



**Purfleet Taree**  
**Five Year**  
**Local Aboriginal Land Council**  
**Community Land and Business Plan**

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## OUR VISION

The Purfleet Taree Local Aboriginal Land Council is committed to maintaining and reclaiming land, country and culture through community capacity building; empowering and supporting equality of life-style, health, employment and opportunity.

## INTRODUCTION

The Purfleet Taree Local Aboriginal Land Council was incorporated in April 1984 under the New South Wales Aboriginal Land Rights Act 1983 (“ALRA”). Recent amendments to the ALRA make it a legislative requirement for Purfleet Taree LALC to develop this Community, Land and Business Plan (“the Plan”).

We welcome this opportunity as a means to examine and strengthen our financial position and cultural heritage and move towards financial sustainability and a flourishing future.

Our Community Land and Business Plan identifies the main goals of the Purfleet Taree LALC and the strategies that will assist us to achieve these goals. The Plan further details how Purfleet Taree Land Council intends to effectively manage its operations and provides a clear direction for the Board and our members.

The members of the Aboriginal community within Purfleet Taree Land Council boundaries have been widely consulted during the process of this plan and the plan therefore reflects the realistic needs as well as the aspirations of our members.

*(New South Wales Aboriginal Land Council [NSWALC<sup>1</sup>] 3)*

## METHODOLOGY

The following planning preparation took place

- Meeting with Board and CEO;
- Two all-day workshops with LALC community members and planning committee
- LALC administrative
- Community profile and needs analysis survey was distributed and filled out;
- Draft CL&BP presented to members for feedback.
- Review was carried out of
  - LALC policies and procedures
  - LALC housing policy direction
  - LALC annual reports
  - LALC audited reports

The Planning Committee, board and CEO would like to thank the many members who participated in the survey and workshops. This CL&BP is a result of the commitment and generosity of those members who gave their time, knowledge, wisdom and expertise to creating a plan that belongs to the community.



## VALUES STATEMENT

The values possessed by the Purfleet Taree Local Aboriginal Land Council include:

- Empowering the community
- Committed
- Social and emotional well-being



- Community capacity building
- Unification
- Governance transparency
- Accountability

## **BACKGROUND/HISTORY**

The Purfleet Taree Local Aboriginal Land Council (PTLALC) was gazetted in 1983 after the commendable efforts of many, including and most notably Uncle Manul Ritchie, Auntie Elsie Allan, Auntie Alice Briggs and Auntie Shirley Morris. The first offices of the PTLALC were a shared weather board dwelling with the “Gift Shop” located on the Purfleet mission (previously known as Sunrise).

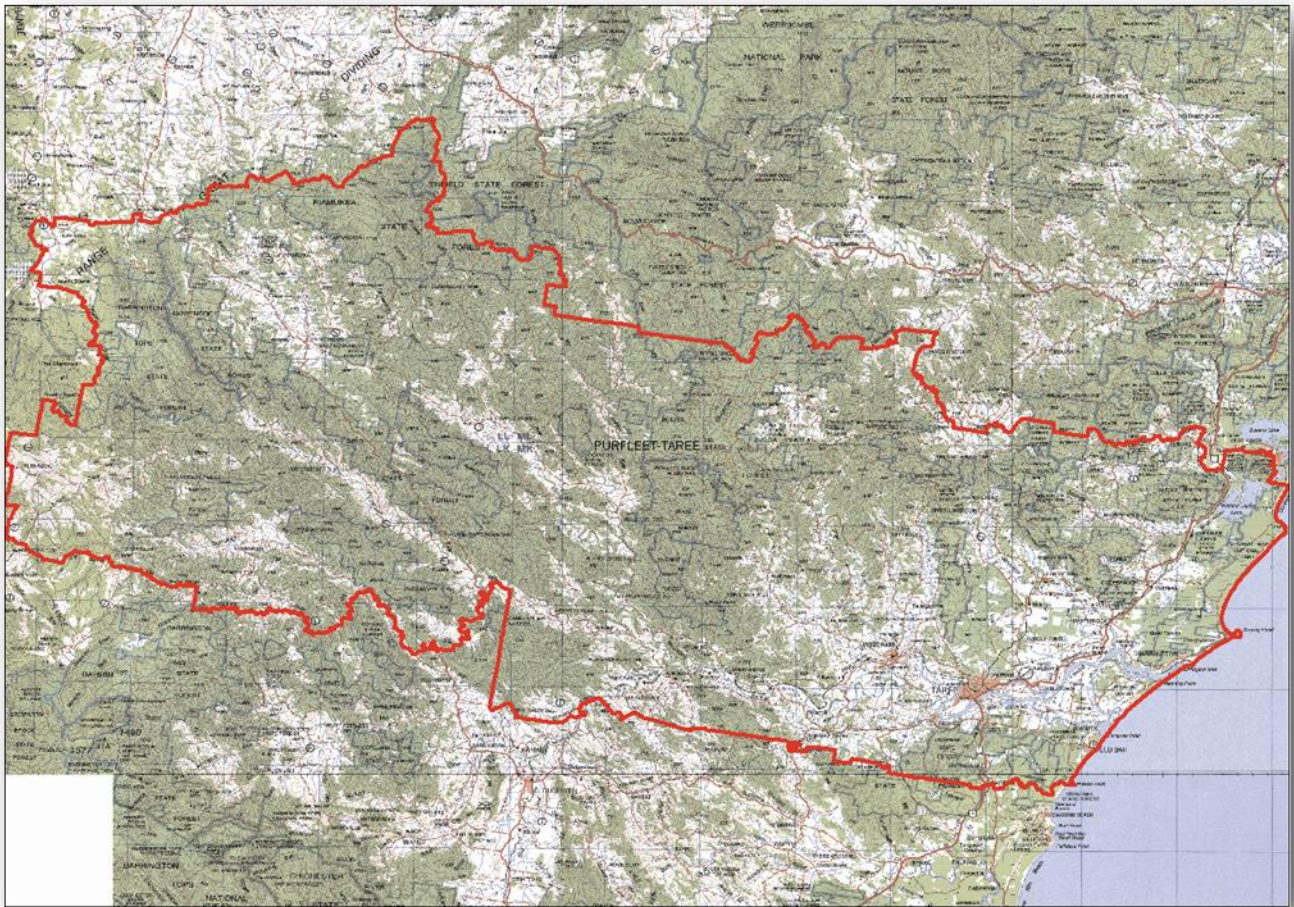
From its establishment the PTLALC immediately commenced the acquisition of lands (return). In approximately 1986 the PTLALC was granted the housing stock located on the mission. Funding for an additional 20 houses was granted by government in the late 80’s, a further 10 houses were built on Purfleet (pizza houses as they became known) and a further 10 houses were spot purchased throughout Taree. The Purfleet mission was troubled by the Pacific Hwy passing directly through it and a number of lives were lost as a result of the Highway passing through Sunrise. The shifting of the Highway was recognised as one of the prominent achievements of the PTLALC and the community.

Unemployment has plagued the local Aboriginal community throughout time and the gaining of the Community Development Employment Program (CDEP) was also recognised as a positive gain for the community. PTLALC operated the CDEP program until 2008 bringing numerous benefits to the community. Today the PTLALC continues to manage a housing portfolio, maintains owned lands and provides employment opportunities to the community. PTLALC hopes to maximise commercial opportunities within the scope of the community owned assets and ambitions; this CLBP will assist in these endeavours.



## LOCATION

Below is the Purfleet Taree Land Council boundary map, supplied by NSW Aboriginal Land Council.



