

An aerial photograph of a rural area with a proposed land use structure plan overlaid. The plan features a residential development in the lower right, a large rectangular pond in the upper left, and various agricultural fields. A river flows along the bottom edge. The text 'Land Use Structure Plan Gerard Community December 2008' is centered in the upper right portion of the image.

# Land Use Structure Plan Gerard Community December 2008



# Gerard Community Council Aboriginal Corporation Land Use Structure Plan

This project was prepared on behalf of



**Gerard Community Council  
Aboriginal Corporation**  
PMB Gerard  
Via Winkie SA 5343

This project was funded by  
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# Community Statement

The Gerard Community Council Aboriginal Corporation will need to be the primary driver of the recommended actions and the primary seeker of funding opportunities and partnerships.

## Report Limitations

The Land Use Structure Plan has been developed in consultation with the Gerard Community Council Aboriginal Corporation, the Aboriginal Lands Trust and key Local, State and Commonwealth Government agencies.

This Plan does not commit the State Government to the funding of infrastructure proposed. The funding of proposed development will be subject to budgets and infrastructure planning processes.

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# Executive Summary

The *Gerard Land Use Structure Plan* study has been developed following an extensive set of investigations and consultations. The key objective of the study is to put in place a framework that:

- ▶ Guides the future use of land;
- ▶ Ensures development is properly coordinated reflecting the community's needs and priorities; and
- ▶ Provides a tool to assist in investigating, accessing and responding to funding programs and opportunities.

A Community Profile Report provided a detailed account of the Gerard Community's history, demographics and natural environment based on a strategic review of relevant documentation and an extensive consultative process.

As a result, an opportunities and constraints analysis was developed highlighting existing infrastructure and development, the provision of services, the relationship between Gerard and service providers, and community needs and aspirations. The analysis was used to identify and develop a number of goals and objectives that address the existing social, economic, environmental and cultural circumstances including:

- ▶ Governance – Continue to develop strong leadership by finalising the draft constitution, providing training opportunities for elected Council members and providing mentoring opportunities for interested members of the community;
- ▶ Housing needs – Increasing available housing that is culturally appropriate in design and located on allotments serviced by existing infrastructure and providing accommodation that satisfies differing needs of community members, particularly the elderly and single/couple families, and caters for Gerard people wanting to return to 'country';
- ▶ Health needs – Accessing culturally sensitive and readily available health services and providers preferably by re-establishing a Health Worker based at Gerard;
- ▶ Educational needs – Providing educational programs that prepare young people with life skills and include opportunity for the sharing of Aboriginal culture and language;
- ▶ Employment opportunities – Securing existing funded employment and investigating further employment opportunities within the community and further abroad;
- ▶ Cultural needs – Investigating opportunities to incorporate Aboriginal culture and language in day-to-day activity and operations;
- ▶ Community facilities and services – Further developing community facilities and services to serve the local community, and investigating opportunities to provide for visitors/tourists, utilising facilities and services at Berri and other nearby regional towns; and strengthening relationships with law-makers and developing educational programs regarding safety in the community;
- ▶ Commercial enterprise – Developing existing commercial enterprises and exploring opportunities for alternative commercial ventures and sources of income; investigating tourism opportunities and capitalising on the location of Gerard (being the only Aboriginal community based on the River); and sharing culture through the development of a cultural centre and cultural development programs for tourists and schools;



- Agricultural Infrastructure and enterprise – Investigating opportunities to attract investment from private investors to further develop agricultural enterprises within Gerard; and continuing to work with the ALT to develop a management plan for the almond orchard;
- Recreation facilities and uses – Improving existing recreational facilities and strengthening relationships with outside sporting clubs to service the needs of the community;
- Places of landscape value – Improving the visual amenity of the Gerard community particularly the landscaping of the road network, the open spaces, the playground, and the banks of the River Murray;
- Areas of Cultural Significance – Continuing to explore and protect places of cultural significance;
- Infrastructure – Continuing to work with service providers to upgrade and maintain fundamental infrastructure providing energy, water, communications and transport (road network); upgrading and maintaining community-based facilities such as the cemetery; and ensuring the wastewater treatment plant and waste management facility comply with EPA requirements;
- Emergency services – Developing an emergency strategy to ensure the safety of community members and protection of property;
- Natural Environment – Developing strategies to enhance, improve and protect the natural environment;
- Financial management – Providing training opportunities to community members to improve the management of community finances;
- Transport – Improving transport links and transport services from Gerard to other neighbouring towns.

Three Land Use Structure Plan Stages were developed supported by concept plans to illustrate how future development for Gerard could proceed. The staged development is underpinned by community aspirations, stakeholder input and key policy directions and include:

- The upgrade of existing vacated housing;
- The provision of more housing;
- The provision of appropriately designed housing to service elderly and single residents;
- The provision of recreational and leisure type facilities and services to cater for all ages of the community;
- The provision of extended infrastructure, particularly for the supply of water;
- The development of tourist type accommodation and supporting facilities;
- The development of a cultural centre/cafe;
- The development of the cemetery and the access road servicing it;
- The improvements of amenity and landscaping of road networks and open space;
- The installation of interpretive signage and an information booth; and
- Improvements and further development to the orchard and yabby infrastructure including diversifying initiatives.

This study also recommends a number of actions and partnerships to investigate funding opportunities to facilitate further development of the Gerard community.

# 1. Introduction

GHD Pty Ltd has been engaged by Planning SA to prepare a *Land Use Structure Plan* and develop a framework to guide future land use on behalf of the Gerard Community.

This study presents the results of a range of research and consultation activities undertaken between June and October 2008, it seeks to identify the planning and infrastructural needs and aspirations of the community as well as report the opportunities and constraints on future development. A Land Use Option was developed along with a framework to assist the community in making realistic decisions on land use planning matters over a 5-10 year period.

The plan was prepared in collaboration with the Gerard Community Council Aboriginal Corporation Inc, the Aboriginal Affairs and Reconciliation Division (AARD) in the South Australian Department of the Premier and Cabinet, the Adelaide Indigenous Coordination Centre (ICC) in the Australian Government's Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA) and the Aboriginal Land Trust (ALT).

## 1.1 Context of the Study

Planning SA in association with the Aboriginal Affairs and Reconciliation Division of the Department of Premier and Cabinet sought to progress integrated planning and appropriate development of the built environment in Aboriginal communities.

A lack of planning in the past has at times resulted in the unsuitable location of structures and inefficiencies in the provision of services. The purpose of this project was to put in place a framework to ensure development is properly coordinated and reflects the community's needs and priorities.

An opportunities and constraints analysis to highlight factors that could either facilitate or inhibit future expansion and development was completed following an intensive consultative process with stakeholders, agencies and the community. The analysis identified several key issues and was summarised in a Community Profile Report.

Following this analysis, the project delivered a strategic plan for the ALT community of Gerard, including a detailed spatial plan (Land Use Structure Plan) that can guide the future use of land, and supporting documentation that incorporates the following key objectives:

- ▶ An overview of the local and regional context, including reference to the background/history of the community, demographic profile and the sustainability of the community;
- ▶ A clear articulation of the vision and strategic directions of the community that will inform its future infrastructure and servicing needs;
- ▶ An outline of the existing layout and infrastructure including a consideration of:
  - The infrastructure needs survey (Parson Brinkerhoff 2005);
  - Roads and traffic/access issues;
  - Location of existing housing;
  - Number of serviced vacant housing lots;
  - Community facilities (including recreation, sporting, education and religious facilities);
  - Administration/commercial areas;
  - Water and power reticulation, water storage, electricity transformers, electrical generation (including renewable energy), water extraction and treatment facilities;



- Wastewater disposal areas including setback distances;
- Waste management (hard refuse and recycling areas);
- Stormwater reticulation and management;
- Local topography and vegetation, nesting sites etc, including sites of natural significance;
- Sites of cultural significance and 'no go' areas;
- Ecologically Sustainable Development (ESD) and links to Natural Resource Management (NRM) Plans or interim NRM Plans in the short term;
- Support for the Indigenous people, flora/fauna and natural resource management.

It is intended that this study will assist in accurately depicting the Gerard community's needs and aspirations and provide a comprehensive tool to facilitate and coordinate sustainable future development of the community collaboratively with key stakeholders and agencies in an effort to achieve a level of autonomy and sustainability.

## 1.2 Structure of this Report

This report brings together relevant information provided by a number of sources responsible for and concerned with the future development of the Gerard community and their environs. The Report is comprised of 15 chapters as follows:

**Chapters 1 and 2** provide a brief background to the study and a description of the approach taken to develop the Land Use Structure Plans.

**Chapter 3** provides the strategic context for the future development of Gerard through an analysis of key policy and statutory documents applying to Aboriginal communities and the locality.

**Chapter 4** provides a locality plan indicating Gerard's position from other Riverland regional centres, and aerial photography of the area giving some indication of the physical landscape Gerard is located in.

**Chapter 5** provides a history of Gerard and the Dreaming story most relevant to the River Murray.

**Chapter 6** presents a summary of the demographic data for Gerard extracted from the 2001 and 2006 Census.

**Chapter 7** discusses the climatic data collected for Gerard, which includes information pertaining to historic data, rainfall, temperature, geology, hydrogeology, groundwater supply and predicted trends.

**Chapter 8** presents a summary of the human and economic factors influencing the Gerard community, collated from the consultative processes.

**Chapter 9 and 10** presents an account of existing development and existing infrastructure at Gerard.

**Chapter 11** provides a summary of Goals and Objectives for each of the areas of concern identified during the consultative process with Gerard. The Goals and Objectives were used to develop priority actions from which partnerships could be developed with relevant Government and non-government agencies and outcomes achieved.

**Chapter 12** presents the Land Use Structure Plans supported with Graphic Designs.

**Chapter 13 and 14** provide a list of Reference material and Glossary of acronyms.

## 2. Approach

### 2.1 Introduction

This section explains the approach taken to complete a review and analysis of the social, economic, environmental and cultural needs and priorities of the Gerard Community Council Aboriginal Corporation and to subsequently develop a Land Use Structure Plan to guide the future development over the next 5-10 years.

### 2.2 Observations

Members of the GHD Team visited Gerard on 18 June 2008 to consult with the Gerard Community Council and undertake a tour and observational analysis to identify key features and issues of the community.

The results of the observational analysis have been reported throughout the body of this report as important contextual information.

### 2.3 Desktop Research

The desktop research undertaken for this project included a review of relevant reports and policy documents concerning the future development of Gerard. These documents included Commonwealth, State, Local and Community strategies and plans that express desired future development options for the community and its property, as follows:

- South Australia's Strategic Plan 2007.
- Planning Strategy for Regional South Australia (as amended at December 2007).
- Strategic Infrastructure Plan for South Australia 2005/6 – 2014/15.
- Strategic Infrastructure Plan for South Australia Regional Overview 2005/6 – 2014/15.
- Riverland Development Board.
- SA Health Public Health Directorate Strategic Plan 2007 – 2009.
- State Natural Resources Management Plan 2006.
- South Australian Murray-Darling Basin Natural Resources Management Board.
- FaHCSIA Reconciliation Plan 2007 – 2008.
- DECS Aboriginal Strategy 2005 – 2010.
- Aboriginal Implementation Plan for Country Health Services 2005 – 2010.
- Aboriginal Heritage Act 1988.
- Aboriginal Land Trust Act 1966.
- Bilateral Agreement between The Commonwealth of Australia and The State of South Australia 2005.
- Development Act and Regulations 1993.
- Ground Proofing Assessment for Emergency Management Services in South Australian Remote Indigenous Communities, 2007.
- Riverland Integrated Strategic Tourism Strategy, Riverland Strategic Tourism Plan Steering Committee, QED.



- Gerard Aboriginal Community and Riverland Aboriginal Affairs, Aboriginal Affairs and Reconciliation Division, Department of the Premier and Cabinet, South Australia, February 2008.
- Community Housing and Infrastructure Program Policy for 2002-2005, ATSIC.
- Aboriginal Implementation Plan for Country Health Services 2005-2010, Department of Health, South Australia.
- Community Safety Action Plans, Rob Laundry and Jim Litser, December 2007.
- Gerard Community Council Aboriginal Corporation Inc Business Plan 2005-2010.
- Gerard Community Housing Survey, J.W.A McCormack, March 1990.
- Gerard Community Plan, 30 November 1991.
- 'Why Gerard?' Gerard newsletter, 1984.
- Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla, consolidated 14 August 2008.

The results of the desktop research are reported in Chapter 3.

## **2.4 Council Workshop**

An introductory meeting was held with Council's elected members on 18 June 2008 during which existing development was identified and confirmed on aerial photography, aspirations for the future were discussed and observations were made in a visit around the community and Gerard property. Councillors raised a number of issues likely to shape the future redevelopment of the subject site, including:

- Investigating methods of securing a potable water supply for domestic and other use;
- Investigating methods of improving the quality of the water supply;
- Continued funding for existing and potential employment;
- Opportunities for additional housing appropriately designed and sited to serve community needs including the needs of people wanting to return to Gerard;
- Opportunities to provide improved access to and quality of health services; and
- Exploring the provision of tourism ventures and facilities.

The outcomes of the workshop were recorded and used to inform the land use options.

## **2.5 Consultations with Key Stakeholders**

During the months of August-October 2008, the GHD Team conducted face-to-face or telephone interviews with relevant key stakeholders identified by Planning SA to discuss stakeholder contributions and aspirations for the Gerard community. The following individuals took part in the consultation process:

- Chris Brown, Principle Advisor Wastewater, Environmental Protection Authority (EPA)
- Eric Offler, Electricity Trust of South Australia (ETSA)
- Peter Heylen, SAFECOM
- Rob Sandford, SA Country Fire Service (SA CFS)
- Eugene Warrior, Department for Families and Communities (DFC) – Office of Aboriginal Housing

- ▶ Carmela Luscri, A/ Manager, Regional Strategic Planning, Strategic Development Division, Department of Planning and Local Government
- ▶ Terry Quinn, Manager Strategic and Social Planning, Department of Planning and Local Government
- ▶ Grant McLean, Coordinator Remote Areas Team, SA Water
- ▶ John Chester, General Manager, Aboriginal Land Trust (ALT)
- ▶ George Tongerie, Chairman, Aboriginal Land Trust (ALT)
- ▶ Bob Jackson, Project Officer, Aboriginal Land Trust (ALT)
- ▶ Irene Stephenson, Department for Families, Housing, Community Services and Indigenous Affairs (FaHCSIA)
- ▶ Monica Adlington, Department for Families, Housing, Community Services and Indigenous Affairs (FaHCSIA)
- ▶ Lorraine Merrick, Adelaide Indigenous Coordination Centre (ICC)
- ▶ Kathryn Priest, Department of Education, Employment and Workplace Relations (DEEWR)
- ▶ Peter Shea, Department of Education, Employment and Workplace Relations (DEEWR)
- ▶ Lee Morgan, Manager, Special Infrastructure Projects, Aboriginal Affairs and Reconciliation Division (AARD), Department of the Premier & Cabinet (DPC)
- ▶ Peter Campaign, Special Infrastructure Projects, Aboriginal Affairs and Reconciliation Division (AARD), Department of the Premier & Cabinet (DPC)
- ▶ Shirl Chartrand, Programs, Community Development and Policy, Aboriginal Affairs and Reconciliation Division (AARD), Department of the Premier & Cabinet (DPC)
- ▶ Joanne Bell, Community Development and Policy, Aboriginal Affairs and Reconciliation Division, Department of the Premier and Cabinet.

The issues raised and discussed during the key stakeholder workshop were collated to produce an Opportunities and Constraints Matrix, which was used to inform recommended actions for future development at Gerard.

## **2.6 Community Consultation**

We believe the community visit was held on 24 September 2008 and was organised to enable an opportunity for community members to discuss their aspirations for the future development of Gerard. A series of mind maps identifying key social, economic, environmental and cultural issues provided a starting point for discussion in regards to existing development and areas of concern and with a viewpoint to ascertain the needs and aspirations of future development in the context of planned development as outlined by state and Commonwealth government agencies.

## **2.7 Development of Concept Plans**

The development of the Land Use Structure Plans began with a consultative process that included mind mapping exercises and discussions with key stakeholders and the Gerard Community Council Aboriginal Corporation. Supported by an extensive strategic review that identified several key objectives in regards to the improvement of services and quality of life in Aboriginal communities, a number of opportunities and constraints were identified for the future development of Gerard over a 5-10 year period.

The opportunities and constraints summary highlighted key areas of concern including governance, housing, employment, agricultural and commercial enterprise, education, health and cultural business.

The matrix was used to further inform how the areas of concern could be addressed to achieve a determinable outcome, resulting in the Goals and Objectives matrix. This was further explored to determine a number of priority actions, possible partnerships, level of priority and desired outcome, as summarised in chapter 11.

The contextual information was used to determine where existing land uses and infrastructure were located and where development could proceed resulting in development of the following:

- The preparation of a base aerial map of Gerard using information provided by the Planning SA.
- The preparation of an infrastructure plan to include the locations of cadastre information, lot layouts, contours, existing road network, sewer and drainage connections and services, and water, Telstra and electrical connections and service pits.
- The identification of buffer areas as required by the Environment Protection Authority.
- The identification of existing land uses including key community facilities, open space areas and residential buildings, which was added to the base aerial map.
- The identification of Gerard community aspirations for the future, which included improving the amenity and appearance of the built form, creating tourism opportunities, developing existing and proposed community assets, extending residential areas, improving the road network, and investigating the improvement of services to satisfy community needs.

## **2.8 Methodology**

This Report was informed by Stages 1, 2 and 3 and completes Stage 4 as outlined below:

### **2.8.1 Stage 1 – Data Collection & Review**

- Project inception meeting with Planning SA.
- Introductory meeting with Gerard Community.
- Development of a Consultation Plan.
- Collection and review of demographic and socio-economic data, land use maps, environmental and cultural data and infrastructure data.
- Literature Review.
- Community and Area Profiling.

### **2.8.2 Stage 2 – Issue Identification**

- Agency consultation.
- Preliminary Community Consultation.

### **2.8.3 Stage 3 – Land Use Concept Development**

- Preparation of Land Use Development Options.
- Draft Community Structure Plans and Land Use Concept Plans Report.
- Final Community Consultation.

### **2.8.4 Stage 4 – Community Structure Plans and Land Use Concept Plans**

- Finalisation of the Land Use Structure Plan Report for endorsement by the Department of Planning and Local Government and the Gerard community.



### 3. Strategic Review

Commonwealth and State Government legislation guides and influences the lives of Indigenous Australians and the future development of their communities. Not all legislation has been reviewed for the purposes of this report however several strategies, policies and Acts are relevant and have been summarised to inform the development of the Gerard *Land Use Structure Plan*.

#### 3.1 Strategic Plans (State and Commonwealth Government)

##### 3.1.1 South Australia's Strategic Plan 2007 (State Government)

The SA Strategic Plan 2007 (SASP) outlines six key objectives to drive the future development and growth of South Australia's population.<sup>1</sup> The objectives and new targets summarised below are indicative of the Governments commitment to addressing education, health and wellbeing of disadvantaged and marginalised groups, including issues confronting Aboriginal communities. The following initiatives are particularly relevant to concerns confronted by the Gerard community.

<b>Objective 1: Growing Prosperity</b>	<p>Initiatives to improve prosperity include:</p> <ul style="list-style-type: none"> <li>▶ Ongoing investment in education and skills development of South Australians;</li> <li>▶ Support for industry and employment growth; and</li> <li>▶ Investment in key economic and social infrastructure.</li> </ul>
<p>Comment: The SASP reports that the Aboriginal unemployment rate is &gt;3 times the rate of non-Aboriginal people. Employment has a direct and positive impact on a person's quality of life and self-esteem. The disparity needs address if the social and economic impacts on the Aboriginal population are to be improved.</p> <p>Target – 1.26 aims to reduce the gap between Aboriginal and non-Aboriginal unemployment rates each year.</p>	
<b>Objective 2: Improving Wellbeing</b>	<p>Key initiatives to improve wellbeing include:</p> <ul style="list-style-type: none"> <li>▶ Investment in community programs and infrastructure to provide communities with accessible services;</li> <li>▶ Improve the capacity of older people to live independently;</li> <li>▶ Enhance public safety by reducing crime and road fatalities/trauma; and</li> <li>▶ Improve the quality of life of all South Australians.</li> </ul>
<p>Comment: There is a gap in life expectancy for Aboriginal people compared to non-Aboriginal South Australians with the median age of mortality among South Australia's Aboriginal population being 25-30 years less than for non-Aboriginal South Australian's. The SASP reports that years of life are lost through avoidable chronic disease.</p> <p>Target – 2.5 aims to lower the morbidity and mortality rates of Aboriginal South Australians.</p>	
<b>Objective 3: Attaining Sustainability</b>	<p>Initiatives to attain sustainability include:</p> <ul style="list-style-type: none"> <li>▶ Promote innovative solutions for stormwater reuse and recycled water, and investigate solutions for the provision of sustainable water supplies;</li> <li>▶ Increase environmental flows in the River Murray and maintain a positive balance on the Murray-Darling Basin Commission salinity register;</li> <li>▶ Support the development of renewable energy;</li> <li>▶ Recognise Native Title rights and support the Indigenous Land Use Agreement (ILUA) process.</li> </ul>

<sup>1</sup> South Australia's Strategic Plan 2007

<p>Comment: South Australia's Aborigines are recognised as having a strong connection to land. The ILUA process can provide a fair process to achieving balanced outcomes for the Aboriginal population as well as for farmers, miners, government and other landholders. A healthy River Murray is essential to the state's future. Ensuring a sustainable water supply through improved management practices, are strongly recommended in targeted objectives.</p> <p>Target – 3.15 aims to resolve 75% of all native title claims by 2014.</p>	
<p><b>Objective 4: Fostering Creativity and Innovation</b></p>	<p>Initiatives to foster creativity and innovation include:</p> <ul style="list-style-type: none"> <li>▶ Promote business innovation and investment in business expenditure through alliances between government, industry and the retail sector; and</li> <li>▶ Promote arts and engagement in cultural activities;</li> <li>▶ Promote the understanding of Aboriginal culture through educational programs and include Aboriginal people in the design and delivery.</li> </ul>
<p>Comment: Fostering creativity and innovation in the way South Australia does business is an important initiative in better positioning the state on the national and global stage. A new initiative includes providing opportunity to improve the understanding of Aboriginal culture through educational programs with input from Aboriginal people.</p> <p>Target – 4.5 aims to improve an understanding of Aboriginal culture through school curriculum by 2014.</p>	
<p><b>Objective 5: Building Communities</b></p>	<p>Initiatives to build strong and diverse communities include:</p> <ul style="list-style-type: none"> <li>▶ Afford young people a voice in local Council decisions and involve young people in organising community events;</li> <li>▶ Assist school students to learn life-skills and better cope with life challenges;</li> <li>▶ Increase the percentage of South Australians who accept cultural diversity as a positive influence in the community;</li> <li>▶ Support and establish community programs to increase participation of Aboriginal groups.</li> </ul>
<p>Comment: The strength of South Australia's economy and a high quality of life can only be achieved and shared if all populations are afforded a voice in decision-making processes. Developing strong Aboriginal leadership is recognised as a key initiative to addressing social, economic, health, housing and educational disadvantage experienced by Aboriginal people and communities.</p> <p>Target – 5.7 aims to increase Aboriginal participation in community leadership and leadership development programs.</p>	
<p><b>Objective 6: Expanding Opportunity</b></p>	<p>Initiatives to expand opportunity include:</p> <ul style="list-style-type: none"> <li>▶ Increase affordable home purchase and rental opportunities for all sectors of the community;</li> <li>▶ Increase the number of 15-19 year olds engaged full time in school, work or further education/training (or combination thereof);</li> <li>▶ Improve the overall wellbeing of the Aboriginal community to increase employment opportunities and improved engagement in education programs.</li> </ul>
<p>Comment: Education is a key driver of creating opportunity. The level of education achieved influences the standard of living, which in turn can determine quality of life, health and wellbeing, employment opportunities and housing affordability. Aboriginal communities are found to be the most marginalised populations in South Australia. New and existing initiatives aim to address economic disadvantage confronted by Aboriginal South Australia's through improved delivery of educational programs and raising retention rates amongst Aboriginal students. A key initiative includes increasing the participation of Aboriginal people to 2% in the public sector and ensuring support programs are in place to maintain those levels.<sup>2</sup></p> <p>Target – 6.1 aims to improve the overall wellbeing of South Australia's Aboriginal population.</p> <p>Target – 6.7 aims to increase affordable home purchase and rental opportunities by 5 percentage points by 2014.</p>	

<sup>2</sup> Aboriginal should be read as an inclusive term of Torres Strait Islanders' culture and language

Target – 6.9 aims to reduce overcrowding in Aboriginal households by 10% by 2014.

Target – 6.15 aims to increase the number of 15-19 year olds engaged fulltime in school, work or further education/training (or combination thereof) to 90%.

Target – 6.18 – aims to increase the yearly proportion of Aboriginal children reading at age appropriate levels by the end of Year 1.

Target – 6.24 – aims to increase the participation of Aboriginal people in the South Australian public sector, spread across all classifications and agencies, to 2% by 2010 and maintain or better those levels through to 2014.

### **3.1.2 Planning Strategy for Regional South Australia (as amended at December 2007)**

The Strategy provides an overview of the State Government's commitment to supporting sound development that takes into consideration the needs and priorities of people, communities and industries in regional areas. The key economic, social and environmental imperatives are summarised as follows:

- ▶ Economic activity to be developed within sustainable natural systems, has positive benefits for the business, investment and employment climate, and creates a more diversified regional export base;
- ▶ Conservation of biodiversity and sustainability of natural assets and ecosystems, integrating natural resource management and land use planning, conserving cultural and built heritage and creating healthy communities and resources;
- ▶ Creating healthy, safe and well-informed communities, supported by health, education and community services as well as appropriate type and density of housing and associated infrastructure, and who are able to participate and contribute to decision-making processes;
- ▶ Providing sufficient quantity and quality of water for domestic use and restoration of the environment, particularly the River Murray, management of water to maximise sustainable economic, social and environmental returns, and integration of water management within the use and development of other natural resources; and
- ▶ Providing reliable, efficient and competitive inter and intra-regional infrastructure for the provision of water, energy, telecommunications and transport that supports economic development.

Influences on regional settlements include slow population growths, an ageing population, a decline in children aged 0-14, a possible decline in a working aged population after 2011 and regional variations in population growth. The future of regional communities is dependent primarily upon economic development and opportunities or lifestyle to attract and retain threshold populations.

The driver in most regional areas is primary production with some mining activity and although diversification is seen as imperative to a thriving economy, it is dependent on the economic base infrastructure, the skills of the people, the availability of natural resources and the climate of the area.

The Murraylands region has an economy based on primary production with an expanding tourism industry. A restructuring of the regional economy has led to a shift in employment prospects, levels of trade and business services and created further demands on natural assets such as the River Murray. The broader issues around climate change and drought conditions, has placed further pressure on the productivity and economic viability of the Murraylands region, within which the Gerard community resides.

The Planning Strategy for Regional SA is currently being updated on a region-by-region basis over a two-year period. The current preparation of the Murray and Mallee Regional Land Use Framework (and frameworks for all SA Regions) will replace the current Planning Strategy for Regional SA and provide a strategic level guidance for future land use and development in the region.



### **3.1.3 Strategic Infrastructure Plan for South Australia 2005/6 – 2014/15**

The Strategic Infrastructure Plan for South Australia is about meeting the future infrastructure needs of the state. Infrastructure includes the states schools, hospitals, roads and rail, sports fields, ports, the parks, water and waste management systems, which support the state's economic development and social systems.

Infrastructure priorities include investing in transport infrastructure, investing in advancing technologies, investing in skills and innovation, managing built assets, matching health and social services to community needs, and ensuring energy, water and land supplies are sustainable.

The Infrastructure Plan is linked to South Australia's Strategic Plan by way of several objectives:

- ▶ Land release and development/Arts, Culture and Heritage/Energy/Water/Natural Assets/Waste Management – Building and maintaining infrastructure to develop and support sustainable communities in remote regions;
- ▶ Education and Training/Justice and Emergency Services/Recreation and Sport/Health/Community Services and Housing – Reducing the gap between the outcomes for South Australia's Aboriginal population and those of the rest of South Australia's population, particularly in relation to health, life expectancy, employment, school retention and imprisonment; and
- ▶ Recreation and Sport/Arts, Culture and Heritage/Natural Assets – Increasing visitor expenditure in South Australia's tourism industry.

Issues confronting Aboriginal people and communities are significantly those related to the provision of housing, infrastructure, justice and emergency services, the delivery of accessible health services, the provision of education and retention of students, the protection of Aboriginal heritage and culture, and the preservation and enhancement of natural assets particularly the River Murray.

### **3.1.4 Strategic Infrastructure Plan for South Australia Regional Overview 2005/6 – 2014/15**

The Murray and Mallee region's economy depends on primary production while the region is also a major tourist destination and recreational area for the state. The natural resources located in the region include the River Murray, various wetlands and lakes, and national parks.

While agricultural production provides most of the income from the area, manufacturing, tourism and mining also contribute to the state's resources and employment opportunities.

The supply of water is a growing concern with River Murray water levels dropping and salinity levels rising. Improving water quality and quantity will continue to remain a major strategic imperative for the State and Commonwealth Governments particularly for those communities around the Lower Lakes.

Future economic growth in the region will continue to demand extended transport links to ensure the efficient delivery of freight to and from the area. A shortage of suitably serviced land requires address if the region is to be developed in the future.

Health services and providers are located in towns such as Meningie, Murray Bridge and Berri. Shortfalls have been identified in the provision of services for aged-care, mental health, Aboriginal health, early intervention and chronic disease management. The education of suitably qualified persons and the provision of services to support people in more isolated areas, including Aboriginal communities, require further investigation, investment and development.

Housing needs, the provision of justice, emergency and infrastructure-related services, and the management of waste require further investigation and deliberation to ensure adequate provision for communities within the region and particularly those communities that are more remote than others.

The protection and improvement of natural environments including the River Murray, the wetlands, the Coorong, Lake Alexandrina and Lake Albert has been identified as conservation imperatives for the region.

### **3.1.5 State Natural Resources Management (NRM) Plan 2006**

The management of South Australia's natural resources is of interest to all levels of government, primary industries, private landholders, non-government organisations and the broader community. Under the *Natural Resources Management Act 2004*, the State Natural Resources Management Plan 2006 provides policies, strategies and actions to address the use, management and development of natural resources. The Plan recognises the links Aboriginal people have with 'country' and seeks to learn from their unique management systems applied to natural resources.

The NRM Plan is linked to South Australia's Strategic Plan and the Planning Strategy in identifying similar goals particularly in relation to growing prosperity for all South Australians, improving wellbeing, attaining sustainability, building communities and expanding opportunity. Most significantly, the NRM Plan integrates strongly with the land use planning system under the *Development Act 1993* with sections of the Act requiring that NRM Plans be consistent with state level strategic planning policy and local level Development Plans to ensure future development of land and water is ecologically sustainable.

The NRM Plan articulates four goals based on achieving healthy ecosystems, strong communities and productive economies (Environmentally Sustainable Design (ESD) outcomes) while addressing the major risks to the state's natural resources. The goals are:

- ▶ Landscape scale management that maintains healthy natural systems and is adaptive to climate change;
- ▶ Prosperous communities and industries using and managing natural resources within ecologically sustainable limits;
- ▶ Communities, governments and industries with the capability, commitment and connections to manage natural resources in an integrated way; and
- ▶ Integrated management of biological threats to minimise risk to natural systems, communities and industry.

A number of policy frameworks, strategies and funding opportunities will guide the management and protection of natural resources, in turn creating economic opportunity as well as social and environmental prosperity, particularly significant for isolated Aboriginal communities. The NRM Plan emphasises the need to support Aboriginal communities in maintaining their cultural identity through 'caring for country' programs and recognises Aboriginal heritage and the cultural, social, economic and environmental implications of Aboriginal decision-making processes around the intricate links with 'country' in native title claims.

The NRM Council is required to prepare and review the State NRM Plan and ensure that regional NRM Plans are consistent with the NRM Plan and accord with the policies and practices of NRM authorities.

### **3.1.6 SA Department of Health, Public Health Directorate Strategic Plan 2007 – 2009**

SA Health's main objective is to provide the best level of health service to all South Australians in alignment with a number of legislative policies and in accordance with targets included in the SA Strategic Plan. In particular, the targets include health issues relating to Aboriginal life expectancy with the following key objectives being:

- The provision of effective avenues for prevention and early intervention and minimising the burden of disease on the health care system;
- Encouraging development of built environments that improve wellbeing and increasing the capacity for individuals to make healthy lifestyle and dietary choices;
- Developing policy that effectively manages and monitors public health legislation;
- Developing policy that reduces morbidity and mortality associated with vaccine preventable and other chronic and communicable diseases;
- Increasing accessibility to health service providers, monitor the implementation of health programs and contribute to the improvement of health amongst Aboriginal and other disadvantaged communities; and
- Developing culturally appropriate health plans and increasing vaccine coverage levels in Aboriginal communities.

Strategies pertaining to safety and quality of service, accountability, leadership programs in the health workforce and building partnerships with other stakeholders will enable the implementation and delivery of better health services to the public and significantly to isolated and vulnerable communities.

### **3.1.7 Aboriginal Implementation Plan for Country Health Services 2005 – 2010**

The Aboriginal Implementation Plan for Country Health Services 2005 – 2010 aims to make changes to the partnerships between Indigenous communities and mainstream agencies through clearer guidelines for more meaningful Aboriginal specific policy to enable improved delivery of and access to services offered by health providers.

