health Care and Social Assistance	373	21.8%	2,020	13.3%	1.64
Education and Training	283	16.6%	1,371	9.0%	1.83
Public Administration and Safety	199	11.6%	1,150	7.6%	1.54
Accommodation and Food Services	119	7.0%	1,222	8.1%	0.86
Agriculture, Forestry and Fishing	110	6.4%	2,518	16.6%	0.39
Retail Trade	108	6.3%	1,455	9.6%	0.66
Mining	96	5.6%	1,392	9.2%	0.61
Construction	82	4.8%	773	5.1%	0.94
Administrative and Support Services	79	4.6%	438	2.9%	1.60
Other Services	71	4.2%	537	3.5%	1.17
Transport, Postal and Warehousing	42	2.5%	537	3.5%	0.69
Electricity, Gas, Water and Waste Services	29	1.7%	252	1.7%	1.02
Professional, Scientific and Technical Services	27	1.6%	315	2.1%	0.76
Arts and Recreation Services	24	1.4%	144	0.9%	1.48
Manufacturing	23	1.3%	362	2.4%	0.56
Wholesale Trade	13	0.8%	276	1.8%	0.42
Information Media and Telecommunications	11	0.6%	115	0.8%	0.85
Financial and Insurance Services	11	0.6%	174	1.1%	0.56
Rental, Hiring and Real Estate Services	9	0.5%	122	0.8%	0.65
Total	1709	100.0%	15173	100.0%	

Table 3.20: Occupation, MPR communities as SA1s

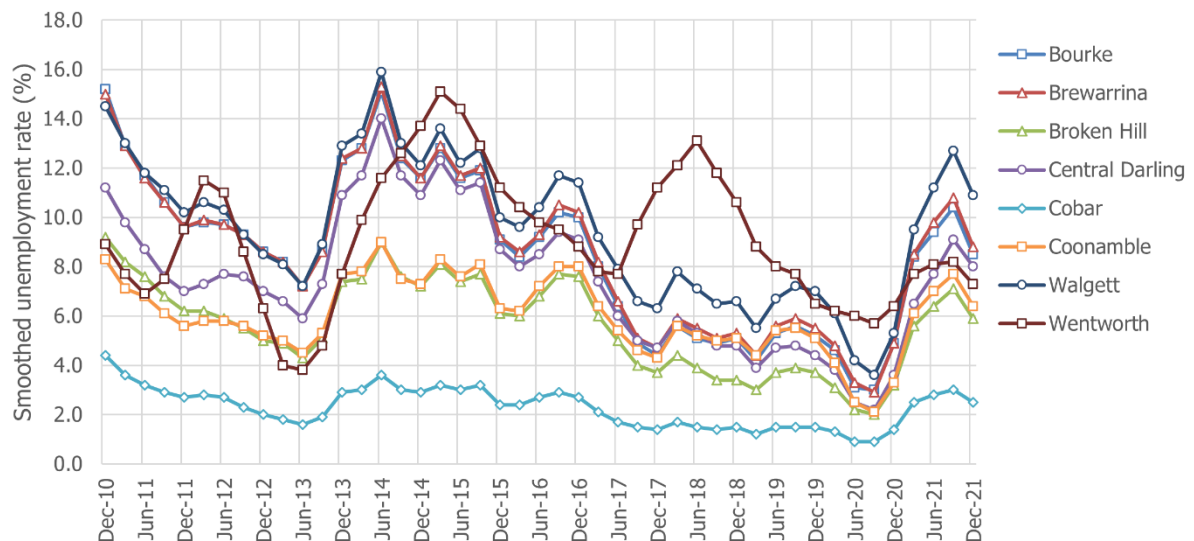
Occupation	Aboriginal		Non-Indigenous		Ratio
	Number employed	% of total employed	Number employed	% of total employed	
Managers	127	7.3%	3,052	19.7%	0.37
Professionals	233	13.5%	2,263	14.6%	0.92
Technicians and Trades Workers	186	10.7%	2,076	13.4%	0.80
Community and Personal Service Workers	451	26.0%	1,859	12.0%	2.17
Clerical and Administrative Workers	180	10.4%	1,602	10.3%	1.00
Sales Workers	88	5.1%	1,236	8.0%	0.64
Machinery Operators and Drivers	167	9.6%	1,492	9.6%	1.00
Labourers	300	17.3%	1,910	12.3%	1.40
Total	1,732	100.0%	15,490	100.0%	

Employment creation

Creating and exploiting employment opportunities in the Region will not be an easy task but, for the prosperity of the Region, an effort must be made to move beyond the 'sheltered workshop' model which characterises many Government-led employment-related initiatives to productive and secure engagement in the local and regional economies. Figure 3.2 demonstrates how volatile the labour market has been over the last ten years with droughts and pandemic seriously disrupting economic activity.

capabilities to undertake repairs and maintenance on the social housing portfolio. While this mirrors, to some extent, the creation of Aboriginal building companies in several communities under the Australian Government's National Health Strategy Health Infrastructure Priority Projects programme and the NSW Government's Aboriginal Communities Development Programme, the major difference is that work is assured, is immune from the main regional economic drivers, and is sustainable in the longer term. This both creates a demand for Aboriginal workers, albeit a modest number in the first instance, and brings

Figure 3.2: Smoothed unemployment rate (%) by LGA, total population



Source: Labour Market Information Portal, The National Skills Commission

While the general unemployment trend is down, the total number of persons employed in December 2021 was 5% less than the number employed in December 2010; in the case of Central Darling the fall in number of persons employed was 20%.

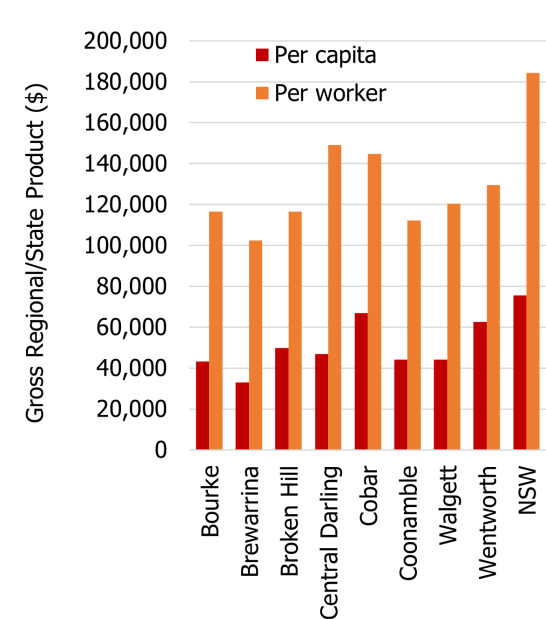
One response emanating from the HEHPs is to rebuild an Aboriginal enterprise base to reclaim the positions in health and human services delivery lost to mainstream providers. A proposed starting point is to use initiatives in the housing and housing-related sector to establish an Aboriginal property maintenance unit with the

together those who want paid employment in a flexible work environment and have the necessary skills to fill available vacancies. With a rejuvenated mindset, multiple and complementary support mechanisms to improve employee retention, and targeted pre-employment assessment and customised training, others will be encouraged to lift skill levels via formal education and training to be employment ready.

Challenges to enterprise and employment creation are exemplified by Figure 3.3. Productivity, as measured by Gross

Regional Product per persons employed and per population, across the Region’s LGAs is consistently lower than for NSW as a whole. Even the mining centres of Broken Hill and Cobar have not been standout performers during this period but the level of mining activity will have been reduced by the COVID-19 restrictions.

Figure 3.3: Gross regional product by LGA, 2020-21



Source: NIEIR The State of the Regions Economic Indicators 2020/21 via .id Consultants and ABS ERPs at 30th June 2021

The inevitable conclusion is that capacity to grow the economy is compromised by small LGA populations and by relatively low productivity levels among the workforce. Productivity may be influenced by the low proportion of the adult population with a tertiary qualification.



4. Housing Profile

Aboriginal social housing is provided in the Region by the NSW Government through the Aboriginal Housing Office, Local Aboriginal Land Councils and other Aboriginal Community Housing Providers. Properties are managed by the NSW Department of Communities and Justice and an Aboriginal or non-Indigenous Community Housing Provider on behalf of the AHO while Aboriginal owned properties are either self-managed or managed by an independent housing manager which may be based out of the Region. Current management arrangements have been heavily influenced by the AHO Build and Grow policy. As illustrated by the HEHPs, dwellings are generally detached cottages of lightweight construction with most being of three bedrooms.

Tenure and occupancy

Population fraction	Aboriginal	Non-Indigenous
Table 4.1: Tenure type, MPR (154 SA1s)		
	n=3,100	n=14,091
Owned outright	17.4%	43.4%
Owned with a mortgage	17.0%	26.6%
Rented	58.8%	24.2%
Other tenure type	1.1%	1.4%
Not stated	5.7%	4.4%
Table 4.2: Landlord type, households renting, MPR (154 SA1s)		
	n=1,822	n=3,407
Real estate agent	16.5%	28.3%
Person not in same household	16.0%	33.4%
State housing authority	29.9%	4.7%
Housing co-operative, community or church group	25.0%	2.6%
Other landlord type	9.4%	24.6%
Landlord type not stated	3.3%	6.4%
Table 4.3: Occupancy, MPR (154 SA1s)		
One person	637	5,065
Two people	874	5,070
Three people	585	1,650
Four people	445	1,399
Five people	283	630
Six people	169	224
Seven people or more	95	64

Table 4.4: Number of Aboriginal persons homeless in North-Western NSW IREG, ABS estimates

Persons living in improvised dwellings, tents, or sleeping out	18
Persons in supported accommodation for the homeless	32
Persons staying temporarily with other households	4
Persons living in boarding houses	7
Persons in other temporary lodgings	0
Persons living in 'severely' crowded dwellings	47
Persons living in other crowded dwellings	140
Persons in other improvised dwellings	45
Persons who are marginally housed in caravan parks	0
Total estimated Aboriginal people homeless	293

ABS homelessness estimates have been released for a limited range of geographies. North-Western NSW IREG is the most relevant geography for the Murdi Paaki Region. It includes all of the Region except for Wentworth Shire and the Balranald Shire residue

Population fraction	Aboriginal	Non-Indigenous
Table 4.5: One-year residential mobility, MPR (154 SA1s)		
	n=3,096	n=14,097
Residents in the household aged one year and over with a different address one year prior to the Census		
All residents	10.8%	9.7%
Some of the residents	6.6%	2.8%
No resident	75.5%	81.7%
Not stated	7.1%	5.8%
New South Wales		
	15.0%	12.1%
Residents in the household aged five years and over with a different address five years prior		
All residents	28.0%	26.9%
Some of the residents	7.8%	4.3%
No resident	57.3%	64.2%
Not stated	6.9%	4.7%

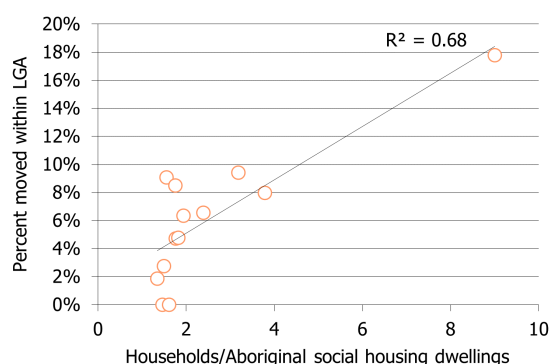
KEY POINTS

- Aboriginal households may be owner occupiers, private renters, tenants of government and non-government public housing, tenants in employer housing or of family, or classified as homeless. Renting social housing and to a lesser extent private housing is the norm for Aboriginal households. Just over one third of Aboriginal households are owner occupiers;
- Aboriginal tenants are renting social housing (public and community housing) in far greater proportion than non-Indigenous households (almost 55% of Aboriginal tenants compared with under 8% of non-Indigenous tenants);
- Conversely, fewer than one-third of Aboriginal tenant households are renting in the private sector compared with 62% of non-Indigenous tenants;
- The mean occupancy of Aboriginal households is 3.22 persons and of non-Indigenous households is 2.03 persons;

and the percentage of Aboriginal households with high occupant numbers (five or more residents) is, at 18%, far higher than for non-Indigenous households (7%);

- ABS's estimate of Aboriginal homelessness on Census night, of 3.8%, was almost three times that estimated for non-Indigenous people (1.3%). This is, in part, a reflection of the extent of crowding in Aboriginal dwellings. ABS noted that 'estimates of homelessness based on Census data will be an underestimation' because of under-enumeration of Aboriginal people generally;
- Counts of household mobility at one-year and five-year horizons indicates that Aboriginal households experience greater residential mobility than non-Indigenous households. The differences are not great. It is interesting, though, that a greater difference exists between Aboriginal and non-Indigenous households in terms of mobility of some residents in households (as distinct from whole households); this suggests that Aboriginal household populations are more fluid than in non-Indigenous households.

Figure 4.1: Relationship between one-year residential mobility and Aboriginal social housing provision, 2016



- A relationship is observable between the level of Aboriginal social housing provision (expressed in Figure 4.1 as number of Aboriginal households in a community for each Aboriginal social

housing unit) and mobility at a local level (churn). In this case, mobility and social housing provision have been examined by community for communities with 50 or more Aboriginal households; because of ABS data limitations, individual mobility within the LGA during the twelve months prior to the census has been used as a measure of churn. While correlation does not necessarily imply

causality, the regression suggests that up to 68% of churn in these communities is related to levels of Aboriginal social housing provision.

Property schedule

From information provided by the AHO and communities, the number of Aboriginal social housing properties by location is as listed in Table 4.6 and by bedroom category in Table 4.7. The portfolio numbered 1,291 properties. A further 410 dwellings managed by government and non-Indigenous community organisations were available for general allocation. Management responsibility is given by Table 4.8.

Table 4.6: Aboriginal social housing in the Murdi Paaki Region

Community	ACHP owned and self-managed	ACHP owned and ACHP managed	AHO owned and ACHP managed	AHO owned and DCJ managed	AHO owned and CHP managed	Other Govt owned and ACHP managed	Total
Bourke	54	10	20	47	-	-	131
Brewarrina	-	101	35	24	-	1	161
Broken Hill	19	-	7	-	43	-	69
Cobar	26	6	1	24	-	-	57
Collarenebri	17	25	5	8	-	-	55
Coonamble	65	-	23	18	-	1	107
Enngonia	-	24	-	-	-	-	24
Euston	3	-	2	-	-	-	5
Goodooga	1	47	-	-	-	-	48
Gulargambone	-	29	13	4	-	-	46
Ivanhoe	16	1	-	-	-	-	17
Lightning Ridge	60	5	50	-	-	-	115
Menindee	-	7	37	-	1	-	45
Quambone	-	3	-	-	-	-	3
Tibooburra	10	-	-	-	-	-	10
Walgett	81	-	11	78	-	-	170
Wanaaring	-	4	-	-	-	-	4
Weilmoringle	-	21	-	-	-	-	21
Wentworth/Dareton	22	49	50	-	-	-	121
Wilcannia	-	62	-	-	20	-	82
Total	374	394	254	203	64	2	1,291

Table 4.7: Aboriginal social housing by bedroom category

Community	Bedrooms					
	1	2	3	4	5 plus	Total
Bourke	-	15	73	37	6	131
Brewarrina	20	42	62	36	1	161
Broken Hill	6	5	40	15	3	69
Cobar	3	8	31	14	1	57
Collarenebri	3	8	28	14	2	55
Coonamble	6	11	54	29	7	107
Enngonia	-	7	8	8	1	24
Euston	-	-	2	3	-	5
Goodooga	1	-	30	17	-	48
Gulargambone	-	9	23	14	-	46
Ivanhoe	-	-	13	4	-	17
Lightning Ridge	-	22	48	41	4	115
Menindee	-	6	25	14		45
Quambone	-	-	3	-	-	3
Tibooburra	-	2	7	1		10
Walgett	2	13	97	53	5	170
Wanaaring	-	-	-	2	2	4
Weilmoringle	-	4	11	6	-	21
Wentworth/Dareton	-	18	83	19	1	121
Wilcannia	-	4	49	28	1	82
Total	41	174	687	355	34	1,291

Table 4.8: Aboriginal social housing management in the Murdi Paaki Region

Managing organisation	Total managed	Managing in	ACHP owned	AHO owned	Other Govt owned	Total
Barriekneal Housing and Community	97	Lightning Ridge	60	28	-	88
		Walgett	-	9	-	9
Broken Hill LALC	19	Broken Hill	19	-	-	19
Cobar LALC	27	Cobar	26	1	-	27
Compass Housing Services	64	Broken Hill	-	43	-	43
		Menindee	-	1	-	1
		Wilcannia	-	20	-	20
Coonamble LALC	70	Coonamble	46	23	1	70
Gunida Gunyah AC	27	Collarenebri	25	2	-	27
Mlahmc	378	Bourke	10	-	-	10
		Brewarrina	101	26	1	128
		Cobar	6	-	-	6
		Enngonia	24	-	-	24
		Goodooga	47	-	-	47
		Gulargambone	28	-	-	28
		Quambone	3	-	-	3

Table 4.8: Aboriginal social housing management in the Murdi Paaki Region

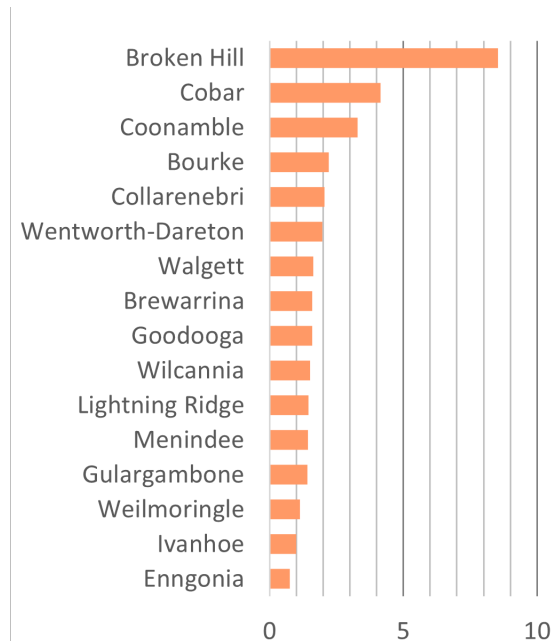
Managing organisation	Total managed	Managing in	ACHP owned	AHO owned	Other Govt owned	Total
Murdi Paaki Regional Housing Corporation	311	Weilmoringle	21	-	-	21
		Wentworth/Dareton	49	-	-	49
		Wilcannia	62	-	-	62
		Bourke	38	20	-	58
		Brewarrina	-	9	-	9
		Broken Hill	-	7	-	7
		Collarenebri	17	3	-	20
		Coonamble	19	-	-	19
		Euston	3	2	-	5
		Goodooga	1	-	-	1
		Gulargambone	1	13	-	14
		Ivanhoe	17	-	-	17
		Lightning Ridge	5	22	-	27
		Menindee	7	37	-	44
		Walgett	12	2	-	14
		Wanaaring	4	-	-	4
		Wentworth/Dareton	22	50	-	72
Nulla Nulla LALC	16	Bourke	16	-	-	16
Tibooburra LALC	10	Tibooburra	10	-	-	10
Walgett LALC	69	Walgett	69	-	-	69
NSW Department of Communities and Justice (Housing NSW)	203	Bourke	-	47	-	47
		Brewarrina	-	24	-	24
		Cobar	-	24	-	24
		Collarenebri	-	8	-	8
		Coonamble	-	18	-	18
		Gulargambone	-	4	-	4
		Walgett	-	78	-	78
Total			768	521	2	1,291

KEY POINTS

- A slight decline in Aboriginal social housing appears to have occurred over the period 2018 to 2022 for which data are available. Figure 4.3 refers. Contributions to the portfolio by new builds are being negated by losses from accident or malicious activity. The mismatch between increasing demand and stagnant supply to satisfy a need for household security, safety and stability is widening;
- Supply of Aboriginal social housing compared with need is illustrated by Figure 4.2. In Broken Hill, Aboriginal social housing is available to accommodate one in nine Aboriginal households. Only in the small communities of Ivanhoe, Enngonia and Weilmoringle is supply sufficient to allow for the housing needs of each Aboriginal household to be satisfied;
- Rationalisation of the number and geographic reach of managing ACHPs and the single CHP shown in Table 4.8 as providing services in the Region is

worthy of consideration in the interests of achieving operational efficiencies.

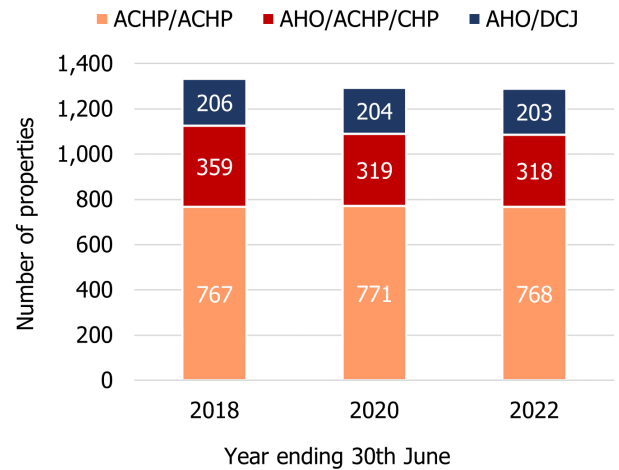
Figure 4.2: Number of Aboriginal households compared with supply of Aboriginal social housing, 2016



Housing management

Twelve government and non-government organisations, including Aboriginal community housing providers, manage the total portfolio as indicated by Table 4.8. Over half of the portfolio (52%) is managed by housing managers with their primary office out of the Region. Properties in Bourke and Walgett are managed collectively by four providers while the villages of Collarenebri and Gulargambone each have three. The opportunity exists to rationalise housing management services with the objective of improving sector efficiency by reducing the level of revenue, grant and rental income, being committed by multiple providers to meeting business indirect costs.

Figure 4.3: Aboriginal social housing in the Murdi Paaki Region by owner and housing manager



The aggregated findings of the Murdi Paaki Regional Housing and Business Consortium project household survey presented below in Figures 4.4 to 4.6 in relation to housing management services, further substantiated by community consultations conducted in the latter stages of the preparation of individual HEHPs, indicate a high level of dissatisfaction with the existing management framework.

Figure 4.4: Managing organisation

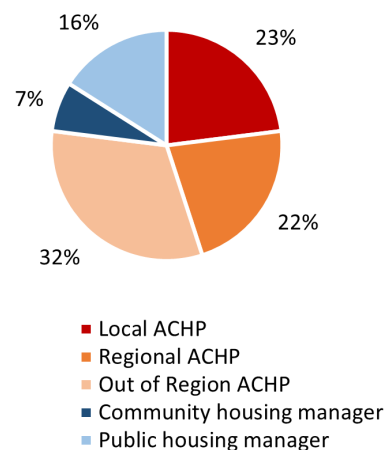


Figure 4.5: Satisfaction with housing manager

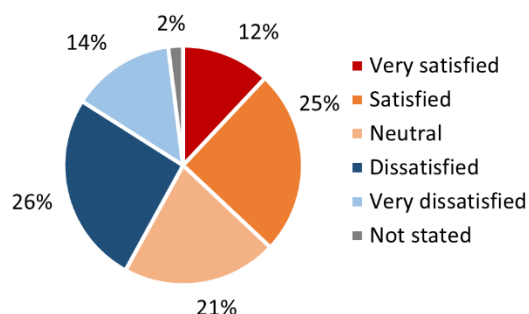
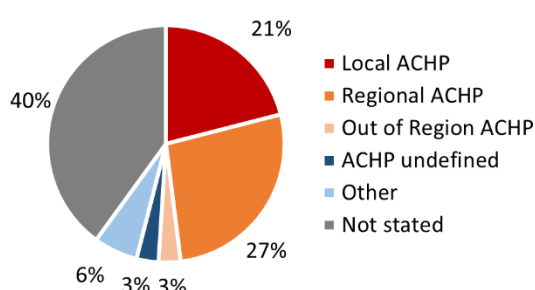


Figure 4.6: Preferred housing manager



Responses were obtained from a representative cross-section of Aboriginal social housing renters with tenants occupying housing managed by Out-of-Region (OoR) providers being the single largest cohort. As indicated by Figure 4.6, where a preference for a housing manager was recorded, most tenants favoured a local or Regional manager. Support for retaining the status quo is weak.

