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Allowing for voluntary lease negotiations The Shire is currently requesting land leases for infrastructure and public spaces being utilised to enable the delivery of local government and agency services. Our services and infrastructure essential to the delivery of these services are all located in remote indigenous communities. It is essential that a model for subleasing of CLA be available to the CLA Lessee.

The Shire is in the process of negotiating leases with the Northern Land Council for the purpose of delivering local government and agency services in remote indigenous communities. This process has been simple, structured and not administratively exhausting of the scant resources available to local government. It is the expectation of the Shire that a similar process would be adopted for the negotiation of leases on CLA areas.

The capacity of community groups to negotiate these leases exists however not to the degree of the Northern Land Councils. The community organisations which hold the CLAs do not have access to the same level of legal resources as the NLC and the boards of Directors often struggle to understand the complexity of the land tenure structure, leasing negotiations and legalese contained within the lease documents. The CLA Lessees are also relying on Pro Bono Lawyers to do the work which could take extensive periods of time. The CLA Lessees lack of resources and inexperience in the legislative and governance frameworks prohibit the process.

The "risk" with CLA Lessee negotiating sub-leases is their primary interest and responsibility is to the organisations membership and operations. This circumstance creates conflict between CLA community organisation's objectives and the aspirations of the community residents.

Where needed, give more support to CLA land owning associations and corporations Yes!!!! There is an urgent need for a massive injection of support in the development of open and accountable processes, good governance and good financial management is paramount. The Lessee also needs educating in the role of Local, Territory and the Australian Government in service delivery in their communities. There is a need for greater understanding of the impact on these services if appropriate sub-leases cannot be negotiated in the near future. It would be beneficial to all parties if independent, skilled mediators could be engaged to support the CLA's community organisation, coupled with legal support.

Existing groups need training in good governance, financial accountability, community planning and consultation. Creating a comprehensive land use objective scheme, area plan and other planning frameworks can help a community move toward sustainable growth and development.

Formalize the requirements around leasing and other land dealings. The Land Councils have the maturity and structures in place to provide effective and sustainable advice. CLA Associations do not have the capacity to manage these sometimes complex arrangements.

The government must provide administrative support, training and planning resources to ensure remote indigenous 'towns' are managed sustainably.

Planning frameworks need to be understood by the Lessee. There is a need for urban design, community development plans, drainage plans, and engineered infrastructure specifications. Many remote towns have reached an unsustainable point of disrepair because of these approaches have not been adopted in the past. The community organisations which have the current leases do not have the expertise and capacity to manage the future development and progress of a community, this can only perpetuate poor urban design and amenity in a community.

Ensure the right processes are in place for land dealings The Shires are aiming at a 20+20 lease on 2 CLA's within its jurisdiction over Local Government Offices and Staff accommodation and public spaces. Within these time frame a planning structure could be enforced such as the 'area plan' or community development plan to review and update.

Development consent should be standardized. These towns have been disadvantaged by not enforcing standard development, building and urban design principles. Local government would be hesitant to continue to invest and develop areas where planning or building consent principles do not apply. The aftermath of 3 decades of 'plonking' developments wherever have very expensive

repercussions including, flood resilience, access, drainage, amenity and developments not fit for purpose. These issues are key the Shire being unsustainable.

Planning reforms have commenced in RSD sites and these reforms are now ensuring that proper planning and development consent principles are being adhered to. It works! Essential service such as power water and local government are being advised and service delivery assessed to ensure that development is analysed for sustainable outcomes for communities.

CLA Associations do not need special arrangement, they simply need assistance to build their capacity to work within the current industry standards applied to development and urban design.

These are towns and should be treated as such. Town Planning should be applied.

Allow for sustainable models for CLA land CLA areas need to be reviewed. Some CLA areas are very large and the association responsible does not have the capacity to delivery basic land management obligations such as weed, fire, soil and feral animal management. CLA Associations are generally only focused on the urban area of their lease and not the entire portion.

A CLA could be zoned to provide some structure to its management and the level of understanding of the land management requirements of the CLA land holder. Parks and Wildlife have an interesting process for parks which zones an area by its intensity of use and applies statutory palling mechanisms for each zone. This could be as simple as:

1. Intensive use zone - the town proper - this will create a locality boundary which will give the land holder and Council for example an indication of where intensive service delivery is provided to an urban design specification eg no bush fire, long grass or wandering within this zone. Essential services such as Powerwater, waste management and cemeteries need to be located within this zone. Litter and Waste management must be managed by local government within this zone. Town Planning frameworks need to be applied in this area especially.

2. Buffer zone - weeds, fire, feral a and litter must been managed in this zone, roads, tracks and access to the rivers must be managed by the CLA association.

3. Wilderness zone - weeds, fire, feral a and litter must been managed in this zone. Roads, tracks and access to the rivers, creeks or sea must be managed by the CLA association.

There has been little consultation through this review to allow a clear understanding of what a CLA is and what are the legal framework they work within. Local residents do not understand this classification of land and consistently ask the Council through our local board how they can participate in the decision making processes, how they can find out where the funding comes from and how decision are made. The Shire is not privy to these issues and is unable to assist.

Thankyou for the opportunity to provide this submission.

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