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Wagonga LALC 2020-2024

Community, Land and Business Plan

Reviewed June 2021

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1. Executive Summary

Wagonga Local Aboriginal Land Council (WLALC) Community, Land and Business Plan (CLBP) 2020-2024

Introduction

The Wagonga Local Aboriginal Land Council (WLALC) works for the benefit of the community and is required to have a Community Land and Business Plan (the Plan) in place, which highlights the members of WLALC's needs, including the surrounding community within the boundaries of the WLALC. The Plan provides a framework to help WLALC achieve specific goals identified by the members and an aim for financial stability. The overall aim of the Plan is to empower the community; socially, culturally and financially, and provide socioeconomic sustainability where the members and community can benefit

The Plan highlights a vision and values that the members identified as most important to them. The goals of the Plan for the next four years (2020 to 2024) include core issues of community, culture, employment, housing, education, health and the environment. The plan puts forward the actions that the WLALC will strive to deliver outcomes to achieve these goals.

Consultation and Literature Review

WLALC held a General Meeting in September 2020 to inform the members that the Plan was due for review. This means that WLALC is required to identify previous goals that were achieved and to highlight the goals that are still in process. WLALC aims to provide an update on this information and consult the members and community to establish new goals and/or actions for the 2020-2024 Plan.

A review of key documents included; previous WLALC Plan and Policies and Procedures. Other information sourced for this Plan include NSW Government legislation, studies by Eurobodalla Shire Council and data from the Australian Bureau of Statistics (ABS) 2016 Census.

2. The Planning Process

The WLALC developed the following vision statement through a Workshop conducted at Narooma:

> ***We advance, protect and promote our heritage, culture, land and waterways. The Wagonga Local Aboriginal Land Council will do this by protecting, acquiring, managing and developing our land, waterways and assets; empowering our community to achieve long-term self-sustainability focusing on community values.***

The workshop also reviewed a Values Statement in which 'family and community' ranked highly and a Strength Weakness Opportunities and Threats (SWOT) Analysis.

The Plan includes a Stakeholder and Synergy Analysis, as a strong community draws on networks that assist each other. The CLBP also provides a demographic overview established with data from the ABS Census and the Eurobodalla Shire Council's community profiles. The demographics were focused in; age, education, health, employment, income and wealth, housing ownership, volunteer and community work, language and communication.

WLALC Land

WLALC owns a total of 19 parcels of land with a total area of 1,693 hectares (see WLALC Property Land Holdings). Land includes; land holdings adjacent to existing urban areas (9 lots), environmental conservation land holdings (3 lots), land holdings adjoining National Parks (3 lots) and land holdings greater than 100 hectares (3 lots). In 2019 the NSW Valuer General estimates the total land values as approximately $3 million. There are 355 land claims that have been lodged of these – 16 Granted, 56 Refused, 269 Incomplete 4 of which have been partially withdrawn, 1 Partially Granted (1 Part Refused) , 10 Partially Granted and 13 Withdrawn. There are a further two properties in WLALC possession, with negotiations for transfer from NSWALC. Gulaga National Park (GNP) was 'handed over' to WLALC and 'leased back' to the Minister in December 2005.

3. WLALC Goals and Action Plans

WLALC prioritised its needs and established 10 key goals with matching 10 Action Plans.

An overview of the 10 Goals includes;

- generating income and cash investments from leasing and selling WLALC land (Goal 1)
- acquiring more residential rental properties by building homes on WLALC land (Goal 2)
- increasing employment opportunities (see Goal 3 Wagonga Rangers, Goal 4 Culturally Based Enterprise, Goal 6 Indigenous Business Hub and see Goal 7 Paradise Point)
- developing WLALC land at Paradise Point as a Cultural Centre and Keeping Place and a focus for Culturally Based Enterprise (see Goal 1, Goal 4 and Goal 7) – Goal 7 has been finalised through the WLALC Cultural and Heritage Plan (available at Office)
- protecting land & waterways of cultural significance (Goal 5)
- supporting individuals and families with a Community Benefits Scheme and community networking (see Goal 8 and Goal 9)
- ensuring long term viability of WLALC by good corporate governance and effective management (Goal 10).

4. Introduction

The Wagonga Local Aboriginal Land Council (WLALC) has been operating for 36 years and the members claim ownership to the WLALC.

The WLALC has 69 voting members who elected 5 Board Members in the current financial period 2019-2020. The administration of WLALC consists of; Board of Directors, and a Chief Executive Officer who is responsible for all staff (4 Rangers) and volunteers.

Our Community Land and Business Plan (the Plan) identifies our vision, our values and the main goals of the WLALC, which will continue for the next 4 years to 2024. It also puts forward the strategies that will assist us to achieve these goals. The Plan further gives details how the WLALC intends to effectively manage its operations by providing a clear direction for the Board and the WLALC team, and will maintain an action plan, providing updates to the members on a regular basis.

The members and the surrounding Aboriginal community within WLALC boundaries were consulted during the initial planning process, which reflects the realistic needs as well as the aspirations of our members.

We have pleasure in presenting our reviewed Plan to the community, and look forward to working towards achieving our goals, for the benefit of our members and community.

5. Methodology

The following review preparation took place:

- The CEO presented the CLBP to the Board advising that it was due for renewal on 30th June 2021
- The Chairperson identified those names of individuals and information that required editing.
- In June 2021 at a General Meeting of the Wagonga LALC the Chairperson presented to the members a list of information and updates on the CLBP for discussion.
- On 25th June 2020 the members accepted the review of the CLBP for the period 2020 - 2024.

6. Vision Statement

Our Workshop developed the following vision statement for WLALC: -

> **We advance, protect and promote our heritage, culture, land and waterways. The Wagonga Local Aboriginal Land Council will do this by protecting, acquiring, managing and developing our land, waterways and assets; empowering our community to achieve long-term self-sustainability focusing on community cultural values.**

7. Values Statement

The WLALC's values include:

Values of Wagonga LALC		
Family and community	**Land and spiritual connections to land and waterways**	**Accountability and responsibility**
Cultural awareness and cultural respect	**Environment, ocean, plants and animals**	**Transparency, accessibility and fairness**
Building healthy communities	**Sustainable use of land and waterways**	**Honesty and safety**
Commitment to achieving the community's goals including and mentoring our future generation to achieve their highest potential.	**Business and employment**	**Unity and cooperation**

8. Background/History

WLALC was established in 1984 under the *Aboriginal Land Rights Act 1983* (NSW). Throughout the years of operations, WLALC has strived to improve the lives of its members and the surrounding Aboriginal community. It aims to achieve its values by exercising the functions of an Aboriginal Land Council, regulated by the *Aboriginal Land Rights Act 1983* (the Act). Over the past 36 years, WLALC has provided a range of services including affordable rental housing, sites management, training, employment and overseeing the protection of the land and waterways within WLALC boundaries.

This plan reflects the core issues identified by the community, including land management, housing, education and training, employment opportunities and the preservation and promotion of Aboriginal culture. It also recognises the financial imperative of WLALC to manage its land and waterways in a long term and sustainable way, so that the income can be put towards our affiliated programs; to employ more staff within WLALC and develop and expand business opportunities.

The successful implementation of this 2020-2024 Plan will enable the WLALC to move into a new phase of financial and economic stability and to provide more services to members, particularly those services that will give a sense of empowerment to the members, and the Aboriginal community on a socially, culturally and financially platform.

Aboriginal people are the original occupants and inhabitants of Wagonga land and waterways. They relied on the sea, the estuaries and the land to provide much of their food and sustenance for life. They traded with other Aboriginal people.

The continued Aboriginal connection to land in Wagonga is best demonstrated by the many geographical names in the region that are derived from Aboriginal names, including Narooma, Kianga, Eurobodalla, plus the lakes and inlets (Lake Mummaga, Nangudga Lake, Bullengella Lake, Wagonga Inlet), beaches (Yabbara Beach), creeks (Billa Bilba Creek, Burrimbidgee Creek), parks (Nangudga Park, Waramba Park, Gulaga National Park) and street names (Wonga Road, Yabbara Drive).

The Aboriginal language of the Eurobodalla region is the Dhurga/Dharawal. According to the NSW Department of Aboriginal Affairs all Aboriginal languages in NSW fall in the very high risk of loss category without community intervention and help from language experts. However, the Dhurga/Dharawal language is one of ten NSW Aboriginal languages listed as healthy enough to be taught in schools and TAFE NSW. A more detailed history has been compiled in the Eurobodalla Aboriginal Cultural Heritage study[1].

9. Location/Boundaries/Map

The boundaries of the WLALC extend beyond the core of Wagonga Inlet in Narooma, mostly to the west. To the north it extends along the coast to include towns of Dalmeny and Kianga, to the south is Gulaga National Park. The far-reaching western boundary extends north of Cooma and south of the Australian Capital Territory to the Victorian border. To the east is the Pacific Ocean and Barranguba (Montague Island). The total land owned by WLALC is 1,693 hectares, which includes large parcels around Narooma. There is an extensive listing of land claims as yet unresolved. NSW Aboriginal Land Council (NSWALC) describes WLALC as being in the "Southern Zone". To the south of WLALC is Merrimans Local Aboriginal Land Council, while Bodalla Local Aboriginal Land Council is to the north.

Boundary Map courtesy of NSWALC, not to scale.

[1]Prepared by Susan Dale Donaldson, *Stories about the Eurobodalla by Aboriginal People: public report: stage two Eurobodalla Aboriginal cultural heritage study*, Eurobodalla Shire Council. 2006. Available on line at http://www.eurocoast.nsw.gov.au/AboriginalHeritageStudy/pdf/FinalReport_stage2.pdf.

10. Stakeholders and Synergy Analysis

Aboriginal people within the Wagonga LALC Boundary have always traded and interacted between themselves and with neighbouring groups and clans. Trading for items and services included food, utensils and shelter and family unions. This network of Aboriginal people, organisations and business continues today. A strong community draws on networks that assist each other. This is called synergy. The following table identifies these synergies.

Table 1

INTERNAL SYNERGIES	
Wagonga Local Aboriginal Land Council (WLALC)	At June 2020 WLALC voting, non-voting and inactive members total 123
WLALC Board 2019/2020	There are 7 board members: Vivienne Mason (Chairperson), Lynette Goodwin (Deputy Chairperson) Bruce Ella, Ashweeni Mason and 1 casual vacancies. Board members work on a volunteer basis and are elected by voting members every four (4) years.
WLALC Staff	Chief Executive Officer (CEO) was appointed on 21st August 2013. Wagonga Rangers appointed on 18th October 2018
WLALC Volunteers	WLALC Board and other member volunteers.
WLALC suppliers	WLALC Accountants: Simon Byrne. Kothes Chartered Accountants WLALC Solicitors: Malcolm Heard, Heard McEwan Legal, Wollongong WLALC Property Valuers: MVS Valuers – Blake McKenzie WLALC Property Manager: SEARMS (South Eastern Aboriginal Regional Management Services).
LOCAL SYNERGIES	
Local Aboriginal Corporations registered with ORIC (Office of the Registrar of Indigenous Corporations)	Djuwin Women's Lore Council Aboriginal Corporation (ICN 4066) Katungul Aboriginal Corporation Reginal Health & Community Services (ICN 1816) South Coast NSW Aquaculture Aboriginal Corporation (ICN 4533) Umbarra Elders Aboriginal Corporation (ICN 4366)
Local Aboriginal Organisations	Gulaga National Park, Board of Management Bodalla Local Aboriginal Land Council (ABN 98 546 892 334) Bodalla Aboriginal Housing Company Ltd (ABN 94 001 555 344) Cobowra Local Aboriginal Land Council (ABN 41 590 732 798) Cobowra (CDEP) Aboriginal Corporation (ABN 66 086 317 064) Merrimans Local Aboriginal Land Council (ABN 69 855 912 037) SEARMS Aboriginal Corporation (ABN 57 443 283 511) Katungul Aboriginal Corporation Regional Health Community Services (ABN 35 679 076 545)
Traditional Owners	Yuin Office of Aboriginal Affairs - Registered Traditional Owners' List Gulaga Board of Management – NPWS

EXTERNAL SYNERGIES	
Key Government Agencies and programs in the region	Aboriginal Housing Office – NSW (AHO) Eurobodalla Shire Council, Moruya, Aboriginal Heritage Officer South East Local Land Services, Moruya Office of Environment and Heritage (OEH) Narooma, Coordinator of Gulaga Board of Management & Aboriginal Heritage Conservation Officer & Aboriginal Field Officer Department of Primary Industry (DPI) NSW Rural Fire Services Batemans Marine Park National Parks and Wildlife Services NSW Department of Aboriginal Affairs (DAA), Batemans Bay Regional Manager and Project Officer NSW TAFE Wagonga Institute Moruya Campus, Aboriginal Education and Training Unit, Aboriginal Coordinator Max Employment Campbell Page Workability Education Unit (Nowra), Indigenous Tutorial Assistance Scheme (ITAS), Indigenous Education Online (INDIGO), Homework Centres (HWC's)
Education organisations	Narooma Public School & Narooma High School Aboriginal Education Officers Eurobodalla Adult Education Centre, Batemans Bay, NCAP Coordinators, University of Wollongong – Woolyunga Indigenous Centre
Suppliers of goods and services	Toyota Moruya, FleetPartners Catering: Casey's Cafe, Woolworths Computer services and IT support: Malcolm Barry NSWALC Southern Zone Fire Service Plus IGA Narooma Origin Energy Telstra
Local, State and Federal Government bodies	Eurobodalla Shire Council Narooma & District Chamber of Commerce & Tourism Inc. Department of Environment, Heritage & Water (Cth) Department of Conservation and Climate Change Indigenous Coordination Centre, Queanbeyan FACHSIA (Batemans Bay) Indigenous Business Australia (IBA) Indigenous Land Corporation (ILC)
Broader community	Eurobodalla Tourism, Moruya Media – radio, television and newspapers (Narooma News) Narooma Oyster Festival Blues & Rockabilly Festival, Narooma Tilba Easter Festival Bermagui Seaside Fair The Four Winds Festival, Bermagui NAIDOC Week Celebrations Narooma & Districts Community Gardens Inc. Narooma & Districts Chamber of Commerce

11. Legislative Framework

The WLALC is bound by the key legislative requirements which determine the objects and functions of a Local Aboriginal Land Council as contained in the amended *Aboriginal Land Rights Act 1983* (NSW). The WLALC is an incorporated body constituted under the *Aboriginal Land Rights Act*. The *Aboriginal Land Rights Act* states that the objects of each Local Aboriginal Land Council are to "improve, protect and foster the best interests of all Aboriginal persons within the Council's area and other persons who are members of the Council".

