

# CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959  
ABN: 65 061 502 439

E-MAIL: [council@centraldarling.nsw.gov.au](mailto:council@centraldarling.nsw.gov.au)  
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COUNCIL CHAMBERS  
21 REID STREET  
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## SUBMISSION SUMMARY REPORT ON THE PLANNING PROPOSAL

**To reclassify four (4) allotments from Community to Operational land and discharge Council interests to facilitate the development of a health services facility, Bonney Street, Wilcannia**

**Amendment to Central Darling Local Environmental Plan  
2012**

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## Submission Summary Report

### Overview of Submissions

Submission Summary Report on exhibition of the Planning proposal for reclassification of land at Bonney Street Wilcannia.

A number of submissions were received by Central Darling Shire Council the total number of verbal and written submission received is 17.

The number of verbal submissions received by Council at the Public hearing/ meeting on 1 December 2020 was 10 verbal comments/ submissions.

The number of written submissions received by Central Darling Council by 4 December 2020 is seven (7).

The submissions received verbally were from residents of Wilcannia and a representative of the Maari Ma organisation.

The written submission received is four (4) were from residents of Wilcannia and three (3) from NSW State Governments agencies.

The comments received from the residents of Wilcannia was that in their personal opinion the site at Bonney Street Wilcannia was not favourable and all supported selecting the Ross Street site.

In summary the proposal to reclassify the land from "Community land" to "Operation land "was not supported" for the following reasons:

- Cultural – Bonney Street site is used as a viewing area for the weir and river (important cultural connection to river by residents),
- Biodiversity - Issue with impact on riverine vegetation and wildlife,
- Environment – Issue with potential for localised flooding and impact on site biodiversity,
- Practicality - Opinion stated that a more suitable site exists on Ross Street Wilcannia.
- The New South Wales State agencies generally raised no issues with the planning proposal, however the Department of Environment NSW (DPIE) raised concerns in the development stage due to flood issues and impact on the river biodiversity.

### Comment

The Maari Ma organisation stated at the meeting that they had undertaken extensive consultation with the Wilcannia residents. This was confirmed by the residents at the public hearing.

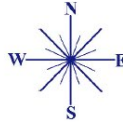
Maari Ma also stated that alternative sites were investigated within the grounds of the current Wilcannia Hospital, however Western Health was not in favour of this arrangement.

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The Bonney Street site was selected due to the proximity to the Wilcannia hospital and the fact that it was not a Crown Reserve lot, but community land owned by Central Darling Council.

Furthermore the site was selected due to the ability of Maari Ma to purchase the land (after reclassification of the land from community land to operational land) and that the Native Title Land Claim had been extinguished on the Water supply community land lots. The finance for the new Community Health Facility for Maari Ma requires the ownership of the land.

## Recommendation

1. The Submission Summary Report was prepared from submission received verbally at the public hearing/ meeting on 1 December 2020 and written submissions received by 4 December 2020.
2. The general views expressed by the Wilcannia residents at the public hearing/ meeting did not support the reclassification of the community land to operational land.
3. Council acknowledges that the Maari Ma organisation have undertaken comprehensive consultation and did look at alternative sites for the community health facility. However, the Bonney Street site is the only site that the organisation may be able to purchase.
4. The long term health benefits to the Wilcannia community outweighs the matters raised in the submissions as there will be future opportunities to create viewing points of the river from a car.
5. The Maari Ma Community Health Clinic achieves Goal 1 of the Community Strategic Plan Outcome by providing a healthy and cohesive community, receiving recognition and supported by coordinated, appropriate and affordable services for the local Wilcannia community.

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Summary of submissions received on 1 December 2020 at the public meeting and written submission received by 4 December 2020.