The indicators determining the necessity for change include:

- Life expectancy for Indigenous males is 20 years and Indigenous females is 19 years below that of other Australians;
- Death and low birth weights of newborn babies are twice as likely for Indigenous people;
- Significantly higher prevalence of disease such as diabetes, hypertension, and a range of communicable diseases. Rates of non-fatal injury and self-harm, mental illness and harmful substance use are also higher; and
- Relatively poor health outcomes for Indigenous people are the result of a complex set of interacting factors. Social factors such as income, education and employment combined with health risk factors including poor living environments, poor nutrition, excessive alcohol consumption, smoking and lack of physical activity, lack of control, lack of social capital and the pervasiveness of loss and grief exacerbate health outcomes.<sup>3</sup>

The overrepresentation of Indigenous people amongst clients of social and human services has led to Aboriginal specific policy exclusive of mainstream policy, contributing to marginalisation of Indigenous people and culturally inappropriate or inadequate sources and levels of service. Other barriers restricting access to quality health care are structural in terms of poor coordination of the health system and access to it, socio-economic in terms of affordability of services and prioritising of health issues, cultural in terms of attitudes and practices by health providers and mistrust and/or poor cultural understanding of the system by Aboriginal people.

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<sup>3</sup> Aboriginal Implementation Plan for Country Health Services 2005-2010, pg 2

*“Improving the health and well-being of Indigenous people living in rural and remote South Australia is a priority of the Department of Health (DH)”.*<sup>4</sup>

The commitment by the Department of Health to improve access to mainstream health services for Indigenous people lead to the development of the Implementation Plan and Framework to guide the key areas of reform in partnership with South Australian Aboriginal Health and the Aboriginal Health Advisory Committee. The Plan concludes that improvements in the quality of life for Indigenous people demands collaboration, understanding and respect between Indigenous people, policy makers and health service providers.

### **3.1.8 Reconciliation Action Plans**

A number of South Australian State Government agencies have prepared Reconciliation Action Plans outlining key objectives that aim to improve the wellbeing, environment, employment, prosperity, health, education, and safety of Aboriginal people, and address and improve the delivery of services to Aboriginal communities. Summaries of these Reconciliation Action Plans are provided in Appendix C.

## **3.2 Acts and Agreements**

### **3.2.1 Aboriginal Heritage Act 1988**

The Aboriginal Heritage Act 1988 (the Act) is the legislation designed to protect Aboriginal heritage. Under this legislation, all Aboriginal sites, objects and remains in South Australia that are of significance to Aboriginal tradition, archaeology, anthropology and/or history are protected. The Aboriginal Heritage Branch administers the Act on behalf of the Minister for Aboriginal Affairs and Reconciliation. The Minister for Aboriginal Affairs and Reconciliation has announced a review of the Aboriginal Heritage Act.<sup>5</sup>

### **3.2.2 Aboriginal Land Trust Act 1966**

The Aboriginal Lands Trust Act 1966 requires the Aboriginal Lands Trust (ALT) to *“be a body corporate with perpetual succession and a common seal and, subject to this Act, shall have power in its corporate name to receive, accept, hold, acquire by means of agreement, or exchange, possess, and to dispose of property of every kind and be a party to any legal proceedings.”*<sup>6</sup> The ALT is the ‘landlord’ of all Aboriginal communities living on what constitutes as ALT land.

Today, the Aboriginal Lands Trust holds the titles to 63 properties covering approximately 490,000 hectares of land. This includes the titles for a number of former government reserves and Christian missions including Koonibba, Nepabunna, Yalata, Raukkan (Point McLeay), Point Pearce and Gerard.

The ALT is managed by a 13-member Board, which is comprised of a Chairperson (Mr George Tongerie), representatives from 11 Aboriginal community councils and organisations, and a ministerial appointee.<sup>7</sup> Some of the issues confronting the ALT as the custodian of the Aboriginal lands are as follows:

- ▶ The Act requires that any venture or leasing of buildings (including dwellings) must gain permission from the ALT and the Minister. Many activities, arrangements, business ventures and the like, have

<sup>4</sup> Aboriginal Implementation Plan for Country Health Services 2005-2010, pg 4

<sup>5</sup> The Aboriginal Heritage Act 1988, Overview

<sup>6</sup> Aboriginal Land Trust Act 1966

<sup>7</sup> Aboriginal Lands Trust. 2006. Annual Report 2004/2005, p2.



been established and are undertaken on ALT land without proper approvals in accordance with the Act. Thus, the current lease arrangements are in actual fact, invalid;

- ▶ A sense of security for the future needs to be provided not only to the ALT but also to the Aboriginal communities on ALT land. Deeds of Agreement have been entered into between the ALT (custodian of the land) and the Aboriginal communities to offer a level of security for the future and to also address the implications on other issues such as housing; and
- ▶ ALT has developed its own framework for economic development, which may not be consistent with community economic development plans. As a result, the implications of failed business ventures are often picked up by the ALT.

The Minister for Aboriginal Affairs and Reconciliation has announced a review of the ALT Act.

### **3.2.3 SA Natural Resources Management Act 2004**

The SA NRM Act 2004 establishes a mandate for promoting sustainable and integrated management of the State's natural resources. Its purpose as stated in the Act is *"... to assist in the achievement of ecologically sustainable development in the State by establishing an integrated scheme to promote the use and management of natural resources..."* The Act seeks to enhance and restore or rehabilitate land and water resources that have been degraded.

This Act provides for the protection and management of catchments and the sustainable use of land and water resources through the establishment of eight NRM regions, each with a regional Board. The NRM regions include Adelaide and Mount Lofty Ranges, SA Murray Darling Basin, South East, Northern and Yorke, South Australian Arid Lands, Alinytjara Wilurara, Eyre Peninsula and Kangaroo Island. The Act also provides for the establishment of a NRM Council, which advises the Minister on NRM issues and policy. It has nine members, four of whom are drawn from the SA Farmers' Federation, the Conservation Council of SA, the Local Government Association and Aboriginal interests. The remaining five members are community nominees who are appointed by the Governor on recommendation of the Minister.<sup>8</sup>

### **3.2.4 Development Act and Regulations 1993**

The Development Act is an Act to provide for planning and regulate development in the State and to regulate the use and management of land and buildings, and the design and construction of buildings, and to make provision for the maintenance and conservation of land and buildings where appropriate, and for other purposes.<sup>9</sup>

## **3.3 Local Context Review**

### **3.3.1 Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla Development Plan, consolidated 14 August 2008**

As Gerard is not located within a Local Government area, it is covered by the Land Not Within a Council Area (Riverland) Development Plan, which is overseen by Planning SA. The relevant authority is the Development Assessment Commission.

Gerard is located within the River Murray Fringe Zone, which lists several developments as non-complying. This list includes a number of proposed developments identified by Gerard Community Council during the consultative process.

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<sup>8</sup> SA Natural Resources Management Act 2004

<sup>9</sup> The Development Act 1993

It is recommended that a Development Planning Amendment (DPA) is undertaken to ascertain the appropriateness of the policy pertaining to the River Murray Fringe Zone, particularly given that Gerard is located in the zone and given that Gerard hopes to enhance and improve the sustainability of their community with the proposed developments.

### **3.3.2 Riverland Development Corporation**

The Riverland Development Corporation is the Regional Development Board (RDB) for the Riverland region in South Australia. Its primary role is to *“promote, encourage and facilitate the continuing economic development of the Riverland region.”*<sup>10</sup> The RDC is committed to best practice in management and a long-term contribution to the economic development of the Riverland.

For that reason, in 2003-2004 the RDC Board developed a Regional Strategic Plan for 2003-2008 linked to strategic objectives of RDC's key stakeholders. The process also led to the establishment of an annual Action Plan covering the economic, community and environmental themes of the regional strategy, which also focussed on core activities of the RDC and performance indicators. The purpose of this was to make links between the Strategic and Action Plans, and the outcomes achieved. Funding for the Board is received from Local, State and Commonwealth Governments.

### **3.3.3 Riverland Integrated Strategic Tourism Strategy, Riverland Strategic Tourism Plan Steering Committee, QED**

The Riverland Strategic Tourism Plan (the Plan) identifies tourism as a significant contributor to the economic health of the Riverland region. The Plan states that in order for the region to improve tourist numbers, it must market itself as a destination of choice. In particular, the Plan recommends that the region:

- ▶ Develop a clear brand position;
- ▶ Provide memorable experiences;
- ▶ Establish several 'iconic products';
- ▶ Provide infrastructure that facilitates the regional experience;
- ▶ Align planning policy to encourage investment in new product; and
- ▶ Build the tourism industry's capacity and capability.

The Plan articulates a brand strategy for the region and outlines five goals and sixteen strategies to achieve the vision.

According to the Tourism Plan, seasonal or market fluctuations in the primary sector can impact on the broader economic health of the Riverland region. Hence, it is important that the region relies on a range of sectors to contribute to a stronger economic base. Tourism is highlighted as an important industry that helps to diversify the economic base of the Riverland region.

A number of factors are impacting on the success of the tourism industry in the Riverland region, including issues around increasing travel costs, higher levels of personal and household debt and rising petrol prices. Additionally, a number of environmental issues are identified that may impact on visitor numbers including uncontrolled camping, off-road driving, mismanagement of water resources and inappropriate grazing.

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<sup>10</sup> <http://www.riverlandonline.com/>

The Plan recommends focusing on increasing visitor yield as opposed to focusing on increasing visitor numbers. Sustainable/eco-tourism tourism is mentioned as a potential way to make the Riverland region a destination of choice. In particular, key ecological assets, such as National Park areas (like the Katarapko National Park located adjacent to Gerard), are identified as an important eco-tourist attraction. Successful eco-tourism provides an authentic experience that shares an environment, lifestyle, stories and experiences with the visitor. Eco-tourist ventures do not have to build 'touristy' things.

According to the Tourism Plan, most visitors to the Riverland region stay in caravan parks and camping grounds. However, other nature-based ecotourism accommodation options most suitable to Gerard's location could be retreat/eco-lodge, 'Safari'tents or eco-huts.

The plan also recommends installing walking/cycling trails and bird hides within the region to attract eco-tourists. In addition, it states that a well-managed eco-tourism approach is essential within the Riverland region, to ensure the preservation of the natural environment that attracted the tourists initially.

### **3.3.4 Gerard Community Housing Survey, J.W.A McCormack, March 1990**

The Gerard Community Housing Survey provides a history of Gerard and details every house located within the community. It also provides a photograph of each house. The survey states that Gerard contains thirty-six (36) residences, with two (2) brick, fifteen (15) brick veneer, sixteen (16) timber framed, two (2) demolition of timber framed and one (1) not surveyed timber framed.

### **3.3.5 Gerard Community Plan, 30 November 1991**

The Gerard Community Plan outlines a detailed history of Gerard, gives locational information and outlines a vision statement:

Gerard wishes to attain:

- ▶ Economic self-sufficiency;
- ▶ True self-management;
- ▶ Good quality of life;
- ▶ Fulfils highest potential;
- ▶ A nice and beautiful place to live in;
- ▶ Good quality buildings and amenities; and
- ▶ Social harmony and a town free of abuses.

The Plan also details information relating to education, religion, employment, housing, health, transport, sport and recreation, infrastructure, enterprises and social issues.

Issues identified with housing include:

- ▶ Limited privacy around houses due to lack of fences (although funding is being sourced);
- ▶ Limited variety in size of houses;
- ▶ Housing stock requires upgrading or replacement;
- ▶ Dwelling needs to correlate with household size to ensure houses are not overpopulated;
- ▶ Asbestos management and removal;
- ▶ Lack of security doors and windows;
- ▶ No verandahs; and

- ▶ Not enough bathrooms.

The Plan states that new houses should be low maintenance, of double brick construction, have insulation, be designed so that doorways and passages are wide, have large kitchens and living areas, two toilets for larger family homes, bedrooms large enough for two beds, verandahs wide enough for an outdoor living area, carports, built-in furniture in bedrooms, open fireplaces, exhaust fans that are easy to clean and a large laundry and bathroom.

The Plan also identifies sport and recreation facilities as needing investment within the community. It states that a number of sporting groups do not have enough equipment or facilities to operate effectively.

### **3.3.6 'Why Gerard?' Gerard Newsletter, 1984.**

The Gerard Newsletter outlines a detailed history of Gerard, which is reflected in Chapter 4.

### **3.3.7 Community Safety Action Plans, Rob Laundry and Jim Litser, December 2007**

The Community Safety Action Plans outline 35 recommendations applicable to three communities, including Gerard, Koonibba and Yalata. The plans outline priority action tasks for the Gerard Community and indicate a lead organisation for each strategy.

The report states that Gerard contains 37 dwellings, only 28 of which were occupied in 2007 most likely because the other 9 houses are in need of considerable repair.

The report notes that Gerard has an employment advantage over the other two communities because it is located close to some major regional towns. It also indicates that a number of criminal offences are linked with alcohol and that the highest frequency of criminal offences is against property.

*Note: a group of relevant agencies is meeting regularly with the Gerard Community Council Aboriginal Corporation to progress the recommendations listed in the Community Safety Action Plans.*

### **3.3.8 Gerard Community Council Aboriginal Corporation Inc Business Plan 2005-2010**

The Gerard Business Plan outlines a vision for Gerard, which has been supported and promoted by the Gerard community. The plan lists a series of specific goals, objectives and actions for the Gerard Community Council Aboriginal Corporation to follow and aspire to. The goals, objectives and actions relate to areas including:

- ▶ Governance;
- ▶ Capacity Building;
- ▶ Workplace Management;
- ▶ Strengthening Community Networks;
- ▶ Strategic Partners;
- ▶ Programs (including Employment Programs and Education and Training Programs); and
- ▶ Community Infrastructure and Services.

The plan identifies a number of primary goals for the community as listed below:

- ▶ Improved educational outcomes for the children;
- ▶ A safe community environment;
- ▶ Training and employment opportunities for youth;
- ▶ Accountable governance;

- ▶ Development and promotion of sport, recreational and cultural activities; and
- ▶ Integration with external agencies that provide support services to the Gerard Community.

Note: Gerard Council commenced the process of transfer from incorporation under the South Australian Associations Incorporation Act 1985 to the federal Corporations (Aboriginal and Torres Strait Islander) Act 2006 (CATSI Act) on 27 November 2008 when they applied to the Office of the Registrar of Indigenous Corporations (ORIC) to form a new corporation titled Gerard Community Council Aboriginal Corporation. This process should be finalised early in 2009 when the Office of Consumer and Business Affairs (OCBA) transfers the activities from the Gerard Community Council Aboriginal Corporation Incorporated to the Gerard Community Council Aboriginal Corporation.



## 4. Gerard Location

### 4.1 General

The Gerard community is located on the River Murray approximately 25 kilometres from Berri in the South Australian Riverland region. Many of the original inhabitants were descendents from the Ngarrindjeri people from Swan Reach, the Pitjantjatjara from Yalata, the Arrente from Alice Springs, and Afghan/Aboriginal people from South Australia's mid north region.

In the 1940's to accord with their principle of bringing Christianity to Australian Aboriginal people, the United Aborigines Mission obtained 6100 acres of land at Winkie. After purchasing additional land in 1945 the property was named Gerard in honour of Mr A E Gerard, the president of the United Aborigines Mission.

According to the 2006 Census, Gerard supports a population of 89 people, 85 of whom are Aboriginal and comprising 47 (55%) of males and 38 (45%) of females. The Gerard Indigenous population in 2006 (85) made up 8.7% of the Riverland Indigenous population of 973 persons and 4.1% of that of the entire Murraylands of 2,057 persons.

While Gerard is operating under its own full council, the Gerard Community Council Aboriginal Corporation Inc, it is a land holding under the Aboriginal Lands Trust (ALT).

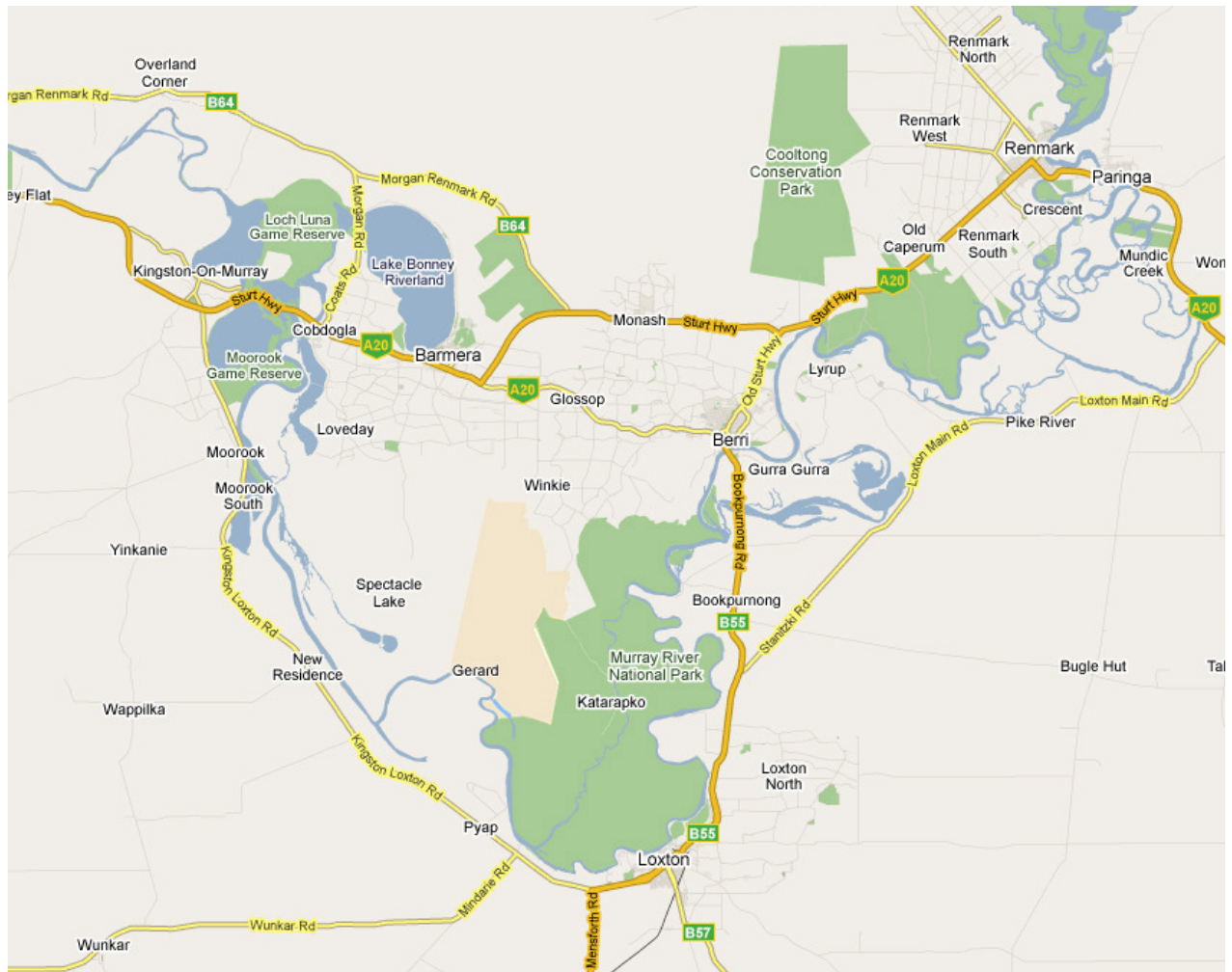
The community is dependent on the River Murray to supply water for domestic use, and to support the horticultural and grazing activity on the site. Traditional crafts are also produced in the community and sold to tourists contributing to the community economy. The ponds and infrastructure associated with a yabby farm, established in 1988, has remained but is currently non-operational.

The community at Gerard is the largest group of Aboriginal people living together in the Riverland area of South Australia as a discrete Aboriginal community.

### 4.2 Gerard Community Location

Gerard comprises approximately 9,500 acres (4,220 ha) of land and is bounded by the River Murray to the southwest, Katarapko (Murray River National Park) to the east and southeast, Spectacle Lake to the west and the town of Winkie to the north. Further afield lie the townships of Loxton to the southeast, Berri to the northeast, Barmera to the north and Murray Bridge to the south (not on the locality plan). (Refer Figure 1)

**Figure 1 Location**



Source: Google Maps

Figure 2 provides an aerial view of Gerard and its surrounds. The River Murray and its intricate system of oxbow lakes and floodplains clearly dominates the landscape making much of the land in close proximity useless from an agricultural point of view, but perhaps more suitable for other purposes particularly where land reclamation can be achieved.

Gerard Community abuts the River Murray and is situated on fairly shallow soils that originally supported mallee scrub.

**Figure 2     Aerial view of Gerard Community and its surrounds**



*Source: Google Earth*

## 5. Gerard History and Spiritual Significance

### 5.1 Gerard's History<sup>11</sup>

Formerly the area around Gerard was the land of Ngawait, Erawirung and Ngayawung. The people of Gerard today have various kinship ties with the Aboriginal peoples of the Riverland and Eyre Peninsula (primarily as a result of the relocation of Aboriginal people from the Ooldea Mission in 1952). Family names associated with Gerard include Abdulla, Clothier, Cook, Disher, Fletcher, Giles, Hunter, James, Johnson, Karpany, Koolmatrice, Lindsay, Mason, Richards, Rigney, Singh, Sumner, Turner and Wilson.

In 1925 the United Aboriginal Mission (UAM) became interested in a place on the River Murray where Janet Matthews had established a mission upstream from Mannum 16 years earlier. A cottage and building nearby at Swan Reach were rented for the purpose of a school, which opened in 1926.

The new mission was located close enough to the township of Swan Reach to access employment but opportunities were limited. Causing more concern was the closeness of the mission to the river with flooding making the location dangerous. However, calls to relocate in 1932 to a more suitable location went unanswered. In 1937, the Aborigines Department offered Aboriginal men paid work to build more huts for the growing community. But payment for works completed was slow and the government often punitive in their approach towards any work initiatives undertaken by the Aboriginal men of the community.

By 1942, with missionaries at Swan Reach complaining of living conditions and the closeness of the site to the township, and with intentions of separating the children from their “*..mixed native environment..*”<sup>12</sup> to instil a more Christian way of life, a search began for an alternative site. Christianity caused culture shock for many of the mission communities including Gerard. Little regard was paid to the teachings of the elders and the traditional order with missionaries considering their teachings more humanitarian than the attitudes of white settlers. Preachers such as Jerry Mason began to emerge in support of the Christian ethos.

By 1945 the UAM found and bought a site downstream from Loxton abutting the River Murray, which they named Gerard after the South Australian UAM president, Mr A E Gerard. In 1946, a school and associated dormitory for 15 children were built at Red Banks until the new mission buildings were complete at the new site, Gerard. This way, the children were kept apart from their families “*.. to develop the moral and spiritual character of the child..*”<sup>13</sup>

When Ooldea mission closed in 1952, some of the Aboriginal people were shifted to Gerard forcing together Indigenous people of different cultural backgrounds and behaviours, which lead to inharmonious living arrangements. With passing years the friendships between Gerard and the Yalata and Ooldea people flourished and grew stronger with the community growing in numbers and by 1955, children began attending Winkie School.

Employment, as with many of the missions, was a problem. Although Gerard established a vegetable patch and vineyard and planted hundreds of citrus and stone fruit trees, seasonal work often took families away from the community during periods of work, only to return when not employed. This created low self-esteem and low morale. Coupled with insufficient funds directed into the community to assist them in becoming more self-sufficient, the control of Gerard was relinquished by the UAM in 1961 to the government of the day.

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<sup>11</sup> Adapted from *Survival in our own land*, Christobel Mattingley, 1988

<sup>12</sup> *Survival in our own land*, Christobel Mattingley, 1988, pg 225

<sup>13</sup> *Survival in our own land*, Christobel Mattingley, 1988, pg 225



In 1964, Gerard governance was taken over by their own Community Council but under the direction of a government superintendent until 1974, when the land was handed over to the Aboriginal Lands Trust and the Gerard Community Council Aboriginal Corporation took control of administration.

## 5.2 Spiritual and Cultural Connection to Country

The Ngarrindjeri religion was characterised by Dreaming Ancestors who established laws and social practices before leaving the earth to live in the sky. The most significant dreaming story for the creation of the River Murray was 'Ngurunderi's creation journey'. However, how relevant this ancestral story is to the Gerard community is unknown as the original Gerard inhabitants were a mix of Ngarrindjeri people from Swan Reach, Pitjantjatjara from Yalata, Arrrente from Alice Springs, and Afghan/Aboriginal people from South Australia's mid north region. 'Ngurunderi's creation journey' is presented in Figure 3.

### 5.2.1 The Ancestor 'Ngurunderi'

The following story and its meaning for Ngarrindjeri society is summarised below from the SA Museum story of the Ngurunderi Dreaming.<sup>14</sup>

*Ngurunderi travelled down the Murray River in his canoe, in search of his two wives...*

The dreamtime story taught the Ngarrindjeri how to make canoes for transport down the River Murray, where to look for the bark and which bark to use, how to use rock caves for shelter.

*A giant cod fish swam ahead of Ngurunderi, widening the river with sweeps of its tail and making swamps and cliffs. Ngurunderi chased the fish, trying to spear it....*

The story taught the people where to find fish, where the River Murray could be crossed, where trading with neighbouring tribes could take place, what materials could be used to make spears and axes and where to locate the materials. The story also taught about the dangers of walking too close to the river through the 'water monster' or 'bunyip' story. The monster was called Mulgewongk, he lived near the river and could make people drown.

*At last, with the help of Nepele (his wives' brother), the giant fish was speared as it entered Lake Alexandrina. Ngurunderi cut it up, creating new species of fish from the different pieces....*

The story taught the people where to fish, how to fish, which fish could be caught eg fresh or salt water, which tools to use eg spears, nets, basket scoops or traps.

*After spearing the giant fish, Ngurunderi made his camp by the lake, waiting for a sign of his wives....*

The story taught the rules and customs to live by, the story linked Ngarrindjeri families to the land and to each other. The marriage rules were among the most important of these rules. Through the story the Ngarrindjeri learnt how to build different shelters to suit the seasons. They were also taught how to wear a variety of clothing to protect them against the cold. The Ngarrindjeri learnt different games and amusements to entertain themselves after a day of hunting and gathering food. The learnt how to decorate surfaces with a range of design using bone, shell and stone tools.

The women learnt how to prepare and cook food. They used earth ovens, cooked smaller animals in the hot coals and dried food for later use. Initiation ceremonies marked the transition from childhood to adult life among the Ngarrindjeri people. The story taught of the necessity to face some adversity to learn lessons that had lifelong social implications.

*Ngurunderi smelt the forbidden fish being cooked by his two wives. He started after them but they escaped across Lake Albert on a raft made from reeds and grass-trees....*

This part of the story tells about the abundance of materials for spear making, hut building, raft making, necklaces, ornaments and clothing. Ngarrindjeri boys used reeds as drinking straws during their initiation. Ngarrindjeri people on Lake Alexandrina and Lake Albert bound rushes and reeds together with fibre rope in a layered construction. Grass-trees were a feature of the Ngarrindjeri landscape. The people gathered nectar from the flower, used the stem for spear shafts and fire-making tools, ate the bases of the young leaves and the roots, and collected resin from the trunk for glue.

The story taught the Ngarrindjeri people their links to particular pieces of land. Some families own land that once belonged to clans from which they are descended.

<sup>14</sup> <http://www.samuseum.sa.gov.au/ngurunderi/ngframe.htm>



*Reaching the southern point of the Coorong, Ngurunderi met an evil sorcerer called Parampari. The two fought a great battle. Ngurunderi eventually killed Parampari and burnt his body near Kingston...*

The story taught that conflict was normal. Ngarrindjeri society was subject to rules that ordered daily life. The local councils of elders, or Tendi, resolved major disputes. The most powerful men in the Tendi were believed to have special sorcery powers. They were often called upon to fix punishments or to counter the power of opposing elders. Women also held positions in the Tendi.

*Ngurunderi's wives fled back along the Coorong. Ngurunderi followed their footprints north, camping along the way...*

Evidence from Coorong middens tells us that the Ngarrindjeri lived there semi-permanently and were not nomadic people.

*Ngurunderi crossed the Murray mouth and followed his wives around Encounter Bay, creating fishing grounds and islands. He rested near Pultung (Victor Harbor)...*

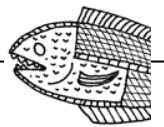
Ngurunderi created many natural features around Encounter Bay. The ancestor provided food, shelter, water, clothing, materials for weapons, baskets, nets, canoes to ensure the survival of the Ngarrindjeri.

*Ngurunderi's wives escaped again, running ahead to Cape Jervis and across to Kangaroo Island, ignoring his call to stop. Ngurunderi called for the waters to rise, to drown the women. Mourning, he crossed to the island and prepared himself for the spirit world...*

When Europeans first saw Kangaroo Island it was uninhabited. Mainland Aborigines called it 'Karta' - Land of the Dead. We now know that Aborigines had lived on the island until at least 4,000 years ago - long after the island was isolated from the mainland by rising sea levels.

*Before Ngurunderi left the earth to live in the Milky Way he told the people: 'I am going first, you will come after me.'*

The death of a Ngarrindjeri person involved a series of rites and obligations. These rites helped to strengthen social ties across a wide network of relatives. Funeral rites involved an inquest, a funeral ceremony, a period of mourning, and a final burial. These rites ensured that the soul of the dead person followed Ngurunderi's path safely to the spirit world.



**Figure 3 Ngurunderi's Creation Story**



## 6. Gerard Demographics

### 6.1 Demographic Profile

Very limited demographic data is available for the Gerard Community from the Australian Bureau of Statistics (ABS) 2001 and 2006 Census. Community Profiles are not available due to the very low level of population counts recorded for this community. ABS data has therefore been supplemented with data provided by the Office of Aboriginal Housing sourced from the Community Management System.

#### 6.1.1 Population Estimates

ABS Census Data indicates that the Gerard Community has a declining population. The community was subject to a 7% population decline between the 2001 Census and 2006 Census, from 96 persons to 89 persons.

In 2001, the total Indigenous population of the Gerard community was estimated at 96, 100% of the total population. (Refer Table 1). While in 2006, the total Indigenous population of the Gerard community was estimated at 85, 96% of the total population of 89. The remainder of the population was either non-Indigenous or not stated. (Refer Table 2).

**Table 1 Population Estimates, Gerard Community, 2001**

	Male	Female	Persons	% Total Population
Indigenous	50	46	96	100
Non-Indigenous	0	0	0	0
Not Stated	0	0	0	0
<b>Total</b>	<b>50</b>	<b>46</b>	<b>96</b>	<b>100</b>

Source: ABS 2001

**Table 2 Population Estimates, Gerard Community, 2006**

	Male	Female	Persons	% Total Population
Indigenous	47	38	85	95.5
Non-Indigenous	-	-	4	4.5
Not Stated	-	-	0	0
<b>Total</b>	<b>-</b>	<b>-</b>	<b>89</b>	<b>100</b>

Source: ABS 2006

The number of Indigenous males in the Gerard community in 2001 totaled 50 representing 52% of the total Indigenous population. A total of 46 females (48%) made up the remaining Indigenous population. In 2006 the number of males again outnumbered the number of females in the Gerard Indigenous population, 44 to 41 but at a much lower proportion (52% versus 48%).

The Office for Aboriginal Housing data also illustrates a declining population in Gerard. From January 2006 to December 2007 Gerard occupants were recorded as having declined from 114 to 86 persons. While this occupancy decline is spread fairly evenly across both males and females, it is concentrated in the 5-18 year age group (which has nearly halved). The 18+ age group occupants has also significantly decreased during that period from 74 to 60 persons. The 0-5 age group occupants has been steadily

increasing prior to July-December 2007 but then nearly halved again. The number of occupants in all other age groups experienced a steady decline during that time.

### 6.1.2 Age & Sex Characteristics

In both 2006 and 2007, nearly three quarters of the Gerard population (65-70%) was aged 18 years or over and almost a quarter (21-27%) aged 5-18 years and around 8 (2%) aged 0-5 years. Tables 3 to 6 show the age profile for occupants of Gerard for 2006 and 2007.

**Table 3 Age Distribution, Gerard Reserve Occupants, January-June 2006**

	Males	Females	Persons	% Total
0-5 years	1	8	9	7.9%
5-18 years	14	17	31	27.2%
18+ years	43	31	74	64.9%
<b>Total</b>	<b>58</b>	<b>56</b>	<b>114</b>	<b>100%</b>

Source: Office for Aboriginal Housing 2008

**Table 4 Age Distribution, Gerard Reserve Occupants, July-December 2006**

	Males	Females	Persons	% Total
0-5 years	4	9	13	11.2%
5-18 years	12	16	28	24.1%
18+ years	41	34	75	64.6%
<b>Total</b>	<b>57</b>	<b>59</b>	<b>116</b>	<b>100%</b>

Source: Office for Aboriginal Housing 2008

**Table 5 Age Distribution, Gerard Reserve Occupants, January-June 2007**

	Males	Females	Persons	% Total
0-5 years	6	7	13	12.2%
5-18 years	12	13	25	23.4%
18+ years	37	32	69	64.5%
<b>Total</b>	<b>55</b>	<b>52</b>	<b>107</b>	<b>100%</b>

Source: Office for Aboriginal Housing 2008

**Table 6 Age Distribution, Gerard Reserve Occupants, July-December 2007**

	Males	Females	Persons	% Total Indigenous Persons for Region
0-5 years	3	5	8	9.3%
5-18 years	9	9	18	20.9%
18+ years	32	28	60	69.8%
<b>Total</b>	<b>44</b>	<b>42</b>	<b>86</b>	<b>100%</b>

Source: Office for Aboriginal Housing 2008

### Additional ABS Data

The following additional demographic data, based on the 2006 Census of Population and Housing, has been obtained from the ABS for the Gerard Indigenous Community on a private consultancy basis.

### 6.1.3 Employment

Table 7 reveals that a higher proportion of the Indigenous population of the Gerard Community were recorded as not being in the labour force than in the labour force in 2006 (40% versus 30%).

Table 8 denotes the gross individual weekly income levels for Indigenous people in the Gerard Community on the basis of the 2006 ABS Census information. This data shows that few (12 persons or 14%) in the Gerard community have a gross individual weekly income of \$250-\$399, just over a quarter earn between \$150 and \$249 and nearly a quarter earn less than \$150.