The functions of the Land Council include:

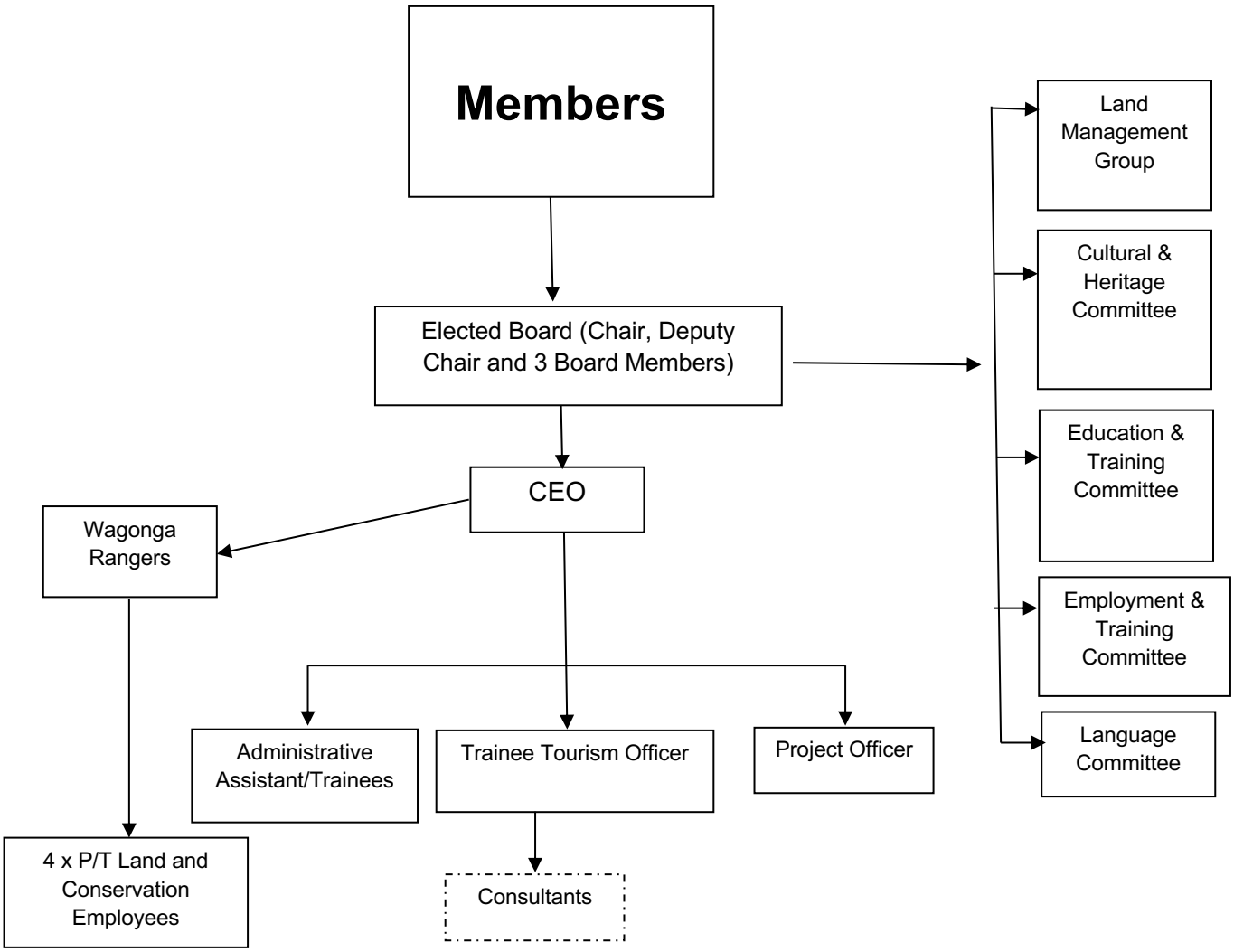
- Make claims on vacant crown land;
- Acquire land and to use, manage, control, hold or dispose of, or otherwise deal with, land vested in or acquired by the Council;
- Protect the interests of Aboriginal persons in its area in relation to the acquisition, management, use, control and disposal of land;
- Take action to protect the culture and heritage of Aboriginal persons in the Council's area, subject to any other law;
- Promote awareness in the community of the culture and heritage of Aboriginal persons in the Council's area;
- Prepare and implement, in accordance with the Act, a Community, Land and Business Plan (CLBP);
- Manage, in accordance with the Act and consistently with its CLBP, the investment of any assets of the Council;
- Facilitate business enterprise in accordance with the Act, and the regulations, and consistently with the community, land and business plan;
- Directly, or indirectly, provide community benefits under the community benefits scheme;
- Provide, acquire, upgrade or extend residential accommodation for Aboriginal persons within its area;
- Establish or participate in the establishment of, a trust for the purpose of providing a community benefits scheme.

The activities of WLALC are also subject to a range of other legislation. Acts that also relate to the day-to-day operations and functions of WLALC include:

Table 2

ACT	IMPACT
Residential Tenancies Act 2010 (NSW)	Establishes rights and obligations of landlords and tenants. Governs LALC rental housing operations. The Act is administered by the NSW Department of Commerce and Office of Fair Trading. http://www.fairtrading.nsw.gov.au
Aboriginal Housing Act 1998 (NSW)	Provides a framework for the supply of housing to Aboriginal people in NSW. The Act is administered by the Aboriginal Housing Office which is responsible to the NSW Minister for Housing. http://www.aho.nsw.gov.au/
Anti-Discrimination Act 1977 (NSW) No 48	Requires equality of opportunity, particularly in employment, irrespective of race, religion, sex, marital status, etc. Certain exemptions are available to LALC where Aboriginality is a reasonable condition of employment. The Act is administered by the NSW Anti-Discrimination Board. http://www.lawlink.nsw.gov.au/ADB
Environmental Planning and Assessment Act 1979 (NSW)	Establishes framework under which land is managed and used in NSW. Sets out framework of planning instruments used by the State/Local Gov. including: • State Environmental Planning Policies; • Regional Environmental Plans; • Local Environment Plans; and, • Development Control Plans. Each of these items (plus rules established by Govt agencies) must be complied with if LALC want to use land granted or acquired. This could be establishing a business, developing or selling land or reserving land for cultural purposes. The Act is administered by the NSW Department of Planning. http://www.planning.nsw.gov.au/
Local Government Act 1993 (NSW)	Establishes the role, functions and constraints on Local Govt in NSW. Impacts the LALC in terms of payment of rates, provision of services (parks, library, childcare facilities) and approving applications for land development. The Act is administered by the NSW Department of Local Government. http://www.dlg.nsw.gov.au/dlg/dlghome/dlg_index.asp
National Parks and Wildlife Act 1974 (NSW) No 80	Establishment, preservation and management of national parks, historic sites and certain other areas to assist in the protection of certain fauna, native plants and Aboriginal objects. Key impact for WLALC is the provisions relating to identifying, assessing and managing areas of Aboriginal cultural heritage. This Act sets rules under which LALC undertakes site inspections and prepares reports recommending preservation or consent to destroy. Part 4A provides for the transfer to LALCs of lands which are of cultural significance to Aboriginal people and provides a framework for co-management of lands through ILUAs, lease back schemes or other agreements. The Act is administered by Department of Environment and Climate Change. http://www.environment.nsw.gov.au/
Commonwealth and State Taxation Legislation- *Land Tax Management Act 1956* (NSW) No 27 *Duties Act 1997* (NSW) *Fringe Benefits Tax Assessment Act 1986* (Cwlth) *Fair Work Act* *WHS Act 2012* *Income Tax Assessment Act 1997* *AASB 9 Financial Instruments* *Superannuation Act 1916* *Implementation Protection Act 1982* *Public Finance & Audit Act 1983* *Aboriginal Land Rights Act 1983 (as amended)*	LALC is exempt from a range of State and Commonwealth taxes and charges, including: Stamp duty and vendors duty on property transactions (automatic); Land tax (automatic); Income tax (application to the Australian Tax Office required); and Fringe benefit tax (application to the Australian Tax Office recommended). NSW Acts are administered by the Office of State Revenue http://www.osr.nsw.gov.au Commonwealth Acts are administered by Commissioner of Taxation, http://www.ato.gov.au/ The Council is exempt from income tax under Division 50 of the *Income Tax Assessment Act 1997*. The Council has adopted AASB 9 *Financial Instruments* for the first time in the current year with a date of initial adoption of 1 July 2018.

12. Current Organisational Structure



The Organisational Structure will continue to identify those programs and projects that WLALC endeavours to operate in the next 4 years and these are as listed below:

- Rental Housing Scheme/Property Management – Wagonga LALC exited the 5-year Head Lease with the Aboriginal Housing Office on 3 residential properties on the 31st March 2020.
- Land Management Committee – Identifying the proposed usage of land owned by WLALC; development, community benefit scheme and the establishment of a culture and heritage centre.
- Wagonga Rangers – Natural Resource Management, Cultural Heritage Management (to be re-established); establishment of a designated position in joint management agreement with NP&WS and Batemans Marine Park
- Community liaison and networking – Oyster Festival, Blues Festival, Chamber of Commerce and Narooma & Districts Community Gardens Inc.
- Paradise Point – Sharing Our Culture & Heritage Program
- Dhurga/Dharawal Language Revitalisation Project
- Cultural & Heritage Education Resource Centre

13. Community Survey and Demographic Analysis

A demographic overview for the WLALC has been established with data from three sources: the Australian Bureau of Statistics (ABS) 2016 Census data for postcode 2546 [2] and the ABS 2016 Census data for the Eurobodalla Indigenous Community.[3]

In the 2016 Census a total of 37,232 persons identified themselves as having their usual place of residence within the Eurobodalla Local Government Area. Within this population, around 5.6% (2,081) were identified as being Indigenous.

The ABS Census data includes information relating to age, housing, education and employment. The regional boundaries of WLALC extend to the west, though the majority of people live within postcode 2546. This includes the coastal townships of Narooma, Dalmeny and Kianga. The western boundaries of WLALC are thinly populated being mostly forest, bush land and some grazing land. For postcode 2546, 437 (21%) people identified as Indigenous, 225 (51.5%) males and 212 (48.5%) females.

The ABS 2016 Census for the Eurobodalla Indigenous Community profile mirrors the reach of Eurobodalla Shire Council. Major towns include Batemans Bay in the north, and Moruya and Narooma to the south. This data is used to identify trends in the region as several Local Aboriginal Land Councils are included in the profile.

[2] Australian Bureau of Statistics, 2016 Census of population and housing – postcode 2546.

[3] Australian Bureau of Statistics, 2016 Census of population and housing – Community Profile Series, Eurobodalla Indigenous Profile.

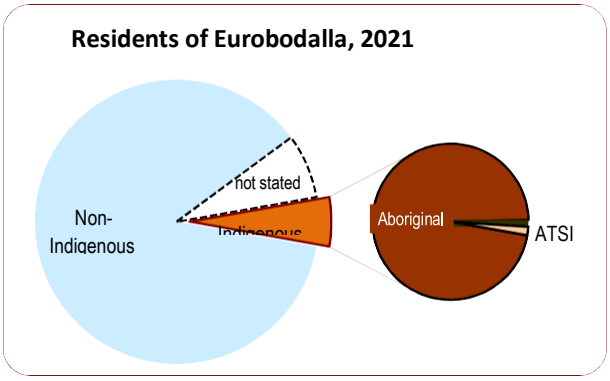
The following distinctions have been noted.

Population

In the 2021 Census, Eurobodalla's Aboriginal & Torres Strait population was counted as 2,466 people, of whom 2,410 identified as Aboriginal and 35 as both Aboriginal and Torres Strait Islander; 22 identified as Torres Strait Islander.

- Aboriginal people comprised 6.1% of Eurobodalla's population, comparedwith 3.4% in NSW.

  7.1% of Eurobodalla people did not say whether they had Aboriginal or Torres Strait Islander origins.



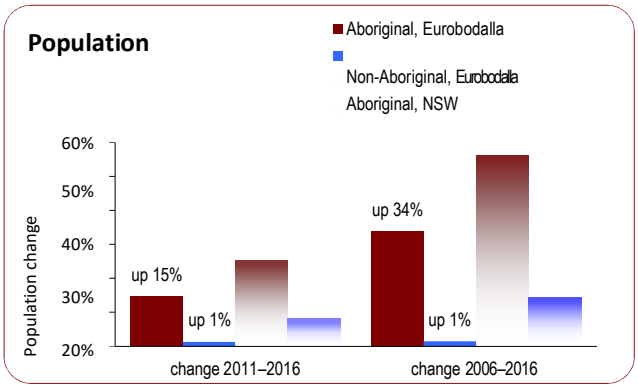
- Among the Aboriginal people here,there were 108 females per 100 males.

  There were 104 females per 100 males among non- Aboriginal people.

- The ABS estimate that the net Census undercount rate nationally for Aboriginal and Torres Strait Islander peoples was 17.5% in 2016.

Between 2011 and 2016, the counted Aboriginal population in Eurobodalla rose by 15% (by 265) from 1,816; in total, Eurobodalla's population rose by 4%.

The number of infants born over the last five years accounted for five-sixths of the Aboriginal population growth between 2011 and 2016.



- Between 2006 and 2016, Eurobodalla's Aboriginal population rose by 34% (from 1,555 in 2006).

