



AGENDA & BUSINESS PAPERS

Notice is hereby given, in accordance with the provision of the *Local Government Act 1993* that a meeting of Uralla Shire Council will be held in the Council Chambers, 32 Salisbury Street, Uralla.

ORDINARY COUNCIL MEETING

22 July 2025

Commencing at 4:00 PM



Statement of Ethical Obligations

The Mayor and Councillors are bound by the Oath/ Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of Uralla Shire and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act* or any other Act, to the best of their skill and judgement.

It is also a requirement that the Mayor and Councillors disclose conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with Council's Code of Conduct and Code of Meeting Practice.

Toni Averay

General Manager

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- 1 OPENING & WELCOME**
- 2 PRAYER**
- 3 ACKNOWLEDGEMENT OF COUNTRY**
- 4 WEBCAST INFORMATION**
- 5 APOLOGIES & APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS**
- 6 DISCLOSURE & DECLARATION OF INTEREST/S**

7 CONFIRMATION OF MINUTES

7.1 Confirmation of Minutes Ordinary Meeting held 24 June 2025

Department: General Manager's Office

Prepared By: Executive Assistant

Authorised By: General Manager

Reference: UINT/25/17880

Attachments: 1. Minutes Ordinary Meeting held 24 June 2025 (under separate cover) [↗](#)

RECOMMENDATION

That Council adopts the minutes of the Ordinary Meeting held 24 June 2025 as a true and correct record.

OR

with the following amendments as a true and correct record:

8 URGENT, SUPPLEMENTARY, AND LATE ITEMS OF BUSINESS (INCLUDING PETITIONS)

9 WRITTEN REPORTS FROM DELEGATES

9.1 Mayors Activity Report for June 2025

Department:	General Manager's Office
Prepared By:	Executive Assistant
Authorised By:	Mayor
Goal:	4. We are an independent shire and well-governed community
Strategy:	4.1. Informed and collaborative leadership in our community

SUMMARY

The Mayor's Activity Report outlines activities conducted during the month of May 2025.

RECOMMENDATION

That Council receives the Mayor's Activity report for June 2025.

REPORT

DATE	COMMITTEE/MEETING/EVENT	LOCATION
2 Jun 2025	Mayor & GM Catch up Meeting	Uralla
4 Jun 2025	Forum on Air Services	Armidale
5 Jun 2025	Business Chamber	Uralla Court House
9 Jun 2025	Mayor & GM Catch up Meeting	Uralla
10 Jun 2025	Squadron Energy update meeting	Uralla
10 Jun 2025	Information Sessions: - Housing Strategy Workshop	Uralla
12 June 2025	ZEN Energy & BOC Australia Tour with ACEN: attended by Deputy Mayor Cr O'Connor as the Mayor's delegate. Viewing Big Energy Storage Supply & New England Solar : - Project outline BESS – Big energy Storage Supply - Grinding grooves and other heritage sites - Outline of solar grazing	Uralla On Site by Cr O'Connor
12 Jun 2025	Federal Assistance Grants Meeting	Orange
12 -13 Jun 2025	Country Mayors Conference	Orange

	<ul style="list-style-type: none"> - over 90 at the meeting, this was the CMA's best attended regional meeting to date - Guest speakers at the meeting were: <ul style="list-style-type: none"> o The Hon. Jenny Aitchison MP, NSW Minister for Regional Transport and Roads o Ms Susan Shaw - Strategic Transport Policy Lead, Roads Policy, Environment & Regulation - Transport for NSW o Mr Joshua Devitt, Chief Engineer, Institute of Public Works – Engineering Australasia o Mr Wal Setkiewicz, NRMA's Principal Advisor for Infrastructure and Economy o Mr Jim Turner, Head of Infrastructure and Maintenance – UGL Regional Linx o Mr Graham Kennett, Executive Director, NSW Reconstruction Authority. o From Essential Energy – Ms Chris Warris, Key Accounts Specialist – Commercial and Alex Fraser, Senior Electrification Channel Specialist 	
18-20 Jun 2025	<p>Resources Energy & Industry Innovation Forum</p> <ul style="list-style-type: none"> - Special Projects updates from key stakeholders - Energy presentations from <ul style="list-style-type: none"> o Wimmera Southern Mallee Development o Dubbo Regional Council o WestWind Energy o Squadron Energy o Culture & Community Indigenous Energy o ACEREZ - State of Play presentations from <ul style="list-style-type: none"> o Alkane o Battery Recycling Industry o Atoms Renewables - At the Coalface presentations from <ul style="list-style-type: none"> o Solar Sheep o Muswellbrook Shire Council o Dubbo Regional Council - Mid-Western Regional Council <ul style="list-style-type: none"> o Community Engagement Specialist Indigenous Energy Aust. - Walking the Talk presentations from <ul style="list-style-type: none"> o Second Life Solar o Climate Capital o Battery Recycling Industry o Acciona - Glass Ball Session <ul style="list-style-type: none"> o National Renewables in Ag Conference o PV Lab Australia o UNSW School of Photovoltaic & Renewable energy Engineering o University of Newcastle 	Dubbo

	- Site Tour	
23 Jun 2025	Dept Planning Energy Resources Catch up	Online
23 Jun 2025	Mayor & GM Catch up Meeting	Uralla
24 Jun 2025	Police debrief meeting on new allocation to Uralla Police Station	Uralla
24 Jun 2025	Ordinary Council Meeting	Uralla
25 Jun 2025	SaND Workshop	Uralla Bowlo
27 Jun 2025	SaND Workshop	Invergowrie Store
28 Jun 2025	SaND Workshop	Uralla Court House
29 Jun 2025	SaND Workshop	Kentucky Memorial Hall
30 Jun 2025	Mayor & GM Catch up Meeting	Uralla

10 PUBLIC FORUM

Nil

11 MAYORAL MINUTE

11.1 Mayoral Minute - Regulation and enforcement of tobacco shops

Reference: UINT/25/16434

Attachments: 1. Copy of Glen Innes Joint Submission to Senate Inquiry document from June Ordinary Meeting 2025 (under separate cover) [⇒](#)

EXECUTIVE SUMMARY

The unregulated proliferation of tobacconist premises—particularly those trading in illegal tobacco, non-prescription vaping products, and other illicit items—presents a growing public health, safety, and compliance concern for local councils across New South Wales, especially in regional communities such as Uralla Shire.

The current planning framework provides insufficient tools for councils to manage these developments through the development consent process, allowing loopholes to be exploited by unscrupulous operators. The recent establishment of a tobacco shop in Bridge Street is a matter of great concern to the community.

It is important for local government to advocate on behalf of our communities to the State and Federal Governments for stronger regulation and enforcement to ensure such businesses operate lawfully and without adversely impacting on our local communities.

This Mayoral Minute seeks Council support to address a complex, cross-jurisdictional issue by using the planning system to address legal compliance, public health, and community safety. It is also recommended that Uralla supports the joint submission to the Senate Inquiry into Illicit Tobacco and Unregulated Vaping prepared by Glen Innes Severn (attached).

RECOMMENDATION

That Council:

1. Writes to the NSW Department of Planning, Housing, and Infrastructure (DPHI) to formally express its serious concerns regarding the unlawful sale of tobacco products from tobacco shops within the Uralla Shire Local Government Area and greater Northern Tablelands and respectfully, but firmly, requests that DPHI urgently considers an amendment to the NSW Standard Instrument – Principal Local Environmental Plan as follows:
 - a. Introduce a new standalone land use definition for “Tobacconist”.
 - b. Exclude tobacconists from existing definitions of “shop”, “retail premises”, and “specialised retail premises”.
 - c. Create a transitional provision deeming existing tobacconist premises as having development consent, subject to but not limited to the following standard conditions:
 - i. Compliance with All Relevant Legislation:
 - a) Public Health (Tobacco) Act 2008 (NSW)
 - b) Tobacco Advertising Prohibition Act 1992 (Cth)
 - c) Therapeutic Goods Act 1989 (Cth)
 - d) Customs Act 1901 (Cth) regarding import restrictions
 - e) Excise Act 1901 and the Excise Tariff Act 1921 (Cth); and
 - ii. Prohibition of Sale of Prohibited or Illicit Products:

- a) The sale, display, possession, or distribution of products prohibited under Commonwealth or NSW law—including non-prescription vapes, flavoured tobacco, or illicit (non-duty paid) cigarettes—is strictly prohibited.
2. Supports the proposal by Glen Innes Severn Council for all councils within the Northern Tablelands and relevant regional organisations to:
 - a. Present a joint representation to the NSW Minister for Planning and Public Spaces to implement the Standard Instrument amendment state-wide, and
 - b. Sign the coordinated submission to the upcoming Senate inquiry presented by Glen Innes Severn Council with councils in the Northern Tablelands outlining the effects of illegal tobacco shops in our Local Government Areas (A draft submission is included as Annexure

REPORT

Legislative Gaps and Planning Ambiguity Under the existing Standard Instrument

In the standard Local Environment Plan, ‘tobacconists’ are not defined as a standalone land use. They currently fall under broader categories such as “shop,” “retail premises,” or “specialised retail premises,” which:

- Prevents councils from effectively distinguishing between legitimate retailers and high-risk tobacconist operations;
- Creates ambiguity when considering development applications or enforcing compliance conditions; and
- Do not allow councils to conditionally approve, restrict, or refuse these uses based on public health or law enforcement advice.

Introducing a new standalone definition for ‘tobacconist’ would close these regulatory gaps and empower councils to apply local planning controls that better reflect community safety expectations and state policy objectives.

Public Health and Compliance Imperatives

Illegal tobacconist operations are often associated with:

- The sale of illicit tobacco (non-duty paid or smuggled cigarettes);
- Unregulated vaping products, including those containing nicotine and marketed to, or purchased for, children; and
- Non-compliance with state and federal legislation, including the Public Health (Tobacco) Act 2008, Tobacco Advertising Prohibition Act 1992, and Therapeutic Goods Act 1989.

By including transitional provisions deeming existing tobacconists as lawful but subject to compliance conditions, the planning system can ensure:

- Existing businesses are accountable to State and Federal laws,
- Non-compliant operations can be subject to enforcement or refusal, and
- Councils have a proactive rather than reactive role in regulating public health risks.

Regional and State-wide Coordination

The issues posed by unregulated tobacconists are not isolated to a single LGA. The Northern Tablelands region has seen a marked increase in complaints, police actions, and media attention regarding illegal tobacco activity. A coordinated regional response will:

- Strengthen the collective advocacy power of affected councils;

- Provide the NSW Government with evidence-based rationale for a state-wide Standard Instrument amendment;
- Reinforce local government's role in delivering public health and community safety outcomes; and
- Align with State priorities around planning reform, enforcement consistency, and harm minimisation.

Furthermore, preparation of a joint submission to the Federal Senate Inquiry by affected councils will offer critical, place-based insights into the impacts of illegal tobacco and vaping on regional communities, bolstering national policy reform discussions.

CONCLUSION

The proposed planning reforms outlined in this Mayoral Minute to address compliance, public health and community safety concerns are modest, achievable, and consistent with local and state objectives —while also providing a practical enforcement framework for councils. This is a timely and necessary step to protect communities and ensure that retail land uses reflect lawful, responsible business practices.

11.2 Mayoral Minute - Cost Shifting onto Local Government

Reference: UINT/25/17863

EXECUTIVE SUMMARY

The unrelenting growth of cost shifting onto councils, coupled with rate pegging and insufficient State and Federal funding, is increasingly eroding the possibility of financially sustainable local government and risking the capacity of councils to deliver the essential infrastructure and services required by their communities. A report commissioned by LGNSW into cost shifting for the 2023/24 financial year has found that \$1.5 billion of expense has been imposed on councils, amounting to an average of \$497.40 for each ratepayer in NSW.

It is essential for councils and communities that the NSW Government urgently seeks to address cost shifting through a combination of regulatory reform and appropriate funding. This Mayoral Minute recommends Council shares the latest LGNSW cost shifting report with community and again writes to the Premier, NSW Treasurer and NSW Minister for Local Government seeking urgent action.

RECOMMENDATION

That Council:

1. Notes the findings of the LGNSW Cost Shifting report for the 2023/2024 financial year.
2. Places a copy of the cost shifting report on Council's website for community awareness.
3. Writes to the Premier, the NSW Treasurer and the NSW Minister for Local Government seeking that they urgently address these costs through a combination of regulatory reform and appropriate funding.

REPORT

The pressure on councils to maintain appropriate standards of services that meet the needs of our communities has reached unprecedented levels.

Council has previously taken up this matter up by writing to:

- Federal Member Hon Barnaby Joyce in November 2018 (forwarded to Hon Bridget McKenzie Minister for Regional Services);
- Local State Member Hon Adam Marshall in November 2018; and
- NSW Minister for Local Government, Hon Ron Hoenig in March 2024, and again in March 2025.

Responses received from the above written concerns to government include:

- In 2018 from Hon Bridget McKenzie, then Minister for Regional Services:
'We (the government) understand that cost shifting is a concern for many local councils and acknowledge the pressure this can place on councils' ability to deliver services and infrastructure to their communities. These impacts are often felt more keenly in regional areas, where local governments are key service providers and may have less capacity to absorb cost increases.'
- In 2025 from Hon Ron Hoenig, Minister for Local Government:
"The financial sustainability of councils is a key priority for the NSW Government, and together with the Office of Local Government (OLG), I have been in regular discussions to investigate paths forward. While the NSW Government funds billions of dollars of services and infrastructure for councils across

the state every year, it is irrefutable that councils are facing financial challenges and something must be done to address this matter.

Accordingly, I asked the Legislative Council's Standing Committee on State Development to report and inquire into the ability of local governments to fund infrastructure and services (the Inquiry).