Reasons for dissatisfaction given by respondents to the household survey centred on three fundamental service characteristics: an inability to communicate readily with the housing manager, poor response if any to requests for repair and maintenance, and value as expressed in the quality of housing for rent outlaid.

Weak housing management and a reluctance of authorities to intervene allows illegal activity to perpetuate to the detriment of the portfolio. Gulargambone CWP, for example, has spoken of the

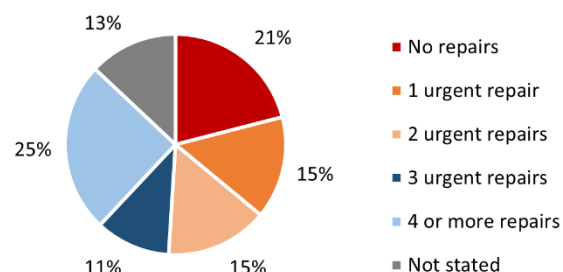
occupation and damage of flats by drug users and squatters. Out-of-Region managers are criticised for being too removed from the community to be aware of how properties are being used and too aloof to be able to establish a relationship with the community to obtain feedback on housing issues.

Property condition

The quality of the existing portfolio has been an unresolved matter of concern for communities for years, heightened under the Build and Grow regime. Rental properties in the Murdi Paaki Region are typically older and tired, having experienced a harsh climate, higher levels of occupancy and an inadequate standard of maintenance in their lifetime. In the eyes of community members, repairs have been reduced to band-aid fixes carried out by inadequately skilled trades under minimal supervision.

It has not been possible to include an assessment of the current condition of housing by inspection as part of the current project but self-reported data collected by the household survey elicited the responses shown at Figure 4.7. Four in five dwellings were requiring, according to respondents, attention to pressing faults or defects.

Figure 4.7: Need for urgent repairs



Defects associated with structural movement were prominent, reflecting the challenging foundation conditions on which many of the houses are built. Cobar

properties built on red sandy soils and wind-blown sands, for example, suffer far less from ground movement than Bourke properties founded on extremely expansive black cracking clays. The result, as shown in Figure 4.8, is uneven floors and cracking of walls and ceilings. Houses of

lightweight construction: timber frame and fibre cement cladding are more flexible and can tolerate movement more readily than brick veneer, showing less sign of external distress but the effects of movement are visible internally.

Figure 4.8: Nature of reported major defects and faults

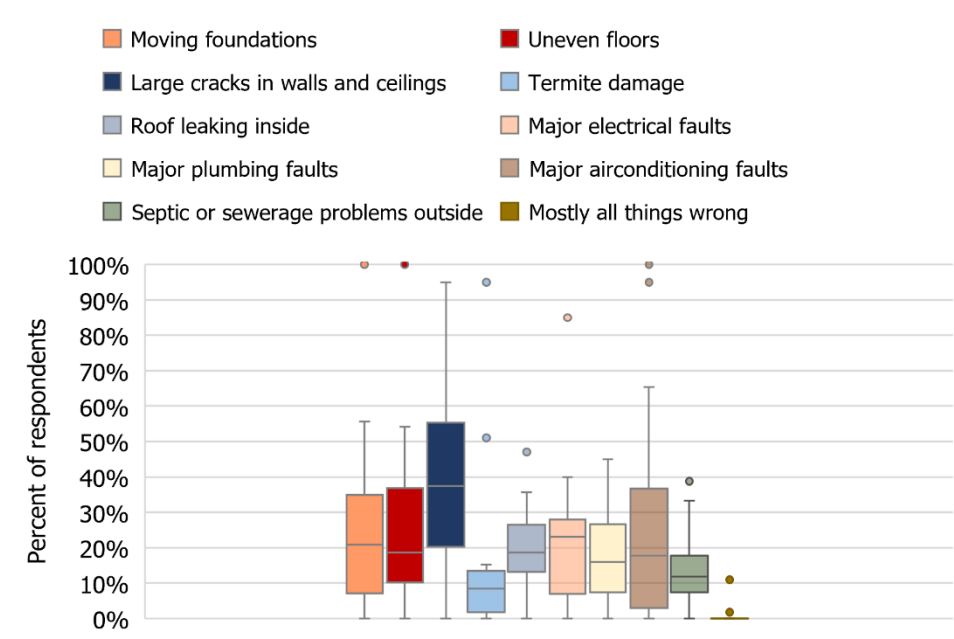


Figure 4.9: Nature of reported minor defects and faults

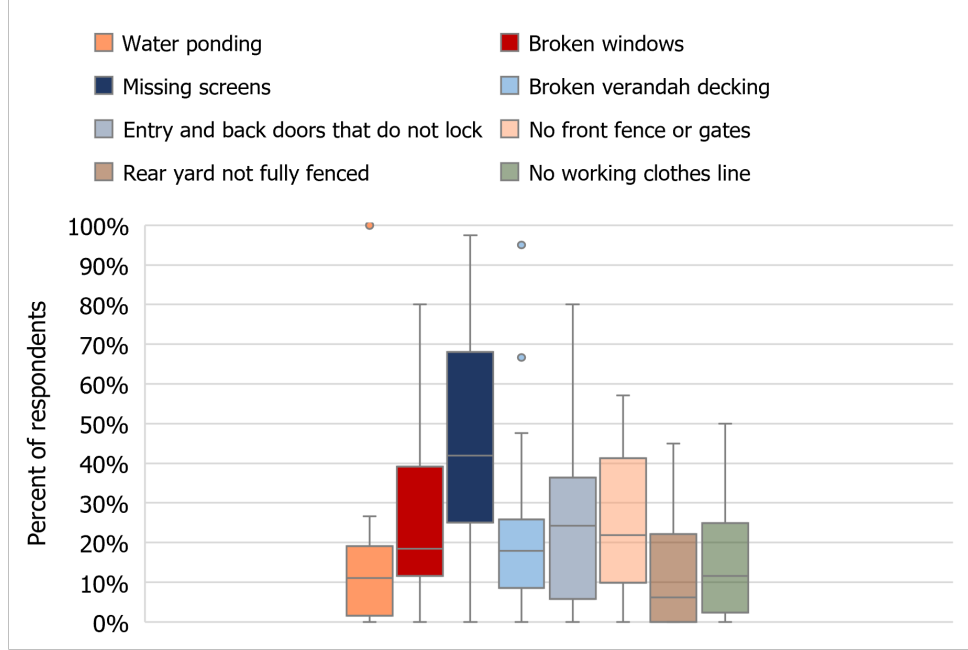
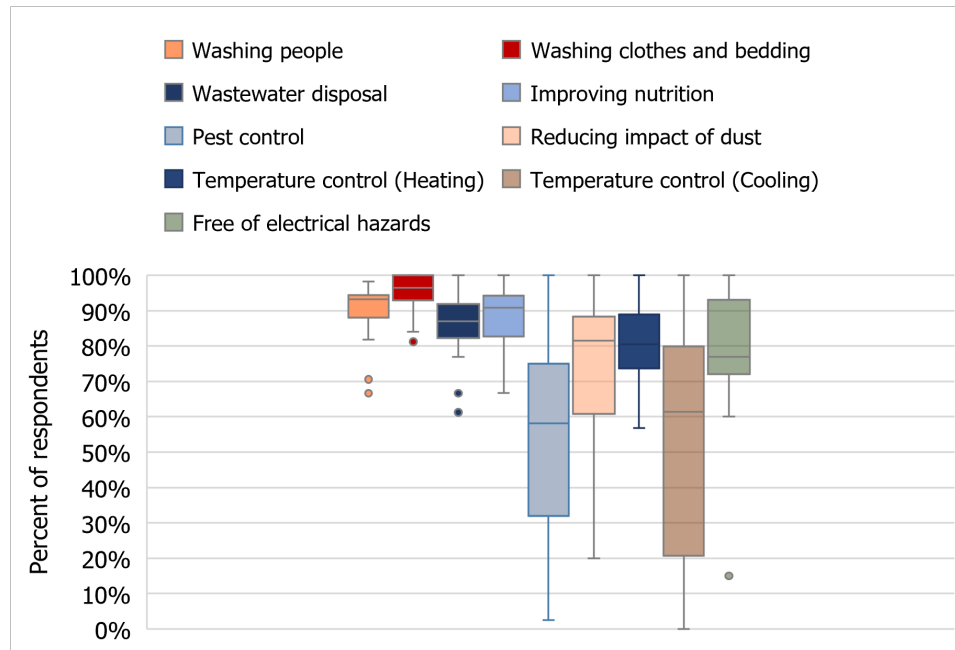


Figure 4.10: Meeting healthy living practice standards



Faults associated with electrical and plumbing systems are common and pose health and safety risks. Causes of electrical faults are numerous: from rats and mice eating cable sheathing to broken power points to wiring exposed behind damaged wall linings. Plumbing faults range from failed hot water heaters, blocked toilets and fixture wastes to running taps. Causation, in part, is due to higher levels of occupancy.

Doors and windows are highly susceptible to damage as indicated by Figure 4.9 and as evidenced by feedback from tenants unable to secure their property because of broken door and window hardware, or because of damage to component parts. Such was the fear for their property and possessions that some residents of Coonamble rarely left their home. For the many single mothers living alone with children, safety and security was a paramount consideration. Figure 4.9 also illustrates the difficulty tenants have in keeping homes free of insect pests. Insect screens as currently provided to doors and

windows have a short life and pest management is patchy.

Broad compliance with the standards associated with the Housing for Health nine healthy living practices (HLPs) is shown at Figure 4.10 using surrogate indicators:

- 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 chart reinforces the need for effective insect screens to doors and windows, and operable windows to reduce the ingress of dust. Rollers to sliding windows quickly wear in the abrasive environment causing windows to bind in the frames. The adverse health impacts of dust have been raised by several CWP's which see revegetation as one of several measures aimed at improving environmental conditions.

A pressing issue arising from the household survey: the lack of adequate mechanical cooling appliances and the associated energy inefficiencies, is being addressed through the Murdi Paaki Alternative Energy projects and should ease the threats to health and reduce the burden of extraordinarily high energy costs. CWP's have flagged a need to rethink house designs in the face of increasing temperatures being experienced in the Region.

Housing replacement

Without the benefit of a detailed assessment of property condition from inspection, it has only been possible to quantify a need for replacement housing from feedback from CWP's. It can be inferred from the household survey that some properties are in such poor condition that refurbishment does not present as a value proposition and replacement will be necessary. Bourke, in particular, has lost too many properties to arson and vandalism that a new approach to planning and delivery is needed to create greater opportunity for survival. Inability to fully insure properties because of inadequate revenue may mean a loss is not able to be replaced.

Crowding

Crowding of Aboriginal social housing is widespread and entrenched. Occupancy in Aboriginal housing is greater than for non-Indigenous housing with an average of

3.22 persons per dwelling across the Region. Approximately 4% of Aboriginal households were recorded by the ABS 2016 Census as multi-family households and were much more likely than non-Indigenous counterparts to be giving shelter to individuals and families who would otherwise be homeless. If household structures were to remain unchanged from those recorded by the ABS 2016 Census, it is estimated that 475 additional bedrooms would be required to adequately address housing stress across all tenure types.

Population fraction	Aboriginal	Non-Indigenous
Table 4.9: Housing suitability, dwellings, MPR (8 LGAs)		
	n=3,621	n=14,488
Extra bedroom(s) needed	13.1%	2.2%
No bedrooms needed or spare	23.1%	14.2%
Bedroom(s) spare	54.1%	75.6%
Unable to determine	9.7%	7.9%
Extra bedrooms needed:		
New South Wales	8.2%	4.9%

By way of comparison, 9.9% of dwellings in the North-Western NSW IREG (which covers all of the Region except the Sunraysia communities) are estimated by the ABS to require one or more additional bedrooms. The corresponding figure from the MPRH&BC household survey for aggregated communities located within the North-Western NSW IREG boundaries is 13.4%.

Estimations set out in the following chapter reallocate need, in part, to new housing reducing the number of additional bedrooms required.

Closing the Gap

The National Agreement on Closing the Gap nominates 17 socio-economic

outcomes viewed as important to the wellbeing of Aboriginal and Torres Strait Islander people. Socio-economic outcome area 9 of 17 is directly relevant to this project: *Aboriginal and Torres Strait Islander people secure appropriate, affordable housing that is aligned with their priorities and need.*

The associated target requires an increase in the proportion of Aboriginal and Torres Strait Islander people living in appropriately sized housing to 88% by 2031. 'Appropriately sized' is defined as dwellings where no extra bedrooms are required to adequately house the usual residents using the criteria of the Canadian National Occupancy Standard.

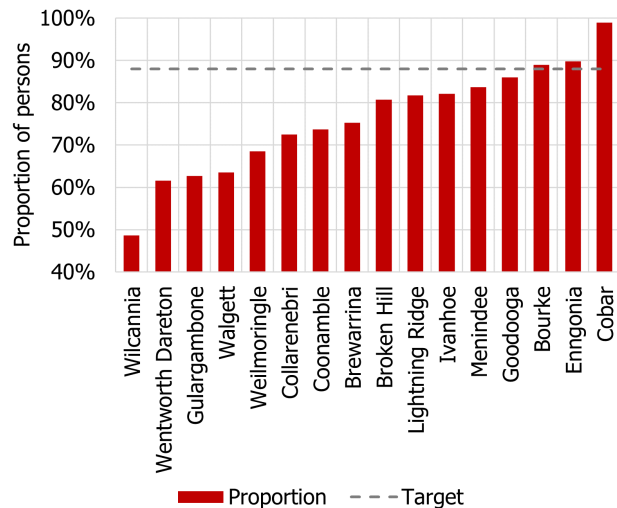
For NSW, 85.9% of Aboriginal and Torres Strait Islander people were enumerated to be living in appropriately sized housing in the ABS 2016 Census of Population and Housing. Data for individuals (as opposed to households) are not published by ABS so it has not been possible to provide a breakdown by community or by LGA.

The MPRH&BC household survey, conducted shortly after the ABS 2016 Census, reveals a varied and alarming picture, as illustrated by Figure 4.11. Only four communities reach the 2016 NSW average of 85.9%; only three exceed the Closing the Gap target of 88%. Half of the 16 communities fall seriously short. Particularly, the findings highlight the dire situation experienced in Wilcannia during the COVID-19 outbreak.

Infrastructure

For Aboriginal residents of urban settings which are not discrete settlements, municipal services are provided by local government councils except for Broken Hill and Menindee, where water supply is the responsibility of Essential Water. Particularly in smaller population centres, infrastructure provision tends to be at the most basic standard consistent with

Figure 4.11: Proportion of Aboriginal people living in appropriately sized housing, MPRH&BC household survey



regulatory obligations. In consequence, deficiencies in water quality and security have been raised by CWP as matters of concern. Many members of the Walgett and Gulargambone communities in particular rely on bottled drinking water as an alternative to the reticulated supply. Recent severe drought has highlighted the precarity of access to sustainable domestic water supplies. Water and wastewater services to discrete settlements have been operated and managed by local government councils under the Aboriginal Communities Water and Sewerage Programme (ACWSP), relieving LALCs of responsibility for direct involvement in an essential service requiring technical expertise. ACWSP, which provides funding for the maintenance, operation and repair of water supply and sewerage systems in eligible Aboriginal communities, continues to 2033. The NSW Department of Planning and Environment (DPE) is in the process of conducting an audit of water and wastewater infrastructure to determine condition and adequacy, the findings of which will be of greater interest to MPRA.

Table 4.10: Roads To Home communities

Discrete settlement	Community	Tranche
Gingie Village	Walgett	1
Gulargambone Top	Gulargambone	1
Namoi Village	Walgett	1
The Walli	Collarenebri	2
Namatjira Avenue	Dareton	3
New Merinee	Dareton	3
The Mallee	Wilcannia	3
Warrali Estate	Wilcannia	3
Wyaliba	Weilmoringle	3

Some discrete Aboriginal settlements in the Region have been included in DPE's Roads To Home programme, which provides for upgrades to some infrastructure elements, including roads; stormwater drainage; kerb, guttering and footpaths; street and public area lighting; telecommunications; and power. Roads To Home will also investigate the potential for subdivision of selected discrete settlements with a view to transition of infrastructure operation and maintenance to local government councils. Table 4.10 identifies communities within the Region which will benefit from the programme. Consideration of the condition of existing infrastructure on discrete settlements has not been pursued in detail in HEHPs on the presumption that DPE will address all deficiencies encountered with all infrastructure elements, so it is crucial that CWP's identify these deficiencies and ensure that they are tabled in negotiations with DPE. For example, upgrading of the levee at the Wyaliba Community at Weilmoringle should be included as an element for attention. Those communities not included in the programme should negotiate to be added to the next tranche as an action under a future RAHLA Annual Action Plan.

The communities of Weilmoringle, Enngonia, Collarenebri and Goodooga each have at least one cemetery associated with an existing discrete settlement or a former reserve. These are of high cultural value; in each case, the community has requested

by way of their HEHPs to include conservation and/or upgrading of these sites of significance.

Rent setting policy

Communities will almost certainly expect the methodology used to set affordable rents to be reviewed by the RAHLA as part of the co-design process. Respondents to the MPRH&BC household survey, and subsequently CWP members contributing feedback and advice to the HEHP consultations, complained that rents were too high for the quality of accommodation provided and failed to account for the remoteness factor. The work of Bentleys NSW to investigate the financial viability of Murdi Paaki Regional Housing Corporation (MPRHC), made available to the RAHLA and the AHO, has identified some key factors contributing to weakness in the sector but the analysis did not consider the appropriateness of rents.

As of 30th June 2021, AHO rent policy required housing providers to charge either household rent or property rents shown in Table 4.11 and Table 4.12. Tenants are charged household rent or property rent, whichever is the lower, for two years until March 2023 as a transition to an assessed income model, except that property rents must account for property condition.



Table 4.11: Household rent, by family type, 21st March 2021 to 20th September 2021

Family type	Weekly household rent (\$)	CRA (\$)	Estimated out-of-pocket amount (\$)
Single	156.77	70.40	86.37
Single, 1-2 children	192.94	82.81	110.13
Single, 3+ children	207.22	93.52	113.70
Couple	190.33	66.40	123.93
Couple, 1-2 children	232.49	82.81	149.68
Couple, 3+ children	246.77	93.52	153.25
Single (Newstart)	125.48	46.93	78.54
Single (Share)	157.24	70.84	86.40

Table 4.12: Property rents for remote, very remote, outer regional and discrete communities, 21st March 2021 to 20th September 2021

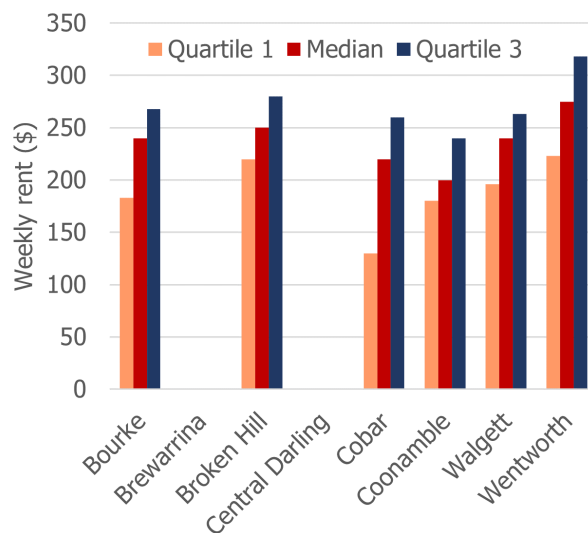
Number of bedrooms	Remote and very remote	Outer regional	Discrete communities
1 bedroom	144	144	144
2 bedrooms	184	184	184
3 bedrooms	226	226	226
4 bedrooms	256	256	256

The MPRH&BC household survey established that too many tenants stated they were not in receipt of Commonwealth Rent Assistance (CRA) but respondents were not asked to disclose reasons. Whether take up is by omission or intent, it is essential for ACHP sustainability for tenants take full advantage of this benefit.

Median market rent, where a market exists and data is published, varied from \$200/week to \$275/week across the Region's communities. Quartile 1 rents shown in Figure 4.12 which are arguably more closely aligned to property condition of Aboriginal social housing varied from \$130/week to \$220/week, generally lower than Tables 4.11 and 4.12.



Figure 4.12: Market rents, DCJ Rent and Sales Report, 30th June 2021, median and quartiles

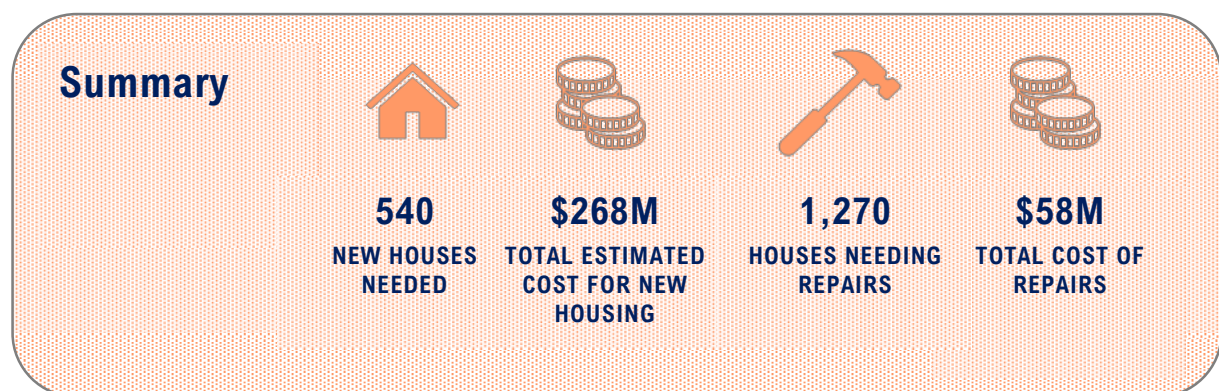


The scale of DCJ reporting is too coarse to identify rent differentials between towns and small, remote settlements where private sector rents are very low and availability constrained. It is thus essential that co-design of the rent regime account for variability within and between local government areas, take account of the impacts of remoteness adding to cost-of-living pressures, and maintain ACHP discretion to discount for poorer property condition. The transition to an assessed income model should not result in the application of a universal rent structure.