## BUSINESS ENVIRONMENT

The Purfleet Taree LALC is located in the Greater Taree (Greater Taree/ Manning Valley) City Council region on the Mid North Coast of New South Wales, less than 3 hours north of Sydney, 2 hours north of Newcastle and 1 hour south of Port Macquarie. The Local Government Area of Greater Taree encompasses an area of 3,752 sq km and has a population of approximately 45,000 residents. Greater Taree is part of the Hunter Region and is the gateway to the North Coast of NSW. It is also a setting off point for the mountains and the Western Plains beyond the Great Divide.

The Greater Taree City Council home page ([www.gtcc.nsw.gov.au](http://www.gtcc.nsw.gov.au)) states that:

- The region has a booming economy that is going from 'strength to strength'
- The area is a rich agricultural and timber region, centred on the Manning. Dairy and beef production is strongly represented
- Manning has considerable industrial activity, with Taree continuing its role as a regional centre. It is called the "Business Capital of the North Coast"
- Taree has a very strong business centre
- A number of Government departments are based locally, including Land and Water Conservation, Forestry, NSW Agriculture, Department of Housing, DEET, Social Security and Family and Community Services



- The area boasts over 30 primary schools, three high schools, a TAFE, Manning Base Hospital and Mayo Private Hospital. There is also Taree Court House and the RTA Motor Registry in Taree
- Taree has recently been selected as a site for one of the Federal Government's new Australian Technical Colleges in order to prepare our young people to fill positions in our growing industrial and commercial sector
- There are heritage conservation areas at Taree Park and Wingham Brush, as well as Tinonee and Cooperook. These areas contain many important heritage buildings and streetscapes

The "Greater Taree Economic Profile Current Structure and Future Directions," Hunter Valley Research Foundation Report, commissioned by the Greater Taree City Council, July 2005, Identified the following Sectoral analysis and related demographic trends for the region:

- The tertiary or service-based sector is increasing in importance;
- The largest proportion of tertiary sector employment is in the knowledge-based service industries;
- "Retail trade" is growing and becoming comparatively more important to the economy;
- "Sea changers" and retirees with disposable incomes are moving into the area and driving the growth in retail trade;
- Greater Taree had a higher proportion of employment in health and community services than NSW and the MNC in 2001 and this industry has been growing consistently since 1991;
- Ageing of the Greater Taree population is one of the factors likely to be driving the growth in health and community services;
- Tourism is a key industry and directly reflects the "image" and placement of Greater Taree within the broader region and the State;
- Despite the growth in the tertiary sector, agriculture, forestry and fishing remain important to the local economy;
- Fragmentation of agricultural land is one of the emerging local trends affecting the primary industry sector;
- Greater Taree's manufacturing industry remains one of the most significant for the economy of the LGA.

The likely direction and related trends for the Greater Taree economy over the next fifteen years outlined in the "Greater Taree Economic Profile Current Structure and Future Directions", Hunter Valley Research Foundation, July 2005 are:

- There is likely to be continued growth in the tertiary or service based sector;
- The ageing of the population is predicted to continue and is one of the factors influencing the rise of the tertiary sector;
- The growing appeal of the area as a lifestyle destination is another influence upon the growth of the tertiary sector and is also likely to continue;
- The construction industry and the flow-on economic effects that it generates are likely to be an important part of the economy over the next fifteen years.
- The increasing accessibility of Greater Taree is important to manufacturing in the LGA;
- The ability of Greater Taree to promote itself to business as a viable area in which to relocate will influence whether manufacturing in the LGA will reach "critical mass";
- A further factor influencing secondary industry in Greater Taree is whether there is a sufficient supply of appropriately located and serviced industrial land;
- The primary industry sector of the local economy could continue to diversify and make a significant contribution to GRP;
- Measures will most likely have to be taken to prevent the substantial fragmentation of agricultural land in the Manning Valley if primary industry is to remain viable.



The challenge for the Purfleet Taree LALC is to position itself to benefit from the following regional cultural, social, environment and economic related trends:

1. Protecting the natural environment of Greater Taree as one of its principal attributes and provides the potential to promote the growth of the area, based on preservation of its environmental values;
2. The growing appeal of the Taree area as a lifestyle destination and the ageing population has a major influence on health and community services infrastructure;
3. “Sea changers” and retirees with disposable incomes are moving into the area and driving the growth in retail trade;
4. The demand for a sufficient supply of appropriately located and serviced industrial land;
5. Education will continue to be a key employer in the region and that the education sector will diversify and expand;
6. A changing workforce is being attracted to the area with more professionals, associate professionals and intermediate clerical staff in the labour force. A growing small business and home-based business sector;
7. Key industries important to the local Taree/ Manning Valley economy are tourism, retail, the tertiary sector, agriculture, forestry, fishing and the manufacturing industry; and
8. Employment and training opportunities. Many businesses have difficulties attracting and retaining experienced, suitably skilled and qualified staff;

The Mid Coast City Council and the “Greater Taree Economic Profile Current Structure and Future Directions”, Hunter Valley Research Foundation Report, July 2005, have identified the business, industry and demographic related growth areas.

The Purfleet Taree LALC and the Aboriginal community will continue to develop strategies that are linked to the regional trends and continue to facilitate greater levels of participation in the regions cultural, social, environmental and economic activities.

## STAKEHOLDER ANALYSIS

The business environment relates directly to the services delivered by the Purfleet Taree LALC. These services stem from identification of the needs and aspirations of the Purfleet Taree LALC members and the wider Aboriginal community in the region.

The following table depicts the business environment the LALC operates within, identifying key stakeholders such as members, local government and funding providers.

(NSWALC<sup>1</sup> 7)

STAKEHOLDERS	
LALC Staff 4	Stable work environment, direction and opportunities for training and professional development
NSWALC Zone – Northern	Timely responses and adhesion to ALRA
Mid coast City Council	PTLALC has a working relationship with MCCC, we are currently negotiating agreements with the newly formed council.
TAFE NSW	PTLALC has a working relationship with TAFE NSW, we have quoted for and provided commercial labour and are involved in cultural days and consultation



STAKEHOLDERS	
Community Housing	PTLALC has a working relationship with Community Housing, this is to assist members with affordable housing when PTLALC has no available houses
National Parks & Wildlife	PTLALC has formal arrangements with NPW as to ensure cultural input on NPW activities and are currently negotiating co-management arrangements
Forest Corp	PTLALC has formal arrangements with NPW as to ensure cultural input on NPW activities and are currently negotiating co-management arrangements and land acquisition opportunity
Job Network	PTLALC has a working relationship with three out of the four Job Networks, this is to assist PTLALC in gaining staff to meet needs and also to further broader opportunities for community employment TURSA, NORTEC, CASTLE, SKILLED/PROGRAMMED
Funding providers: NSWALC Biripi Aboriginal Medical Centre HAC Enviro Trust State Forests	PTLALC receives income from the listed Departments and Organisations, it is made up of grant monies, commercial income and funding.
Local businesses	PTLALC holds accounts with a number of local businesses, all of which provide goods or services to aid the aims of PTLALC. Businesses include: Josh Cross electrical Roys plumbing Party Hire Cleavers tyres Auto One Bunnings
Rental housing tenants	PTLALC has 54 houses in its portfolio, 40 of which are currently leased. The housing is currently managed by many rivers housing. For a term of 5 years that commenced July 2015 with an option to extend for a further 5 years.
PTLALC members (282 members on its role)	PTLALC is currently writing to all members clarifying their membership status and informing the role. Members need good communication from the LALC and information regarding current land issues.