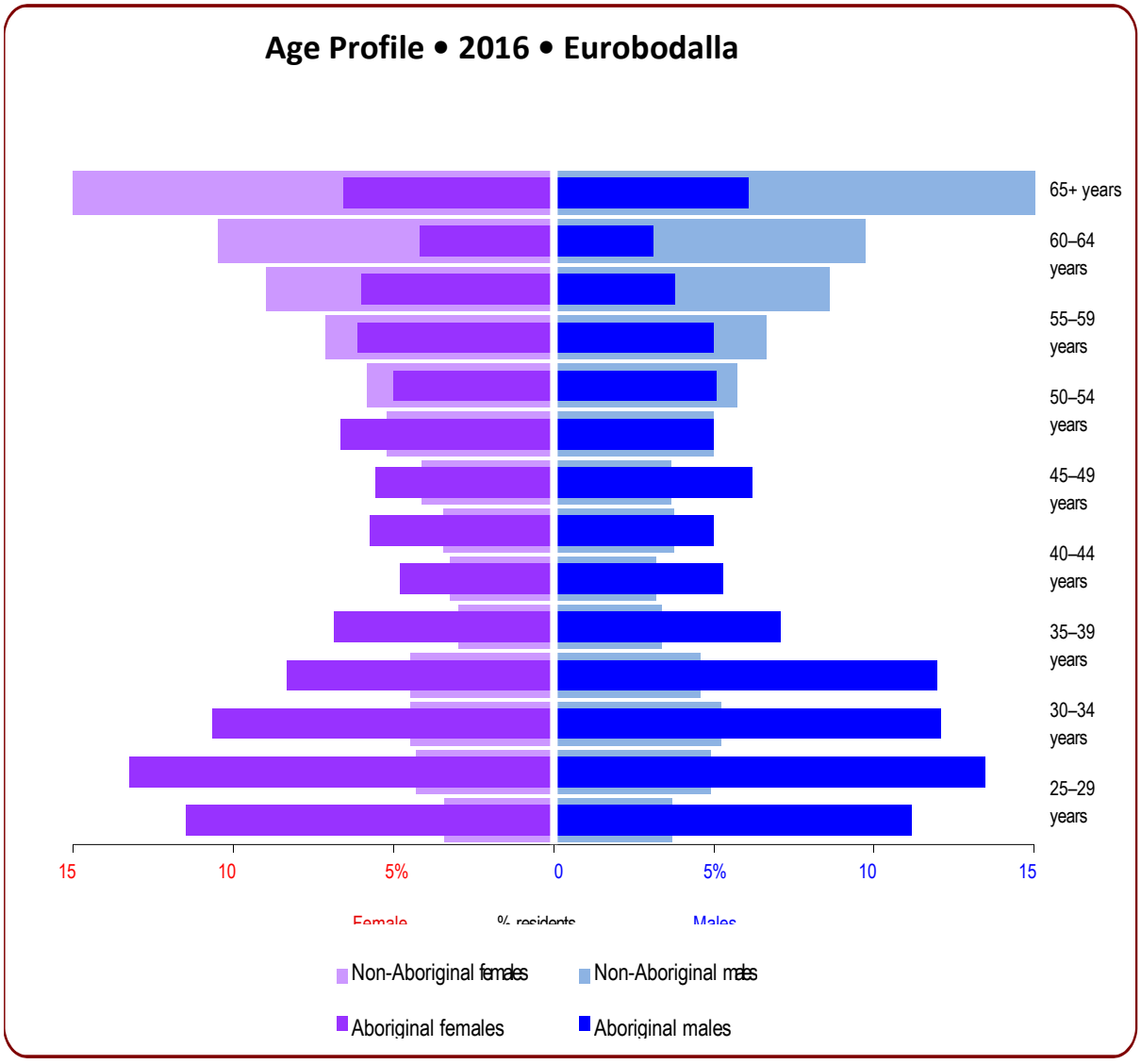
  Eurobodalla's non-Aboriginal population rose by 1% over the decade.

  The Aboriginal population counted in NSW rose by 56% over the decade.

Age Profile

The Aboriginal population of Eurobodalla has an age profile that is significantly younger than the non-Aboriginal population, with a lower median age (22 vs 55 years).

For Eurobodalla's Aboriginal population in 2016:

- The average age was 28 years in 2016, with half the population aged under 22 years (medium age), while the average age for non-aboriginal was 33 years
- The largest age groups for Aboriginal people were 5-9 years (13%), 10-14 years (12%) and 0-4 years (11%), while non-Aboriginal population were 5-9 years (10%), 10-14 years (10%) and 0-4 years (4%)
- The average age was one (1) year higher than in 2011 and 2006, similar to Aboriginal people in NSW since 2011, but has risen by 3 years in a decade.
- 

Education

Having high proportions of people in education is a good indicator of positive individual and community development. In Eurobodalla, one in three Aboriginal residents (702) was attending and educational institution in 2016.

Partly because the Aboriginal population has a much higher proportion of children, their overall rate of participation in education, 34%, is higher that the non-Aboriginal rate in this LGA, 16%. Overall participation in education by Aboriginal people in Eurobodalla had decreased by 1%, but this masks changes among the age groups. 69 Aboriginal residents of Eurobodalla were in post-school education in 2016. This was 14 less than in 2011, with 18 more that in 2006.

WLALC enabled its members to participate in the following courses, which included the Senior First Aid Course, Traffic Control Course, Certificate III Conservation & Land Management and White Card. This training has enabled some members to gain employment.

Health

The ABS 2016 Census for the LGA indicates that 9.1% of Indigenous people (190) have a 'Need for Assistance' (indicated by a profound or severe disability in the areas of; self-care, mobility and communication because of a disability and/or long-term health condition). Among all Eurobodalla's residents, 7.7% reported a disability.

Because Aboriginal communities tend to have fewer people in the oldest age groups where disability rates are much higher, the overall disability rate can be lower in than in non-Aboriginal communities. This can mask much higher rates in some age groups. In this LGA, the overall Aboriginal disability rate was 1.2 times than in the overall population: 9.1% compared to 7.7%. Aboriginal disability rates were higher for men than women: 10.2% to 8.4%. Among all residents, they were similar for men and women: 7.6% to 7.8%.

Employment

Employment is a prime determinant of a community's income, so it is an important indicator of well-being. In Eurobodalla, 491 out of 1,333 Aboriginal adults (15+) were employed in 2016 – 37% of adults. 129 Aboriginal adults were unemployed (10%), so the overall workforce participation rate (employed + unemployed) was 47%. 7% lower than the average for Aboriginal adults in NSW, however, the Aboriginal workforce participation rate here was 4% higher than in 2011 and similar to 2006.

Employment in the workforce is the main way that people gain income and independence. When the proportion of adults in the workforce is low, communities become more dependent on income support, and poverty increases.

High unemployment indicates an absence of jobs in occupations for which local people have had training. High unemployment rates have many damaging effects on those unemployed and their community. In 2016, 24% of the Aboriginal population of Eurobodalla were employed, compared to 38% of the non-Aboriginal workforce employed leaving an employment gap of 15%.

Income and Personal Wealth

In 2016, the average weekly income of Aboriginal adults (aged 15+) in Eurobodalla was approximately $517, which was 17% less than that of Aboriginal adults in NSW ($621), and 32% less than the average of all adults in the LGA ($761).

The average Aboriginal household income in the Eurobodalla was 30% less than the average of Aboriginal households in NSW ($1,703 a week). It was 10% less than the average of other household in Eurobodalla ($1,332 a week). Half the Aboriginal households received less than $943 a week (the medium household income). Aboriginal households in the LGA had an average size of 3.1 residents, compared with 2.1 for non-Aboriginal households. Household incomes thus had to be spread among many more people, compared to other households.

Housing

The 2016 Census identified 874 Indigenous households in Eurobodalla 25% more than in 2011:
The main types of Aboriginal households in the LGA in 2016 were:
3 in 10 were one parent families (257 households, or 29%);
1 in 4 were couples with children without children (222 households or 25%);
Almost 2 in ten were couples without children (162 household, or 19%);
1 in 6 were one-person households (142 households, or 16%) and there were 36 multi-family households, and 23 other types of households.

Single parent families often have low income because it is difficult for the parent to work without adequate childcare and support. High proportions of one-parent families can indicate a higher need for support services. Living alone is less common for Aboriginal people than for others, so most communities have a large lone person difference. The difference is influenced locally by availability of small dwellings. The family size difference is the gap between average sizes of Aboriginal and non-Aboriginal 'nuclear families' (couples with children). Larger families spread their income among more members, so living standards tend to be lower.

In 2016, most Aboriginal households in Eurobodalla (81%) were living in detached houses, with 10% living in flats or units and 7% living in semis/townhouses.

In 2016, Aboriginal households in Eurobodalla most commonly lived in dwellings that were rented (61% of households). Another 20% lived in dwellings that were being purchased, and 14% in homes that were fully owned. Of 530 Aboriginal rental households, 39%, wre managed by real estate agents and 30% managed by public housing.

Ownership of a home is the main way that most Australians accumulate wealth and secure accommodation, in 2016, 34% of Aboriginal households in Eurobodalla were either buying or owned their home, compared with 73% of households, a home ownership gaps of -40%. The home ownership gap in NSW for Aboriginal households was -24%.

Volunteer and Community work

The WLALC has 122 members comprised of 68 voting members, 44 non-voting members and 10 inactive members. Representatives from the Board sit on Aboriginal and non-Aboriginal committees in a voluntary capacity.

Language and Communication

The Aboriginal population in the W LALC boundary has a relatively low level of usage of Indigenous languages in the home. Around 1.8 per cent of the Aboriginal population identify that they speak an Indigenous language at home (compared to the national average of 11.6 per cent).

The 2016 Census estimates there are 1427 Indigenous people living in the Eurobodalla region. Of these, approximately 25 people identified themselves as 'speaking an Indigenous language at home'. The 2016 census indicates that 34% of Indigenous households have an internet connection at home. Access to the internet equates to access to information.

Wagonga LALC organised Certificate I Language (Dhurga Language) course for its members. Expressions of Interest was received from 10 members who participated in the training and discussions now on the way to expand this learning opportunity.

14. SWOT

The workshop also discussed the Strengths, Weaknesses, Opportunities and Threats (SWOT) faced by WLALC. The SWOT Analysis is summarised in Table 3. Summary of Needs Analysis identified in Workshops & Survey

Table 3 SWOT Analysis

STRENGTHS	OPPORTUNITIES
• Seen as a hub of the Koori community • Focussed and committed • Cultural heritage skills/sites preservation • Employment of Aboriginal people • Meeting & information place • Strong community involvement • Supports members and community link into essential govt business, legal advice etc. • Getting information to community e.g.: funerals • Recognised by Chamber of Commerce • Developing business relationships • Community values • Training focussed • Housing program • Sense of ownership/Kooris comfortable • Trust • Accessible • Location (central office) • Diverse environment includes land/water • Diverse skills base for culture centre • WLALC has accepted the offer from the NSWALC to transfer 16 Canty Street to the WLALC. • Own our own premises/office	• Managing land to increase income • Cultural centre for training & cultural activities • Sponsorship • Traineeships and training RTO • Skill, someone to identify funding • Community skills audit – training • Partnerships with govt. and community organisations e.g. tours, business • Employment for Koori and non-Koori • Education across culture • Acquire property from ILC • Getting real jobs • Respite/Healing centre/Alcohol education • Sustainable enterprise • Youth activities including high school links • Networking • Volunteering program • Information packages for members • Transport – get a bus • Regular newsletter/paper and website • Development of policies/procedures by Board • Human resources & community volunteer • Employment partnerships • Community social benefits program
WEAKNESSES	**THREATS**
• Insufficient housing to meet needs • Limited staff, resources, and funding • Training limited as no TAFE • No Indigenous cemetery burials • Limited opportunities for major funding of infrastructure projects • Time consuming and onerous funding processes • Increased community expectations on staff • Motivating members • Inadequate vehicles and transport; to funerals • Communication breakdown with community and NSWALC • Lack of networks with NSWALC • Timeframe for Land Claims is lengthy • No culturally appropriate programs, e.g. homework centre after school, children, safe house, hostel, rehab • Lack of employment opportunities	• NSWALC and ALR Act (Government changes and amendments) • Policy changes • No input to external policies that affect us • WLALC ideas taken by Government and used elsewhere • People leaving area because of no employment • Families move to cities • Destruction of sites • Racism • Lack of willingness for local business to partner with the LALC • WLALC going into administration and WLALC members losing control of WLALC • Lack of meaningful engagement by the members • No respect for the local cultural knowledge holders

15. Key Goals

WLALC has prioritised its needs and established 10 key goals. Five of the key goals are short term, that is, to be achieved within one to two years. Five of the key goals are long term, to be achieved within three to five years. The goals fit into the following programs:

Land acquisition, management and development
Social housing schemes
Culture and Heritage
Business enterprise and investment of assets
Community benefit schemes
Human resources

Table 4 Short and long term goals

Short to Medium-Term Goals	Program
Goal 1: Identify parcels of WLALC land suitable for sale and lease and strategies to generate cash flow	• Land acquisition, development and investments
Goal 2: Review of housing program and acquire more residential rental properties on a sustainable basis	• Social Housing Scheme
Goal 3: Increase opportunities for employment and training in culturally based land and water activities for members	• Business enterprise and employment • Culture and Heritage • Training
Goal 4: Facilitate opportunities for business enterprise and employment through the use of land and waterways	• Business enterprise and employment
Goal 5: Protect land & waterways of cultural significance for future generations use and enjoyment	• Human resources • Culture & Heritage • Training
Long Term Goals	**Program**
Goal 6: Acquire WLALC premises and renovate to provide a stable Indigenous Business Hub – Currently in the process of title being transferred	• Land acquisition and development • Business enterprise and employment
Goal 7: Develop a Cultural Centre for arts, cultural activities, education and health related services	• Culture & Heritage • Land acquisition and development
Goal 8: Provide support services for individuals and families	• Community Benefits Scheme
Goal 9: Build on networking with wider community by exploring partnerships and joint opportunities	• Business enterprise and employment • Human resources
Goal 10: Ensure long term viability of WLALC by good corporate governance and management with adequate human resources and transparency of WLALC operations	• Human resources • Business enterprise and employment

16. Overview of Goals

Goal 1: Identify parcels of WLALC land suitable for sale and lease and plan strategies to generate cash flow and investments

In the words of Vivienne Mason, the Chair of WLALC, "…one of the most important things is to establish income to do community programs. We need really strong enterprise." The first step is to strengthen WLALC's long term financial position by selling and leasing some of its non-income producing land assets. This money will be used to reinvest in new properties and WLALC programs. WLALC has a mix of residential and non-urban land. To increase its economic base, WLALC has resolved to conduct a land audit and investigate 99-year leases and land sales (see Action Plan 1.1). WLALC has formed a committee to deal with land development and sales.