5. Housing Improvements

Issues affecting Aboriginal social housing are significant, systemic, long standing and impact considerably on the communities of the Murdi Paaki Region. Consequences vary across all towns and villages but are universally influenced by relative housing condition, access to responsive repairs and maintenance, crowding, housing design and suitability, affordability and housing shortage. Additionally, there is variability in housing management practice and the level of community engagement and confidence is low. Experiences of tenants across the Region commonly demonstrated the need to improve access to housing management personnel, that property managers should be based in the Region to be accessible, with strong ties to community. All communities expressed varying concerns regarding the lack of engagement and have little confidence the immediate and longer-term housing issues will be addressed unless community led.



Land Council autonomy

In the Murdi Paaki Region, most Local Aboriginal Land Councils 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 Aboriginal Land Rights Act.

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 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 MPRA invites the Land Council network to join its voice and hands in unity to advocate for and implement this change agenda.

New housing

Priorities stated by communities for new supply focus on housing for young adults wishing to live independently or in the early stages of family formation and on safe, secure and adaptively designed accommodation for Elders and people with disabilities. Expansion of the portfolio with smaller dwellings will allow older people living in the family home to downsize should they wish to do so; CWPs' preference is to provide this as a desirable option rather than to require households to move in the interest of more efficient use of assets.

Conventional wisdom is that housing need is typically for larger dwellings because of higher occupancy numbers in Aboriginal social housing. This was certainly so in the past but, in most communities, this need has been satisfied through previous capital works programmes. Examination of ABS census data indicates that the percentage of Aboriginal households across the Region with populations of five or more persons has decreased from 29.8% in 2001 to 17.7% at the 2016 Census. Thus, the need is now largely for smaller dwellings to support the needs of a population which is experiencing structural ageing, but also to allow extended families to choose whether to remain together in a larger dwelling or to form smaller households in the same community. Table 3.9 indicates that almost 5% of family households were accommodating multiple identifiable families at the time of the 2016 Census; the largest proportion of these were families of the children of the principal family. The MPRH&BC household survey clearly indicated an appetite among these households for secondary families to form their own independent households. Table 5.1 summarises assessed need for new supply by community and suggests an order of cost projected to June 2023.

Table 5.1: New housing supply

Community	Number of properties					Estimated cost (\$) (June 2023)
	2 brm	3 brm	4 brm	5 brm	Total	
Bourke/Wanaaring	25	15	10	-	50	26,267,900
Brewarrina	41	4	-	-	45	20,841,500
Broken Hill	51	30	10	2	93	47,129,500
Cobar	13	4	-	-	17	8,457,800
Collarenebri	5	10	10	3	28	16,860,500
Coonamble/Quambone	37	1	4	1	43	19,090,100
Enngonia	6	2	-	-	8	4,177,900
Goodooga	17	1	-	-	18	8,905,800
Gulargambone	8	1	4	3	16	8,303,600
Ivanhoe	-	-	-	-	-	-
Lightning Ridge	19	2	-	-	21	9,373,900
Menindee	23	-	5	2	30	14,912,000
Tibooburra	-	-	-	-	-	-
Walgett	54	9	2	-	65	28,598,400
Weilmoringle	4	-	2	-	6	3,380,200
Wentworth/Dareton	10	10	5	10	35	18,430,800
Wilcannia	48	17	-	-	65	32,783,000
TOTAL	361	106	52	21	540	267,512,900

The HEHP planning process and subsequent analysis points to an immediate demand for **540 new houses** representing an increase of approximately 42% over the existing Aboriginal

social housing portfolio in the Murdi Paaki Region. Around two-thirds of new housing has been identified as 2-bedrooms with 20% of 3-bedrooms and the balance being of 4-bedrooms or larger. Based on building costs derived in late-2020, updated to June 2022 and projected to June 2023, the total cost of new housing is estimated to be \$268M.

Replacement housing

Without the benefit of property inspections, only a partial appreciation of the magnitude of a programme of housing replacement has been possible derived from anecdotal evidence provided by CWPAs and ACHPs. Table 5.2 lists the number of properties where there is a higher degree of confidence that replacements are required. aaaa

Table 5.2: Replacement housing

Community	Number of properties					Estimate cost (\$) (June 2023)
	2 brm	3 brm	4 brm	5 brm	Total	
Cobar	-	1	-	-	1	489,200
Enngonia	3	-	-	-	3	1,606,800
Goodooga	-	5	-	-	5	3,298,200
Menindee	-	2	-	-	2	1,223,700
Weilmoringle	-	-	-	1	1	800,000
TOTAL	3	8	0	1	12	7,417,900

In addition, as further highlighted by Table 5.4, the MPRH&BC household survey flagged a total of 104 properties in poor condition, some of which are likely to be beyond economic repair and require replacement.

Extension and modification

The number of properties requiring additional bedrooms has been calculated on the assumption that new supply will be increased as proposed by Table 5.1, allowing for family separation and reduction in crowding. The revised number is shown by Table 5.3, being 5.6% of the total portfolio. Modifications to eighty homes are required to satisfy accessibility standards such that tenants with limited mobility can live safely in their homes. MPRH&BC survey responses indicated that availability of responsive services is compromised throughout the Region at every stage of the modifications process, from Occupational Therapist (OT) assessment to delivery of works to satisfy the OT prescription.



Table 5.3: Extensions and modifications

Community	No of properties requiring				Estimated cost (\$)	Properties requiring modification	
	1 brm	2 brm	3 brm	Total beds		No	Cost (\$)
Bourke/Wanaaring	6	-	-	6	222,600	6	40,700
Brewarrina	2	4	-	10	226,200	12	82,700
Broken Hill	1	-	-	1	36,600	5	33,400
Cobar	-	-	-	-	-	1	7,100
Collarenebri	3	2	-	7	263,900	4	27,600
Coonamble/Quambone	10	-	-	10	348,000	17	108,100
Enngonia	-	-	-	-	-	3	22,300
Goodooga	-	-	-	-	-	7	51,900
Gulargambone	2	1	-	4	139,200	-	-
Ivanhoe	-	-	-	-	-	-	-
Lightning Ridge	5	4	-	13	471,900	5	33,100
Menindee	2	-	-	2	75,400	-	-
Tibooburra	-	-	-	-	-	-	-
Walgett	15	2	-	19	661,200	11	70,000
Weilmoringle	2	-	-	2	81,200	-	-
Wentworth/Dareton	1	1	-	3	100,200	5	30,500
Wilcannia	8	-	1	11	484,800	4	28,600
TOTAL	57	14	1	88	3,111,200	80	536,000

Repairs and maintenance

Most Aboriginal social housing households recorded unaddressed property faults and/or defects in the MPRH&BC survey, as illustrated by Figure 4.7. To determine the extent of a potential programme of repair and maintenance, properties were allocated to quintiles or bands varying from minor to serious. Band 1 and Band 2 covers minor routine works or responsive works progressing through Band 3 to Bands 4 and 5 requiring major interventions or replacement. Band 3 works and above include elements of works categorised as planned: cyclical and life cycle (preventative) maintenance which have not been dealt with, by and large, under the Build and Grow policy regime. Band 4 and Band 5 works would include internal and external repainting; replacement of floor coverings; replacement of kitchens, bathrooms and/or laundries; replacing appliances, fixtures and fittings where these are no longer serviceable; and ensuring roofing, gutters and downpipes are brought to a satisfactory condition.

The outcome is shown at Table 5.4. More than 30% of houses are estimated to need moderate repairs, including to address serious safety concerns, and 12% may need extensive work to restore functionality, safety and amenity. Subject to inspection, some may be assessed as unfit for occupation or uneconomic to repair, and thus candidates for replacement.

Table 5.4: Housing repair and maintenance

Community	Number of properties					Total by community	Average spend
	Band 1	Band 2	Band 3	Band 4	Band 5		
Bourke/Wanaaring	3	67	33	-	14	5,679,400	42,070
Brewarrina	4	72	64	-	21	8,438,100	52,410
Broken Hill	19	27	12	9	2	2,612,700	37,865
Cobar	6	25	5	14	5	3,332,100	59,502
Collarenebri	13	27	11	-	4	2,090,800	38,014
Coonamble/Quambone	7	63	37	1	2	4,166,300	38,223
Enngonia	2	10	12	-	-	1,083,600	45,149
Goodooga	1	26	16	-	-	1,894,300	39,465
Gulgargambone	5	36	2	-	3	1,557,500	33,858
Ivanhoe	2	6	7	1	1	1,073,600	67,098
Lightning Ridge	8	77	26	1	3	4,389,400	37,517
Menindee	8	21	16	2	1	1,732,000	38,488
Tibooburra	-	-	-	-	-	597,300	59,727
Walgett	17	57	72	5	19	7,988,000	46,988
Weilmoringle	-	-	21	-	-	1,204,500	57,356
Wentworth/Dareton	10	81	14	9	12	4,866,600	38,624
Wilcannia	8	28	27	3	17	4,942,000	60,269
TOTAL	113	623	375	45	104	57,648,200	

With an average spend of approximately \$44,690 per house, the total estimated cost for repairs and maintenance is **\$57.7m** at June construction prices projected to June 2023.

Planning and development

Inadequate supply of serviced building lots within town boundaries affects most Murdi Paaki communities. Undeveloped ACHP and AHO holdings are few relative to demand and private acquisition of lots will be necessary to allow project implementation at scale. Several CWP have prioritised in their CAPs a desire for closer collaboration with local government councils and negotiation of strategic residential development options provides a vehicle for early engagement. In some communities, such as Walgett and Lightning Ridge, for example, new land releases might profitably form a subject for a new cooperative approach. The Bourke CWP has flagged an aspiration to prepare a master plan to inform redevelopment of the area known as 'Bottom End'; that is, the Culgoa/Yanda Streets precinct and Alice Edwards Village (AEV), before proceeding to design stage.

An unusual phenomenon being encountered in Broken Hill and Wilcannia is the abandoning of low value properties by owners unable to sell in a depressed market. Houses tend to be old and dilapidated and, containing asbestos materials, too costly to refurbish. In Broken Hill, approximately 800 of these dwellings are believed to exist. Unscrupulous purchasers of some of the best of the worst dwellings are systematically exploiting the vulnerability of Aboriginal tenants in a tight rental market by offering sub-standard houses at exorbitant rents without the usual legal protections. The Broken Hill HEHP flags that there could be eighty families trapped in this racket. A comparable situation exists at smaller scale in Lightning Ridge.

As a solution to inadequate land supply, some CWP's have articulated a desire to construct additional small dwellings within the curtilage of existing family homes; thus creating family compounds as a means to house secondary families from multi-family households close to relatives. The Lightning Ridge CWP cautions that, from experience, the lots must be sufficiently large to allow this concept to be implemented effectively.

Table 5.5 defines the projected costs associated with council development fees and charges, land acquisition and servicing to permit new housing to be constructed. Estimates assume that lots can be connected to existing services at property boundaries. Where new subdivisions are proposed, as at Menindee, and/or major site remediation is required to allow development to occur, the associated infrastructure improvement costs have been determined separately. The significant infrastructure improvement budget attaching to development at Enngonia is largely attributable to the removal of heavily asbestos-contaminated building waste dumped adjacent to Clara Hart Village. Further development on former reserves is not precluded.

Table 5.5: Planning and development costs

Community	Planning	Land acquisition	Site servicing	Estimated cost (\$) (June 2023)		Infrastructure improvements
Bourke/Wanaaring	486,100	780,000	251,400	1,517,500		327,300
Brewarrina	262,700	900,000	229,800	1,392,500		-
Broken Hill	612,100	4,450,000	460,200	5,522,300		-
Cobar	109,000	120,000	89,500	318,500		343,700
Collarenebri	212,500	520,000	143,000	875,500		-
Coonamble/Quambone	260,400	1,140,000	202,700	1,603,100		-
Enngonia	65,900	-	44,000	109,900		2,125,000
Goodooga	140,800	140,000	99,000	379,800		-
Gulargambone	113,300	150,000	75,400	338,700		-
Ivanhoe	-	-	-	-		84,200
Lightning Ridge	122,800	595,000	103,100	820,900		-
Menindee	205,400	200,000	153,200	558,600		463,700
Tibooburra	-	-	-	-		-
Walgett	390,100	1,410,000	306,400	2,106,500		-
Weilmoringle	48,500	-	-	48,500		-
Wentworth/Dareton	262,100	4,650,000	158,100	5,070,200		-
Wilcannia	397,900	3,150,000	344,700	3,892,600		-
TOTAL	3,689,600	18,205,000	2,660,500	24,555,100		3,343,900

Initial cost appraisal

The project initial cost appraisal is presented as Table 5.6. The appraisal consolidates individual cost estimates attaching to the various areas of improvement identified previously.

Table 5.6: Consolidated initial cost appraisal

Community	Site acquisition and development	New housing supply	Replacement housing	Housing extensions	Housing modification	Housing repair and maintenance	Associated external works costs	Estimated cost (\$) (June 2023)	Risk, administration and project management	Estimated project cost (\$) (June 2023)
Bourke/Wanaaring	1,517,500	26,267,900	-	222,600	40,700	5,679,400	327,300	34,055,400	6,759,900	40,815,300
Brewarrina	1,392,500	20,841,500	-	226,200	82,700	8,438,100	-	30,981,000	6,147,600	37,128,600
Broken Hill	5,522,300	47,129,500	-	36,600	33,400	2,612,700	-	55,334,500	10,457,700	65,792,200
Cobar	318,500	8,457,800	489,200	-	7,100	3,332,100	343,700	12,948,400	2,614,400	15,562,800
Collarenebri	875,500	16,860,500	-	263,900	27,600	2,090,800	-	20,118,300	3,996,000	24,114,300
Coonamble/Quambone	1,603,100	19,090,100	-	348,000	108,100	4,166,300	-	25,315,600	4,944,700	30,260,300
Enngonia	109,900	4,177,900	1,606,800	-	22,300	1,083,600	2,125,000	9,125,500	1,859,200	10,984,700
Goodooga	379,800	8,905,800	3,298,200	-	51,900	1,894,300	-	14,530,000	2,929,500	17,459,500
Gulgambone	338,700	8,303,600	-	139,200	-	1,557,500	-	10,339,000	2,073,500	12,412,500
Ivanhoe	-	-	-	-	-	1,073,600	84,200	1,157,800	237,300	1,395,100
Lightning Ridge	820,900	9,373,900	-	471,900	33,100	4,389,400	-	15,089,200	2,967,700	18,056,900
Menindee	558,600	14,912,000	1,223,700	75,400	-	1,732,000	463,700	18,965,400	3,818,000	22,783,400
Tibooburra	-	-	-	-	-	597,300	-	597,300	122,500	719,800
Walgett	2,106,500	28,598,400	-	661,200	70,000	7,988,000	-	39,424,100	7,766,900	47,191,000
Weilmoringle	48,500	3,380,200	800,000	81,200	-	1,204,500	-	5,514,400	1,121,900	6,636,300
Wentworth/Dareton	5,070,200	18,430,800	-	100,200	30,500	4,866,600	-	28,498,300	4,982,600	33,480,900
Wilcannia	3,892,600	32,783,000	-	484,800	28,600	4,942,000	-	42,131,000	8,016,000	50,147,000
TOTAL	24,555,100	267,512,900	7,417,900	3,111,200	536,000	57,648,200	3,343,900	364,125,200	70,815,400	434,940,600

Notes:

- Costs for building-related work are derived from industry standard cost information and/or for project costs for similar work in the Murrumbidgee Region;
- Building prices are projected to June 2023;
- An index appropriate to location is applied;
- Associated servicing costs are identified costs relating to master planning, greenfield development or known site rehabilitation, and connection to external services;
- Building costs assume that construction takes place in accordance with MPSI procurement practice. Projections may need to be re-evaluated if training schemes are integrated;
- Allowances for unquantified risk and for project administration are each calculated at 5% and 3% of the total budget respectively;
- Allowance for project management is assumed to be 12.5% of the construction budget; and
- Estimates are stated as GST exclusive.

The project initial cost appraisal suggests an investment of **\$435M** is required to satisfy demand for new supply, to allow an orderly redistribution of individuals and families to reduce crowding, and to restore the quality of the housing portfolio to a standard which matches community and tenant expectations for comfort, safety and ease of access.

Omitted from the project initial cost appraisal are costs associated with:

- Addressing the environmental lead issue in Broken Hill, the potential relocation of severely affected families with young children to new housing in low-risk areas of the city, and finding alternative accommodation for those individuals and families forced into slum tenancies;
- Redevelopment of the Culgoa and Yanda Streets precinct and Alice Edwards Village at Bourke following completion of a community led master planning exercise to establish proposals for future developments;
- Upgrading infrastructure elements servicing all discrete settlements where these are not included by DPE in the Roads To Home programme or the Aboriginal Communities Water and Sewerage Program. A critical omission is assessing and remediating flood protection and evacuation measures to settlements vulnerable to riverine flooding;
- Securing the water supply distribution network to Enngonia village;
- The addition, refurbishment or maintenance of community facilities such as worksheds, sporting and recreational facilities, market gardens and the like.

These improvements can be the subject of separate negotiation with the RAHLA and the NSW and Australian Governments.



6. Environmental health infrastructure

The health of Aboriginal individuals, families and communities depends upon the communities' ability to rely on comprehensive provision of high-quality environmental health services and settings. Environmental health must be interpreted as broadly as possible, in the light of the understanding that all aspects of Aboriginal society are interconnected. In 1989, the National Aboriginal Health Strategy (NAHS) Working Group articulated the idea of health in these terms: *'Not just the physical well-being of the individual but the social, emotional and cultural well-being of the whole community. This is a whole of life view and it includes the cyclical concept of life-death-life'*. Thus, the emphasis in drafting this Regional Plan has been on the connections of the built environment and related service provision with physical, emotional, social, spiritual and intellectual health.

Areas of concern

Murdi Paaki communities experience a wide range of negative determinants of health, contributing to poorer quality of life and elevated levels of morbidity and excess mortality. Environmental health measures must therefore target disease prevention and creation of health-supportive living arrangements at the scales of home and community. Moreover, consistent with the scope of the NAHS definition, the social and cultural characteristics of the community and the structures and protocols established for engagement and decision-making must be reflected in processes of decision-making and planning, co-ordination of inputs, and effective allocation and use of resources. While stable housing is one fundamental aspect of addressing an environmental health deficit, the HEHPs flag a range of other community-specific challenges which are important to overall health. Tables 6.1 and 6.2 indicate the communities experiencing environmental health deficits, and the area of deficiency, but reference should be made to individual HEHPs for definition and explanation.

While the NSW Government Aboriginal Communities Water and Sewerage Programme aims to improve water supply and sewerage services in eligible Aboriginal discrete communities by maintaining and operating existing systems, underlying unaddressed supply and quality issues are experienced in the villages. Collarenebri, Enngonia, Gulargambone and Weilmoringle CWP's have requested urgent systems upgrading to improve supply security, resilience and/or quality of water for drinking and washing. Water security and quality issues are dire for Walgett residents forced to use bottled water as an alternative to unpalatable bore water. The Clara Hart Village wastewater collection, treatment and disposal system is overdue for refurbishment. Concerns have been expressed about a potential rise in the incidence of bacteriological contamination as a result of extended periods of high temperatures.

The Roads To Home initiative, while welcome, is yet to reach all discrete communities. The frequency of appearance of road and drainage works, kerb and guttering, stormwater drainage, footpaths and streetlighting in Tables 6.1 and 6.2 indicates the urgent need for a major programme of works across all communities, including the towns and villages, to restore a healthy and safe living environment. Moreover, scope should be extended to include critical infrastructure elements such as flood protection measures. Communications infrastructure is below expectations in some communities, as illustrated during the Wilcannia

COVID-19 outbreak, and internet connectivity and accessibility are constrained by technological and financial factors.

In relation to municipal services, a common request across communities is for councils to offer a regular solid waste disposal service which incorporates collection and removal of bulky items. Lack of transport and tipping fees are quoted barriers to maintaining healthy surroundings to yards and to keeping a clean environment. The condition of parks and public spaces, and the visual amenity of town and village landscapes, were noted by some communities such as Brewarrina, Goodooga and Gulargambone which considered much more could be achieved in presenting communities to best effect. Calls for dust mitigation strategies and works, formed around a programme of environmental rehabilitation, were almost universal. Further attention to environmental lead contamination at Broken Hill must be a priority.

Table 6.1: Communities requesting specific municipal and utilities services improvements

	Bourke	Brewarrina	Broken Hill	Cobar	Collarenebri	Coonamble	Enngonia	Goodooga	Gulargambone	Ivanhoe	Lightning Ridge	Menindee	Tibooburra	Walgett	Weilmoringle	Wentworth	Dareton	Wilcannia
Infrastructure																		
Roads To Home (Cluster)															3			
Reticulated potable water supply																		
Reticulated raw water supply																		
Reticulated sewerage																		
On-site wastewater management																		
Flood protection structures																		
Stormwater drainage																		
Roads and drainage																		
Streetlighting																		
Solid waste disposal – bulky items																		
Solid waste disposal – kerbside																		
Solid waste disposal – recycling																		
Traffic management																		
Public transport and facilities																		
Dust mitigation																		
Environmental rehabilitation																		
Cemetery facilities																		
Parks and public spaces facilities																		
Power generation/distribution																		
Communications																		
NBN																		

Table 6.1: Communities requesting specific municipal and utilities services improvements

	Bourke	Brewarrina	Broken Hill	Cobar	Collarenebri	Coonamble	Enngonia	Goodooga	Gulargambone	Ivanhoe	Lightning Ridge	Menindee	Tibooburra	Walgett	Weilmoringle	Wentworth	Dareton	Wilcannia
Infrastructure																		
Safe community works																		
First Nations road signage																		

Expanding upon the Murdi Paaki Alternative Energy project, the Collarenebri CWP volunteered its community to be the first in the Region to go off-grid with a proposal that electrical power be generated locally through a village solar PV system backed by battery storage. A Virtual Power Plant comprising an interconnected combination of distributed energy resources such as residential roof top solar PV systems and solar farm, as well as distributed energy all controlled and managed centrally, is envisaged by the HEHP as a potential configuration. Energy affordability is of widespread concern among communities as it constitutes a major and non-discretionary expenditure.

Rather than nominate specific infrastructure upgrades, Menindee CWP requested in its HEHP that a safe community strategy be resourced to reduce the risk to resident and visitor personal safety and security resulting from higher levels of drug use in the community. The CWPs of Coonamble and Gulargambone also aspire to an improvement in community safety and security through a planned, negotiated approach to incidents of home invasions, illicit drug use violence and anti-social behaviour.

Table 6.2: Discrete settlements requesting specific additional municipal and utilities services improvements

	Alice Edwards Village	Bush Queen Village	Barwon 4	Clara Hart Village	Goodooga Reserve	Gingie Village	Namoi Village	The Walli	The Mallee	Warrali Estate	Namatjira Avenue	New Merrinee
Infrastructure												
Roads To Home community (Cluster)	-	-	-	-	-	1	1	2	3	3	3	3
Reticulated potable water supply												
Reticulated raw water supply												
Reticulated sewerage												
On-site wastewater management												
Flood protection structures												
Stormwater drainage												
Roads and drainage												
Streetlighting												

Table 6.2: Discrete settlements requesting specific additional municipal and utilities services improvements

	Alice Edwards Village	Bush Queen Village	Barwon 4	Clara Hart Village	Goodooga Reserve	Gingie Village	Namoi Village	The Walli	The Mallee	Warrali Estate	Namatjira Avenue	New Merrinee							
Infrastructure																			
Roads To Home community (Cluster)	-	-	-	-	-	1	1	2	3	3	3	3							
Solid waste disposal – bulky items																			
Solid waste disposal – kerb collection																			
Solid waste disposal – recycling																			
Traffic management																			
Public transport and facilities																			
Dust mitigation																			
Environmental rehabilitation																			
Cemetery facilities																			
Parks and public spaces facilities																			
Power generation/distribution																			
Communications																			
NBN																			
Safe community works																			
First Nations road signage																			

No attempt has been made to quantify the costs attaching to environmental health infrastructure improvements since the scope has not been determined at community level. Some engineering works will be included within Roads To Home and deficiencies rectified but the process of negotiation between DPE, the Land Councils and community as to the extent of works does not appear to be transparent or comprehensively canvass all works needed. Similarly, the NSW Government embarked on an audit of Aboriginal water and wastewater systems in 2021, the information from which will be available mid-2022. In the expectation that these investigations will verify the need for system improvements as noted in Tables 6.1 and 6.2, and lead to a tangible commitment on the part of the NSW Government to undertake water and wastewater enhancements, assessment of an order of cost is deferred pending the advice of DPE.