## LEGISLATIVE FRAMEWORK

The Purfleet Taree Local Aboriginal Land Council is bound by the key legislative requirements which determine the objects and functions of a Local Aboriginal Land Council as contained in the amended ALRA. The Purfleet Taree LALC is an incorporated body constituted under the ALRA. The ALRA 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;
- Manage, in accordance with the Act and consistently with its community, land and business plan, 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 Purfleet Taree LALC are also subject to a range of other legislation. Acts that also relate to the day-to-day operations and functions of Purfleet Taree LALC include:

Act	Impact
Residential Tenancies Act	Establishes rights and obligations of landlords and tenants. Governs LALC rental housing operations
Anti Discrimination Act	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
Environmental Planning and Assessment Act	Establishes framework under which land is managed and used in NSW. Sets out framework of planning instruments used by the State/Local Govts, including: <ul style="list-style-type: none"> <li>• State Environmental Planning Policies;</li> <li>• Regional Environmental Plans;</li> <li>• Local Environment Plans; and,</li> <li>• Development Control Plans.</li> </ul> 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

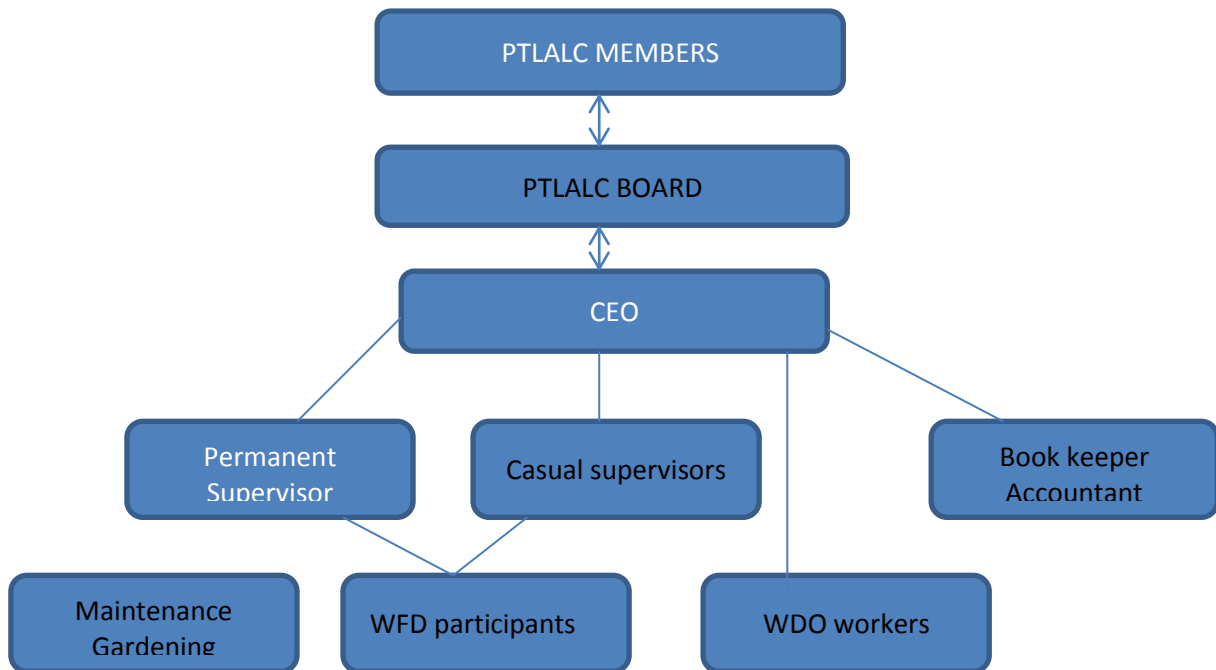


Act	Impact
Local Government Act	Establishes role, functions and constraints on Local Govt in NSW. Impacts the LALC in terms of payment of rates, provision of services (parks, library, child care facilities) and approving applications for land development
National Parks and Wildlife Act	Establishment, 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 LALC is the provisions relating to the identification, assessment and management of areas of Aboriginal cultural heritage. This Act sets rules under which LALC undertakes site inspections and prepares reports recommending preservation or consent to destroy
Commonwealth and State Taxation Legislation	LALC is exempt from a range of State and Commonwealth taxes and charges, including: <ul style="list-style-type: none"> <li>• Stamp duty and vendors duty on property transactions (automatic);</li> <li>• Land tax (automatic);</li> <li>• Income tax (application to the Australian Tax Office required); and</li> <li>• Fringe benefit tax (application to the Australian Tax Office recommended).</li> </ul>

*(New South Wales Aboriginal Land Council [NSWALC2] 108 - 109)*



## ORGANISATIONAL STRUCTURE



Under this structure, the Purfleet Taree LALC operates the following programs:

1. Reception/administration – includes reception and general administrative duties, WFD participants/ volunteers until we find additional funds
3. Property management - manages the non-rental properties owned by the LALC, including properties leased for a commercial return and land development and sales activities.
4. Culture and heritage - manages the cultural responsibilities of the LALC, including protecting the Aboriginal heritage in the area, and developing and delivering culturally appropriate educational programs.
5. Training and employment opportunities – the LALC has identified and as a result over the past twelve months commenced a program to train community members and empower them for either LALC generated employment options or broader employment opportunities. The LALC employed ten General construction trainees as a method of providing for LALC needs resulting from the loss of CDEP.
6. Community benefits – the LALC provides a bus for community events and funerals.
7. Mail Services – the LALC is the Purfleet “Post Office”, these services are provided under an Australia Post Contract.
8. Commercial businesses – the LALC provides numerous commercial services to the Taree area, these include fire wood, lawn mowing rubbish removal.





## SWOT ANALYSIS

STRENGTHS	OPPORTUNITIES
<ul style="list-style-type: none"> <li>• Asset Rich organisation</li> <li>• Current Board is committed</li> <li>• Community support</li> <li>• 4 workers working for the land council</li> <li>• Community communication: Koori Radio's support</li> <li>• Cultural heritage values through our elders and the community</li> <li>• Resources available through NSWALC</li> <li>• Well equipped office</li> <li>• Good engagement with the community</li> </ul>	<ul style="list-style-type: none"> <li>• The demise of CDEP</li> <li>• Tourism and upcoming enterprise opportunities</li> <li>• Business and industry networking to open doors for land council and increased interest in Aboriginal culture</li> <li>• Growing value placed on Indigenous people and their capabilities</li> <li>• Can offer competitive prices for work when subsidised</li> </ul>

WEAKNESSES	THREATS
<ul style="list-style-type: none"> <li>• General disrespect from youth leading to destruction of property</li> <li>• Tenants not paying rent</li> <li>• High expectations in relation to LALC capacity</li> <li>• Human resources and capacity to meet reporting standards</li> <li>• Changing board personnel creates changing capacity of board</li> <li>• No fully funded positions in the LALC</li> <li>• Community can resent change</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of respect for one another</li> <li>• Poor perception of Land Council by wider community in regards to creating business relations and employing Aboriginal people</li> <li>• Wider community accustomed to free labour (CDEP) and unwilling to pay more</li> <li>• Lack of transparency and control of our finances held in trust</li> <li>• Factions between community and organisation and families</li> <li>• Competition between LALC and other organisations/contractors for contracts and funding</li> <li>• Governments and other agencies not recognising the LALC as the recognised body on culture, heritage, land matters, and liaising with individuals and organisations that don't represent the good of the whole community</li> </ul>

## ESTABLISHING THE PURFLEET TAREE LALC GOALS

The needs and aspirations of the LALC were established through a consultation process with the members and community. A survey was also distributed and responses were collated.