WLALC will continue to work with NSWALC and the Registrar of Land Claims to monitor the progress of land claims. It will also identify other means of acquiring land through gifts, purchase and grant (See Action Plan 1.3).

Surplus cash from the sale and leasing of lands will be invested. WLALC will engage an independent financial planner to advise on the allocation of cash assets and prepare an investment strategy to include fixed term deposits and Australian shares with high dividends, (see Action Plan 1.6).

WLALC is also proposing to call for tenders to develop 'Isabel Street' (Lot 923/1094431) as a joint development. WLALC will provide the land only, with no cash input, retain a portion of the new residential housing and potentially gain a percentage of the profits from the project, which will be invested into WLALC programs and/or investments. Heard McEwan will be working on the tender documents. As this proposal is a 'no cost' proposal, and it has not been budgeted, though it has Action Plan 1.2.

A long-term project is the development of WLALC land at Paradise Point as a Cultural Centre & Keeping Place. A draftsperson, Amy Way has prepared a Landscape Plan and concept plans for the art & craft shed as a first stage for the proposed development. Further work will be staged, though landscaping work has commenced on the property.

Goal 2: Review the housing program and acquire more residential rental properties on a sustainable basis

a. Develop a sustainable rental housing scheme

The need for affordable housing was strongly identified in the WLALC Community Survey and the workshop. Currently WLALC has possession of only 4 rental homes, 3 of which are Head Leased to the Aboriginal Housing Office (AHO), which enabled the properties to be upgraded. The estimated need, however, extends to another 20 houses.

Another issue for managing rental properties is keeping them in good repair. The rental properties are currently subleased to SEARMS from the AHO. Rents are adjusted annually by at least the Consumer Price Index (CPI). Current rents are estimated at 75% of the market rate. For more detail see Overview of WLALC Land and Property Holdings and Action Plans 2.1, 2.2 and 2.3.

b. Increase the number of rental houses

The Board has identified non-urban land (including 'Fullers Beach') which will be for the membership to consider a lease for 99 years. It is envisaged that a portion of the money from this lease will be used to build houses on existing WLALC residential land. Where possible, the WLALC will use local Aboriginal skill and labour. Building costs are estimated at $1,000 per square meter for a low-cost durable home of 200sqm size. Estimates of $200,000 per house are used in the budget. The proposal is to build one home per year. The budget anticipates government grants will assist in the construction costs (see Overview of Land and Property Holdings and Action Plan 2.4). The Project Officer for Lands will manage these projects (also see Action Plan 1.1 and Human Resources Action Plan 10.2).

Goal 3: Increase opportunities for employment and training in culturally based land and water activities for members (Wagonga Rangers)

WLALC re-establish the Wagonga Rangers in 2018 the original concept began in 2007 and continue to use the distinctive logo and the tag line 'Coastal Custodians Caring for Country', a very strong branding for the rangers has been developed including pictures and posters. This signage will be a basis of promoting our service for the community.

It is envisaged that the new Wagonga Rangers will complete training in natural resource management and be competent in Certificate II and Certificate III in Conservation & Land Management. Mainstream land developers are required to engage and contract Aboriginal Site Workers who are WLALC members and have the required skills. Other useful training undertaken by the rangers includes Senior First Aid, Green Card, Chainsaw Operations, Chemical Applications and Frontline Management.

WLALC aims to establish a sustainable sites officer program to monitor and set rates for our services, and employee duties statements including pay rates (especially for casual employees) There will also be standards for service delivery to generate employment opportunities and protect culture. Training programs for service delivery are required. (See Action Plans 3.1, 3.2 and 3.3)

Goal 4: Facilitate opportunities for business enterprise and employment through the use of land and waterways

The ABS data and the respondents to the WLALC Community Survey identified employment as a significant need in the Aboriginal community. Facilitating opportunities for business enterprise and employment through the use of WLALC land and waterways is seen as very important. Workshop discussion for possible ventures that needed further investigation included;

a) Aquaculture and developing derelict oyster leases in Wagonga Inlet to eradicate Pacific Oysters, with the help of oyster farmers.
b) Fish farms- the Department of Primary Industries may be able to assist. Previous inquiries indicate an approximate setup cost of $250,000 and returns within 2 years.
c) Bio-banking, carbon and emissions trading- the WLALC could explore these as opportunities to maximize returns from the use of their land. (See United Nations University, *Emissions Trading, Carbon Financing and Indigenous peoples*, April 2008).
d) Solar power- develop WLALC land as a sustainable power station with the installation of a commercial quantity of solar panels and connected back into the Integral Energy grid.

WLALC members are already producing artwork, basket weaving, paintings, carved wooden snake sculptures, boomerangs, didgeridoos and seashell ornaments, an Art Shed will facilitate this further. A further challenge is finding an outlet for these products. WLALC is investigating the sale of art and craft in markets and retail outlets, locally in Narooma and also further afield (see Action Plan 4.3).

Goal 5: Protect land & waterways of cultural significance for the future generations use and enjoyment

WLALC will continue to protect land and waterways of cultural significance for the future generations use and enjoyment.

The Wagonga region has lands and waterways of cultural significance to the Aboriginal community. WLALC is very active in working with Department of Environment and Heritage to record Aboriginal places and will continue to do so by making Aboriginal Place Nominations. WLALC has also been working with Eurobodalla Shire Council to install interpretive signs around Wagonga Inlet.

WLALC Board advocates for greater recognition of fishing rights and sees this as a fundamental custodial right. The Batemans Bay Marine Park Authority and NSW Fisheries have impacted fishing rights and gathering rights to abalone, local fish species and lobster. The issue of access to natural resources is another issue the Board will follow up.

WLALC sees as its core focus the promotion of culture maintenance and in its everyday services aims to instill cultural pride through cultural practice. The land and waterways management are an example of this strategy.

WLALC supports the reclamation of local Aboriginal Dhurga/Dharawal language. WLALC was successful in obtaining a grant from DAA for language revitalization. WLALC aims to assist with the production of language materials. WLALC will continue to seek Aboriginal place nominations with DECC. For instance, Montague Island's traditional Aboriginal name is Barranguba.

In 2005, freehold title to Gulaga National Park was handed back to the traditional owners. Title is held on trust for traditional owners by WLALC and Merrimans Local Aboriginal Land Council. The Park is governed by a 13-member Board of Management. Aboriginal people hold a majority on this Board. Furthermore, there are approximately nine Aboriginal people employed at the Park. There are opportunities to liaise with the Park to develop more employment opportunities. WLALC anticipates $40,000 contract work per year from Gulaga National Park (see Goal 3) and other cultural benefits.

In 2013 Bellbrook Farm, Tilba was purchased jointly by Gulaga/Biamanga Joint Boards as an addition to Gulaga National Park.

Goal 6: Renovate 16 Canty Street Narooma and provide a stable Indigenous Business Hub

WLALC currently occupies premises at 16 Canty Street Narooma, within the Central Business District (CBD) of Narooma, close to the Post Office, banks and the newsagent. It has a conference room, several small offices, kitchen, toilet(s), and a container shed at the rear to hold tools and equipment.

The Canty Street premises were originally developed for the Regional Aboriginal Land Council, financed with contributions from regional LALCs including substantial contributions from WLALC. After the RALC structure became defunct, the assets of the RALCs were transferred to NSWALC. The Wagonga LALC has accepted the offer from the NSW ALC to transfer title of 16 Canty Street Narooma NSW 2546 to Wagonga LALC. The WLALC lodged a Development Application with Eurobodalla Shire Council with plans to renovate the property. The Development Application was approved for a period of 5 years.

There is community need and demand to expand and improve the WLALC premises to create a more formal Indigenous Business Hub. More office space is required. More workstations for temporary and/or casual use are required.

The new look WLALC premises would be promoted (see Action Plan 6.3) as providing a stable Indigenous Business Hub, to assist local Indigenous people with; job applications (phone and computer), central meeting rooms for interviews, conferences and training, notice board for advertisement of jobs and local programs. The conference room is hired out on a casual basis, and this would continue.

External agencies commenced using the office space to ensure their services are reaching the Public in Narooma.

Goal 7: Develop a Cultural Centre / Keeping Place for; arts, cultural activities, culturally based enterprise, education and health related services (Paradise Pt)

A large and long-term project is the development of WLALC land at Paradise Point as a Cultural Centre and Keeping Place. Draftsperson Amy Way has prepared a Landscape Plan and concept plans for the Art & Craft shed. Further work will be staged, including the Cultural Centre which will take the shape of a Bimbula shell.

The Paradise Point Cultural Centre would also be a keeping place for cultural objects and repatriated information. It could also function as an education and training centre and a healing centre in partnership with Katungul Aboriginal Corporation Community and Medical Services. Other business opportunities that the WLALC are looking at include; culturally based enterprises (also see Action Plan 4.3), Aboriginal tours and youth camps.

Goal 8: Provide support services for individuals and families (including establishing a 'Community Benefits Scheme')

a. Community Benefit Scheme (CBS)

The WLALC wants to support individuals and families on a discretionary basis in the following areas of need, as identified in the community consultations:

- temporary accommodation associated with travel to and from health services and training facilities
- Funeral support (burial costs, travel and temporary accommodation)
- Family and cultural development through parenting skills, camps, workshops
- Promotion of art and culture at Festival and activities including NAIDOC.

The Community Benefits Scheme would be financed with income derived from the leasing of property (see Goal 1). WLALC also has formal standing as a Public Benevolent Institution (PBI) and as a Deductible Gift Recipient (DGR), which means that it can receive tax deductible gifts and donations. Active promotion of this status will aim at attracting donations, to be put towards CBS funding. The budget estimates for WLALC to operate a CBS fund of $20,000 per year (see Action Plan 8.1). The CBS would be guided by a Steering Committee and WLALC would employ a Program Officer to enact the scheme and source funding and donations.

b. Community Bus

A community bus is required to undertake community work and facilitate group transport within and beyond Narooma. Currently WLALC NISSAN Patrol is used by the community to attend cultural activities and community meetings.

c. Linking family and community

In supporting community development WLALC would like to advocate, promote and support community members by linking families to services and hosting events. It aims to do this by:

- establishing a community newsletter
- maintaining a website to disseminate information about essential services and Government departments to members and the community.
- hosting a quarterly community function

There is an important need for a homework centre for tutoring of primary and high school students after school. This did happen in the past, though access to reliable transport was a limiting factor. Maintaining relationships with schools and the Aboriginal education officer is important (see Action Plan 8.3).

Goal 9: Build on networking with wider community by exploring partnerships and joint opportunities

WLALC recognises the importance of working with stakeholders from Government and local business to achieve economic independence. Of great significance, symbolic and otherwise, WLALC is now a member of the Narooma Chamber of Commerce, Narooma Districts Community Gardens Inc. and will endeavor to become a member of the Narooma Oyster Festival Committee. This may present opportunities for business connections. WLALC has a dedicated website (the domain name 'www.wlalc.com.au').

The WLALC will continue to promote Aboriginal culture by increasing their involvement in local festivals and events including the Narooma Blues Festival, which is held in the October long weekend. WLALC supports promotion of cultural activities.

There is a demand and an opportunity for Aboriginal cultural tours in Narooma. WLALC receives calls and requests from the Narooma Information Centre about tourism products available.

WLALC recognises the importance of working with a broad range of stakeholders from Government and business including the SRCMA and ICC and developing relationship with relevant agencies including National Parks and Wildlife Service, Batemans Marine Park, South East Local Land Services and Far South Coast Landcare.

Important local relationships that should be developed are those with possible partners from local business, government and community including Woolworths and Eurobodalla Tourism. (See govt. employment strategies). It is worth noting that Woolworths has an Indigenous employment program and are active members of the Corporate Leaders for Indigenous Employment Project (CLIEP). They are also one of the larger employers in Narooma.

Goal 10: Ensure long term viability of WLALC by good corporate governance and management with adequate human resources and transparency of WLALC operations

WLALC recognises that to continue to operate in the future the WLALC must concentrate on creating long term financial and operational viability. This economic independence will be the core of self-determination. WLALC sees the development of good corporate governance and transparent management as a central focus for its long-term viability (see Action Plan 10.1).

'Human resources' is a constant issue in all discussions and workshops; the particular skill base most required is administrative. To assist the CEO, the following two appointments will be made;

1. Project Officer for Land and Development. The person would have excellent administration and writing skills and be based at the Indigenous Business Hub, the Canty Street premises (see Action Plan 10.2 and also See Action Plan 1.1)

2. Project Officer for Culturally Based Enterprise. The person would have excellent administration and writing skills plus experience in marketing and be based at Paradise Point (see Action Plan 10.2 and also see Action Plan 4.3).

In the workshops and community surveys, several participants expressed the view that the WLALC was the hub of the community. There was a desire to know more about WLALC activities and to participate in those activities. Establishing a designated WLALC website would link the community with the activities and decisions of the WLALC Board and could also be a place where the WLALC policies and procedures are published. Establishing a regular WLALC newsletter could also provide a conduit for this information (see Action Plan 10.3 and also see Action Plan 8.3).

17. Overview of WLALC Land & Property Holdings

During the 2020 Reporting Period WLALC made a submission to the Department of Planning, Industry and Environment 2020 to develop a Planning Analysis of Land Holdings, the following are extracts from the Planning Analysis Report:
An overview of the planning analysis process, land use planning framework and planning and environmental constraints for development of Wagonga Local Aboriginal Land Council's land holdings.