**Table 7 Labour Force Status(a), Gerard Community, 2006**

	<b>Persons</b>	<b>% Total Persons</b>
In labour force	27	30.3%
Not in labour force	36	40.5%
Total	63	70.8%

Source: ABS 2008

**Table 8 Gross Individual Income (Weekly)(a), Gerard Community, 2006**

	<b>Persons</b>	<b>% Total Persons</b>
Less than \$150 (c)	21	23.6%
\$150-249	23	25.8%
\$250-399	12	13.5%
Total (d)	62	69.7%

Source: ABS 2008

### 6.1.4 Education

Approximately 21% of the Indigenous population of the Gerard Community completed their schooling at year 10 or equivalent in 2006. Only 12% went to year 11 or 12 and 12% had a certificate level and above non-school qualification (Refer Table 9).

**Table 9 Highest Level of Education(a), Gerard Community, 2006**

	<b>Persons</b>	<b>% Total Persons</b>
Year 9 or below	33	37.1%
Year 10 or equivalent	19	21.4%
Year 11 and 12	11	12.4%
Certificate level and above	11	12.4%
Total	74	83.2%

Source: ABS 2008

### 6.1.5 Heritage and Culture

The ABS has documented very limited aspects of Indigenous heritage and culture within the Gerard Community in the 2006 Census of Population and Housing.

While the number of Indigenous persons within the Gerard Community speaking an Indigenous language at home has not been made available for publication by the ABS, Table 10 demonstrates that the vast majority of the Indigenous population of the Gerard Community, 79 persons or 89%, spoke only English at home in 2006.

**Table 10 Language Spoken at Home, Gerard Community, 2006**

	<b>Persons</b>	<b>% Total Persons</b>
Indigenous language	np	Np
English only	79	88.8%
Total(b)	86	96.6%

Source: ABS 2008

np Not available for publication but included in total

(a) Persons 15 years and over

(b) Includes 'speaks other language', 'speaks an Indigenous language' and 'language at home not stated'

(c) Includes negative/nil income

(d) Includes individual income more than \$400 per week and individual income not stated

Cells in these tables have been randomly adjusted to avoid release of confidential data.

**\*Note: The Australian Bureau of Statistics Advice**

The ABS advises that the information collected from Australia's indigenous population should be treated with some degree of caution as data quality and comparability between some data collections is often poor. A number of collection issues including high levels of mobility, the fact that English may not be the first language spoken and the oral based communication heritage of indigenous people mean that the data collected from Aboriginal communities may not be precise.

Each stage of the Census is subject to stringent quality assurance measures. However, in a census there are recognised sources of error, which may be carried over in the data produced. These include undercounting, processing and respondent error. Some of these are overcome or 'repaired' during processing. The effect of those that remain is generally slight, although they may be more important for small groups in the population such as the Indigenous population. The primary forms of error to keep in mind are:

- ▶ Partial non-response: In some cases an answer, where not provided to a question, was imputed or derived (often from other information on the form). In other cases a 'not stated' code was allocated.
- ▶ Processing error: While such errors can occur in any processing system, quality management is used to continuously improve the quality of processed data, and to identify and correct data of unacceptable quality.
- ▶ Random adjustment: Cells containing small values are randomly adjusted to avoid releasing information about particular individuals, families or households. The effect of random adjustment is statistically insignificant.
- ▶ Respondent error: Because processing procedures cannot detect or repair all errors made by persons in completing the form, some remain in final data.
- ▶ Undercount: Although the Census aims to count each person once, there are some people who are missed and others who are counted more than once. A post enumeration survey is conducted in non-sparse areas soon after the Census to measure the undercount.

For further information on data quality see Population Distribution, Indigenous Australians (Cat. No:4713.0).

GHD acknowledges these difficulties and accordingly takes no responsibility for the accuracy of the statistical data.



## 7. Climatic Data

### 7.1.1 Historic Climate Data

Data was collected from the Berri Weather Station and is considered representative of the general Gerard vicinity. Table 11 identifies mean rainfall while Table 12 identifies mean temperatures.

**Table 11 Mean Monthly Rainfall (mm)**

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Yearly
13.2	14.1	17.8	28.2	27.9	28.6	50.2	59.2	49.2	38.2	26.3	29.8	<b>382.7</b>

*NOTE: Data obtained from the Australian Government Bureau of Meteorology (BoM).*

**Table 12 Mean Monthly Temperatures (degrees Celsius)**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Yearly
MIN	15.1	15.8	13.9	11.9	9.8	8.7	7.8	9.3	10.8	12.9	13.7	11.4	<b>13.8</b>
MAX	23.8	24.7	22.8	20.6	18.5	15.9	15.4	16.0	18.1	19.9	21.3	21.7	<b>19.1</b>

*NOTE: Data obtained from the Australian Government BoM.*

### 7.1.2 Climate Change

#### Observed Climate Change

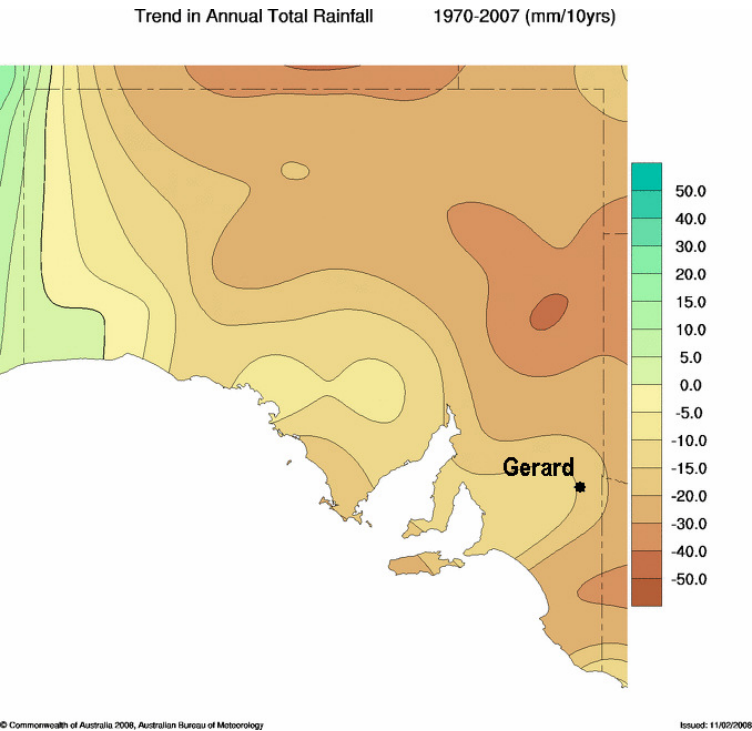
The Bureau of Meteorology (BoM) has developed a series of trend maps to assess changes in rainfall and temperature over time. Figure 4 represents the trend in annual rainfall between 1970 and 2007 while Figure 5 represents the trend in mean temperature between 1970 and 2007.

The trend in annual rainfall between 1970 and 2007 for South Australia (Figure 4) identifies a decline in annual rainfall in the vicinity of Gerard of 15 mm for every 10 years during this period.

The trend in mean temperature between 1970 and 2007 for South Australia (Figure 5) identifies an approximated increase in mean temperature in the vicinity of Gerard of 0.2°C for every 10 years during this period.

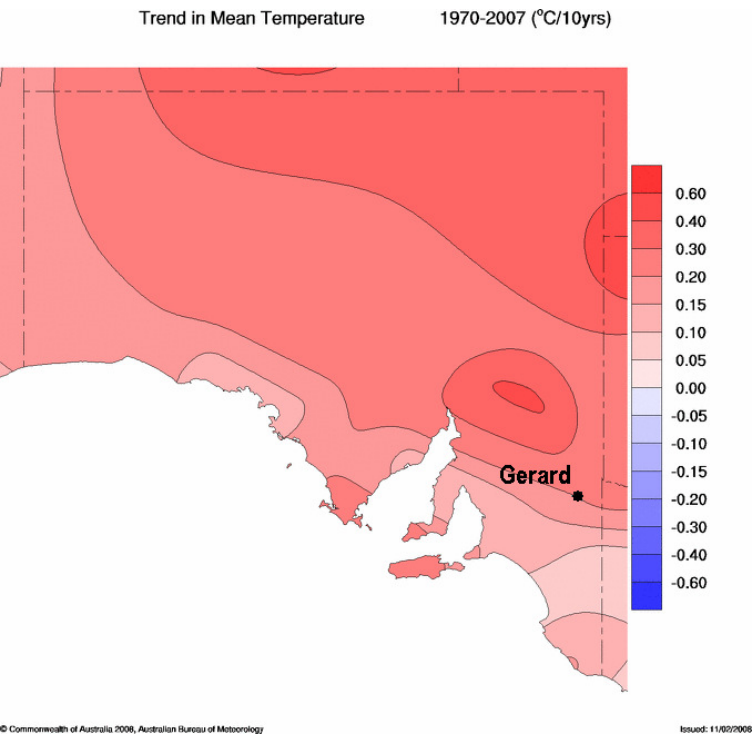
Trend values are highly dependent on the start and end dates of the analysis and as such, must be interpreted with caution. As stated by the BoM, future rates of change will depend on how natural and human drivers of climate change and variability interact in future, which will not necessarily be the same as in the past.

**Figure 4      Trend in Annual Total Rainfall 1970-2007**



Source: Australian Government BoM

**Figure 5      Trend in Mean Temperature 1970-2007**



Source: Australian Government BoM

## Predicted Climate Change

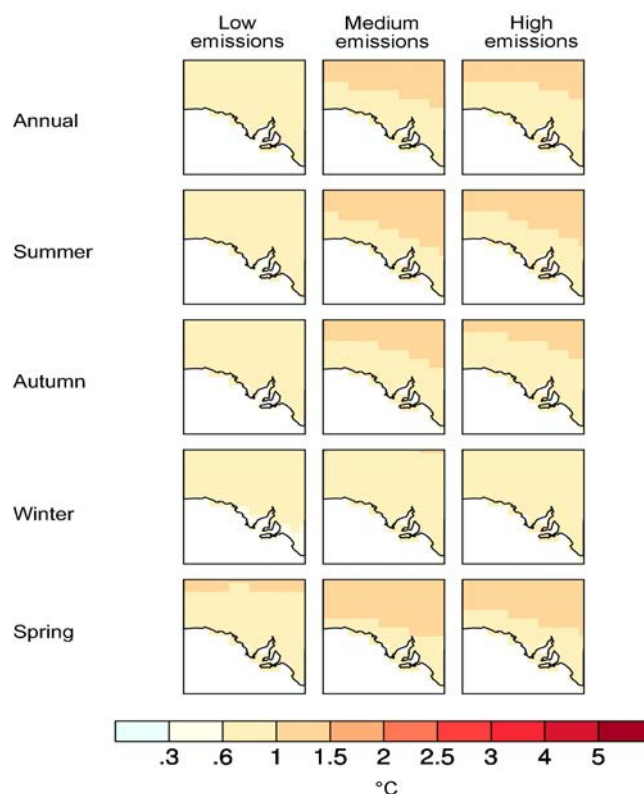
According to the BoM, “Australia and the globe are experiencing rapid climate change. Since the middle of the 20<sup>th</sup> Century, Australian temperatures have, on average, risen by about 1 °C with an increase in the frequency of heatwaves and a decrease in the numbers of frosts and cold days. Rainfall patterns have also changed.”

Future climate conditions will depend on greenhouse gas emissions and as such, regional projections have been developed by the Intergovernmental Panel on Climate Change (IPCC) for low, mid-range and high greenhouse gas emissions scenarios. These scenarios are based on assumptions regarding demographic, economic and technological factors likely to influence future emissions.

The Commonwealth Scientific and Industrial Research Organisation (CSIRO) has created a model that indicates Australia’s future climate based on a range of conditions and emission scenarios. Figure 6 represents a scenario for South Australia in 2030 while Figure 7 represents a scenario for the State in 2050. The 50<sup>th</sup> percentile (the mid-point of the spread of model results) has been shown by the model, which provides the best estimate result.

Figure 6 predicts an increase in temperature in the vicinity of the Murray-Darling Basin between 0.6°C and 1.0°C by 2030. Figure 7 predicts an increase in temperature between 1.0°C and 2.0°C by 2050.

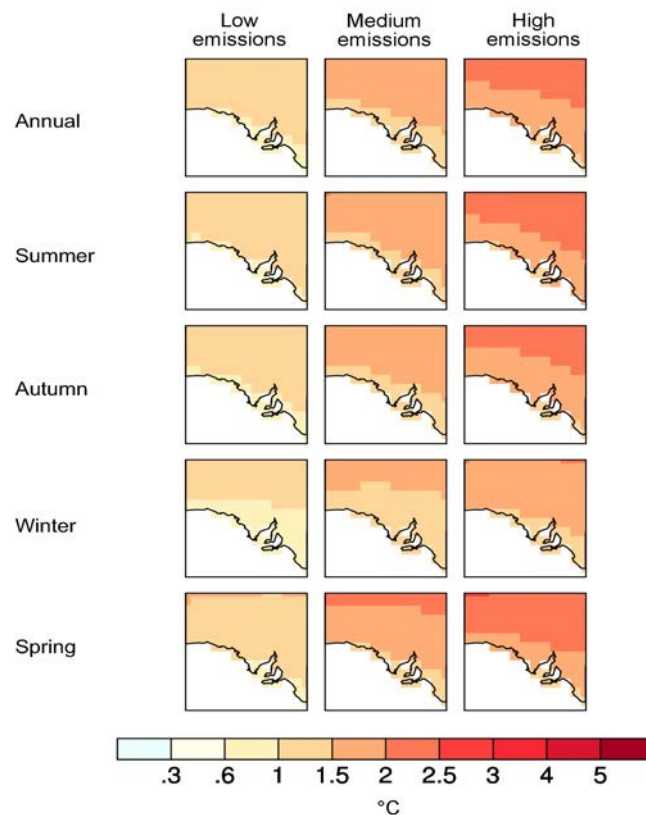
**Figure 6 South Australia Temperature Change 2030**



Source: CSIRO<sup>15</sup>

<sup>15</sup> <http://www.climatechangeinaustralia.gov.au/futureclimate.php>

**Figure 7 South Australia Temperature Change 2050**



Source: CSIRO<sup>16</sup>

### 7.1.3 Regional Geology

The sediments in the Gerard vicinity are preserved in structurally controlled depressions, namely the Renmark Trough. Surficial sediments comprising aeolian quartz sand and dunes of the Quaternary period unconformably overlie either Late Devonian sediments of the Darling Basin or the Cambrian Kanmantoo Group.

### 7.1.4 Regional Hydrogeology

In the vicinity of Gerard, the Murray Basin contains shallow groundwater of the Pliocene Sands Aquifer, underlain by the Murray Group Aquifer and the Renmark Group Aquifer. The Pliocene Sands Aquifer comprises a shallow unconsolidated sedimentary aquifer, including sand and silt sediments known as the Loxton-Parilla Sands. Recharge occurs through the downward infiltration.

The Murray Group consists of a limestone aquifer, which accepts upward leakage from the underlying Renmark Group Aquifer. Renmark Group, consisting of a confined aquifer with some vertical leakage to the overlying Murray Group Aquifer, as a result of the Murray Basin being a stratigraphically closed system. Groundwater elevation in the Gerard vicinity ranges between 5.8 m below ground level (bgl) in the west to 12.2 m bgl in the east of the region.

<sup>16</sup> <http://www.climatechangeinaustralia.gov.au/futureclimate.php>

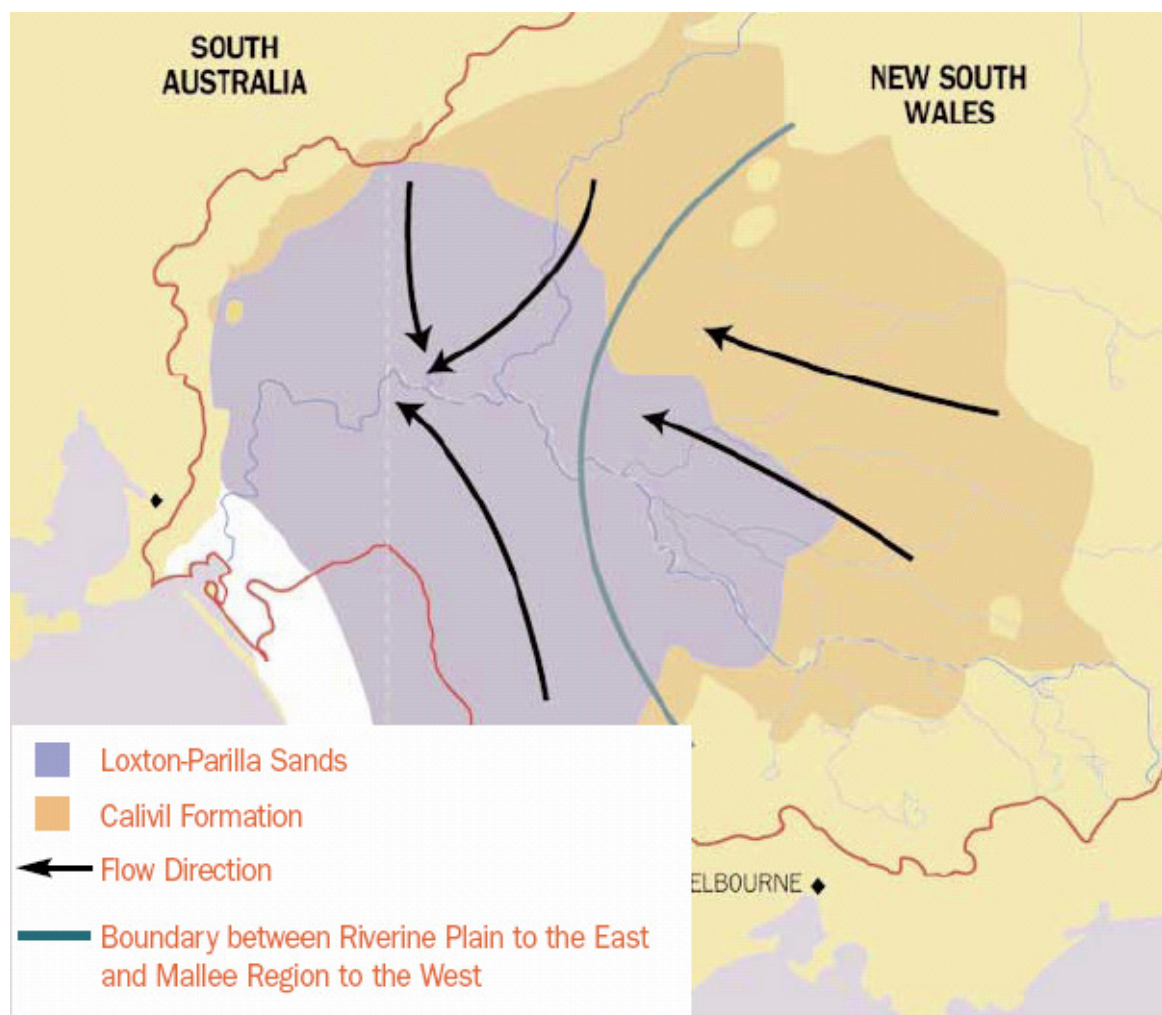
### 7.1.5 Topography and Drainage

The land surface in Gerard is relatively flat with a slight descending gradient to the south towards the Murray River. Due to surface topography descending to the south it could be assumed that surface runoff would migrate south towards the Murray River. Dryland salinity in the region is a major land degradation problem on the low-lying coastal plain, where clearing of native vegetation has led to a rising watertable. The risk of salinisation is most prevalent where depth to the watertable is less than two metres.

### 7.1.6 Groundwater Flow Direction

The localised groundwater flow direction in the vicinity of Gerard is anticipated to be southerly, towards the Murray River. Regional groundwater flow directions in the Riverland region are generally towards the north to northwest (Figure 8).

**Figure 8 Regional Groundwater Flow Directions**



Source: Murray Darling Basin Commission

### 7.1.7 Groundwater Quality and Beneficial Use

According to information stored within the Department of Water, Land and Biodiversity Conservation's (DWLBC) OBSWELL tool, groundwater salinities in the Gerard area range between 1,280 mg/L and 7,

420 mg/L Total Dissolved Solids (TDS). Water exhibiting salinity less than 1,000 mg/L TDS is generally considered suitable for drinking water for humans, whilst salinity between 1,000 mg/L and 5,000 mg/L TDS is generally considered suitable for livestock and agriculture uses.

Groundwater salinity in the Pliocene Sands Aquifer is comparable to seawater and as such, unsuitable for most beneficial uses. Groundwater salinity in recharge areas for the Murray Group Aquifer may be suitable for potable use. Salinity within the Renmark Group aquifer is variable but can also be comparable to seawater in parts (MDBC, 2008).

A more in depth assessment (such as a technical hydrogeological assessment) would be required to assess the potential for extraction of groundwater for beneficial use. This assessment would need to consider legislative requirements as managed by the South Australian Murray-Darling Basin Natural Resources Management (NRM) Board, as well as an assessment of sustainable use of water resources.



## 8. Human and Economic Environment

### 8.1 Governance and Leadership

Gerard is not located within a Local Government area, although the Berri Barmera Council contributes to community needs through services such as rubbish collection and street sweeping. In 2007, the community was funded \$250,000 by the Australian Government Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA) for municipal services (MUNS). These services include waste management, landscaping and dust control, fire prevention, dog health, infrastructure maintenance and operational costs. Six months funding has been provided for 2008 at similar levels. Future funding is likely to be changed due to declining population and transitions to municipal services reforms.

The Gerard Community Council Aboriginal Corporation consists of Elected Members and employs a number of staff including administration staff and community workers.

The Gerard Community Council Aboriginal Corporation is a member of the Local Government Association (LGA), a voluntary membership organisation federated nationally with interstate and territory associations in the Australian Local Government Association. However, Gerard is not legislated by the Local Government Act.

### 8.2 Areas of Cultural Significance

A camping ground (called Red Banks) is located on the banks of the River Murray at the original site of the United Aboriginal Mission. The area holds special significance for many community members as many were born there. It also holds traditional value for the community and is used for Sorry Business.

### 8.3 Kinship

Ngarrindjeri people have kinship ties with many other Aboriginal groups including but not limited to Kurna, Narrung, Ngaduri, Permangk, Arrente and other Aboriginal clans across the Adelaide Plains, Yorke Peninsula, Riverland, mid-north, west coast and Mt Barker territories.

Kinship relationships exist between the Gerard community and other Aboriginal communities found at Raukkan, Karlparin, Murray Bridge, Meningie, as well as on Yorke Peninsula, on the West Coast, in Adelaide and in the Riverland.

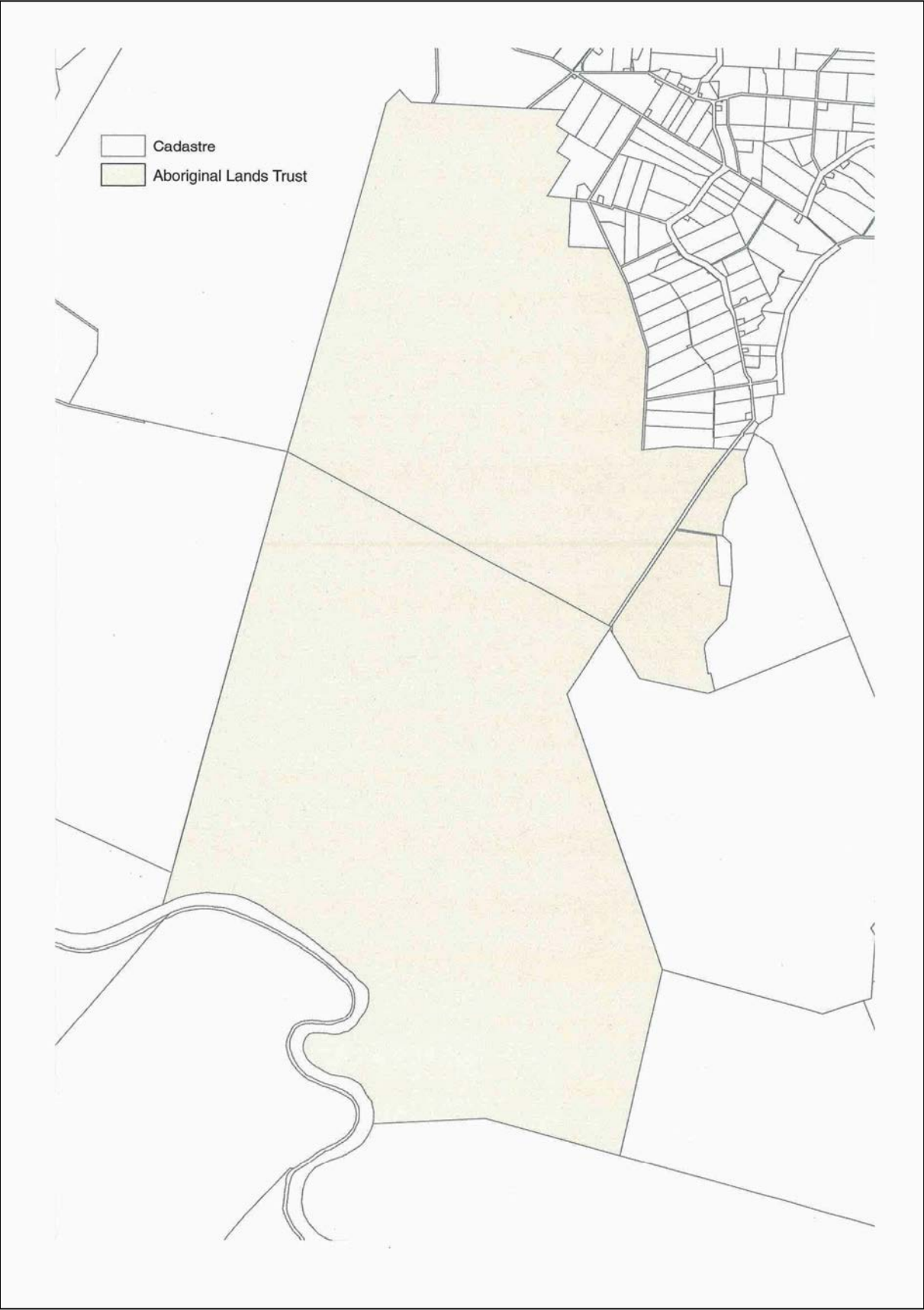
### 8.4 Land Tenure

Gerard is situated on land owned by the Aboriginal Lands Trust (Refer Figure 9). The Certificates of Title are provided in Appendix A.

The Aboriginal Lands Trust in South Australia is a statutory body under the *Aboriginal Lands Trust Act 1966* (SA) (ALTA), which holds certain lands in trust for the economic and cultural benefit of the Aboriginal people of South Australia. The Trust is responsible for the administration, management and care of the land, which includes former missions, farming properties and land with local Aboriginal heritage and cultural value.

The Trust is covered by the *Aboriginal Lands Trust Act 1996* (SA) (ALA) and cannot sell land without the approval of both houses of Parliament.

**Figure 9    Location of ALT owned land at Gerard**



## **8.6 Employment**

There are currently limited employment options in Gerard. However, the community is situated within close proximity to major regional towns of Berri, Renmark, Barmera, Loxton and Murray Bridge, which provides further employment opportunities for community members.

The Almond Orchard provided some employment to Gerard community members. However, the lease arrangement between the independent operator and the ALT has recently expired and a work schedule for the orchard is currently being explored between the ALT, the Gerard community and VinExport, the operator of the vineyard.

Eight community members are employed in various organisations and companies outside of Gerard. The Gerard Community Council employs six community members, three in the Council and three in the workshops. Three people are also employed through external agencies, one as a Housing Officer funded by Department for Families and Communities – Aboriginal Housing, one as an Essential Services Officer funded by DPC-Aboriginal Affairs and Reconciliation Division, and one as a Day Care Worker funded by FaHCSIA.

Traditional crafts are produced in the community by individuals, the sales of which contribute to the community economy. A general store was operational in the past but is currently closed.

## **8.7 Education**

Both formal and informal education is seen as important to the Gerard community members. However it has been identified that regular attendance at school is irregular. The Gerard Community Safety Action Plan 2007 makes recommendations to develop a program informing parents of the importance of children regularly attending school.

Approximately 15-20 children within the Gerard community attend school. Children attend primary school at Winkie, secondary school at Glossop High School, Loxton High School and the Riverland Christian School. Gerard is also serviced by the Murraylands Institute of TAFE and Aboriginal Education Workers.

Currently, 6 - 8 babies and toddlers attend the Childcare Centre in Gerard, which is run by a qualified childcare worker. DEEWR (ex-FaHCSIA) have been funding Gerard for childcare for over ten years. Direct funding will cease at 31/12/08 but an alternative service provider will be negotiated.

## **8.8 Housing**

In 2007, the Community Safety Action Plan concluded that Gerard contained 37 dwellings, although it was reported that only 28 were occupied as the other nine houses were in need of considerable renovation. However, according to recent discussions with the Gerard Community Council Aboriginal Corporation, there are now 33 houses in Gerard. A further three recently burnt down and have since been demolished. Additional housing suitable for elderly, singles and couples is also required.

Gerard is not located within a Council area and therefore rates are not paid to a local government authority.

## **8.9 Health Facilities**

According to the Gerard Community Plan, the people who are most in need of healthcare are young mothers, older children, elderly people and adolescents.

A health clinic, operating out of the Administration Building, provides services by health nurses, dentists and two doctors one morning on alternate weeks. The clinic also has access to a mental health nurse who visits when required, Child, Youth and Women's Health Services (CYWHS) at Barmera, a diabetic nurse who visits Gerard once a month and the Drug and Rehabilitation Board based at Berri, who visit Gerard when appropriate. In partnership with the Berri Barmera Hospital the community is also in the process of organising visits by a podiatry service and a veterinarian.

According to members of the Gerard Community Council, health services to the community are less regular and less coordinated than is often stated.

### **8.10 Health and Safety issues**

Lifestyle choices such as excessive alcohol consumption, drugs and smoking have lead to various health problems in the Gerard community including diabetes and hypertension. Juvenile ear problems and head lice are the major problems amongst children.

Personal safety appears to be an issue resulting from several 'risk' factors such as speeding vehicles, poor lighting, signage on roads and lack of footpaths. The Gerard Community Safety Plan 2007 makes recommendations regarding road treatment to address these issues.

Social issues relating to children were considered by key stakeholders to be problematic approximately 3-4 years ago. However, Gerard have been working with police to improve the situation and have been commended on their cooperation.

The Gerard community is serviced by Families SA, Aboriginal Health Workers, Anglican Community Care and the Riverland Aboriginal Elders Group. The community is also actively involved with programs run by the Aboriginal Drug and Alcohol Council (SA) Inc.

Isolation, particularly for women living in Gerard, is an issue causing social and health issues. While the Gerard Community Council Aboriginal Corporation Inc Business Plan identifies this as a concern, efforts are being made by the Gerard community to address this and other social and health issues. Importantly, the Gerard Community Safety Plan 2007 recommends the establishment of a community safety committee to discuss how many of the social and health issues in Gerard can be addressed.

An example that change is taking place in Gerard, is the attendance by some Gerard community members to the various programs offered in the Riverland region. For example, some Gerard residents undertook the 'Rekindling Indigenous Family Relationships (RIFR) in the Riverland' program (RIFR), auspiced by Country Health SA and delivered by the Riverland Regional Health Service Inc (RRHSI) in the Riverland. The DPC-AARD Gerard Aboriginal Community & Riverland Aboriginal Affairs Report states that on average, 25-30 Aboriginal community members regularly attend RIFR programs, including people from Gerard.

### **8.11 Law and Justice**

The Berri Police visit Gerard regularly and a court is held in the Gerard Administration building once a month. The community is developing a partnership with the SA Police (SAPOL) to address vehicle and driving issues.

The community is also in the process of considering requesting the placement of a Community Constable at Gerard.

## **8.12 District Community Facilities**

The closest town to Gerard is Winkie, 4 km from the centre of Gerard. The town of Winkie supports a general store, post office, primary school and community hall. Children from the Gerard community travel to Winkie Primary School on a school bus and attend high school in Glossop, Berri, Loxton or the Riverland Christian School.

The Health Services are provided via Berri Barmera Regional Hospital with funding coming from a number of Commonwealth and State sources. General shopping can be accommodated at the Winkie general store as well as in larger towns such as Berri, Barmera and Murray Bridge.

## **8.13 Religion**

A lay preacher of the Uniting Church denomination, who is a resident of Gerard, conducts services regularly in the Gerard Church.

## **8.14 Transport**

Many families in Gerard do not own cars and rely on bus services to travel out of the area. A regular school bus service runs to and from Berri once a day. The Gerard community also owns two (2) mini-buses. However, use of these buses is currently restricted due to lack of administrative procedures, funding and availability of suitable drivers. The Gerard community also has access to the Riverland Community Transport Scheme (RCTS) but this is only available for special needs e.g. medical appointments.

According to the Gerard Community Plan, the lack of mobility amongst young adolescents in the community creates issues of isolation and is a concern requiring attention.

## **8.15 Shared Responsibility Agreement (SRA)**

SRA's are agreements established between governments and Indigenous communities to provide funding for the communities to achieve specific objectives.

In 2006, the Gerard Community Council in partnership with the Office of Indigenous Policy Coordination (OIPC), South Australian Child, Youth and Family Services and Anglican Community Care Incorporated applied for an SRA to establish a breakfast club. The SRA was granted and funding of \$9000 was provided to the Gerard Community Council to implement the agreed shared responsibility.

The SRA has finished and the outcomes were successful.