Workshop's initial focus was on capturing the big picture through discussions on vision, hopes, aspirations and the future, while utilising industry/ business analysis tools of facilitating "what are the natural assets and infrastructure assets in this LALC region?" The information captured allowed the members to reflect on what is important from cultural, social, environmental and economic perspectives to the community and their future.



The outcome of discussions, the survey, meetings and two workshops established the needs of the community and goals in relation to:

- Acquisition, management and development of land and property holdings;
- Community benefit schemes;
- Increasing their economic base through business enterprise and investment; and
- Culture and heritage;

From the above outlined process the members agreed on some key goals to be the focus of the LALC for the next two years.

## GOALS

The goals are set out below, followed by a broad outline of each of the goals and strategies and a list (not exhaustive) of potential strategies.

### 1. To Maintain Our Land Through Acquisition, Management and Development and Development of Other Assets. ALRA S83 (1) (a)

Strategies:

- 1.1 Create Process to Ensure Purfleet-Taree LALC Derives Maximum Benefit from Right to Lodge Land Claims (Short Term)
- 1.2 Investigate Opportunities to Receive Lands Maintenance Assistance (Long Term)
- 1.3 Investigate Land Property Rates to Ensure the LALC is not Over-Paying, and Recoup Funds From Prior Over-Payment Where Applicable (Short term)
- 1.4 Investigate and Determine Course of Action to Obtain Part 4A lease for Saltwater and Diamond Head (Long Term)

Why:

Increase the economic base of the LALC through land claims and strategic acquisition, management and disposal strategies and to take advantage of opportunities to assist with the up-keep and improvement of our assets.

### 2. To Provide and Manage Community Benefits Schemes ALRA S83 (1) (b)

Strategies:

- 2.1 Investigate Collaboration with Local Organisations to Build a Community Hall

Why:

To provide the local Aboriginal community and land council members with a meeting place to enhance social cohesion.

### 3. To Increase the Economic Base of the LALC through Management of Business Enterprises and Investments ALRA S83 (1) (c)

Strategies:

- 3.1 Seek Valuations on Seven Blocks of Land to Sell in Order to Pay Off LALC Debt (Short Term)
- 3.2 Investigate Feasibility of a Land Council Run Business Enterprise (Long Term)

current contracts with AH and MRH regarding breeches to return rental properties to PTLALC to manage.

Why:



To increase the economic base of the LALC in order to create greater capacity for the LALC to assist the community.

#### 4. To Honour Our Indigenous Culture and Heritage ALRA S83 (1) (d)

Strategies:

##### 4.1 Create Cultural Committee and Cultural Education Strategy Mid-tem)

Why:

To ensure the continuity and dynamism of our culture and heritage.

## OVERVIEW OF GOALS

Continuous consultation with all stakeholders, members and the wider community prior to commencement and during the implementation of the following key goals will be necessary to ensure that:

- Cultural, social and environmental risks are taken into account
- Political and cultural concerns arising from the family and community levels are heard and considered

Financial constraints need to be addressed in order to move this plan into reality. Some goals that require significant funding in order to proceed will need to have time-frames altered if funding is not secured. Only once we are sure that a certain goal is financially feasible will we involve the relevant community sectors to ensure we have the above-mentioned cultural, social and environmental support. Where possible we will be employing people from our community and offering training to those who may fill any emerging positions. We are also using our CL&BP consultants (Gongan Consultancy) throughout the six month Mentoring process to transfer the necessary budgeting and project management skills to appropriate LALC and Community members.

#### 1. To Maintain Our Land Through Acquisition, Management and Development of Other Assets. ALRA S83 (1) (a)

##### 1.1 Create Process to Ensure Purfleet Taree LALC Derives Maximum Benefit from Right to Lodge Land Claims

The LALC will continue to seek ownership of commercially viable property through lodging land claims and ensuring any refused claims are assessed for possible appeal. The first land claims were made by Purfleet Taree LALC in June 1984 and a total of more than 260 land claims have been lodged by or for the LALC since then. Approximately 60 of those claims were either refused or part-refused. The LALC is determined to ensure the Community enjoys the full benefit of land ownership so that it can develop lands as it sees fit and dispose of land for capital gains where appropriate.

##### 1.2 Investigate Opportunities to Receive Lands Maintenance Assistance

Effectively managing our land will ensure the protection of our environmental assets. It will also provide the opportunity to use our land for employment and training and enhance our opportunity to use our land for cultural and economic gain.

To this end, we will investigate funding sources to create qualified land maintenance crews.

The Indigenous Land Corporation offers programs to assist with land management projects including training, employment opportunities, advice and support for indigenous land owners. The LALC would like to investigate opportunities to become involved with the ILC's services in order to learn how to best manage pieces of its land to deliver community benefits in the long term.

There are also possibilities of funding by other departments and organisations such as "Caring for Country" and DECC Green Teams.



### 1.3 Investigate Land Property Rates to Ensure the LALC Is Not Over-Paying, and Recoup Funds from Prior Over-Payment Where Applicable

Purfleet-Taree LALC's 'Sunrise Mission' is made up of several LOTS/DPs. Rates are charged by the Greater Taree City Council (GTCC) on each Lot in totality. Curiously, PTLALC is also charged rates on part Lots (each house) within the already charged Lots.

However, Sunrise has never been subdivided, and part lots for this property therefore don't exist. However, the GTCC is charging PTLALC twice: it charges for a Lot and then part Lot.

This structure of rates-paying has been in existence for the PTLALC for some considerable years. When the current CEO has enquired into such matters, the request for clarification has been met with no response and his request has become 'lost' in the bureaucratic process.

PTLALC wishes to clarify this matter once and for all and, if applicable, stop double-payment to the council and recoup outstanding monies.

### 1.4 Investigate and Determine Course of Action to Obtain Part 4A lease for Saltwater and Diamond Head

Both Saltwater and Diamond Head are of great cultural, traditional and social significance to the Aboriginal people of Purfleet-Taree. There is a great deal of upset within the community that we have lost the rights to use, protect and care for this land as we see fit. It seems highly unlikely that we would be able to reclaim this land from National Parks and Wildlife, however it is possible that we could have our title recognised in the form of a Part 4A Lease's for these lands.

We will research the Part 4A process and the likelihood of its success in the above mentioned claims so that we can determine a course of action, should this be worthwhile.

If we are successful in obtaining the lease, we can plan future strategies to use the lease to provide opportunities for employment, training and other capacity building projects for the local Aboriginal communities, including at least 2 Aboriginal designated positions, a Joint Management Coordinator (P/T), and possible contract work for qualified Aboriginal organisations and individuals.

## 2. To Provide and Manage Community Benefits Schemes ALRA S83 (1) (b)

### 2.1 Investigate Collaboration with Local Organisations to Build a Community Hall

The Purfleet-Taree Aboriginal community is very much in need of a common place to meet and have social gatherings, parties, community workshops, weddings, celebrations etc.

A number of years ago we had such a place to meet, and at that time we also experienced greater levels of social cohesion. The absence of a common meeting place makes it difficult for us to come together and our community spirit is suffering as a result.

There are several organisations (such as the Aboriginal Medical Service -AMS) that have approached the Land Council with a request to create partnerships/joint ventures in order to raise/pool capital for this project. Up until recently, the LALC was not in a position to investigate such opportunities, however this service is very much needed by the community and the LALC is now in a better position to support this project.

