

9.6 PLANNING PROPOSAL FOR THE PLAN OF MANAGEMENT FOR COMMUNITY LAND AT LOTS 2, 3 AND 4 DP 1201089, AND LOT 111 DP 1201028 BONNEY STREET WILCANNIA

REPORT AUTHOR: SENIOR PLANNER/ EHO
RESPONSIBLE DIRECTOR: DIRECTOR SHIRE SERVICES

EXECUTIVE SUMMARY:

To provide Council with information on the proposed exhibition of the Plan of Management for land at Lots 2, 3 and 4 DP 1201089, and Lot 111 DP 1201028, Bonney Street Wilcannia. The exhibition is for 28 days and will be exhibited on the Central Darling Shire Council website for public comment.

RECOMMENDATION:

That Council will:

- 1. Receive the report and note the information and to endorse the exhibition of the Plan of Management for the change of use of the land at Lots 2, 3 and 4 DP 1201089, and Lot 111 DP 1201028, Bonney Street Wilcannia from water supply to a community health facility.**
- 2. Resolve to hold a public hearing on the planning proposal for the reclassification of the community land to become operational land at Lots 2, 3 and 4 DP 1201089, and Lot 111 DP 1201028, Bonney Street Wilcannia. The public hearing will be held at council chambers at 21 Reid Street Wilcannia on 28 April 2021 at 6:30pm.**

BACKGROUND:

Council is required to publicly advertise Plans of Management for "Community Land" inviting comment, under the *Local Government Act 1993*. Upon the completion of the advertising period, Council is to consider any submissions received. Following the exhibition process the Plan of Management will be finalised and may be adopted by Council.

REPORT:

This report is for information and to seek Councils endorsement to advertise / publicly exhibit the Plan of Management Report for public comment.

In response to the Covid-19 situation, which has made it difficult for the exhibition in hard copy at Council offices, the Plan of Management for the change of use of the land at Lots 2, 3 and 4 DP 1201089, and Lot 111 DP 1201028, Bonney Street Wilcannia. will be placed on Exhibition online on Central Darling Shire Council Website "Documents on Public Exhibition" page for comment.

Plan of Management to change the use of the land.

Central Darling Shire Council is required to prepare Plans of Management (*under the Local Government Act 1993*) for all "Community Land" within the Central Darling Shire Council area. The "community land" is both Council owned land and Council managed State owned Crown Reserve lots.

This Plan of Management is to change the use of the Community land from “Water Supply” to “Community Health Facility” which will enable the site to be developed under a lease, for the Maari Ma Community Health Facility, and for a development application to be lodged to Central Darling Shire Council. The assessment of the development application for the Maari Ma Community Health Facility will be undertaken, by agreement, by another New South Wales Council.

The lease between Central Darling Shire Council will be initially for a period of 12 months. The lease has been prepared between Central Darling Shire Council (owners of the land) and the **Maari Ma Health- Aboriginal Corporation**.

The Plan of Management is for the lots on Bonney Street Wilcannia (for the Maari Ma community health facility) is the first of the Plans of Management for council owned “community land” (non crown land), that are required to be prepared under the *Local Government Act 1993* for all “community land”.

The long term goal of Central Darling Shire Council is to reclassify a large amount of council owned “community land” to become “operational land”. This removes the requirement for council to prepare plans of management for the reclassified land, this will result in cost savings to Central Darling Shire Council.

Comment

The Bonney Street site was selected by the **Maari Ma Health- Aboriginal Corporation** due to the proximity to the Wilcannia hospital and the fact that it was not a Crown Reserve lot (Ross Street site is a Crown Land Reserve and is community land), but community land owned by Central Darling Council.

A planning proposal to reclassify the land from “Community land to Operational land is currently with the Department of Planning, Industry and Environment for assessment by the Minister for Planning.

The site was selected due to the ability of Maari Ma to purchase the land (after reclassification of the land from community land to operational land) and that the Native Title Land Claim had been extinguished on the Water supply - community land lots. It is noted that the finance of the Maari Ma community health facility requires land ownership.

Maari Ma Health- Aboriginal Corporation – Health, Development & Wellbeing In Far Western NSW – Our Children & Youth

Central Darling Shire is ranked as the second, and Broken Hill as the seventh, most disadvantaged local government area (LGA) in NSW out of 128 LGAs. Social statistics on average show the Maari Ma region to be socio economically disadvantaged, with fewer residents completing their secondary education and more people in the social welfare system, compared with the rest of NSW.