## **8.16 Emergency Management**

There are no emergency services in Gerard. CFS services are located at Glossop, Berri, Barmera and Monash with a one-hour response time, MFS attend from Berri, a 24-hour commercial airstrip with RFDS access operates at Berri, SAPOL are located at Berri providing regular visits, SES Berri and Barmera provide aquatic rescue with a response time of ½ hour to 45 minutes to the Gerard river frontage, and SAAS from Berri provides the ambulance service. Gerard has no evacuation plan, bushfire prevention plan, or flood mitigation plan and it is not known whether the Kindergarten has an evacuation plan.

The Gerard Community Council Aboriginal Corporation identified a number of emergency related issues that require address:

- ▶ The CFS should inspect the smoke alarms within a number of dwellings and buildings in Gerard and provide advice to community members;
- ▶ Emergency management training in all facets of fire prevention, preparation, response and protection should be provided to all residents in Gerard, particularly as house fires have occurred in Gerard in the past;
- ▶ New safety latch systems should be installed in the front window frames of dwellings. Currently the windows are secured with security screens that are bolted to the buildings. This creates a fire trap if the front and back doors cannot be reached during an emergency;
- ▶ Although fire fighting appliances and equipment exists in Gerard, the community need fire fighting training;
- ▶ The relationship between Gerard and SAAS is an issue and requires improvement if an emergency management system is to be provided. Currently SAAS will respond to an emergency at Gerard arriving at the entrance but not entering the community without a police escort; and
- ▶ The Gerard water supply/system and capacity to support emergency systems should be thoroughly investigated. River water should be drafted and used to fight fires or a specific fire water access point/tank should be established. The local CFS should be notified when these provisions are made to incorporate these services into their response planning.

*CFS	Country Fire Service
*MFS	Metropolitan Fire Services
*RFDS	Royal Flying Doctor Service
*SAAS	South Australian Ambulance Service
*SES	State Emergency Services

## 8.17 Risk Assessment

A community risk assessment was completed collaboratively involving SAFECOM, the CFS and Gerard Community Council Aboriginal Corporation representatives. The risk management criteria identified included the potential for human death or serious injury, the potential for major property/economic damage, and damage to the environment.

The assets of value included people, dwellings, the property, the old church, health shed and other buildings, the workshop compound and associated sheds, the Council administration building, hall, SA Water assets, water storage tanks, ETSA facilities and machinery. The risks were ranked from highest to lowest priority, with many risks to community and infrastructure identified as requiring attention.



## 9. Existing Development

### 9.1 Housing

The Gerard Community Council Aboriginal Corporation Inc Business Plan 2005-2010 states that Gerard contains 37 houses, with only 28 of those occupied. However, according to recent discussions with the Gerard Community Council, there are now 33 houses occupied in Gerard. A further three recently burnt down and have since been demolished.

### 9.2 Administration Centre

The Administration Centre is a relatively new building that houses the Gerard Community Council offices. The building also acts as a community centre, health centre, post office, dental clinic and welfare service. It has been described as a casual “drop in” centre for the community.

### 9.3 Child Care Centre

The Child Care Centre operates as a non-licensed facility but adheres to licensed standards. The Centre employs a fully qualified childcare worker.

### 9.4 Community Hall

A Community Hall exists on the Western side of the Gerard Township. The building is regularly used for a wide range of purposes and is in the process of being upgraded.



Gerard residential dwelling



Gerard Administration Office



Gerard Day Care Centre



Gerard Community Hall

## 9.5 Church

A small UAM non-denominational Christian Church exists alongside the Community Hall. The Church is in need of expansion and renovation but is still used.



Gerard Church

## 9.6 Sport and Recreation Facilities

Gerard has a large football oval with change rooms and a netball court located on Main Road, outside of the town. This recreation facility is not utilised as frequently as other facilities within the town.

A basketball half-court exists at the location of the football oval but is in need of an upgrade and repair.



Gerard Football Oval

## 9.7 Sheds and Workshops

A number of sheds and workshops exist on Gerard that house machinery. However, upgrade and maintenance of the workshops may be required to meet Occupational Health and Safety standards.



Gerard Sheds and Workshops

## 9.8 Fire Station

A fire shed and fire fighting equipment, including a 4WD fire-fighting vehicle, exist to the west of the town.



Gerard Fire Station (above)  
Red Banks Shelter (below)

## 9.9 Camping Area (Red Banks)

A camp facility, including a shade area and cooking facilities, is located outside of the Gerard town on the banks of the River Murray at the original site of the United Aboriginal Mission. Many community members were born at the site and as such, the area holds special significance for many community members. The area also holds traditional value for the community and is used for Sorry Business.



### 9.10 Yabby Ponds

A yabby farm was established in Gerard and was operational for several years but is not currently in operation. The yabby ponds have been decommissioned but some remnant structures remain on site.



Yabby Farm Infrastructure

### 9.11 Vegetable Patch

A vegetable garden was established in the early days of settlement of the mission. Tomatoes were produced for the local market but today the produce is grown for community consumption only.



Gerard Vegetable Patch

### 9.12 Cemetery

The Gerard Cemetery is located adjacent to the Yabby Ponds and is a place of special community significance. The area is need of further development to cater for large funeral gatherings.



Gerard Cemetery

### 9.13 Women's Centre

Women in the Gerard community have established a centre in an existing building within the town, located adjacent to the old Council offices. Women are able to make clothes and cook meals in the building and hold workshops on various community issues.

### 9.14 Almond Orchard

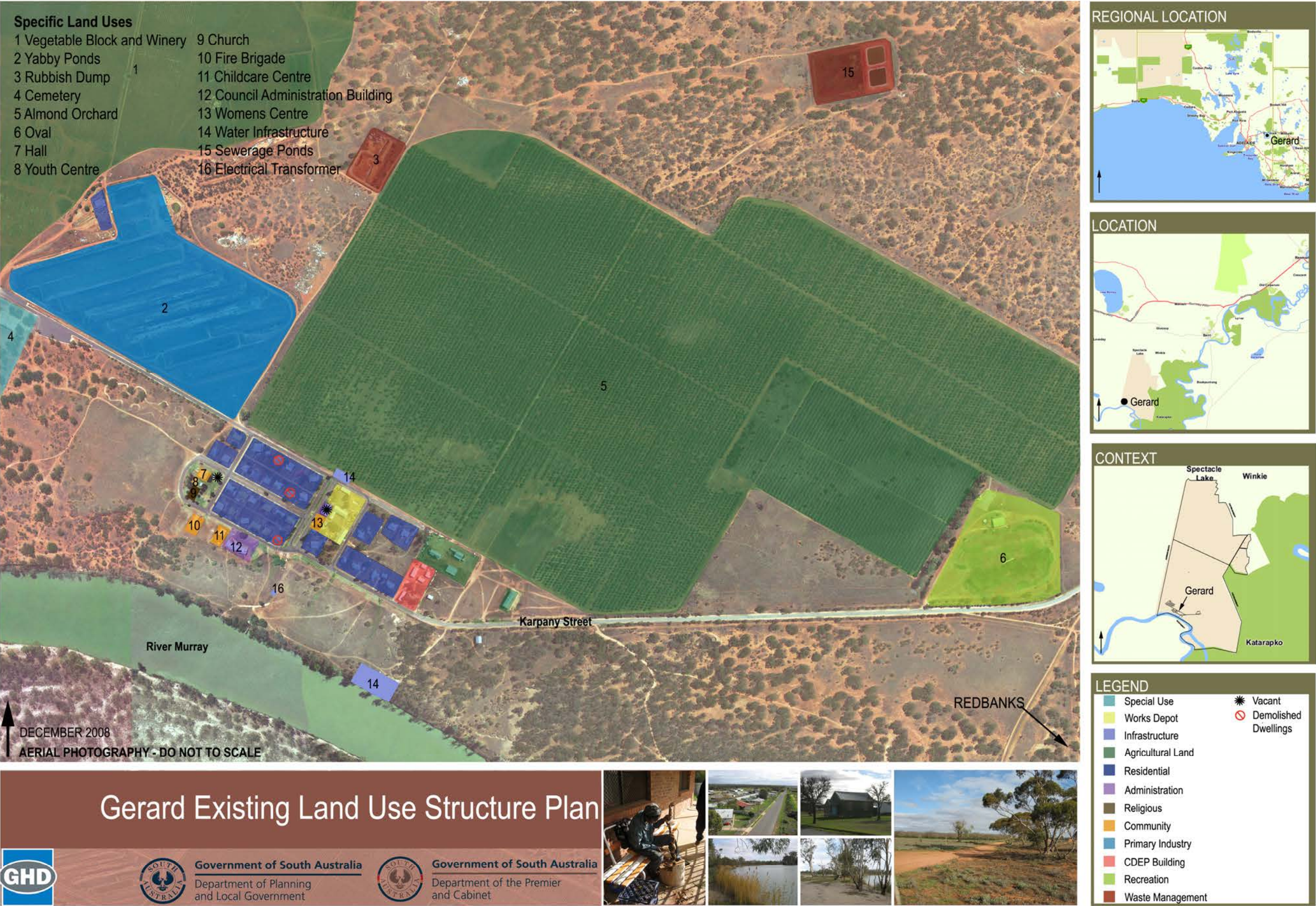
An 80 hectare almond orchard exists to the north of the Gerard town, which contains 17,498 trees.



Almond Orchard



Figure 10 Gerard Existing Land Use Structure Plan





 **Figure 11 Gerard Property Existing Land Use Structure Plan**

## 10. Existing Infrastructure

The Essential Services systems are managed through DPC – AARD by key service providers.

### 10.1 Power supply

The Gerard Community is supplied with power from the Statewide Electricity Grid. All supply, reticulation, maintenance and upgrade work is carried out by ETSA Utilities. All houses are separately metered and householders are responsible for paying their own accounts. AGL provide the community with access to Gas.

### 10.2 Telecommunications

Telstra provides telecommunications facilities to the Gerard community, including telephone and Internet access. The community also receives mobile telephone coverage but some black spots exist. A public pay phone is also available in the Administration Centre.

### 10.3 Effluent Collection and Disposal

Each of the existing dwellings, community buildings and ablution blocks are connected to a septic tank that overflows into a reticulated gravity common effluent drainage system.

Effluent waste is collected by 100mm uPVC effluent mains and directed to the effluent pumping station. The effluent pump station is located to the north of the community administration block on the main access road. The pump station is equipped with two 6.7kw electric submersible effluent pumps. Effluent is then pumped via an 80mm uPVC rising main to the primary lagoon, then gravity feeds to the secondary and in turn to the evaporation lagoon, located some 1500m to the southwest of the community. The wastewater reticulation system pumping station and lagoons were constructed in approximately 1987.

The earth banked effluent ponds and one large evaporation pan are used to treat and evaporate the effluent. The ponds have an over flow pipe to prevent overtopping the banks.



ETSA lines in Gerard



#### 10.4 Water Supply and Reticulation

The community water supply is drawn from the River Murray, passes through a treatment plant and is stored in a 120 kilolitre ground storage tank. Water is then pumped to a 49 kilolitre head tank located on a tower and finally gravity fed to metered consumer points. The entire water supply system was installed in 1991.

An automatic control system activates the river pumps when the system demands supply.

Reticulation of the water throughout the community is via an underground PVC pipework system to a meter and isolating valve at each consumer point. This reticulation system was upgraded when the water treatment plant was installed in 1991.

A flow control system ("Platypus") was installed to all houses and office buildings in 1996. The water treatment plant, plant shed and pipework associated with the treatment and storage was upgraded in 2001. To reduce the demand on water treatment facilities, a separate irrigation system was installed in 2002/03 to provide water supply to municipal parks and gardens within the community.

#### 10.5 Waste Management

A landfill site exists to the north of the Gerard Township, which has an EPA licence. Both Berri/Barmora Council and an out of town collection Agency (Riverland Litter) collect rubbish from the site. Residents have a single bin system for rubbish collection and private contractors (Community Management Services) remove rubbish from the community.

#### 10.6 Roads and Drainage

Gerard is accessed via the main road from Winkie. This road is bituminised. The roads used to service the landfill site and the effluent ponds are little more than tracks with no or little drainage.

The community roads within the township are sealed with a formed drainage system directed

to swales and in turn to the river. The roads measure approximately 4km in length and have a 7m wide bitumen seal with concrete kerbs. All access to existing dwellings and community buildings have bitumen sealed driveways.

Figure 12 and Figure 13 show the existing infrastructure in Gerard community and on the property.

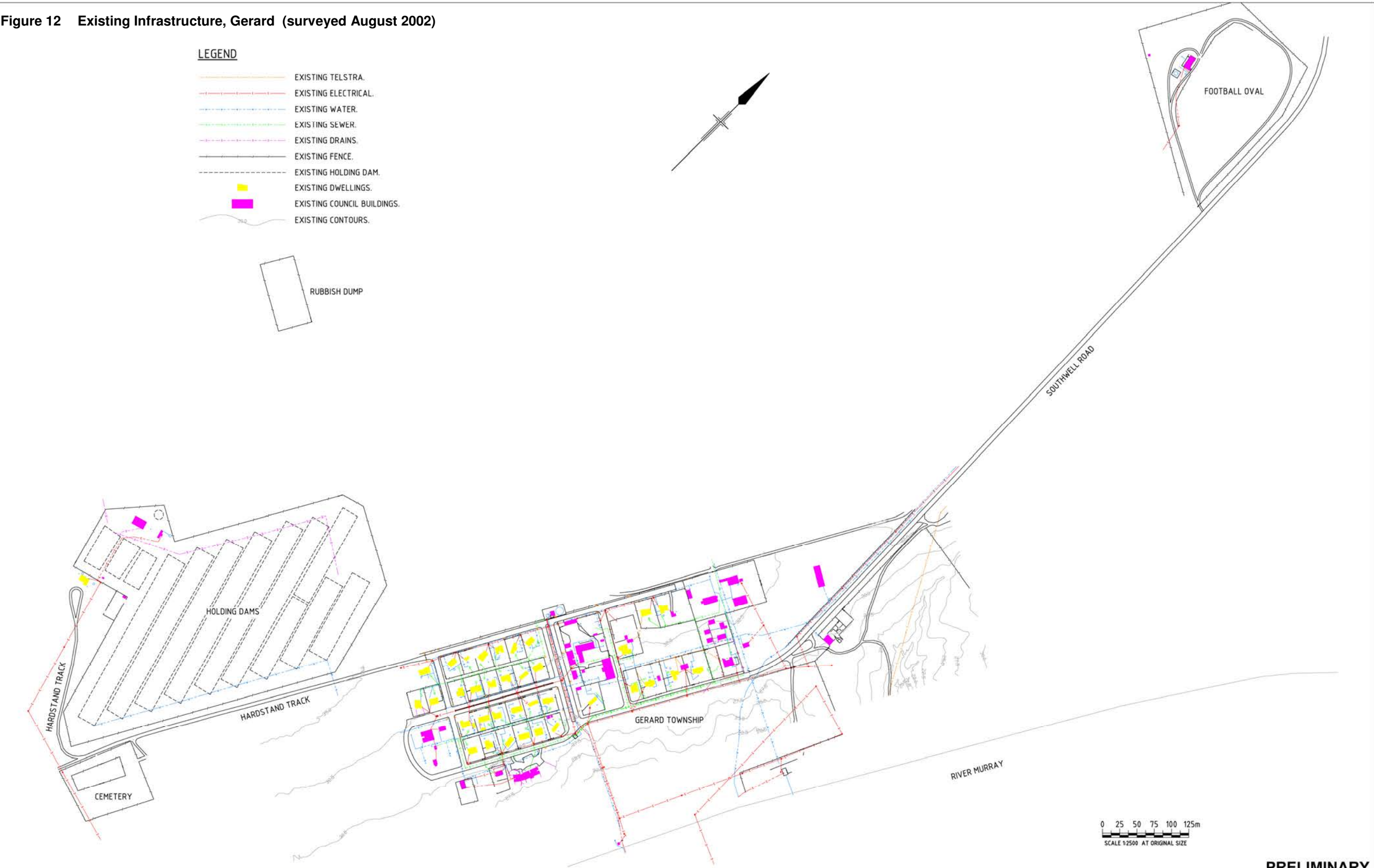


SA Water Infrastructure on the River Murray



Road network within Gerard

Figure 12 Existing Infrastructure, Gerard (surveyed August 2002)



No	Revision	Note	Drawn	Checked	Approved	Date



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Figure 13 Existing Infrastructure, Gerard Community (surveyed August 2002)



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Figure 14 Existing Infrastructure, Gerard Property (surveyed August 2002)



PRELIMINARY

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# 11. Development Strategy and Recommended Actions

## 11.1 Gerard's Vision

During the consultation process, the Gerard Community Council Aboriginal Corporation articulated a vision for the sustainability of their community into the future:

*To become a proud, self-sustaining, self-sufficient community that enjoys/resides in safe and beautiful surroundings.*

In addition, the Gerard Community Council Aboriginal Corporation Inc Business Plan 2005-2010 presents a vision statement for the Gerard Community:

*The Gerard community will be recognised for its well functioning community and caring environment that shall enable its residents to enjoy healthy lives, enriched by a strong living culture, dignity and justice, and having the same opportunities as other Australians to make informed choices about their lives, to realise their full potential in whatever they choose to do, and to take responsibility for managing their own affairs.*

The Business Plan also states a series of goals for the Gerard Community Council Aboriginal Corporation Inc and include:

- ▶ *Accountable governance, through identification of key performance indicators, and the adoption of "Shared Responsibility Agreements", and "Regional Partnership Agreements";*
- ▶ *Effective and efficient management of operations and programs, including use of external services providers and closer linkages with the wider Riverland community; and*
- ▶ *Improved program outcomes for the Gerard Community, including:*
  - *Improved primary health care*
  - *A safer community*
  - *Improved educational participation and outcomes*
  - *Improved access to employment and training options*
  - *Improved community amenities including cultural, sport, recreation and youth programs*
  - *Community infrastructure upgrade and maintenance program, including housing.*

## 11.2 Background

The development of the *Gerard Land Use Structure Plan* (LUSP) recognises the social, economic, environmental and cultural issues and expectations challenging the community and aims to identify future development that may proceed in an orderly and timely manner over the next 5 – 10 years. The future development of Gerard needs to consider the following:

- ▶ Location of existing development including infrastructure and vacated dwellings;
- ▶ The need for residential infill development and expansion;
- ▶ The existing land uses and infrastructure on the whole property;
- ▶ The need to increase and access employment opportunities;
- ▶ The availability of recreational and leisure facilities and services to cater for all ages of the community;

- ▶ The desire to develop tourist type accommodation and facilities;
- ▶ The application and management of the orchard and potential diversification of agricultural activity and employment opportunity;
- ▶ Proposed land uses on the whole property.

### **11.3 Consultation Process**

The consultative process with the Gerard Community Council Aboriginal Corporation and key stakeholders from all levels of government, and the strategic review including the Gerard Community Council Aboriginal Corporation Inc Business Plan 2005-2010, identified several key issues to further inform the development of the LUSP as summarised below:

- ▶ Appropriate areas for the development of future housing, community facilities, commercial enterprises and ecotourism opportunities;
- ▶ Culturally significant places and development opportunities or protection thereof;
- ▶ Natural environmental systems and protection, reparation or potential tourism development thereof;
- ▶ The infrastructural support networks requiring expansion, upgrade or maintenance;
- ▶ The social, economic and cultural needs of the community and opportunities for development; and
- ▶ Existing and future industrial/primary industry enterprises and opportunities to diversify or further develop.

### **11.4 Gerard's Goals and Objectives**

The Gerard Community Council Aboriginal Corporation identified key issues with direct land use planning implications fundamental to future development of their community. Goals and objectives were developed against the key issues, as summarised in Table 13.

The goals and objectives were further explored to make recommendations regarding what action was required and by whom to achieve an outcome that addressed the issue of concern. The following matrices presented in 11.5 – 11.26 consolidate the recommended actions, responsibilities and outcomes.<sup>17</sup>

The Gerard Community Council Aboriginal Corporation will need to be the primary driver of the recommended actions and the primary seeker of funding opportunities and partnerships.

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<sup>17</sup> See Glossary for explanation of acronyms.



Table 13 Goals and Objectives for the development of the Gerard Community

Issue	Goal	Objective
Governance	To provide strong leadership to the Gerard community and enable all members of the community to have equal opportunity to contribute to decision-making processes that influence the present and future of Gerard.	To improve community spirit and pride, to make informed decisions that truly represent the needs and aspirations of the whole community.
Housing Needs	Provide current/future residents and visitors of Gerard with purpose built, culturally appropriate and good quality housing that meets their needs within 5-10 years.	To continue to improve the housing standards of the Gerard community.
Health Needs	Provide a level of and accessibility to health services that meets the needs of all members of the Gerard community.	To improve the provision of health services to enable an improved quality of life to the Gerard community.
Educational Needs	Provide the opportunity for education and training to all community members to enable the development of employment and life skills.	To recognise the importance of education to employment and lifestyle opportunities and how this contributes to the community in a positive manner. To continue to provide a child care facility for the young children in the Gerard community.
Employment	Establish a working party to explore employment opportunities for Gerard community members.	To provide an avenue of support, training and direction towards securing employment and increasing employment opportunities.
Cultural Needs	Provide formal and informal opportunities for the transfer of cultural knowledge and skills between the generations.	To recognise the importance of preserving traditional language and culture.
Community Facilities and Services	Provide facilities and services that meet the needs of all Gerard community members including the young, the able, the disabled, and the elderly.	To support and provide safe and appropriate access to facilities and services for all members of the Gerard community.
Commercial Enterprise	Develop a business plan for the implementation of commercial enterprises such as catering and the selling of arts and crafts within the community. Provide training to interested parties. Provide safe and good quality equipment for the operation and management of commercial enterprises.	To support and properly manage commercial enterprises that may attract financial profit for the community and that create employment opportunities.
Agricultural Infrastructure and Enterprise	Investigate possible diversification in agricultural practices and future partnerships including those with neighbouring landholders.	To support and properly manage agricultural enterprise in a manner that creates employment and partnership opportunities for the community, and protects and/or restores the natural environment and cultural landscape.
Recreational Facilities and Uses	Provide safe and accessible facilities and services that enable the participation of members of the community in Gerard-based activity and activities outside of the community.	To support access to and participation in recreational opportunities for all age and ability groups (in particular, for children under 10 years) within the Gerard community.
Places of Landscape Value	Capitalise on Gerard's riverside location by developing tourism strategies that focus on the scenic beauty of Redbanks.	To share the scenic beauty of Redbanks in a manageable format that creates employment for Gerard community members, enables

Issue	Goal	Objective
		tourists to visit the area but also offers a level of protection to the community.
Areas of Cultural Significance	Protect areas of cultural significance, provide opportunities to share knowledge of cultural significance, and investigate partnerships for anthropological/archaeological studies of places of significance.	To share and record the Aboriginal history of Gerard and offer a level of protection to sacred places.
Cemetery Facility	Provide an appropriately managed service to the existing community.	To ensure the facility is kept tidy, is managed in a culturally sensitive manner, is available to community members and family members wanting to return to country.
Waste Management facility	Provide a facility for the storage of waste for the community.	To ensure the facility is used appropriately in accordance with EPA regulations.
Wastewater Treatment Plant	Provide a facility for the storage and treatment of wastewater and explore the possibilities for reuse of treated water.	To ensure the facility is used appropriately in accordance with EPA regulations.
Water Supply and Infrastructure	Continue to provide a service and infrastructure that delivers good quality water to the community for domestic and other use.	To ensure the quantity and quality of water supplied to the community meets the Australian Drinking Water Guidelines (ADWG).
Energy Supplies and Infrastructure	Provide a service and infrastructure that delivers uninterrupted energy to the community for domestic and other use.	To ensure that energy is available for community use to enable the proper operation thereof.
Road/Footpath Network	Provide a sealed road to the community and continue upgrades and maintenance of sealed roads within the community to improve access. Provide appropriate signage directing vehicle and pedestrian traffic for the safety thereof. Provide good quality footpaths within the community to improve access for community members of all ages and abilities.	To improve the physical environment and enable improved access conditions to the community and within their properties.
Emergency Services	Provide infrastructure that enables attendance to any emergency/evacuation within the community. In particular, provide fire-fighting system that carries pressurised water. Provide appropriate training to individuals to empower the community to manage an emergency situation. Provide bushfire and flood mitigation plans. Provide prevention tools such as smoke detectors and regularly maintain.	To ensure that an emergency situation is managed appropriately in accordance with Australian standards and regulations.
Natural Environment	Provide training and employment opportunities to community members to protect/improve/enhance the natural environment and include environmental protection methods in educational/training programs.	To improve the natural environment around Gerard and particularly, the areas around the Murray River, including Redbank.
Financial Management	Provide training to community members in accounting, administration and financial management to enable the Gerard community to effectively manage community finances.	To ensure that the community enjoys efficient and accurate management of finances.
Transport	Provide Gerard community with access to regular transport to enable community members to travel to neighbouring towns.	To improve the quality and regularity of the current transport service.

## 11.5 Governance

**GOAL:** *To provide strong leadership to the Gerard community and enable all members of the community to have equal opportunity to contribute to decision-making processes that influence the present and future of Gerard.*

**Objective:** *To improve community spirit and pride, to make informed decisions that truly reflect the needs and aspirations of the whole community.*

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Finalise the draft Constitution currently being developed by Gerard Community Council Aboriginal Corporation.	Gerard Community Council Aboriginal Corporation, DPC-AARD, ORATSIC, OCBA	ALT	High	To transfer Gerard's constitution from OCBA to ORIC to become a Corporation.
Investigate opportunities for governance training to Gerard Community Council members and community.	Gerard Community Council Aboriginal Corporation, DPC-AARD, ICC	Service providers eg Murraylands/Adelaide TAFE, ICC, FaHCSIA	High	To continue to improve leadership skills and decision-making processes of Gerard Community Council Aboriginal Corporation and Gerard community.
Identify and encourage opportunities for greater engagement of the broader community in activities and initiatives that demonstrate and improve leadership skills e.g. Duke of Edinburgh program and National Leadership training workshops.	Gerard Community Council Aboriginal Corporation, Gerard community members	DPC-AARD, ICC	High	To provide opportunity to all Gerard community to improve leadership skills and decision-making processes.
Explore and provide mentoring programs within the community	Gerard Community Council Aboriginal Corporation, Gerard community members	DPC-AARD, ICC	High	To offer a level of support and leadership training to other members of the community, particularly younger people, and assist and encourage succession planning.
Investigate and implement a leadership succession plan.	Gerard Community Council Aboriginal Corporation,		High	To ensure that there are appropriately qualified people in all positions into the future.
Provide training opportunities in office management and office systems for Gerard administrative staff.	Gerard Community Council Aboriginal Corporation, ICC, DPC-AARD	DFEEST	High	To assist Gerard administrative staff in achieving competent office management skills in a supported environment.
Seek funding to provide office software for training purposes.	Gerard Community Council Aboriginal Corporation, ICC, DPC-AARD	DFEEST	High	To assist Gerard administrative staff achieving competent office management skills with suitable teaching materials.
Submit nominations for National Leadership Training Workshop, hosted by Adelaide ICC.	Gerard Community Council Aboriginal Corporation,	ICC	Medium	To allow Gerard community members access to leadership training.
Develop a formal partnership with the Berri/Barmera Council.	Gerard Community Council Aboriginal Corporation, ALT	Berri/Barmera Council	Medium	To formalise existing agreements with the Berri/Barmera Council to ensure the continuation of existing services into the future.
Support and assist all Gerard community members who seek to undertake further training that enables improved leadership and decision-making processes.	Gerard Community Council Aboriginal Corporation, DPC-AARD, ICC	Service providers eg Murray Bridge/Adelaide TAFE.	Medium	To continue to improve leadership skills and decision-making processes of Gerard community members.
Work with ALT in the review of the ALT Act and explore the implications for Gerard Community Council Aboriginal Corporation and the broader community.	Gerard Community Council Aboriginal Corporation, ALT, DPC-AARD	ICC	Medium	To ascertain the implications of changes to the ALT Act on the governance of Gerard.

## 11.6 Housing (Residential Areas)

**GOAL:** Provide current/future residents and visitors of Gerard with purpose built, culturally appropriate and good quality housing that meets their needs within 5-10 years.

**Objective:** To continue to improve the housing standards of the Gerard community.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Identify existing vacant dwellings in need of upgrade/repair and seek funding to repair.	Gerard Community Council Aboriginal Corporation, ALT, Office of Aboriginal Housing	DPC-AARD	High	To address the housing shortage, repair existing vacant dwellings.
Identify dwellings that require maintenance and apply for funding for maintenance.	Gerard Community Council Aboriginal Corporation, ALT	DFC-OAH	High	To secure funding for the maintenance of existing dwellings.
Investigate opportunity to refurbish dwellings to suit the elderly.	Gerard Community Council Aboriginal Corporation, ALT	ALT, DFC-OAH, DPC-AARD, ICC	High	To provide suitable accommodation for elderly residents.
Ensure each dwelling is connected to a rainwater tank. Encourage the installation of solar panels on each dwelling.	Gerard Community Council Aboriginal Corporation, ALT, OAH	FaHCSIA, DEWHA.	High	To ensure a potable water supply to each dwelling, to harvest stormwater runoff and attempt to implement good environmental sustainable design principles to existing and new housing stock.
Ascertain costing for upgrades to existing dwellings and costing for proposed infill residential development.	Gerard Community Council Aboriginal Corporation, ALT, OAH		High	To provide a costing for residential development within Gerard and ascertain the feasibility of this service delivery with other key agencies and landholder.
Identify sites for infill development and residential expansions.	Gerard Community Council Aboriginal Corporation, ALT, OAH	ALT, DPC-AARD, SA Water, ETSA, Telstra, SAFECOM, CFS,	Medium	Identification of sites capable of supporting infill development and serviced by existing infrastructure. Increase the amount of housing to enable people to return to the community.
Investigate the suitability and appropriateness of standard size dwelling for large families/single persons/elderly residents. Identify a need for housing mix. Investigate the appropriateness of housing design in regards to cultural needs.	Gerard Community Council Aboriginal Corporation, ALT, OAH	Consultants commissioned to design housing infrastructure. FaHCSIA, DEWHA.	Medium	To provide appropriately sized dwellings that cater for all demographics of the Gerard population, including large families, single persons, elderly citizens and disabled persons. To service current residents and enable Elders and people on waiting lists to return to the community.
Identify the accommodation needs of visitors to the community and quantify.	Gerard Community Council Aboriginal Corporation, ALT	DFC-OAH, ICC	Medium	To provide accommodation for visitors during Sorry Business, for agency visitors, for volunteers assisting with community needs.
Investigate linking Gerard tenancies to Housing SA/OAH.	Gerard Community Council Aboriginal Corporation, Housing SA OAH	ALT	Medium	To enable movement of residents from Gerard to other locations and gain public housing without difficulty.
Register with Centrelink as an Approved Housing Organisation.	Gerard Community Council Aboriginal Corporation,	Centrelink	Medium	To enable Gerard residents to obtain rental assistance, which may allow higher rentals to be collected.
Provide opportunity for community members to understand the need to maintain dwellings, private open space, driveways and associated infrastructure in a good state.	Gerard Community Council Aboriginal Corporation, ALT	ICC, DPC-AARD	Low	To ensure housing stock is maintained to a good standard, and private open space and driveways are clean and manageable, and services are used appropriately.
Prioritise and monitor housing needs within Gerard community	Gerard Community Council Aboriginal Corporation	ALT, DFC-OAH	Low	Ensure members of the community are appropriately housed.

## 11.7 Health Facilities and Services

**GOAL:** Provide a level of and accessibility to health services that meets the needs of all members of the Gerard community.

**Objective:** To improve the provision of health services to enable an improved quality of life to the Gerard community.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Discuss with Country Health the status of appointing an Aboriginal Health Care Worker permanently at Gerard eg can be on a part-time basis.	Gerard Community Council Aboriginal Corporation, DPC-AARD	DHA, DOH, Country Health SA, APHCAP	High	To provide an appropriate and readily accessible level of health care to all residents in Gerard.
Discuss with representatives from the Berri Barmera Hospital & Health Services the provision of health services at Gerard.	Gerard Community Council Aboriginal Corporation, Berri Barmera Hospital Representatives	DHA, DOH, Country Health SA, APHCAP, Riverland Regional Health Service	High	To provide an appropriate and readily accessible level of health care to all residents in Gerard.
Investigate opportunity for increased Domiciliary Care/Aged Care worker to visit the community.	Gerard Community Council Aboriginal Corporation, Office for the Ageing, Domiciliary Care, DPC-AARD	DHA, DOH, Country Health SA, APHCAP, Riverland Regional Health Service	High	To provide an appropriate level of health care to elderly residents in Gerard.
Develop ongoing relationship with the Riverland Community Health Services, including regular meetings with key support staff.	Gerard Community Council Aboriginal Corporation, Riverland Regional Health Service, DPC-AARD	DHA, DOH, Country Health SA, APHCAP, Riverland Regional Health Service	High	To provide an appropriate level of health care to elderly residents in Gerard.
Continue to work through the recommendations from the Gerard Community Safety Action Plan 2007 that relate to health facilities and services.	Gerard Community Council Aboriginal Corporation, DPC-ARD		High	To achieve the priorities and actions from the Gerard Community Safety Action Plan 2007.
Investigate feasibility in establishing a community safety committee.	Gerard Community Council Aboriginal Corporation, SAPOL, DPC-AARD		Medium	To improve the safety of Gerard community members.

## 11.8 Cultural Needs

**GOAL:** Provide formal and informal opportunities for the transfer of cultural knowledge and skills between the generations.

**Objective:** To recognise the importance of preserving traditional language and culture.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Work collaboratively with Winkie Primary School to investigate ways of incorporating Aboriginal history and culture into the school curriculum.	Gerard Community Council Aboriginal Corporation, Winkie Primary School, DECS	DPC-AARD	High	To strengthen the significance of Aboriginal culture, language and history in the local school programs, particularly to inform Gerard children of Aboriginal ancestry.
Identify how the community can acknowledge, identify, celebrate and strengthen cultural values, knowledge and language.	Gerard Community Council Aboriginal Corporation, Gerard community	DPC-AARD	Medium	To strengthen the significance of Aboriginal culture, language and history in the community.