The unrelenting growth of cost shifting to councils, coupled with rate pegging and insufficient state and federal funding, is increasingly eroding the possibility of financially sustainable local government and risking the capacity of councils to deliver the essential infrastructure and services required by their communities.

The latest research commissioned by Local Government NSW (LGNSW) shows that the increase in cost shifting has continued unabated by various State and Federal Government policies.

The cost shifting report, produced by independent consultants Morrison Low for the 2023/2024 financial year, reveals that \$1.5 billion of expense has been imposed on councils. This is an increase of approximately \$140 million (10 per cent) since the last report for the 2021/22 financial year, when the total cost shift was estimated at \$1.36 billion.

On average, this also now represents an inflated cost of \$497.40 for each ratepayer, an increase of \$36.72 from 2021/22. It is unfair to our communities that such a large portion of their rates are being diverted away from local priorities. The impact on councils can delay pothole repair, slow investment in parks and green spaces upkeep and other activities/project where council would like to progress but are restricted by cost shifting impact.

(The full report is available online at www.lgnsw.org.au/costshifting)

With councils having to fund this ongoing subsidy primarily for the State Government each and every year, it means our communities get less or go without. They go without safer roads. They go without parks. And they go without important community services that only councils provide, while their communities are effectively paying hidden taxes to other levels of government

Councillors, our communities deserve better. The decades-long practice of cost shifting is continuing to undermine the financial sustainability of the local government sector. This must stop. The November 2024 report of the parliamentary inquiry into the ability of councils to fund infrastructure and services called for the NSW Government to identify opportunities to reduce cost shifting to local government. This call must be heard and acted upon.

The diagram (right) demonstrates the cost on households across NSW, noting the higher impact on Rural and Large Rural councils.



12 NOTICE OF MOTION/QUESTIONS WITH NOTICE

Nil

13 REPORT OF COMMITTEES

Nil

14 REPORTS TO COUNCIL

14.1 Development Application - DA-19-2025 - Multi Dwelling Housing, carports, rainwater tanks, fencing, retaining walls and demolition of sheds - Lot 28 DP 584841 - 16 Everett St Uralla

Department:	Infrastructure & Development
Prepared By:	Manager Development & Planning
Authorised By:	Director Infrastructure & Development
Reference:	UINT/25/17284

Attachments:	1.	DA-19-2025 - 16 Everett Street Uralla - Architectural Plans (under separate cover) ↗
	2.	DA-19-2025 - 16 Everett Street Uralla - Submissions (under separate cover) ↗
	3.	DA-19-2025 - 16 Everett Street Uralla - Draft Notice of Determination (under separate cover) ↗

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	3.	We are good custodians of our environment
Strategy:	3.2.	Maintain a healthy balance between development and the environment

NOTE TO COUNCILLORS

In accordance with the provisions of S375A of the Local Government Act 1993, a Division is to be called whenever a motion for a planning decision is put to the meeting for the purpose of recording voting on planning matters.

Development applications require a decision of Council which **MUST** be either:

- Approval with conditions OR
- Refusal with reasons.

Council may also defer consideration pending receipt of further information.

SUMMARY

The following report provides an assessment of the development application (DA-19-2025) submitted for new multi-dwelling housing and associated ancillary works at 16 Everett Street, Uralla, being Lot 28 DP 584841.

The application has been referred to the council for determination as three (3) submissions have been received regarding the proposed development. These submissions have been summarised and addressed in this report below.

It is recommended that the application be approved subject to the conditions listed in the attached draft Notice of Approval.

RECOMMENDATION

That Council approve the Development Application (DA-19-2025) for multi dwelling housing and associated ancillary works on Lot 28 DP 584841, land also known as 16 Everett Street, Uralla subject to the attached conditions of consent.

DEVELOPMENT APPLICATION CONDITIONS OF CONSENT – DEVELOPMENT APPLICATION - DA-19-2025 - MULTI DWELLING HOUSING, CARPORTS, RAINWATER TANKS, FENCING, RETAINING WALLS AND DEMOLITION OF SHEDS - LOT 28 DP 584841 - 16 EVERETT ST URALLA

REPORT

Proposal:	Multi Dwelling Housing (2x single storey attached dwellings)
Property Description:	Lot 28 DP 584841, 16 Everett Street URALLA NSW 2350
Zoning:	R1 General Residential
Date Received:	7 March 2025
Public Notification or Exhibition:	Neighbour Notification
Notification Period:	7 March 2025 – 25 March 2025
Number of Submission:	Three (3)

The Proposal

Council approval is sought for the demolition of two (2) existing sheds and the construction of two (2) new single-storey attached dwellings and associated ancillary works including treated pine retaining walls, carports and driveways, water tanks, fencing and earthworks.

Each proposed new dwelling has a floor area of 107.2m² and is to contain two (2) bedrooms, an open kitchen, dining and lounge configuration, and individual wet areas for a laundry, bathroom and ensuite. Northern carports fronting the rear lane (unnamed) provide sheltered access and egress, and southern verandahs facilitate secluded private open space.

The proposed new dwellings will gain vehicular access from both Everett Street and the unformed lane. Access off Everett Street is to service the existing dwelling and utilise the existing carriageway, with a new single bay carport to be developed off the building's western elevation. Access to proposed Units 2 and 3 is to be along the unformed lane to undercover parking adjoining the building's northern elevation. The car parking provides for two (2) accessible on-site bays to be utilised by the new units.

Each unit is to have its own private open space through Colorbond fencing to 1.8m in height along side boundaries and 1.6m in height for internal fencing.

Each dwelling is to be connected to mains water and electrical supplies and is to be fitted with a roof mounted photovoltaic system to a minimum seven (7) kilowatts in accordance with BASIX requirements. Wastewater from the new dwellings is proposed to gravity drain to Council's sewer main which is located in the rear lane. Stormwater from each new dwelling is to be directed to separate 3,000 litre slimline water tanks, with overflow to be drained to Everett Street as a legal point of discharge via charged lines.

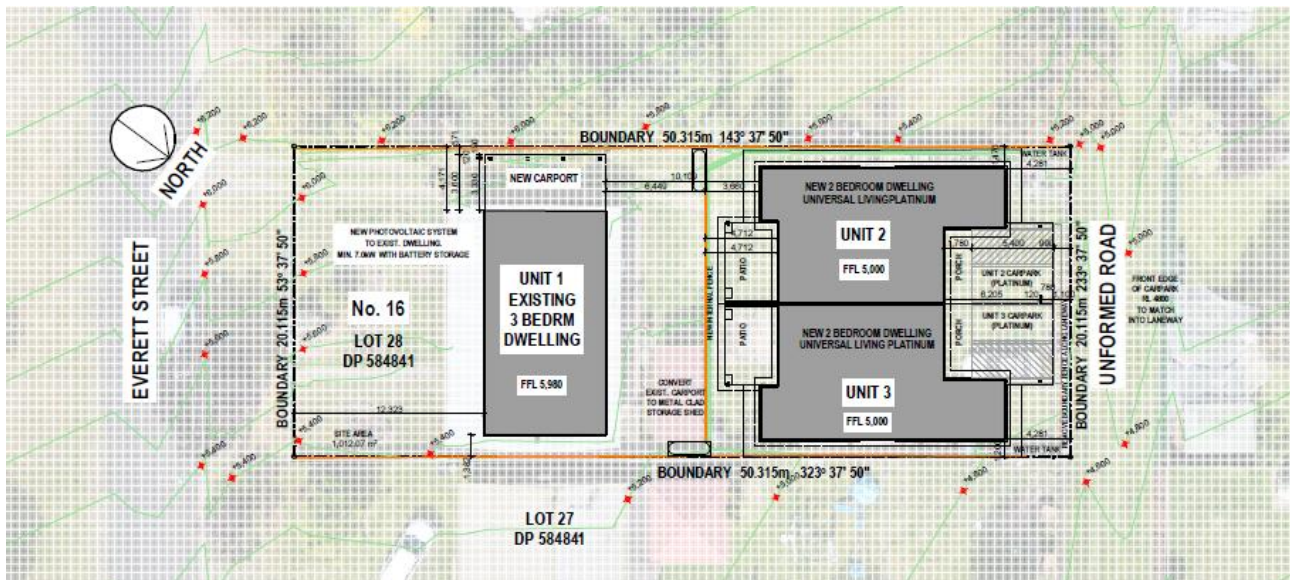


Figure 1. Proposed Site Plan (DA-19-2025)



Figure 2. The existing dwelling at 16 Everett Street, Uralla

The Site

The subject site is described as Lot 28 DP 584841 with a total area of 1,011m². Located on the northwest side of Everett Street, the land has a rectangle configuration with a 20.115 metre frontage to Everett Street and the unformed rear laneway respectively, and a depth of 50.315 metres.

The land contains an existing single-storey brick three-bedroom dwelling house with two (2) garden sheds and a detached single-bay carport in the backyard. Fencing to the land is of metal panel and wire mesh construction and landscaping comprises some ornamental plantings and garden beds.

Access to the site is primarily via Everett Street however there is secondary access via the rear lane which is un-named and generally unformed for the purposes of regular traffic.

Lot 28 DP 584841 is already connected to essential services including reticulated water, sewer, electricity and NBN. Council's water reticulation main is developed along the near side of Everett Street and the sewer main is located in the rear laneway.



Figure 3. View of the Everett Street looking southwest.



Figure 4. View of the rear lane looking Southwest.



Figure 5. View of the rear yard at 16 Everett Street and the proposed location of the new attached dwellings and carports.

MATTERS FOR CONSIDERATION

1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—

(a) the provisions of—

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

(v) (Repealed)

that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

ASSESSMENT

Section 4.15 of the Environmental Planning and Assessment Act 1979 requires Council to consider various matters, of which those pertaining to the application are listed below.

PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT s4.15(1)(a)(i)

Uralla Local Environmental Plan 2012

Part 1 - Preliminary

Clause 1.2 - Aims of Plan

The broad aims of the LEP are set out under subclause 2

(a) to encourage the orderly management, development and conservation of resources by protecting, enhancing and conserving—

(i) land of significance for agricultural production, and

(ii) timber, minerals, soils, water and other natural resources, and

(iii) areas of high scenic or recreational value, and

(iv) native plants and animals including threatened species, populations and ecological communities, and their habitats, and

(v) places and buildings of heritage significance,

(b) to provide a choice of living opportunities and types of settlements,

(c) to facilitate development for a range of business enterprise and employment opportunities,

(d) to ensure that development is sensitive to both the economic and social needs of the community, including the provision of community facilities and land for public purposes,

(e) to ensure that development has regard to the principles of ecologically sustainable development and has regard to areas subject to environmental hazards and development constraints,

(f) to provide for flexibility in applying certain development standards, where compliance with such standards may be unreasonable or unnecessary in the circumstances of a particular development, and there is sufficient justification for varying the standards on environmental planning grounds.

Clause 1.9A – Suspension of covenants, agreements and instruments

This clause provides that covenants, agreements and other instruments which seek to restrict the carrying out of development do not apply with the following exceptions.

- covenants imposed or required by council
- prescribed instruments under Section 183A of the Crown Lands Act 1989
- any conservation agreement under the National Parks and Wildlife Act 1974
- any trust agreement under the Nature Conservation Trust Act 2001
- any property vegetation plan under the Native Vegetation Act 2003
- any biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995
- any planning agreement under Division 6 of Part 4 of the Environmental Planning and Assessment Act 1979.

Council is not aware of the title of the subject property being affected by any of the abovementioned covenants or agreements.

Part 2 - Permitted or Prohibited Development**Clause 2.1 - Land Use Zones and Land Use Table**

The subject site is located within the R1 General Residential zone. The proposed development is defined as *multi-dwelling housing* under the Uralla LEP 2012.

Multi-dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

The proposed development is permitted with consent within the R1 General Residential zone pursuant to Clause 2.1 of the Uralla LEP 2012.

Clause 2.3 Zone Objectives

The zone objectives for the R1 General Residential zone are as follows: -

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposed development seeks to provide infill development in a serviced location to meet the future housing needs of the community. According to the New England North West Regional Plan 2041, the population of the New England North West region is expected to grow from around 186,000 people in 2021 to over 197,500 in 2041. Coinciding with this growth is a decline in the number of persons per dwelling as evidenced by increasing proportions of single and couple only households. The proposed new units (x2) can assist in addressing the growing demand for housing in the community and to accommodation housing for seniors and people with high mobility needs. Council considers this to provide for the housing needs of the community and therefore meets the objectives of the Zone R1 General Residential zone.

Part 3 Exempt and Complying Development

The application is not exempt or complying development.

Part 4 Principal Development Standards

No principal development standards are applicable to the proposed development.

Part 5 Miscellaneous Provisions

No miscellaneous provisions are applicable to the proposed development.

Part 6 Additional Local Provisions**6.1 - Earthworks**

The application proposes earthworks at the site to create a large level area for the proposed new dwellings.

An earthworks site plan has been submitted with the DA. The proposed earthworks include cut and fill across the building footprint with treated pine retaining walls around the site boundary up to 600mm in height.

A condition of consent will apply to ensure all earthworks are undertaken in an appropriate manner in accordance with a relevant construction certificate (if required).

A condition will also apply for erosion & sediment control and in case of discovery of relics and artifacts during the construction phase.

6.4 Essential Services

Council is satisfied that the following essential services are already connected or readily available for the development: -

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation, &
- (e) suitable road access.

Further comments provided below.