Maari Ma has followed a few indicators over time to monitor progress against “Closing The Gap” targets for Aboriginal children in the Maari Ma region and NSW as a whole. (Since 2008, Australian governments have worked together to deliver better health, education and employment outcomes for Aboriginal and Torres Strait Islander people, and to eliminate the gap between Indigenous and non-Indigenous Australians.

The first “Closing the Gap” framework outlined targets to reduce inequality in Aboriginal and Torres Strait Islander people’s life expectancy, children’s mortality, education and employment.) The desired outcome is for the ‘Gap status’ to be equal to or less than one, to

show that the result for the Aboriginal population in the Maari Ma region is the same as, or better than, the NSW population as a whole.

If the figure in the 'Gap status' column is equal to or less than 1, it indicates that the Aboriginal population in the Maari Ma region is doing the same or better, respectively, than the NSW population as a whole. Conversely, if the figure in the 'Gap status' column is greater than 1, this indicates that the figure in the Maari Ma region Aboriginal population is worse than the NSW population as a whole and improvement is required.

The new Maari Ma community health facility will be providing healthcare and social services to the local community to assist in the goal of "closing the gap" to provide better outcomes for the local Aboriginal and wider community in Wilcannia.

The main functions of the proposed clinic will be

- Antenatal checks/consultations (performed by GP/obstetrician, midwife and Aboriginal health practitioner)
- Child health checks/consultations (performed by paediatrician, GP, child and family nurse, Aboriginal health practitioner)
- Adult health checks/consultations (performed by GP, nurse, Aboriginal health practitioner)
- Specialist appointments
- Allied health appointments (including speech and occupational therapies, and dietician)
- Wound care
- Pathology collection
- Counselling

Far West Local Health District Plan – Connection to Maari Ma

The Wilcannia Health Service opened as a MPS in 2002 and provides primary and community healthcare services, aged care services as well as 24 hour emergency care. There are currently three Commonwealth-funded high care places and five community packages available in Wilcannia. The service also allows for short term low risk admissions with the approval of the RFDS.

Maari Ma manages the primary health care services including General Practice clinics run by Maari Ma and Royal Flying Doctor Service doctors for chronic disease and acute care. Visiting services include child and adult dental; and a wide range of visiting specialist clinics held quarterly – cardiology, renal, endocrinology, smoking cessation, GP obstetrician, ophthalmology and optometry.

The proposed Maari Ma Community Health Facility Clinic in Wilcannia will expand the healthcare and social services currently provided to the Wilcannia local community (both Aboriginal and non Aboriginal residents).

LINKS TO THE COMMUNITY STRATEGIC PLAN AND DELIVERY PROGRAM AND OPERATIONAL PLAN:

Community Strategic Plan Outcome

GOAL 1: A healthy and cohesive community, receiving recognition and supported by coordinated, appropriate and affordable services.

GOAL 2: A strong regional economy supported by developing industries, strong businesses and increased employment

GOAL 3: A protected and supported natural environment and a sustainable and well-maintained built environment.

Delivery Outcome

OBJECTIVE: 1.1 Closer cooperation and cohesion between community groups

OBJECTIVE: 1.2 Improved community services and facilities

OBJECTIVE: 1.3 Enhanced community spirit, cultural and arts awareness and pride.

OBJECTIVE: 1.4 Improved opportunities for our communities.

OBJECTIVE: 2.1 Expansion of industries and growth in businesses

OBJECTIVE: 2.2 Employment growth

OBJECTIVE: 3.4 Improved infrastructure across the Shire

SUSTAINABILITY ASSESSMENT:

	Positive	Negative
Social	Yes	N/A
Environmental	N/A	N/A
Economic	Yes	N/A
Governance	N/A	N/A

Financial and Resource Implications:

The Plan of Management enables the land to be leased to the Maari Ma Health- Aboriginal Corporation which will provide income to Central Darling Shire Council and provides a new health facility for Wilcannia.

Policy, Legal and Statutory Implications:

Advertisement of the Plan of Management for the change to the use of the land from water supply to a community health facility and the lease for the use of the land is required under the *Local Government Act 1993*.

Risk Management – Business Risk/Work Health and Safety/Public:

Not providing improved health services for the community.

OPTIONS:

N/A

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition

No

External Exhibition

Online at Central Darling Shire Council website

Attachments

1. Plan of Management Report
2. Lease.