## 11.9 Educational Facilities and Services

**GOAL:** Provide the opportunity for education and training to all community members to enable the development of employment and life skills.

**Objective:** To recognise the importance of education to employment and lifestyle opportunities and how this contributes to the community in a positive manner. To continue to provide a child care facility for the young children in the Gerard community.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Arrange meeting with DECS District Director to discuss school attendance and transitional issues. Implement a strategy to address these issues.	Gerard community, Winkie Primary School, Glossop High School, Loxton High School, Riverland Christian School, DECS	DHA, Families SA, FaHCSIA	High	To improve school attendance and assist students and their families with transition to other schools, and tertiary education.
Investigate alternative funding arrangements for the Gerard child care facility.	Gerard Community Council Aboriginal Corporation, FaHCSIA	Child care workers	High	To continue to provide child care facilities within the Gerard child care centre.
Investigate the extent of Aboriginal culture, history and language (including Dreaming stories) incorporated into the curriculum of Winkie Primary School. Explore opportunities to develop programs that include Aboriginal culture, history and language with the assistance of Gerard community Elders.	Gerard Community Council Aboriginal Corporation, Winkie Primary School, DECS	DEWHA	High	To teach about Aboriginal history and culture and expand the knowledge of children in a culturally appropriate manner and in an environment that allows for strengthening relationships with Elders from the community.
Investigate venues and funding opportunities to develop extra-curricular activities for Gerard children and young adults, including a preschool group, special interest activities such as cooking and craft, kinder gym programmes and bike riding and safety.	Gerard Community Council Aboriginal Corporation,	Winkie Primary School, DECS, FaHCSIA, ICC, Families SA	High	To provide Gerard residents with access to extra-curricular activities as a recreational outlet and to provide further learning opportunities.
Investigate funding opportunities to employ a dedicated youth worker within the Gerard community. Investigate the opportunity to further develop relationships with Youth Workers in Berri.	Gerard Community Council Aboriginal Corporation,	Families SA, FaHCSIA, DEEWR	Medium	To provide the Gerard community with a coordinated set of youth-based activities.
Investigate venues and funding opportunities to develop after school program including a homework centre with tutors. Link after school activities to school performance/attendance.	Gerard Community Council Aboriginal Corporation,	Winkie Primary School, DECS, FaHCSIA, ICC, Families SA	Medium	To improve attendance at school and focus on achieving literacy and numeracy skills at primary school.

## 11.10 Employment

**GOAL:** Establish a working party to explore employment opportunities for Gerard community members.

**Objective:** To provide an avenue of support, training and direction towards securing employment and increasing employment opportunities.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Investigate ways to increase employment opportunities at Gerard.	Gerard Community Council Aboriginal Corporation	DFEEST, DEEWR, Job Network	High	To increase employment opportunities.
Identify an agency and funding source to undertake a skills audit to identify work-ready participants.	Gerard Community Council Aboriginal Corporation	DFEEST, DEEWR, Job Network	High	To increase employment opportunities.
Invite a representative from DEEWR to discuss possible employment strategies and an implementation plan with Gerard community members.	Gerard Community Council Aboriginal Corporation, Gerard community members	DEEWR	High	To increase employment opportunities.
Establish a partnership with the Job Network and explore opportunity for Job Network representative to visit Gerard on a regular basis.	Gerard Community Council Aboriginal Corporation, Job Network	DEEWR	High	To increase employment opportunities.
Investigate funding opportunities to employ some Gerard residents to run the orchard.	Gerard Community Council Aboriginal Corporation, ALT		High	To increase employment opportunities.
Engage with businesses and community organisations about employing people from Gerard.	Gerard Community Council Aboriginal Corporation	DFEEST,	High	To increase employment opportunities.
Establish a working group including the Riverland Development Board, Job Network providers, CDEP and DFEEST to develop a strategy to include Gerard community members in local employment.	Gerard Community Council Aboriginal Corporation, DFEEST, CDEP, Riverland Development Board	Job Network Providers	High	To increase employment opportunities.

## 11.11 Cemetery Facility

**GOAL:** Provide an appropriately managed service to the existing community.

**Objective:** To ensure the facility is kept tidy, is managed in a culturally sensitive manner, is available to community members and family members wanting to return to country.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Investigate funding opportunities to develop a shelter, seating and enviro-friendly ablution block at the cemetery.	Gerard Community Council Aboriginal Corporation	ALT, DPC-AARD	Medium	To provide facilities that caters for large funerals at the Gerard Cemetery.



## 11.12 Community Facilities and Services

**GOAL:** Provide facilities and services that meet the needs of all Gerard community members including the young, the able, the disabled, and the elderly.

**Objective:** To support and provide safe and appropriate access to facilities and services for all members of the Gerard community.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Investigate an opportunity for an Information/Expo Day with the Gerard community in regards to justice and community services from service providers.	Gerard Community Council Aboriginal Corporation, DPC-AARD, ICC	Justice and Health Providers	High	To improve the knowledge of and access to justice and health providers. To formalise and organise the provision of these services to the Gerard community.
Discuss with SAPOL the provision of regular police visits to Gerard or the placement of a Community Constable at Gerard.	Gerard Community Council Aboriginal Corporation, SAPOL, ICC	DPC-AARD	High	To improve access to justice providers and improve the safety of the community. To protect community infrastructure from vandalism.
Discuss the organisation of an educational program between SAPOL and the Gerard community.	Gerard Community Council Aboriginal Corporation, SAPOL, ICC	DPC-AARD	High	To provide a greater awareness of enforcement services and enable the Gerard community to be better informed.
Investigate the opportunity to establish a Police Aboriginal Liaison (PAL) group.	Gerard Community Council Aboriginal Corporation, SAPOL, ICC	DPC-AARD, AGD	Medium	To improve access to justice providers and improve the safety of the community.
Implement recommendations emerging from the CPTED audits conducted by SAPOL on existing and proposed built forms.	Gerard Community Council Aboriginal Corporation, SAPOL,		Medium	To improve neighbourhood safety in Gerard.
Investigate funding opportunities to develop an outdoor meeting/eating place at the administration building.	Gerard Community Council Aboriginal Corporation,		Medium	To provide the Gerard community with an area to meet informally.
Discuss merits of introducing Neighbourhood Watch scheme with SAPOL and Watch SA representatives.	Gerard Community Council Aboriginal Corporation, SAPOL, Watch SA		Low	To improve neighbourhood safety in Gerard.

## 11.13 Areas of Cultural Significance

**GOAL:** Protect areas of cultural significance, provide opportunities to share knowledge of cultural significance, investigate partnerships for anthropological/archaeological studies of places of significance.

**Objective:** To share and record the Aboriginal history of Gerard and offer a level of protection to sacred places.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Investigate partnerships with universities to work with Anthropologists/Archaeologists to study places of cultural heritage.	Gerard Community Council Aboriginal Corporation	ALT, ICC, Flinders University, Adelaide University, University of South Australia	Medium	To respect places of cultural significance and cultural heritage of Gerard.
The production of information boards documenting Gerard's History.	Gerard Community Council Aboriginal Corporation	ALT, ICC, Tourism SA	Medium	To record and convey Gerard's history to visitors and tourist.

## 11.14 Commercial Enterprise

**GOAL:** *Develop a business plan for the implementation of commercial enterprises such as catering and the selling of arts and crafts within the community. Provide training to interested parties. Provide safe and good quality equipment for the operation and management of commercial enterprises.*

**Objective:** *To support and properly manage commercial enterprises that may attract financial profit for the community and that create employment opportunities.*

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Approach DEEWR and IBA to offer assistance and guidance in developing enterprise agreements (as opposed to the long-term asset lease).	Gerard Community Council Aboriginal Corporation, ALT	DEEWR, IBA	High	To increase business opportunities within Gerard and bring more revenue into the community.
Develop a business plan for the almond orchard, including a replacement program for a minimum of 12.5% of the orchard p.a. (one block).	Gerard Community Council Aboriginal Corporation, ALT	IBA	High	To increase the viability of the almond orchard and in turn, increase revenue into the community.
Continue to work with ALT through the Vin Export negotiations for Vin Export to continue their occupation and operation of land at Gerard	Gerard Community Council Aboriginal Corporation, ALT, Vin Export		High	To achieve a fair and equitable outcome for all involved and most particularly, Gerard.
Develop a Cultural Centre/café for the purpose of displaying historic/cultural displays, have arts and crafts and light refreshments for sale, and would be fundamentally a tourist enterprise.	Gerard Community Council Aboriginal Corporation,	Tourism SA, ALT, ICC, DPC-AARD	High	To provide a centre capable of displaying Gerard's history and providing a venue for the sale of arts and crafts to tourists.
Develop a strategy for increasing commercial enterprises within Gerard ie can be related to tourism ventures. Capitalise on Gerard as only Aboriginal community located on the River. Develop a business plan for tourism ventures including links to regional tourism initiatives.	Gerard Community Council Aboriginal Corporation, DPC-AARD, ICC	ALT, ORS, Riverland Development Board, Tourism SA	Medium	To increase business opportunities within Gerard and in turn, provide employment opportunities, develop tourism ventures and bring more revenue into the community.
Investigate possibility of forming a joint venture between Gerard Community and vineyard operator.	Gerard Community Council Aboriginal Corporation, vineyard operator.	ALT	Medium	To increase business opportunities within Gerard and in turn, provide employment opportunities and revenue for the community.
Develop a business plan for a possible Cultural Centre/Café to ascertain its viability and where merchandise would come from.	Gerard Community Council Aboriginal Corporation, DPC-AARD, ICC	Tourism SA	Medium	To increase business opportunities within Gerard and in turn, provide employment opportunities, develop tourism ventures and bring more revenue into the community.
Investigate opportunity to develop a 'bush tucker' venture.	Gerard Community Council Aboriginal Corporation, ALT,	Investors	Low	To increase business opportunities within Gerard and in turn, provide employment opportunities and revenue for the community.

### 11.15 Agricultural Infrastructure and Enterprise

**GOAL:** Investigate possible diversification in agricultural practices and future partnerships including those with neighbouring landholders.

**Objective:** To support and properly manage agricultural enterprise in a manner that creates employment and partnership opportunities for the community, and protects and/or restores the natural environment and cultural landscape.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Explore the possibility of diversifying agricultural activity particularly in light of environmental challenges around decreasing water supply and increasing temperatures.	Gerard Community Council Aboriginal Corporation	ALT	High	To make the orchard, winery and vegetable patch economically viable in an environmentally sustainable manner, with the Gerard community profiting from the enterprises.
Apply for funding from <i>Working for Country</i> programs, building on submissions granted in the years 02/03 and 06/07.	Gerard Community Council Aboriginal Corporation	ALT, DEWHA, DEEWR	High	To make Gerard orchard, winery and vegetable patch economically viable in an environmentally sustainable manner. To provide mentoring/training opportunities to younger community members.
Investigate possible uses for the non-operational yabby farm, including an aquaculture venture.	Gerard Community Council Aboriginal Corporation	SARDI, Waite Institute	Medium	To utilise existing infrastructure and create business and employment opportunities for the Gerard community.

### 11.16 Places of Landscape Value

**GOAL:** Capitalise on Gerard's riverside location by developing tourism strategies that focus on the scenic beauty of Redbanks.

**Objective:** To share the scenic beauty of Redbanks in a manageable format that creates employment for Gerard community members, enables tourists to visit the area but also offers a level of protection to the community.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Develop partnerships with Tourism SA and the Riverland Development Board to develop tourism strategies for the Gerard community and Redbanks.	Gerard Community Council Aboriginal Corporation	Tourism SA, Riverland Development Board	High	To increase business opportunities within Gerard and in turn, provide employment opportunities and revenue for the community.
Explore opportunity to develop a camping ground and utilities block for visitors/tourists on the fringe of the Gerard community and link to proposed Cultural Centre/Café.	Gerard Community Council Aboriginal Corporation, DPC-AARD	Tourism SA	Medium	To increase business opportunities within Gerard, raise awareness of Gerard history, establish and strengthen relationships with Tourism SA, and further strengthen the viability of a Cultural Centre/Cafe through tourism ventures.
Investigate funding opportunities to upgrade existing facilities at Redbanks, including a shop facility to sell arts and crafts to tourists.	Gerard Community Council Aboriginal Corporation, DPC-AARD	Tourism SA	Medium	To increase business opportunities within Gerard and in turn, provide employment opportunities and revenue for the community.
Investigate funding opportunities to develop ecotourism cabins looking over the River on the fringe of the Gerard community	Gerard Community Council Aboriginal Corporation, DPC-AARD	Tourism SA	Low	To increase tourism opportunities within Gerard and in turn, provide employment opportunities and revenue for the community.

## 11.17 Recreational Facilities and Uses

**GOAL:** Provide safe and accessible facilities and services that enable the participation of members of the community in Gerard-based activity and activities outside of the community.

**Objective:** To support access to and participation in recreational opportunities for all age and ability groups (in particular, for children under 10 years) within the Gerard community.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Investigate funding opportunities to develop a gymnasium/recreation facility in Gerard and seek funding to provide necessary gym equipment and increase/upgrade as required.	Gerard Community Council Aboriginal Corporation	DOH, Recreation SA, ORS, DHA	High	To improve the level of fitness and health of Gerard residents, to raise the awareness of the benefits of a healthy lifestyle.
Seek funding to provide services of a fitness trainer.	Gerard Community Council Aboriginal Corporation	DOH, Recreation SA, ORS, DHA	High	To improve the level of fitness of Gerard residents, to raise the awareness of the benefits of a healthy lifestyle.
Investigating funding opportunities to construct a new playground in a more central site.	Gerard Community Council Aboriginal Corporation	Recreation SA, ORS, DHA	High	To provide a recreational outlet for Gerard children in a safe environment.
Investigate funding opportunities to develop recreational activities for children under 10 years of age e.g. 'Rage Cage', BMX track, skate park etc.	Gerard Community Council Aboriginal Corporation	DOH, Recreation SA, ORS, DHA	High	To provide recreational outlets for Gerard children in a safe environment.
Investigate opportunities to provide recreational services to elderly residents in Gerard.	Gerard Community Council Aboriginal Corporation, DFC-Office for the Ageing, Active Ageing SA Inc,	DOH, Recreation SA, ORS, DHA	Medium	To improve the level of fitness of and health of elderly residents, to raise the awareness of the benefits of a healthy lifestyle.
Investigate funding opportunities to provide suitable play areas eg playground and basketball court that meet Australian standards in regards to operational and environmental safety for young children and young adults.	Gerard Community Council Aboriginal Corporation	Recreation SA, ORS, DHA	Medium	To provide recreational outlets for Gerard children and young adults in a safe environment.
Continue to support the sporting and recreation participation in the Gerard community. Assist with transport of children and adults to sporting venues/carnivals.	Gerard Community Council Aboriginal Corporation	Recreation SA, ORS, DHA	Medium	To provide recreational outlets for Gerard children and young adults in a safe environment.
Explore opportunities to provide leisure activities e.g. movie night, card game nights, support groups etc.	Gerard Community Council Aboriginal Corporation	DHA	Medium	To provide recreational outlets for the Gerard community in a safe environment.
Investigate funding opportunities to train a young community leader through TAFE and create a Recreational Officer position within the Gerard community.	Gerard Community Council Aboriginal Corporation, ALT	TAFE, Recreation SA, ORS, DHA	Medium	To ensure the provision of recreational outlets for the Gerard community.

## 11.18 Waste Management facility

**GOAL:** Provide a facility for the storage of waste for the community.

**Objective:** To ensure the facility is used appropriately in accordance with EPA regulations.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Investigate whether the rubbish dump complies with EPA regulations and take action to comply including fencing/management/restricted access/contamination issues.	Gerard Community Council Aboriginal Corporation, EPA	Neighbours	High	To ensure the rubbish dump is operating in accordance with Australian and EPA standards. To ensure the safety of the community and protection of the environment, particularly underground water, are not compromised by inappropriate practices and management.
Investigate whether the rubbish dump could provide an opportunity for recycling of waste materials for the Gerard community and possibly to farming neighbours. Establish a recycle facility at the rubbish dump.	Gerard Community Council Aboriginal Corporation, EPA	Recycle operations, Zero Waste SA	Medium	To improve the environment through appropriate practices and management of the rubbish dump and enable an avenue for the collection of hard waste.
Investigate whether remediation action is required.	Gerard Community Council Aboriginal Corporation, EPA		Medium	To ensure the safety of the community and protection of the environment, particularly underground water, are not compromised by inappropriate practices and management.

## 11.19 Wastewater Treatment Plant and Infrastructure

**GOAL:** Provide a facility for the storage and treatment of wastewater and explore the possibilities for reuse of treated water.

**Objective:** To ensure the facility is used appropriately in accordance with EPA regulations.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Ensure the wastewater treatment plant complies with EPA regulations and take action to comply.	Gerard Community Council Aboriginal Corporation, EPA	ALT	High	To ensure wastewater treatment plant complies with Australian and EPA standards and is appropriately managed and does not compromise the natural environment or pose a risk to the community.
Investigate opportunities to harvest water from wastewater treatment plant for reuse on landscaping, trees, and public open space.	Gerard Community Council Aboriginal Corporation, EPA	ALT	Medium	Wastewater treatment plant may be a source of harvested water to be used within the community on public open space.
Investigate whether all septic tanks connected to housing and other buildings are operating and maintained efficiently to ensure the running of the Septic Tank Effluent Drainage Scheme (STEDS)	Gerard Community Council Aboriginal Corporation	SA Water, DFC-OAH	Medium	To ensure wastewater treatment infrastructure is operating and maintained efficiently.

## 11.20 Water Supply and Infrastructure

**GOAL:** Provide a service and infrastructure that delivers good quality and quantity of water to the community for domestic and other use.

**Objective:** To improve the quantity and quality of water available to the community and farm to the standards expected for good health.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Continue to provide a potable water supply for domestic, agricultural and other use.	SA Water/Commonwealth Government	ALT, Gerard Community Council Aboriginal Corporation	High	To maintain the quantity and quality of water supply to the Gerard community in accordance with Australian Drinking Water Guidelines.
Continue to install rainwater tanks and ensure they are plumbed to all dwellings for the harvesting of stormwater.	Gerard Community Council Aboriginal Corporation, FaHCSIA, DEWHA	Contractors performing the work.	High	To ensure all built structures are connected to rainwater tanks to harvest stormwater.
Continue to work collaboratively with SA Water in the 'Risk Assessment' due in 2008/2009	Gerard Community Council Aboriginal Corporation, SA Water		Medium	Identification of risk to Gerard community of not achieving a sustainable water supply.
Investigate stormwater disposal and opportunity to waterproof Gerard ie capture stormwater and reticulate back into the community watercycle in dwellings and other buildings, on public open space etc.	Gerard Community Council Aboriginal Corporation, SA Water	ALT, EPA, Consultants commissioned to design waterproofing communities.	Medium	To address the shortage of water supply in the community and investigate all avenues of harvesting and recycling stormwater.
Investigate the opportunity to capture surface runoff and reticulate onto public open space, in revegetation programs.	Gerard Community Council Aboriginal Corporation, SA Water	ALT, EPA, Consultants commissioned to design waterproofing communities.	Medium	To address the shortage of water supply in the community and investigate all avenues of harvesting and recycling surface runoff.

## 11.21 Emergency Services

**GOAL:** Provide infrastructure that enables attendance to any emergency/evacuation within the community. In particular, provide fire-fighting system that carries pressurised water. Provide appropriate training to individuals to empower the community to manage an emergency situation. Provide bushfire and flood mitigation plans. Provide prevention tools such as smoke detectors and regularly maintain.

**Objective:** To ensure that an emergency situation is managed appropriately in accordance with Australian standards and regulations.

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Investigate funding opportunities to install a separate fire fighting system with pressurised water from suitable infrastructure.	Gerard Community Council Aboriginal Corporation, ALT	CFS, SAFECOM	High	To improve emergency response to fires within the Gerard community.
Liaise with CFS/SAFECOM to obtain suitable training for community members to operate separate fire fighting system.	Gerard Community Council Aboriginal Corporation	CFS, SAFECOM	High	To empower the Gerard community to manage emergency situations involving fire.
Investigate whether all houses in Gerard are fitted with smoke detectors and liaise with CFS/SAFECOM to develop a regular maintenance program.	Gerard Community Council Aboriginal Corporation	CFS, SAFECOM, DFC-OAH, FaHCSIA	High	To prevent personal injury or damage to property from fire.

## 11.22 Road/Footpath Network

**GOAL:** *Provide a sealed road to the community and continue upgrades and maintenance of sealed roads within the community to improve access. Provide appropriate signage directing vehicle and pedestrian traffic for the safety thereof. Provide good quality footpaths within the community to improve access for community members of all ages and abilities.*

**Objective:** *To improve the physical environment and enable improved access conditions to the community and within their properties.*

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Investigate funding opportunities and build on discussions held with the Manager of SPD and the Director of Road Safety to paint 80 kph and 25 kph speed zone signs on the roadways at appropriate positions.	Gerard Community Council Aboriginal Corporation	DPC-AARD-SPD, DTEI – Director of Road Safety	High	To improve pedestrian and road safety within Gerard.
Work with SAPOL to map areas within the community that require traffic control devices. Investigate funding opportunities and build on discussions held with the Manager of SPD and the Director of Road Safety to install traffic control devices on roads adjacent to facilities used by pedestrians.	Gerard Community Council Aboriginal Corporation, SAPOL	DPC-AARD-SPD, DTEI – Director of Road Safety	High	To improve pedestrian and road safety within Gerard.
Investigate whether roads within the community boundary are public or private and identify which roads require upgrade/seal. Investigate what action is required to have the unsealed portion of road to the cemetery and driveways sealed.	Gerard Community Council Aboriginal Corporation, DPC-AARD	DTEI, ALT, FaHCSIA, ICC	High	To improve the standard of roads that enter Gerard, service the community and service the cemetery. To reduce detrimental affects of unsealed roads on health eg dust, and impacts on vehicles. To reduce the amount of soil erosion and impacts on the physical environment.
Identify where speed humps, road signage and road markings are required on the road network within Gerard to install safety measures.	Gerard Community Council Aboriginal Corporation, DPC-AARD	ALT	High	To improve the legibility of the road network and improve safety for community members particularly children.
Investigate whether road network is safe in regards to lighting. Identify areas that are not well and develop a lighting plan. Seek funding from relevant source to install appropriate amounts and types of lighting.	Gerard Community Council Aboriginal Corporation, DPC-AARD	ALT	Medium	To improve the legibility and safety of the community and ensure community is well lit for residents and visitors.
Identify tracks enabling access and connectivity within Gerard community and on its property. Apply for funding to beautify the tracks.	Gerard Community Council Aboriginal Corporation	Planning SA (Places for People), DEWHA	Low	To improve connectivity and formalise the road/track network to improve safety. To improve the aesthetics of the physical environment.



## 11.23 Natural Environmental

**GOAL:** *Provide training and employment opportunities to community members to protect/improve/enhance the natural environment and include environmental protection methods in educational/training programs.*

**Objective:** *To improve the natural environment around Gerard and particularly, the areas around the Murray River, including Redbank.*

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Provide training and mentoring opportunities for community members wanting to get involved in 'Caring for Country' programs.	Gerard Community Council Aboriginal Corporation,	DEWHA, ALT, DPC-AARD, ICC	High	To ensure younger Gerard community members have training and employment opportunities within their community particularly in regards to 'Caring for Country' programs.
Provide training to community members regarding the environmental implications of traditional practices e.g. burning off.	Gerard Community Council Aboriginal Corporation, DEH, CFS,		Medium	To encourage safe, environmentally friendly practices.
Investigate Working for Country opportunities to implement revegetation programs along the River Murray banks to improve the riparian ecosystem there.	Gerard Community Council Aboriginal Corporation, DPC-AARD, ICC, DEH	DEWHA, ALT	Medium	For Gerard Community Council Aboriginal Corporation and Gerard community to work collaboratively with other service providers and government agencies towards improving and enhancing their natural environment.
Investigate opportunities to tap into River Murray Forest – Carbon Offsets as a business venture, employment opportunity and environment sustainability initiative.	Gerard Community Council Aboriginal Corporation, DPC-AARD, ICC, DEH	DEWHA, NRM Board, Riverland Development Board, ALT	Medium	For Gerard Community Council Aboriginal Corporation and Gerard community to work collaboratively with other service providers and government agencies towards improving and enhancing their natural environment.
Investigate how the wastewater treatment plant and rubbish dump are impacting on the natural environment, particularly underground water storage.	Gerard Community Council Aboriginal Corporation, DPC-AARD,	EPA	Medium	To improve the use and management of existing infrastructure and attend to any adverse environmental impacts.
Provide training and mentoring for community members seeking employment opportunities associated with the National Park adjacent to Gerard	Gerard Community Council Aboriginal Corporation	DEH	Low	To increase employment opportunities.

## 11.24 Energy Supply and Infrastructure

**GOAL:** *Provide a service and infrastructure that delivers uninterrupted energy to the community for domestic and other use.*

**Objective:** *To ensure that energy is available for community use to enable the proper operation thereof.*

ACTION	WHO IS RESPONSIBLE	PARTNERS	PRIORITY	OUTCOME
Assess the supply of energy to the Gerard community. Ensure the supplies are appropriate and unrestricted.	Gerard Community Council Aboriginal Corporation	Energy suppliers	High	To ensure the community is serviced appropriately.

## 11.25 Financial Management

**GOAL:** *Provide training to community members in accounting, administration and financial management to enable the Gerard community to effectively manage community finances.*

**Objective:** *To ensure that the community enjoys efficient and accurate management of finances.*

ACTION	WHO IS RESPONSIBLE	POTENTIAL PARTNERS	PRIORITY	OUTCOME
Provide training opportunities for accounting, financial management and business management.	Gerard Community Council Aboriginal Corporation	TAFE	High	To empower Gerard community members and improve the financial management of the Gerard Community Council Aboriginal Corporation.
Create links and improve relationships with support agencies and external service providers.	Gerard Community Council Aboriginal Corporation	Various support agencies, external service providers	High	To improve Gerard's access to external training and funding opportunities.

## 11.26 Transport

**GOAL:** *Provide Gerard community with access to regular transport to enable community members to travel to neighbouring towns.*

**Objective:** *To improve the quality and regularity of the current transport service.*

ACTION	WHO IS RESPONSIBLE	PARTNERS	PRIORITY	OUTCOME
Investigate a possible link with the Riverland bus service.	Gerard Community Council Aboriginal Corporation	Riverland bus service	High	To improve social access by Gerard residents to the broader Riverland community.
Investigate funding opportunities to provide driver training for community members to drive Gerard's community buses.	Gerard Community Council Aboriginal Corporation		High	To equip the Gerard community with a number of suitably trained bus drivers to drive the community buses.
Investigate funding opportunities to set up administrative procedures for booking of Gerard's community buses	Gerard Community Council Aboriginal Corporation		High	To ensure that Gerard's buses are fully utilised. To improve social access by Gerard residents to the broader Riverland community.
Investigate funding opportunities to operate bus service.	Gerard Community Council Aboriginal Corporation		High	To ensure that Gerard's buses are fully utilised. To improve social access by Gerard residents to the broader Riverland community.
Improve partnerships with The Berri Barmera Council to investigate possibility of a community bus	Gerard Community Council Aboriginal Corporation	Riverland Community Transport Scheme	Medium	To improve social access by Gerard residents to the broader Riverland community.

## 12. Land Use Structure Plans

The Land Use Structure Plan (LUSP) describes the preferred future planning direction and implementation process for the community of Gerard. It has been prepared in consultation with the Gerard Community Council Aboriginal Corporation, key stakeholders including Commonwealth, State and Local Government agencies and authorities, and non-government organisations.

The purpose of the LUSP is to identify appropriate areas within the community for future development of residential, commercial, recreational, agricultural, community, tourism and other land uses. Fundamental to the development of the LUSP is the integration of the needs and aspirations of the Gerard community into the plan to achieve a document truly reflecting the preferred future development of Gerard.

The identification of land uses on a structure plan reinforces the identity of different precincts and formalises the relationship between existing or proposed land use, existing or proposed infrastructure and the planning policy that determines how or whether it can proceed.

### 12.1 Land Not A Within Council Area (Riverland) Development Plan

As Gerard is not located within a Local Government Area, proposed development as indicated in the LUSP must undergo a planning assessment process to accord with planning policy and provisions regulating development as outlined in the Land Not Within A Council Area (Riverland) Development Plan (The Development Plan).

A number of Council Wide Objectives and Principles of Development Control apply to the proposed development in Gerard. These relate to:

- Design and appearance;
- Energy efficiency;
- Hazards (bushfire, flooding, salinity);
- Infrastructure;
- Interface between land uses;
- Landscaping;
- Natural resources;
- Open space and recreation;
- Orderly and sustainable development;
- Residential development;
- Siting and visibility; and
- Tourism development.

Gerard is located in the River Murray Fringe Zone according to the Land Not Within A Council Area (Riverland) Development Plan, as shown on maps LNWCA(R)/4 and LNWCA(R)/6.

#### 12.1.1 River Murray Fringe Zone

The Desired Character for the River Murray Fringe Zone encourages the preservation of the natural character and visual attractiveness of the River Murray. Farming and Recreational Facilities are envisaged within the zone. Objectives and Principles of Development Control place emphasis on the preservation of the rural character of the area and the water quality of the River Murray.

The non-complying list specifies a range of development that already exists in Gerard. Much of the proposed development included in the Gerard Land Use Structure Plan would be considered non-complying under the relevant Development Plan.

#### \*Recommendation

It is recommended that the Minister for Urban Development and Planning consider the need for a Development Plan Amendment (DPA) process to re-evaluate the zoning of the Gerard land to allow for the potential development within the community.

## River Murray Fringe Zone

Refer to the [Map Reference Table LNWCA \(Riverland\)](#) for a list of maps that relate to this zone.

### OBJECTIVES

- 1 The natural character and visual attractiveness of the River Murray, valley face and surrounds unmarred by development.
- 2 Preservation and improvement of the water quality of the River Murray.
- 3 Retention of the rural character of the zone.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone incorporates the riverine environment and parts of the River Murray Valley. Development in the zone will allow for the preservation of the natural character and visual attractiveness of the River Murray and its waterways and water quality.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - farming
  - recreation facilities.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 New holiday houses in the zone should be:
  - (a) developed in compact groups and not in a linear form
  - (b) grouped in size determined by environmental considerations
  - (c) sited to minimise their adverse effect on the natural quality and character of the area.

#### Form and Character

- 4 Recreational facilities should:
  - (a) be consistent with the conservation of the area's natural quality and character
  - (b) where occurring on land draining to the River Murray, be designed to require the minimum amount of watering to prevent the aggravation of seepage to the river.
- 5 Public access points to recreation and tourism developments should be limited in number and sited so they do not affect the amenity of the zone.

**Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla  
River Murray Fringe Zone**

- 6 Community wastewater management systems and sewage treatment facilities should be sited as far as possible from the River Murray.
- 7 Electricity and telecommunications lines should be installed underground.
- 8 Forestry plantations should only be established on existing cleared land.
- 9 Land should not be irrigated intensively if such a use would cause:
  - (a) a loss of natural vegetation or Aboriginal heritage sites
  - (b) adverse effects on the quality of surface water or groundwater, or any other land in the locality.
- 10 Borrow pits used for the supply of road making materials should not be located in the zone.

**Land Division**

- 11 Land division should not occur unless it is for the alteration of the boundaries of an allotment, and results in allotments of at least 100 hectares in area.

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 1993*.

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least either (a) or (b). It: <ol style="list-style-type: none"> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ol style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ol> </li> </ol>
Amusement machine centre	
Camping ground	
Caravan park	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	

**Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla  
River Murray Fringe Zone**

<b>Form of Development</b>	<b>Exceptions</b>
Dwelling	Except a detached dwelling that does not result in more than one dwelling on an allotment.
Fuel depot	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): (a) at least 500 metres from all of the following: (i) a National Park (ii) a Conservation Park (iii) a Wilderness Protection Area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where: (a) no additional allotments are created partly or wholly within the zone (b) all resulting allotments are greater than 100 hectares.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Stock sales yard	

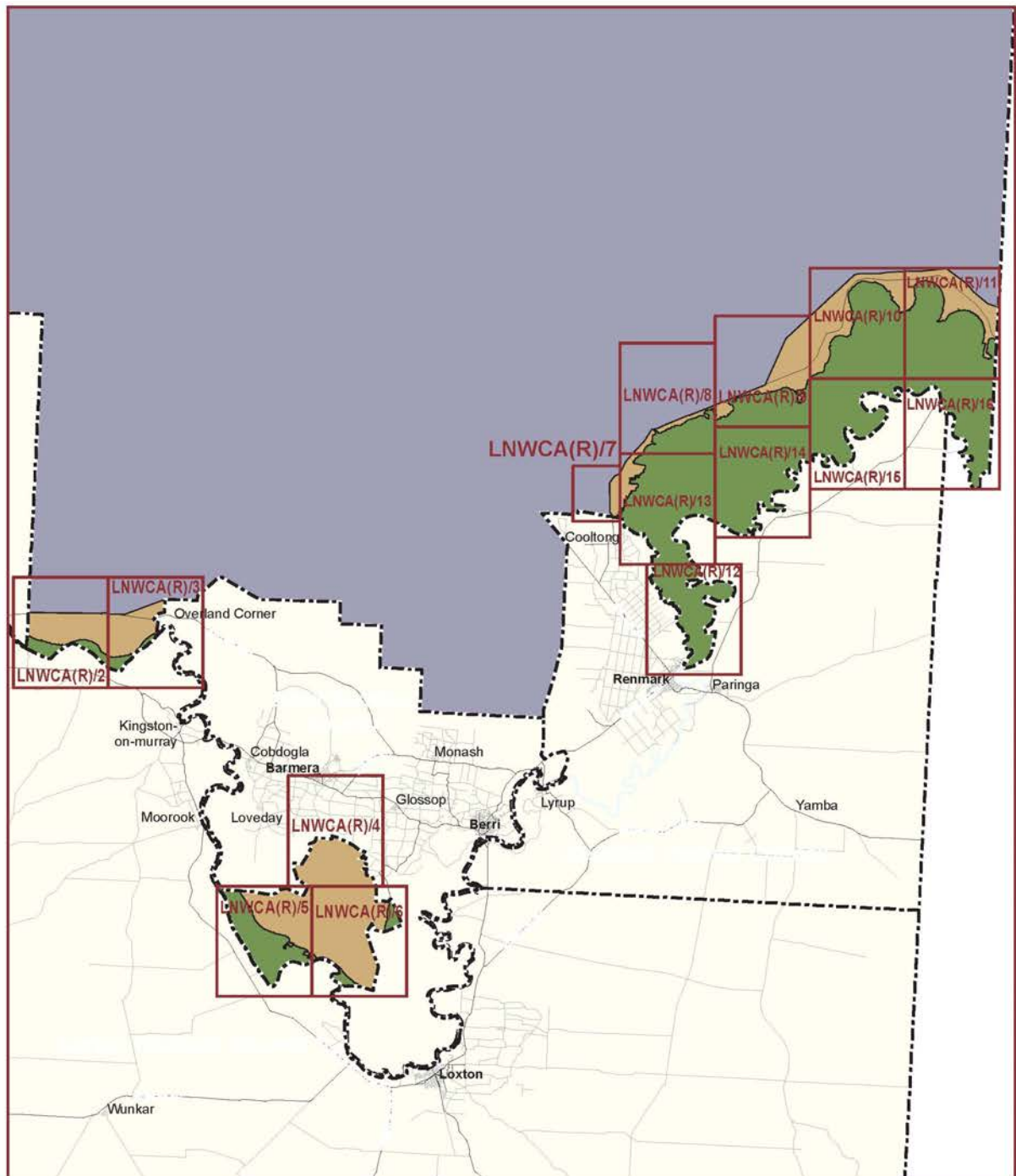


Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla  
**River Murray Fringe Zone**

Form of Development	Exceptions
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 1993*.