7. Population Health

Aboriginal communities in the Region face a variety of specific negative social determinants of health including disadvantaged socio-economic status, poor housing, low levels of educational attainment, poor access to culturally safe health services and to transport, a largely remote geography and a relatively large population proportion dealing with isolation and compromised life skills. Comparison of epidemiological data for far western NSW with that for standard populations indicates that there is much to be concerned about in relation to lifestyle risk factors for, and incidence of, chronic conditions; a relatively high level of exposure to injury and poisoning; poor health literacy (for example, in relation to uptake of opportunities for screening for common cancers); and the largely unaddressed incidence of mental illness and hazardous and harmful alcohol and other drug use.

Health care needs

The health status of each community was described during preparation of HEHPs. Health service staff contributed information on the health characteristics of the Aboriginal population and advised of specific health care needs of residents. Although most aspects of service improvement will be addressed through CAPs, poor housing and arduous environmental conditions are adding to the health burden. This chapter unites the findings of HEHP specialist investigations with CWP feedback to provide an overview of health care needs across the Region. Table 7.1, in summarising health care status by community, illustrates a commonality in experiences of inadequate access and quality of services. Improvements sought are:

- Enhanced services (and service co-ordination) for chronic disease management, prevention and intervention, including through culturally safe GP-led team-based care;
- Better access to mental health, social and emotional wellbeing, and alcohol and other drug services across all age cohorts;
- An enhanced focus on children's and young people's health and development,

including in relation to nutrition, oral health, screening and intervention related to behavioural and developmental needs, mental health, access to general practice, and parental engagement;

- Consistent access to allied health services, particularly physiotherapists, occupational therapists, exercise physiologists, speech pathologists and social workers;
- A more consistent and respectful relationship between community and general practice, especially in locum-staffed practices; and
- A focus on improved maternal and infant health, particularly in relation to such issues as accessibility of birthing facilities.

Embedded are three critical issues: resolution of structural and system constraints relating to locus of decision-making, flexibility of programme and service delivery, territoriality, budgetary constraints, and workforce shortfalls; meeting the needs of village populations to be able to access appropriate services; and, as relevant to this Plan, tackling the adverse influences of poor housing and environmental health infrastructure as determinants of health.

Table 7.1: Health status summary

Community	Health status, qualitative assessment
Bourke	Evidence indicates that the health of the Aboriginal population of Bourke is poor and is mostly impacted by the social determinants of health: poor education outcomes, poor mental health and wellbeing, ready access to illicit drugs and alcohol, episodes of family violence and an overwhelming feeling of being unsafe. Environmental factors such as the quality of drinking water, limited access to housing and employment, and a poorly maintained environment adversely affect the health of the community.
Brewarrina	Aboriginal residents of Brewarrina have significantly poorer health compared to the NSW and Australian population with issues of chronic disease, mental health and illicit drug use the main contributors. Overall, the underlying risks of poorer health are evident: risky birth outcomes, historically poorer educational attainments, higher rates of admission to hospital, poorer health behaviours, low health literacy, and a greater likelihood of chronic conditions leading to death. A feeling of inevitability of poorer health outcomes exists.
Broken Hill	The Broken Hill Aboriginal community is significantly impacted by the social determinants of health. Overall, the underlying risks of poorer health are evident: risky birth outcomes, historically poorer take up of educational opportunities, higher rates of admission to hospital, poorer health behaviours (like smoking and drinking) and more likely chronic condition diagnoses leading to death caused by these chronic conditions. The adverse effects on children of exposure to environmental lead contamination is discussed elsewhere in this Plan but it is likely that the effects of exposure are also manifest as lifelong illness and disadvantage in the adult population.
Cobar	The Aboriginal community of Cobar overall has poorer health compared to the NSW and Australian population and has been impacted significantly by the social determinants of health. Overall, the underlying risks of poorer health are evident: risky birth outcomes, historically poorer educational achievements, higher rates of admission to hospital, ready access to illicit drugs and alcohol, poorer health behaviours (like smoking and drinking) and more likely chronic condition diagnoses leading to death caused by these conditions.
Collarenebri	Evidence indicates that the health of the Aboriginal population of Collarenebri is good. Infectious diseases are few and people with chronic diseases are cared for well. The environment is healthy but access to appropriate and affordable housing is poor; the incidence of crowding is high. The absence of a resident GP/VMO is a serious concern for the CWP.
Coonamble	Evidence indicates that the health of the Aboriginal population of Coonamble is relatively good although the influences of the underlying social determinants of health are visible accompanied by weak education participation, an ambivalence about work, and hazardous consumption of illicit drugs and alcohol. Environmental factors such as quality of treated water, the lack of adequate housing and crowding are impacting adversely upon community health.
Enngonia	The Aboriginal community of Bourke Shire is not healthy and the health of the Enngonia community is further impacted by social isolation. A feeling of inevitability exists about the low level of service provision because of remoteness; an acceptance that medical assistance is at least 100 km away in Bourke. The underlying risks of poorer health are evident: risky birth outcomes, historically poorer educational attainment, higher rates of admission to hospital, poorer health behaviours and health literacy, and more likelihood of chronic conditions leading to death. Water quality is linked to hypertension. The community conveys a sense of just 'getting on with it'.

Table 7.1: Health status summary

Community	Health status, qualitative assessment
Goodooga	Quantitative data show that the Aboriginal community of Brewarrina Shire experiences significantly poorer health compared to its counterpart in NSW. Overall, the underlying risks of poorer health are evident: risky birth outcomes, historically poorer access to educational opportunities, higher rates of admission to hospital, poorer health behaviours, low level of health literacy and greater likelihood of chronic conditions leading to death. A more nuanced and useful picture of the health of Goodooga residents could not be drawn as senior staff of the Goodooga Health Service and Lightning Ridge Health Service (as co-manager of Goodooga) chose not to assist the preparation of the Goodooga HEHP.
Gulargambone	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 educational achievements, higher rates of admission to hospital, poorer health behaviours, low health literacy, and a greater likelihood of chronic conditions leading to death. Access to services to manage chronic diseases, mental health and illicit drug and alcohol use is problematic. Drinking water supply is of such inferior quality that residents rely on bottled water.
Ivanhoe	While the Ivanhoe Aboriginal community is relatively healthy, the underlying risks of poorer health are evident: risky birth outcomes, historically poorer educational achievement, higher rates of hospital admissions, poorer health behaviours (smoking and drinking) and more likely chronic condition diagnoses leading to death caused by these chronic conditions. There are few childhood illnesses and the adult population exhibits the expected burden of chronic diseases such as diabetes and heart disease.
Lightning Ridge	The Lightning Ridge Aboriginal community is reasonably well and has access to good health care locally. There are, however, some service gaps. Dust from mining activity is one of the main health issues: silica in dust is contributing to the higher number of people being diagnosed with lung conditions. Mental health and illicit drug use are constant issues and obtaining consistent care from general practice is problematic because of a lack of continuity of GPs. Health staff are said to be stretched.
Menindee	Evidence indicates that the health of the Aboriginal population of Menindee is poor. Even though there are few childhood illnesses and the older adult population is considered to be managing well, the environmental and social impacts of poorer quality water, overcrowded houses and limited social opportunities adversely impact the health of the community. Overall, the underlying risks of poorer health attributable to disadvantage are evident and younger people are being diagnosed with chronic diseases such as diabetes and risk factors like hypertension.
Tibooburra	Evidence indicates that the health of the Aboriginal population of Tibooburra is poor, with the population not prioritising their health. Even so there are few childhood illnesses and the main reason for presentation to the health service is for accidents (injury and poisoning). The biggest risk to the community's health is poorer health behaviours (smoking, hazardous alcohol and other drug use).
Walgett	Aboriginal residents of Walgett have poorer health compared to the NSW and Australian population. Overall, the underlying risks of poorer health are evident: risky birth outcomes, historically poorer educational achievement, higher rates of admission to hospital, poorer health behaviours, low health literacy, and a greater likelihood of chronic conditions leading to death. Some infectious diseases are thought to be related to the state of the environment. The incidence of chronic disease is high and there is a burden on the health system due to high demand for mental health and drug and alcohol services. Gaps in health services impact the entire community. Drinking water supply is of such inferior quality that residents rely on bottled water.

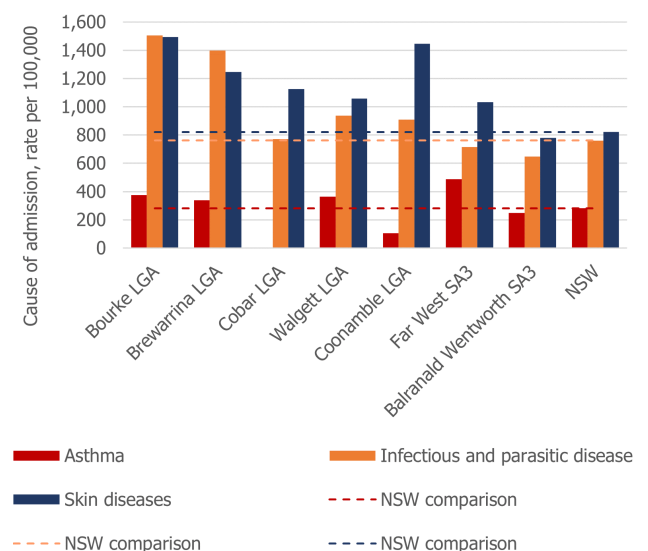
Table 7.1: Health status summary

Community	Health status, qualitative assessment
Weilmoringle	Evidence indicates that the health of the Aboriginal residents of Wyaliba is good. There are few infectious and transmissible conditions and the older adult population is managing well but residents must travel 100 km to either Bourke or Brewarrina to access chronic disease care (including diabetes complication screening), allied health, doctors and specialists.
Wentworth/Dareton	Evidence indicates that the health of the Aboriginal population of the Sunraysia communities is poor and that the community's health is mostly impacted by the social determinants of health, ready access to illicit drugs and alcohol and the consequences of movement of a community with elevated levels of mobility in and out of the district. An increase in the number of uncontrolled diabetics has been observed with an increase also in those with kidney disease progressing to dialysis. A marked increase has been noted in the number of younger people (less than 40 years) being diagnosed with chronic diseases and the risk factors for them (like high blood pressure).
Wilcannia	Evidence indicates that the health of the Aboriginal population of Wilcannia is poor and that the community's health is mostly impacted by the social determinants of health, the lack of parenting and family structure and the state of the environment. Environmental factors such as the quality of the water, overcrowding of houses and the poorly maintained surroundings both within and external to living spaces have created adverse health conditions. A feeling of neglect prevails and this, combined with poor environmental health infrastructure and provision of services, is manifesting in poor social, cultural and health outcomes.

As noted previously, the incidence of respiratory system diseases within the Region's Aboriginal population is higher than for Aboriginal people of NSW and Australia. The rate of hospitalisations attributable to asthma is shown in Figure 7.1. Also shown are the rates of admission for skin diseases and for infectious and parasitic diseases, the causes of which include overcrowding, poor water quality and sanitation, and continuing socio-economic disadvantage.

Admissions for injury, poisoning and external causes are higher than for NSW across the Region, most notably in Bourke, Brewarrina and Walgett Shires where rates are between 1.5 and 1.6 times higher.

Figure 7.1: Cause of admission, all Aboriginal people, rate per 100,000, 2015/16-2017/18



8. Housing: a strategic approach to reform

The seventeen HEHPs, taken together, document common themes in relation to Aboriginal social housing and related services which can form the basis of the co-design of evidence-based policy and strategy to address community aspirations for a sector which truly responds to the cultural, social and economic characteristics of the Region. A synthesis of the common themes identified and expressed by community within and across all HEHPs is given in this Chapter.

Alignment with the Agreement

Principles and action areas set out in this chapter support the RAHLA in devising and pursuing actions as a joint decision-making body to achieve the four objectives of the Agreement:

- Support joint decision making on the delivery of social housing outcomes in the Murdi Paaki region;
 - Advise government and the Assembly on ways to direct social housing programs and policies to operate effectively and efficiently, to respond to the priorities of Aboriginal communities in the region and establish mutually agreed service outcomes with the NSW Government;
 - Conceive, develop, plan and implement strategies and actions to give effect to the allocation of the \$15 million; and
 - Commence the co-design of an Aboriginal social housing plan for the region.
- Aboriginal social housing policy, strategy and practice are adapted to the specific cultural, geographical, social and economic characteristics of the Region's communities individually and collectively, and have an eye to tackling socio-economic inequality in a changing climate and physical environment;
 - Decision-making on policy and operational questions is devolved to the level most affected by the decisions made;
 - Arrangements for communication between agencies and CWP's, and between service providers and CWP's, are established, and are consistent with the Murdi Paaki Engagement Protocol;
 - Capacity of CWP's to exercise a governance capacity at community level in the Aboriginal social housing space is supported;
 - The parallel system of Regional (through MPRA) and local (through CWP's) decision-making and accountability is recognised and respected;
 - Resources are equitably allocated in response to evidence;
 - Accountability and transparency in delivery of Aboriginal social housing and related human services to CWP's is mandated; and
 - Investment achieves maximum community benefit and wellbeing

Principles

The CWP's have expressed expectations about ways in which the Aboriginal social housing reform process in the Region is to support local and Regional protocols and values. These expectations are articulated in the following principles:

across multiple cross-sector objectives considered by MPRA and CWP to be crucial to achieving parity.

Action Plan

The numerous actions documented in individual HEHPs have been analysed and synthesised to produce the themes listed in Table 8.1 and Table 9.1 applicable at a Regional level which can be pursued in the sector co-design process and budget estimates. Table 10.1 summarises the necessary investment stream assuming works extend over a ten-year timeframe to maximise opportunities for growth in the economy and in human capital. Themes are broadly consistent across HEHPs with local variations and emphases. Housing-related improvements are set out in Table 8.1 while those concerning human services delivery are at Table 9.1.

As the proposed actions and rationales will indicate, access to services and goods in the Region, social housing included, is compromised by isolation, distance, market characteristics, policy shortcomings and agency and service provider culture. A business-as-usual approach in such a complex environment does not and cannot meet the needs of individuals, families or communities in an equitable, accountable and responsive way. If positive change is to be affected in the face of the damning critique that has emerged from the HEHP process, then policy settings and practices will need to be re-thought. Assumptions implicit in the blanket application of state-wide settings have been proven to be baseless. What is ever more urgently required is a commitment to an evidence-based collaboration predicated on an openness to innovative, geographically and economically tailored ways of engagement, planning, procurement and delivery of infrastructure and services. The NSW Government Far West Regional Plan 2036 and the Central West and Orana Regional Plan 2041 may provide the strategic underpinnings of this collaboration if

implemented together with the contemporary Murdi Paaki Regional Plan.

The change process set out in this Regional Plan, to be successful, must be implemented consistently and holistically. This will require relationships of trust between the parties, and confidence in the capacity of the Region to achieve results.



Table 8.1: Housing – Action Plan

Policy area	Action ref	Actions proposed	Rationale
1. Sector governance			
	1.1	Classify the entire Murdi Paaki Region as Remote for the purposes of Aboriginal social housing and human services policy and provision, notwithstanding the ABS Remoteness Structure	The entire Murdi Paaki Region experiences similar impacts due to isolation and distance from metropolitan areas. Cost of living is high; services are fragmented; and housing markets consistently exhibit perverse characteristics. For governance reasons, MPRA wishes to see the Region as a whole treated as a unit. Classification of Broken Hill, the Wentworth-Dareton and Sunraysia communities, and Gulargambone as Outer Regional is an accident of mathematics; the realities of housing markets in these communities is consistent with the balance of the Region
	1.2	Create a framework in which CWP are integrated into local decision-making and reporting processes in respect of housing and human services to ensure: <ul style="list-style-type: none"> Greater levels of engagement with and accountability to CWPs by agencies and service providers in decision-making processes relating to: <ul style="list-style-type: none"> Aboriginal social housing, including planning and design of new houses, the installation of equipment and facilities to existing houses, and in procurement and administration of building contracts for housing-related work, and Needs assessment, scoping, planning, staffing and delivery of housing-related human services The principles of self-determination, self-management and the aim of OCHRE to grow local Aboriginal leaders' and communities' capacity to drive their own solutions are observed Advantage is taken of any investment to support the growth of a local skills base to replace the void created by a shrinking pool of tradespeople 	<p>CWPs aspire to engagement in decision-making, resource allocation and accountability processes in relation to provision of Aboriginal social housing and related human services for the reason that existing policy and practice does not provide culturally safe and efficient service delivery. Integration of CWPs in this way meets the objectives of Local Decision Making and supports attainment of the objectives of the Murdi Paaki LDM Accord and the Agreement to improve Aboriginal social housing outcomes in the Murdi Paaki Region. CWPs have flagged several incidences where community input would have guided the AHO to reach decisions and implement projects better targeted to community needs and expectations. Examples quoted include:</p> <ul style="list-style-type: none"> Lightning Ridge 'granny flats' Broken Hill multi-dwelling unit developments Installation of hydropanels. and Failure to install solar PV arrays on community-owned housing <p>The issue of procurement of human services is canvassed further in this Plan</p>
2. Sector management			
	2.1	Rationalise management responsibilities, raise sector efficiencies and ensure ongoing access to future government financial assistance by transferring management of Aboriginal social housing to a local or Region-based National Regulatory System-registered ACHP in line with the stated preferences of the community for a local or Regional provider. Support aspiring managing-ACHPs to achieve NRSCH registration where there is a realistic chance that the application process can be successfully negotiated. Phase out management of Aboriginal social housing by mainstream and ex-Region managers	Communities, through the MPRH&BC household survey, CWPs and human service providers consistently flagged a series of concerns in relation to tenancy and asset management services. Particular issues were raised in relation to organisational culture, accessibility, communications, and rigid and culture-blind management processes even, in some cases, where the managing organisation is Aboriginal community-controlled. Tenants find it difficult or impossible to secure action in response to reports of defects requiring urgent repairs or routine matters relating to tenancies

Table 8.1: Housing – Action Plan

Policy area	Action ref	Actions proposed	Rationale
	2.2	Re-examine the processes, performance and sustainability of managers of Aboriginal social housing to identify the underlying causes for the high level of dissatisfaction expressed by tenants in the MPRH&BC household survey, and implement solutions grounded in this Action Plan which re-establish confidence in the sector, satisfy community ways of doing business, and preserve the asset base	Communities indicate that existing arrangements for housing management are producing poor outcomes; managers are reported to be unresponsive and communications are difficult. Lack of response to repair and maintenance issues puts the housing asset base at risk and unnecessarily increases the cost of remediation. The level of tenant satisfaction will need to be raised to ensure continuing compliance of managing ACHPs with NRSCH benchmarks
	2.3	Require managing ACHPs to develop and implement an inclusive communication strategy which ensures the efficient and timely flow of information through regular in-person reporting to the CWP on matters relating to housing management including emerging issues, actions taken to maintain and upgrade asset condition, and growth proposals. Where possible and feasible, condition managing ACHPs to have a staffed shopfront in the communities in which they operate	The CWPs require reliable, formal channels of communication to be put in place with ACHP(s) to ensure accountability for service provision and responsive decision-making. Local presence for ACHPs (not necessarily full-time) is targeted towards improving tenant access to services, building personal relationships and assisting housing managers to be closer to local dynamics which will enable more responsive management, interaction with tenants and rapid reaction to threats to property
	2.4	<p>Review current AHO policy and operational architecture with the specific aims of resolving inappropriate or otherwise unsuitable practices:</p> <ul style="list-style-type: none"> Review the relevance and/or accessibility of DCJ Housing Pathways as an appropriate application process in view of its complexity, unreasonable evidence barriers, and inability to generate accurate housing demand data. Replace with a simpler and more flexible Region-specific process. Remove barriers which prevent currently ineligible groups applying for social housing Restructure the housing allocation process to be fair, consistent and transparent across social housing providers, and to give preference to locally based applicants. Remove barriers which restrain applicants from using the appeals and complaints procedures Prioritise tenant welfare over commercial interest and ensure sector resourcing is consistent with the need to secure the wellbeing of disadvantaged tenants in a suboptimal housing market Through an objective review, develop a rent setting policy which reflects socio-economic pressures experienced by Aboriginal communities in remote towns and villages through prescribing fair and affordable rents matched to local market, community and property characteristics in addition to underpinning the financial viability of managing ACHPs 	<p>Housing applicants find the application process opaque, intrusive, difficult to negotiate, and culturally alienating. Waiting times are excessive. Most residents have limited access to private sector rental housing and so do not have an alternative pathway to shelter. Eligibility barriers compound the risk of homelessness of already vulnerable groups such as people leaving the corrections system. The community has expressed concern that rent setting does not take account of the community's relative isolation, housing condition, opportunities for employment and inadequate human services availability. Cost of living pressures are higher than in regional centres and far higher than in metropolitan areas. Policy discourse which characterises social housing as a commodity rather than a public good fails to recognise that, for many Aboriginal people, life-long tenure in social housing is regarded as normative. In some communities, distortion in the housing market has facilitated systematic exploitation of Aboriginal households forced to rent in the private sector. CWPs consistently raised the value question in relation to rent charged for substandard housing, suggesting rent should be between \$50 and \$100 per week lower than current amounts. Tenants required to have work attributed to tenant damage carried out by trades engaged by housing managers complain that they are charged exorbitant amounts for the work. Complaints continue to arise in relation to poor materials, inclusions and work quality resulting from racist contractor attitudes to Aboriginal tenants.</p>