Our initial steps will be to create partnerships and relationships to support the raising of the required capital, and then we will investigate whether to build a community hall on LALC land or to purchase an existing one.

## 3. To Increase the Economic Base of the LALC through Management of Business Enterprises and Investments ALRA S83 (1) (c)

### 3.1 Seek Valuations on Seven Blocks of Land to Sell in Order to Pay Off LALC Debt

The Purfleet-Taree LALC is in considerable debt. One solution to redressing this could be to raise funds by the sale of land. The LALC has identified seven blocks of land that could potentially be sold without significant loss to the LALC or the community. The first step is to have these lands valued, so that we can





assess with the community whether this is the best way forward for the LALC, and if so, which blocks will be sold.

### 3.2 Investigate Feasibility of a Land Council Run Business Enterprise

Because of Purfleet-Taree's high Aboriginal unemployment rate and the lack of job opportunities, particularly since the closure of the CDEP Purfleet-Taree Local Aboriginal Land Council has decided to inquire into the feasibility and sustainability of locally (LALC) owned and run Aboriginal businesses to generate the training and job opportunities our community desperately needs and requires. This in turn will not only benefit the Land Council but the wider economic community. A number of compelling ideas have been generated in this direction which will be added to and explored in the mentoring period to come.

The following ideas are to be considered:

- open bush food nursery's
- Bush food marketing and outlet
- Stock on land cultural tourism
- Creating employment through contract labour – larger contracts.
- Women's art cooperative – wall hangings and floor rugs
- Firewood business

cultural outlet, history, art and products Before undertaking any such business it is essential that we clarify which business structure can be used given the constraints of the ALRA, and establish management feasibility. This will determine whether it is feasible or not for a LALC to run a competitive commercial business.

### 3.3 Review contracts with AHO and MRH regarding PTLALC managing our properties

Purfleet-Taree LALC has responsibility for all LALC properties including commercial properties. Our primary challenge is to radically increase our rent collection percentage. A significant amount of rent is in arrears, and has been for some time. We have estimated that if all tenants pay the weekly rent, we would then be in a position to be able to pay rates, insurance on all properties, upgrade our properties and provide work for our people in doing so e.g. maintenance crews, housing officer etc.

Our housing review will include considerations such as: rental increases, update of leases, overview of current situation and increasing our rent collection percentage.

The efficient management of our houses will require, over time, the development and renovation of these property assets, as well as the purchase or construction of more homes for our community. We look forward to being in the position to do so and see the review of the management of our housing stock as the first step in this process.

## 4. To Honour Our Indigenous Culture and Heritage ALRA S83 (1) (d)

### 4.1 Create Cultural Committee and Cultural Education Strategy

Our community recognises the importance of cultural education for our people. Much of our culture is passing as our Elders pass; however there are still those in our community who have a cultural education. We intend to form a Cultural Committee made up of these people. They will then be consulted in cultural matters of importance to our community.

Once established, this committee will be asked to guide the establishment of a Cultural Education Strategy. We hope to be able to create such events as skill sharing workshops, cultural trips to the bush, and even extended camps – for children, men and women- utilising our Forest Cabins at Bobbin State Forest.

### Potential Future Strategies

Many other ideas, projects and potential strategies have come from numerous meetings with Members, the Board and Purfleet Taree general community.

The strategies listed above are considered a priority and were therefore selected to be addressed first. Many other good ideas were generated. These are listed below.



- Training for our people and Aboriginals taking over own businesses
- Good education for our kids
- Shared culture and knowledge with young people
- Create a Youth Council
- Get our sites back to be preserved and respected
- Opportunities for good health for our people
- Establish good role models for youth
- “Sunrise” – change our name
- Begin the healing process so that Purfleet Taree can recognise itself as a proud, empowered, spiritually connected, respected, unified community with strong culture and accepted leaders
- Reclaim burial sites and ensure that people can choose their burial site in the future
- Research for the skin names of our people buried
- Establish one community and one committee that has everyone’s interests at heart
- Create opportunities for home ownership and provide more houses to reduce over-crowding
- Establish a strong Elders’ Community Council
- Create a self-sufficient community that doesn’t need funding
- Establish Aboriginal businesses and enterprise such as traditional bush tucker or an archive centre
- Create and seek employment for our people
- Create Aboriginal apprenticeships and more Aboriginal management
- Claim our land back from forestry
- Reclaim Saltwater
- Create a community where the youths respect the elders and each other
- Strive to have equal opportunities to the rest of Australia



## OBJECTIVES AND STRATEGIES

Below is the work breakdown structure that details the larger action steps required to realise each goal and strategy.

Goal 1. To increase the viability of PTLALC through the Acquisition, Management, Development and Strategic Disposal of Land and other assets

1.1	Strategy / Action LAND & PROPERTY	Who Board/CEO/Members	Start Date Nov 2016	Duration Ongoing	Budget Estimate \$0	Status
Create Process to Ensure Purfleet-Taree LALC Derives Maximum Benefit from Right to Lodge Land Claims						
1.1.1	Identify claimable crown lands and continue to lodge land claims where appropriate.	Board/CEO/NSWALC	Nov 2016	Ongoing	\$0	
1.1.2	Investigate the opportunity to negotiate land claims with relevant authorities (where appropriate) in order to reduce backlog/outstanding land claims	CEO/Board	Nov 16	Nov 2021	\$0	
1.1.3	Appeal any refused land claims where appropriate	CEO/Board/NSWALC	Nov 2016	Ongoing		
1.1.4	Investigate development of commercially viable LALC land	Board/CEO	Nov 2016	Ongoing		
1.1.5	Where able, commence development of commercially viable LALC land	Board/CEO	Nov 2016	Ongoing		



1.1	Strategy / Action LAND & PROPERTY	Who Board/CEO/Members	Start Date Nov 2016	Duration Ongoing	Budget Estimate \$0	Status
1.1.6	Conduct any Land dealings (disposals, DA Lodgements etc.) where appropriate ensuring that conditions of NSWALC approval are adhered to.	Members/Board/CEO	Nov 2016	Ongoing		
1.1.7	Identify and investigate the development of any other parcels of land or assets and progress developments	Members/Board/CEO	Nov 2016	Ongoing		

1.2	Strategy / Action LAND & PROPERTY	Who Board/CEO/Members	Start Date Nov 2016	Duration ongoing	Budget Estimate \$0	Status
Investigate Opportunities to Receive Lands Maintenance Assistance						
1.2.1	Identify LALC lands in need of land maintenance	Board/CEO	Nov 2016	Ongoing		
1.2.2	Identify and apply for funding opportunities for land maintenance/management activities i.e. ILC, NSWALC Community Development Levy etc.	Board/CEO/Members	Nov 2016	Ongoing		



1.3	Strategy / Action LAND & PROPERTY	Who CEO/Board	Start Date Nov 2016	Duration 2 years	Budget Estimate \$5,000	Status
Investigate Land Property Rates to Ensure the LALC is not Over-Paying, and Recoup Funds From Prior Over-Payment Where Applicable						
1.3.1	Investigate parcels of land that may have been overcharged for rates and pursue all reimbursement of costs	CEO/Board	Nov 2016	Nov 2018		
1.3.9	Ensure future charges for rates are legitimate in order to avoid over charge	Project Coordinator/Book-keeper	Nov 2016	Nov 2021	\$0	