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps LNWCA\_R/1 to Map LNWCA\_R/16 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zonelpolicy area/precinct boundaries are shown or otherwise indicated.



## RIVERLAND Enlargement Index Map

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)  
Consolidated - 14 August 2008



## 12.2 Concept Plans and Land Use Structure Plans

Three graphic designs were developed to illustrate how staged development of Gerard could proceed to give the community greater identity, sense of purpose and opportunity for employment and economic development. By staging the development and giving priority to particular land uses to accord with community needs and available funding, a timeframe to progress development can be determined and is more likely to be achievable. The three stages are explained as follows:

### 12.2.1 Concept Plan – Stage 1 ‘Recreational and Community Focus’

Concept Plan – Stage 1 ‘Recreational and Community Focus’ has a recreation and landscaping focus in an effort to improve the aesthetics and feel of the community.

The aspirations of the Gerard Community Council Aboriginal Corporation include beautifying the main street and the general ambiance of Gerard. In the words of one elected member, *“we want Gerard to be beautiful, we want to feel proud of our town.”*<sup>18</sup>

The main road leading into Gerard is Katarapko Crescent, which runs into Karpany Street, with the River Murray on its southern side and the main part of the community on its northern side. There is an opportunity to create a meeting place or ‘heart’ to Gerard on Karpany Street, which would strengthen its role as the main street of the community. All roads could be landscaped to improve their amenity.

An entry statement and/or information booth welcoming visitors to Gerard could be installed at the entrance of the community, which raises awareness of Gerard’s history and significance in the region.

There is an opportunity to expand on the provision of community and recreational facilities and services by identifying an area for a recreational precinct, as well as identifying the need to replace the residential dwellings recently demolished.

Concept Plan – Stage 1 ‘Recreational and Community Focus’ presents ideas as to how the abovementioned aspirations could be achieved. They are explained below:

- Strengthen the role of Karpany Street with landscaping from the information booth and through to the recreation precinct to improve the aesthetics of the main road, provide shelter, improve the natural environment and generally provide a ‘welcoming’ feel to the heart of the Gerard;
- Give Gerard a point of entry by providing an information booth adjacent to the existing football oval that includes historical information, that gives a clear message that one is entering Gerard;
- Provide an additional information booth at the start of the Gerard township, on Karpany Street, that identifies tourist destinations;
- Create a clear identity for Gerard by giving it an outdoor ‘meeting place’ or a ‘heart’ near the Council Administration building where the main points of attraction can be accessed, where people can meet under shelter for community use and to support a tourism industry;
- Reconstruct dwellings on the three sites where houses have been demolished;
- Develop a shop/café for community and tourist use in the empty CDEP building on Karpany Street;

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<sup>18</sup> Gerard Community Council Aboriginal Corporation consultation 30 September 2008

- ▶ Develop a recreational precinct to include a BMX track, 'Rage Cage', skate park and football oval in closer proximity to the township of Gerard;
- ▶ Provide a car park to support this recreational precinct on Mason Street;
- ▶ Construct a playground between the childcare centre and fire station on an existing vacant lot.

### **12.2.2 Land Use Structure Plan**

The Land Use Structure Plan captures the ideas presented in the Concept Plan – Stage 1 'Recreational and Community Focus' and reflects them as a land use.

Karpany Street enters Gerard and heads towards the proposed recreation precinct. The meeting place creates a hub for the community. The proposed land uses in this Land Use Structure Plan include the following land uses:

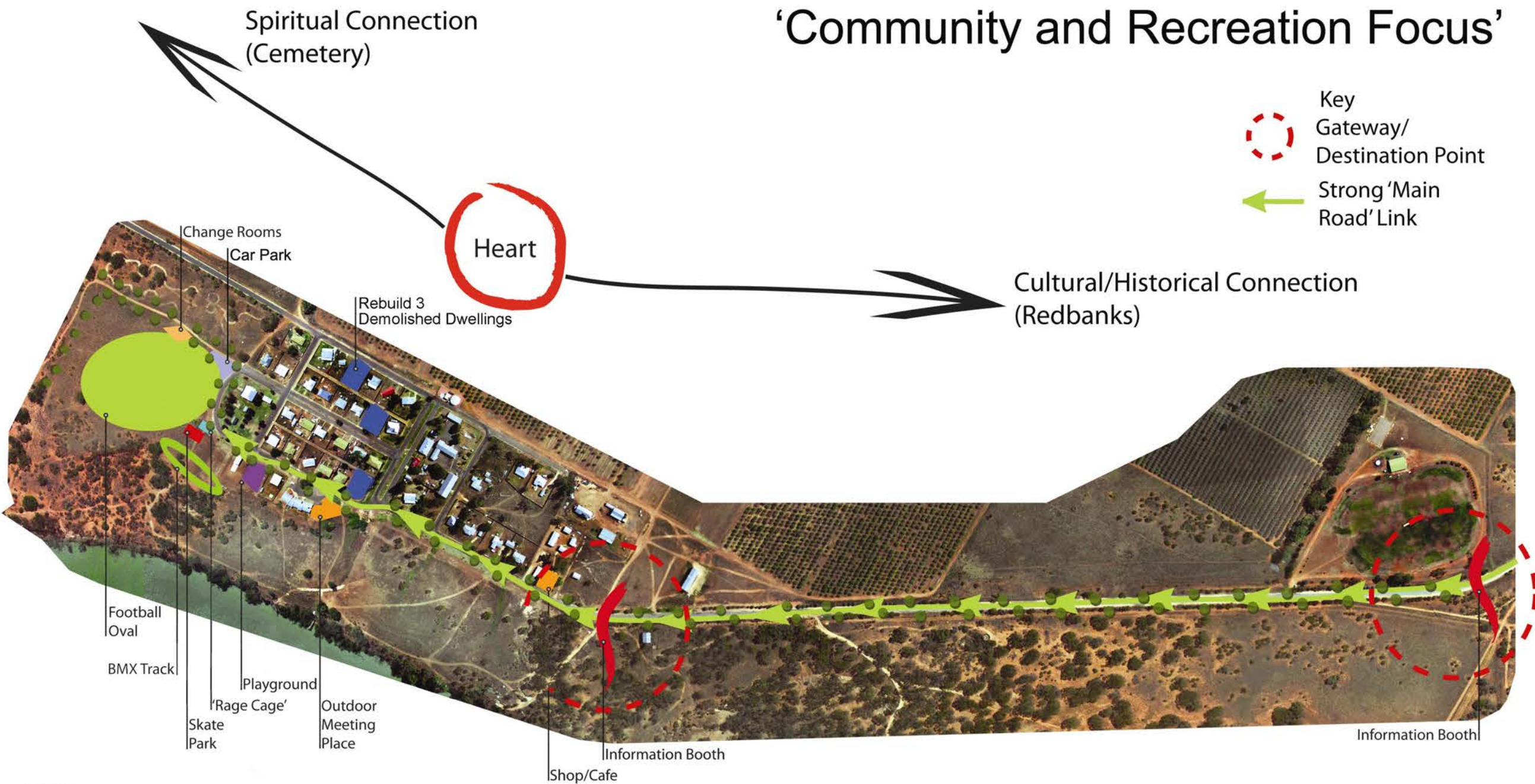
- ▶ Community – Potential outdoor 'meeting place', shop/café and recreation precinct;
- ▶ Recreational – Potential recreation precinct, including playground and BMX track, 'Rage Cage' and skate park;
- ▶ Residential – Rebuilding of demolished dwellings on vacant allotments;
- ▶ Infrastructure – Potential car park for recreational precinct; and
- ▶ Tourism – Potential shop/café, information booths and proposed recreational precinct.

Other proposed development includes landscaping of Karpany Street.

Much of the proposed development is currently listed as non-complying development in the relevant Development Plan.



Figure 15 Concept Plan – Stage 1 ‘Community and Recreation Focus’



IDEAS



'Rage Cage'



BMX Track



Playground



Skate Park



Football Oval



Outdoor Meeting Place

Gerard Land Use Concept Plan Stage 1



Figure 16 Land Use Structure Plan, Stage 1





### **12.2.3 Concept Plan – Stage 2 ‘Community and Tourism Focus’**

Concept Plan – Stage 2 ‘Community and Tourism Focus’ takes a closer look at community facilities and recommends changes/upgrades where they are required. There is an opportunity to upgrade some community facilities within Gerard such as the Church, youth centre and women’s centre.

The connection between the cemetery and the community could be strengthened with landscaping and signage, and access improved by sealing the road that extends from Mason Street. Other improvements to the cemetery could include a shelter, ablution block and extended car park, which would improve the amenity of the facility for the community and visitors.

A number of people are waiting to return to the Gerard community providing an opportunity to identify an area for infill residential development. Those on the waiting list include families, single people and couples, and elderly. Therefore, a range of housing types designed appropriately could be provided to suit differing needs.

The aspirations of the Gerard Community Council Aboriginal Corporation also include capitalising on the community’s riverside location by providing a camping ground for tourist accommodation in the locality of the football oval, which is underutilised and includes an existing changeroom facility. The camping ground could also double as a community facility.

A pathway between Karpany Street’s ‘meeting place’ (in Concept Plan – Stage 1), the River Murray, which is the most significant natural land feature of the Ngurunderi Dreaming, and the tourist camping ground, could be constructed to connect the tourist facility, the heart of Gerard and the river.

Concept Plan – Stage 2 ‘Community and Tourism Focus’ presents ideas as to how the abovementioned aspirations could be achieved. They are explained below:

- ▶ Provide increased housing within infill development, which can address the needs of people wanting to return to the community;
- ▶ Provide camping accommodation for tourists and visitors to the community;
- ▶ Create a link between the camping accommodation, the Gerard township and the River Murray;
- ▶ Upgrade existing community facilities;
- ▶ Strengthen the location of the cemetery with sealed access and signage; improve the amenity with landscaping; and improve the use of the facility with shelter, ablution block and extra car parking space.

### **12.2.4 Land Use Structure Plan**

The Land Use Structure Plan captures the ideas presented in the Concept Plan – Stage 2 ‘Community and Tourism Focus’, combined with the ideas presented in the Concept Plan – Stage 1 ‘Recreation and Community Focus’, and reflects them as a land use.

The Gerard cemetery is an important cultural place for the Gerard people. The ancestry of Gerard people come from places far beyond Gerard and reaching to the West Coast of South Australia, the mid-north of South Australia, the Swan Reach Area and Ngarrindjeri territory. The cemetery holds significance for people far and wide and therefore is a place that requires maintenance and upgrade.

The existing residential area in Gerard requires further expansion to accommodate the amount of families and people wanting to return. Therefore, an area has been identified for infill residential development where infrastructure already exists and in close proximity to the community facilities within the township.

The youth centre, women's centre and church already exist and work is in progress to upgrade these facilities.

The old football oval presents an opportunity to convert the space to a tourist type venture with a camping ground. The existing changerooms can be converted to a utilities block that supports a kitchen, dining area, laundry and bathroom facilities. The facility can be multipurpose, used for tourists and community in time of need.

A pathway links the proposed tourist camping ground to the 'heart' of Gerard and also provides a link to the River Murray.

The proposed land uses in this Land Use Structure Plan include the land uses identified in Concept Plans – Stages 1 and 2:

- ▶ Community – Potential outdoor meeting place, shop/café and recreation precinct, and upgrade women's centre, youth centre, and provide shelter/ablution block to the cemetery;
- ▶ Religious – Upgrading the existing church;
- ▶ Recreational – Potential recreation precinct, including playground and BMX track, 'Rage Cage' and skate park, camping ground/utilities block and associated pathways;
- ▶ Residential – Rebuilding of demolished dwellings on vacant allotments and potential infill development;
- ▶ Infrastructure – Potential car parks for recreational precinct, cemetery and camping ground, and sealed roads; and
- ▶ Tourism – Potential shop/café, information booths and recreational precinct, connection to the River Murray and camping ground.

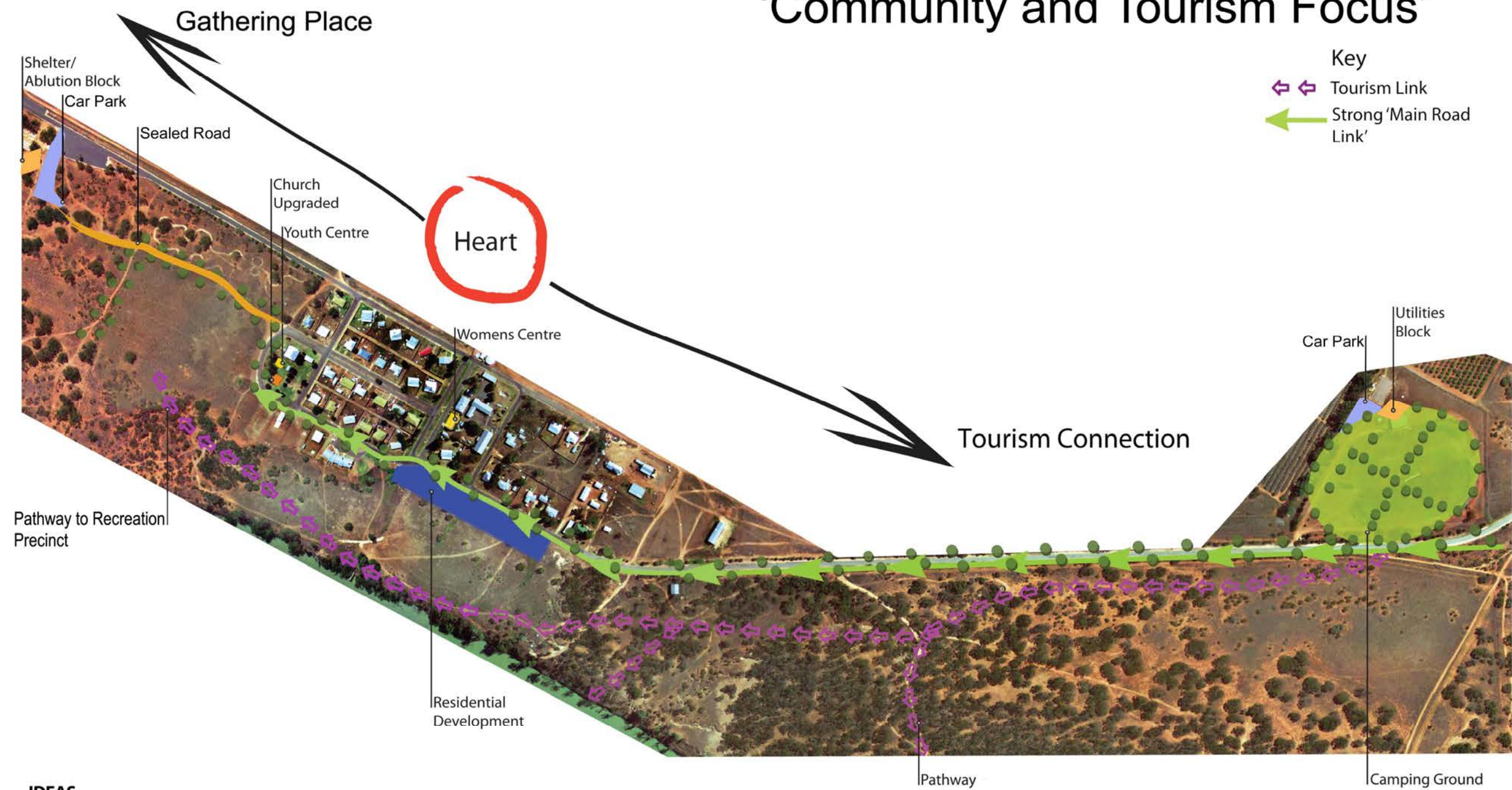
Other proposed development includes landscaping of Karpany Street and the tourist camping ground, and the extension of Mason Street.

Much of the proposed development is currently listed as non-complying development in the relevant Development Plan.



Figure 17 Concept Plan – Stage 2 ‘Community and Tourism Focus’

# ‘Community and Tourism Focus’



## IDEAS



Shelter



Eco Housing



Ablution Block



Camping Ground



Utilities Block



Bike Path

AERIAL PHOTOGRAPHY - DO NOT SCALE

Gerard Land Use Concept Plan Stage 2



Figure 18 Land Use Structure Plan, Stage 2 (includes Stage 1)





### 12.2.5 Concept Plan – Stage 3 ‘Economic Focus’

Concept Plan – Stage 3 ‘Economic Focus’ highlights potential sources of economic and employment development and opportunity.

The aspirations of the Gerard Community Council Aboriginal Corporation include capitalising on its location as the only Aboriginal community located on the River Murray and adjacent Katarapko (Murray River National Park).

The River Murray is a major landmark for the Gerard community as it holds special significance culturally as part of the Ngurunderi Dreaming and historically, the river holds deep meaning for the different Aboriginal nations that came together at the original mission at Red Banks.

Eco-tourism ventures in Gerard can be investigated with the knowledge that infrastructure is available in close proximity to the River Murray although it does not extend to the banks of the river except in the vicinity of the SA Water pumping station/water treatment plant. This will strengthen the destination of the River Murray through tourism and recreation ventures.

An opportunity presents itself to establish a tourist area near the River Murray supporting eco-friendly cabins for use by tourists and school groups, which could be used in times of Cultural Business/Sorry Business by the community. A track/road from Karpany Street to the tourist area would improve the accessibility and strengthen connectivity.

Further enhancing a tourist venture could be the provision of aquatic activities at a mooring jetty to enable access to the River Murray for tourist and community use. Gerard could explore the feasibility of this venture with other partners including Riverland Development Board, Office of Recreation and Sport, Tourism SA.

Any proposed development in close proximity to the river will require thorough investigation involving Gerard Community Council Aboriginal Corporation, the Aboriginal Land Trust, DPC-Aboriginal Affairs and Reconciliation Division and service providers.

The yabby ponds are currently non-operational but provide an opportunity for further development particularly as an aquaculture venture and more importantly because Gerard holds an industrial water allocation licence. Although the aquaculture industry is complex with the application of many conditions around its operation, management and productivity, the Gerard Community Council Aboriginal Corporation appears keen to reactivate the ponds and create employment opportunities through a *Working for Country* program. Key stakeholders suggested investigating the viability of breeding Silver Perch, Murray Cod or Mulloway.

The proposed land uses in this Land Use Structure Plan include the land uses identified in Concept Plans – Stages 1, 2 and 3:

- ▶ Provide a formalised site for tourist type accommodation within Gerard at an appropriate distance from the township;
- ▶ Strengthen the identity and use of the River Murray with tourist type activity;
- ▶ Provide a destination point for tourists and school groups;
- ▶ Provide a camping ground that can be used by community during Cultural/Sorry Business;
- ▶ Create connectivity between the River Murray and the ‘heart’ of Gerard; and
- ▶ Improve the natural environment and natural assets with landscaping.



### **12.2.6 Land Use Structure Plan**

The Land Use Structure Plan captures the ideas presented in the Stage 1, Stage 2 and Stage 3 Concept Plans and reflects them as a land use.

The Gerard Community Council Aboriginal Corporation recognises that the River Murray presents itself as an ideal tourism and recreation destination opportunity. The protection of the river is also a priority given the rivers cultural and historical significance to the Gerard people.

Proposed tourist type development, the provision of recreational activity and the connections made between those activities and the community, must be undertaken in a culturally and environmentally sensitive and appropriate manner. The proposed land uses in this area are as follows:

- ▶ Community – Potential outdoor meeting place, shop/café and recreation precinct, women's centre, youth centre, and shelter/ablutions block to the cemetery;
- ▶ Religious – Upgrading the existing church;
- ▶ Recreational – Potential recreation precinct, including playground and BMX track, 'Rage Cage' and skate park, camping ground/utilities block and associated pathways, potential aquatic activity;
- ▶ Residential – Rebuilding of demolished dwellings on vacant allotments and potential infill development;
- ▶ Tourism – Potential shop/café, information booths and recreational precinct, connection to the River Murray and camping ground, and potential eco-tourism cabins;
- ▶ Infrastructure – Potential car parks for recreational precinct, cemetery and camping ground, sealed roads, mooring facility; and
- ▶ Primary Industry – Reestablishment of an aquaculture venture at the existing (non-operational) yabby ponds.

Other proposed development includes the provision of information booths and landscaping to the local road network, the cemetery service road, to areas around the tourist facility and to the camping ground.

#### **\*Recommendation**

An investigation of the feasibility of a tourist development in close proximity to the River Murray may be required to accord with policies and legislation that protects this natural asset. The installation/extension of infrastructure supporting a proposed tourist development would also require investigation.

### 12.2.7 Proposed Landscaping Schedule

The following tree and grass species are suggested for landscaping purposes and are applicable to all stages of development proposed in the Concept and Land Use Structure Plans. Most are indigenous to the area, hardy and don't require copious amounts of watering. The locally indigenous tree species are Red Gum (*Eucalyptus camaldulensis* var. *camaldulensis*) and Black Box (*Eucalyptus largiflorens*), but they may not be desirable due to their size.

**Table 14 Plant Species**

Species	Description
<i>Melaleuca halmaturorum</i>	Upright spreading shrub, 1.5–3.5(–4.5) m high. Flowers are. white, cream and appear in Aug–Oct. Inhabit sandy or clayey soils, saline situations; coastal flats & dunes, salt lakes, brackish swamps (flora base).
<i>Muehlenbeckia florulenta</i>	Perennial shrub species located within areas prone to flood, however have a high tolerance to both salinity and drought (University of Adelaide).
<i>Acacia stenophylla</i>	This species is a common component of watercourse-fringing vegetation in inland arid areas of eastern Australia. A small tree with a somewhat weeping habit it is tolerant of saline, alkaline and waterlogged soils and survives periodic flooding (CSIRO).
<i>Poa fordeana</i>	This grass species inhabits open areas often on the banks of rivers or wet areas, is indigenous to SA.
<i>Eucalyptus camaldulensis</i> var. <i>camaldulensis</i>	This species of tree ( Red Gum) can reach up to 45 m in height. It is a widely spread eucalypt species occurring in every state in Australia and is commonly found in riverine sites.
<i>Eucalyptus largiflorens</i>	Black Box, is a species of Eucalyptus which is endemic to Australia. It is a tree grows up to 20 metres in height. and has persistent, fibrous or flaky bark which is a grey to grey-black colour.
<i>Agrostis avenacea</i> var. <i>avenacea</i>	A common grass species found in the River Murray area.
<i>Austrostipa nodosa</i>	This grass species is found throughout Australia and is listed as Rare in Tasmania. It is found often within roadside vegetation and within the River Murray catchment area.
<i>Callistemon citrinus</i>	Very commonly planted and having a red spiky attractive flower. It is drought tolerant and is found through Australia but is most common in temperate areas. It would be fine to use if you are after attractiveness and drought resistant rather than locally indigenous species.
<i>Melaleuca lanceolata</i>	This tree is hardy and indigenous to the area.



Figure 19 Concept Plan – Stage 3 ‘Economic Focus’

IDEAS



Aquatic Activities



Eco Tourism Cabins



Mooring Facility



Aquaculture



Fishing

AERIAL PHOTOGRAPHY - DO NOT SCALE

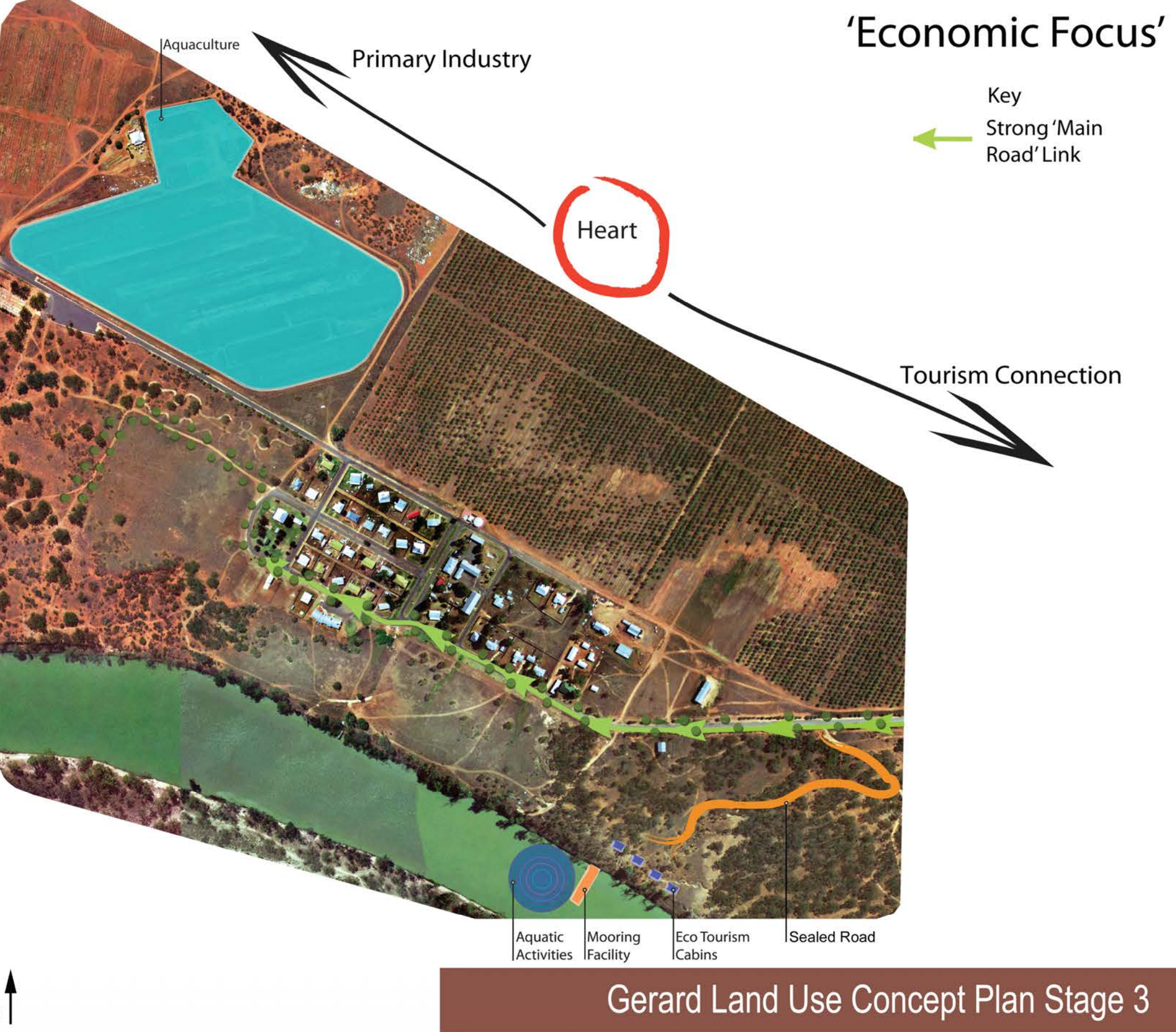




Figure 20 Land Use Structure Plan, Stage 3 (includes Stage 1 and 2)





## **12.3 Existing and Proposed Land Use Structure Plan**

A more informed view of how Gerard could present itself in 5 – 10 years time is presented in Figure 21 – Land Use Structure Plan of existing and potential development.

This Land Use Structure Plan does not commit the Gerard Community Council Aboriginal Corporation, Government agencies or services providers to delivering on the proposed developments but identifies a number of land uses that could shape Gerard if the Gerard Community Council Aboriginal Corporation and community wish to pursue their aspirations for a more economically, socially, environmentally and culturally sustainable future.

The Land Use Structure Plan includes the ideas expressed in Stages 1, 2 and 3 and includes the buffer zones required by the Environmental Protection Authority (EPA) around wastewater treatment plants and rubbish dumps. Although there is no EPA requirement for a cultural buffer zone around a cemetery, it was considered the Gerard community may require a separation between the cemetery and any other proposed land use.

### **12.3.1 Aboriginal Land Trust 'Commercial Activities Policy' 2008**

It is important to note that the Aboriginal Land Trust has a 'Commercial Activities Policy', which applies to Indigenous communities on ALT land. The policy identifies those communities situated on land best suitable for agricultural, horticultural, pastoral, forestry and mining purposes, and those best suited to small business activity such as retail, tourism, and art/craft production.

Gerard has been identified as being most suitable to agricultural pursuit. However, how restrictive this policy is on Gerard pursuing other business and tourism enterprises is unknown.

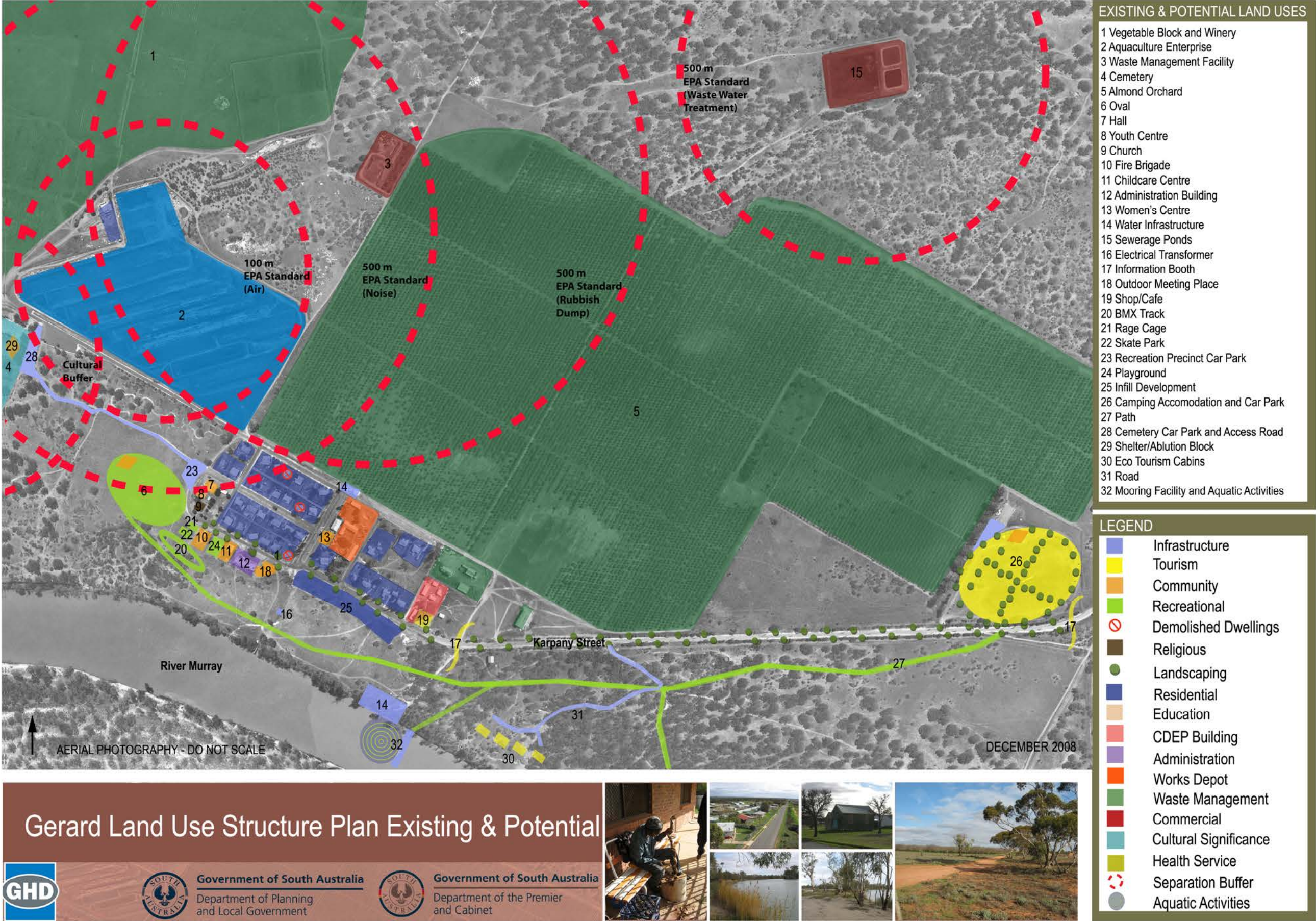
The ALT policy position includes:

- ▶ Giving consideration to the feasibility, planning, establishment, development and approval of commercial activities;
- ▶ In considering the suitability of commercial enterprises will determine their short and long term viability, profitability, financial advantage to the ALT, financial advantage to the Aboriginal community, training, employment and management opportunities for the Aboriginal community, infrastructural requirements, and Ministerial and Government support for the project;
- ▶ In considering the suitability of commercial enterprises will seek support and advice from DPC-AARD and from relevant and local Aboriginal communities, will seek support and approvals from the Minister for Aboriginal Affairs and Reconciliation, will obtain legal advice (Crown Law), will seek advice regarding funding sources and feasibility of the project, will seek planning and development advice, obtain due diligence checks, and establish strategic partnerships/agreements/licences/leases to facilitate the project;
- ▶ In determining its participation in a commercial project, the ALT Board will not be limited to ALT land but may seek to develop commercial activities with Aboriginal communities on community owned land. However, priority will be given to commercial projects proposed on ALT owned land; and
- ▶ To assist with assessment and implementation of economic development on ALT owned land, the ALT Board will create a committee comprising a Chair, Deputy Chair and three members.