Table 8.1: Housing – Action Plan

Policy area	Action ref	Actions proposed	Rationale
		<ul style="list-style-type: none"> Establish stronger review and accountability measures which limit opportunities for tenants to be subject to unethical practices by trades Position managing ACHPs to take strong action to deal with illegal activities being carried out at rental properties Require managing ACHPs to set cost and residual service life thresholds as the basis of a replacement policy, strategy and procedure for older and/or unsuitable housing and incorporate into their Strategic Asset Management Plans so that where repair does not provide value for money, planned replacement can be initiated 	<p>Consultations with CWP's revealed high levels of concern among tenants in some communities about lack of safety arising from illegal activities in Aboriginal social housing in specific neighbourhoods. Lack of action on the part of managing ACHPs to address illegal occupancies was leading not only to unsafe neighbourhoods but also major property damage through squatting, and alienation of housing from applicants on the waiting list. CWP's have requested clarity around the processes relating to housing replacement. Several have flagged the need for replacement of lost, dilapidated or otherwise unsuitable dwellings, and for a policy which does not involve continually patching up properties which have passed the end of their design life</p>
	2.5	Require ACHPs to review utilisation of existing properties and determine the potential for voluntary relocation of tenants from larger to smaller dwellings with the objective of achieving the most efficient use of assets	<p>Several CWP's queried whether more could be done to improve the efficiency of asset use. While there is no appetite for coerced relocations, CWP's took the view that provision of small, purpose-designed units in greater numbers would be likely to lead to decisions among older tenants to downsize, thereby allowing use of larger assets for one and two parent families with children</p>
	2.6	In the interests of equity and dignity in access and service, discreetly extend the work of the Broken Hill HEHP to research the extent of slum tenancies with a view to identifying and invoking a coordinated consumer protection response to unscrupulous landlords who are systematically exploiting Aboriginal individuals and families in the private rental market	<p>This unethical practice is reported to affect around 80 Aboriginal households forced by underprovision of Aboriginal social housing, a highly constrained market for quality private sector rentals, and personal circumstances to take up precarious slum tenancies. Tenants are denied formal tenancy agreements and feel unable to invoke the provisions of the Residential Tenancies Act for fear of being made homeless. More often than not, bonds are not lodged with the Board but retained by the landlord on the pretext of having to repair alleged tenant damage. Properties are reported variously to have dangerous electrical defects, dirt floors, roofs through which the sky can be seen, faulty sanitary plumbing and exposed asbestos-containing materials, among others. Similar issues are reported to occur in Lightning Ridge, through to a lesser extent</p>

Table 8.1: Housing – Action Plan

Policy area	Action ref	Actions proposed	Rationale
	2.7	Where possible, use values-aligned contractors which employ or 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 or, at larger scale, to form the nucleus of a local trades workforce	In view of the difficulties that communities are having in obtaining positive action to requests to repairs and maintenance, CWP's are voicing the opinion that each community should have a local capacity to attend to property preservation at some scale. With non-Indigenous out-migration from all LGAs within the Region, and the loss of licensed trades through exodus and ageing, opportunities exist to establish an Aboriginal asset maintenance function in the Region and in communities. This would produce multiple benefits for communities in raising skills, providing employment, creating new businesses and ensuring a timely and diligent response to housing defects
3. Strategic development			
	3.1	<p>Support the Region, in conjunction with local government authorities, to prepare local residential development strategies, including carrying out any necessary technical studies, to set strategic frameworks for nominated communities for future housing and civic facilities which defines the basis for residential zonings, land releases and development standards, and delivers housing choice in respect of:</p> <ul style="list-style-type: none"> ▪ Walgett Come By Chance Road land release ▪ Perry Street development for older persons' accommodation at Menindee ▪ The Culgoa/Yanda Street precinct and Alice Edwards Village in Bourke (Western Bourke Residential Development Strategy) ▪ Broken Hill in general, and the Crendon Street precinct in particular 	Vacant individual lots for residential development are available in most local government areas and investigations to date suggest that new housing can be 'salt-and-peppered' within existing developed areas. Walgett Shire Council has investigated the possibility of greenfield development to the east of town which may provide opportunities for residential development beyond the confines of the existing urban area. Development of older persons' accommodation at Menindee will require subdivision and servicing of new lots as land availability is limited. An urban design response to the blighted western end of Bourke and to Alice Edwards Village was proposed in the late 1990s but local government support was not forthcoming at the time. Further deterioration has occurred such that the major Aboriginal landholding in the town now presents as a zone of desolation and dereliction. The Aboriginal population has steadily drifted eastwards within the town boundary as a result of loss of housing and concurrent social alienation. Redevelopment of the Culgoa/Yanda Street precinct and Alice Edwards Village requires a strategic approach with CWP oversight such that the neighbourhoods become safe, secure and welcoming and optimise use of available landholdings. Broken Hill presents a specific challenge because of the peculiarity of the housing market. About 800 houses have been abandoned by their owners. It should be possible to acquire some of these and replace or adaptively reuse the dwellings. Spot purchase decisions will need to take lead hazard into account. The CWP's preference is that lots acquired not be used for multi-unit complexes. Crendon Street is a particularly troubled enclave of Aboriginal social housing to which the Broken Hill HEHP proposes a solution
	3.2	Commence building a land bank through a rolling programme of acquisitions of vacant and suitable abandoned blocks to provide sites for future residential development; title to rest with MPRHC or Dreamtime Housing (Ngarranggami Ltd) as a step to rebuilding the local ACHP property portfolio. As a parallel activity, negotiate with the NSW Government to ensure the backlog of Land Council land claims is dealt with promptly to increase opportunities for residential development of newly acquired Land Council land assets where consistent with the Land Council's Community Land and Business Plan	

Table 8.1: Housing – Action Plan

Policy area	Action ref	Actions proposed	Rationale
4. Housing supply			
	4.1	<p>Greatly boost Aboriginal rental housing supply through new builds and/or acquisitions generally in accordance with the findings of each HEHP with emphasis, as documented by communities, variously on providing:</p> <ul style="list-style-type: none"> ▪ Minimum 2-bed dwellings for single young people wishing to live independently ▪ Minimum 2-bed dwellings for young couples at family formation stage ▪ Modified/accessible housing for elderly persons wishing to move to accessible housing for health-related reasons and those persons with a disability or frailty ▪ Homes for families living in crowded households or, alternatively, intergenerational families ▪ Homes for families living in substandard private accommodation ▪ Permanent shelter for persons and families who are assessed as homeless 	<p>In aggregate, the HEHPs have identified a need for 540 additional dwellings, not counting replacements. Much of the need for larger family homes has been addressed in earlier capital works programmes. Need for smaller dwellings arises from demographic change: the Aboriginal population is experiencing structural ageing: bottlenecks in supply of smaller units has resulted in a backlog of young adults and couples at the point of family formation being unable to leave the family home, and older people who may have mobility issues being unable to find purpose-specific accommodation. Need is quantified by community in Table 5.1. CWP's are of the view that provision of a larger quantity of smaller dwellings and a few larger homes for very large families will result in more efficient use of housing as family homes are voluntarily vacated by older singles and couples, and crowding resulting from multiple families forming households together abates. The CWP's would also like to see greater choice in location of new homes, including the creation of family compounds on a single (large) lot where families prefer co-located living. The estimated need includes accommodation for homeless households; it is difficult to quantify actual need arising from homelessness owing to lack of reliable, comprehensive data. Advice from CWP's and Specialist Homelessness Service providers is that homelessness is very much a hidden issue in the Region. The number of extensions given by Table 5.3 assumes that new housing will be provided to the extent required and that transfer of families from multi-family or multi-generational households to new dwellings will occur, with the result that need for extensions will not exceed the level indicated. Design standards are to achieve a NatHERS 7-Star rating as a minimum and CWP's have requested being closely involved in the planning and design processes to ensure that new housing built is fit for purpose. The cost of building is a significant challenge for Aboriginal housing providers and consideration should be given to alternative forms of delivery to maximise return on investment</p>
	4.2	<p>As an alternative to upgrading or extending existing housing to reduce crowding and/or be accessible, build new smaller units for the elderly and disabled to allow existing houses to be reallocated to families. Where this is not possible, extend existing houses where judged to be crowded with the addition of bedrooms and bathrooms to satisfy Canadian National Occupancy Standard (CNOS) criteria</p>	
	4.3	<p>Account for the potential replacement of ACHP residential properties no longer fit for purpose, or destroyed through vandalism or fire in the period 2018 to date</p>	<p>Only a preliminary assessment of the need for a programme of housing replacement has been possible as scoping for property condition could not be undertaken. It is known that the ACHP-owned portfolio has declined in recent years as a result of vandalism and fire, further depleting the number of</p>

Table 8.1: Housing – Action Plan

Policy area	Action ref	Actions proposed	Rationale
			properties available for rent. Table 5.2 summarises need where CWP's have identified loss but additional replacements are likely to be required following inspection of existing properties and development of policy related to the repair/replace value proposition
	4.4	Advocate for preparation and implementation of a strategic response to the housing needs of the elderly, frail and those with mobility impairment	The Aboriginal population in the Region is experiencing structural ageing, yet aged care services and provision of accessible housing are failing to keep pace with need and are not well targeted to the cultural needs of older Aboriginal people. Qualitative research with older Aboriginal people indicates that residential aged care is neither a preferred mode of living nor of care services delivery. Aboriginal community-controlled residential aged care facilities provided so far within the Region have failed. Mainstream residential aged care facilities do not attract Aboriginal residents. Preference is stated to be for small, purpose-designed, accessible units close to health facilities within communities, coupled with domiciliary aged care provided by Aboriginal care workers employed by an Aboriginal community-controlled organisation, to support ageing-in-place. At present, many older people are living in crowded accommodation; difficulties are experienced having home modifications prescribed and carried out, and the paucity of accessible accommodation results in constant risk of injury and isolation, exploitation, and poor quality of life. Improved access to Aged Care Assessment Teams (ACATs) is required to facilitate assessment of eligibility for access to services
5. Asset condition and preservation			
	5.1	Prior to termination of AHO Build and Grow headlease agreements, ensure a full scoping of properties to determine the scale of repairs required to restore asset condition to the NSW Government Asset Performance Standards current at the time of inspection, and negotiate a matching funding allocation with the AHO	Over the duration of Build and Grow headleases, sublessee housing managers have not been obliged to undertake planned maintenance, and asset condition and thus asset value have deteriorated. Equity demands and contractual obligations require that asset owners receive their headleased assets back in no worse a condition than at the time the headleases were executed. To establish a baseline, CWP's and owning ACHPs require independent scoping of property condition and assessment of the cost implications. The expectation is that financial commitment will be at least as itemised in Table 5.4
	5.2	For all existing Aboriginal social housing properties, regularly inspect and compare property condition against NSW Government Asset Performance Standards, prepare a schedule of works, secure funding for repair,	CWP feedback is generally critical of housing condition and the aspiration is for a more structured and professional approach on the part of managing ACHPs to asset management. In turn, and as a result of NRSCH compliance

Table 8.1: Housing – Action Plan

Policy area	Action ref	Actions proposed	Rationale
		<p>maintenance and upgrades, and undertake works under competent supervision and to a high standard to restore/maintain property structural soundness, functionality, amenity, safety and security and assure asset longevity. CWPS have also requested that ACHPs:</p> <ul style="list-style-type: none"> ▪ Ensure that pest management is carried out at least six monthly on the full Aboriginal social housing portfolio ▪ Ensure that security and safety measures are regularly maintained in functional condition, including installation of boundary fencing and access gates of adequate height where none exist ▪ Investigate and adopt health hardware and design solutions to increase the functionality of crowded houses and reduce the impacts of crowding, with a focus on healthy living practices and reducing the disease impact of crowding (as opposed to just maintaining houses at standard) 	<p>requirements, this will require a defined programme of repair and maintenance work and assured financial investment over the longer term. Communities are clear about the standards of Aboriginal social housing they expect to be achieved. A number of specific maintenance functions, currently poorly addressed, were flagged in consultations; these reflect to some extent the different priorities that Government and community have in relation to essential preventative works and/or inclusions in scope of funding for capital works and R&M programmes</p>
	5.3	Require managing ACHPs to adopt a non-discriminatory approach to access by tenants to property repairs and upgrades for ACHP-owned housing	<p>A few CWPs raised equity in housing management practices, noting that preference was being given by some managing ACHPs to specific tenants on the basis of kinship and, conversely, that tenants who complained were being excluded from access to repairs and upgrades. CWPs were looking for greater transparency and accountability in ACHP dealings with tenants</p>
	5.4	<p>Arrange with the housing manager(s) to negotiate with the ACATs, registered Home Modifications providers, and funding body where necessary, to:</p> <ul style="list-style-type: none"> ▪ Audit properties for accessibility, and ▪ Expedite home modification work on houses occupied by a household with a resident member with a disability, who has compromised ambulatory capacity or has another impairment 	<p>Lack of access to home modifications and maintenance has been a perennial problem for people with disabilities throughout the Region for many years. Access to OT services, particularly in more isolated communities, involves substantial waiting time. Availability of intervention by the Home Modifications and Maintenance Service to undertake work in compliance with OT prescriptions is similarly compromised by lengthy waiting periods. The result is that tenants with mobility problems are unable to live safely in their homes and to leave their homes without risk of falls. Tenants complain that by the time that home modifications are completed, their mobility has deteriorated to the extent that they require a further OT assessment and additional works. The situation of elderly residents at Namoi Village, unable to negotiate the many steps to their high-set houses, requires a place-specific intervention</p>
	5.5	Provide energy efficient reverse cycle split system type air conditioning heating and cooling systems and draught proofing measures to all Aboriginal	<p>It is to be hoped that the current Murdi Paaki Alternative Energy Project will have completed the installation of rooftop solar PV arrays, split system air</p>

Table 8.1: Housing – Action Plan

Policy area	Action ref	Actions proposed	Rationale
		social housing. Where practical, ensure all houses are sufficiently insulated to maximise thermal benefits, including the benefits of heating and cooling systems. To assist in offsetting extra power usage and high energy costs, install residential rooftop solar PV panels to all dwellings not currently provided with solar power and include energy saving measures. Upgrade passive thermal controls where it is practical to do so in existing housing to achieve a minimum NatHERS 6-Star energy rating	conditioning, fans and related adaptations shortly, allowing tenants to take advantage of improved comfort and reduced expenditure on energy bills. New housing to be provided must include these thermal control and energy efficiency measures, particularly in the light of the climate impacts discussed previously. The opportunity exists to enhance the benefits through other passive control measures where these can be implemented
6. Homelessness and emergency housing			
	6.1	Quantify the true extent of homelessness in each community across the Region. Capture and respond to the complexity of the situation across different identifiable groups within the population. Account for the many poorly defined factors that contribute to and constitute a person being homeless: access to affordable housing, joblessness, domestic and family violence, mental illness, drug and alcohol abuse, financial distress, exiting the justice system and discrimination. In light of the findings of the analysis, develop a strategic response that delivers the infrastructure and resources required to connect individuals and families who are homeless, or at risk of homelessness, to permanent accommodation. In the interim, obtain a commitment from the AHO and housing providers to introduce a moratorium on evictions and refocus social housing tenancy management to case manage difficult tenancies. In particular, all disciplinary action relating to housing occupancy should be suspended, even if this means accepting degrees of crowding	Most CWP's and human services providers consulted in the preparation of HEHPs identified homelessness as a desperate issue. The extent of the problem varies from community to community but the effectiveness of current attempts to respond is uniformly dismal. Various children and young people unable to live at home, women with or without children fleeing domestic violence, men with children also fleeing violent situations, men exiting the criminal justice system, people having to travel to obtain access to health care, and households evicted from their homes, often because they have exceeded their household complement offering shelter to other homeless people, experience homelessness. In Broken Hill, service providers have so little access to emergency housing that one response available is to give the client a swag and send them to sleep in the park. Human service providers outside of the homelessness sector are experiencing mission creep; some estimate that up to 30% of their staff resource budget is expended upon dealing with clients' housing and homelessness issues. An underlying cause is simply the lack of housing and, where safe houses and/or refuges exist, these are totally inadequate. The current service response to domestic and family violence requires review with the aim of supporting Aboriginal parents and children who are survivors of domestic and family violence to remain in their home where it is safe to do so or providing alternative housing options, including Aboriginal-specific safe houses for women with children, and men with children, where it is not safe
7. Home ownership			
	7.1	Through MPRA, advocate for a study to examine the possibility of introducing a Region-wide rent-to-buy scheme or similar as part of the co-design process	The level of home ownership varies across communities and is generally lower among Aboriginal than non-Indigenous households as a result of systemic

Table 8.1: Housing – Action Plan

Policy area	Action ref	Actions proposed	Rationale
		to allow interested households to transition to home ownership. For those able to purchase using own or borrowed funds, arrange with AHO and/or Indigenous Business Australia (IBA) to deliver community information workshops on an annual basis in support of home ownership	exclusion which has denied many Aboriginal households the intergenerational benefits that accompany home ownership. Survey responses indicated that home ownership was viewed as beneficial by most Aboriginal owner-occupiers; some benefits were quantifiable in economic terms and some intangible. On the whole, home owners greatly value their independence and freedom and their achievement in purchasing an asset of value to future generations of their family. Rent-to-buy is seen by CWPAs as having the potential to address inequities in community members' access to ownership of their homes, especially for those on lower incomes who do not have sufficient capital for a deposit. Disparity exists in most communities between purchase value of existing homes and cost of construction of new dwellings. Consideration of a rent-to-buy scheme will need to take into account the inequity inherent in any expectation that tenants purchase their home for replacement value
	7.2	Consider a strategy to support elderly home owners maintain their properties to an acceptable standard	Two disadvantages of home ownership stated by owner occupiers were the outlay on council rates and charges, and the costs and effort associated with maintaining their homes. For older home owners, the latter was proving to be a burden and stressor, and a number of these older owners queried whether a subsidised home maintenance service could be provided
8. Infrastructure			
	8.1	In conjunction with the Roads To Home program and Aboriginal Communities Water and Sewerage Programme, carry out investigations and works to raise the standards of essential and municipal services availability, integrity and quality to the Region's towns and villages as well as discrete settlements as identified by individual HEHPs and summarised in the <i>Environmental health infrastructure</i> section of this Plan	A more detailed discussion in respect of infrastructure improvements precedes this chapter and Tables 6.1 and 6.2 identify areas which, in the opinion of the communities, demand improvement. This Regional perspective presumes that these improvements will be carried out under the two NSW Government programmes and/or as part of municipal services provided by local government councils, Essential Energy and Essential Water. CWPAs have identified utility service costs, notably water consumption charges, as being unaffordable and request a dialogue with the relevant utilities to determine how this cost burden can be reduced
9. Tenant support			
	9.1	Maintain the current role of the Murdi Paaki Murdi Paaki Tenant Support and Education Programme (MP TSEP) to assist tenants to observe the compliance	The support services provided by MP TSEP are well regarded in communities. MP TSEP already acts in an integrative capacity to connect tenants in need of

Table 8.1: Housing – Action Plan

Policy area	Action ref	Actions proposed	Rationale
		<p>and financial obligations of their tenancies, prevent Aboriginal individuals and families at risk from sliding into homelessness, and to help tenants access those human and other services necessary to support good physical and mental health and social and economic stability.</p> <p>Expand the capacity, reach and role of MP TSEP:</p> <ul style="list-style-type: none"> ▪ So that team members can comfortably deliver or broker culturally safe services to meet community need across the full service spectrum, including assisting community members who are not digitally literate to complete on-line tasks ▪ To include direct interventions into the homelessness space to assist the most vulnerable Aboriginal members of the community to receive the support needed to remain safe ▪ To support applicants for private rentals to cut through barriers presented by the application and negotiation processes or a likelihood of discriminatory practices to obtain formal tenancies ▪ Coordinate the reintroduction of the homemaker project to provide new tenants with the financial management skills to maintain their tenancies ▪ In conjunction with MPSL assistance, to mount a periodic roving multi-service expo with representation from all service providers and/or topic-specific workshops with service providers ▪ To assist community members who are not digitally literate to access support to complete online forms, liaise with Service NSW and deal with myGov sign-in, and the like 	<p>support with wrap-around services where these are available. This brokerage capability is indispensable in an environment where service providers are thin on the ground; referral pathways and scope of service provision are not widely known; and level of cultural competence of service providers has the potential to lead to alienation of clients. Because the service is so effective, CWP's have suggested areas of additional service intervention to extend service reach, scope, coordination and awareness.</p> <p>TSEP is, along with other community-controlled services for which homelessness is not core business, already doing the work of mainstream organisations which are funded by the NSW Government to provide Specialist Homelessness Services (SHSs) and related services. Mainstream services operating across the Murrumbidgee Region are currently contracted in their funding agreements to support Aboriginal people in their communities. It is questionable whether these organisations, which are largely faith-based, are capable of providing a culturally safe service to Aboriginal clients, even supposing that they are present across all communities in the Region. Lack of access to Aboriginal community controlled organisations funded to deliver a homelessness response compounds the risk for many Aboriginal people as they struggle to manage the range of complex issues that can lead to homelessness</p>
10. Community safety and wellbeing			
	10.1	<p>In conjunction with MPSL, housing managers, local government, the the NSW Police Force and DCJ, develop, resource and action a strategic response in the form of a Community Safety and Crime Prevention Plans in communities experiencing the impact of drug-related crime</p>	<p>Some CWP's expressed concern about areas within their communities being severely affected by crime related to alcohol and other drug use. Concerns were echoed by household survey respondents who feel unsafe in their homes but are unwilling to leave because of the risk of break and enter in their absence. These issues are reportedly to be strongly associated with the presence of 'party houses' and squats in specific neighbourhoods. The problem is sufficiently severe for CWP's to identify a need for a collaborative, strategic approach with input from Police, housing managers, local government councils and DCJ with MPSL facilitation</p>

Table 8.1: Housing – Action Plan

Policy area	Action ref	Actions proposed	Rationale
	10.2	Negotiate a package of initiatives around the NSW Government Regional NSW Youth Framework: <i>Empowering youth in regional NSW</i> relating to jobs and pathways to employment, physical and mental health, digital and physical connection, and things to do and places to go	Boredom and alienation among young people is a contributing factor to the crime issue cited above (Action Ref: 10.1). In communities where youth facilities exist, these are often underresourced with qualified staff and fees charged for participation in activities is an insurmountable barrier for many families
	10.3	Negotiate an elevated, aggressive, systemic response to address environmental lead toxicity in Broken Hill	Of all the negative environmental health issues in the Region, the adverse impacts of environmental lead contamination on the Aboriginal community, especially young children, is the most pressing. Aboriginal people are disproportionately affected by lead toxicity; it causes physical and mental health issues and behavioural deficits across the life-course. Action at present is reactive to measured blood lead levels; at this point, damage has already been done. Systematic, broad-scale remediation of environmental lead on a geographical basis is the preferable option to ensure that investment is not merely funding a hit-and-miss process of catch-up

9. Human services: actions to reform

The human services landscape across the Murdi Paaki Region has been characterised by almost constant change over recent decades. Feedback from CWP's and survey participants revealed that this change process has served the interests of individuals, families and communities poorly. Awareness of services is low; services are either invisible or hard to access; and generally, underperforming. Gaps, duplication and barriers abound.

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A relentless theme in the change process has been the decline of Aboriginal community-controlled organisations and their replacement by large, often faith-based NGOs usually based outside the Region. It is only in the health sector where there is a stronger Aboriginal community-controlled presence. This has led to community members experiencing increasing difficulty in obtaining accessible, culturally safe² services. Funding predicated to delivery of services to Aboriginal people has largely been diverted to organisations outside the Region, with obvious adverse impacts on the Regional economy. At the heart of the ills of the human services sector is blind faith in the probity of a procurement methodology based on contestability. This has resulted in a proliferation of human service providers all vying for the same client base and limited pool of skilled employees, and each with the need to fund separate office and administration infrastructure. Smaller, more isolated communities are even more disadvantaged relative to larger communities because of service procurement at a LGA scale; providers will not travel to deliver a service if the numbers are deemed to be insufficient. Discussions with long-standing service providers have revealed that the system worked perfectly well before the vogue for competition; now, though, interagency

structures have collapsed and it is no longer possible to rely on collaboration and cooperation between services to plug gaps.