Development Control Plan	
Section 4.15(1)(a)(iii) – Environmental Planning & Assessment Act 1979	
Does Uralla DCP 2011 apply to this land/proposal?	Yes
Chapter	Comments
1. General	NA
2. Subdivision	NA
3. Residential Development	<p>3.4 Site Design & Layout</p> <ul style="list-style-type: none"> - A site analysis diagram and design response statement are provided to demonstrate the way in which the site has been developed within the constraints and opportunities of the site. - None of the proposed new dwellings will have direct frontage to the street (Everett Street). - Proposed new driveway is to connect to the rear lane and is to be concrete seal. - New driveways comply with Councils engineering design requirements. <p>3.5 Density</p> <ul style="list-style-type: none"> - In Zone R1 General Residential, the permissible density of dwellings is dependent on the size of the dwellings involved. In accordance with Table 3.1 'Density' of the DCP, each of the dwellings is characterised as 'Large 85-125m²' - (Unit 1 has a floor area of 103.8m², and Units 2 and 3 each have a floor area of 107.2m²). Large dwellings require a minimum site area of 290m² each and the proposed three (3) large dwellings therefore warrant a minimum site area of 870m². - The land has a total area of 1,010m² and the proposal therefore satisfies the abovementioned density development control requirements for the R1 General Residential zone. <p>3.6 Setbacks and Building Envelopes</p> <ul style="list-style-type: none"> - None of the proposed new dwellings face Everett Street and they are located behind the existing building line. - Side setbacks for the proposed new dwellings are 1.2m and 1.4m respectively and exceed the minimum requirements under the Building Code of Australia or BCA (minimum 900mm). - Proposed Unit 3 has an eave overhang of 550mm which, with gutter, equates to 660mm. Projections into setbacks are acceptable to 450mm and the proposed building inclusive of eaves and gutter at a 540mm side boundary setback is compliant with Councils DCP. - Proposed rear setback is 4.25m which complies with minimum requirements (required = 1.5m). <p>3.7 Open Space</p> <ul style="list-style-type: none"> - The acceptable solution for open space in Zone R1 zone is to provide a minimum landscaped area of 45m² per ground floor dwelling. The proposed development results in three (3) ground floor dwellings on the land and the requirement for 135m² of landscaped area. Up to 495m² of landscaped space is proposed including

	<p>private open space comprising a landscaped area at the front of each proposed unit with individual clotheslines.</p> <p>3.8 Private Open Space</p> <p>- Proposed POS for the new dwellings will benefit from a northern aspect, are directly accessible from a living area, and are screened from views by Colorbond metal sheet fencing to 1.8 metres along the boundary and 1.6 metres internally. Boundary fencing is to be sited atop the retaining walls to provide effective privacy outcomes.</p> <p>3.9 Landscaping</p> <p>Landscaping adequately addresses proposed private open space areas of the land to be developed and provides for a range of plantings to soften/screen the development. New plantings include native tree species, ground covers, lawn and shrubs. A landscape plan has been provided for the proposal.</p> <p>3.10 Privacy</p> <p>The proposed new dwellings are setback an adequate distance from their respective neighbouring dwellings and there is 1.8m high colorbond fencing proposed for the side boundaries.</p> <p>There are not considered to be any adverse overlooking or privacy issues as a result of the development proceeding.</p> <p>3.11 Fencing</p> <p>The development proposes 1.8m high colorbond fencing and 1.6m high internal fencing to separate the units and provide POS to residents. All new fencing will be behind the building line and will not be visually prominent from the street (Everett Street).</p> <p>3.12 Solar Access</p> <p>All proposed living areas & POS face north to allow for solar access and passive heating/cooling of habitable living areas.</p> <p>3.15 Multi Dwelling Housing</p> <p>The proposed development will result in two (2) additional dwellings on the allotment comprising a detached and attached multi-dwelling development. As required, all other provisions of the Uralla DCP have been met and the site is connected to reticulated water & sewer.</p> <p>One off-street car space per dwelling is provided with access via the rear land and Everett Street respectively.</p> <p>Shared open space and POS is to be adequately landscaped for privacy and amenity.</p> <p>Kerb & gutter is provided in Everett Street but is not warranted in the rear lane due to all stormwater being discharged to Everett Street.</p> <p>The proposed new dwellings are located behind the building line of the existing dwelling, nonetheless they provide visually pleasing architectural detail and materials so as to enhance the character of the streetscape and public domain.</p>
4. Rural Development	NA

5. Development in Commercial & Industrial Areas	NA
6. Access & Parking	
7. Commercial Use of Footways	NA
8. Signage & Outdoor Advertising	NA
9. Heritage Guidelines	NA
10. Development in Gateway Areas	NA
11. Floodplain Development	NA
13. Notification Procedures	The proposed development was neighbour notified in accordance with the notification procedures in chapter 13.
14. Contaminated Land	Possible sources of contamination are addressed in other sections of this report.
15. Other Matters	NA
16. Kerb & Gutter	Kerb and gutter is provided in Everett Street but not the rear laneway. There is no requirement for upgrade to existing kerb and gutter as all stormwater is to be directed to Everett Street as per detailed stormwater design drawings submitted to Council.
17. Barleyfields	NA
Regional Environmental Plan	

The proposed development seeks to provide infill residential development in a serviced location to meet the future housing needs of the community. According to the New England North West Regional Plan 2041, the population of the New England North West region is expected to grow from around 186,000 people in 2021 to over 197,500 in 2041.

The proposed development aligns with Council's strategic direction under the New England North West Regional Plan 2041 to 'support new housing in Uralla' as a priority for the Local Government Area.

State Environmental Planning Policy	
Is this proposal affected by a SEPP?	Yes
Comment: See comments below.	
<u>List all relevant SEPPs</u>	

SEPP	Comment
SEPP (Resilience & Hazards) 2021	<p>Hazardous or offensive industry: The application does not involve hazardous or offensive industry, or potentially hazardous or offensive industry that this SEPP relates to.</p> <p>Remediation of land: Following an inspection of the site and a search of Council records, the subject land is not identified as being potentially contaminated and is suitable for the intended use (residential).</p>
SEPP (Transport & Infrastructure) 2021 Chapter 2 – Infrastructure Chapter 3 – Educational establishments & child care facilities	Traffic Generating Development: Clause 2.122 has been addressed and the development does not meet the trigger thresholds under Schedule 3 and therefore does not require a referral to TfNSW.
SEPP (Biodiversity & Conservation) 2021 Chapter 3 – Koala habitat protection 2020	NA
State Environmental Planning Policy (Koala Habitat Protection) 2021	NA
SEPP (Housing) 2021	The application does not involve the development of any housing types that this SEPP relates to.
SEPP (Industry & Employment) 2021	The application does not involve the erection or display of advertising or signage that this SEPP relates to.

Environmental Impacts

Section 4.15(1)(b) – Environmental Planning & Assessment Act 1979

Does this proposal have any potential environmental impacts?

Yes – see comments below.

	Impact	Comment
Social	Yes	Positive social impact through the delivery of affordable and accessible housing types within the Shire.
Economic	No	Short term economic impacts during the construction phase and through the payment of section 7.12 developer contributions. Neutral long term economic impacts.
Privacy	No	New boundary fencing is proposed to be of 1.8m high Colorbond and will provide a uniformity in height and design across the site. This height fence will provide a high level of privacy between the proposed new dwellings and neighbouring residents.

		POS areas do not overlook neighbouring properties and are similarly provided with 1.6m high internal fencing.
Overshadowing	No	The proposed building is single storey and there are adequate setbacks and the buildings are staggered on the lot to minimise the effects of overshadowing to living areas and private open space of neighbouring properties.
Solar Access	No	Living areas face north to utilise solar access for light & passive heating of the buildings.
Water	No	Nil impacts likely.
Air	No	Nil impacts likely.
Noise	No	Adverse noise impacts will generally only be experienced during the construction phase. Condition will apply re. construction hours during this period.
Land Degradation	No	Nil impacts likely.
Flora	No	Nil impacts likely.
Fauna	No	Nil impacts likely.

Contaminated Land

Section 4.15(1)(b) – Environmental Planning & Assessment Act 1979

Has this land been identified as being contaminated land by Council? No

Is it a possibility this land may be contaminated? No

Does this land require remediation? No

Has a Contaminated Land Site Investigation been completed? No

Is a referral required to DECC? No

Has a Remediation Action Plan been completed for the land? No

Comment:

Is this land in the close vicinity or adjoining a known contaminated site? No

Comment:

The development site is zoned for residential purposes, being Zone R1 General Residential under the ULEP, and is developed with an existing dwelling house land use. In this regard, the development site is unlikely to have been used for a contaminating purpose since its creation and is likely suitable for the intended residential development.

Infrastructure

Has an engineering assessment been completed? Yes

Does this proposal have any potential infrastructure impacts? Yes

	Impact	Comment
Water/Sewer	Yes	Council's water main is located in Everett Street and the sewer main is located in the rear lane. Lot 28 is already connected to reticulated water and sewer

		however any proposed changes would be in accordance with a separate s68 approval. Both water and sewer reticulation system have capacity to cater for the proposed additional development and loading.
Stormwater Drainage	Yes	Stormwater from each new dwelling is to be directed to separate 3,000 litre slimline water tanks, with overflow to be drained to Everett Street as a legal point of discharge via charged lines.
Access	Yes	<p>Car parking via the rear lane requires movement in reverse for access or egress. The lane is generally considered a low-speed environment due to its narrow width & short distance. There is also adequate site distance in both directions.</p> <p>New driveways and parking spaces are required to be sealed.</p> <p>No change proposed to Everett Street access aside from some minor upgrades and new carport to be constructed.</p> <p>It is considered the existing road infrastructure can adequately accommodate for a minor increase in traffic as a result of the development proceeding. Some minor upgrades are required for the rear lane and these are conditioned.</p> <p>Furthermore, a condition of consent will apply for s138 approval for any works within the road reserve.</p>
Kerb & Gutter	No	Kerb and gutter is existing on Everett Street, no upgrade required.
Upgrade Existing Road	No	<p>No road upgrades required on Everett Street.</p> <p>Some upgrades are required along the rear lane access including bitumen sealing of the lane from the proposed new carports to King Street and/or High Street.</p> <p>Upgrades to the laneway has been included as a condition of consent.</p>
Existing Easements	No	None noted.
Electricity	No	Existing connections available in accordance with the relevant service provider.
Telecommunications	No	Existing connections available in accordance with the relevant service provider.

Pedestrian Access	No	Ease of pedestrian access via Everett Street and the rear lane (unnamed).
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Does the development require any new easements? No

Has an Erosion and Soil Control Plan been submitted? Yes

Developer Contributions

Section 7.11 & 7.12 – Environmental Planning & Assessment Act 1979

Does this proposal require any Developer Contribution? Yes – see below.

Is the contribution for a subdivision? No

Is the contribution for a special purpose relating only to this proposal? No

Contribution Plan	Cost of Works	Rate (\$)	Comment
USC s7.11 Development Contribution Plan 2021 heavy haulage	NA		
USC s7.12 Development Contribution Plan 2021 fixed levy	\$1,053,470.50	1%	Developer contributions are calculated as \$10,534.70. A condition of consent will apply to the development for payment of contributions prior to issue of a Construction Certificate.

Notification

Section 4.15(1)(d) – Environmental Planning & Assessment Act 1979

Was this application notified? Yes

Were there any written submissions received? Yes – Three (3) submissions were received and are summarised below.

Submission 1	Comment
Loss of amenity & privacy of neighbouring private open space.	The proposed development demonstrates compliance with Councils Development Control Plan for density requirements and mitigation measures regarding privacy. Solid, colourbond fencing is proposed including 1.8m high boundary fencing and 1.6m high internal fencing. No direct views occur into habitable rooms of any neighbouring dwellings and there is no overlooking of private open space of neighbouring properties. There is not considered to be an adverse impact to neighbouring residents in terms of amenity and privacy.

Overdevelopment of the Site	The proponent has demonstrated how the development meets Councils DCP requirements for housing density in the R1 zone. Furthermore,
Cumulative Impacts (garbage collection, traffic)	A new garbage service along the lane is not requested or authorised. Garbage collection for proposed Units 2 and 3 is on High Street to avoid the need for waste collection vehicles to use the lane. Residents are required to take their bins to High Street for collection.
Submission 2	Comment
Loss of amenity and privacy of neighbouring dwellings	See comments above re. privacy & amenity of neighbour properties.
Impacts to local character	<p>The proposed development meets the objectives of the R1 General Residential zone which seek, in part, to provide a diverse range of housing for the community. The development has demonstrated compliance with the requirements of Councils DCP in terms of density and character. The development also incorporates high quality architectural design elements and materials to provide a visually pleasing building design.</p> <p>It is considered the proposed development is suitably compatible with the local area and will provide aesthetically pleasing living spaces with small private open space areas that are functional and easy to care for by elderly and mobility impaired residents.</p>
Traffic impacts	The addition of two (2) new units is minor in scale and is not anticipated to have any adverse impacts in terms of traffic generation. The development is not required to be referred to TfNSW or the local traffic committee for comment as it did not meet the triggers for 'Traffic Generating Development' under the NSW EPA Act Regs.
Waste management	See comments above re. waste collection services.
Location of sewer & water infrastructure	<p>Councils Development Engineer has reviewed the Development Application in detail and has not identified any potential issues arising from development around Councils sewer infrastructure in the rear laneway.</p> <p>Similarly, there would be no impact to water infrastructure which is located in Everett Street.</p>
Social & community impacts	In contradiction to the objectors comments, the proposed development is considered to have positive impacts to the community through the provision of housing aimed at seniors and reduced mobility residents.
Submission 3	Comment
Waste Management	See comments above re. waste collection from the site.