1.4	Strategy / Action LAND & PROPERTY	Who Project Coordinator	Start Date Nov 2016	Duration ongoing Finish Date ongoing	Budget Estimate \$0	Status
Investigate Hand back opportunities for Saltwater, Diamond Head, Farquhar and other Aboriginal Places						
1.4.1	Board Approval and appoint Project Committee to investigate and commence process for the acquisition of lands of cultural significance or other for Joint management ventures or transfer to the Purfleet Taree LALC	Board/Members	Nov 2016	Nov 2021	\$0	0%



1.4	Strategy / Action LAND & PROPERTY	Who Project Coordinator	Start Date Nov 2016	Duration ongoing Finish Date ongoing	Budget Estimate \$0	Status
1.4.2	Liaise with other LALC's successful in this area and seek external assistance to progress.	CEO/Board/Committee	Nov 2016	Nov 2021		

Goal 2. To Provide and Manage Community Benefits Schemes ALRA S83 (1) (b)

2.1	Strategy / Action COMMUNITY BENEFITS	Who Project Coordinator	Start Date Sep 09	Duration Ongoing	Budget Estimate \$0	Status
Investigate Collaboration with Local Organisations to Build a Community Hall						
2.1.1	LALC to identify community needs and pursue any relevant Community Benefit Schemes for the benefit of Purfleet Taree LALC Members	CEO/Board	Nov 2016	Ongoing		
2.1.2	LALC to manage any community benefit scheme in accordance with NSWALC approval	CEO/Board	Nov 2016	Ongoing		
2.1.3	Commence investigating the construction of a Community Hall including developing all or any relevant partnerships/relationships for this purpose	CEO/Board	Nov 2016	Nov 2021		



Goal 3. To Increase the Economic Base of the LALC through Management of Business Enterprises and Investments ALRA S83 (1) (c)

3.1	Strategy / Action BUSINESSES INVESTMENTS	Who Project Coordinator	Start Date Sep 09	Duration Finish Date ongoing	Budget Estimate \$0	Status
Seek Valuations on Seven Blocks of Land to Sell in Order to Pay Off LALC Debt						
3.1.1	LALC to investigate and pursue any economic development opportunities involving Purfleet Taree LALC lands	CEO/Board	Nov 2016	Ongoing		
3.1.2	LALC to investigate and engage in any investment opportunities available for the benefit of the Purfleet Taree LALC	CEO/Board	Nov 2016	Ongoing		
3.2	Strategy / Action BUSINESSES ENTERPRISE	Who Board/CEO/Various Stakeholders	Start Date Nov 16	Duration Ongoing	Budget Estimate \$0	Status
Investigate Feasibility of a Land Council Owned Business Enterprise						
3.2.1	Investigate/identify the potential to establish a Purfleet Taree LALC owned Business Enterprise	Board/CEO	Nov 2016	Ongoing		
3.2.2	Setup business enterprise and liaise with various key stakeholders (e.g. NSWALC) to ensure that any business venture is operated in accordance with any required approvals	Board/CEO	Nov 2016	Ongoing		



3.3	Strategy / Action BUSINESSES ENTERPRISE/Community Benefit Schemes	Who Board/CEO/Many Rivers	Start Date Nov 2016	Duration Ongoing	Budget Estimate \$0	Status
Manage Purfleet Taree LALC Housing Stock in accordance with any applicable approvals						
3.3.1	Continue to monitor the current head lease arrangement between the AHO, Many Rivers and Purfleet Taree LALC					
3.3.2	Maintain close relationship with many rivers ensuring that the needs of the LALC tenants are continually being met through the terms of the sub lease	Board/CEO	Nov 2016	Ongoing		
3.3.3	Advocate for tenants by raising issues with the housing managers	CEO	Nov 16	ongoing		





Goal 4. To Honour Our Culture and Heritage ALRA S83 (1) (d)

4.1	Strategy / Action CULTURE AND HERITAGE	Who Project Leader	Start Date Feb 10	Duration Finish Date ongoing	Budget Estimate \$0	Status
Create Cultural Committee and Cultural Education Strategy						
4.1.1	Establish a culture and heritage committee for the purposes of investigating any culture and heritage related opportunities that arise	Board/CEO	Nov 2016	Nov 2021		0%
4.1.2	Ensure that all land and sites of cultural significance continue to be protected against any damage	CEO	Nov 2016	Nov 2021		0%
4.1.3	Identify and seek any funding opportunities for the protection of culture and heritage	CEO	Nov 2016	Nov 2021		0%
4.1.4	Identify and seek any funding opportunities to promote our culture and heritage through whole of community celebrations or events NAIDOC, culturally significant area's history and knowledge.	CEO	Nov 2016	Nov 2021		0%



## REGISTER OF LAND AND PROPERTY HOLDINGS

The Purfleet Taree LALC has categorised its land holdings into four main sections: Rental, Cultural, Vacant/Not Yet Determined and Commercial. The following table contains a summary of the key attributes of each property.

### Rental Property

Purfleet Taree Land Council holds 40 rental properties which it manages itself. The rental properties have the potential to bring in approximately \$250,000 annually for the LALC but due to non-paying tenants and outdated leases the actual figure is much lower. As outlined in strategy 3.3 PTLALC aims to increase rental collection and use the monies to sustain and maintain social housing.

Lot/DP or Claim Number	Title Held	Area m2	Constraint on Sale	Address Location	Tenanted	Rent per Week	Value June 2006	Description
252/753149	Yes	632	No	5 HARRY CLARKE DR, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	No	1 HARRY CLARKE DR, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	No	13 SAUNDERS ST, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	No	11 SAUNDERS ST, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	No	5 SAUNDERS ST, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	No	3 SAUNDERS ST, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer



Lot/DP or Claim Number	Title Held	Area m2	Constraint on Sale	Address Location	Tenanted	Rent per Week	Value June 2006	Description
252/753149	Yes	632	No	1 SAUNDERS ST, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	No	3 RUSSELL LANE, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	No	5 RUSSELL LANE, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	No	7 RUSSELL LANE, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	No	9 RUSSELL LANE, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	No	11 RUSSELL LANE, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	No	15 RUSSELL LANE, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	No	4 RUSSELL LANE, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
2/841632	Yes	632	See Notes 4, 5, 6	7 LOBON CIR, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer



Lot/DP or Claim Number	Title Held	Area m2	Constraint on Sale	Address Location	Tenanted	Rent per Week	Value June 2006	Description
2/841632	Yes	632	See Notes 4, 5, 6	3 LOBON CIR, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
2/841632	Yes	632	See Notes 4, 5, 6	10 EDWARDS DR, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
2/841632	Yes	632	See Notes 4, 5, 6	8 EDWARDS DR, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
2/841632	Yes	632	See Notes 4, 5, 6	15 SAUNDERS ST, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
2/841632	Yes	632	See Notes 4, 5, 6	4 EDWARDS DR, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	No	632	Not applicable	2 SAUNDERS ST, PURFLEET, 2430	Yes	\$80	\$30,000	Timber
252/753149	Yes	632	Not applicable	4 SAUNDERS ST, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	Not applicable	6 SAUNDERS ST, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
252/753149	Yes	632	Not applicable	8 SAUNDERS ST, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer



Lot/DP or Claim Number	Title Held	Area m2	Constraint on Sale	Address Location	Tenanted	Rent per Week	Value June 2006	Description
252/753149	Yes	632	Not applicable	11 HARRY CLARKE DR, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
2/841632	Yes	925	See Notes 4, 5, 6	6 EDWARDS DR, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
2/841632	Yes	925	See Notes 4, 5, 6	1 LOBON CIR, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
2/841632	Yes	925	See Notes 4, 5, 6	5 EDWARDS DR, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
2/841632	Yes	925	See Notes 4, 5, 6	3 EDWARDS DR, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
2/841632	Yes	925	See Notes 4, 5, 6	1 EDWARDS DR, PURFLEET, 2430	Yes	\$125	\$30,000	Brick Veneer
29/246409	Yes	746	See Note 6	2 BLACKBUTT PL, TAREE, 2430	Yes	\$125	\$119,000	Brick Veneer
99/730274	Yes	700	Not applicable	6 CARBEEN CL, TAREE, 2430	Yes	\$125	\$97,700	Brick Veneer
272/47478	Yes	9,885	See Notes 10, 11, 12	23 CEDAR PARTY RD, TAREE, 2430	Yes	\$125	\$182,000	Brick Veneer



Lot/DP or Claim Number	Title Held	Area m2	Constraint on Sale	Address Location	Tenanted	Rent per Week	Value June 2006	Description
12/45870	Yes	640	See Note 13	49 LAWSON CRES, TAREE, 2430	Yes	\$125	\$119,000	Brick Veneer
47/262049	Yes	614	Not applicable	45 ORANA CRES, TAREE, 2430	Yes	\$125	\$91,400	Brick Veneer
25/263347	Yes	705	See Note14	10 SHAYBISC CL, TAREE, 2430	Yes	\$125	\$84,700	Brick Veneer
41/255815	Yes	846	Not applicable	22 TELOPEA DR, TAREE, 2430	Yes	\$125	\$90,000	Brick Veneer
240/754449	Yes	2,011	Not applicable	608 WINGHAM RD, TAREE, 2430	Yes	\$125	\$109,000	Brick Veneer
241/754449	Yes	2,226	Not applicable	606 WINGHAM RD, TAREE, 2430	Yes	\$125	\$109,000	Brick Veneer
3/524421	Yes	866	See Note 6	65 WINGHAM RD, TAREE, 2430	Yes	\$125	\$91,100	Brick Veneer



Property with Cultural Value

The following two properties are of cultural significance to the PTLALC. As outlined in strategy 1.4, the LALC also hopes to secure a Part 4a lease for Saltwater and Diamond Head which are both lands of great cultural significance for the LALC.

Lot/DP or Claim Number	Zoning	Area m2	s40AA or 4A NPWA	S36 or s39	Cultural Survey Prepared	Address/Location	Long-term Use
278/45906	BUSN	5,550	No	No	No	PACIFIC HIGHWAY, KIWARRAK, 2430	Cultural/Cemetery
286/722687	NON URB	132,000	No	No	No	217 SALTWATER RD, WALLABI POINT, 2430	Cultural

Commercial

The following PTLALC properties are used for commercial purposes.

Lot/DP or Claim Number	Zoning	Area m2	Lease Expiry Date	Value Jun 2006	Income per annum	Address/ Location	Current Use
7/261137	SPECIAL	2,247	Open-ended	\$44,700	Nil	OLD Pacific Hwy, TAREE, 2430	Commercial / vacant (part youth centre)
8/261137	SPECIAL	Unknown	Open-ended	not valued	n/a	OLD Pacific Hwy, TAREE, 2430	Commercial / part of Biripi lease
9/261137	BUSN	Unknown	Open-ended	not valued	n/a	OLD Pacific Hwy, TAREE, 2430	Commercial / part of Biripi lease
C/108481	SPECIAL	589	Open-ended	\$30,000	n/a	OLD BAR RD, TAREE, 2430	Commercial / part of Biripi lease



D/108481	SPECIAL	Unknown	Open-ended	not valued	\$12500pa	OLD BAR RD, TAREE, 2430	Commercial / part of Biripi lease
1/261137	SPECIAL	262,700	Open-ended	\$248,000	n/a	PACIFIC HWY, PURFLEET, 2430	Tennis Court / nature strip
10/261137	SPECIAL	Unknown	Open-ended	not valued	Nil	PACIFIC HWY, PURFLEET, 2430	Commercial / vacant (part youth centre)
12/261137	SPECIAL	Unknown	Open-ended	not valued	Nil	PACIFIC HWY, PURFLEET, 2430	Vacant land
2/261137	SPECIAL	Unknown	Open-ended	not valued	Nil	PACIFIC HWY, PURFLEET, 2430	Vacant land
3/261137	SPECIAL	Unknown	Open-ended	not valued	Nil	PACIFIC HWY, PURFLEET, 2430	Vacant land
4/261137	SPECIAL	Unknown	Open-ended	not valued	Nil	PACIFIC HWY, PURFLEET, 2430	Vacant land
2/586603	SPECIAL	Unknown	Open-ended	not valued	Nil	PACIFIC HWY, PURFLEET, 2430	Vacant land
3/586603	SPECIAL	Unknown	Open-ended	not valued	n/a	PACIFIC HWY, PURFLEET, 2430	Land Council Building Admin
251/75314 9	SPECIAL	Unknown	Open-ended	not valued	\$175000 pa	PACIFIC HWY, PURFLEET, 2430	Mixture of Vacant land / Houses (leased x 27)





Not Yet Determined/Vacant

The following PTLALC lands are either vacant or the use is not yet determined.

Lot/DP or Claim Number	Zoning	Area m2	Value Jun 2006	S40AA or 4A NPWA	S36 or s39	Address/ Location	Current Use
B/108481	SPECIAL	577	\$30,000	No	No	OLD BAR RD, TAREE, 2430	Not yet determined/Vacant block
251/753149	SPECIAL	632	\$30,000	No	No	20 HARRY CLARKE DR, PURFLEET, 2430	Vacant
252/753149	SPECIAL	632	\$30,000	No	No	9 HARRY CLARKE DR, PURFLEET, 2430	Vacant Block
252/753149	SPECIAL	632	\$30,000	No	No	7 HARRY CLARKE DR, PURFLEET, 2430	Vacant Block
252/753149	SPECIAL	632	\$30,000	No	No	3 HARRY CLARKE DR, PURFLEET, 2430	Vacant Block
252/753149	SPECIAL	632	\$30,000	No	No	9 SAUNDERS ST, PURFLEET, 2430	Vacant Block
252/753149	SPECIAL	632	\$30,000	No	No	7 SAUNDERS ST, PURFLEET, 2430	Vacant Block
252/753149	SPECIAL	632	\$30,000	No	No	13 RUSSELL LANE, PURFLEET, 2430	Vacant Block
252/753149	SPECIAL	632	\$30,000	No	No	2 RUSSELL LANE, PURFLEET, 2430	Vacant (to be demolished)



Lot/DP or Claim Number	Zoning	Area m2	Value Jun 2006	S40AA or 4A NPWA	S36 or s39	Address/ Location	Current Use
2/841632	SPECIAL	632	\$30,000	No	No	5 LOBON CIR, PURFLEET, 2430	Vacant Block
2/841632	SPECIAL	632	\$30,000	No	No	2 EDWARDS DR, PURFLEET, 2430	Vacant Block
1/586603	SPECIAL	Unkno wn	not valued	No	No	PACIFIC HWY, PURFLEET, 2430	vacant/commercial
252/753149	SPECIAL	Unkno wn	not valued	No	No	PACIFIC HWY, PURFLEET, 2430	vacant/residential/commercial
196/704872	NON URB	5,805	\$69,100	No	No	167 WHERROL FLAT RD, WHERROL FLAT, 2429	Rural/vacant/residential
10/758601 Sn 12	UNDET	4,048	\$94,300	No	No	CROKI ST, LANSDOWNE, 2430	Vacant
11/758601 Sn 12	UNDET	Unkno wn	not valued	No	No	CROKI ST, LANSDOWNE, 2430	vacant
8/758601 Sn 12	UNDET	Unkno wn	not valued	No	No	CROKI ST, LANSDOWNE, 2430	vacant
9/758601 Sn 12	UNDET	Unkno wn	not valued	No	No	CROKI ST, LANSDOWNE, 2430	vacant