Due consideration to proposed development must be given to the ALT, as the landowner of Gerard, and the ALT Board, as the executive decision-makers for Aboriginal communities on ALT land.



Figure 21 Land Use Structure Plan, Existing and Potential





# 13. References

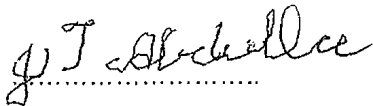
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[http://1000awesomethings.files.wordpress.com/2008/07/sylvania\\_playground.jpg](http://1000awesomethings.files.wordpress.com/2008/07/sylvania_playground.jpg)  
<http://www.manassascity.org/images/Facilities/1/Old%20Town%20Skate%20Park.jpg>  
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<http://www.theage.com.au/news/house--home/murcutt-the-heavyweight/2006/12/05/1165080945902.html>  
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[http://www.mdbc.gov.au/\\_data/page/126/GW9-16.pdf@ 3/10/2008](http://www.mdbc.gov.au/_data/page/126/GW9-16.pdf@ 3/10/2008) (Murray Darling Basin Commission (MDBC) Murray Darling Basin Groundwater)  
 Planning Strategy for Regional South Australia (as amended at December 2007) (State Government)  
 Primary Industries and Resources SA (PIRSA) Aboriginal Reconciliation Statement and Action Plan 2007 – 2010  
 Riverland Integrated Strategic Tourism Strategy, QED Pty Ltd  
 SA Department of Health, Public Health Directorate Strategic Plan 2007 – 2009  
 SA Natural Resources Management Act 2004  
 South Australia's Strategic Plan 2007  
 South Australian Police (SAPOL) Reconciliation Action Plan 2007 – 2008  
 State Natural Resources Management (NRM) Plan 2006  
 Strategic Infrastructure Plan for South Australia 2005/6 – 2014/15  
 Strategic Infrastructure Plan for South Australia Regional Overview 2005/6 – 2014/15  
*Survival in our own land*, Christobel Mattingley, Wakefield Press, 1988  
 Why Gerard? Newsletter, 1984  
 www.philmonaghan.com

## 14. Glossary

AGD	Attorney-General's Department (Commonwealth Government)
ALRM	Aboriginal Legal Rights Movement (Non-Government organisation)
ALT	Aboriginal Land Trust (State Government Instrumentality)
APHCAP	The Aboriginal Primary Health Care Program (Community based)
CDEP	Community Development Employment Projects (Commonwealth Government)
Centrelink	Centrelink (Commonwealth Government)
CFS	South Australian Country Fire Service (State and Local Government, volunteers)
Country Health SA	South Australian Regional Health Services (State Government)
DCITA	Department of Communications, Information Technology and the Arts (now Department of Broadband, Communications and the Digital Economy, DBCDE) (Commonwealth Government)
DECS	Department of Education and Children's Services (State Government)
DEWHA –	Department of the Environment, Water, Heritage and the Arts (Commonwealth Government)
DEWR	Department of Employment and Workplace Relations (Commonwealth Government)
DFC-OAH	Department for Families and Communities, Office of Aboriginal Housing (State Government)
DFC-OFTA	Department for Families and Communities, Office for the Ageing (State Government)
DFEEST	Department of Further Education, Employment, Science and Training (State Government)
DHA	Department of Health & Ageing (Commonwealth Government)
DOH	South Australian Department of Health (State Government)
DPC-AARD	Department of Premier and Cabinet, Aboriginal Affairs and Reconciliation Division (State Government)
DTEI, Road Safety	Director of Road Safety, DTEI (Department of Transport, Energy and Infrastructure)
DWLBC	Department of Water, Land and Biodiversity Conservation (State Government)
EPA	Environmental Protection Authority (State Government)
FaHCSIA	Department of Families, Housing, Community Services and Indigenous Affairs (Commonwealth Government)
Families SA	Families SA, Department for Families and Communities (State Government)
Flinders Uni	Flinders University
History Trust SA	History Trust of South Australia (State Government)
IBA	Indigenous Business Australia (Commonwealth Government)
ICC	Office of Indigenous Policy Coordination, Indigenous Coordination Centre (Commonwealth Government)
IHP	Indigenous Heritage Program (Commonwealth Government)
LAO	Local Area Plan
OCBA	Office of Consumer and Business Affairs (State Government)
OIPC	Office of Indigenous Policy Coordination (Commonwealth Government)
ORIC	Office of the Registrar of Indigenous Corporations (Commonwealth Government)
ORS	Office for Recreation and Sport (State Government)
PIRSA	Primary Industries and Resources of South Australia (State Government)
Recreation SA	Recreation South Australia (Community based, State and Commonwealth funding)
Riverland Regional Health	Riverland Regional Health Service, South Australian Department of Health (State Government)
RRHSI	Riverland Regional Health Services Incorporated, Country Health SA (State Government)
SA Water	SA Water (State Government)
SAFECOM	South Australian Fire and Emergency Services Commission (State Government)
SAPOL	South Australian Police (State Government)
SARDI	South Australian Research and Development Institute (State Government)
TAFE	Tertiary Adult Further Education
Tourism SA	South Australian Tourism Commission (State Government)
Uni SA	University of South Australia
Watch SA	Watch SA (State Government)

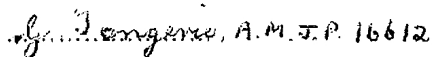
## Endorsement

The Gerard Community Council Aboriginal Corporation Inc. hereby endorses the Gerard Community Structure Plan No. 1 dated..... (including the Report, the Plan and the Provisions), for the purpose of ensuring the proper and orderly planning of the community area, at the meeting of the Council held on the ..... Day of .....

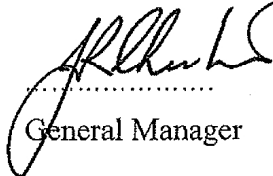


Chairperson

The Aboriginal Lands Trust hereby endorses the Gerard Community Structure Plan No. 1 dated..... (including the Report, the Plan and the Provisions), for the purpose of ensuring the proper and orderly planning of the community area, at the meeting of the Council held on the ..... Day of .....



Chairperson



General Manager



Appendix A

## Certificates of Title

# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1886



South Australia

VOLUME 5472 FOLIO 99

Edition 1

Date Of Issue 18/11/1997

Authority CONVERTED TITLE

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of endorsements.

*David Huleby*

REGISTRAR-GENERAL



## REGISTERED PROPRIETOR IN FEE SIMPLE

ABORIGINAL LANDS TRUST OF 1 WRIGHT ROAD WALKLEY HEIGHTS SA 5096

## DESCRIPTION OF LAND

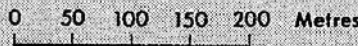
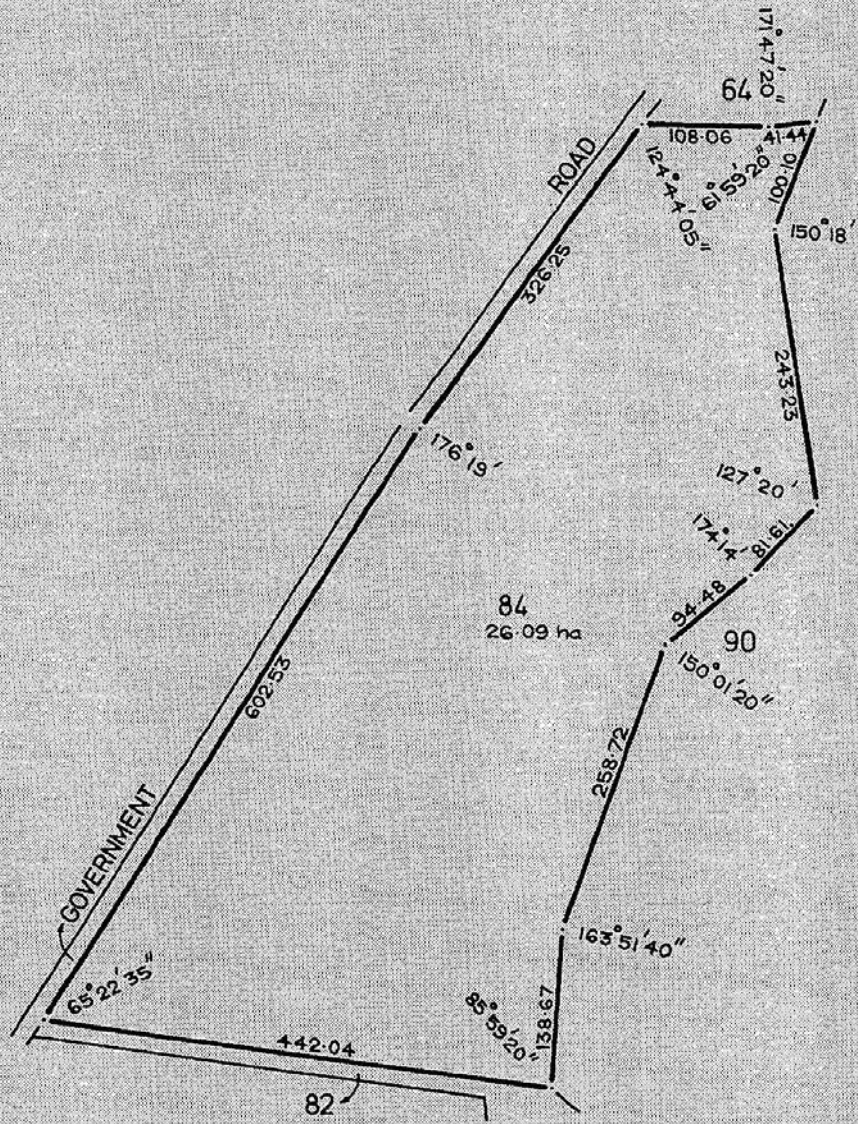
SECTIONS 80, 83 AND 84  
HUNDRED OF KATARAPKO  
IN THE AREA NAMED GERARD

## EASEMENTS

NIL

## SCHEDULE OF ENDORSEMENTS

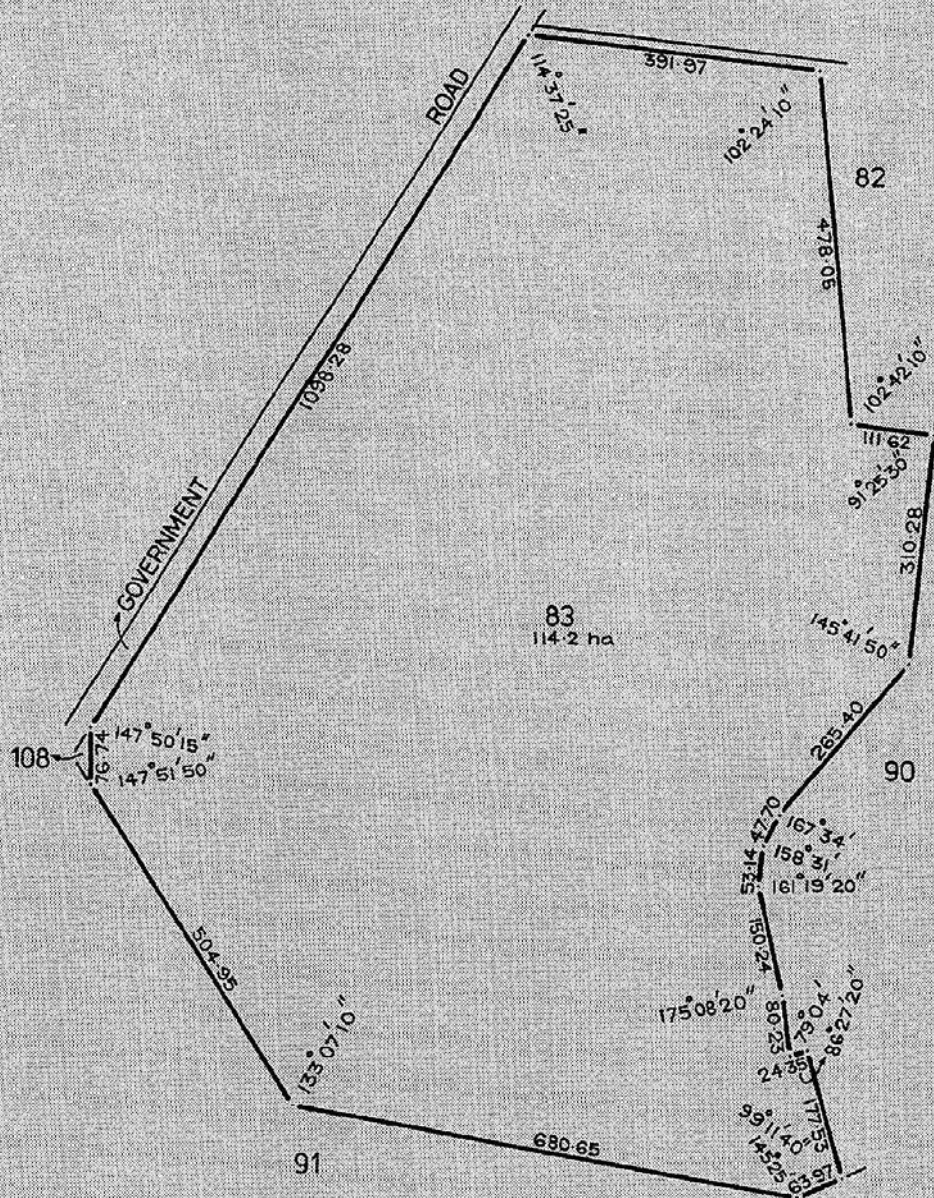
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# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1886



South Australia

VOLUME 5584 FOLIO 149

Edition 1

Date Of Issue 09/10/1998

Authority CONVERTED TITLE

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of endorsements.

*David Malesky*

REGISTRAR-GENERAL



WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT CERTIFICATE

## REGISTERED PROPRIETOR IN FEE SIMPLE

ABORIGINAL LANDS TRUST OF 1 WRIGHT ROAD WALKLEY HEIGHTS SA 5098

## DESCRIPTION OF LAND

SECTION 72  
HUNDRED OF KATARAPKO  
IN THE AREA NAMED GERARD

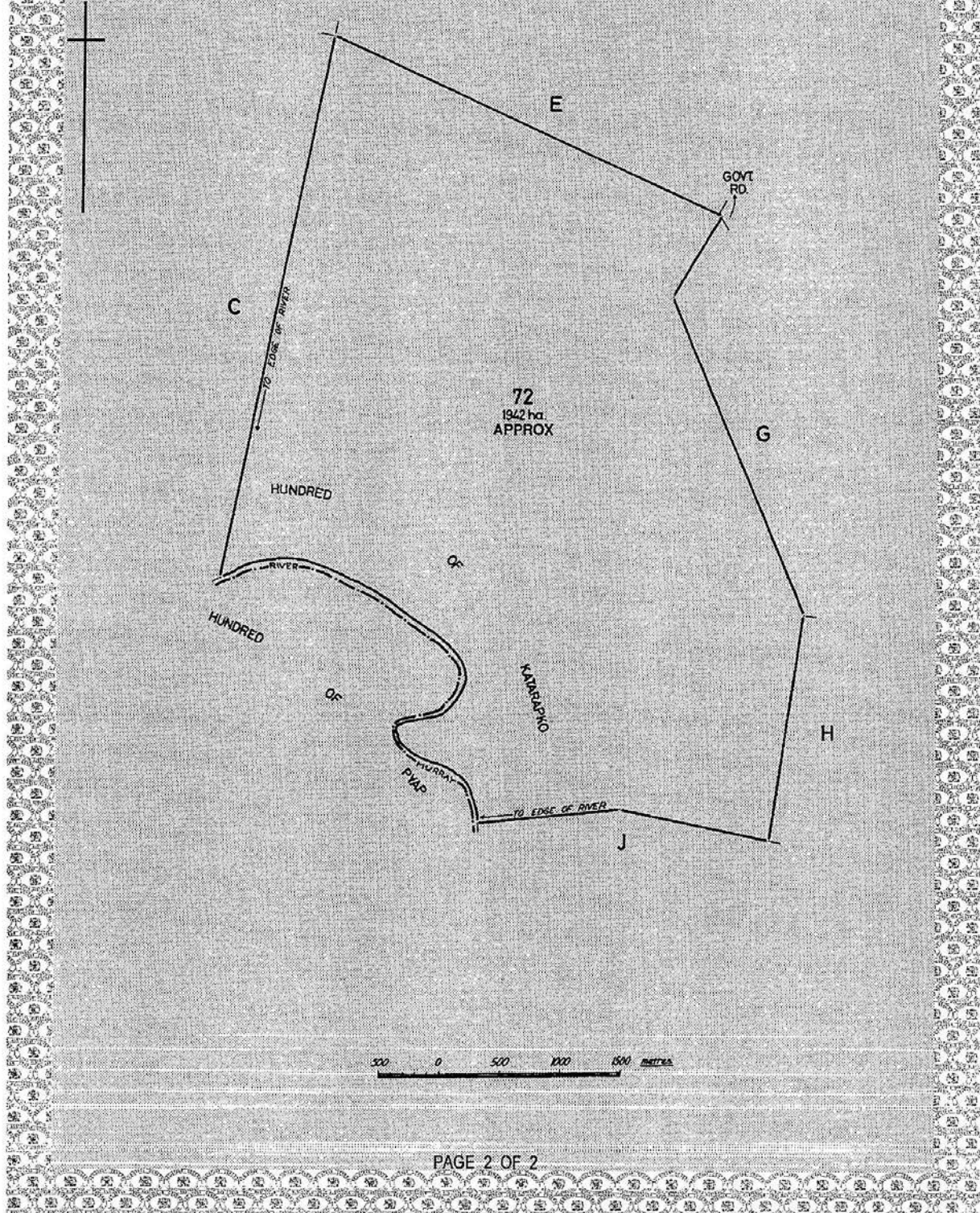
## EASEMENTS

NIL

## SCHEDULE OF ENDORSEMENTS

NIL





# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1886



South Australia

VOLUME 5860 FOLIO 142

Edition 1  
Date Of Issue 26/11/2001  
Authority RTC 9161017

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of endorsements.

DEPUTY REGISTRAR-GENERAL



## REGISTERED PROPRIETOR IN FEE SIMPLE

ABORIGINAL LANDS TRUST OF TANDANYA 253 GRENFELL STREET ADELAIDE SA 5000

## DESCRIPTION OF LAND

ALLOTMENT COMPRISING PIECES 8 AND 10 DEPOSITED PLAN 48467  
IN THE AREA NAMED GURRA GURRA  
HUNDRED OF PARINGA

## EASEMENTS

NIL

## SCHEDULE OF ENDORSEMENTS

5011179 LEASE TO GERARD RESERVE COUNCIL INC. COMMENCING ON 1.1.1983 AND  
EXPIRING ON 31.12.2081

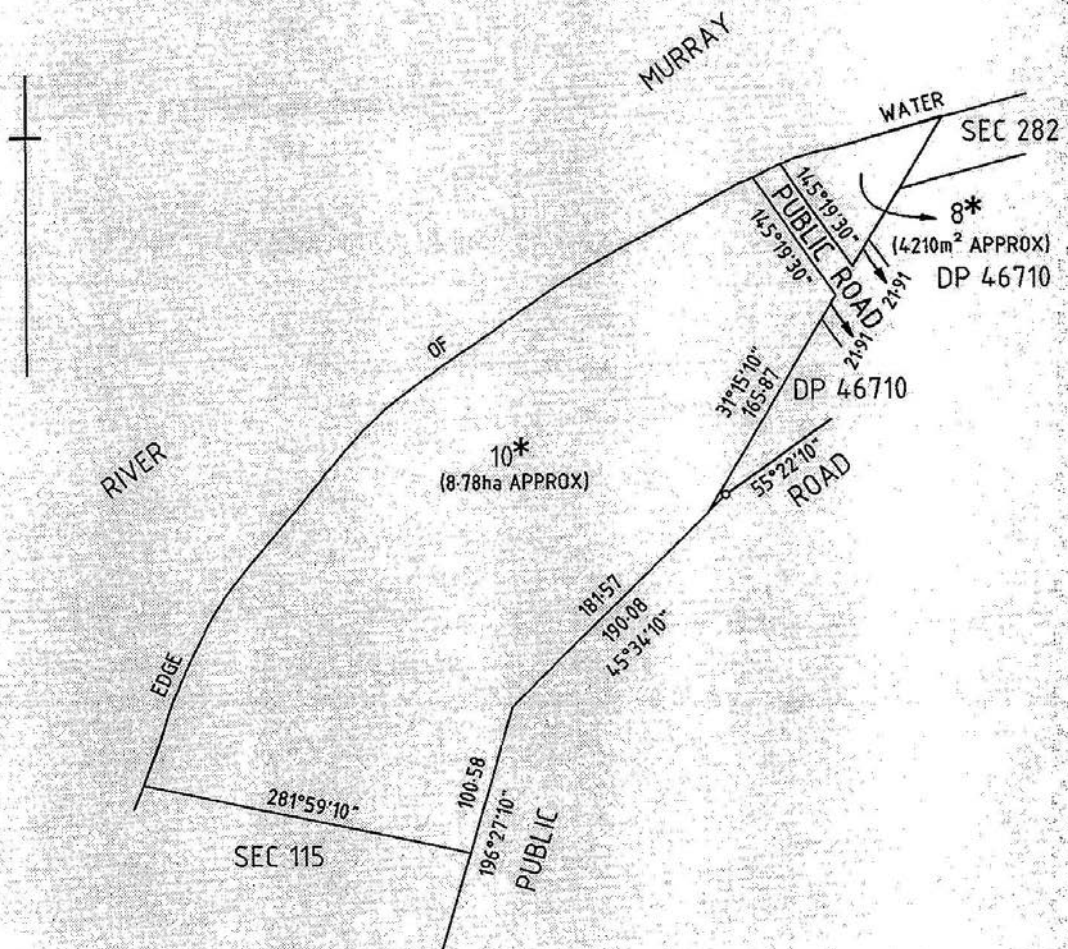
WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT CERTIFICATE



## SCHEDULE OF PIECES COMPRISED IN ONE ALLOTMENT

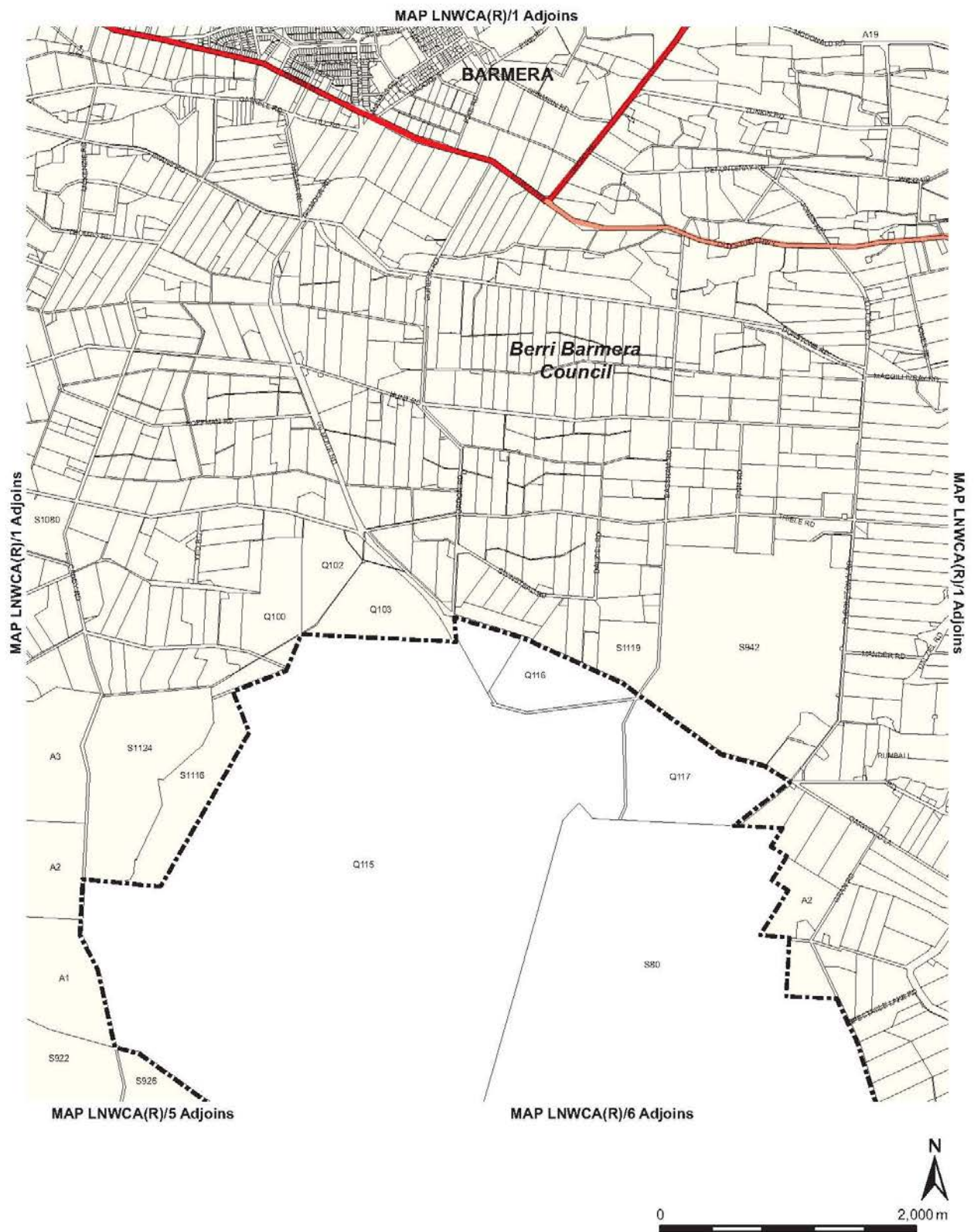
PIECES COMPRISED IN ONE ALLOTMENT	TOTAL AREA
8 AND 10	9.20ha APPROX

\* Asterisk denotes PIECE identifier only.



Appendix B

## Maps From Development Plan

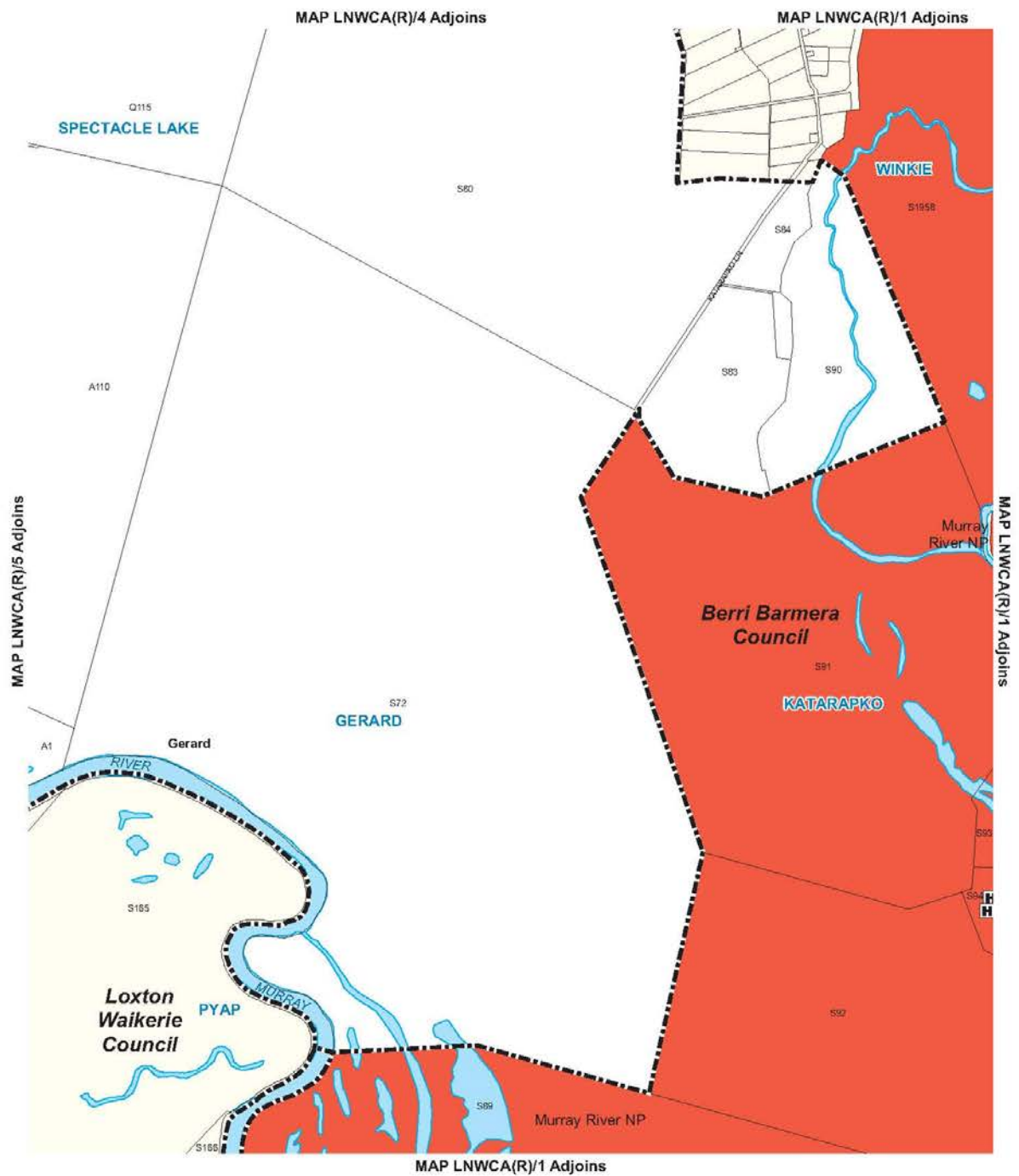


- Primary Arterial Roads
- Secondary Arterial Roads
- - - - - Development Plan Boundary

## Overlay Map LNWCA(R)/4

### TRANSPORT

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)  
Consolidated - 14 August 2008

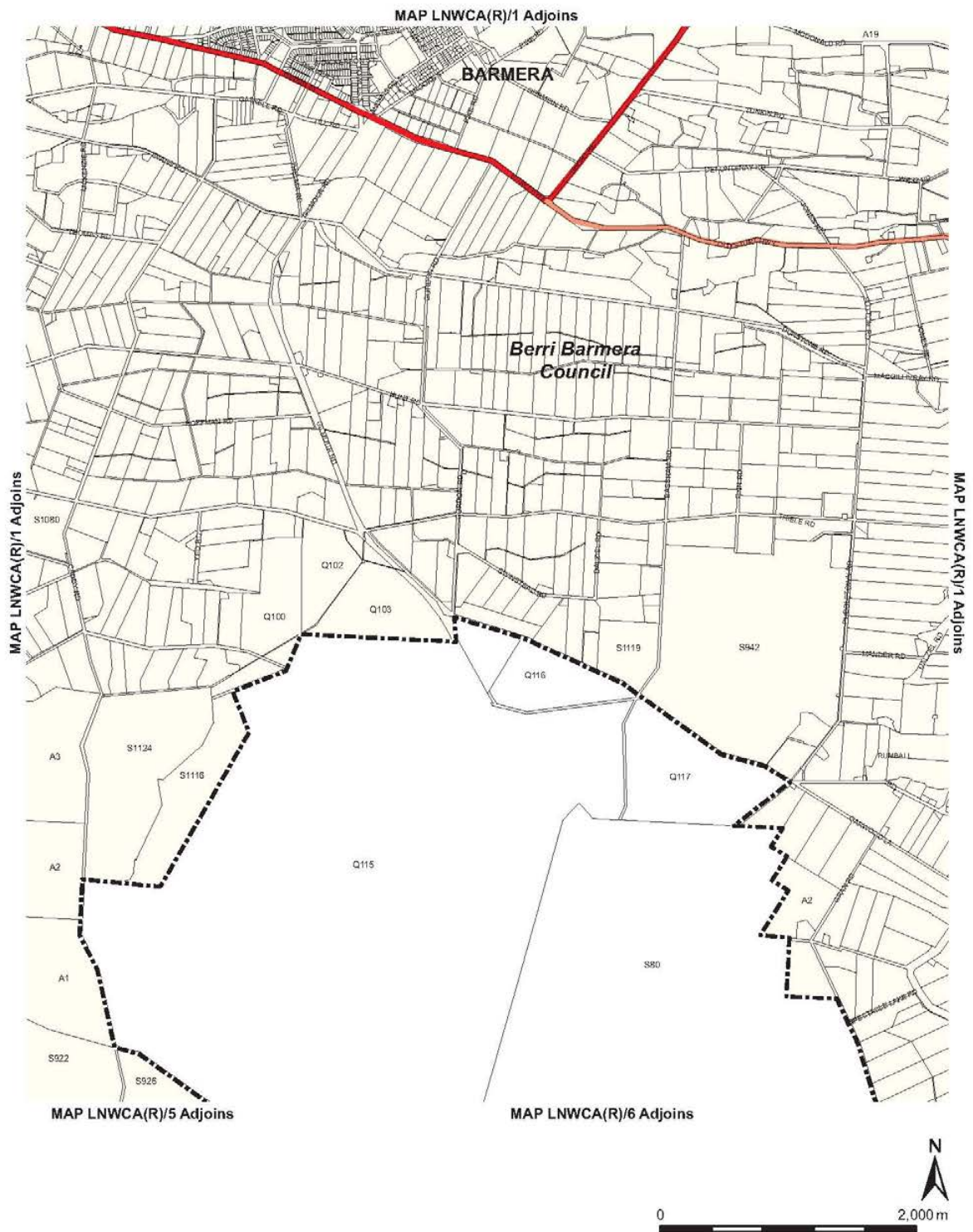


## Location Map LNWCA(R)/6

- H Other Health Services
- Waterbodies
- National Park
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)  
Consolidated - 14 August 2008