Emergency Vehicle Access	<p>Water mains and hydrants are situated within Everett Street, with fire-fighting services likely to attend the Everett Street frontage. Ultimately, address numbers are allocated by Council, with emergency services to attend the address as assigned. Currently, this is 16 Everett Street.</p> <p>Upon inspection of the rear laneway it is considered there is adequate vehicle access for emergency services and personnel to access the rear of the site via the laneway in the case of an emergency.</p>
Building design re. light & ventilation	<p>The limitation of solar access to the secluded private open space is offset by improved solar access to the open plan kitchen, dining and lounge area. This area benefits from northwest oriented glazing comprising a highlight passive solar window.</p> <p>The proposed 'highlight window' enhances solar access to the primary living area and supports high ceilings that are a feature of the development.</p> <p>Landscaped open space areas up to 20m² are provided on the northern side of the development to the lane and offer an alternative sunlit space with potential added social interaction and passive surveillance opportunities for added security.</p>
Not compatible with local character	See comments above re. impacts to character.
Noise Impacts	The proposal seeks consent for a residential use in an established residential area. It is not considered there would be any unwarranted adverse impacts in terms of noise arising from the development and the inclusion of two (2) additional units.

Public Interest

SECTION 4.15(1)(e)– Environmental Planning & Assessment Act 1979

Does this proposal have any construction or safety issues?	No
Comment: During the construction phase public safety measures, including temporary construction fencing, are required to be implemented to ensure there will be no public access to the site.	
Is there any public health issues?	No
Comment: The proposed development will be connected to essential services and utilities to ensure there will be no public health issues as a result of the development proceeding.	
Are there any other public interest issues?	No
Comment: The proposed development is considered to be of minor interest to the wider public due to the relatively localised nature of potential impacts.	

Site Suitability

Section 4.15(1)(c) – Environmental Planning & Assessment Act 1979

Is this a suitable site for this proposal?	Yes – see comment below
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Comment: The proposed development is located in the R1 General Residential zone and is permissible with the consent of council. The suitability of the site has been addressed in the above sections of this report. The development of the site for the purposes of multi dwelling housing will not create significant adverse impacts on the context and setting of the area. Additionally, the development will not detrimentally affect the adjoining land and is unlikely to lead to land use conflict.

CONCLUSION

The proposed development is permissible with the consent of Council. The proposed development complies with the relevant aims, objectives and provisions of Uralla LEP 2012 (as amended) and DCP 2011. A Section 4.15 assessment of the development indicates that the development is acceptable in this instance. Attached is a draft Notice of Approval outlining a range of conditions considered appropriate to ensure that the development proceeds in an acceptable manner.

COUNCIL IMPLICATIONS

Community Engagement/Communication

The application was notified in accordance with the Uralla Community Engagement Plan.

Policy and Regulation

Nil

Financial/Long Term Financial Plan

Nil

Asset Management/Asset Management Strategy

Nil

Workforce/Workforce Management Strategy

Nil

Legal and Risk Management

Nil

Performance Measures

Nil

Project Management

Nil

14.2 Development Application - DA-21-2025 - Multi Dwelling Housing - Lot 1 DP 794835 - 28 Uralla Street URALLA

Department:	Infrastructure & Development
Prepared By:	Manager Development & Planning
Authorised By:	Director Infrastructure & Development
Reference:	UINT/25/17285

Attachments:	1.	DA-21-2025 - 28 Uralla Street Uralla - Architectural Plan (under separate cover) ↗
	2.	DA-21-2025 - 28 Uralla Street Uralla - Submission 1 (under separate cover) ↗
	3.	DA-21-2025 - 28 Uralla Street Uralla - Draft Notice of Determination (under separate cover) ↗

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	3.	We are good custodians of our environment
Strategy:	3.2.	Maintain a healthy balance between development and the environment

NOTE TO COUNCILLORS

In accordance with the provisions of S375A of the Local Government Act 1993, a Division is to be called whenever a motion for a planning decision is put to the meeting for the purpose of recording voting on planning matters.

Development applications require a decision of Council which **MUST** be either:

- Approval with conditions OR
- Refusal with reasons.

Council may also defer consideration pending receipt of further information.

SUMMARY

The following report provides an assessment of the development application (DA-21-2025) submitted for new multi dwelling housing and associated ancillary works at 28 Uralla Street, Uralla, being Lot 1 DP 794835. The application has been referred to the council for determination as one (1) submission has been received regarding the proposed development. The submission has been summarised and addressed in this report below.

It is recommended that the application be approved subject to the conditions listed in the attached draft Notice of Approval.

RECOMMENDATION

That Council approves the Development Application (DA-21-2025) for Multi Dwelling Housing at Lot 1 DP 794835, land also known as 28 Uralla Street, Uralla, subject to the conditions detailed in the draft notice of determination.

DEVELOPMENT APPLICATION CONDITIONS OF CONSENT – DEVELOPMENT APPLICATION - DA-21-2025 - MULTI DWELLING HOUSING - LOT 1 DP 794835 - 28 URALLA STREET URALLA**REPORT**

Proposal:	Multi Dwelling Housing
Property Description:	Lot 1 DP 794835, 28 Uralla St, Uralla NSW 2359
Zoning:	R1 General Residential
Date Received:	7 March 2025
Public Notification or Exhibition:	Neighbour Notification
Notification Period:	7 March 2025 – 25 March 2025
Number of Submission:	One (1)

The Proposal

Council approval is sought for the demolition of an existing garage and the construction of three (3) new single-storey detached dwellings and associated ancillary works including timber retaining walls, shared walkway, carports and driveways, water tanks, and earthworks.

Each proposed new dwelling has a floor area of 106.03m² and contains two (2) bedrooms, an open kitchen, dining and lounge configuration, and clustered wet area for a laundry, bathroom and ensuite.

Northern patios provide open space with solar benefits off the living area and porches in the west afford sheltered access and egress via a covered walkway to a four (4) bay carport.

The multi dwelling housing development is to have a single driveway access to Uralla Street through to undercover parking southeast of the existing dwelling. Five (5) on-site parking bays are proposed behind the building line and are allocated to each unit with one (1) additional visitor parking bay. Two (2) of the proposed car parking bays are designed to be accessible.

Each unit is to have clearly demarcated private open space through Colorbond fencing to 1.8m in height along side boundaries and 1.6m in height internally.

Each dwelling is to be connected to mains water and electrical supplies and is to be fitted with a roof mounted photovoltaic system in accordance with BASIX requirements. Wastewater from the new dwellings is proposed to feed into Council's sewer within the allotment via gravity lines (Units 1 and 2) and a rising line (Units 3 and 4). Stormwater from each new dwelling is to be directed to separate 3,000 litre slimline water tanks, with charged overflow to be drained to Uralla Street as a legal point of discharge.

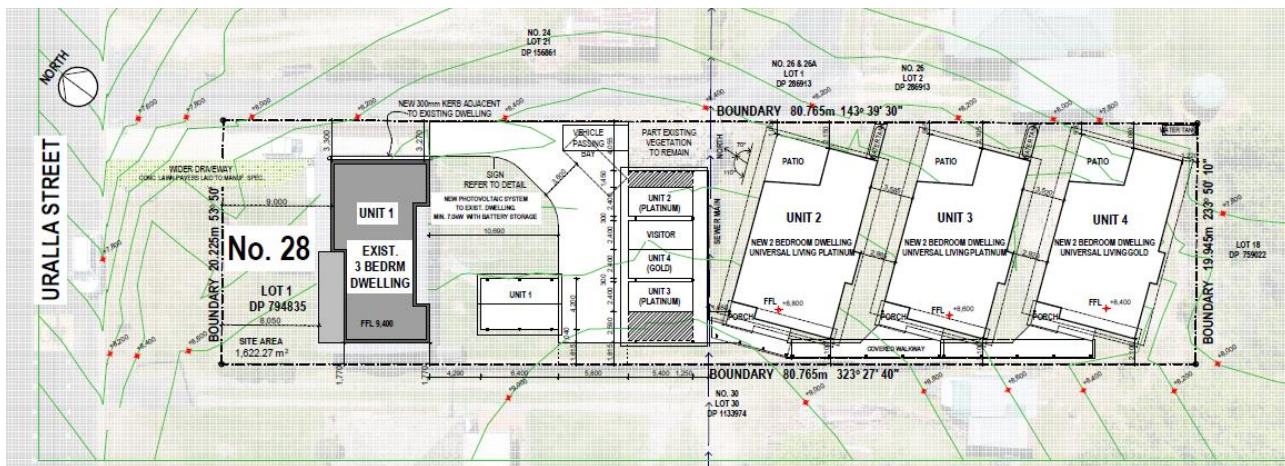


Figure 1. Proposed layout showing the existing dwelling and proposed new units (x3)

The Site

The subject site is described as Lot 1 DP 794835 and has a total area of 1,618.7m². Located on the south side of Uralla Street, the land is generally rectangular with a 20.235 metre frontage to the road, a rear boundary length of 19.945 metres and a depth of up to 80.77 metres.

The site contains an existing single-storey, three-bedroom, brick and corrugated metal dwelling house with a detached single-bay garage and storage shed in the rear yard. Existing fencing comprises metal panel and sheet, timber paling and post-and-wire mesh to the boundary.

Access to the site is via an existing concrete driveway which connects to Uralla Street. There is also Council's reticulated water main in Uralla Street.

Council's sewer main traverses the site (Lot 1 DP 794835) through the middle of the allotment, see Figure 4 below.



Figure 2. The existing dwelling at 28 Uralla Street, Uralla



Figure 3. The rear yard of Lot 1 DP 794835 and location of the proposed new units



Figure 4. Aerial photograph to show approximate location of Council's sewer main

MATTERS FOR CONSIDERATION

1. **Matters for consideration—general** In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:
 - a) the provisions of:
 - i. any environmental planning instrument, and

- ii. (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
- iii. (iii) any development control plan, and
- iv. (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
- v. (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
- vi. (v) (Repealed)

that apply to the land to which the development application relates,

- b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- c) the suitability of the site for the development,
- d) any submissions made in accordance with this Act or the regulations,
- e) the public interest.

ASSESSMENT

Section 4.15 of the Environmental Planning and Assessment Act 1979 requires Council to consider various matters, of which those pertaining to the application are listed below.

PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT s4.15(1)(a)(i)

Uralla Local Environmental Plan 2012

Part 1 - Preliminary

Clause 1.2 - Aims of Plan

The broad aims of the LEP are set out under subclause 2

- a) to encourage the orderly management, development and conservation of resources by protecting, enhancing and conserving:
 - (i) land of significance for agricultural production, and
 - (ii) timber, minerals, soils, water and other natural resources, and
 - (iii) areas of high scenic or recreational value, and
 - (iv) native plants and animals including threatened species, populations and ecological communities, and their habitats, and
 - (v) places and buildings of heritage significance,
- b) to provide a choice of living opportunities and types of settlements,
- c) to facilitate development for a range of business enterprise and employment opportunities,
- d) to ensure that development is sensitive to both the economic and social needs of the community, including the provision of community facilities and land for public purposes,
- e) to ensure that development has regard to the principles of ecologically sustainable development and has regard to areas subject to environmental hazards and development constraints,
- f) to provide for flexibility in applying certain development standards, where compliance with such standards may be unreasonable or unnecessary in the circumstances of a particular development, and there is sufficient justification for varying the standards on environmental planning grounds.

Clause 1.9A – Suspension of covenants, agreements and instruments

This clause provides that covenants, agreements and other instruments which seek to restrict the carrying out of development do not apply with the following exceptions:

- covenants imposed or required by council
- prescribed instruments under Section 183A of the Crown Lands Act 1989
- any conservation agreement under the National Parks and Wildlife Act 1974
- any trust agreement under the Nature Conservation Trust Act 2001
- any property vegetation plan under the Native Vegetation Act 2003
- any biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995
- any planning agreement under Division 6 of Part 4 of the Environmental Planning and Assessment Act 1979.

Council is not aware of the title of the subject property being affected by any of the abovementioned covenants or agreements.

Part 2 - Permitted or Prohibited Development**Clause 2.1 - Land Use Zones and Land Use Table**

The subject site is located within the R1 General Residential zone. The proposed development is defined as *multi dwelling housing* under the Uralla LEP 2012.

Multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

The proposed development is permitted with consent within the R1 General Residential zone pursuant to Clause 2.1 of the Uralla LEP 2012.

Clause 2.3 Zone Objectives

The zone objectives for the R1 General Residential zone are as follows: -

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposed development (multi dwelling housing) seeks to provide infill development in a serviced location to meet the future housing needs of the community. According to the New England North West Regional Plan 2041, the population of the New England North West region is expected to grow from around 186,000 people in 2021 to over 197,500 in 2041. Coinciding with this growth is a decline in the number of persons per dwelling as evidenced by increasing proportions of single and couple only households. The proposed new units (x3) can assist in addressing the growing demand for housing in the community and to accommodation housing for seniors and people with higher mobility needs. Council considers this to provide for the housing needs of the community and therefore meets the objectives of the Zone R1 General Residential zone.

Part 3 Exempt and Complying Development

The application is not exempt or complying development.

Part 4 Principal Development Standards

No principal development standards are applicable to the proposed development.

Part 5 Miscellaneous Provisions

No miscellaneous provisions are applicable to the proposed development.

Part 6 Additional Local Provisions

6.1 - Earthworks

The application proposes bulk earthworks at the site to create a large level area for the proposed new dwellings.

An earthworks site plan has been submitted with the DA. Cut is proposed to be at a depth of approximately 500mm and fill also to approximately 500mm. Both the cut and fill is to be retained by a series of retaining walls. The height of the retaining walls will vary from approximately 150mm to 500mm along the western property boundary and in the east.

A condition of consent will apply to ensure all earthworks are undertaken in an appropriate manner in accordance with a relevant construction certificate (if required).

A condition will also apply for erosion & sediment control and in case of discovery of relics and artifacts during the construction phase.

6.4 Essential Services

Council is satisfied that the following essential services are already connected or readily available for the development:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation, &
- (e) suitable road access.

Further comments provided below.