Comment / submission number	Name	Submission/ Comment	Response
1	Paul Brown- Verbal submission at Public hearing/ meeting- 1 December 2020	Comment on what type of consultation was undertaken by Maari Ma	The meeting was advised that public consultation process had been carried out with the community by the Maari Ma appointed Project Manager/ Architect.
1	Paul Brown- Verbal submission at Public hearing/ meeting- 1 December 2020	Not connected to Maari Ma organisation	
1	Paul Brown- Verbal submission at Public hearing/ meeting- 1 December 2020	The way this proposal was presented in June 2020 the scope was quite broad. It was to be a health clinic, the land was to be reclassified to be sold and had independent living units. The new proposal is for a Health Clinic.	Noted
1	Paul Brown- Verbal submission at Public hearing/ meeting- 1 December 2020	The Bonney Street land is used for community purpose as it is used by the local people, as a vantage point to view the river from their cars. This is the only place in Wilcannia where such a view can be achieved. The road and viewing area should be left vacant.	This is not a formalised and constructed road, rather an unmade track which has been used to gain access to the Riverbank for viewing purposes.

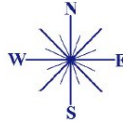
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1	Paul Brown-Verbal submission at Public hearing/ meeting- 1 December 2020	<p>There is no other direct access from the town to view the river.</p> <p>Paul Brown questions the fact that the Bonney Street lots are the best location for the health clinic.</p> <p>The only site assessed was the Bonney Street site.</p> <p>The Maari Ma organisation is trying to rush the project.</p> <p>Paul Brown has issue with the site location.</p> <p>Paul Brown was consulted by Maari Ma and the Architect with a model of the proposed clinic.</p> <p>Paul Brown identified Council being the body that nominated the site for the Maari Ma Clinic.</p> <p>The proposal is being put up as a "done deal" this is an issue , the design is not acceptable.</p> <p>The consultation with the Architect was specifically for the Bonney Street site.</p>	<p>The river can be viewed from a car at Victory Caravan park, and the end of Cleaton Street. There is potential for a viewing point to be incorporated with the construction of the new Wilcannia weir.</p> <p>Personal opinion regarding choice of Bonney Street Site. From the outset Maari Ma were insistent that any land they were to develop must be held by Maari Ma not a third party. Maari Ma were insistent that the location of the proposed health care clinic have a direct view of the river as it formed an important cultural connection with their clients. Maari Ma's organisation is time constrained by the funding sources.</p> <p>Personal opinion and comments on site and consultation.</p> <p>Central Darling Council was consulted on possible locations for the Maari Ma Clinic. The current design is conceptual at this stage.</p>
1	Paul Brown-Verbal submission at Public hearing/ meeting- 1 December 2020	<p>Question about the site at the end of Ross Street, Native Title on the land.</p>	<p>It would appear the National Native Title Tribunal mapping, illustrates that Native Title has been claimed on the land at the end of Ross Street and the land is part of a Crown Reserve subject to a Plan of Management.</p>

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	Paul Brown- Verbal submission at Public hearing/ meeting- 1 December 2020	<p>Refer to the Buronga site for the NSW Health facility for the New Health Clinic. This land has Native Title on the land.</p> <p>There has been no discussions about other sites.</p> <p>The health clinic is a good outcome, but not on the current Bonney Street Site.</p> <p>Native title is an issue.</p> <p>Discussion with consultants what if Maari Ma ceases to use the site? What happens to the building?</p> <p>Locking the site with one organisation is not a good outcome.</p> <p>The site is used to view the river by the community.</p>	Comment by Paul Brown regarding another health clinic in another part of NSW. This is for information only. Personal comments on the future use of the Health Clinic.
2	Karen Donaldson - Verbal submission at Public hearing/ meeting- 1 December 2020	<p>Agree with Paul Brown.</p> <p>It is an important piece of land to view the river in the town.</p> <p>IT is a beautiful piece of land, people drive down there to view the river.</p> <p>The health clinic can be located elsewhere, another site would be better.</p> <p>This site is a better use for the community as a piece of recreational land.</p> <p>The continued use to view the river is important.</p>	Personal opinion on the current use of the land. Personal opinion on another site for the health. clinic.
3	Chris Elliot - Verbal submission at Public hearing/ meeting- 1 December 2020	<p>Important piece of vegetation</p> <p>Blue gum, wattle, concerned the vegetation is being removed.</p> <p>Vegetation is very important for protection of the River.</p>	Development could be conditioned to include retention of some native vegetation and a requirement to plant native vegetation.
4	Shirley Evan - Verbal submission at Public hearing/ meeting- 1 December 2020	<p>The other site at Ross street is a better location.</p> <p>The current site is limited in size</p>	Personal opinion.