Lot/DP or Claim Number	Zoning	Area m2	Value Jun 2006	S40AA or 4A NPWA	S36 or s39	Address/ Location	Current Use
10/758601 Sn 7	UNDET	8,096	\$94,300	No	No	CROKI ST, LANSDOWNNE, 2430	vacant
11/758601 Sn 7	UNDET	Unkno wn	not valued	No	No	CROKI ST, LANSDOWNNE, 2430	vacant
12/758601 Sn 7	UNDET	Unkno wn	not valued	No	No	CROKI ST, LANSDOWNNE, 2430	vacant
13/758601 Sn 7	UNDET	Unkno wn	not valued	No	No	CROKI ST, LANSDOWNNE, 2430	vacant
14/758601 Sn 7	UNDET	Unkno wn	not valued	No	No	CROKI ST, LANSDOWNNE, 2430	vacant
15/758601 Sn 7	UNDET	Unkno wn	not valued	No	No	CROKI ST, LANSDOWNNE, 2430	vacant
16/758601 Sn 7	UNDET	Unkno wn	not valued	No	No	CROKI ST, LANSDOWNNE, 2430	vacant
9/758601 Sn 7	UNDET	Unkno wn	not valued	No	No	CROKI ST, LANSDOWNNE, 2430	vacant
6/134918	UNDET	1,100	\$61,900	No	No	RAILWAY ST, LANSDOWNNE, 2430	vacant



Lot/DP or Claim Number	Zoning	Area m2	Value Jun 2006	S40AA or 4A NPWA	S36 or s39	Address/ Location	Current Use
9/758601 Sn 14	UNDET	1,012	\$61,900	No	No	RAILWAY ST, LANSDOWNE, 2430	vacant
7/45847	UNDET	1,530	\$70,000	No	No	STATION ST, JOHNS RIVER, 2443	vacant
283/48792	NON URB	120,000	\$200,000	No	No	RAILWAY ST, JOHNS RIVER, 2443	vacant
284/48792	NON URB	Unkno wn	not valued	No	No	RAILWAY ST, JOHNS RIVER, 2443	vacant
285/48792	NON URB	Unkno wn	not valued	No	No	RAILWAY ST, JOHNS RIVER, 2443	vacant
144/754448	NON URB	Unkno wn	not valued	No	No	RAILWAY ST, JOHNS RIVER, 2443	vacant
212/754448	NON URB	Unkno wn	not valued	No	No	RAILWAY ST, JOHNS RIVER, 2443	vacant
213/754448	NON URB	Unkno wn	not valued	No	No	RAILWAY ST, JOHNS RIVER, 2443	vacant
214/754448	NON URB	Unkno wn	not valued	No	No	RAILWAY ST, JOHNS RIVER, 2443	vacant



Lot/DP or Claim Number	Zoning	Area m2	Value Jun 2006	S40AA or 4A NPWA	S36 or s39	Address/ Location	Current Use
271/47555	RESIDNTL	35,710	\$238,000	No	No	16 EVARON DRIVE, TAREE, 2430	vacant cleared block
13/759099	RESIDNTL	2,024	\$25,500	No	No	ALLAN ST, WINGHAM, 2429	vacant
14/759099	RESIDNTL	Unkno wn	not valued	No	No	ALLAN ST, WINGHAM, 2429	vacant
245/754454	NON URB	14,820	\$92,600	No	No	PEARSON PL, WINGHAM, 2429	vacant
233/754454	SCENIC	15,180	\$70,600	No	No	QUEEN ST, WINGHAM, 2429	vacant
96/47136	NON URB	1,405	\$3,500	No	No	, WALCHA, 2354	vacant
252/48789	NON URB	102,30 0	\$112,000	No	No	ALBERT ST, KENDALL, 2439	vacant
277/1025202	NON URB	166,30 0	\$315,000	No	No	FACTORY RD, MITCHELLS ISLAND, 2430	vacant
1/1015198	SPECIAL	2,002	\$3,910	No	No	PACIFIC HWY, PURFLEET, 2430	vacant



Lot/DP or Claim Number	Zoning	Area m2	Value Jun 2006	S40AA or 4A NPWA	S36 or s39	Address/ Location	Current Use
101/1027230	RESIDNTL	880	\$82,600	No	No	MORTIMER ST, WINGHAM, 2429	vacant
10/758601 Sn 13	UNDET	6,254	\$205,000	No	No	18 CROKI ST, LANSDOWNE, 2430	vacant
4/758601 Sn 13	UNDET	Unkno wn	not valued	No	No	18 CROKI ST, LANSDOWNE, 2430	vacant
5/758601 Sn 13	UNDET	Unkno wn	not valued	No	No	18 CROKI ST, LANSDOWNE, 2430	vacant
6/758601 Sn 13	UNDET	Unkno wn	not valued	No	No	18 CROKI ST, LANSDOWNE, 2430	vacant
7/758601 Sn 13	UNDET	Unkno wn	not valued	No	No	18 CROKI ST, LANSDOWNE, 2430	vacant
8/758601 Sn 13	UNDET	Unkno wn	not valued	No	No	18 CROKI ST, LANSDOWNE, 2430	vacant
9/758601 Sn 13	UNDET	Unkno wn	not valued	No	No	18 CROKI ST, LANSDOWNE, 2430	vacant

**Property Notes:**

1 land excludes the road(s) within lots c & d being lot 16 in dp261137



- 2 caveat by Aboriginal and Torres Strait islander commission
- 3 land excludes road shown in crown plan 6631.1497
- 4 3923622 vested in mid coast county council gaz.27.3.1998 fol.2009
- 5 note: plan of acquisition for the purposes of the road act, 1993
- 6 covenant
- 7 this edition issued pursuant to s.111 real property act, 1900 5.6.1985
- 8 this edition has been issued because of the reported loss of the edition issued 12.1.1984
- 9 land excludes the road(s) shown in the title diagram
- 10 reserve no:38 for the public purpose of limestone notified in the government gazette of 27/6/1877.
- 11 reserve no:46423 for the public purpose of quarry notified in the government gazette of 15/3/1911.
- 12 reserve no:71324 for the public purpose of future public requirements notified in the government gazette of 13/10/1944.
- 13 easement to drain water affecting the part(s) shown so burdened in the title diagram
- 14 restriction as to user 6 wide affecting the part shown so burdened in the title diagram
- 15 government gazette 28/8/1987 folio 4944 easement for access affecting the part shown as "easement for access 5 wide - dp733946 gaz. 28/8/1987" in the title diagram
- 16 government gazette 28/8/1987 folio 4945 easement for drainage affecting the part shown as "easement for drainage 5 wide - dp733946 gaz. 28/8/1987" in the title diagram
- 17 government gazette 28/8/1987 folio 4945 easement for water supply & pipeline affecting the part shown as "easement for water supply pipeline 5 wide & var.- dp733946 gaz. 28/8/1987" in the title diagram
- 18 easement for transmission of electricity 20 wide affecting the part(s) shown so burdened in the title diagram
- 19 land excludes minerals affecting the part formerly comprised in the crown grant of portion 206
- 20 easement for overhead transmission line variable width affecting the part designated (t) in the title diagram