Many providers outside of the housing sector reported working well beyond their brief and their capacity to respond to the needs of clients who require housing support. Within the housing and homelessness sector, providers are hamstrung by a universal lack of infrastructure and resources. Giving swags to homeless people and pointing them in the direction of the park does not constitute a homelessness service.

Common themes emerging from HEHPs which need to be addressed at a Regional scale are documented in Table 9.1.



² Cultural safety - ability to meet the needs of the client within the client's own worldview, through a process of self-reflection which develops awareness

of the service providers own cultural biases and assumptions and renders visible the provider's exercise of power in the service delivery relationship

Table 9.1: Human services – Action Plan

Policy area	Action ref	Actions proposed	Rationale
11. Resource allocation			
	11.1	Ensure that service funding is allocated based on the Estimated Resident Population and not ABS Census counts	The Aboriginal ERP for the eight LGAs approximating the Murdi Paaki Region at 30 th June 2016 was 10,606; the 2016 ABS Census count was 8,339; an undercount of 27.2%. This undercount is reasonably consistent over time. Use of census data for resource allocation disadvantages the Aboriginal population of the Region relative to NSW as a whole, for which the 2016 undercount was 22.9%
12. Civic engagement			
	12.1	Encourage councils to respond to the aspirations of CWP in their local government areas for civic engagement and for advancing areas of common social and economic interest as documented in CWPs' HEHPs and CAPs, and the NSW Government's Far West Regional Plan 2036 and Central West and Orana Regional Plan 2041. Ensure that CWP priorities and preferences are incorporated by councils into decision-making about projects which affect the Aboriginal community. Ensure council protocols and initiatives routinely acknowledge the Aboriginal community as custodians of Country	A number of CWPs express aspirations for closer working relationships with local government councils in their CAPs and in HEHP consultations. Investigations in the course of HEHP preparation revealed various degrees of interest, as documented in Community Strategic Plans and Local Strategic Planning Statements, in engaging and co-operating with Aboriginal communities and, in particular, CWPs, from council to council. This mirrored CWP feedback. Some councils declined to engage with the HEHP preparation process. Perhaps the most promising are the proposals of Central Darling Shire Council and MPRA involving establishing a S355 Committee under the Local Government Act. With some other councils, a considerable amount of work remains to align interests
	12.2	Foster a closer relationship between the CWP and all tiers of government to drive improvements in human services. Critically review contestability-driven procurement and programme management processes for human services in the light of sector fragmentation and inefficiencies. Develop at a Regional scale a 'no wrong door' arrangement for access to human services through government agencies. Secure a greater funding body focus on provider accountability, presence and cooperation, and on service integration, cost-effectiveness and community recognition and acceptance of services provided. Negotiate formal Service Level Agreements to define service objectives, operational practices and accountability measures including reporting	Service providers of long standing in communities report having observed interagency forums and collaborative arrangements between organisations break down as procurement decisions by governments, predicated on contestability, have resulted in arrangements for service delivery becoming atomised. Application of competitive procurement in resource-scarce environments has led to service inefficiencies and gaps and, consequently, poor value for investment. Providers engaged to deliver services across a local government area are confining their activities to larger population centres; Aboriginal people living in outlying settlements are unable to receive a service. More broadly, communities are unaware of the presence of service providers in their communities, and of the services they potentially have access to. The Broken Hill and Weilmoringle HEHPs illustrate system frailties from opposite ends of the population spectrum

Table 9.1: Human services – Action Plan

Policy area	Action ref	Actions proposed	Rationale
	12.3	Review the role, operational objectives and scope of service provision of health and human services providers across all sectors. Audit provider performance against service and programme objectives and against CWP expectations to ensure that services contracted are being received, are known about, and are culturally safe, that gaps are identified and can be addressed, and protocols established which increase transparency and accountability. Secure stability, viability and continuity of community-approved providers	CWPs consistently express concern about service gaps and barriers, duplication and 'duck-shoving'. Both service provision and service infrastructure are problematic. Communities are often unaware of contracted services that are provided in their community; which provider has responsibility for providing the service; where to access the service; or of referral pathways available to them. CWPs complain that service providers appear in the community, sign up clients to programmes and services for the purpose of ticking funding boxes, then disappear never to be seen again. Approaches to some service providers by telephone are reported to result in clients being transferred from worker to worker without anybody prepared to take responsibility for providing assistance. Where competent service providers exist, their ability to deliver programmes is often confounded by lack of infrastructure; for example, in the case of SHSs which have no emergency housing to refer clients to. Churn in the service provider population and decline in the scope of services offered by Aboriginal community-controlled organisations further elevate barriers to service access by communities
	12.4	Partner with DCJ and other agencies through the LDM process or directly to advance the actions in each Community Action Plan in conjunction with the community's Housing and Environmental Health Plan	HEHPs critique human services which support community members' ability to live in their home with wellbeing and dignity. CAPs address the full range of community aspirations, including in relation to human services more broadly. Community expectations will be met to best effect if a co-ordinated approach is taken to implementation of each community's planning instruments. Initiatives are to be negotiated through the CWPs across all strategic objectives and across all portfolio areas. In some instances, a Regional approach through MPRA may be required. For example, Region-wide approaches to develop and implement strategy for alcohol and other drug rehabilitation and for employment are common themes throughout HEHPs
13. Transport			
	13.1	Resolve once and for all the issue of community transport services. Develop a long-term transport solution which will allow community members without a vehicle, or unable to afford the price to travel, to attend to their daily household tasks and personal business, and to attend health appointments locally and in regional centres	Levels of vehicle ownership within the Region are low, and the most remote settlements have some of the lowest proportions of Aboriginal households with access to a registered vehicle in working order and a licensed driver. These smaller communities also receive the fewest and most infrequent services. A co-ordinated strategy is required to establish a transport network across the Region to allow for residents to be able to access services and

Table 9.1: Human services – Action Plan

Policy area	Action ref	Actions proposed	Rationale
			goods. Of particular concern is the situation of pregnant women who are required to travel to a major population centre (such as Dubbo or Broken Hill) up to four weeks prior to giving birth, and to remain there pending admission; also of concern is inability of community members to attend appointments with medical specialists in regional centres. Even where a public transport service is available, timetabling often requires community members to stay overnight in order to meet their appointment time. The cost becomes prohibitive and inability to attend contributes to an increased burden of poor health and excess mortality
14. Aged and disability care			
	14.1	Advocate for preparation and implementation of a strategic response to needs for aged care and disability services	Availability and delivery of National Disability Insurance Scheme (NDIS) services within the Region is geographically uneven and, echoing the call for a review of human service generally, CWPBs would like to see the presence and performance of funded NDIS-registered providers audited. In most communities, access is readily available to NDIS brokerage organisations but there are no services to broker. CWPBs have said that clients are not receiving their entitlements and those eligible are not able to obtain care packages. Application processes are complex and negotiation of support difficult
15.1 Community safety and wellbeing			
	15.1	Advocate through MPRA for a comprehensive review of Aboriginal alcohol and other drug residential and counselling services and clinical and non-clinical mental health and social and emotional wellbeing services across western NSW with a view to developing a strategy and the infrastructure to address the unmet need for services in the Region and locally	Access to alcohol and other drug services, particularly early intervention and prevention services, for Aboriginal people living in the Region is extremely problematic. At present, only one Aboriginal community controlled residential rehabilitation service, Orana Haven, exists within the Region, at Gongolgon, south of Brewarrina; outpatient counselling services are primarily delivered by mainstream providers. In-Region mainstream organisations have partnered with the Lives Lived Well outreach initiative (formerly the Lyndon Community) based in Orange and Dubbo to deliver counselling intervention services in communities but these services are not Aboriginal-specific. So acute, and so absurd, is the paucity of service that some patients travel from the Region to western Sydney to seek treatment from the Marrin Weejali Aboriginal Corporation counselling service and are then referred and transported back to Orana Haven for detoxification and residential rehabilitation services. Service providers in the justice space, in particular, cite the lack of culturally safe

Table 9.1: Human services – Action Plan

Policy area	Action ref	Actions proposed	Rationale
			alcohol and other drug services as a barrier to permanent exit from the criminal justice system. Mental health and SEWB services are alarmingly underresourced and difficult to access
16. Employment			
	16.1	Develop a Region-wide employment strategy which centres on the development of skills and employability of community members at a local scale with a particular focus on occupations and industries which are relevant within local and Regional economies. Explore barriers to economic participation and incorporate in the strategy measures which facilitate access by Aboriginal people of all ages to beneficial participation in the labour force whether transition from school to post-school education, training and employment or mature-aged people seeking fulfilling long-term employment	<p>Evidence from HEHPs and CAPs and from discussions with CWP suggests that relevant industry sectors which should be targeted include:</p> <ul style="list-style-type: none"> Construction sector, involving strengthening of local skills and creating a Regional enterprise with the capacity and capability to carry out housing-related projects. Smaller communities are of the view that even a local handyman service would be beneficial in maintaining property condition at the same time as improving economic prospects within the community Health Care and Social Assistance sector, with further development of skills and organisational structures to claw back service opportunities lost to mainstream providers Agriculture, Forestry and Fishing sector, to address food security within communities through market gardening at commercial scale; onshore aquaculture, including strengthening business skills to take full advantage of the potential of lands acquired through Native Title and/or land claims
	16.2	Review the performance of employment services to determine whether communities are receiving an efficient service which results in Aboriginal people of working age being job ready and taking up employment positions across all industry sectors. Work with the Commonwealth Government to have the issue of lack of accountability among Job Services Australia (now Workforce Australia) providers addressed	<p>A few CWPs reported that employment service providers are delivering little of benefit to their communities in terms of outcomes. Demand in communities is for development of skills which lead directly to employment and for help into employment. Service providers, it was said, do not take an active role in economic development in communities; in creating openings for local Aboriginal people and in fostering connections between the Aboriginal community and local businesses. Offerings, such as they are, are not seen as targeted towards engagement in the real-world economy. CWPs would like to see particular effort directed to meeting the economic engagement needs of people leaving the criminal justice system</p>

10. Implementation of Priorities

Programmes such as the National Aboriginal Health Strategy Health Infrastructure Priority Projects and the Aboriginal Communities Development Programme illustrated that major community-led initiatives can bring about a marked change in community wellbeing but only if sustained. Gains, whether focussed on increasing the capacity of Aboriginal communities to maintain housing and environmental health infrastructure and/or building capacity, have been short-lived and benefits have evaporated quickly, reinforcing the perception of a lack of local agency and competence. Proposals set out in this chapter begin the longer-term project of social and economic renewal.

From the major programme of work outlined in the Action Plans in Chapters 8 and 9, MPRA has prioritised those projects calculated to deliver maximum impact over the next phase of implementation of the Aboriginal social housing strategic reform agenda. Central to implementation is the creation of the asset maintenance unit within a newly formed Murdi Paaki Project Management business entity. Recognising the volume of work entailed to address the housing and environmental health deficits, the difficulty in obtaining trades, and the low level of economic participation across the Region, MPRA proposes a substantial training initiative to upskill community members in building and building-related trades, thereby reinvigorating local economies and remedying the housing and environmental health shortfalls. A component of this initiative will be the formation of a modular home construction operation based in Cobar, centrally within the Region. This operation will contribute to horizontal integration of housing-related activities, and to adding value to the overarching project strategy through providing more opportunities for economic engagement.

Four larger communities will support building teams tasked with asset preservation while smaller communities are intended to benefit from the presence of a handyman service. Work involved in establishing the governance and operational framework will take time, and

require financial resources and expertise, so it is envisaged that initial site work will focus on repair and maintenance where resources are able to be engaged to permit training and restoration work to proceed.

Formation of a Section 355 Committee in Central Darling LGA is an innovation which delivers the potential to bring a whole-of-community focus to community development. Initial efforts will inevitably be concentrated at Wilcannia in view of the deplorable condition of housing and infrastructure and the severity of the housing deficit, with Council hosting the local asset maintenance unit. At a strategic level, the S355 Committee has the opportunity to manage all social and economic initiatives scheduled for Ivanhoe, Menindee and Wilcannia.

Priority projects and projects for early roll-out are described in outline in the following individual project briefs:

- Creation of Murdi Paaki Project Management asset maintenance unit;
- Central Darling towns place-based development;
- Broken Hill place-based development;
- Walgett place-based development;
- Bourke Bottom End and Alice Edwards Village urban renewal;
- Murdi Paaki communities' crowding abatement.



<p>PROJECT TITLE: MURDI PAAKI BUILDING AND CONSTRUCTION UNIT</p>	<p>EXTERNAL SUPPORT (PARTNERSHIPS):</p>	
<p>BACKGROUND: The scale of building activity required to tackle the serious housing shortage, coupled with a substantial programme of asset preservation, is beyond the capacity of the market to shoulder. Trades are scarce, only one transportable home manufacturer is located within sensible reach in Dubbo, and site-based building is lengthy even if builders can be found. House-building costs are extraordinary. This project proposes establishing a regional building and construction enterprise with capacity to undertake residential building work, housing repair and maintenance and commercial work including fitout. The unit will provide the foundation for a modular home manufacturing business. Opportunities exist to contract for teacher and police housing and the like, and small scale commercial and institutional building work.</p>	<p>NIAA Training NSW TAFE NSW AHO LAHC Regional NSW Private Industry</p>	
<p>PROJECT OBJECTIVES:</p> <ul style="list-style-type: none"> ▪ To develop and foster a permanent local Aboriginal building capability in each community adequate to maintain properties to an acceptable standard; ▪ To rapidly address crowding through new supply and property extension to bring each community closer to the CtG target in response to Fig 4.11; ▪ To ensure residential properties are brought to and kept in an acceptable state of repair through preventative rather than reactive measures; ▪ To improve tenant experience of and satisfaction with the cultural fit and built quality of housing within the Aboriginal social housing portfolio; ▪ To begin the challenge of growing a Regional economic base through formal vocational education and training, and enterprise development; ▪ To endeavour to bring down the cost of new builds through moving to modular home options thereby increasing the number of units able to be supplied; ▪ To restore pride and a sense of achievement in an otherwise bleak economic landscape. 	<p>PROJECT DRIVERS:</p> <ul style="list-style-type: none"> ▪ Major programme of new residential building work to meet CtG targets; ▪ Heavy programme of property repair and upgrade to improve condition; ▪ Low number of Aboriginal construction business owner/managers (16 cf 310 non-Indigenous owner/managers); ▪ Low level of participation in employment in a weak regional economy (Table 3.18); ▪ Compatible work sector and identified areas of skills shortage (Table 3.19); ▪ Loss of non-Indigenous trades from the Region; ▪ High-cost structures for building and building-related work; ▪ Community aspirations for greater level of self-determination, self-management and autonomy. <p>RHEHP ACTION PLAN LINKAGES:</p> <ul style="list-style-type: none"> ▪ Action Ref: 2.7 ▪ Action Ref: 4.1 and 4.3 ▪ Action Ref: 5.2 ▪ Action Ref: 16.1 <p>DEVELOPMENT CONCEPT: A regional residential building operation is proposed based on a cellular structure, each cell with the capacity to carry out work locally but able to contribute to a larger regional capability. Figures 1 and 2 refer. Cells, which may comprise up to three supervised teams of three workers through to a single handyman, are to be established progressively, focusing in the first instance on communities with demonstrated opportunity and capability. Building of a specialist capability in plumbing, electrical and air-conditioning will be tried. Allied to the local effort is the setting up of a modular or other form of manufactured home production unit to smooth workload, deal with supply chain issues and provide a platform for longer-term economic growth. The manufacturing operation is likely to be Cobarr-based, providing the focus for skills development. The availability of warehousing facilities should allow MPPM to purchase materials and standardised components in bulk, thereby generating economies of scale. Wherever possible, fixtures such as kitchen, bathroom cabinets and windows will be manufactured on site.</p>	



PROJECT TITLE:

**MURDI PAAKI BUILDING AND
CONSTRUCTION UNIT**



IMPLEMENTATION PLAN (assuming MPPM governance, management and administration in place):

Primary areas of activity		Financial year						
	Principal tasks	0	1	2	3	4	5	
Develop works schedule								
	Select asset management platform	■ ■						
	Inspect existing properties and verify work scopes	■	■					
	Plan for new and replacement supply, and r&m	■ ■	■ ■					
Form community building cells								
	Finalise team structures and composition	■ ■						
	Develop formal project training strategy with TAFE	■ ■						
	Facilitate creation of the CDSC-based building cell	■ ■						
	Negotiate training/operations financial contributions	■ ■						
	Arrange plant, equipment and materials	■ ■						
Establish Cobar as home and fittings manufacturing hub								
	Prepare business case and secure investment	■ ■						
	Prepare suite of standard designs and certificates	■ ■	■ ■					
	Firm modular home transport arrangements	■ ■						
	Fit out facility and commence operations	■ ■	■ ■	■ ■	■ ■	■ ■	■ ■	▶
Recruit to the board, and key office and field staff								
	Recruit board directors	■ ■						
	Recruit to office positions	■ ■						
	Recruit to site supervisor and worker positions	■ ■						
	Resource MPPM to operational level	■ ■						

CONSOLIDATED INITIAL AGGREGATED COST ESTIMATE (\$M):

Cost centre		Estimate 2022-23	Financial year						
		(\$m)	0	1	2	3	4	5	
	Final cost structure to be determined. Subject to determination of Strategy Business Case, actual timelines, development of Cobar-based modular home and components manufacturing facilities and external resourcing arrangements								



PROJECT TITLE:

**MURDI PAAKI BUILDING AND
CONSTRUCTION UNIT**



EXISTING RESOURCES:

- Principal physical infrastructure located in the Cobar with main work cells in the Brewarrina, Dareton, Walgett and Wilcannia communities;
- Strategic alliance with Central Darling Shire Council to support the Wilcannia and Menindee cells;
- Relevant capacity and experience within the MPSL orbit to make high level contributions to the project;
- Some qualified trades ready to take supervisor roles;
- Individuals with partial qualifications and experience.

ADDITIONAL KEY RESOURCES NEEDED:

- Range of staff with capabilities in management, estimating, and all building trades together with the organisational and functional resources required to commence work activities;
- Digital platforms for asset management, financial management and procurement;
- Expertise to advise on/develop modular home designs and yard work practices;
- Equipment, tools and other physical infrastructure;
- Trainee/apprentice training framework.

SITE WORKFORCE STRUCTURE:

Cobar	Brewarrina, Dareton, Walgett and Wilcannia
Modular homes manufacturing unit	General duties teams to each regional unit
3 teams of 3 carpenters	2 teams of 3 carpenters
Cabinetwork manufacturing unit	Specialist trades to each regional unit
2 teams of 2 cabinetmakers	2 plumbers
Window manufacturing unit	2 electricians
2 teams of 2 fabricators	Bourke, Broken Hill and Coonamble
General duties team	General duties team
2 teams of 3 carpenters	2 teams of 3 carpenters
Specialist trades	Collarenebri, Goodooga and Gulargambone
2 plumbers	Handyman service
2 electricians	
2 air-conditioning installers	
2 waterproofers	
2 concreters	
3 landscapers	



PROJECT TITLE:

**MURDI PAAKI BUILDING AND
CONSTRUCTION UNIT**



Figure 1: Relationships

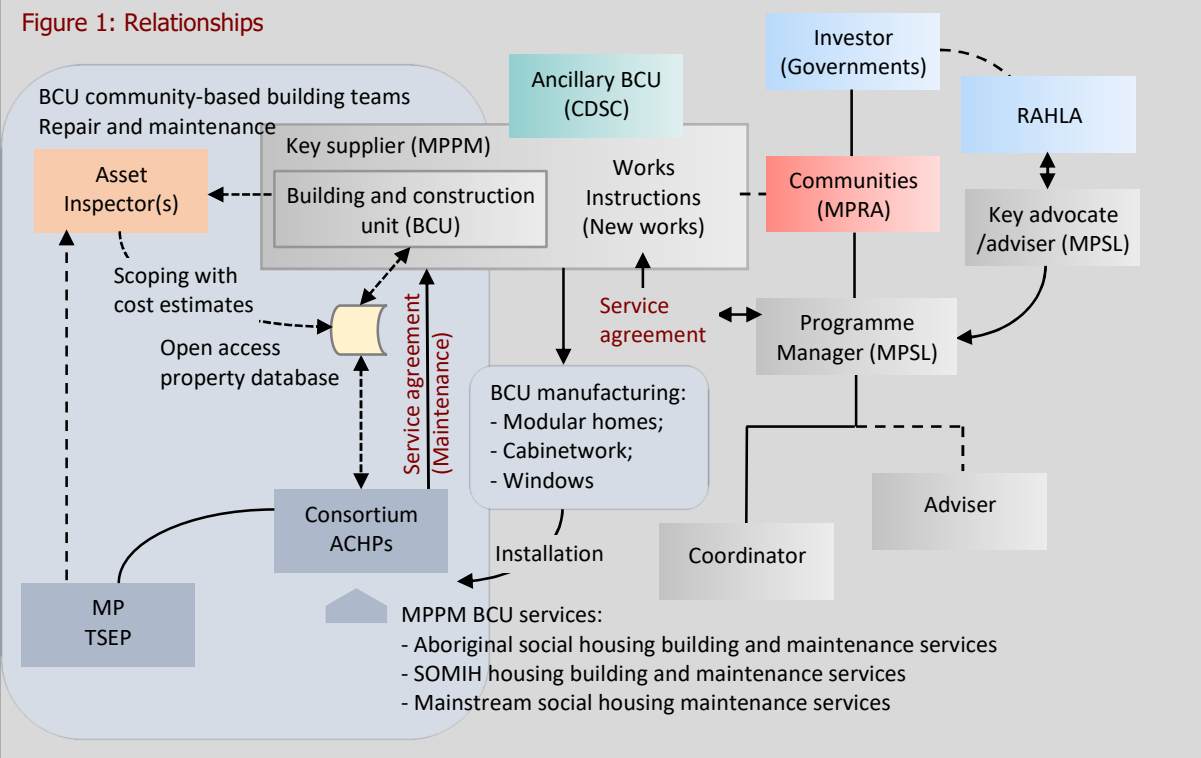
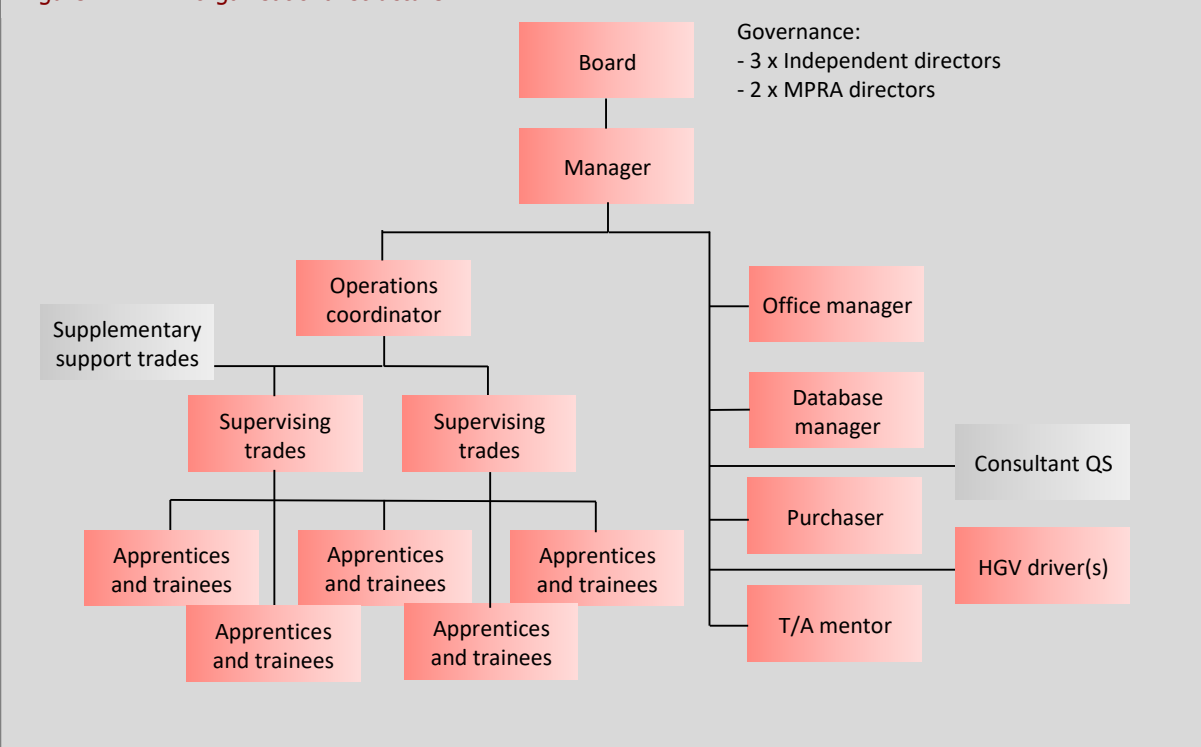


Figure 2: MPPM organisational structure





PROJECT TITLE:

**MURDI PAAKI BUILDING AND
CONSTRUCTION UNIT**



VOCATIONAL TRAINING REQUIREMENTS:

Trade	No	Certificate level
Carpenter	57	III
Kitchen/bathroom cabinetmaker	4	III
Window fabricator	4	III
Plumber	10	III
Electrician	10	III
Air-conditioning installer	2	III
Waterproofer	2	III
Concreter	2	III
Landscaper	3	III
Handyman	3	II

STRATEGIC ALIGNMENT WITH GOVERNMENT STRATEGIES

The project aligns with the four goals defined by the NSW Aboriginal Housing Office Strong Family, Strong Communities strategy in that the project:

- Delivers a regionally based solution to the supply and preservation of Aboriginal social housing informed by evidence of demand for social and affordable housing and of housing condition;
- Achieves permanent outcomes by creating opportunities for economic participation of community members, many of whom would be from Aboriginal social housing households, in the building and construction sector;
- Relieves managing ACHPs of the onerous task of managing an ageing asset base in challenging environmental conditions within a questionable building contractor procurement regime, allowing greater focus on tenancy management;
- Enhances data collection, evaluation and analysis using an advanced intelligent technology platform which enables effective cost prediction, risk and performance of the property lifecycle, ensures planning is robust, and directs resources to areas of most need.