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5	Anthony Pease - Verbal submission at Public hearing/ meeting- 1 December 2020	<p>Agree with previous speaker regarding lack of public access.</p> <p>Weekday and weekend use to view the river is important.</p> <p>Prefer the alternate site at Ross Street.</p> <p>The consultation with the Architect said the site was low lying.</p> <p>The problem is the flooding issue.</p> <p>There will be an ongoing problem with management of the site with the elevated building and the site subject to flooding.</p> <p>There may also be a problem with bushfire</p> <p>The Ross street site better for construction by using slab on ground.</p>	<p>Personal opinion on the current use of the land to view the river. Site constraints will be dealt at the development approval stage.</p> <p>Independent reports by professional accredited consultants will be required at development application stage.</p>
6	Bill Elliot - Verbal submission at Public hearing/ meeting- 1 December 2020	<p>Totally agree with previous speakers</p> <p>We believe the land is unsuitable as part of the site is the natural drainage channel to the river.</p> <p>The proposed development will restrict the access to fight fire on the river bank.</p> <p>The amount of fill required to put the building above the flood zone is too much for an Sensitive site adjacent to the river frontage.</p> <p>The proposed development will restrict access to the pumping station,</p> <p>Better to go to the Ross street site, no access or flooding problem, no parking problem.</p> <p>Native title claim on Ross Street.</p> <p>The police residents had Native title claim, then disappeared for housing for locals.</p> <p>No issue to remove the land title from Ross Street.</p>	<p>Site constraints will be addressed by Architects and Professional consultant reports at the development application stage. Site access will be addressed at development application stage. The Ross Street Site is a Crown Reserve and has been determined by the Federal Court to have a Native Title Claim by the Barkandki Traditional owners.</p>

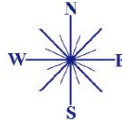
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7	Steve Gagan - Verbal submission at Public hearing/ meeting- 1 December 2020	<p>The original site was within the hospital ground. Not enough site within the hospital grounds Native Title issue on Ross Street site. Native Title is a big issue with other sites. Other sites were looked at. The Bonney Street site was the best location. Negotiations were held with Western Health for other potential sites on the hospital grounds. Bonney Street was the best site. Maari Ma has spent \$75,000 looking at this site.</p>	<p>Maari representative providing historic information on the choice of the Bonney Street Site.</p> <p>The Maari Ma organisation stated that they had undertaken extensive consultation with the Wilcannia residents.</p> <p>Maari Ma also stated that alternative sites were investigated within the grounds of the current Wilcannia Hospital, however Western Health was not in favour of this arrangement.</p> <p>The Bonney Street site was selected due to the proximity to the Wilcannia hospital and the fact that it was not a Crown Reserve, but community land owned by Central Darling Council.</p> <p>Furthermore the site was selected due to the ability of Maari Ma to purchase the land (after reclassification of the land from community land to operational land) and that the Native Title Land Claim had been extinguished on the lots</p>
8	Paul Brown -Verbal submission at Public hearing/ meeting- 1 December 2020	<p>Has Maari Ma ever looked into approached the Native title Claim on the Ross Street site and entered negotiations with the NTT regarding use of the site for the health clinic?</p>	<p>This is a matter for the Maari Ma organisation to address.</p>



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9	Anthony Peasy - Verbal submission at Public hearing/ meeting- 1 December 2020	Resolve the Native Title on the lots on Ross Street so Maari Ma can locate on that site.	This is a matter for the Maari Ma organisation to address.
10	Karen Donaldson - Verbal submission at Public hearing/ meeting- 1 December 2020	Disturbed about the assumption by Maari Ma that the land is not used by the community. Concerned about the lack of consultation by Maari Ma.	Personal comment on Maari Ma consultation with community
11	Louise Moriarty Written submission	<p>Resident of Bonney Street. This little slice of untamed river is an anomaly in town, a sanctuary where the water is allowed to soak in unobstructed by manmade structures.</p> <p>So it was shocking to first hear about the development in the paper as if it was a foregone conclusion.</p> <p>I would image that for community land to be given over to another purpose, community consultation would be the first part of the process.</p> <p>I want to recognise that council has a lot of obligations and I believe they are good administrators but being aligned with the needs of the local community and the long term residents of this town does not seem to be councils strong suit.</p>	Personal opinion. Maari Ma undertook the consultation with residents.