Development Control Plan	
Section 4.15(1)(a)(iii) – Environmental Planning & Assessment Act 1979	
Does Uralla DCP 2011 apply to this land/proposal?	Yes
Chapter	Comments
1. General	NA
2. Subdivision	NA
3. Residential Development	3.4 Site Design & Layout <ul style="list-style-type: none"> ▪ A site analysis diagram and design response statement are provided to demonstrate the way in which the site has been developed within the constraints and opportunities of the site. ▪ None of the proposed new dwellings will have direct frontage to the street (Uralla Street). ▪ Proposed new driveway is to connect to Uralla Street and there is no rear lane access. ▪ New driveways to comply with Councils engineering design requirements, a condition will apply for works in accordance with the relevant s138 approval under the Roads Act.

	<p>3.5 Density</p> <ul style="list-style-type: none"> ▪ In Zone R1 General Residential, the permissible density of dwellings is dependent on the size of the dwellings involved. In accordance with Table 3.1 of the DCP, each of the dwellings is characterised as Large 85-125m² ▪ The proposed new units each have a floor area of 106.03m². Large dwellings require a minimum site area of 290m² each and the proposed four (4) large dwellings therefore warrant a total minimum site area of 1,160m². ▪ The land has a total area of 1,618m² and the proposal therefore satisfies the abovementioned density development control requirements for the R1 General Residential zone. <p>3.6 Setbacks and Building Envelopes</p> <ul style="list-style-type: none"> ▪ None of the proposed new dwellings front Uralla Street and they are located behind the building line of the existing dwelling. ▪ Side setbacks for the proposed new dwellings are 2.1m and 1m respectively and exceed the minimum requirements under the Building Code of Australia or BCA (minimum 900mm). ▪ Proposed rear setback is 1.22m which does not meet with minimum requirements under the DCP (required = 1.5m) however is considered acceptable in this instance. <p>3.7 Open Space</p> <ul style="list-style-type: none"> ▪ The acceptable solution for open space in Zone R1 zone is to provide a minimum landscaped area of 45m² per ground floor dwelling. The proposed development results in four (4) ground floor dwellings on the land and the requirement for 180m² of landscaped area. Up to 643m² of landscaped space is proposed including private open space comprising a landscaped area for each proposed unit with individual clotheslines. <p>3.8 Private Open Space</p> <ul style="list-style-type: none"> ▪ Proposed POS for the new dwellings will benefit from a northern aspect, are directly accessible from a living area, and are screened from views by Colorbond metal sheet fencing to 1.8 metres along the boundary and 1.6 metres internally. Boundary fencing is to be sited atop the retaining walls to provide effective privacy between residents. <p>3.9 Landscaping</p> <ul style="list-style-type: none"> ▪ Landscaping adequately addresses proposed private open space areas of the land to be developed and provides for a range of plantings to soften/screen the development. New plantings include native tree species, ground covers, lawn and shrubs. A landscape plan has been provided for the proposal. <p>3.10 Privacy</p> <ul style="list-style-type: none"> ▪ The proposed new dwellings are setback an adequate distance from their respective neighbouring dwellings and views between the existing dwelling house on Lot 2 DP 286913 and the proposed new units and associated
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	<p>private open spaces are to be screened by a 1.8m high Colorbond fence along the property boundary.</p> <ul style="list-style-type: none"> Site design including cut and fill, retaining walls and screening landscaping is anticipated to assist with maintaining a level of privacy between the development and neighbouring dwellings. <p>3.11 Fencing</p> <ul style="list-style-type: none"> The development proposes 1.8m high colorbond fencing and 1.6m high internal fencing to separate the units and provide POS to residents. All new fencing will be behind the building line and will not be visually prominent from the street. <p>3.12 Solar Access</p> <ul style="list-style-type: none"> All proposed living areas & POS face north to allow for solar access and passive heating/cooling of habitable living areas. <p>3.15 Multi Dwelling Housing</p> <ul style="list-style-type: none"> The proposed development will result in three (3) additional dwellings on the allotment comprising a detached and attached multi-dwelling development. As required, all other provisions of the Uralla DCP have been met and the site is connected to reticulated water & sewer. One off-street car space per dwelling is provided with access via a new shared driveway which connects to Uralla Street. Shared open space and POS is to be adequately landscaped for privacy and amenity. Kerb & gutter is already provided in Uralla Street. The proposed new dwellings are located behind the building line of the existing dwelling, nonetheless they provide visually pleasing architectural detail and materials so as to enhance the character of the streetscape and public domain.
4. Rural Development	NA
5. Development in Commercial & Industrial Areas	NA
6. Access & Parking	NA
7. Commercial Use of Footways	NA
8. Signage & Outdoor Advertising	NA
9. Heritage Guidelines	NA
10. Development in Gateway Areas	NA
11. Floodplain Development	NA

13. Notification Procedures	The proposed development was neighbour notified in accordance with the notification procedures in chapter 13.
14. Contaminated Land	Possible sources of contamination are addressed in other sections of this report.
15. Other Matters	NA
16. Kerb & Gutter	Kerb and gutter is provided in Uralla Street. There is no requirement for upgrade to existing kerb and gutter as all stormwater is to be directed to Uralla Street as per detailed stormwater design drawings submitted to Council. It is noted detailed hydrological findings must be provided to Council prior to issue of a Construction Certificate for the development. The reason being, to ensure there would be no chance of the proposed stormwater system failing and causing flooding to neighbouring residents.
17. Barleyfields	NA

Regional Environmental Plan

The proposed development seeks to provide infill residential development in a serviced location to meet the future housing needs of the community. According to the New England North West Regional Plan 2041, the population of the New England North West region is expected to grow from around 186,000 people in 2021 to over 197,500 in 2041.

The proposed development aligns with Council's strategic direction under the New England North West Regional Plan 2041 to 'support new housing in Uralla' as a priority for the Local Government Area.

State Environmental Planning Policy

Is this proposal affected by a SEPP?	Yes
Comment: See comments below.	
<u>List all relevant SEPPs</u>	
SEPP	Comment
SEPP (Resilience & Hazards) 2021	Hazardous or offensive industry: The application does not involve hazardous or offensive industry, or potentially hazardous or offensive industry that this SEPP relates to. Remediation of land: Following an inspection of the site and a search of Council records, the subject land is not identified as being potentially contaminated and is suitable for the intended use (residential).
SEPP (Transport & Infrastructure) 2021 Chapter 2 – Infrastructure Chapter 3 – Educational establishments & child care facilities	Traffic Generating Development: Clause 2.122 has been addressed and the development does not meet the trigger thresholds under Schedule 3 and therefore does not require a referral to TfNSW.
SEPP (Biodiversity & Conservation) 2021 Chapter 3 – Koala habitat protection 2020	NA

State Environmental Planning Policy (Koala Habitat Protection) 2021	NA
SEPP (Housing) 2021	The application does not involve the development of any housing types that this SEPP relates to.
SEPP (Industry & Employment) 2021	The application does not involve the erection or display of advertising or signage that this SEPP relates to.

Environmental Impacts

Section 4.15(1)(b) – Environmental Planning & Assessment Act 1979

Does this proposal have any potential environmental impacts? Yes – see comments below.

	Impact	Comment
Social	Yes	Positive social impact through the delivery of affordable and accessible housing types within the Shire.
Economic	No	Short term economic impacts during the construction phase and through the payment of section 7.12 developer contributions. Neutral long term economic impacts.
Privacy	No	New boundary fencing is proposed to be of 1.8m high Colorbond and will provide a uniformity in height and design across the site. This height fence will provide a high level of privacy between the proposed new dwellings and neighbouring residents. POS areas do not overlook neighbouring properties and are similarly provided with 1.6m high internal fencing.
Overshadowing	No	The proposed building is single storey and there are adequate setbacks and the buildings are staggered on the lot to minimise the effects of overshadowing to living areas and private open space of neighbouring properties.
Solar Access	No	Living areas face north to utilise solar access for light & passive heating of the buildings.
Water	No	Nil impacts likely.
Air	No	Nil impacts likely.
Noise	No	Adverse noise impacts will generally only be experienced during the construction phase. Condition will apply re. construction hours during this period.
Land Degradation	No	Nil impacts likely.
Flora	No	Nil impacts likely.
Fauna	No	Nil impacts likely.

Contaminated Land

Section 4.15(1)(b) – Environmental Planning & Assessment Act 1979

Has this land been identified as being contaminated land by Council?	No
Is it a possibility this land may be contaminated?	No
Does this land require remediation?	No
Has a Contaminated Land Site Investigation been completed?	No
Is a referral required to DECC?	No
Has a Remediation Action Plan been completed for the land?	No
Comment:	
Is this land in the close vicinity or adjoining a known contaminated site?	No

Comment:

The development site is zoned for residential purposes, being Zone R1 General Residential under the ULEP, and is developed with an existing dwelling house land use. In this regard, the development site is unlikely to have been used for a contaminating purpose since its creation and is likely suitable for the intended residential development.

Infrastructure

Has an engineering assessment been completed?	Yes
Does this proposal have any potential infrastructure impacts?	Yes

	Impact	Comment
Water	Yes	<p>Council's water main is located in Uralla Street and the sewer main traverses Lot 1 DP 794835.</p> <p>Lot 28 is already connected to reticulated water and sewer however any proposed changes would be in accordance with a separate s68 approval. Both water and sewer reticulation system have capacity to cater for the proposed additional development and loading.</p>
Sewer	Yes	<p>It is noted Councils sewer main traverses the site but is not identified by an easement. The proponent has proposed to construct a carport up to the sewer main (but not covering the main). There is, however, a footpath that will cross the main.</p> <p>As no building works should be undertaken over the sewer main, a condition will apply that the proponent must not build over, interfere with access, increase, or reduce the cover over any water/sewer utility infrastructure, including sewer manholes or sewer inspection openings.</p> <p>Footpaths and some carports are generally considered exempt development so minor modifications to the plans for these elements should be able to be undertaken without modification of the approved plans or Notice of Determination. Councils Development Engineer has</p>

		reviewed the site plan and has made no comment or additional conditions to add in this instance.
Stormwater Drainage	Yes	<p>Stormwater from each new dwelling is to be directed to separate 3,000 litre slimline water tanks, with overflow to be drained to Uralla Street as a legal point of discharge via charged lines.</p> <p>The proponent has submitted a detailed stormwater report however does not contain any hydrological findings or justification that the system would not fail. As a condition of consent the proponent must prepare and submit a detailed hydrological report to Council that demonstrates the proposed stormwater systems are adequate. This must be undertaken prior to issue of a construction certificate for the works.</p>
Access	Yes	<p>Access is provided via an extension of the existing internal driveway which connects to Uralla Street. There are off-street car parking spaces provided for each resident plus one visitor parking space. The proponent has provided vehicle swept path analysis which demonstrates each of the proposed car parking spaces are functional and cars can exit and enter in a forward direction.</p> <p>The internal driveway is generally considered a low-speed environment due to its narrow width & short distance. There is also adequate site distance in both directions on Uralla Street.</p> <p>New driveways and parking spaces are required to be sealed.</p> <p>No change proposed/required to Uralla Street access.</p> <p>It is considered the existing road infrastructure can adequately accommodate for a minor increase in traffic as a result of the development proceeding.</p> <p>Furthermore, a condition of consent will apply for s138 approval for any works within the road reserve (if required).</p>
Kerb & Gutter	No	Kerb and gutter is existing on Uralla Street, no upgrade required.
Upgrade Existing Road	No	No road upgrades required on Uralla Street.
Existing Easements	No	None noted.
Electricity	No	Existing connections available in accordance with the relevant service provider.
Telecommunications	No	Existing connections available in accordance with the relevant service provider.
Pedestrian Access	No	Ease of pedestrian access via Uralla Street.

Does the development require any new easements? No

Has an Erosion and Soil Control Plan been submitted? Yes

Developer Contributions

Section 7.11 & 7.12 – Environmental Planning & Assessment Act 1979

Does this proposal require any Developer Contribution? Yes – see below.

Is the contribution for a subdivision? No

Is the contribution for a special purpose relating only to this proposal? No

Contribution Plan	Cost of Works	Rate (\$)	Comment
USC s7.11 Development Contribution Plan 2021 heavy haulage	NA		
USC s7.12 Development Contribution Plan 2021 fixed levy	\$1,694,888.54	1%	Developer contributions are calculated as \$16,948.88 A condition of consent will apply to the development for payment of contributions prior to issue of a Construction Certificate.

Notification

Section 4.15(1)(d) – Environmental Planning & Assessment Act 1979

Was this application notified? Yes

Were there any written submissions received? Yes – One (1) submission was received and is summarised below.

Submission 1	Comment
Impact to Privacy	The proposed development demonstrates compliance with Councils Development Control Plan for density requirements and includes mitigation measures to address privacy. Solid, colourbond fencing is proposed including 1.8m high boundary fencing and 1.6m high internal fencing. No direct views occur into habitable rooms (ie living room/kitchen) of any neighbouring dwellings and there is no overlooking from the units into private open space of neighbouring properties.
Impacts to local character	The proposed development meets the objectives of the R1 General Residential zone which seek, in part, to provide a diverse range of housing for the community. The development has demonstrated compliance with the requirements of Councils DCP in terms of density and character. The development also incorporates high quality architectural design elements and materials to provide a visually pleasing building design.

	It is considered the proposed development is suitably compatible with the local area and will provide aesthetically pleasing living spaces with small private open space areas that are functional and easy to care for by elderly and mobility impaired residents.
Noise	The proposal seeks consent for a residential use in an established residential area. It is not considered there would be any unwarranted adverse impacts in terms of noise arising from the development and the inclusion of three (3) additional residential units.
Water damage	The proposed stormwater design is required to be supported by a detailed Hydrological Report to assess and determine the risk of flooding to neighbouring residents. This is to ensure there would be no impacts from the development in terms of stormwater flooding resulting in overland flows and water damage to neighbouring properties.
Traffic impacts	The addition of three (3) new units is minor in scale and is not anticipated to have any adverse impacts in terms of traffic generation. The development is not required to be referred to TfNSW or the local traffic committee for comment as it did not meet the triggers for 'Traffic Generating Development' under the NSW EPA Act Regs. Cars can also enter and exit the site in a forward direction.
Devalue of property	Not a matter for consideration in a planning assessment report.