PROJECT OUTCOMES:

- Opportunities are created for Aboriginal men and women to participate in economic activity on an equal, gender-neutral footing;
- Opportunities are created for the cohort of younger Aboriginal persons to take up apprenticeships and traineeships, leading to formal qualifications at a higher level and long-term employment;
- Clear pathways are opened for high-school leavers to employment and business ownership;
- Participants are working in higher-skilled construction-related occupations commanding higher incomes;
- Successful implementation of the strategy engenders a culture of learning and personal development;
- A new generation of leaders is recognised as models for Aboriginal businesses across all industries;
- Loss of non-Indigenous trades is compensated for; greater choice is available amongst those that remain;
- Housing assets are being maintained to a higher standard to greater level of tenant satisfaction;
- Crowding is being eased through extension and new supply, thereby inching the Region closer to the CtG target for Socio-Economic Area 9;
- A modular homes manufacturing operation is established and in production in Cobar, supplying at lower cost to all communities in the Region;
- Windows, kitchens and bathrooms manufacturing operations are established and in production in Cobar, contributing to the modular homes manufacturing operation and the repair and maintenance effort across all communities.



<p>PROJECT TITLE: CENTRAL DARLING TOWNS PLACE-BASED DEVELOPMENT</p>	<p><i>EXTERNAL SUPPORT (PARTNERSHIPS):</i></p> <p>CDSC NIAA, DSS DCJ, AHO, Treasury, DPE, Regional NSW, Local Government NSW, TAFE NSW NGO sector Private industry</p>	
<p><i>BACKGROUND:</i> The towns of Ivanhoe, Menindee and Wilcannia are major settlements of Central Darling Shire. MPRA, NSWALC and CDSC propose to create a Section 355 Committee as permitted under the Local Government Act. The purpose of the collaboration is to progress strategic initiatives important to key stakeholders. The Aboriginal population of Wilcannia is subject to extremely high levels of crowding (Fig 4.11) leading to adverse health outcomes (Table 7.1). Environmental conditions are poor and utilities deficient in many respects. The Mallee at Wilcannia ranks lowest on the SEIFA Index of Relative Disadvantage of all localities in the Region (Table 2.3). The employment to population ratio across the three communities lags the Region's average (Table 3.18). Educational attainment is concerning at all levels.</p>	<p><i>PROJECT DRIVERS:</i></p> <ul style="list-style-type: none"> ▪ Alignment of stakeholder strategic interests impelled by a substantial Aboriginal population experiencing poor to pitiful service outcomes; ▪ Unsustainable local government; ▪ Unacceptable housing management practices, gross crowding and poor asset condition, nowhere near CtG target 9; ▪ Pockets of extreme levels of socio-economic disadvantage and poor community health status; ▪ Questionable quality, adequacy and accountability of human services; ▪ Low level of educational attainment and participation in employment; ▪ Aspiration to move beyond uncoordinated, externally imposed project management structures and procurement processes. 	
<p><i>PROJECT OBJECTIVES:</i></p> <ul style="list-style-type: none"> ▪ To create a community-led form of governance able to promote and direct a coordinated, integrated and locally relevant strategic agenda of social, environmental and economic progress; ▪ To markedly improve tenant experience of, and satisfaction with, Aboriginal social housing management services and quality of housing; ▪ To develop and foster a permanent local Aboriginal building capability in each community adequate to maintain properties to an acceptable standard; ▪ To rapidly address crowding through new supply and property extension to bring Wilcannia and Menindee closer to the CtG target; ▪ To ensure existing residential properties offer a comfortable, safe and secure living environment, function efficiently, ameliorate climatic extremes, are attractive as a home and have universal access; ▪ To begin the challenge of growing an economic base through formal vocational education and training; ▪ To lift the quality, accessibility and availability of homelessness and other human services. 	<p><i>RHEHP ACTION PLAN LINKAGES:</i></p> <ul style="list-style-type: none"> ▪ Action Ref: 1.2, 2.1, 4.1, 4.2, 4.4 ▪ Action Ref: 5.1, 5.4, 6.1, 8.1 ▪ Action Ref: 12.1, 12.2, 12.3, 16.1 <p><i>DEVELOPMENT CONCEPT:</i> A place-based whole-of-community project is proposed to address demonstrated housing and environmental health deficits, and to expand homelessness service physical infrastructure in Wilcannia. Central to the delivery strategy is a community-controlled governance framework in the form of a Section 355 Committee hosted by CDSC with active representation of Aboriginal Regional and community peaks. Site-based priorities are:</p> <ul style="list-style-type: none"> ▪ Rationalisation of Aboriginal social housing management services; ▪ Establishing the Wilcannia cell of the building and construction unit, thereby providing the means of delivering apprenticeships; ▪ Staged increase in social housing supply and property mix; ▪ Immediate rectification of asset condition; ▪ Expanding the capacity of the Wilcannia Safe House and formalising and extending the Opera House; ▪ Integrating other discrete infrastructure and human services initiatives into a coherent development framework which adds value to the overarching strategy. 	



PROJECT TITLE:

CENTRAL DARLING TOWNS PLACE-BASED DEVELOPMENT



IMPLEMENTATION PLAN:

Project workstream	Total need	Financial year					Balance
		1	2	3	4	5	
Building human capital							
Building teams readiness		■ ■					
Response to crowding							
Menindee aged persons precinct subdivision works			■	■			
Building additional social housing dwellings	95		■	■ ■	■ ■	■ ■	► FY10
Building replacement dwellings	2	■					
Adding bedrooms to existing properties	13		■ ■				
Adapting existing homes for accessibility	4	■	■ ■				
Housing asset preservation							
Restoring and preserving existing dwellings	148	■ ■	■				
Response to occurrences of severe disadvantage							
Expanding Wilcannia Safe House accommodation				■ ■			
Formalising and extending the Opera House				■ ■			
Social infrastructure improvements							
Rebuilding the WINGS Drop-In centre				■ ■			
Environmental rehabilitation							
Ivanhoe dust control project			■				

CONSOLIDATED INITIAL AGGREGATED COST ESTIMATE (\$M):

Cost centre	Estimate 2022-23	Financial year (escalated)					Balance
		1	2	3	4	5	
Average annual building price index = 3.42%	(\$m)						
Aboriginal social housing							
Site acquisition, planning and servicing	4.915	0.42	0.79	0.81	0.57	0.59	2.63
New housing	47.695		3.00	6.21	6.42	6.64	36.76
Replacement housing	1.224	1.27					-
Asset maintenance, extension and adaptation	8.336	5.36	3.37				-
Environmental rehabilitation							
Dust control	0.084		0.09				-
Risk, administration and project management	12.071	1.25	1.29	1.34	1.38	1.43	7.91
Specialist homelessness service							
Wilcannia homelessness infrastructure project	Scope to be confirmed (First estimate = \$2.8M)						
Social infrastructure improvements							
Wilcannia Wings Drop-In Centre	Scope to be confirmed (First estimate = \$2.5M)						
Total	74.326	8.30	8.54	8.35	8.37	8.66	47.29



PROJECT TITLE:

CENTRAL DARLING TOWNS PLACE-BASED DEVELOPMENT

EXISTING RESOURCES:

- Strategic alliance with Central Darling Shire Council contributing physical infrastructure and equipment located at Ivanhoe, Menindee and Wilcannia;
- Some qualified trades ready to take supervisor roles;
- Individuals with partial qualifications and relevant experience from previous initiatives.

ADDITIONAL KEY RESOURCES NEEDED:

- S355 Committee Projects Coordinator;
- Resident (Wilcannia-based) training supervisor;
- Committed local apprentices.



STRATEGIC ALIGNMENT WITH GOVERNMENT STRATEGIES:

The project aligns with three of four goals defined by the NSW Aboriginal Housing Office Strong Family, Strong Communities strategy in that the project:

- Delivers a regionally based solution to the supply and preservation of Aboriginal social housing informed by evidence of demand for social and affordable housing and of housing condition;
- Achieves permanent outcomes by creating opportunities for economic participation of community members in the building and construction sector;
- Strengthens and grows ACHPs through sector investment.

The project also contributes to meeting the Premier's aspirations of:

- Increasing the proportion of Aboriginal students attaining their HSC by 50% by 2023, while maintaining their cultural identity, through providing defined pathways from school to VET and employment;
- Reducing street homelessness by 50% by 2025 by increasing housing supply,
- Reducing the number of domestic violence reoffenders by 25% by 2023 following measures to reduce stress arising from crowding;
- Reducing adult reoffending following release from prison by 5% by 2023 by easing access to housing and employment post-release.

PROJECT OUTCOMES:

- An innovative form of collaboration between the Aboriginal and non-Indigenous communities is leading to advances in cultural, social and economic wellbeing, in civic engagement and local government stability;
- Projects devised, coordinated and managed locally are contributing to stronger leadership, participation and ownership at community level, to improved targeting of effort and sustainable outcomes;
- Opportunities are created for Aboriginal men and women to participate in economic activity on an equal, gender-neutral footing with the building programme, fuelling renewed interest in other fields of activity;
- Opportunities are created for the cohort of younger Aboriginal persons to take up apprenticeships and traineeships, leading to formal qualifications at a higher level and long-term employment;
- Clear pathways are opened for high-school leavers to employment and business ownership;
- Crowding is being eased through extension and new supply, thereby inching the Wilcannia and Menindee communities closer to the CtG target for socio-economic area 9;
- Housing assets are being maintained to a higher standard to greater level of tenant satisfaction;
- The quality of tenancy management is greatly improved following service rationalisation;
- Community members have access to a broader range of more responsive, better targeted human services within their communities.



<p>PROJECT TITLE: BROKEN HILL PLACE-BASED DEVELOPMENT</p>	<p><i>EXTERNAL SUPPORT (PARTNERSHIPS):</i></p>	
<p><i>BACKGROUND:</i> Broken Hill is the largest settlement in the Region. The Aboriginal population is steadily increasing. Aboriginal social housing is undersupplied relative to the remainder of the Region (Fig 4.2). Aboriginal people are thus highly dependent upon the private sector for rental housing. The housing market is perverse: over 1,000 dwellings are understood to have been abandoned; land for greenfield development is highly constrained; and many Aboriginal households are in precarious rentals, prey to unscrupulous slum landlords. Homelessness is extensive; shelter is unavailable to identifiable groups such as men leaving custody or fleeing family violence. Aboriginal families are disproportionately affected by environmental lead toxicity (Fig 2.5). Specific areas of the city experience severe disadvantage and stigma.</p>	<p>BHCC NIAA, DSS DCJ, AHO, Treasury, DPE, Regional NSW, TAFE NSW NGO sector Private industry</p>	
<p><i>PROJECT OBJECTIVES:</i></p> <ul style="list-style-type: none"> ▪ To address homelessness and housing precarity through increasing land and housing supply and providing targeted emergency and short-term accommodation to permit effective homelessness service provision; ▪ To introduce a comprehensive, fully funded response to environmental lead toxicity; ▪ To ameliorate enclaves of severe disadvantage such as Creedon Street; ▪ To markedly improve tenant experience of, and satisfaction with, Aboriginal social housing management services and quality of housing; ▪ To reform practices of tenancy management which contribute to disadvantage and homelessness; ▪ To ensure existing residential properties offer a comfortable, safe and secure living environment, function efficiently, ameliorate climatic extremes, are attractive as a home, and have universal access; ▪ To ensure that human services are fit for purpose and comprehensively able to meet need within the community; ▪ To strategically increase Aboriginal economic participation. 	<p><i>PROJECT DRIVERS:</i></p> <ul style="list-style-type: none"> ▪ A large and growing Aboriginal population experiencing manifestly inadequate service outcomes; ▪ Intractable homelessness; ▪ Failed property market; ▪ Unacceptable housing management practices and poor asset condition; ▪ Enclaves of extreme socio-economic disadvantage; ▪ Legacy of environmental blight with devastating health impacts; ▪ Questionable quality, adequacy and accountability of human services; ▪ Failure of remoteness classification to account for impacts of isolation; ▪ Aspiration to move beyond uncoordinated, externally imposed project management structures and procurement processes. 	
		<p><i>RHEHP ACTION PLAN LINKAGES:</i></p> <ul style="list-style-type: none"> ▪ Action Ref: 1.1, 1.2, 2.1, 2.2, 2.3, 2.4, 2.6, 2.7, 3.1, 3.2 ▪ Action Ref: 4.1, 4.2, 4.3, 4.4, 5.2, 5.3, 5.4, 6.1, 7.1, 9.1, 10.3 ▪ Action Ref: 11.1, 12.1, 12.2, 12.3, 12.4, 14.1, 15.1, 16.1 <p><i>DEVELOPMENT CONCEPT:</i> A place-based project is proposed to address demonstrated housing and environmental health deficits, expand homelessness services and physical infrastructure, and ensure that the human services sector is fit for purpose. Site-based priorities are:</p> <ul style="list-style-type: none"> ▪ Engaging the CWP from the outset in decision-making; ▪ Rationalisation of Aboriginal social housing management services; ▪ Development and resourcing of a comprehensive, city-wide approach to environmental lead abatement; ▪ Staged increase in social housing supply and property mix; ▪ Immediate rectification of asset condition; ▪ Expanding the capacity of emergency and short-term accommodation to meet the needs of homeless people; ▪ Designing and implementing an urban renewal initiative at Creedon Street and other areas of disadvantage; ▪ Integrating other discrete infrastructure and human services initiatives into a coherent development framework; ▪ Preparing an Aboriginal economic development strategy.



PROJECT TITLE:

**BROKEN HILL PLACE-BASED
DEVELOPMENT**



IMPLEMENTATION PLAN:

Project workstream		Total need	Financial year					Balance
			1	2	3	4	5	
Response to crowding								
	Building additional social housing dwellings	93	■	■	■	■	■	► FY10
	Building replacement dwellings	-						
	Adding bedrooms to existing properties	1	■					
	Adapting existing homes for accessibility	5	■					
Housing asset preservation								
	Restoring and preserving existing dwellings	69	■					
Response to occurrences of severe disadvantage								
	Broken Hill homelessness infrastructure project				■	■		
Environmental rehabilitation								
	Broken Hill environmental lead remediation			■	■	■	■	► FY10

CONSOLIDATED INITIAL AGGREGATED COST ESTIMATE (\$M):

Cost centre		Estimate 2022-23	Financial year (escalated)					Balance
			1	2	3	4	5	
	Average annual building price index = 3.42%	(\$m)						
Aboriginal social housing								
	Site acquisition, planning and servicing	5.52	0.55	0.66	0.69	0.71	0.73	3.23
	New housing	47.13	2.56	5.31	5.49	5.68	5.87	32.50
	Replacement housing	-						-
	Asset maintenance, extension and adaptation	2.68	2.77					-
Risk, administration and project management		10.46	1.08	1.12	1.16	1.20	1.24	6.85
Environmental rehabilitation								
	Environmental lead remediation	Scope to be confirmed (First estimate = \$50.0M)						
Specialist homelessness service								
	Broken Hill homelessness infrastructure project	Scope to be confirmed (First estimate = \$15.0M)						
	Total	65.79	6.97	7.09	7.33	7.58	7.84	42.58



PROJECT TITLE:

**BROKEN HILL PLACE-BASED
DEVELOPMENT**



EXISTING RESOURCES:

- Murdi Paaki Regional Housing Corporation headquartered in Broken Hill;
- Aboriginal community-controlled health and human services providers;
- Resident TAFE presence;
- Individuals with partial qualifications and relevant experience;
- Regional transport hub: road, air and rail;
- Access to goods and services commensurate with population size.

ADDITIONAL KEY RESOURCES NEEDED:

- Land for green field and brown field development;
- Access to physical infrastructure to support SHS;
- Planning strategy for environmental rehabilitation;
- Resident (Broken Hill-based) training supervisor;
- Committed local apprentices;
- Operational base for community-led initiatives.

STRATEGIC ALIGNMENT WITH GOVERNMENT STRATEGIES:

The project aligns with three of four goals defined by the NSW Aboriginal Housing Office Strong Family, Strong Communities strategy in that the project:

- Delivers a regionally based solution to the supply and preservation of Aboriginal social housing informed by evidence of demand for social and affordable housing and of housing condition;
- Achieves permanent outcomes by creating opportunities for economic participation of several community members in the building and construction sector;
- Strengthens and grows ACHPs through sector investment.

The project also contributes to meeting the Premier's aspirations of:

- Reducing street homelessness by 50% by 2025 by increasing housing supply,
- Reducing the number of domestic violence reoffenders by 25% by 2023 following measures to reduce stress arising from crowding;
- Reducing adult reoffending following release from prison by 5% by 2023 by easing access to housing and employment post-release;
- Reducing preventable visits to hospital by 5% through to 2023 by caring for people outside of hospital settings in safe and appropriate housing.



PROJECT TITLE:

**BROKEN HILL PLACE-BASED
DEVELOPMENT**



PROJECT DEPENDENCIES:

Of the place-based projects described by this RHEHP, the Broken Hill Placed-Based Development project is the most complex by far, demanding not only substantial attention to the housing deficits, but also the challenges of environmental degradation arising from lead toxicity, the presence of predatory private sector landlords and inability of homelessness services to adequately respond to demand from the most vulnerable sections of the community. In addition, the broader landscape in which the project is to be delivered, as characterised by the top five issues raised in written submissions to the Regional Housing Taskforce (Findings Report, Summary of Stakeholder Engagement, NSW Government, September 2021), introduces a range of externalities which require to be addressed by project implementation:

- Infrastructure alignment and sequencing;
- Shortage of rental properties;
- Council resourcing;
- Skilled worker shortages; and
- Infill development.

Supply side constraints were flagged as:

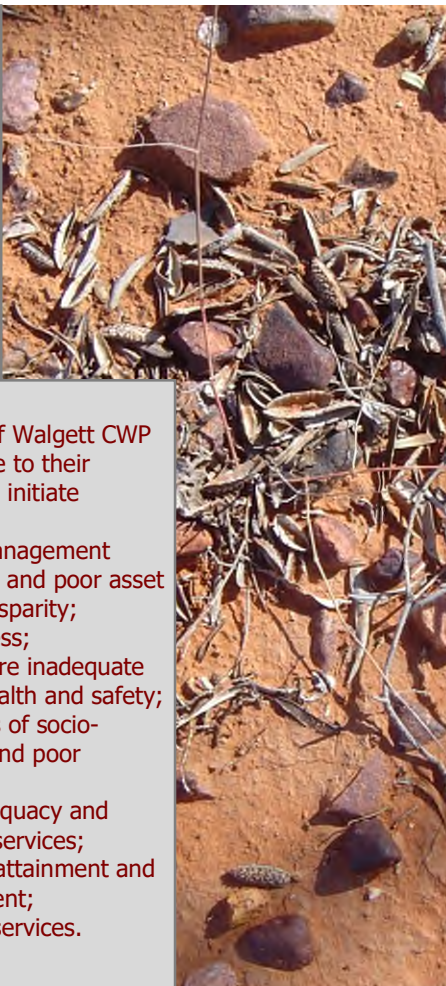
- Lack of local development industry;
- Stock of social housing is generally low quality; and
- Development feasibility is generally low.

For intervention to be effective in this complex landscape, a coordinated, coherent systems approach must be designed and implemented.

PROJECT OUTCOMES:

- Strong, collaborative relationship between BHCWP and BHCC progressing initiatives of common interest;
- Programmes, projects and services are subject to greater local direction, contributing to stronger leadership, participation and ownership at community level, to improved targeting of effort and sustainable outcomes;
- Interest in Aboriginal enterprise is emerging, guided by a Broken Hill Aboriginal Enterprise Development Action Plan, and a greater proportion of the Aboriginal population is finding employment;
- Aboriginal social housing supply is being increased in response to need to reduce crowding, to eliminate dependence on substandard private sector rentals, and to abate long-term homelessness;
- Urban renewal is resulting in Creedon Street and other, smaller enclaves becoming functional housing precincts with improved amenity and safety, and tenants are no longer stigmatised;
- Housing of marginalised groups such as women and men leaving domestic violence, people leaving custody, accused on bail and visitors seeking health services is improving through provision of additional emergency and short-term accommodation to support SHS;
- Housing assets are being maintained to a higher standard to greater level of tenant satisfaction;
- A city-wide strategic response to environmental lead toxicity is being implemented, resulting in improvement of blood lead levels in Aboriginal children aged 0 to 5 years, and reduction of the differential between Aboriginal and non-Indigenous children's blood lead levels;
- Housing management is transferred to the Regional ACHP and, as a result, tenancy management practices are less complex and more culturally safe and responsive;
- Community members have access to a broader range of more responsive, better targeted human services.