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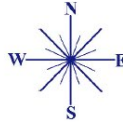
11	Louise Moriarty - Written submission	<p>That being said I have been watching the use of this community area. There is an irregular but constant flow of people observing and accessing the river from this stretch. The first thing I notice when the river starts to flow again is the laughter of children. Downstream from the weir is a favourite playground for the town's children. A safe low-lying piece of water for families and children to access memories and share fun and stories.</p> <p>This year the most joyous day of the year was when the water started flowing over the weir. Staff from the hospital and Maari Ma streamed out to witness the health of the town return. To see the people, celebrate the restoration of their beloved Barka. All vantage points from along this area were filled with people on foot and driving to witness life return to the community.</p>	
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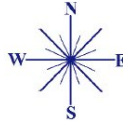
11	Louise Moriarty - written submission	<p>I often see Elders of the town do a drive by with family to check the pulse of the river from this vantage point. I am still hearing many people who believe the old weir will be maintained for historical purposes and expect that there still will be a low water level within walking distance of town for the kids to access. There are so many examples of people who will not be staying in town making decisions of what is most important. Even though often this is based on research of locals or their environment, giving process's the time they need would allow everyone to feel like their voice is heard. It would also mean that wisdom from both sides could be integrated into the plan.</p> <p>Some children got a drink from me the other day as they hauled a canoe back home. The pool of the weir being a perfect place to get a small vessel in and out.</p> <p>There is more than one regular fisherman whose favourite place to fish is from this piece of community land.</p>	Opinion on the use of the area for viewing the weir and reaching the river by local residents.
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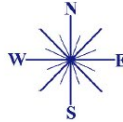
11	Louise Moriarty - written submission	<p>Tourist and station owners also come to this lookout point on their drive up to the outdoor gallery or the golf club. The view of the bridge and the photo opportunity back towards the water gives them a feeling of finding a secret. For station holders and other locals, the inspection of the weir level and health of the river is easily accessible here from their car on a quick trip to town.</p> <p>Tourists staying at the town caravan park also like to look out to a natural scene. Not something developed and full of light pollution</p> <p>Then there are the bats, birds and animals that need the lack of light pollution as a corridor. Rivers are the natural corridor of many creatures. I regularly see micro bats, birds that hunt in the evening and a herd of kangaroos that live and graze in the shade of these trees. This herd has diminished significantly and still not recovered dying under these same trees during the drought.</p>	<p>Identifying this area as a viewing area of the river and the weir, by residents and tourists. Any removal or interference with the vegetation or wildlife will be reviewed in an ecological consultant report as part of the development application process.</p>
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11	Louise Moriarty - written submission	<p>Each windier and drier summer sees more big old trees come down and the health of the river decline. Species are not repopulating as they once did. Small areas of relief in microclimates such as the one in the gully are unique and protective habitats for flora and fauna. So much of the river has lost its floodplains to large scale agriculture and is destroyed by Hooved animals. A tiny unique microclimate exists adjacent to the proposed development site. There is a constant moisture in that gully. where many creatures are able to sustain some population in the driest times. There are very few safe places for any remaining populations near the river in our town. I know it seems insignificant, but we are a reflection of the larger ignorance of taking up all land for our species. The river is a vital corridor and needs places that are sanctuary from light and have natural soakage rather than fast drainage off manmade structures.</p>	<p>Any removal or interference with the vegetation or wildlife on the Bonney Street lots will be reviewed and assessed in an ecological consultant report as part of the development application process.</p>
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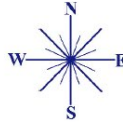
11	Louise Moriarty - written submission	<p>We have to leave some places for not just our community but the community of animals and spirits that live in harmony with our river.</p> <p>Lastly this is a massive river bend. No doubt over time we are looking at extreme weather events swinging back from drought to flood and all predictions say when those events when they come will be extreme. The erosion of the riverbank from the last flood is obvious still. Each event will bring more erosion destabilising any sense of permanency along that bank that we short lived humans have. We need to be planting more trees, restoring more species. Trying to bring back any species we can. Such small blocks although they may be are a haven for seed stock. Especially in these sensitive areas where there are fewer and more monitored grazing animals. The length of the Darling river is a disaster zone it needs to become a wildlife corridor with an extended floodplain zone anywhere along its banks that we can restore. Leaving something for nature within our town would be a start.</p>	
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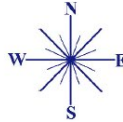
11	Louise Moriarty-written submission	<p>The river is undergoing so many changes, the Weir moving, population decline. Maari Ma's relationship with the hospital needs to be strengthened. In towns such as Wilcannia when you try and create too many services that specialise in the same things. That duplication is detrimental to the population.</p> <p>Oh yeh and final Bonney st as far as I heard was going to have a tram station back in the day. Maybe one day it will!</p> <p>I have so many reasons for decisions slowing down and being made with several generations in mind. The wisdom of locals needs to be taken into account. We need to be planting more endemic species around town not cutting them down. The river needs its layer of scrub and the big gums that once graced the entire length of its banks encouraged to grow back and replace the ones being blown down in the winds.</p>	Opinion on future actions on the site.
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# CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959  
ABN: 65 061 502 439