Planning analysis process

The NSW Department of Planning, Industry and Environment methodology of the Planning Analysis is as follows:

Step 1 – Identify land holdings

- Identify the following information for each land holding:
- location of the land holding;
- surrounding land uses;
- size of the land holding;
- status of existing development activity (or history of previous development applications); and
- location of nearby urban areas and other landscape features.

Step 2 – Collate land use planning information

- Collate land use planning information for each land holding, including
- land use zone under relevant Local Environmental Plan; and
- applicable development standards.
- Through this, identify the range of land use zones and potential land uses that apply across all land holdings.

Step 3 – Identify planning and environmental constraints to development

- Collect and analyse readily available information on planning and environmental constraints or opportunities to development on each land holding, including:
- biodiversity;
- heritage;
- flooding;
- bushfire risk;
- surrounding land uses; and
- lot subdivision opportunities.
- Through this, rank and prioritise land holdings from least constrained to most constrained to undertake development.

18. Next steps for Wagonga Local Aboriginal Land Council following this planning analysis

Step 4 – Determine cultural, social, economic and financial objectives

- Before seeking development advice, there would be benefit in establishing objectives or outcomes on development opportunities, such as (but not exclusively):

- cultural significance of any properties;
- social outcomes, including housing for the Wagonga Local Aboriginal Land Council community;
- economic development, such as employment or business developments; and
- financial benefits that can range from short-term returns to long-term assets.

Step 5 – Obtain development advice

- Obtain development advice to understand the potential economic development opportunities on the land holdings, the risks of pursuing any development, and estimate the costs, revenues and profit potential of projects.

Step 6 – Prioritise and sequence development opportunities

- Prioritise and sequence potential economic development opportunities on the land holdings into a pipeline of projects to pursue into the future (having regard to the development advice, this planning analysis, cultural objectives for the land holdings, and any required development processes in the NSW planning system).

Step 7 – Update the Community Land and Business Plan

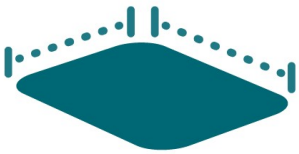
- Review and update the Wagonga Community Land and Business Plan to reflect the intended future development plans for Wagonga Local Aboriginal Land Council land holdings.

Step 8 – Commence delivery of development opportunities

- Commence delivery of projects on land holdings in accordance with the Wagonga Community Land and Business Plan.
- This may include preparing a development delivery plan under the new Aboriginal Land Framework to guide any future planning proposals or development applications.

19. Location and size of land holdings

19 land holdings total

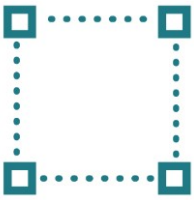


1,693 hectares of land

9 land holdings adjacent to existing urban areas

3 environmental conservation land holdings

3 land holdings adjoin National Parks



3 land holdings greater than 100 hectares

Land use planning information:

The following table provides a breakdown of the land use zones across Wagonga LALCs 19 Land Holdings:

Table 1: Wagonga Local Aboriginal Land Council land use zones under the *Eurobodalla Local Environmental Plan 2013 (Eurobodalla LEP) and Snowy River Local Environmental Plan 2013.*

Land use zone	Number of land holdings	Total area (ha)	Percentage of total area
RU1 Primary Production	7	1,107ha	65%
R2 Low Density Residential	6	17.43ha	1%
E2 Environmental Conservation	3	567.2ha	33%
R5 Large Lot Residential	1	1ha	0.05%
R3 Medium Density Residential	1	0.11ha	0.006%
RE1 Public Recreation	1	0.33ha	0.02%
TOTAL	19	**1,693ha**	**100%**

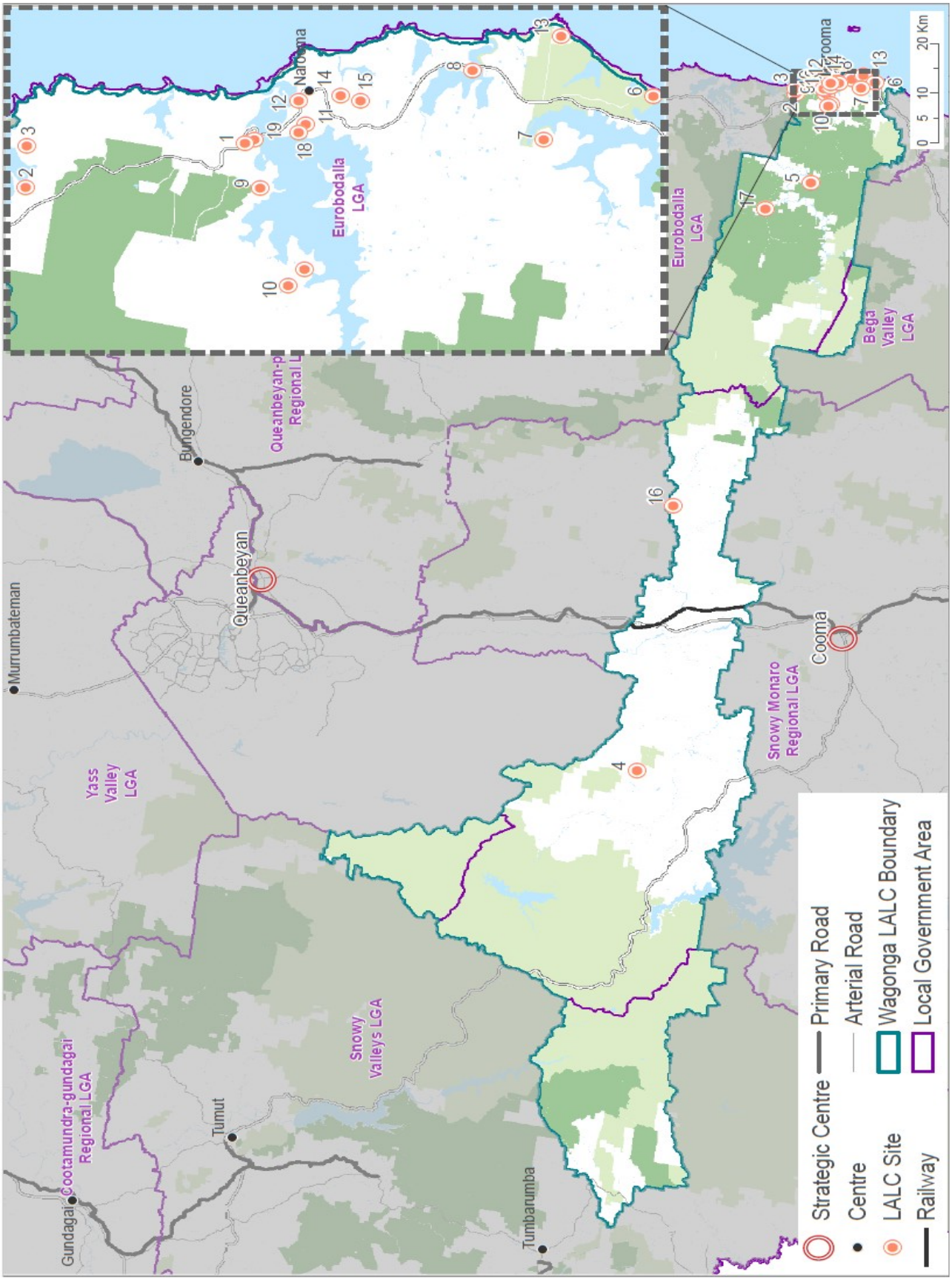
Definitions –

RU1 Primary Production – A range of land uses are permissible on land zoned RU1 Primary Production (subject to development approval) under Eurobodalla LEP including Agriculture; Animal boarding or training establishments; Camping grounds; Dual occupancies; Dwelling houses; Eco-tourist facilities; Highway service centres; Intensive livestock agriculture; Intensive plant agriculture; Plant nurseries; Rural industries; Rural supplies; Secondary dwellings; Tourist and visitor accommodation.

E2 Environmental Conservation – A limited range of land uses are permissible on land zoned E2 Environmental Conservation under Eurobodalla LEP (subject to development approval) including camping grounds; Environmental facilities and Water recreation structures.

R2 Low Density Residential - A range of land uses are permissible on land zoned R2 under Eurobodalla and Cooma-Monaro LEP's (subject to development approval) including Bed and breakfast accommodation, Boarding houses, Centre based child care facilities, Dual occupancies, Dwelling houses, Health consulting rooms, Home based child care, Hostels, Multi dwelling housing, Neighbourhood shops, Seniors housing and shop top housing.

Figure 1: Map of Wagonga Local Aboriginal Land Council Land Holdings



Wagonga Local Aboriginal Land Council land holdings

Site 1

Address: 20 Hillcrest Avenue North Narooma
(Lot 3 DP 40449)
Zone: R2 Low Density Residential

Site 2

Address: 34 Myuna Street Dalmeny
(Lot 34 DP 203032)
Zone: R2 Low Density Residential

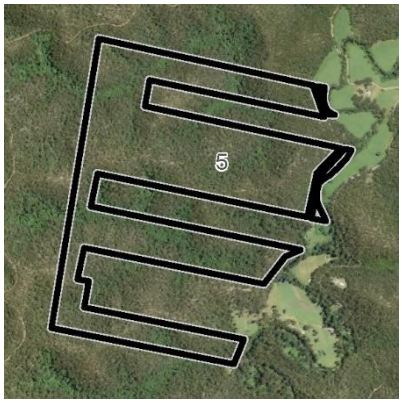
Site 3

Address: 36 Tatiara Street Dalmeny
(Lot 250 DP 203033)
Zone: R2 Low Density Residential

Site 4

Address: Shannons Flat
(Lot 164 DP 48339)
Zone: RU1 Primary Production

Site 5



Address: Reedy Creek Road Digmans Creek
(Lot 181 DP 720067)
Zone: RU1 Primary Production

Site 6

Address: Princes Highway Narooma
(Lot 888 DP 728023)
Zone: E2 Environmental Conservation

Site 7

Address: Old Princes Highway Narooma
(Lot 889 DP 728042)
Zone: RU1 Primary Production

Site 8

Address: Princes Highway Narooma
(Lot 887 DP 728044)
Zoned: RU1 Primary Production

Site 9

Address: Riverview Costins Rd Narooma
(Lot 236 DP 729248)
Zoned: RU1 Primary Production

Site 10

Address: Riverview Rd North Narooma
(Lot 228 & 229 DP 729250)
Zone: RU1 Primary Production

Site 11 & 18

Address: 2 Brice Street Narooma
(Lot 723 DP 752155)
Zone: No 11 – R2 Low Density Residential
Address: Field Street Narooma
(Lot 7020 DP 1029163)
Zone: No 18 – RE1 Public Recreation

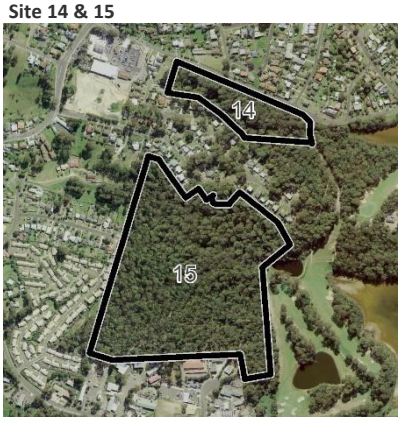
Site 12

Address: 88 Campbell Street Narooma
(Lot 711 DP 1228474)
Zoned: Medium Density Residential

Site 13

Address: Princes Highway Narooma
(Lot 921 DP 1014455)
Zone: E2 Environmental Conservation

Site 14 & 15



Address: Willcocks Avenue Narooma
(Lot 922 DP 1094428)
Zone: E2 Environmental Conservation
Address: 28 Costin Street Narooma
(Lot 923 DP 1094431)
Zone: R2 Low Density Residential

Site 16

Address: Feeneys Road Peak View
(Lot 49 DP 1223205)
Zone: RU1 Primary Production

Site 17

Address: Nerigundah Mountain Rd Nerigundah
(Lot 129 DP 728049)
Zone: R5 Large Lot Residential

Site 19

Address: 6 Riverview Rd North Narooma
(Lot 210 DP 752162)
Zone: R2 Low Density Residential

20. Planning and environmental constraints and opportunities

This section provides a summary of key planning and environmental constraints for development of Wagonga Local Aboriginal Land Council land holdings.

Biodiversity

Development proposals on land that contains terrestrial biodiversity must consider the impact of the development on this biodiversity. Terrestrial biodiversity includes riparian corridors, the interface between land and a waterway, or wetland areas, or land that contains significant vegetation, ecological communities, threatened species, or regionally significant species of fauna, flora or habitat. Terrestrial biodiversity maps are included in *Eurobodalla Local Environmental Plan 2012* and *Cooma-Monaro Local Environmental Plan 2013*. Development proposals with potential impacts on biodiversity may require additional studies or supporting information to be prepared to determine whether impacts can be avoided, minimised or mitigated.

Twelve sites have been identified as containing terrestrial biodiversity. Wagonga Local Aboriginal Land Council will discuss potential biodiversity impacts on individual land holdings with Eurobodalla Shire Council or Snowy Monaro Regional Council, prior to progressing any development proposal.

Landslip

Environmentally sensitive land may have steep slopes, or shallow or erodible soils and a high proportion of rock outcropping and are identified as constrained land on the Landslide Risk Map under the *Cooma-Monaro Local Environmental Plan 2013*. Any development proposals on constrained land must be assessed to ensure environmental impacts are avoided or managed and will require a geotechnical assessment for lands with a slope greater than 20 degrees.

Two land holdings are identified as constrained land on the Landslide Risk Map. Wagonga Local Aboriginal Land Council will discuss potential adverse impacts on constrained land holdings with Snowy Monaro Regional Council prior to progressing any development proposal.

Bush fire

Bush fire prone land is defined as an area of land that can support a bush fire or is likely to be subject to bush fire attack. Maps of bush fire prone land are available through the NSW Rural Fire Service and the Wagonga Valley Shire and Snowy Monaro Regional councils, and include various categories of bushfire prone land, as well as buffer areas.