<p>PROJECT TITLE: WALGETT PLACE-BASED DEVELOPMENT</p>	<p><i>EXTERNAL SUPPORT (PARTNERSHIPS):</i></p>	
<p><i>BACKGROUND:</i> The Walgett Aboriginal population is 60% of the total population and over half of family households are one parent households. The median age is 27 years. The Walgett Aboriginal community is housed within the town and on two former reserves: Namoi Village and Gingie Village. Enclaves of severe disadvantage exist within the town (Table 2.3). Only 64% of households have sufficient bedrooms; Walgett ranks fourth in the Region in terms of crowding (Fig 4.11), adding to adverse health outcomes (Table 7.1). Housing condition is generally poor. High levels of dissatisfaction exist with housing management services. Infrastructure to former reserves requires upgrading. The employment to population ratio is much lower than for the Region as a whole. Educational attainment is concerning at all levels.</p>	<p>NIAA, DSS DCJ, AHO, Treasury, DPE, Regional NSW, TAFE NSW Walgett Shire Council NGO sector Private industry</p>	
<p><i>PROJECT OBJECTIVES:</i></p> <ul style="list-style-type: none"> ▪ To markedly improve tenant experience of, and satisfaction with, Aboriginal social housing management services and quality of housing; ▪ To develop and foster a permanent local Aboriginal building capability adequate to maintain properties to an acceptable standard; ▪ To rapidly address crowding through new supply and property extension to bring Walgett closer to CtG target 9; ▪ To ensure existing residential properties offer a comfortable, safe and secure living environment, function efficiently, ameliorate climatic extremes, are attractive as a home and have universal access; ▪ To begin the challenge of growing an economic base through formal vocational education and training; ▪ To lift the quality, accessibility and availability of homelessness services; ▪ To ensure physical infrastructure and utility services are provided to a standard that complies with regulatory requirements and industry guidelines; ▪ To develop a transport solution which addresses the difficulties community members have in accessing services. 	<p><i>PROJECT DRIVERS:</i></p> <ul style="list-style-type: none"> ▪ Recognition of capacity of Walgett CWP and ACCOs, and response to their aspirations to define, and initiate solutions to, local issues; ▪ Unacceptable housing management practices, gross crowding and poor asset condition, CtG target 9 disparity; ▪ Unaddressed homelessness; ▪ Deteriorating infrastructure inadequate to support community health and safety; ▪ Pockets of extreme levels of socio-economic disadvantage and poor community health status; ▪ Questionable quality, adequacy and accountability of human services; ▪ Low level of educational attainment and participation in employment; ▪ Poor access to essential services. <p><i>RHEHP ACTION PLAN LINKAGES:</i></p> <ul style="list-style-type: none"> ▪ Action Ref: 1.2, 2.1, 2.2, 2.3, 2.4, 2.7, 3.1, 3.2, 4.1, 4.2, 4.3, 4.4 ▪ Action Ref: 5.1, 5.2, 5.3, 5.4, 6.1, 7.1, 8.1, 9.1 ▪ Action Ref: 11.1, 12.1, 12.2, 12.3, 12.4, 13.1 ▪ Action Ref: 14.1, 15.1, 16.1, 16.2 <p><i>DEVELOPMENT CONCEPT:</i> A place-based whole-of-community project is proposed to address demonstrated housing and environmental health deficits, and associated human services gaps and barriers, in Walgett. Site-based priorities are:</p> <ul style="list-style-type: none"> ▪ Engaging the CWP from the outset in decision-making; ▪ Improvement and rationalisation of Aboriginal social housing management services; ▪ Staged increase in social housing supply and property mix; ▪ Immediate rectification of asset condition; ▪ Further expanding the capacity of emergency and short-term accommodation to meet the needs of homeless people in Walgett and smaller communities in Walgett LGA; ▪ Designing and implementing urban renewal initiatives at Namoi and Gingie Villages and in the Dewhurst Reserve precinct; ▪ Integrating other discrete infrastructure and human services initiatives into a coherent development framework; ▪ Preparing an Aboriginal economic development strategy. 	



PROJECT TITLE:

**WALGETT PLACE-BASED
DEVELOPMENT**



IMPLEMENTATION PLAN:

Project workstream	Total need	Financial year					Balance
		1	2	3	4	5	
Building human capital							
Building team readiness		■ ■					
Response to crowding							
Building additional social housing dwellings	65		■ ■	■ ■	■ ■	■ ■	► FY10
Building replacement dwellings	-						
Adding bedrooms to existing properties	19	■	■ ■				
Adapting existing homes for accessibility	11	■ ■	■ ■				
Housing asset preservation							
Restoring and preserving existing dwellings	170	■ ■	■ ■				
Response to occurrences of severe disadvantage							
Walgett homelessness infrastructure project				■ ■	■ ■		

CONSOLIDATED INITIAL AGGREGATED COST ESTIMATE (\$M):

Cost centre	Estimate 2022-23	Financial year (escalated)					Balance
		1	2	3	4	5	
Average annual building price index = 3.42%	(\$m)						
Aboriginal social housing							
Site acquisition, planning and servicing	2.11	0.19	0.26	0.26	0.27	0.28	1.25
New housing	28.60		3.40	3.51	3.64	3.76	20.83
Replacement housing	-						-
Asset maintenance, extension and adaptation	8.72	4.39	4.78				-
Risk, administration and project management	7.77	0.80	0.83	0.86	0.89	0.92	5.09
Specialist homelessness services							
Walgett homelessness infrastructure project	Scope to be confirmed (First estimate = \$12.0M)						
Total	47.19	5.38	9.27	4.64	4.80	4.96	27.16



PROJECT TITLE:

**WALGETT PLACE-BASED
DEVELOPMENT**



EXISTING RESOURCES:

- Competent CWP and Aboriginal community-controlled service organisations
- Some qualified trades ready to take supervisor roles;
- Individuals with partial qualifications and relevant experience from previous initiatives;
- Service presence due to Walgett's size and location.

ADDITIONAL KEY RESOURCES NEEDED:

- Land for residential development;
- Access to physical infrastructure to support SHS;
- Planning strategy for infrastructure improvements;
- Base for building team operations;
- Resident training supervisor;
- Committed local apprentices;
- Operational base for community-led initiatives.

STRATEGIC ALIGNMENT WITH GOVERNMENT STRATEGIES:

The project aligns with three of four goals defined by the NSW Aboriginal Housing Office Strong Family, Strong Communities strategy in that the project:

- Delivers a regionally based solution to the supply and preservation of Aboriginal social housing informed by evidence of demand for social and affordable housing and of housing condition;
- Achieves permanent outcomes by creating opportunities for economic participation of several community members in the building and construction sector;
- Strengthens and grows ACHPs through sector investment.


The project also contributes to meeting the Premier's aspirations of:

- Reducing street homelessness by 50% by 2025 by increasing housing supply and boosting SHS infrastructure,
- Reducing the number of domestic violence reoffenders by 25% by 2023 following measures to reduce stress arising from crowding.

PROJECT OUTCOMES:

- Respectful relationship between WCWP and WSC progressing initiatives of common interest;
- Programmes, projects and services are subject to greater local direction, contributing to stronger participation and ownership at community level, and to improved targeting of effort and sustainable outcomes;
- Aboriginal social housing supply is being increased in response to need, to reduce crowding and to abate homelessness;
- Availability of accommodation for homeless people is improving through provision of additional emergency and short-term shelter to support SHS;
- Housing assets are being maintained to a higher standard to greater level of tenant satisfaction;
- Housing and tenancy management practices are more culturally safe and responsive, leading to greater tenant amenity and satisfaction;
- Renewal of neglected precincts is leading to improved amenity and safety;
- Infrastructure at Namoi Village and Gingie Village is fit for purpose and is supporting improved environmental health;
- Water security and quality throughout the community is assured;
- Community members have access to a broader range of more responsive, better targeted human services;
- Timely, accessible, affordable community transport is available in town and to the villages, facilitating access to health services, schools and other essential services;
- A community-based building and construction team is established, suitably qualified, and is forming the nucleus of a process of business development in the Aboriginal community.



<p>PROJECT TITLE: BOURKE BOTTOM END AND ALICE EDWARDS VILLAGE URBAN RENEWAL</p>	<p>EXTERNAL SUPPORT (PARTNERSHIPS):</p>	
<p>BACKGROUND: The Bourke Aboriginal population forms 33% of the total population. Of family households, 38% are one parent families. The median age is 26 years. The Bourke Aboriginal community is housed within the town and on a former reserve: Alice Edwards Village. The Village and the area in the vicinity of Yanda and Culgoa Streets, known as Bottom End, are areas of relative disadvantage and urban blight. Housing condition is described as fair but is spatially variable. Several houses have been lost to arson. Residents tend to be long-term community members, and levels of churn are relatively low. Infrastructure to Alice Edwards Village requires upgrading.</p>	<p>Bourke Shire Council NIAA, DSS DCJ, AHO, Treasury, DPE, Regional NSW NSWALC NGO sector Private industry</p>	
<p>PROJECT OBJECTIVES:</p> <ul style="list-style-type: none"> ▪ To prepare and implement an urban renewal strategy for Bottom End and Alice Edwards Village which improves living conditions and puts community-owned land to best and highest use; ▪ To markedly improve tenant experience of, and satisfaction with, Aboriginal social housing management services and quality of housing; ▪ To address crowding through new supply and property extension; ▪ To ensure existing residential properties offer a comfortable, safe and secure living environment, function efficiently, ameliorate climatic extremes, are attractive as a home and have universal access; ▪ To determine the scale of homelessness; ▪ To ensure physical infrastructure and utility services are provided to a standard that complies with regulatory requirements and industry guidelines; ▪ To assess and meet community transport needs. 	<p>PROJECT DRIVERS:</p> <ul style="list-style-type: none"> ▪ Low socio-economic status and urban decay in developable areas; ▪ Historical significance of Alice Edwards Village, and its cultural importance to certain families; ▪ Ageing infrastructure at AEV inadequate to support health and safety; ▪ Strengthening and rationalisation of housing management; ▪ Crowding and variable asset condition; ▪ Unaddressed homelessness; ▪ Questionable quality, adequacy and accountability of human services; ▪ Low level of educational attainment and participation in employment; ▪ Poor access to essential services. 	
	<p>RHEHP ACTION PLAN LINKAGES:</p> <ul style="list-style-type: none"> ▪ Action Ref: 1.2, 2.1, 3.1, 4.1, 4.2, 4.3, 4.4 ▪ Action Ref: 5.1, 5.4, 6.1, 8.1, 9.1, 10.1 ▪ Action Ref: 12.1, 12.3, 12.4, 13.1 ▪ Action Ref: 14.1, 15.1, 16.1, 16.2 	<p>DEVELOPMENT CONCEPT: A place-based project focused on areas of greatest disadvantage is proposed to address demonstrated housing and environmental health deficits, and associated human services gaps and barriers, in a Bourke precinct. Site-based priorities are:</p> <ul style="list-style-type: none"> ▪ Engaging the CWP and residents in decision-making; ▪ Preparing and implementing a comprehensive urban design response to blighted areas with buy-in from Bourke Shire Council; ▪ Implementing staged increase in social housing supply; ▪ Improving and rationalising Aboriginal social housing management services; ▪ Bringing infrastructure at Alice Edwards Village to an acknowledged acceptable standard; ▪ Determining extent of homelessness and developing a place-specific response.

BOURKE BOTTOM END AND ALICE EDWARDS VILLAGE URBAN RENEWAL

[illegible]

Cost centre		Estimate 2022-23	Financial year (escalated)					
	Average annual building price index = 3.42%	(\$m)	1	2	3	4	5	Balance
Aboriginal social housing								
	Urban renewal master planning and business case	0.15	0.16					-
	Total	0.15	0.16					



PROJECT TITLE:

**BOURKE BOTTOM END AND ALICE
EDWARDS VILLAGE URBAN
RENEWAL**

EXISTING RESOURCES:

- Community experiences, knowledge and agency.

ADDITIONAL KEY RESOURCES NEEDED:

- External specialist urban planning consultant.



STRATEGIC ALIGNMENT WITH GOVERNMENT STRATEGIES:

The project aligns with one of four goals defined by the NSW Aboriginal Housing Office Strong Family, Strong Communities strategy in that the project:

- Delivers a regionally based solution to the supply and preservation of Aboriginal social housing informed by evidence of demand for social and affordable housing and of housing condition.

PROJECT OUTCOMES:

- Re-establishing the role of Bourke CWP as the voice of the Bourke community in relation to housing matters;
- Projects and services are subject to greater local direction, contributing to stronger leadership, participation and ownership at community level, to improved targeting of effort and sustainable outcomes;
- An agreed strategic approach to future development at the western end of town is formulated;
- As a result of implementation of an agreed urban renewal agenda, Bottom End and Alice Edwards Village can become functional housing precincts with greatly improved amenity and safety;
- Additional Aboriginal social housing supply is justified in response to an updated assessment of need;
- The scale of works required to reduce crowding and abate homelessness is confirmed;
- Housing assets are being maintained to a higher standard to greater level of tenant satisfaction;
- Housing and tenancy management practices are more accessible, culturally safe and responsive, leading to greater tenant amenity and satisfaction;
- Infrastructure at Alice Edwards Village is fit for purpose and is supporting improved environmental health;
- Community members have access to a broader range of more responsive, better targeted human services;
- Timely, accessible, affordable community transport is available in town and to Alice Edwards Village, facilitating access to health services and other essential services;
- The case for a community-based building and construction team is re-established.



<p>PROJECT TITLE:</p> <p>MURDI PAAKI COMMUNITIES CROWDING ABATEMENT</p>	<p><i>EXTERNAL SUPPORT (PARTNERSHIPS):</i></p>	
<p><i>BACKGROUND:</i></p> <p>Crowding is endemic in the Murdi Paaki Region and additional supply is required to alleviate housing stress (Table 5.1). Some communities experience severe crowding (Fig 4.11) leading to adverse health outcomes (Table 7.1) as amply illustrated by the Wilcannia COVID-19 event. Overall, evidence indicates a need for 540 new dwellings plus an extra 88 bedrooms to existing housing to satisfy CNOS criteria. Condition of existing properties covers the full spectrum of quality. In general, environmental conditions are challenging and utilities deficient in many respects. Most communities rank at the bottom end of the scale of the SEIFA IRSD. (Table 2.2). Economic engagement across the Region is weak, especially among young people (Tables 3.16 and 3.18). Educational attainment is subpar at all levels.</p>	<p>Local Government councils NIAA, DSS DCJ, AHO, Treasury, DPE, Regional NSW, TAFE NSW NSWALC NGO sector Private industry</p>	
<p><i>PROJECT OBJECTIVES:</i></p> <ul style="list-style-type: none"> ▪ To take advantage of community-led governance and knowledge to direct coordinated, integrated and locally relevant strategic responses to social, environmental and economic issues; ▪ To eliminate chronic household crowding in all Murdi Paaki communities by increasing supply and existing property extension; ▪ To ensure existing residential properties offer a comfortable, safe and secure living environment, function efficiently, ameliorate climatic extremes, are attractive as a home and have universal access; ▪ To markedly improve tenant experience of, and satisfaction with, Aboriginal social housing management services and quality of housing; ▪ To develop and foster a permanent local Aboriginal building capability in each community adequate to maintain properties to an acceptable standard; ▪ To begin the challenge of growing an economic base through formal vocational education and training; ▪ To lift the quality, accessibility and availability of homelessness services. 	<p><i>PROJECT DRIVERS:</i></p> <ul style="list-style-type: none"> ▪ Unacceptable housing management practices, gross crowding and poor asset and infrastructure condition; ▪ Pockets of extreme levels of socio-economic disadvantage and poor community health status; ▪ Alignment of stakeholder strategic interests propelled by a substantial Aboriginal population experiencing poor to pitiful service outcomes; ▪ Questionable quality, adequacy and accountability of human services ▪ Low level of educational attainment and participation in employment; ▪ Aspiration to move beyond uncoordinated, externally imposed project management structures and procurement processes. 	
	<p><i>RHEHP ACTION PLAN LINKAGES:</i></p> <ul style="list-style-type: none"> ▪ Action Ref: 1.1, 1.2, 2.1, 2.2, 2.3, 2.4, 2.5, 2.7, 3.2 ▪ Action Ref: 4.1, 4.2, 4.3, 4.4, 5.1, 5.2, 5.3, 5.4, 5.5 ▪ Action Ref: 6.1, 8.1, 9.1, 10.1 ▪ Action Ref: 11.1, 12.1, 14.1, 15.1, 16.1, 16.2 	<p><i>DEVELOPMENT CONCEPT:</i></p> <p>Guided by Figure 4.11, implement a staged approach to addressing the shortfall in housing across all communities with emphasis on communities worst affected by crowding. Address the shortfall with a combination of new build, housing extensions and spot purchase, as relevant, and by refurbishing and/or replacing existing properties. Site-based priorities in each community are to:</p> <ul style="list-style-type: none"> ▪ Assess lot availability and planning for development, and resolve; ▪ Prioritise eligible applicants and agree scope of development on a household basis; ▪ Establish site-based arrangements for training and project delivery; ▪ Scope existing properties for repairs and maintenance, extensions and/or replacement; ▪ Implement planned capital works programme across all communities; ▪ Address infrastructure deficits; ▪ Attend to human services improvements as outlined in Chapter 9, including capital works required to facilitate service delivery.



PROJECT TITLE:

**MURDI PAAKI COMMUNITIES
CROWDING ABATEMENT**



IMPLEMENTATION PLAN:

Project workstream		Total need	Financial year					Balance
			1	2	3	4	5	
Preliminaries								
	Address land supply and servicing issues		■ ■	■ ■	■ ■	■ ■	■ ■	► FY9
	Resolve planning constraints		■ ■	■ ■				
	Pursue option for Region-wide consent process		■ ■					
	Obtain approvals		■ ■	■ ■	■ ■	■ ■	■ ■	► FY9
	Progress urban renewal projects master planning		■ ■					
Response to crowding								
	Building additional social housing dwellings	287		■ ■	■ ■	■ ■	■ ■	► FY10
	Building replacement dwellings	10	■	■				
	Adding bedrooms to existing properties	55	■	■ ■	■			
	Adapting existing homes for accessibility	60	■ ■	■ ■	■			
Housing asset preservation								
	Restoring and preserving existing dwellings	873	■ ■	■ ■	■			
Critical utilities, services and municipal infrastructure								
	Alice Edwards Village levee remediation			■				
Environmental rehabilitation								
	Clara Hart Village asbestos removal		■					

CONSOLIDATED INITIAL AGGREGATED COST ESTIMATE (\$M):

Cost centre		Estimate 2022-23	Financial year (escalated)					
	Average annual building price index = 3.42%	(\$m)	1	2	3	4	5	Balance
Aboriginal social housing								
	Site acquisition, planning and servicing	12.82	1.16	1.75	1.69	1.61	1.67	7.37
	New housing	144.09		15.1	18.0	19.8	20.5	103.44
	Replacement housing	6.19	4.70	1.76				-
	Asset maintenance, extension and adaptation	41.56	21.8	19.8	2.16			-
Risk, administration and project management		40.37	4.18	4.32	4.47	4.62	4.78	26.45
Environmental rehabilitation								
	Clara Hart Village asbestos removal	2.13	2.20					-
Critical utilities, services and municipal infrastructure								
	Alice Edwards Village levee remediation	0.33		0.35				-
	Total	247.48	34.1	43.1	26.3	26.0	26.9	137.26



PROJECT TITLE:

**MURDI PAAKI COMMUNITIES
CROWDING ABATEMENT**



EXISTING RESOURCES:

- Presence of CWPs in each community able to provide project governance and informed guidance;
- Vacant residential lots suitable for development in some communities;
- Some qualified trades in some communities ready to take supervisor roles;
- Individuals with partial qualifications and relevant experience from previous initiatives.

ADDITIONAL KEY RESOURCES NEEDED:

- Local government support for, and engagement with, capital works projects;
- Serviced residential lots in some communities;
- Resident training supervisor in each community;
- Committed local apprentices;
- Infrastructure suitable for use as a works depot and training base in communities where such a facility does not exist, and plant, equipment and tools.

STRATEGIC ALIGNMENT WITH GOVERNMENT STRATEGIES:

The project aligns with the four goals defined by the NSW Aboriginal Housing Office Strong Family, Strong Communities strategy in that the project:

- Delivers a regionally based solution to the supply and preservation of Aboriginal social housing informed by evidence of demand for social and affordable housing and of housing condition;
- Achieves improved outcomes for Aboriginal tenants and other stakeholders through creation of values aligned partnerships with Aboriginal organisations and human services agencies;
- Strengthens and grows ACHPs through sector investment and property management rationalisation;
- Facilitates the organisation, consistency and quality of data collection, evaluation and analysis through use of an advanced intelligent technology platform which enables effective data recording and management, cost prediction and performance across the property lifecycle.

PROJECT OUTCOMES:

- Respectful relationships between CWPs and LG councils progressing initiatives of common interest;
- Projects and services are subject to greater local direction, contributing to stronger leadership, participation and ownership at community level, and to improved targeting of effort and sustainable outcomes;
- Aboriginal social housing supply is being increased in response to need, to crowding and to homelessness;
- Planned flow of work supporting attainment of formal qualifications by apprentices and trainees, leading to sustainable enterprise development;
- Access to accommodation for homeless people is improving through provision of additional emergency and short-term shelter to support SHS in key communities;
- Housing assets are being maintained to a higher standard to greater level of tenant satisfaction;
- NRSCH-accredited ACHP compliance is ensuing optimum asset utilisation and maintenance of condition;
- Infrastructure across communities, and particularly in discrete settlements, is fit for purpose and is supporting improved environmental health;
- Community members have access to a broader range of more responsive, better targeted human services;
- Community-based building and construction capability is re-established, contributing to the housebuilding and repair and maintenance functions;
- Value-adding is being derived from economic activity centred on the improvement in housing supply and preservation of property condition.



Table 10.1: Estimated annual financial investment

Cost centre	Estimate 2022-23 (\$m)	Financial year (escalated)									
		(Average annual building price index = 3.42%)									
		1	2	3	4	5	6	7	8	9	10
Aboriginal social housing											
Site acquisition, planning and servicing	25.513	2.47	3.46	3.45	3.17	3.28	3.39	3.50	3.62	3.75	0.22
New housing	267.513	2.56	26.79	33.18	35.53	36.74	38.00	37.96	37.87	39.17	40.51
Replacement housing	7.418	5.97	1.76								
Asset maintenance, extension and adaptation	61.295	34.34	27.95	2.16							
Local environmental rehabilitation											
Ivanhoe dust control project	0.08		0.09								
Clara Hart Village asbestos removal	2.125	2.20									
Critical utilities, services and municipal infrastructure											
Alice Edwards Village levee remediation	0.327		0.35								
Risk, administration and project management	70.668	7.31	7.56	7.82	8.08	8.36	8.65	8.94	9.25	9.56	9.89
Total	434.939	54.85	67.96	46.60	46.78	48.38	50.03	50.41	50.75	52.48	50.62
Urban environmental rehabilitation											
Broken Hill environmental lead remediation		First estimate = \$50.0M									
Specialist homelessness service											
Broken Hill homelessness infrastructure project		First estimate = \$15.0M									
Walgett homelessness infrastructure project		First estimate = \$12.0M									
Wilcannia homelessness infrastructure project		First estimate = \$2.8M									
Social infrastructure improvements											
Wilcannia Wings Drop In Centre project		First estimate = \$2.5M									
Total											