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11	Louise Moriarty - written submission	<p>It is nice for humans to have a view too, but I am more interested in the needs of the fish, insects, birds, mammals and planets, shrubs and trees that are left. Many species that we didn't even know the name of are gone. Those species that are left like us are going to need to work with nature not against it to survive. The more biodiversity we have along the river bank the less severe the dust storms, followed by floods, followed by blazing heat.</p> <p>When you watch footage of the tsunami's trees held on and held pieces of land intact where buildings just washed away. How much more do we have to disturb this river that is holding on for dear life?</p> <p>I believe there is another proposed site down the end of the street near the nurses' quarters which would mean no trees would need to be disturbed. I am not sure what the designation of this land is, but I don't see anyone using that end of the street local or people from away.</p>	<p>The development process will require an ecological study to be done on the existing vegetation and wildlife. Opinion on location of Health Facility.</p>
12	Ron Plunkett Written submission	<p>I wish to object to the reclassification of land in Bonney Street, to accommodate a health facility for Maari Ma.</p> <p>I have been a resident of the town for 16 years and live at 19-23 Bonney Street.</p> <p>""My main objection is that the river in Wilcannia is Sacred and access to It from Bonney Street has been available to our residents since the town was first promulgated. In fact, Edmund Resche called my home "Riverview" in the late 1800's, when this house was built.</p>	<p>Town resident. Objection to Health Facility at Bonney Street Location due to historical use of the adjoining land at Bonney Street Wilcannia.</p>



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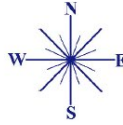
12	Ron Plunkett Written submission	<p>I wish to object to the reclassification of land in Bonney Street, to accommodate a health facility for Maari Ma.</p> <p>I have been a resident of the town for 16 years and live at 19-23 Bonney Street.</p> <p>""My main objection is that the river in Wilcannia is Sacred and access to It from Bonney Street has been available to our residents since the town was first promulgated. In fact, Edmund Resche called my home "Riverview" in the late 1800's, when this house was built.</p> <p>Bonney Street not only has vehicular access to the river, it is a visual picture frame for people walking or driving to the Hospital. This frame allows people to admire the spacious view of the river, and enjoy the vista of spaciousness that is not blocked by buildings, just the raw beauty of the river trees in all their majesty, mystery and Sacredness.</p>	Personal opinion on the use of the area for viewing the weir and reaching the river by local residents.
12	Ron Plunkett Written submission	<p>I believe that if the Health facility was built at the end of Ross Street, it would not only be cheaper to build, because of the foundations, but would be nearer and more accessible to the Hospital, than the Bonney Street site. Any problems with funding and land clearances, have been overcome in other areas, and I could not envisage it being a problem here.</p>	Personal opinion on alternate location for health facility at Ross Street.