Vegetation Category 1 land is the highest risk for bush fire and refers to forests, woodlands, heaths, forested wetlands and timber plantations. Vegetation Category 2 land is considered to be a lower busk fire risk than categories 1 and 3. It includes rainforests, remnant vegetation and discrete urban reserves. Vegetation Category 3 land is considered to be a medium bush fire risk and refers to grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands. Land that directly adjoins bushland is classified as Vegetation Buffer. Further information is available at https://www.rfs.nsw.gov.au/__data/assets/pdf_file/0011/4412/Guideline-for-Councils-to-Bushfire-Prone-Area-LandMapping.pdf

Any development applications on bush fire prone land must comply with Planning for bush fire protection - A guide for councils, planners, fire authorities and developers, August 2018 (NSW Rural Fire Service) and AS3959-2009 (Australian Standard).

***Thirteen land holdings are identified as bush fire prone. Wagonga Local Aboriginal Land Council will discuss potential bush fire impacts on land holdings with Eurobodalla Shire Council or Snowy Monaro Regional Council prior to progressing any development proposa*l.**

Flooding

Land near creeks, channels and overland flow paths are at risk of flooding. Development proposals on flood-prone land must incorporate appropriate measures to manage the risk to communities and businesses. Eurobodalla Shire Council has exhibited a planning proposal (PP_2017_EUROB_004_02) that seeks to introduce flood mapping, amend clause 6.5 (flood planning) and amend other planning controls applying to flood affected lands.

There are no Flood Planning Area maps currently included in Eurobodalla or Snowy Monaro Local Environmental Plans, therefore it cannot be confirmed if any land holdings are within the Flood Planning Level. Wagonga Local Aboriginal Land Council will discuss any potential flood impact with Eurobodalla Shire Council Snowy Monaro Regional Council, prior to progressing any development proposal.

Adjoining land uses

Adjoining land uses, such as national parks and State forests (land zoned E1 National Parks and Nature Reserves, and RU3 Forestry), can have implications on the suitability and scale of development on the land holdings. Sensitive adjoining land uses may require additional environmental studies and/or additional mitigation and management measures to be considered as part of a development proposal. Three land holding adjoin national reserves or State forests. Wagonga Local Aboriginal Land Council will discuss potential implications for land adjoining national parks, nature reserves and State forests with Eurobodalla Sire Council prior to progressing any development proposals.

Subdivision

Large land holdings owned by Wagonga Local Aboriginal Land Council may have opportunities to be subdivided, and adjoining land holdings may have opportunities to be consolidated to accommodate larger scale developments (subject to the minimum lot size development standard in Eurobodalla and Cooma-Monaro LEPs).

Rural Subdivision

The Eurobodalla and Cooma-Monaro LEPs provide flexibility in the application of development standards for subdivision in certain rural zones, including RU2 Rural Landscape and RU1 Primary Production, to allow landowners a greater chance to achieve the objectives for development in the relevant zone. Land in these zones may with development consent, be subdivided for primary production to create a lot of a size that is less than the minimum lot size development standard. However, a dwelling cannot be erected on such a lot.

Environmental Heritage

Environmental heritage is defined under the *Heritage Act 1977* as the places, buildings, works, relics, movable objects and precincts of State or local heritage significance. It includes natural and built heritage, aboriginal places and objects and cultural heritage.

Development consent is required for demolishing, moving or altering the exterior of a heritage item, an aboriginal object or a building within a heritage conservation area. Development consent is required for erecting a building on land with a heritage item, or Aboriginal object or an Aboriginal place of heritage significance.

The consent authority must consider the effect of the proposed development on the heritage significance of the item or area concerned and may require a heritage management document that assesses the extent of the proposed development on the heritage significance.

Heritage grants and funding are available to help owners, custodians, mangers and communities to know, value and care for their heritage. More information is available at: https://www.environment.nsw.gov.au/topics/heritage/grantsand-funding

Aboriginal Cultural Heritage

Aboriginal cultural heritage consists of places and items that are of significance to Aboriginal people because of their traditions, observances, lore, customs, beliefs and history.
The National Parks and Wildlife Act 1974 administered by the Office of Environment and Heritage is the primary legislation for the protection of some aspects of Aboriginal cultural heritage.
Office of Environment and Heritage maintains a register, known as the Aboriginal Heritage Information Management System (AHIMS), which has information on recorded Aboriginal objects and declared Aboriginal places. AHIMS is used by government, industry and heritage professionals for land use planning, regulation and conservation management, and used by Aboriginal communities to help them manage, conserve and protect local sites and heritage. Further information on Aboriginal sites recorded in AHIMS can be requested via AHIMS web services. More information is available at: https://www.environment.nsw.gov.au/licences/WhatInformationCanYouObtainFromAHIMS.htm

Four land holdings are identified under the Aboriginal Heritage Information System (AHIMS) register.

Contaminated Land

Contaminated land is land on which a substance occurs at concentrations above background levels which causes, or is likely to cause, a risk of harm to human health or the environment. Contamination is generally the result of past uses or activities on land. It can occur as a result of the improper storage, production or use of petroleum products, improper chemical handling or disposal practices or the placement of contaminated fill on a site. Contamination can also occur when polluted groundwater, dust or hazardous ground gases move from a contaminated site to nearby land.
Councils and other planning authorities must consider the potential for land to be contaminated when proposing land use changes (including changes to permitted land uses or through rezoning proposals) and when assessing development applications.

No land holdings are recorded in the Environment Protection Authority's Contaminated Land Public Record.

21. Vacant Land holdings

Note: Colored box means a potential development constraint included in the environmental planning instruments.

Site no	Address	Land Use Zone	Approx. Site Area	Development Standards Minimum Lot Size = MLS Height of Building = HoB Floor Space Ratio = FSR	Bushfire Prone Land	Terrestrial Biodiversity	Other Identified Constraints and Provisions	Comments
12	88 Campbell Street Narooma	R3 Medium Density Residential (Eurobodalla LEP 2012)	1,130sqm	MLS = 550sqm HoB = 11.5m	Not applicable	Terrestrial Biodiversity	Not applicable	- Site contains terrestrial biodiversity land. - Walking distance to local shops and recreation facilities. - Affected by a 1.5m buffer around classified roads. - Land identified as "5" on the Additional Permitted Uses Map such that development for the purposes of entertainment facilities, food and drink premises, function centres, funeral homes, information and education facilities, office premises, public administration buildings and veterinary hospitals is permitted with consent from Council. - Adjoining land use zones: R3 Medium Density Residential, B2 Local Centre and RE1 Public Recreation.
15	28 Costin St, Narooma	R2 Low Density Residential (Eurobodalla LEP 2012)	17ha	MLS = 550sqm HoB = 9m	Vegetation Category 1 and Buffer	Terrestrial Biodiversity	Riparian Land, Acid Sulfate Soils Class 2	- Site contains bushfire prone land, terrestrial biodiversity, riparian land and acid sulfate soils. - The site has views over the adjoining golf course. - A range of low density residential land uses and other land uses are permissible (subject to development approval from Council). - Adjoining land use zones: R2 Low Density Residential, IN1 General Industrial and RE2 Private Recreation.
19	6 Riverview Rd, North Narooma	R2 Low Density Residential (Eurobodalla LEP 2012)	1810sqm	MLS = 550sqm HoB = 8.5m	Not applicable	Terrestrial Biodiversity	Not applicable	- Site contains terrestrial biodiversity. - A range of low density residential land uses and other land uses are permissible (subject to development approval from Council). - Adjoining land use zones: R2 Low Density Residential, E2 Environmental Conservation.
9	LOT 236 DP 729248 Riverview - Costins Road North Narooma	RU1 Primary Production Zone (Eurobodalla LEP 2012)	1.3ha	MLS = 40ha	Vegetation Category 1	Not applicable	Not applicable	- Site contains bushfire prone land. - The site area is below the minimum lot size of 40ha. - Extensive agriculture and forestry are permissible without development consent and a range of uses are permissible subject to development approval from Council. Residential development is not permitted as the land area is below the minimum lot size. - For information regarding approvals for native forestry operations on privately owned land, contact the South East branch of NSW Local Land Services - Adjoining land use zones: RU1 Primary Production, RU3 Forestry and R2 Low Density Residential.
4	Lot 164 DP48339 Shannons Flat	RU1 Primary Production (Cooma-Monaro LEP 2013)	779ha	MLS = 80ha	Vegetation Category 1, 2 and Buffer	Terrestrial Biodiversity	Landslide Risk	- Site contains bushfire prone land, terrestrial biodiversity and landslide risk. - This is one of two landholdings located in the Snowy Monaro Regional Council area. - Site contains terrestrial biodiversity, bushfire prone land, and landslide risk and is adjacent to the Yaouk Nature Reserve. - Adjoining land use zones: RU1 Primary Production

Site no	Address	Land Use Zone	Approx Site Area	Development Standards Minimum Lot Size = MLS Height of Building = HoB Floor Space Ratio = FSR	Bushfire Prone Land	Terrestrial Biodiversity	Other Identified Constraints and Provisions	Comments
16	LOT 49 DP 1223205 Feeneys Road, Peak View	RU1 Primary Production (Cooma-Monaro LEP 2013)	171ha	MLS = 80ha	Vegetation Category 1, Category 2 and Buffer	Terrestrial Biodiversity	Riparian Lands and Landslide Risk	- Site contains bushfire prone land, terrestrial biodiversity, riparian lands and landslide risk. - This is one of two landholdings located in the Snowy Monaro Regional Council area. - A range of low density residential land uses, agriculture, extractive industries and other land uses are permissible (subject to development approval from Council). - Adjoining land use zones: RU1 Primary Production
5	Lot 181 DP720067 Reedy Creek Road Dignams Creek	RU1 Primary Production (Eurobodalla LEP 2012)	110ha	MLS = 100ha	Vegetation Category 1, 2 and Buffer	Terrestrial Biodiversity	Riparian Land	- Site contains bushfire prone land, terrestrial biodiversity and riparian land. - Extensive agriculture and forestry are permissible without consent and a range of uses including low density residential are permissible subject to development approval from Council. - For information regarding approvals for native forestry operations on privately owned land, contact the South East branch of NSW Local Land Services. - Adjoining land use zones: RU3 Forestry, RUI Primary Production and W1 Natural Waterways
8	LOT 887 DP 728044 Princess Highway Narooma	RU1 Primary Production (Eurobodalla LEP 2012)	3ha	MLS = 20ha	Vegetation Category 1	Not applicable	Acid Sulfate Soils Class 3	- Site contains bushfire prone land and class 3 acid sulfate soils. - The site area is below the minimum lot size of 20ha. - Located between Nangudga Lake and the Princes Highway. - Extensive agriculture and forestry are permissible without consent and a range of uses are permissible subject to development approval from Council. Residential development is not permitted as the land area is below the minimum lot size. - For information regarding approvals for native forestry operations on privately owned land, contact the South East branch of NSW Local Land Services. - Adjoining land use zones: E2 Environmental Conservation, SP2 Infrastructure and RE2 Private Recreation.

Site no	Address	Land Use Zone	Approx Site Area	Development Standards Minimum Lot Size = MLS Height of Building = HoB Floor Space Ratio = FSR	Bushfire Prone Land	Terrestrial Biodiversity	Other Identified Constraints and Provisions	Comments
7	LOT 889 DP728042 Old Princess Highway Narooma	RU1 Primary Production (Eurobodalla LEP 2012)	16ha	MLS = 100ha	Vegetation Category 1	Not applicable	Riparian Land	- Site contains bushfire prone and riparian land. - The site area is below the minimum lot size of 100ha. - Site adjoins terrestrial biodiversity and wetlands areas. - Extensive agriculture and forestry are permissible without consent and a range of uses are permissible subject to development approval from Council. Residential development is not permitted as the land area is below the minimum lot size. - For information regarding approvals for native forestry operations on privately owned land, contact the South East branch of NSW Local Land Services. - Adjoining land use zones: E1 National Parks and Nature Reserves and RU1 Primary Production.
10	LOTS 228 & 229 DP 729250 Riverview Road North Narooma	RU1 Primary Production (Eurobodalla LEP 2012)	27ha	MLS = 40ha	Vegetation Category 1 and Buffer	Terrestrial Biodiversity	Riparian Land	- Site contains bushfire prone land, terrestrial biodiversity and riparian land. - The site area is below the minimum lot size of 40ha. - Extensive agriculture and forestry are permissible without consent and a range of uses are permissible subject to development approval from Council. Residential development is not permitted as the land area is below the minimum lot size. - For information regarding approvals for native forestry operations on privately owned land, contact the South East branch of NSW Local Land Services. - Adjoining land use zones: RU1 Primary Production

Site no	Address	Land Use Zone	Approximate Site Area	Development Standards Minimum Lot Size = MLS Height of Building = HoB Floor Space Ratio = FSR	Bushfire Prone Land	Terrestrial Biodiversity	Other Identified Constraints and Provisions	Comments
17	LOT 129 DP 728049 Nerrigundah Mountain Rd, Nerrigundah	R5 Large Lot Residential (Eurobodalla LEP 2012)	1ha	Not applicable	Vegetation Category 1 and Buffer	Terrestrial Biodiversity	Not applicable	- Site contains bushfire prone land and terrestrial biodiversity. - The site area is below the minimum lot size of 1000ha. - A range of uses including low density residential, eco-tourist facilities, tourist and visitor accommodation and plant nurseries are permissible (subject to development approval from Council). - Adjoining land use zones: RU1 Primary Production
18	LOT 7020 DP 1029163 Field St, Narooma	RE1 Public Recreation (Eurobodalla LEP 2012)	.33ha	Not applicable	Not applicable	Not applicable	Acid Sulfate Soils Class 2	- Site contains acid sulfate soils. - In walking distance to waterfront, local shops, tourist accommodation including Narooma Easts Holiday Park and medium density housing. - A development application (DA632/10) was approved in 2010 for the Narooma Oyster Festival to be held on site annually for 5 years. - A range of uses including recreation areas and facilities, restaurants, cafes function centres and camping grounds are permissible (subject to development approval from Council). - Adjoining land use zones: RE1 Public Recreation, SP2 Infrastructure, R2 Low Density Residential, W2 Natural Waterways
13	LOT 921 DP 1014455 Princes Highway Narooma	E2 Environmental Conservation (Eurobodalla LEP 2012)	13ha	MLS = 1000ha	Vegetation Category 1 and Buffer	Terrestrial Biodiversity	Not applicable	- Site contains terrestrial biodiversity and bushfire prone land. - The site is below the minimum lot size of 1000ha. - A small range of land uses including camping grounds and environmental facilities are permissible (subject to development approval from Council). - Adjoining land use zones: E1 National Park and Nature Reserves.
6	LOT 888 DP 728023 Princess Highway Narooma	E2 Environmental Conservation (Eurobodalla LEP 2012)	1500sqm	MLS = 1000ha	Vegetation Category 1	Terrestrial Biodiversity	Acid Sulfate Soils Class 2	- Site contains terrestrial biodiversity, bushfire prone land and acid sulfate soils. - The site is below the minimum lot size of 1000ha. - A small range of land uses including camping grounds and Environmental facilities are permissible (subject to development approval from Council). - Adjoining land use zones: E1 National Parks and Nature Reserves.