Public Interest

SECTION 4.15(1)(e)– Environmental Planning & Assessment Act 1979

Does this proposal have any construction or safety issues?

No

Comment: During the construction phase public safety measures, including temporary construction fencing, are required to be implemented to ensure there will be no public access to the site.

Is there any public health issues?

No

Comment: The proposed development will be connected to essential services and utilities to ensure there will be no public health issues as a result of the development proceeding.

Are there any other public interest issues?

No

Comment: The proposed development is considered to be of minor interest to the wider public due to the relatively localised nature of potential impacts.

Site Suitability

Section 4.15(1)(c) – Environmental Planning & Assessment Act 1979

Is this a suitable site for this proposal?

Yes – see comment below

Comment: The proposed development is located in the R1 General Residential zone and is permissible with the consent of council. The suitability of the site has been addressed in the above sections of this report. The development of the site for the purposes of multi dwelling housing will not create significant adverse impacts on the context and setting of the area. Additionally, the development will not detrimentally affect the adjoining land and is unlikely to lead to land use conflict.

CONCLUSION

The proposed development is permissible with the consent of Council. The proposed development complies with the relevant aims, objectives and provisions of Uralla LEP 2012 (as amended) and DCP 2011. A Section 4.15 assessment of the development indicates that the development is acceptable in this instance. Attached is a Notice of Determination outlining a range of conditions considered appropriate to ensure that the development proceeds in an acceptable manner.

COUNCIL IMPLICATIONS**Community Engagement/Communication**

The application was notified in accordance with the Uralla Development Control Plan.

Policy and Regulation

Nil

Financial/Long Term Financial Plan

Nil

Asset Management/Asset Management Strategy

Nil

Workforce/Workforce Management Strategy

Nil

Legal and Risk Management

Nil

Performance Measures

Nil

Project Management

Nil

14.3 Exhibition of 2 Generic Crown Land Plans of Management

Department:	Infrastructure & Development
Prepared By:	Manager Environment & Waste
Authorised By:	Director Infrastructure & Development
Reference:	UINT/25/17292
Attachments:	<ol style="list-style-type: none"> 1. Crown Reserve Parks (Generic) - Uralla Shire Council _ March 2025 (under separate cover) ⇒ 2. General Community Use Reserves (Generic) - Uralla Shire Council _ March 2025 (under separate cover) ⇒
LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK	
Goal:	3. We are good custodians of our environment
Strategy:	3.1. To preserve, protect and renew our beautiful natural environment

SUMMARY

This report seeks Council's approval to publicly exhibit two generic Crown Land Plans of Management (**PoMs**). The first generic PoM covers five parks whilst the second covers three general community use (fire sheds).

These plans outline the future management strategies for these parks and general community use reserves (fire sheds) within the Shire, ensuring sustainable use, community engagement, and long-term protection of the land's values.

The exhibition of these plans is a necessary step in compliance with the *Crown Land Management Act 2016 (NSW)* and provides an opportunity for the community to provide feedback on the proposed management strategies.

RECOMMENDATION**That Council:**

1. Seeks community feedback on the two Draft Plans of Management through public exhibition for a period of not less than 28 days.
2. Receive an updated report for further consideration if community feedback prompts material changes.
3. Adopt the Plans of Management if there are no material changes received during the public exhibition period.

REPORT

As part of the ongoing commitment to effective land management, Uralla Shire Council has developed two Draft Crown Land PoMs.

Crown Reserve Parks (Generic)

This PoM incorporates multiple Crown reserves located in the Uralla Shire categorised as parks, including Kentucky Reserve (Reserve 58200), Mount Mutton Reserve (Reserve 84373), Saumarez Ponds Recreation Reserve (Reserve 25105), Maitland Point Reserve (Reserve 82988), and Arding Reserve (Reserve 88640).

General Community Use Reserves (Generic)

This PoM is a generic document which incorporates multiple Crown reserves located in the Uralla Shire categorised as general community use including Reserve 1001335 (Kingstown Bushfire Shed Reserve), Reserve 1037849 (Kentucky Harnham Station RFS Reserve), and Reserve 110113 (Kentucky Bushfire Shed Reserve).

Purpose of the PoMs

These PoMs outline the ways in which the lands will be used and provides the Council with a framework in relation to any future express authorisation of leases and licences on the lands, and enables decisions to be made in a consistent way and on an equitable basis.

The Crown Reserves included within these PoMs are owned by the NSW State Government (the Crown) and are managed by Uralla Shire Council as the “Crown land manager” under the *Crown Land Management Act 2016 (NSW)*.

There has been initial consultation between Council staff and local Landcare and volunteer groups regarding these PoMs prior to the public exhibition.

The public exhibition period will allow the community, stakeholders, and relevant interest groups to review the PoMs, provide feedback, and ensure that the final management strategies reflect the needs and aspirations of the local community.

CONCLUSION

Exhibiting the Draft Crown Land PoMs is a critical step in the responsible management of Crown land Reserves in Uralla Shire. Public consultation will ensure that the plans reflect the values, needs, and priorities of the local community.

COUNCIL IMPLICATIONS**Community Engagement/Communication**

Under the *Crown Land Management Act 2016 (NSW)*, it is required that the Council exhibit Draft PoMs for public consultation before they can be formally adopted. The exhibition process is designed to:

1. Provide the public with an opportunity to review the proposed plans.
2. Allow community members and other stakeholders to submit feedback on the plans.
3. Address any concerns or suggestions raised during the consultation period.

The public exhibition period for both plans will run for not less than 28 days.

Policy and Regulation

The exhibition and consultation process for the Draft Crown Land PoMs must comply with the *Crown Land Management Act 2016 (NSW)*, which requires public consultation prior to the formal adoption of any management plans.

Financial/Long Term Financial Plan

There are no immediate financial costs associated with the exhibition of the Crown Land PoMs.

Asset Management/Asset Management Strategy

This report underpins the future appropriate management of Crown Reserves within Council’s local government area.

Workforce/Workforce Management Strategy

Council staff and various volunteers and Landcare groups.

Legal and Risk Management

The preparation and adoption of PoMs for Crown land managed by Council is a legislative requirement.

Performance Measures

The PoMs include management objectives for the management of the Crown land covered by the PoMs.

Project Management

Management team will comprise of:

- (a) Environment/Biosecurity team, and
- (b) Parks and open spaces team

14.4 Civil Infrastructure Works Report

Department:	Infrastructure & Development	
Prepared By:	Manager Civil Infrastructure	
Authorised By:	Director Infrastructure & Development	
Goal:	2.	We drive the economy to support prosperity
	4.	We are an independent shire and well-governed community
Strategy:	2.3.	Communities that are well serviced with essential infrastructure
	4.1.	Informed and collaborative leadership in our community
	4.2.	A strategic, accountable and representative Council
	4.3.	An efficient and effective independent local government

SUMMARY

This report presents an update for civil infrastructure maintenance works and major grant funded projects.

RECOMMENDATION

That Council notes the Civil Works Report update for July 2025.

REPORT

This report informs Council of the civil infrastructure maintenance works and progress on major grant funded projects in the Shire. Works under the 2024/25 program have been impacted and delayed due to persistent wet weather over a long period rather than any one specific heavy rain event. Median monthly rainfalls have been exceeded either side of Christmas, while March, April and May have recorded monthly totals twice the mean rainfall for Uralla.

The wet condition of the ground on the side of roads and in drains has increase the safety risk to both staff working on roadwork sites and motorists on the road. It has also prevented plant and equipment driving on verges or causing further damage to the road surface.

A number of sealed roads, especially Regional Roads, have pavements that are more vulnerable to heavy vehicle traffic when the ground conditions are so wet as this weakens the road subgrade foundation.

Works Undertaken

Main Road Maintenance	
MR73 Thunderbolts Way	Bitumen patching of road surface defects has been routinely undertaken. Heavy patching was undertaken near the Walcha Council boundary to improve extremely rutted sections of road, while further work is programmed near Maitland Point. Corrective asphalt work has been undertaken on the approaches to Shanahans Bridge over Uralla Creek.
MR124 Bundarra Road	Bitumen road surface defects have been patched, however this road will require future rehabilitation work due to the heavy traffic from the western areas of the shire travelling to regional centres such as Armidale.
MR132 Barraba Road	Maintenance grading has been completed on a number of occasions to keep the road safe.

Sealed Roads Maintenance	
Urban Streets	Routine pothole patching has been carried out in Uralla and Bundarra streets. Street sweeping has been arranged to remove buildup of aggregate from intersections and gutters have been swept particularly before key community events. Corrective asphalt works have been undertaken on the causeway approaches in Maitland and Queen Streets.
Rural Sealed Roads	Pothole patching, drainage maintenance and roadside slashing has been undertaken across the sealed road network. Corrective asphalt works have been undertaken in sections of Invergowrie Road, however further work will be programmed adjacent to the concrete footpath when warmer weather conditions arrive.

Unsealed Roads Maintenance Grading	
Rural Unsealed Roads	General maintenance grading has been undertaken across all areas of the unsealed road network. Additional drainage maintenance has been undertaken on roads such as Retreat Road and Bendemeer Road to protect the gravel pavement from scouring and minimise ongoing damage.
Drainage Culverts	A number of drainage culverts have been replaced where the old structures had failed or had large hold presenting a traffic hazard. This included replacing culverts across Rowena Lane, Old Wollun Road, Gap Road, Gostwyck War Service Road, Rosehill Road and Baldersleigh Road.

Construction work	
MR73 Thunderbolts Way (Restart NSW Two Mile Creek project)	Guardrail was upgraded on Two Mile Creek culvert. Further culvert widening is being planned with additional drainage culverts purchased.
MR73 Thunderbolts Way (Restart NSW Scrubby Gully project)	Guardrail installations are complete. Wet ground conditions have prevented verge embankment backfilling and open drain cleaning where silt is holding water adjacent to the road formation.
MR73 Thunderbolts Way (Restart NSW Laura Creek project)	Drainage pipe and box culverts have been obtained and works are planned to commence in August 2025 to extend existing culverts.
Kingstown Road (Kentucky Creek Blackspot project)	Guardrail has been installed with pavement widening on the approaches to Kentucky Creek Bridge. Grass seeding was carried out using jute mesh to regenerate the surface cover on the batters. Additional curve safety signage was installed.
Terrible Vale Road rehabilitation 8 to 10km	Drainage culverts were widened and additional basecourse pavement constructed. Due to wet conditions and underlying clay subgrade, this site presented a major problem for construction teams. The work has been sealed to hold the majority of the basecourse, however it is likely to have ongoing concerns until normal moisture levels occur.
Hawthorne Drive	Widening and rehabilitation of the pavement have been completed and sealed. Further works will be required along this road in the near future.

Bridges	
Rural bridges	Mowing grass under approach guardrails has been done on some bridges. Further work will be programmed through 2025/26 to clean deck drainage points and approaches.

Signage	
Signage renewal	A large number of damaged or misaligned signs have been corrected. Additional load limit signage has been installed on Northeys Road and Hawthorne Drive.

Stormwater	
Urban Stormwater drainage	Video camera inspection work has been undertaken of the majority of underground pipes in the urban stormwater system. A number of unidentified stormwater pits have been located that are not visible from the surface. A large number of pipes had cleaning done that had not been practical due to lack of accessible pits for maintenance. This is being reviewed going forward so that more frequent cleaning maintenance can be undertaken.

Town and Parks	
Uralla	Maintenance of recreational facilities is ongoing to maintain open space grounds and park amenities. Fields have been prepared for sports carnivals and community events.
	Stumps left from past tree removals have been removed by grinding, and further work is being planned for Recreational areas to improve the amenity of these facilities.
	The CBD area along Bridge Street including median island garden enhancement, weed control in gutters and tree maintenance.
Bundarra	Mowing parks and verges in Bundarra is routinely undertaken including passive areas on the town approaches.
	Sign maintenance has been undertaken.

Cemeteries	
Cemetery maintenance	Mowing grass and maintaining cemetery grounds has occurred regularly. Foundations for new niche wall construction at Uralla are completed.

MAJOR PROJECTS – PROGRAM TARGETS AND STATUS				
Project	Source of Funds	Budget	Target Date for Completion	Status
Bundarra Pram Ramps	Local Roads Community Infrastructure Phase 4 A Extension to Dec 2025 approved	\$30,106	30-Jan-25	90 % complete pending water service adjustments
Park Street Pathway	Local Roads Community Infrastructure Phase 4 A Extension to Dec 2025 approved	\$75,000	30-Jan-25	95 % complete pending pit adjustments.