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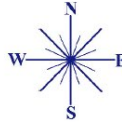
13	NSW Heritage James Selwood	<p>Thank you for your request for comment on the Wilcannia Heritage Conservation Area. Heritage NSW encourages the identification and assessment of new heritage items and conservation areas for inclusion on Schedule 5 on Council Local Environmental Plans. Council should satisfy itself that the necessary assessments, notifications and due diligence have been completed.</p> <p>It is noted that the post office and residence, courthouse, maximum security prison and police station, and the Rich &amp; Co Bond Store in Reid Street Wilcannia have been recommended for individual listing on the State Heritage Register. Should you wish to nominate these items please ensure they are submitted on the nomination form available on our website at: <a href="https://www.environment.nsw.gov.au/Heritage/listings/nominateshr.htm">https://www.environment.nsw.gov.au/Heritage/listings/nominateshr.htm</a></p> <p>If you have any questions please contact Nicole Secomb, Heritage Programs Officer on 02 9873 8532 (Tues, Thurs, Fri) or via email at <a href="mailto:nicole.secomb@environment.nsw.gov.au">nicole.secomb@environment.nsw.gov.au</a>.</p>	No comment on the Planning Proposal for the reclassification of land on Bonney Street Wilcannia..
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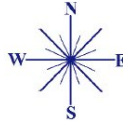
14	EPA Craig Bretherton	<p>I refer to your letter dated 4 November 2020 to the Department of Planning, Industry and Environment seeking comment from the Environment Protection Authority (EPA) on four (4) proposed planning amendments to the Central Darling Local Environment Plan 2012.</p> <p>We note the proposed planning amendments are as follows.</p> <ul style="list-style-type: none"><li>• Reclassification of four (4) sites from "community to operational" land at Bonney Street Wilcannia;</li><li>• Rezoning of land for the Wilcannia Water Treatment Plant;</li><li>• Establishment of the Wilcannia Heritage Conservation area and add additional Heritage items; and</li><li>• Add additional land uses to the land use table.</li></ul> <p>The EPA has reviewed each of the proposals and has no objection to the changes proposed.</p> <p>If you have any further enquiries about this matter please contact me by telephoning 02 6969 0700 or by electronic mail at <a href="mailto:riverina.farwest@epa.nsw.gov.au">riverina.farwest@epa.nsw.gov.au</a>.</p>	EPA has no objection to the Planning Proposal at Bonney Street Wilcannia
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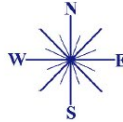
15	Samantha Wynn Senior Team Leader Planning North West Biodiversity , Conservation and Science Directorate	<p>Community consultation and exhibition for comment for four planning proposals – Central Darling Shire Local Environmental Plan 2012</p> <p>Thank you for your e-mail dated 10 November 2020 to the Biodiversity, Conservation and Science Directorate (BCS) of the Department of Planning, Industry and Environment (formerly the Office of Environment and Heritage) inviting comments on the following planning proposals:</p> <ol style="list-style-type: none"> <li>1. Reclassification of Council-owned land in Wilcannia from community to operational, for the purposes of establishing a healthcare centre.</li> <li>2. Amendment to the land use tables in the Central Darling Local Environmental Plan (LEP) 2012 to rectify administrative errors, clarify permitted land uses for various crown reserves and legalise existing land uses.</li> <li>3. Rezoning of the Wilcannia Water Treatment Plant site.</li> <li>4. Amendment to the Central Darling LEP to establish the Wilcannia Heritage Conservation Area, include additional heritage items and make corrections to the existing heritage schedule.</li> </ol>	No comment on other Planning Proposals, on Planning Proposal for reclassification of the land there are some issues to address.
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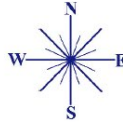
15	Samantha Wynn Senior Team Leader Planning North West Biodiversity , Conservation and Science Directorate	<p>Please accept our apologies for the delay in our response.</p> <p>Based on the information provided, BCS has no specific comments to make on proposals two to four above.</p> <p>Regarding the reclassification of Council-owned land, BCS notes that:</p> <ul style="list-style-type: none"> <li>• the site is adjacent to the Darling River and may include the associated riparian vegetation.</li> <li>• the current zoning already permits development on the subject land and no change to that zoning is proposed.</li> <li>• the current architectural designs for the proposed healthcare centre indicate that the buildings will be set back from the riparian vegetation. Some trees in the northern portion of the site appear to have been accommodated in the design.</li> <li>• the planning proposal states that 'informal' information indicates the site is flood prone.</li> <li>• further investigation of potential biodiversity and flooding impacts is proposed via the development assessment (DA) process. The LEP contains specific clauses applying to development on river front areas and flood liable land.</li> </ul>	<p>Department of Environment - Planning North West Biodiversity, Conservation and Science Directorate, comments are:</p> <p>Notes the location adjacent to the Darling river and the riparian vegetation.</p> <p>Notes that the current zoning permits the health facility.</p> <p>Comments that the current architectural designs for the healthcare facility setback the buildings from the riparian vegetation.</p> <p>However, notes that some trees and vegetation in the northern portion of the site will be impacted.</p> <p>Notes that the site is flood prone. Requires further investigation at development stage on the impact on the site's biodiversity and flooding impacts.</p> <p>Requires that the appropriate assessment occurs at DA stage under the EPA Act 1979 in appropriate detail.</p>
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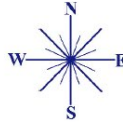