Site no	Address	Land Use Zone	Approximate Site Area	Development Standards Minimum Lot Size = MLS Height of Building = HoB Floor Space Ratio = FSR	Bushfire Prone Land	Terrestrial Biodiversity	Other Identified Constraints and Provisions	Comments
14	LOT 922 DP 1094428 Willcocks Avenue, Narooma	E2 Environmental Conservation (Eurobodalla LEP 2012)	3ha	MLS = 1000ha	Vegetation Category 1 and Buffer	Terrestrial Biodiversity	Riparian Land, Acid Sulfate Soils class 2	- Site contains terrestrial biodiversity, bushfire prone land, riparian land and acid sulfate soils. - The site is below the minimum lot size of 1000ha. - A small range of land uses including camping grounds and environmental facilities are permissible (subject to development approval from Council). - Adjoining land use zones: R2 Low Density Residential, RE1 Public Recreation, RE2 Private Recreation and B2 Local Centre.
11	2 Brice Street Narooma	R2 Low Density Residential (Eurobodalla LEP 2012)	420sqm	MLS = 550sqm HoB = 10m	Not applicable	Not applicable	Acid Sulfate Soils Class 3	- Site contains class 3 acid sulfate soils and is below the minimum lot size of 550sqm. - Developed land with a detached brick house - Directly adjoins SP2 land that appears set aside for road widening - Adjoining land use zones: R2 Low Density Residential, SP2 Infrastructure, RE2 Private Recreation and R3 Medium Density Residential.

Disclaimer: The information in this table is current as of August 2019 and updated January 2020 for finalisation of Rural Lands LEP only. Current Planning Proposals.

Amendment 14 Eurobodalla LEP 2012 (PP_2017_EUROB_004_02) - seeks to introduce flood mapping, amend clause 6.5 (flood planning) and amend other planning controls applying to flood affected lands. This planning proposal is at post public exhibition stage.

22. Developed Land holdings

Site no.	Address	Land Use Zone	Approximate Site Area	Development Standards Minimum Lot Size = MLS Height of Building = HoB Floor Space Ratio = FSR	Bushfire Prone Land	Terrestrial Biodiversity	Other Identified Constraints and Provisions	Comments
1	20 Hillcrest Avenue North Narooma	R2 Low Density Residential (Eurobodalla LEP 2012)	880sqm	MLS = 550m HoB = 8.5	Not applicable	Terrestrial Biodiversity	Not applicable	- Site contains terrestrial biodiversity. - Site is identified as extant native vegetation. Any development proposals on the site require consideration of measures to avoid, manage or mitigate any adverse environmental impact. - Site is developed and comprises a detached dwelling that Wagonga LALC indicates is utilised as a rental property. - Adjoining land use zones: R2 Low Density Residential and backs onto E2 Environmental Conservation.
2	34 Myuna Street Dalmeny	R2 Low Density Residential (Eurobodalla LEP 2012)	630sqm	MLS = 550m HoB = 8.5m	Not applicable	Not applicable	Not applicable	- Walking distance to Lake Mummuga and Evans Point. In proximity to IRT Dalmeny retirement home and the Dalmeny Sporting Club. - Site is developed and comprises a detached dwelling that Wagonga LALC indicates is utilised as a rental property. - Adjoining land use zones: R2 Low Density Residential.
3	36 Tatiara Street Dalmeny	R2 Low Density Residential (Eurobodalla LEP 2012)	560sqm	MLS = 550 HoB = 8.5	Not applicable	Not applicable	Not applicable	- Walking distance to Lake Mummuga, public open space and the beach, potentially suitable for short term accommodation. - Site is developed and comprises a detached dwelling that Wagonga LALC indicates is utilised as a rental property. - Adjoining land use zones: R2 Low Density Residential

23. WLALC Residential Rental property

WLALC has 3 residential properties with rental houses:

1) 20 Hillcrest Ave North Narooma (Lot 3/40449), land size 945 sqm. June 2019 WLALC balance sheet value: $263,000. Property managed by SEARMS.
2) 34 Myuna St Dalmeny (Lot 34/203032), land size 645 sqm. June 2019 WLALC balance sheet value: $318,000. Property managed by SEARMS.
3) 36 Tatiara St Dalmeny (lot 250/203033), land size 555 sqm. June 2019 WLALC balance sheet value: $266,000. Property managed by SEARMS.

These three properties have rental management provided by SEARMS Aboriginal Corporation at an approximate cost of 25% of the rents. The rent should be increased annually by reference to the Consumer Price Index (CPI).

WLALC undeveloped land zoned R2, R3 & R5 Residential

WLALC owns the following residential blocks all within Wagonga LALC Boundaries.

1) 2 Brice Street, Narooma 2546 (Lot 723 DP 752155), 420sqm, building height allowed 10m; R2 Low Density Residential. Site contains class 3 acid sulphate and is below the minimum lot size of 550sqm, directly adjoins SP2 land that appears set aside for road widening;
2) 88 Campbell Street, Narooma 2546 (Lot 711 DP 1228474), 1,130sqm, building height allowed 11.5m; R3 Medium Density Residential. Site contains terrestrial biodiversity land; walking distance to local shops and recreation facilities; affected by a 1.5m buffer around classified roads; identified as “5”on the Additional Permitted Uses Map such that development for the purposes of entertainment facilities, food and drink premises, function centre, funeral homes, information and education facilities, office premises, public administration buildings and veterinary hospitals is permitted with consent from Council.
3) 28 Costin Street, Narooma 2546 (Lot 923 DP 1094431) 17ha, building height allowed 9m; R2 Low Density Residential. Site contains bushfire prone land, terrestrial biodiversity, riparian land and acid sulphate soils; views over the adjoining golf course; other land uses are permissible subject to development approval from Council; currently waiting for a non-claimant determination of Native Title from the Federal Court.
4) Nerrigundah Mountain Road, Nerrigundah (Lot 129 DP 728049) 1ha, R5 Large Lot Residential. Site contains bushfire prone land and terrestrial biodiversity; below the minimum lot size of 1,000ha; a range of uses including low density residential, eco-tourist facilities, tourist and visitor accommodation and plant nurseries are permissible subject to development approval from Council.
5) 6 Riverview Road, North Narooma (Lot 210 DP 752162) 1,810sqm, R2 Low Density Residential. Site contain terrestrial biodiversity; a range of low-density residential land uses and other land uses are permissible subject to development approval from Council.

With the exception of Lot 129 DP 728049 (Nerrigundah) all lots have ready access to town utilities including power, telecommunications, water and sewage, are zoned residential and have easy access to the street, which are sealed roads. WLALC proposes to sell the vacant

residential town blocks on the open market. Income generated from the sale is earmarked to develop WLALC Cultural Land, the promotion of Culture and Heritage and to become economically viable.

24. WLALC Cultural Land

A large and long-term project is the development of WLALC land at Paradise Point as a Cultural Centre and Keeping Place. This land, Lot 228/729250 and Lot 229/729250 is towards the end of Riverview Road, North Narooma, with a total land size of 289,900 sqm. It has lake views, existing unpaved road access, and power to the edge of the property, some fencing and several cleared areas. It will make an ideal retreat because of the serene environment.

Draftsperson Amy Way has prepared a Landscape Plan and concept plans for the Art & Craft shed. Further work will be staged, including the Cultural Centre which will take the shape of a Bimbula shell.

The WLALC plans for the Paradise Point Bimbula Cultural Centre to be a multi-functional centre operating as a keeping place and a training centre. Given the lack of culturally appropriate services for drug and alcohol rehabilitation, the Centre could serve as a healing space, run in partnership with Katungul Aboriginal Corporation Community and Regional Health Services. Other business opportunities and culturally based enterprises that the WLALC envisage include Aboriginal tours and cultural camps (also see Goal 4).

The WLALC has received a Fund Grant from NSWALC in November 2015 to proceed to Stage 2 which includes building the picnic area, toilet blocks and a water tower. Approval was received from WLALC members to submit a Development Application on this property for all the stages of low impact development.

25. Sale of WLALC land

WLALC will engage an independent financial planner to advise on the allocation of cash assets and prepare a WLALC investment strategy, to include fixed term deposits and Australian shares with high dividends. This will only proceed if the economic development of Isabel Street goes ahead.

WLALC was successful in 2015/2016 in being considered for the NSW Aboriginal Land Council Pilot Economic Development Program for 'Isabel Street' (28 Costin St Narooma, Lot 923/1094431). WLALC will provide the land only, with no cash input, retain a portion of the new residential housing and gain a percentage of the profits from the project, which will then be invested into WLALC programs and/or investments. The NSW Aboriginal Land Council Economic Development Unit is assisting the WLALC with the development. This proposal is in the early stages due to legal requirements under sections of the Aboriginal Land Rights Act 1983 and other Government Legislation.

26. Other property under WLALC Auspice

WLALC also has possession of one property owned by another organisation;

1.) 3 Emma Close Dalmeny. Rent received from this property is under review. This property is owned by NSW Land and Housing Corporation, managed on behalf of Wagonga LALC by SEARMS; the tenant will be assessed under Pathways (Aboriginal Housing Office – Housing Assignment Policy) to determine whether he/she meets the criteria.

27. Action Plans

This section identifies the 10 Action Plans for Wagonga Local Aboriginal Land Council.

Action Plan 1: The goal is to identify parcels of WLALC land suitable to lease, acquire & develop and to plan strategies to generate cash flow.

	Strategy / Actions	Responsibility	Start Date	Progress
Program: Land acquisition and development				
1.1	**Conduct a land audit and lease WLALC lands**			
1.1.1	Identify non-urban land suitable for 33-year leases for working in partnerships with stakeholders to develop an enterprise.	CEO/Board	1 Jul 09	On-going
1.1.2	Prepare duty statement and appoint Project Officer for Land acquisition and development for WLALC	CEO/Board	1 Dec 13	Not yet initiated
1.1.3	Engage real estate agent to assist with leasing non-urban land	CEO/Board	1 Jul 14	On-going - no leasing has been established as yet. – the members will determine if the LALC will adopt this strategy in the future
1.2	**Land development at 'Isabel Street' (Lot 923/1094431)**			
1.2.1	Seek members approval for development of Land as per ALRA requirements	CEO/Heard McEwan Legal	1 Dec 13	Completed
1.2.2	Finalise tender arrangements and market	CEO/Board/ Members	1 Jan 14	On-going
1.2.3	Negotiate with, and support joint venture partner for land development	Members/Board/NSWALC	1 Jan 14	On-going
1.3	**Land acquisitions**			
1.3.1	Liaise with Registrar and NSWALC to determine status of current land claims under ALRA	CEO/Board and NSWALC	1 Jul 13	On-going
1.3.2	Identify other lands of significance	CEO/Board	1 Aug 13	On-going
1.3.3	Identify other means of acquiring land through gifts, purchase and grants	CEO/Project Officer	1 Dec 13	On-going
1.4	**To enter into leases for Lots 889/728042, 887/728044 and 921/1014455 ('Fullers Beach')**			
1.4.1	Approval by members and NSWALC to sign Deed of Agreement to Lease with Selected Developer (SD)	Board/Chair/ Members and NSWALC	1 Dec 13	Aquaculture venture may still be a possibility.
1.4.2	Monitor SD obtaining Development Applications x 3	CEO/Project Officer	1 Jan 14	On-going

1.4.3	Sign 33 Year Lease with SD	CEO/Board and NSWALC	1 Jan 15	On-going
1.4.4	Receive 2nd part payment of 33 Year lease from SD	CEO/Board	1 Jan 16	On-going
1.5	**Completed**			
1.6	**WLALC Investment Strategy**			
1.6.1	Engage Financial Planner to prepare WLALC Investment Strategy	CEO/Board	1 July 14	Yet to be initiated
1.6.2	Allocate cash from sale of lands and 33-year lease arrangements to investment portfolio	CEO/Board	1 Jan 15	Yet to be initiated

Action Plan 2: The goal is to review the housing program and acquire more residential rental properties on a sustainable basis

	Strategy / Actions	Responsibility	Start Date	Progress
Program: Social housing scheme				
2.1	**Review of current policies and legislative requirements**			
2.1.1	Review of housing waiting list	Board	1 Jul 13	On-going
2.1.2	Annual review of housing policy and procedures, and waiting list	Board	1 Jul 13	On-going
2.1.3	Examine obligations under amendments to ALRA	CEO/Board	1 Jul 13	On-going
2.1.4	Examine options for members to purchase or rent houses from the Isabel development	CEO/Board	TBC	Yet to be initiated
2.2	**Property maintenance**			
2.2.1	AHO will sub-lease to SEARMS AC who is responsible for the maintenance funds	SEARMS AC	1 Jul 13	On-going
2.2.2	Regularly review maintenance needs	SEARMS AC	1 Jan 14	On-going
2.3	**Management of rental properties and rental arrears**			
2.3.1	Monitored by SEARMS AC under 5 Year Head Lease with AHO for managing rental property	SEARMS AC	1 Jan 14	On-going
2.3.2	Establish new tenant checks and procedures	CEO/Board	1 Jul 14	On-going
2.3.3	5 Year Head Lease to AHO	CEO/Board/ NSWALC	1 Feb 14	Completed
2.4	**Increase the number of rental houses**			
2.4.1	Liaise with Aboriginal Housing Office, Department of Housing re: funding sources to purchase more housing for the WLALC members	CEO	1 Nov 15	On-going – the WLALC negotiate housing with AHO on Brice St with the possibility to build duplexes

Action Plan 3: The goal is to increase opportunities for employment and training in cultural based land activities (Site Works & Wagonga Rangers).