Project	Source of Funds	Budget	Target Date for Completion	Status
John Street Pathway	Local Roads Community Infrastructure Phase 4 A	\$75,000	30-April-25	Project completed.
King Maitland Street Roundabout	Local Roads Community Infrastructure Phase 4 A Extension to Dec 2025 approved	\$390,000	31-Dec-25	Survey & geotech complete, design underway
Noalimba Avenue Footpath	Local Roads Community Infrastructure Phase 4 A Extension to Dec 2025 approved	\$26,000	30-April-25	95 % complete pending pit adjustments.
Terrible Vale Road Culvert Crossing	Local Roads Community Infrastructure Phase 4 B Extension to Dec 2025 approved	\$100,000	31-Dec-25	Survey & geotech complete, design underway
Rocky River Culvert Crossing	Local Roads Community Infrastructure Phase 4 B Extension to Dec 2025 approved	\$243,847	31-Dec-25	Still gaining access to the culvert due to constant high water level.
Terrible Vale Road rehabilitation 8 to 10km	Roads to Recovery 2019-24 Program	\$519,659	30-Dec-2025	Complete
Hawthorne Drive rehabilitation 5.75 to 7.5km (Northeys Rd to Arding Rd)	RERRF program	\$500,000	1-Dec-2024	Complete
Plane Avenue Shared Pathway (Rowan Ave to Sports Complex)	Get NSW Active program	\$120,000	20-Dec-2024	Complete
Gostwyck Road rehabilitation 1.5 to 4.0km (originally 2.5 to 4.0km) Project extended with previous underspent RERRF grant funds)	RERRP program	\$934,400	1-April-2025	Commenced Delayed due to wet conditions
Faulkner Street Drainage extension	Council Funding	\$60,000	20-Dec-2024	Materials on site
Hill Street Drainage extension	Council Funding	\$10,000	28-Feb-2025	Materials in hand, tree removed
Thunderbolts Way MR73, Two Mile Creek	Restart NSW Project 2724	\$797,591	30-Jun-25	90% complete
Thunderbolts Way MR73, Scrubby Gully	Restart NSW Project 2724	\$1,972,262	30-Jun-25	95% complete
Thunderbolts Way MR73, Laura Creek	Restart NSW Project 2724	\$1,172,929	30-Jun-25	Site works planned to commence August 2025 2% complete

CONCLUSION

The Civil Works Report provides Council with information on the progress of works to July 2025.

COUNCIL IMPLICATIONS**Community Engagement/Communication**

Council's progress on works is conveyed to the community through website information, Councillor Bulletins and Council reports. On occasions where some works may directly impact on adjacent residents, advisory correspondence is sent by mail to the landowner.

Staff also liaise with the community directly on customer requests for maintenance issues and whenever capital works may impact on property matters.

Policy and Regulation

Procurement Policy

Transport Asset Management Plan

Stormwater Asset Management Plan

Open Space & Recreational Facilities Asset Management Plan

Financial/Long Term Financial Plan

The capital works program is undertaken in accordance with the adopted annual budget and grant funding programs. The program aims to balance the long-term financial plan expenditure limitations whilst renewing the infrastructure at appropriate time intervals and to condition standards required by relevant Asset Management Plans.

Asset Management/Asset Management Strategy

Civil infrastructure works are undertaken as specified in individual Asset Management Plans and within the adopted budget values. The level of service (standard) achieved is aimed to provide a satisfactory condition for assets and, particularly, to improve Condition Level 4 and 5 assets.

Workforce/Workforce Management Strategy

Council staff aim to utilise plant and equipment on works to maximise efficiency of works where Council's staff can be directly engaged in the projects. Some specialist activities do need to be outsourced where Council does not hold appropriate equipment or skills.

Legal and Risk Management

Local Government Act 1993 (NSW)

Roads Act, 1993 (NSW)

Work Health & Safety Act 2011 (NSW)

Environmental Planning & Assessment Act 1979 (NSW)

Performance Measures

Performance is measured in the delivery of completed works and within the budget allocation.

Project Management

The infrastructure works program is managed by the Infrastructure and Development Department.

14.5 Strategic Water Planning Study (Integrated Water Cycle Management Project) - July 2025

Department:	Infrastructure & Development
Prepared By:	Project Officer
Authorised By:	Director Infrastructure & Development
Reference:	UINT/25/17735
Attachments:	<ol style="list-style-type: none"> 1. SSWP214 Notes of PWA Workshop 1- 18 June 2025 (under separate cover) ⇒ 2. Public Works Workshop 1 Issues Paper and Secure Yield Modelling Data 18 June 2025 (under separate cover) ⇒ 3. Public Works Revised Program (Timetable) 2025 (under separate cover) ⇒ 4. Becscomm PTY LTD - Revised program of Community Engagement June 2025 (under separate cover) ⇒

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	<ol style="list-style-type: none"> 4. We are an independent shire and well-governed community 3. We are good custodians of our environment 2. We drive the economy to support prosperity 1. We have an accessible inclusive and sustainable community
Strategy:	<ol style="list-style-type: none"> 4.1. Informed and collaborative leadership in our community 3.4. Secure, sustainable and environmentally sound water-cycle infrastructure and services 2.3. Communities that are well serviced with essential infrastructure 1.4. Access to and equity of services

SUMMARY

The purpose of this report is to advise Council of the following activities of the ongoing Strategic Water Security Study:

- The recent Public Works Advisory (PWA) Technical Workshop No. 1 held on 18 June 2025;
- The current status of the Strategic Water Planning Study, formerly IWCMP; and
- The revised community communications program integration with the PWA workshops and the consultant Becscomm's work program for community engagement activities across Uralla Shire in 2025.

These components of the Strategic Water Planning Study are funded under the Safe and Secure Water Program by the Department of Climate Change, Energy, the Environment and Water (DCCEEW).

RECOMMENDATION

That Council:

1. Notes the reports of the Public Works Advisory (PWA) Workshop held on 18 July.
2. Notes the proposed program of tasks being undertaken by PWA and the complementary community engagement tasks of Becscomm Pty Ltd.
3. Notes the email response to the Council regarding additional funding that was sought for community engagement and additional First Nations consultation.

4. **Endorses the revised program for the community engagement component of the Communications Program at no additional cost to the Project.**
5. **Writes to the Department seeking its agreement for the revised community engagement program under the current Deed of Agreement dated 17 April 2024.**
6. **Seeks additional funds for the project management and communications tasks due to the extension of the project by a further 6 months.**

REPORT

At its Ordinary Meeting of 27 May 2025, Council considered a report on the progress of the Strategic Water Planning Study (formerly the IWCMP program) and noted that the revised date for completion of all studies under the Safe and Secure Water Program is now 31 December 2025.

A workshop was held by PWA on 18 June 2025. The workshop notes and Issues Paper considered at the meeting are at Attachments 1 and 2.

PWA, as principal consultant for the majority of the work, provided a new timetable (see attachment 3), extending its expected delivery timeframe out to 31 December 2025.

Subsequently, Becscomm Pty Ltd, Council's communications consultant supporting the Project, has also now provided a revised community engagement program which meets the new dates and the requirements of the information workshop, including that Council formally support the revised engagement channels, being:

- Wordsworth Latest News;
- Council's E-newsletter;
- Council's Have Your Say Webpage; and
- Community Q + A sessions, e.g., focus groups, stakeholder interviews, information stalls.

Council staff have reviewed the necessary revised program of work for Becscomm which includes specific engagement with First Nations people, along with other stakeholders (attachment 4).

Noting the potential cost impacts of PWA's extension of the original project timeline, Council sought advice from the Grants Office (DCCEEW). In response to the advice from the Grants Office, Council undertook a review to ensure alignment between the expected costs of the Communications Program and the available grant funding provision for that work.

Additional funds are likely to be requested from the Grants Office for the salary component of the communications officer given the extension of the project from 31 December 2024 to 31 December 2025.

Council staff are undertaking a review of the total costs expended to date and the expected forward estimates through to project completion. If it is expected that the current grant allocation will be exceeded, Council will seek a commitment of additional funding from the funding partner - DCCEEW - to cover those additional predicted costs caused by PWA's revised completion date. Council has received a considerate hearing on this matter from the funding partner (DCCEEW) to date.

Update of the Communications Program and Inclusion of First Nations

1. As a result of the extension of funding to 31 December 2025 and the advice of DCCEEW, Council is liaising with its communications consultant Becscomm Pty to update its work program to align with that of PWA's Workshops. Council's Project Manager will take a coordinating role to ensure a coordinated approach to community & stakeholder engagement, with clear justification to the scale and scope, and taking into consideration the notes above.
2. These revised programs ensure that the program of work includes a diverse representative focus group of Uralla Shire Stakeholders that includes First Nations. PWA delivers information and detailed analysis of options while the engagement program of Becscomm (and the Council) is aimed at ensuring that all Uralla stakeholders are fully informed and engaged in the process. The review of the program ensures that First Nations stakeholders are consulted and that Becscomm works with Council's contract communications officer to ensure and maintain a more streamlined communications and engagement process.
3. The involvement of Council's team and Becscomm delivering its current program of works will ensure the strategic planning outcomes are achieved within the agreed funding envelope: eg levels of service, community preferences, water supply and sewerage issues, solutions, typical residential bills, etc.
4. Council staff have liaised with Becscomm to ensure that the proposed work plan (attachment 5) informs the Grants Office of Council's commitment to face-to-face engagement through follow up actions over and above the PWA's Workshops (e.g., focus Groups across the Uralla Shire, Bundarra, and the unserved areas). Council staff working with Becscomm will create a schedule for an information stall drop-in session.

Synopsis of the Current Project Situation

The current grant offered under the Deed of Agreement by the Department is up to \$855,315.00 (GST exclusive) based on a projected total project cost of \$950,350.00, or actual project costs whichever is the lesser. Council's requirement is to fund 10% of the end cost. Council's maximum expenditure exposure will be \$95,035 if the entire project budget is expended.

Next Steps

The following Milestones (which result in Council claiming payments under the Grant Deed) remain a key driver for the project team:

1. Milestone 4 – **"Water Security Options Assessment": Submit Draft Water Security Options Assessment to the Department for review** – Due 14 August 2025. – to be completed by PWA
2. Milestone 7 – **"Submit Options Report to Department for Review"** – Due 12 September 2025 – to be completed by PWA

To achieve these milestones the following dates have been scheduled:

- Workshop 2 - Options Assessment Technical Review - 8 September 2025
- Workshop 3 - Presentation of Draft Strategy Report - 25 November 2025

Deliverables and Dates

The following deliverables have been completed:

- Draft Water Security Report - 18 June 2025 - completed*
- Draft Issues Paper Report - 18 June 2025 - completed*
- Final Issues Paper Report - 30 June 2025 - completed*

Council has negotiated the following enabling deliverables and delivery timeframes with PWA:

- Draft Options Assessment Report - 5 September 2025
- Final Options Assessment Report - 17 September 2025
- Draft Strategy Report - 2 November 2025
- Final Strategy Report - 9 December 2025
- Drought and Emergency Response Contingency Plan - 16 December 2025

The various reports prepared by PWA and Becscomm (Council's public communications consultant) will:

- identify risks in managing town water and sewerage services and offer opportunities for improvement;
- provide a comprehensive 30-year strategy for resourcing via appropriate community input;
- ensure any necessary capital works are those which are essential and appropriately sized for the provision of appropriate, affordable, and cost-effective urban water services that meet community needs and protect public health and the environment into the future; and
- inform and support Council's Asset Management Planning by identifying the appropriate capital investment plan and by attracting co-funding (grants) under SSWP Stream 1 for essential high priority capital works.

CONCLUSION

Water security requires solutions that work locally and are cost-effective at scale. To survive a severe drought a community needs access to a large storage of water at the start of the drought. Solutions are capital-intensive and will require external funding. External funding support is available to water authorities which have a completed IWCMP (now called Strategic Water Planning Study).

Bodies in control of water funding expect water authorities to take an evidence-based approach to both options development, and the feasibility assessment of those options. The Strategic Water Planning Study is the appropriate vehicle for progressing such an evidence-based exploration of options, including viability, high-level costings, and community acceptance and willingness to pay.

COUNCIL IMPLICATIONS

Community Engagement/Communication

Informed community engagement of water supply options will include information on viability of each option to provide better water security, construction and operational costs, regulatory requirements, and risks. These will be addressed within the Strategic Water Planning Study.

Policy and Regulation

Nil.

Financial/Long Term Financial Plan

Council is eligible for further funding for capital works emanating from the IWCMP under the Safe and Secure Water Program (SSWP). A review of water supply options will give high-level cost estimates for design and construction works.

Asset Management/Asset Management Strategy

Development of alternative water supply options will be capital-intensive, requiring access to capital grants. It is important to demonstrate to funding bodies that a rational, evidence-based approach has been taken in options development and a business case consistent with Treasury guidelines.

Workforce/Workforce Management Strategy

Nil. Succession planning is a known issue in the Water & Sewer operations team, but this is normally considered in the Workforce Management Strategy and W&S Strategic Business Plan, rather than the Strategic Water Planning Study (IWCMP).

Legal and Risk Management

Secure water supply and quality to the communities of Uralla and Bundarra are a key risk especially with variations resulting from climate change.

Performance Measures

Completion of the Water Security Plan and its assessment of alternate water supply options and community acceptance.

Project Management

A dedicated project manager has been employed to manage both the Strategic Water Planning Study and the groundwater project; 90% funding is available under the IWCM grant program.

14.6 Uralla Swimming Pool 24/25 Season Report

Department:	Infrastructure & Development
Prepared By:	Manager Civil Infrastructure
Authorised By:	Director Infrastructure & Development

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	1.	We have an accessible inclusive and sustainable community
	2.	We drive the economy to support prosperity
	4.	We are an independent shire and well-governed community
Strategy:	1.2.	A safe, active and healthy shire
	2.3.	Communities that are well serviced with essential infrastructure
	4.1.	Informed and collaborative leadership in our community
	4.2.	A strategic, accountable and representative Council

SUMMARY

This report reviews the past season patronage and seeks to confirm the opening period for the Uralla Swimming Pool 2025/26 Summer Season.

RECOMMENDATION

That Council:

- 1. Notes the patronage at the Uralla Swimming Pool for the past 2024/25 summer season.**
- 2. Opens the Uralla Swimming Pool from Saturday 18th October 2025 until Sunday 29th March 2026 inclusive.**

REPORT**Pool Season 2024/25 Patronage**

The Uralla Swimming Pool last season opened on 19 October 2023 and continued to 30 March 2024.