15	Samantha Wynn Senior Team Leader Planning North West Biodiversity , Conservation and Science Directorate	<p>We assume that the proposed healthcare centre development will consider the requirements under the Environmental Planning and Assessment Act 1979 and BCS's areas of responsibility (i.e. natural conservation issues) in appropriate detail at the development assessment stage. We recommend the development assessment is informed by a formal flood study to evaluate the risk of flooding based on the 2019 Australian Rainfall Runoff Guideline. If subsequent information indicates that these areas within BCS's responsibility require further investigation, BCS may provide future input. Please note that as of 1 July 2020 Aboriginal cultural heritage responsibilities previously performed by BCS have been transferred to the Heritage Division of the Department of Premier and Cabinet. Any questions or requests for formal Aboriginal cultural heritage assessment requirements should be directed to <a href="mailto:heritagemailbox@environment.nsw.gov.au">heritagemailbox@environment.nsw.gov.au</a>, phone (02) 9873 8500 or mail Heritage NSW, Department of Premier and Cabinet, Locked Bag 5020 Parramatta NSW 2124.</p>	The Department of Environment also requires a formal Flood study to evaluate flooding based on the 2019 Australian Rainfall Runoff Guideline. The Department of Environment may have further input at DA stage.
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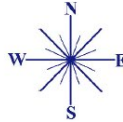
16	Chris and Bill Elliot written submission	<p>First, we wish to point out that we are not objecting to the construction of a new aboriginal health facility. If the organisation concerned has deemed a new facility is in the best interests of the local community then we are happy to endorse their decision. Our objection is to the proposed reclassification of what is now community land to operational land to allow for the ownership of that land to be transferred to a private organisation, with the unknown risks of future ownership transfers should the initial owner no longer require the site in question. We believe the land in question is unsuitable for the following reasons:</p> <ul style="list-style-type: none"> <li>• A natural drainage area to the river and subject to waterlogging during a high river;</li> <li>• Would block off access to one of the few remaining publicly available Darling River vantage points, regularly used by locals taking less mobile members of the community to view the rising, falling or passing river and associated bird life;</li> <li>• Would severely restrict access by fire brigade in the event of fires in trees or on the river bank;</li> </ul>	<p>Objection to the reclassification of the land due to the following issues. Sale of land to private organisation. Issue with building in natural drainage area to river. Blocking the access to viewing area of weir by residents. Restrict access to river in case of a Bush fire event. Large amount of fill required to level out site. Restrict access to rear of Wilcannia hospital and pumping station. Concern on riverine vegetation.</p>
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16	Chris and Bill Elliot written submission	<ul style="list-style-type: none"> <li>• The amount of preparation, (land fill), required appears to have been overlooked if expenditure is a factor;</li> <li>• Will restrict access to rear of hospital and to the pumping station for staff and emergency services;</li> <li>• Is one of the very few areas of remnant riverine vegetation still accessible to the public;</li> <li>• As remnant vegetation will the proposed site be subject to a Review of Environmental Factors (REF) or and Environmental Impact Statement (EIS) before any decision is made?</li> </ul> <p>There is an alternative being the vacant block beside the old nurse's home, which has been used in the past and is not remnant vegetation. Although we do believe there is a native title claim on this area there are precedents to have access to this land available for aboriginal community uses.</p>	Require an extensive environmental impact assessment report on the impact on the riverine vegetation. Personal opinion on alternative site.
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16	Chris and Bill Elliot written submission	<p>This block:</p> <ul style="list-style-type: none"><li>• Requires minimal levelling;</li><li>• No problems with access for users or emergency services;</li><li>• Will not impede access to any other area;</li><li>• Close proximity to the hospital;</li><li>• Parking will be no problem</li><li>• Large area allows for future expansion of the facility if the need arises;</li><li>• Has no large eucalyptus trees that carry limb dropping risks, unlike the proposed site.</li></ul> <p>The police barracks, which were part of a project to give elderly residents independent living, were suddenly subject to a native title claim. We believe that claim is now waived as they are being converted to units for homeless locals. Therefore there should be no problem in waiving another plot of land subject to native title for the construction of a facility deemed essential for local aboriginal health issues. This initial decision seems to be a kneejerk reaction to a rather demanding request, based on "we need it in a hurry and this is what we demand" and has been facilitated by the Council administration who, without undue disrespect, have not considered the long term use of the land in question by the community over generations and the long term impact of developing this site.</p>	Personal opinion on alternative site for health facility.
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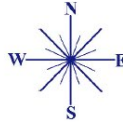
17	Karen Donaldson written submission.	<p>I have lived in Wilcannia for forty years and I am a long-term patient of Maari Ma, so I was sympathetic when I heard that Maari Ma wants to build its own health facility here. It is certainly much needed.</p> <p>However, I am against the proposal to reclassify the 4 blocks in Bonney Street for this purpose, for the following reasons -</p> <ul style="list-style-type: none"> <li>The site in question is the only area within the town where the riverside land is still in a fairly unspoilt state, with many native trees and shrubs. As such, it is an important piece of natural heritage for the town, which could be enhanced even more by plantings and clean-ups.</li> <li>There is a well-used car track through this area, leading to the only place in Wilcannia where elderly and disabled people can go by car close to the river bank. To my certain knowledge, many townspeople (not only the elderly and disabled) take advantage of this track to get a good view of the river, particularly when it is rising. I often go there myself, for just that reason - it's our only 'lookout'. As such, it's also a</li> </ul>	<p>Issue with proposed site impact on vegetation and wildlife. Bonney Street site is used to view the river. The site is uneven and subject to flooding. Personal opinion that the site at Ross Street is a better site..</p>