- Primary Arterial Roads
- Secondary Arterial Roads
- - - Development Plan Boundary

## Overlay Map LNWCA(R)/4

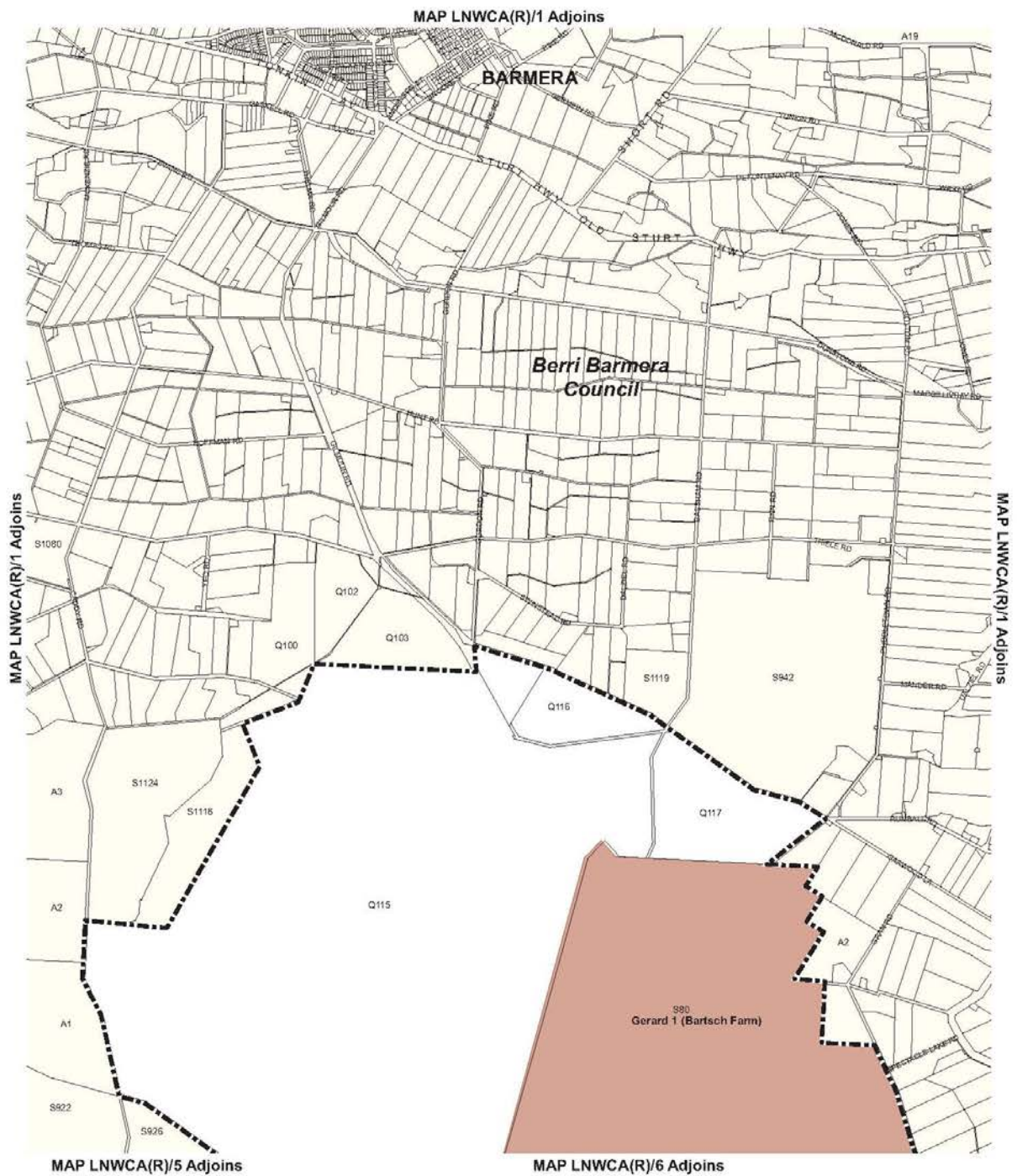
### TRANSPORT

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Consolidated - 14 August 2008





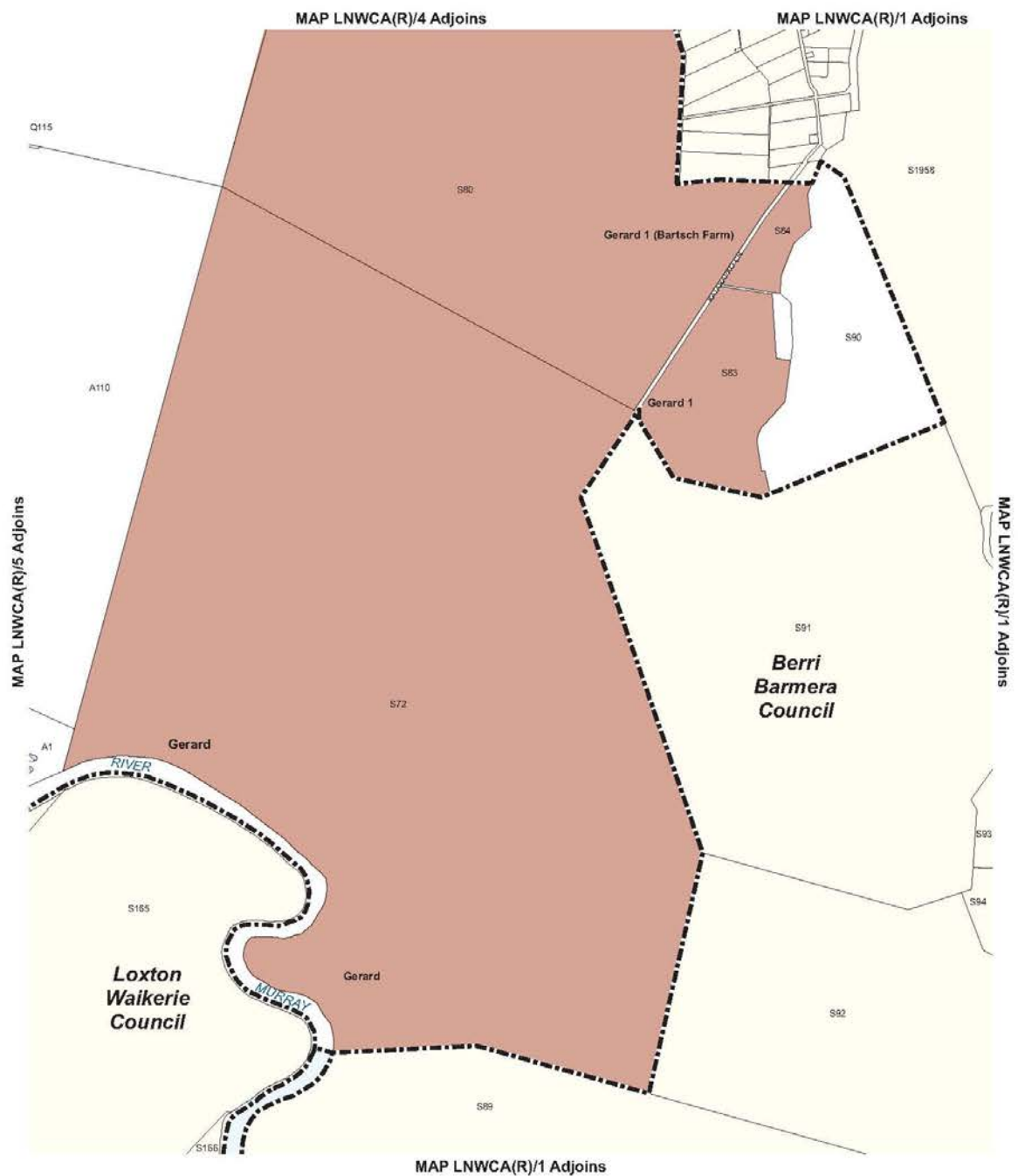


# **Overlay Map LNWCA(R)/4** **ABORIGINAL LANDS AND** **NATURAL RESOURCES**

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Consolidated - 14 August 2008

Aboriginal Lands  
 Development Plan Boundary



# **Overlay Map LNWCA(R)/6** **ABORIGINAL LANDS AND** **NATURAL RESOURCES**

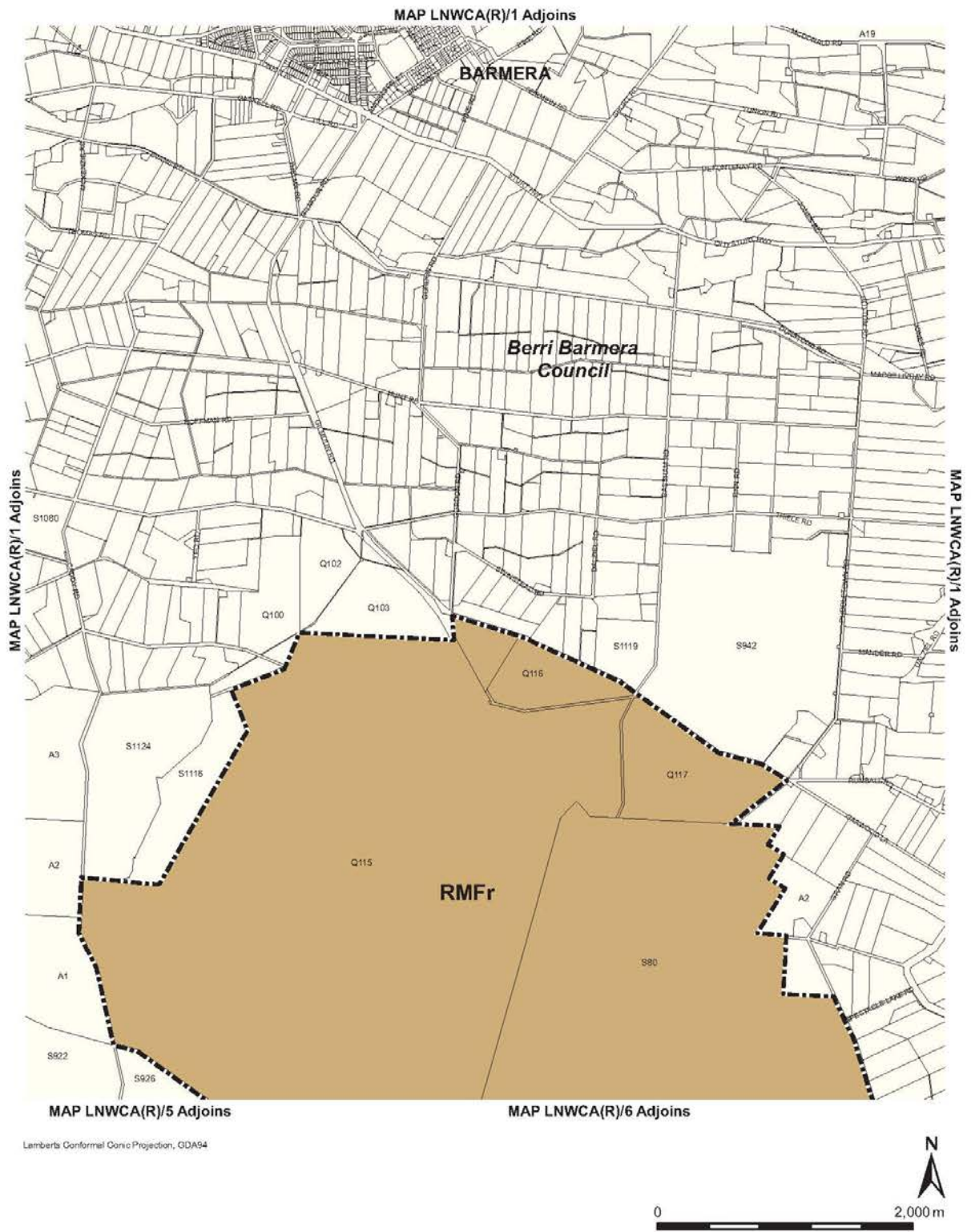
LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Consolidated - 14 August 2008

-  Wetlands of National Importance
-  Aboriginal Lands
-  Development Plan Boundary



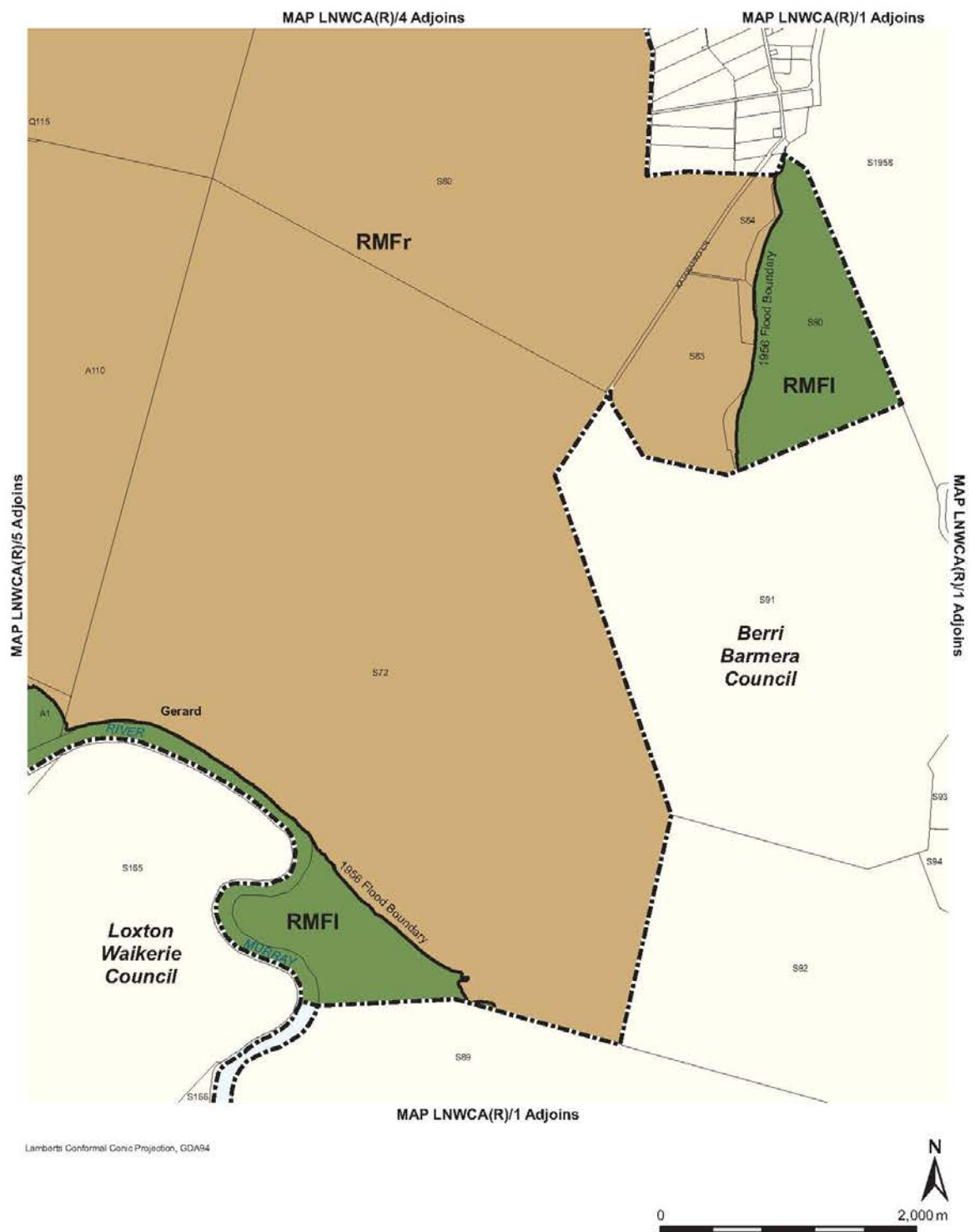




## Zone Map LNWCA(R)/4

- Zones**
- RMFr River Murray Fringe
  - Zone Boundary
  - Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)  
Consolidated - 14 August 2008



- Zones**
- RMFI River Murray Flood
  - RMFr River Murray Fringe
  - Zone Boundary
  - Development Plan Boundary

## Zone Map LNWCA(R)/6

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)  
Consolidated - 14 August 2008

Appendix C

## Summary of Reconciliation Action Plans

### **Department of Families, Housing, Community Services and Indigenous Affairs – Reconciliation Action Plan 2008 – 2009 (Commonwealth Government)**

The Department of FaHCSIA has a whole-of-government responsibility in partnership with other government and non-government organisations to deliver programs and services that aim to improve and enhance the lives of Aboriginal Australians. The guiding framework to ensure Indigenous issues are the key drivers of developing policy and program areas is the National Framework of Principles for Delivering Services to Indigenous Australians (Council of Australian Governments).

The four key objectives of FaHCSIA's Reconciliation Plan is to:

- ▮ Build relationships that ensure policies and programs are positively received and close the gap between Indigenous and non-Indigenous Australians;
- ▮ Develop cross-cultural awareness and increase respect for Indigenous people, culture and history;
- ▮ As a lead agency in Indigenous Affairs, provide opportunities for employment and retention of Indigenous Australians and improve accessibility for Indigenous Australians to mainstream programs;
- ▮ Monitor the success of the Reconciliation Plan.

### **Department of The Premier and Cabinet (DPC) Reconciliation Action Plan 2007 – 2008**

The DPC Reconciliation Action Plan is underpinned by cultural and social inclusion principles to generate economic and social benefits for Aboriginal people that may improve the wellbeing of Aboriginal communities and promote a more harmonious relationship in the dealings between Aboriginal and non-Aboriginal people.

The key initiatives of the reconciliation plan include:

- ▮ DPC becoming a leader in whole-of-government approach to reconciliation initiatives;
- ▮ DPC becoming an employer of choice for Aboriginal people by developing a culturally supportive organisation environment and implementing an Aboriginal Employment Strategy;
- ▮ DPC becoming a responsible service provider by investigating opportunities for systemic reform in service provision;
- ▮ DPC developing its' responsibilities and obligations as a corporate citizen by engaging and strengthening partnerships with Aboriginal communities and people.

### **Department of Treasury and Finance (DTF) Cultural Inclusion and Reconciliation Framework**

The DTF Cultural Inclusion and Reconciliation Framework acknowledges that Aboriginal people are the most socially and economically marginalised peoples in Australia and makes a commitment to uphold and deliver on the objectives of the South Australian Strategic Plan 2007. The key aims of the framework are to develop cultural competence for DTF employees, increase employment opportunities for Aboriginal people including within DTF, and establish effective monitoring and reporting systems to implement the framework strategies. The objectives of the framework include:

- ▮ Developing an awareness and cultural competence within DTF, leading to improved understanding and respect for Aboriginal culture and heritage;
- ▮ Increasing the number of Aboriginal people recruited into DTF at all levels;
- ▮ Implementing monitoring and reporting systems to measure progress against performance indicators and enable continuous improvement.



### **Department of Further Education, Employment, Science and Technology (DFEEST) Reconciliation Plan 2007 – 2008 (State Government)**

The South Australian Government policy supports initiatives outlined in the South Australian Strategic Plan, most specifically to the following targets:

- ▶ Objective 1 – Growing Prosperity, specifically in Target 1.26 Aboriginal unemployment; reduce the gap between Aboriginal and non-Aboriginal unemployment rates each year;
- ▶ Objective 2 – Improving Wellbeing, specifically in Target 2.5 Aboriginal health life expectancy; lower the morbidity and mortality rates of Aboriginal South Australians;
- ▶ Objective 3 – Attaining Sustainability, specifically in Target 3.15 Aboriginal lands – access and management: resolve 75% of all native title claims by 2014;
- ▶ Objective 4 – Fostering Creativity and Innovation, specifically Target 4.5 Understanding of Aboriginal culture: Aboriginal cultural studies included in school curriculum by 2014 with involvement of Aboriginal people in design and delivery;
- ▶ Objective 5 – Building communities, specifically Target 5.7 Aboriginal leadership: increase the number of Aboriginal South Australians participating in community leadership and in community leadership development programs;
- ▶ Objective 6 – Expanding Opportunity, specifically in Target 6.1 Aboriginal Well Being: improve the overall wellbeing of Aboriginal South Australians, Target 6.9 Aboriginal Housing: reduce overcrowding in Aboriginal households by 10% by 2014, Target 6.18 Aboriginal education – early years: increase yearly the proportion of Aboriginal children reading at age appropriate levels at the end of year 1 and Target 6.24 Aboriginal employees: increase the participation of Aboriginal people in the South Australian public sector, spread across all classifications and agencies, to 2% by 2010 and maintain or better those levels through to 2014.

DFEEST initiatives include observing cultural protocols, promoting cultural awareness, developing employment strategies and developing policy, program development and delivery thereof.

### **Primary Industries and Resources SA (PIRSA) Aboriginal Reconciliation Statement and Action Plan 2007 – 2010**

While PIRSA acknowledges it is not a major provider of Aboriginal programs or services, the department recognises a responsibility towards ensuring a whole-of-government approach to achieving reconciliation goals. PIRSA contributes to the sustainable planning and development of natural, industrial and community assets and includes those in Aboriginal lands and communities. The key reconciliation initiatives include:

- ▶ Acknowledgement Protocols such as statements of welcome/acknowledgement that recognise custodial ownership of traditional land;
- ▶ Cultural awareness including the delivery of programs through its commercial arm ‘Rural Solutions SA’ and as part of a departmental approach;
- ▶ Aboriginal employment targets that provide increasing employment of Aboriginal people, provide cross-cultural awareness training, develop and provide a mentoring program, and includes a review of PIRSA’s recruitment and selection policy to provide better opportunity for employment of Aboriginal people;

- ▶ Whole of government initiatives to ensure PIRSA is involved in whole-of-government leadership and action in regards to reconciliation initiatives; and
- ▶ Legislative reform relative to sustainability and economic development that account of Aboriginal communities as traditional landowners.

The development of PIRSA initiatives is consistent with South Australia's Strategic Plan and specifically with targets relating to growing prosperity, sustainability, economic development, asset management, equity and development of leadership, Aboriginal wellbeing, increasing employment opportunity for Aboriginal people.

### **Department for Families and Communities (DFC) Reconciliation Action Plan 2007**

The DFC Reconciliation Action Plan 2007 acknowledges the responsibility of key agencies in addressing the disadvantage experienced by Aboriginal communities in South Australia. The Statement of Reconciliation is committed to developing policies and delivering appropriate services relevant to the needs of Aboriginal people, working in positive and practical ways with Aboriginal communities to achieve sustainable outcomes, identifying champions to promote awareness of Aboriginal issues within the department, government agencies and the broader community, increasing employment opportunities for Aboriginal people, and demonstrating leadership in reconciliation initiatives.

The Reconciliation Action Plan 2007 includes the following objectives:

- ▶ Increasing Aboriginal employment and retention through appropriate strategies of recruitment, support mechanisms and leadership programs;
- ▶ Developing and improving service delivery to Aboriginal communities and people through inter-agency collaboration, promoting appropriate cultural protocols, identifying and improving strategies to address disadvantage, taking action to rectify under-representation of Aboriginal people accessing services delivered by health providers, implementing cultural learning programs within the department and within the broader community, exploring opportunities for appropriate management strategies for services such as public housing, exploring opportunities in home ownership for Aboriginal people, and investigating accessibility to mainstream services; and
- ▶ Promoting reconciliation through adapting acknowledgement protocols and celebrating events that encourage reconciliation initiatives and outcomes.

### **South Australian Police (SAPOL) Reconciliation Action Plan 2007 – 2008**

Within the South Australian Police Future Directions Strategy 2007 – 2010 is a commitment to improving partnerships between the delivery of police services to the community and a civic duty to strengthening relationships with Aboriginal and Torres Strait Islander peoples.

SAPOL's Reconciliation Action Plan provides a number of objectives that address South Australia's Strategic Plan 2007 with its targets on Aboriginal unemployment, Aboriginal leadership and Aboriginal wellbeing and includes:

- ▶ Cultural competence – implementing the State Government Cultural Inclusion Framework (2006), which address Aboriginal employment opportunities in the public service; development 'Welcome to Country' protocols; and improving and delivering cross-cultural training programs;

- ▶ Expanding opportunities that affect Aboriginal wellbeing – developing partnerships with Aboriginal communities regarding key policing and community issues and making a declaration of SAPOL's commitment to reconciliation initiatives;
- ▶ Growing prosperity – developing strategies to increase employment opportunities for Aboriginal people within SAPOL and assist in retention of Aboriginal employees; and
- ▶ Building communities – developing strategies that enable engagement with Aboriginal communities and non-government Aboriginal agencies to support community needs; and investigate opportunities to deliver culturally appropriate leadership programs that encourage Aboriginal people to take responsibility for community needs and expectations.

### **Department of Water, Land and Biodiversity Conservation (DWLBC) Reconciliation Action Plan 2007**

The DWLBC Reconciliation Action Plan 2007 is a commitment to achieving targeted objectives as outlined in the South Australian Strategic Plan particularly in relation to increasing employment opportunities for Aboriginal people and improving Aboriginal wellbeing.

Other strategic initiatives include the observation of cultural protocols, promoting cultural awareness, developing and implementing appropriate programs that support reconciliation initiatives, and communicating to the broader community the role of Aboriginal communities in natural resource management planning and policy development.

### **Department for Transport, Energy and Infrastructure (DTEI) Reconciliation Plan 2007**

The primary goals of the DTEI is to provide the safe and efficient movement of people and freight and the provision of safe and efficient energy, transport and other infrastructure in an ecologically sustainable and cost effective manner.

The four strategic directions to support Aboriginal reconciliation aim to:

- ▶ Support Aboriginal communities through delivery of improved infrastructure;
- ▶ Support Aboriginal communities through improved delivery of services;
- ▶ Implement the Department for Transport, Energy and Infrastructure's Aboriginal Employment Strategy; and
- ▶ Ensure a culturally diverse working environment in the Department for Transport, Energy and Infrastructure.

The key objectives include upgrading telecommunication services; assisting with the management and improvement of transport infrastructure; subsidising electricity supply to remote areas; finalising the South Australian Aboriginal Road Safety Strategy 2007-2009; supporting regional construction and encouraging employment of Aboriginal people; assisting the DPC in the preparation of a strategic plan for the upgrade of remote aerodromes on Aboriginal lands; providing equitable access to government services through Service SA; providing information to assist in establishing the basis for native title; establishing dual naming of sites with Aboriginal names; promoting employment pathways for Aboriginal people; reviewing DTEI recruitment and retention policies and practices; implementing the Cultural Inclusion Framework within DTEI; incorporating Aboriginal culture into training and development programs within DTEI, and developing culturally appropriate competence for supervisory positions within DTEI.

### **Department of Trade and Economic Development (DTED) Aboriginal Reconciliation Action Plan**

DTED shares the vision of the Council of Aboriginal Reconciliation and is committed to achieving the objectives of South Australia's Strategic Plan. DTED initiatives include:

- ▶ Consulting with Aboriginal and Torres Strait Islander people to ensure their needs and aspirations are reflected in the departments decision-making and planning;
- ▶ Providing leadership, training and a moral climate that eliminates racism in the workplace;
- ▶ Increasing knowledge and understanding of Aboriginal history and culture;
- ▶ Developing an Indigenous Economic Development Strategy in partnership with the Department for Aboriginal Affairs and Reconciliation;
- ▶ Implementing the Young Indigenous Entrepreneur Program and providing financial assistance;
- ▶ Increasing employment opportunities and career advancement for Aboriginal people; and
- ▶ Development an employment strategy to meet and exceed the targets to increase Aboriginal employment in the South Australian public sector within 5 years.

The strategic initiatives promoted by DTED will enable the observation of cultural protocols, promoting cultural awareness, promoting and providing opportunities in business learning, and developing employment strategies.

### **Department for Environment and Heritage (DEH) Reconciliation Action Plan**

The DEH Corporate Plan prioritises working with Aboriginal communities to manage biodiversity and country and aspires to assisting Aboriginal communities to become self-determining in maintaining their culture and natural values.

The priority areas for reconciliation are:

- ▶ Land, Sea and Biodiversity;
- ▶ Heritage and Native Title;
- ▶ Communications and Awareness; and
- ▶ Employment and Training.

DEH contributes to natural resources management reform, cooperative management activities across the state to recognise the importance of country to Aboriginal people, coordinating reconciliation activities to raise awareness of issues impacting on Aboriginal people and communities, and offers training programs to Aboriginal people providing employment opportunities within the department. The initiatives identified and developed by DEH support the South Australian Strategic Plan objectives relating to the wellbeing and employment of Aboriginal people and communities.

### **Department of Education and Children's Services (DECS) Action Plan for Reconciliation 2007**

DECS is committed to the improvement of educational outcomes for Aboriginal children and students with its Aboriginal Strategy providing a number of targets and priority actions from 2005 to 2010. DECS recognises that true reconciliation will be achieved when every child and employee reaches their full potential. DECS strategies include:



- ▶ Improving educational outcomes for Aboriginal children and students by providing facilities and programs that support the needs of Aboriginal families;
- ▶ Increasing opportunities for Aboriginal communities to contribute to educational programs and incorporate Aboriginal culture and language in the learning process;
- ▶ Improving the partnerships between Aboriginal families and government and non-government agencies servicing their needs;
- ▶ Increasing the retention and success of students at secondary level;
- ▶ Increasing Aboriginal employment in the Education Department and provide support and training to improve retention;
- ▶ Recruitment of Aboriginal teacher trainees and provide training programs for Aboriginal teacher development;
- ▶ Increasing support to Aboriginal families through culturally appropriate policies and programs;
- ▶ Providing curriculum materials that promote reconciliation and raises Aboriginal culture awareness;
- ▶ Increasing participation of Aboriginal students in apprenticeships and improving accessibility to Vocational Education Training courses;
- ▶ Investigate and reduce suspension and exclusion rates;
- ▶ Investigating teaching degrees to include cross-cultural awareness training; and
- ▶ Improving reporting standards and methods.

#### **Department of Education and Children's Services (DECS) Aboriginal Strategy 2005 – 2010**

DECS is committed to improving the educational outcomes for Aboriginal children and students and provides a policy statement and framework to achieve four focus areas:

- ▶ More innovative and cohesive services to address the needs of Aboriginal children, students and communities. This will require cross-agency strategies to develop integrated care, education, health and family support;
- ▶ Increasing participation, retention and attendance through early intervention programs properly resourced to assist and encourage children, students and families that education provides necessary life skills for future employment;
- ▶ Improving literacy and numeracy skills through higher retention rates; and
- ▶ Providing cross-cultural training and employing higher numbers of Aboriginal staff to improve the curriculum and assessment programs offered to Aboriginal children and students.

Increasing Aboriginal cultural awareness and the presence of Aboriginal teachers/support staff in schools is considered an important objective by DECS and aligns with the Government's Indigenous Employment Strategy for the South Australian Public Sector. The Strategy organises Aboriginal employment under five focus areas:

- ▶ Increasing recruitment;
- ▶ Implementing support processes to ensure retention of Aboriginal employees;
- ▶ Offering and promoting career paths to current and future Aboriginal employees;

- ▶ Promoting the Aboriginal Employment Strategy to all departmental employees; and
- ▶ Monitoring and reporting the outcomes of the Strategy.

The 17 school districts across the state will be responsible for implementing the Aboriginal Strategy to improve the learning outcomes of Aboriginal children and students.

### **Department of Health Reconciliation Action Plan Framework 2007**

SA Health is particularly committed to supporting the objectives of Aboriginal health and wellbeing as outlined in the South Australian Strategic Plan. Most significantly, SA Health will:

- ▶ Contribute to developing strategies to achieve reconciliation;
- ▶ Identify and remove structural barriers resulting from institutional racism;
- ▶ Ensure that access to health providers is equitable to Aboriginal South Australians;
- ▶ Engage Aboriginal communities in decision-making around health policies;
- ▶ Build community capacity and empower Aboriginal people to develop leadership and governance skills to enable them to contribute to a sustainable future;
- ▶ Engage service providers to promote reconciliation;
- ▶ Provide early intervention that makes positive changes to lifestyle of Aboriginal people;
- ▶ Develop strong partnerships with all levels of government to enable good communication and collaboration;
- ▶ Enhance knowledge about Aboriginal culture and history by promoting its value and implementing principles of cultural inclusiveness;
- ▶ Promoting the value of Aboriginal people in the workplace;
- ▶ Evaluating better ways of achieving the initiatives outlined in the framework; and
- ▶ Continuously developing educational programs to promote the awareness and importance of reconciliation.

Strategic initiatives include providing opportunities for Aboriginal people to pursue better health, educating employees about Aboriginal culture, values and identity, developing a labour force that includes Aboriginal people, working with health providers to enable accessible and equitable delivery of services to Aboriginal people, working with Aboriginal communities to develop sustainable improvements to health, and reporting annually to the Minister for Reconciliation and Aboriginal Affairs to progress the strategic initiatives.

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