	Strategy / Actions	Responsibility	Start Date	Progress
Program: Business enterprise and employment, culture and heritage.				
3.1	**Training in sites work and land management**			
3.1.1	Training for sites officers in Certificate II and III, chainsaw qualifications and other identified qualifications	CEO/Board Partnership with Gulaga Board	5 Feb 14	On-going
3.1.2	Apply for additional grants for the Land management of WLALC properties	CEO/Board	1 Feb 14	On-going – apply for funding under the NSWALC Community Fund Grant
3.1.3	Work with external stakeholders to establish land and conservation work example, Eurobodalla Shire Council, Gulaga Board of Management, Local Land Services, Forestry NSW, etc.	CEO/Board	1 July 16	On-going – WLALC established a Rangers Program, contracts have been signed with SE Local Land Services and Batemans Marine Park for caring for country projects.
3.2	**Generate work in cultural heritage and land management activities**			
3.2.1	Research Govt agency procedures for environmental impact and cultural heritage assessment	CEO/Board	1 Feb 14	On-going – The Dept. of Planning, Industry and Environment produced a Planning Analysis Report on land holdings, a process has been developed which identified the methodology taking 8 steps. The Dept. reported on the first 3 steps, WLALC is required to address the remaining 5 steps.
3.3	**Develop and protect intellectual property and traditional knowledge**			
3.3.2	Develop guidelines for protection of intellectual property and traditional knowledge	CEO/Board	1 Feb 14	On-going

Action Plan 4: The goal is to facilitate opportunities for business enterprise and employment through the use of land and waterways

	Strategy / Actions	Responsibility	Start Date	Progress
Program: Business enterprise and employment				
4.1	Investigate and workshop potential opportunities			
4.1.1	Conduct land audit to identify land or assets for business enterprise	CEO/Board	1 Jul 14	On-going we have identified Isabel St and paradise point for sites for businesses enterprise, and reedy creek for water licenses – further discussion for members
4.1.2	Identify funding (including IBA) for Feasibility of priority business opportunity	CEO	1 Jul 14	Not yet initiated
4.2	Encourage and foster local Aboriginal businesses			
4.2.1	Assist members identify suitable business ventures by referral and advice to IBA	CEO	1 Jul 13	Support is available
4.2.2	Procure services of local Aboriginal business where possible	CEO	1 Jul 13	When external funds are available for work e.g., Cultural Burns, Tree Planting, Caring for Country Projects, neighbouring LALCs provide their members to participate in the projects.
4.3	Tourism and culturally based enterprise			
4.3.1	Create Business Plan for culturally based enterprise and appoint Project Officer	CEO/Board	1 May 14	Not yet initiated

Action Plan 5: The goal is to protect land and waterways of cultural significance for the future generations use and enjoyment, to maintain and strengthen Aboriginal culture and heritage.

	Strategy / Actions	Responsibility	Start Date	Progress
Program: Culture and heritage, human resources				
5.1	Cultural promotion			
5.1.1	Promote Aboriginal culture at local arts and cultural events including Oyster and Blues Festival	CEO/Board	On-going	On-going
5.1.2	Promote visual arts, performing arts and literature	CEO/Board	On-going	We display at office as well at local events
5.1.3	Encourage dual naming of land/sites	CEO/Board	On-going	Gulaga and Biamanga Boards are currently discussing names for sites around the area. The Chairperson approached ESC to include traditional names when entering town etc.
5.1.4	Develop and deliver cross-cultural education programs in schools and other venues	Board	On-going	Members work with the local schools
5.2	Repatriation and reburial			
5.2.1	Reburial of remains where appropriate and conduct memorial	Board	When required	When required
5.3	Promotion of Wagonga LALC			
5.3.1	Promote achievements of Wagonga in local newspapers, radio and WLALC website	CEO/Board	On-going	This has been done through newspaper and newsletter. Current Website is being developed
5.4	Advocate for Aboriginal cultural rights			
5.4.1	Advocate for fishing and hunting rights – abalone gathering, including with Batemans Bay Marine Park and NSW Fisheries	CEO/Board	On-going	On-going members sit of various committees and advisory Boards
5.5	Promotion of Aboriginal culture			
5.5.1	Promote cultural heritage and land management achievements in Wagonga community	CEO/Board	On-going	Promotion of Culture & Heritage and advising of Land Management achievements are reported in a Newsletter, Facebook and Website.

5.4	Language revitalisation program			
5.4.1	Funding for language revitalisation project from DAA	Board	1 Sept 13	On-going
5.4.2	Consultant commenced to produce a language program with resources and generate community awareness and ownership of language	Members/Board	1 Sept 13	On-going
5.4.3	Establish Cultural Centre at Paradise Point	Members/Board	1 Jan 15	Received $20,000 to start developing the timelines, revegetation etc. This is Stage two to build toilet facilities, and BBQ area, Next step is waiting on the environmental study. The Dept. of Planning, Industry & Environment are assisting in advising the Minister to address the 'Restriction of Use' on the title of part of Paradise point.

Action Plan 6: The goal is to acquire WLALC premises and provide a stable Indigenous Business Hub

	Strategy / Actions	Responsibility	Start Date	Progress
Program: Land acquisition and development, business enterprise and employment				
6.1	Completed			
6.2	Upgrade of premises and develop Indigenous Business Hub			
6.2.1	Identify and source funding for upgrade of premises and submit Development Application	CEO/Board	01 Sept 14	On-going budget of $70,000
6.2.2	Renovate 16 Canty Street, to provide Indigenous Business Hub	CEO/Board	01 Sept 14	On-going budget of $100,000
6.3	Promotion of upgraded premises as Indigenous Business Hub			
6.3.1	Promote the facilities at 16 Canty Street as an Indigenous Business Hub	CEO	01 Jan 15	On-going - WLALC hires the board room out to external stakeholders, and we are still promoting the venue to external stakeholders to utilise.

Action Plan 7: The goal is to develop a Cultural Centre and Keeping Place for arts, cultural activities, education and health related services (Paradise Point).

	Strategy / Actions	Responsibility	Start Date	Progress
Program: Culture and Heritage, Land acquisition and development				
7.1	Identify funding source and income			
7.1.1	Indigenous Land Corporation (ILC) Grant	CEO/Board	1 Sep 14	On-going
7.1.2	Income from sale of residential blocks sold on the open market	Members/Board	1 Sep 14	On-going
7.2	Research History and Culture			
7.2.1	Liaise with relevant Institutions (Museums, AIATIS, members archives and publications	Members/Board	1 Jan 15	At the WLALC we keep reports and publications for people wanting to research information. We need to organise for members to go to AIATIS. Research was conducted 18 years ago and this information is available at AIATISI and the National Museum
7.3	Education, cultural camps/workshops			
7.3.1	Promote joint partnerships with educational and health organisations	CEO/Board	1 Jan 15	On-going support
7.3.2	Establish tri-monthly culture, social & emotional wellbeing camps and workshops	Joint Partners/Board	1 Jan 15	Need revisiting

Action Plan 8: Provide support services for individuals and families (establish a 'Community Benefits Scheme')

	Strategy / Actions	Responsibility	Start Date	Progress
Program: Community Support				
8.1	Develop a Community Benefit Scheme (CBS)			
8.1.1	Promote Public Benefit Institution and Deductable Gift Recipient status with the ATO which enables WLALC to submit for a variety of grants and funding.	CEO/Board	1 Jan 10	Ongoing but the current status is up to date.
8.1.2	For the community to establish a sub-committee to develop policy and procedures, rules on how the members can access the CBS.	CEO	Early 2017	Sub-committee and terms of reference to be established and approved by the members.
8.1.3	Establish a list of what members can use the CBS for eg. Assisting families to get to sporting events etc.	CEO	Mid 2017	Sub-committee meeting to develop policies
8.2	Community Bus - A community bus is required to undertake community work and facilitate group transport within and beyond Narooma. Currently WLALC Toyota Kluger is used by the community to attend cultural activities and community meetings.			
8.2.1	Identify funding source and purchase a bus	Board/CEO	1 Jan 15	On-going
8.2.2	Develop policies and procedures for use of bus	Members/Board	1 Jan 15	Use of existing motor vehicle policy
8.3	Advocate, promote and support community members and events			
8.3.1	Establish partnerships with local school and educational facilities	Members/Board	1 Jan 15	Refer to 7.3.1
8.3.2	Establish Homework Centre and Student support services	Members/Board	EOY 2016	On-going
8.3.3	Host Community Gatherings tri-monthly and invite key stakeholders	Members/Board	July	On-going

Action Plan 9: The goal is to build on networking with wider community by exploring partnerships and joint opportunities.

	Strategy / Actions	Responsibility	Start Date	Progress
Program: Business enterprise and employment, human resources				
9.1	Existing networks, identify and expand			
9.1.1	Continue promoting Aboriginal Culture – Arts & Craft individuals /workshops and Cultural Events	Board/CEO	1 Oct 14	For members to discuss this further at a workshop/meeting
9.2	Potential Networks, identify and explore???			
9.2.1	Promote joint partnerships	Board/CEO	1 Oct 14	Refer to 8.3.3
9.2.2	Continue to assist members in their housing and business endeavours by referral and advice to IBA	CEO	1 Oct 14	IBA attends the WLALC once a year to talk to and work with the community to apply for purchase of housing and discuss business opportunities.
9.3	Education of the wider Narooma Community			
9.3.1	Develop and deliver cross-cultural education programs in schools and other venues	Board	1 Jul 09	There are a few members that engage in the schools with language, basket weaving and stories. The LALC to encourage other members to volunteer their time to provide support and input. To set up educational programmes and have main NAIDOC event at the schools.
9.3.2	Promote welcome to country, acknowledgement of country in local schools, at events	CEO/Board	1 Jul 08	WLALC has a template that any member can use. WLALC has established a register of elders list to refer to for Welcome to Country.
9.3.3	Promote local events, and days of celebration and remembrance via networks, via newsletter and on website	CEO/Board	Sept 16	We promote events through the LALC newsletter, flyers, and will be utilising the website.

Action Plan 10: The goal is to ensure the long term viability of WLALC by good corporate governance and management with adequate human resources and transparency of WLALC operations.

	Strategy / Actions	Responsibility	Start Date	Progress
Program: Human resources, Business enterprise and employment				
10.1	Governance			
10.1.1	Governance training	CEO/Board	ongoing	Compulsory for new Board members to do Governance Training
10.1.2	Develop policies and procedures manual	CEO/Board	1 Jul 08	Reviewed annually
10.2	Human resources			
10.2.1	Review organisations structure and staff requirements	CEO/Board	ongoing	The Board reviewed and approved 4 Rangers 2018
10.2.2	As funding becomes available establish the two project officer positions.	CEO/Board		Refer to 4.3.1 & 1.1.2
10.3	Encourage community involvement in WLALC			
10.3.1	Maintain a volunteers' database	CEO/Board	Nov 09	Currently establishing a database with names of volunteers. We are also approaching Indigenous Volunteers Australia and also looking into other avenues.
10.3.2	Promote activities/events of WLALC via website, newsletter and networks	CEO	1 Jan 10	On-going

28. The Goals Achieved during the CLBP 2019-2020

	Strategy / Actions	Responsibility	Start	Progress
Program: Land acquisition and development				
1.2	Land development at 'Isabel Street' (Lot 923/1094431)			
1.2.1	Seek members approval for development of Land as per ALRA requirements	CEO/Heard McEwan Legal	1 Dec 13	Completed
1.2.2	Finalise tender arrangements and market	CEO/Board/ Members	1 Jan 14	On-going
1.5	Sell off WLALC Vacant Residential Blocks on the open market: Lot 180 DP 723083; Lot 117 DP 750541; Lot 1/6 DP 758765 + Lot 2/6 DP 758765 and Lot 241 DP 821459			
1.5.1	Sell off Lot 180 DP 723083; Lot 117 DP 750541; Lot 1/6 DP 758765 + Lot 2/6 DP 758765 and Lot 241 DP 821459	CEO/Board	1 Jan 16	Completed
Program: Social housing scheme				
2.1	Review of current policies and legislative requirements			
2.1.1	Review of housing waiting list	Board	1 Jul 13	On-going that is conducted regularly
2.1.2	Annual review of housing policy and procedures, and waiting list	Board	1 Jul 13	On-going - Annually
2.1.3	Examine obligations under amendments to ALRA	CEO/Board	1 Jul 13	On-going – when legislative amendments occur
2.2	Property maintenance			
2.2.1	AHO will sub-lease to SEARMS AC who is responsible for the maintenance funds	SEARMS AC	1 Jul 13	Completed – WLALC Exited the Head Lease with the AHO on 31st March 2020 and entered into an Interim Management Agreement (MA) with SEARMS to June 2020. WLALC will negotiate a MA in 2020.
2.2.2	Regularly review maintenance needs	SEARMS AC	1 Jan 14	
2.3	Management of rental properties and rental arrears			
2.3.1	Monitored by SEARMS AC under 5 Year Head Lease with AHO for managing rental property	SEARMS AC	June 2020	Completed – New Management Agreement will be negotiated June 2020. WLALC is considering options from Property Manager that has NRSCH certification
2.3.2	Establish new tenant checks and procedures	CEO/Board	1 Jul 14	Completed

Wagonga Local Aboriginal Land Council – Approvals

Chairperson Name: _____ Signature: _____

Date: _____

Deputy Chairperson Name: _____ Signature:_____

Date: _____

Witness Name: _____ Signature:_____

Date: _____