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		<p>place that is potentially valuable for tourism.</p> <ul style="list-style-type: none"> <li>This site is anything but ideal for Maari Ma's purposes - the lay uneven of the land and its proximity to flood levels means that the building would have to be raised on posts, which would be problematic in a number of ways. The architects themselves didn't regard it as a good site.</li> <li>A good alternative site has been suggested by other town residents - next to the old nurses' quarters at the end of Ross Street. As a site, it has obvious advantages - it's flatter, higher ground, which would be easier in terms of design, construction and access. It is not a site that has had particular local use, and it would seem that if there are Native Title claims on the area, there could be negotiation for this Aboriginal facility to build there.</li> </ul> <p>I would like to express my disappointment with both the Central Darling Shire Council and Maari Ma, for allowing this project to go as far as producing detailed architectural plans, before asking for community opinion about the site. It now seems as if we are simply being asked to rubber stamp a proposal which has been ill-considered, and would deprive the community of a treasured piece of community land without providing a facility of the quality we need.</p>	
Paul Brown Issue		<p>Has all residents within the conservation area been made aware of the implications of the heritage conservation zone on ability to do works on the buildings.</p> <p>Need to do further consultation with residents on the conservation zone.</p>	<p>Issue not related to Maari Ma. The Heritage conservation area Planning Proposal is to be addressed separately.</p>