While the number of Pool users did decline in the very last week in March 2024, monthly patronage was generally above the previous year with a notable decline during January 2025. It can also be noted that according to Bureau of Meteorology rainfall data for Uralla, the town recorded above mean rainfall for the month of January. The numbers for average daily attendance during each month for the 2024/25 season are shown with the percentage relative to the previous season:

October	36	55 %
November	49	116 %
December	94	117 %
January	57	69 %
February	51	95 %
March	22	140 %

Pool Season 2025/26 Opening Period

The Pool provides a facility for a range of community members as well as helping attracting visitors to the town. For the previous season, Council resolved to keep the Pool open for an extended period in March.

To maximise the service potential of the facility for the community, it is recommended that the opening period for the next summer season 2025/26 be similar to the previous season from Saturday 18 October 2024 until Sunday 29 March 2025.

Council's fees and charges have been adopted for the Pool and include the option for discounted books of tickets for both adults and children to encourage regular users at the facility.

CONCLUSION

It is recommended that Council arrange to open the Uralla Swimming Pool for the 2025/26 summer season as suggested in the recommendation to this report.

COUNCIL IMPLICATIONS**Community Engagement/Communication**

No specific community consultation has been undertaken as the report suggests continuing opening operations from the previous year.

Policy and Regulation

Operation of the Pool is managed within the requirements for public pools.

Financial/Long Term Financial Plan

Operation of the Swimming Pool (a community service provision) generates a financial pressure for Council given the costs of operation in a small rural community which will be unlikely to be recouped through entry fees. In return the Pool provides an important social and recreational facility for the community and schools in the area, as well as a healthy activity resource.

Asset Management/Asset Management Strategy

The opening period for the pool seeks to maximise community use and benefit of a Council-managed public asset.

Workforce/Workforce Management Strategy

The supervision of the facility is undertaken through deployment of Council staff from within the general fund area (usually depot operations) for the opening period. Additional training is being undertaken to provide supervisory assistance through the season.

Legal and Risk Management

The opening of the pool is considered a high priority for the integrity of the community and carries risk responsibilities including financial return and staff supervision for the safety of patrons.

Performance Measures

The operation of the Pool complies with Council's Strategy to have a safe, active and healthy shire and supports the current Delivery Plan Activity 1.2.4 to Maintain the service delivery of the Uralla community swimming pool on a seasonal basis. The key ongoing financial performance measure is the consideration, by Council at relevant intervals, of the actual costs of providing the service vs the actual revenue generated plus the perceived value of the community benefit generated by the service.

Project Management

The Pool is managed by staff within Council's Infrastructure and Development Department.

14.7 Draft Asset Management Strategy 2025**Department:** Infrastructure & Development**Prepared By:** Manager Assets**Authorised By:** Director Infrastructure & Development**Reference:** UINT/25/13938**Attachments:** 1. DRAFT Asset Management Strategy 2025-29 (under separate cover) [↗](#)**LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK**

Goal:	1.	We have an accessible inclusive and sustainable community
	2.	We drive the economy to support prosperity
	4.	We are an independent shire and well-governed community
Strategy:	1.4.	Access to and equity of services
	2.3.	Communities that are well serviced with essential infrastructure
	4.2.	A strategic, accountable and representative Council
	4.3.	An efficient and effective independent local government

SUMMARY

This report presents the *Draft Asset Management Strategy 2025-29* for Council's consideration.

Council sets its Asset Management Strategy as part of its Office of Local Government requirement for Integrated Planning and Reporting (IP&R) strategic documents. These documents are required to be endorsed within the first twelve (12) months of a new Council term.

RECOMMENDATION

That Council:

1. Seeks community feedback on the Draft Asset Management Strategy 2025-29 through public exhibition for a period of not less than 28 days.
2. Receive an updated report for further consideration if community feedback prompts material changes.
3. Adopt the Asset Management Strategy 2025-29 if there are no material changes received during the public exhibition period.

REPORT

Asset management planning is a key component of Uralla Shire Council's Resourcing Strategy, alongside long-term financial planning and workforce management planning. Together, these elements outline how work identified in the Community Strategic Plan will be delivered in Council's Delivery Program and Operational Plan, and how they will be effectively resourced.

The primary goal of asset management planning is to deliver the necessary level of service to the community in line with the Community Strategic Plan, while ensuring cost-effectiveness.

The Integrated Planning & Reporting Guidelines for Local Government in NSW (IP&R Guidelines) outline the requirements for the asset management policy and strategy to be updated within twelve (12) months of a

new Council term. These documents, in turn, support the Council's Community Strategic Plan and Delivery Programs.

The draft strategy is an update of Council's current infrastructure Strategy: Asset Management 2022-32 and has been reviewed by internal stakeholders and discussed at a Councillor Workshop on 8 July 2025, referencing the latest International Standards and the Integrated Planning & Reporting Guidelines. The Draft Policy: Asset Management 2025-29 is attachment 1.

The Strategy outlines the current state, key priorities, and a clear direction for the ongoing implementation and improvement of asset management practices across Uralla Shire Council. It sets out the framework to ensure that assets are planned, maintained, and renewed in a manner that is sustainable, transparent, and aligned with community expectations and financial capacity. By embedding principles of continuous improvement, evidence-based decision-making, and compliance with best practice standards, the Strategy supports Council's commitment to delivering consistent, fit-for-purpose infrastructure and services both now and into the future.

CONCLUSION

The *Draft Asset Management Strategy 2025-29* represents a significant advance in Council's overall asset management journey and maturity. It is now recommended to Council for consideration for public exhibition and to invite submissions from the public, and for adoption if no submissions or substantive changes arise during the exhibition period.

COUNCIL IMPLICATIONS

Community Engagement/Communication

The report proposes the document is placed on public exhibition for a period of not less than 28 days with submissions invited from the public.

Policy and Regulation

Asset Management Policy 2025

Local Government Act 1993

Local Government (General) Regulation 2021

Integrated Planning & Reporting Guidelines for Local Government

Financial/Long Term Financial Plan

Asset management is a key component of the Council's long term financial sustainability.

Asset Management/Asset Management Strategy

The Asset Management Strategy guides the implementation of consistent and sustainable asset management planning at Uralla Shire Council.

Workforce/Workforce Management Strategy

The strategy guides Councils staff resourcing and direction regarding workforce management.

Legal and Risk Management

Effective financial and asset management is a requirement of the *Local Government Act 1993*. Policies and Strategies are designed to mitigate Council's various risks. The risk associated with adopting the Strategy is considered low.

Performance Measures

Compliance with the *Local Government Act 1993* and the Integrated Planning & Reporting Guidelines for Local Government. National Assessment Framework maturity evaluation at the end of the document term.

Project Management

Director Infrastructure and Development; Asset Manager

14.8 Investments as at 30 June 2025

Department:	Corporate & Community
Prepared By:	Senior Finance Officer
Authorised By:	General Manager

SUMMARY

This report contains a summary of bank accounts, term deposits, cash management accounts and investments in structured credit instruments.

The investments have been made in accordance with section 625 of *Local Government Act 1993*, section 212 of the *Local Government (General) Regulations 2021*, and Council's *Investment Policy 2019*.

RECOMMENDATION

That Council notes:

- 1. The cash position as of 30 June 2025 consisting of:**
 - cash and overnight funds of \$3,730,535.
 - term deposits of \$24,550,000; and
 - total of cash and term deposits amount to \$28,280,535 as of 30 June 2025.
- 2. Restrictions are reconciled on a quarterly basis, and the reconciliation for the quarter ended 30 June 2025 will be finalised as part of the year-end financial audit. As per the recent reconciliation of restrictions as of 31 March 2025, the restricted fund balance was \$24,772,813, and the unrestricted fund balance was \$3,270,777.**

REPORT

Of the amount of cash disclosed in this report, not all the cash is available for unrestricted use by Council. Most of the cash has been set aside to meet external restrictions, being those funds that have been provided for specific purposes such as developer contributions, government grants, loans, water supplies, sewer services and refundable accommodation deposits (referred to in this report as McMaugh Garden's Bond Liability).

Additionally, a portion of the cash has been set aside to cover future commitments that Council has made relating to asset renewals, remediation works or leave provisions.

Current term deposits of \$24,550,000 spread over the next twelve months will receive interest rates ranging from 4.10% to 5.45%, with an average rate of 4.81%.

On 8 July 2025, the Reserve Bank of Australia (RBA) decided to leave the cash rate at 3.85%. This decision reflects the Board's cautious approach considering the March quarter inflation and ongoing economic uncertainties. Key concerns include domestic demand, labour market conditions, and global economic risks. Future adjustments to the cash rate will be guided by incoming economic data and the RBA's continuing assessment of inflationary pressures and employment trends.

McMaugh Gardens Bond Liability

As per the Department of Health's prudential guidelines, the Council is advised to disclose the amount of McMaugh Garden's Bond Liability in the investment report. Accordingly, McMaugh Garden's Bond Liability status as of 30 June 2025 is provided below:

Particulars	Amount
Opening balance as of 31/05/2025	5,175,000
Add: Bond received during the month	-
Less: Bond released during the month	(375,000)
Closing balance as of 30/06/2025	4,800,000

Breakdown of Council's Cash and Investments as of 30 June 2025

Institution	Account	Closing Balance 30 Jun 2025
National Australia Bank	Main Account	\$2,311,213
National Australia Bank	Trust Account	\$31,297
Regional Australia Bank	Cash Account	\$28,210
Professional Funds (0.15% above RBA cash rate)	Cash Account	\$1,359,815
Total Cash and Overnight Funds		\$3,730,535
Term Deposits	Investments	24,550,000
Total funds available as at 30 June, 2025		\$28,280,535

Movement of Term Deposit Investments by Each Bank in June 2025

Name of the Bank	S&P Rating	Allowable Investment Limit %	Max Investment Allowed	Opening Investments 31/05/25	Movement during the Month	Closing Investments 30/06/25	% of Actual Investment
National Australia Bank	A-1+	30%	7,365,000	6,800,000	-	6,800,000	28%
Bank of Queensland	A-2	30%	7,365,000	2,500,000	-	2,500,000	10%
Westpac Banking Corporation	A-1+	30%	7,365,000	5,200,000	-	5,200,000	21%
Commonwealth Bank	A-1+	30%	7,365,000	-	-	-	0%
Regional Australia Bank	A-2	30%	7,365,000	6,850,000	- 800,000	6,050,000	25%
Suncorp	A-1+	30%	7,365,000	3,000,000	1,000,000	4,000,000	16%
Total				24,350,000	200,000	24,550,000	100%

List of Term Deposits as of 30 June 2025

Name of the Bank	Term	Interest rate	Maturity	Investment Amount
National Australia Bank	12 months	5.45%	2/07/2025	500,000
National Australia Bank	12 months	5.45%	4/07/2025	600,000
Regional Australia Bank	11 months	5.05%	22/07/2025	500,000
Regional Australia Bank	11 months	5.05%	22/07/2025	1,000,000
Regional Australia Bank	12 months	5.00%	21/08/2025	800,000
Regional Australia Bank	12 months	5.00%	28/08/2025	1,000,000
Regional Australia Bank	5 months	4.62%	15/09/2025	500,000
National Australia Bank	12 months	4.90%	3/10/2025	500,000
Regional Australia Bank	12 months	4.95%	4/10/2025	700,000
Bank of Queensland	6 months	4.75%	7/10/2025	1,000,000
Bank of Queensland	11 months	5.00%	4/11/2025	500,000
Regional Australia Bank	11 months	4.93%	5/11/2025	800,000
Regional Australia Bank	11 months	4.93%	5/11/2025	750,000
Suncorp	11 months	5.00%	7/11/2025	1,000,000
Suncorp	11 months	5.00%	7/11/2025	500,000
Westpac Banking Corporation	12 months	5.19%	14/11/2025	1,500,000
Westpac Banking Corporation	6 months	4.20%	2/12/2025	1,000,000
Westpac Banking Corporation	12 months	5.06%	4/12/2025	1,000,000
Westpac Banking Corporation	12 months	5.06%	4/12/2025	1,000,000
National Australia Bank	12 months	4.90%	2/01/2026	500,000
Suncorp	11 months	4.72%	5/01/2026	500,000
Suncorp	12 months	4.95%	13/01/2026	1,000,000
National Australia Bank	12 months	4.90%	29/01/2026	1,000,000
National Australia Bank	12 months	4.75%	11/02/2026	1,000,000
National Australia Bank	12 months	4.60%	13/03/2026	500,000
Westpac Banking Corporation	12 months	4.62%	18/03/2026	700,000
National Australia Bank	12 months	4.35%	7/04/2026	700,000
National Australia Bank	12 months	4.25%	17/04/2026	1,000,000
National Australia Bank	12 months	4.20%	25/05/2026	500,000
Bank of Queensland	12 months	4.10%	2/06/2026	1,000,000
Suncorp	12 months	4.13%	12/06/2026	1,000,000
Total				24,550,000

CONCLUSION

I, Mustaq Ahammed, Manager Finance, hereby certify that the above investments have been made in accordance with section 625 of the *Local Government Act 1993*, section 212 of the *Local Government (General) Regulation 2021*, and Council's *Investment Policy 2019*.

14.9 Loans as at 30 June 2025

Department:	Corporate & Community
Prepared By:	Senior Finance Officer
Authorised By:	General Manager

SUMMARY

This report provides the Council with a reconciliation of borrowings as at the end of the reporting month.

RECOMMENDATION

That Council notes that the total loan position as of 30 June 2025 is \$1,158,097 with Loan 187 settled.

REPORT

This report is provided to inform the Council of the reconciliation of borrowings on a monthly basis. A reconciliation of borrowings for the month of May confirmed that the loan position as of 30 June 2025 is \$1,158,097.

The table below provide details of interest applied and instalments paid since the last report. Loan 190 instalments are paid quarterly.

Uralla Shire Council Loans as at 30 June 2025

	Purpose	Balance as at 31-May-2025	Interest Applied	Instalment Paid	Balance as at 30-Jun-2025
165	MGH Property	10,449	77	751	9,775
187	Undergrounding Power and Main Street Upgrade	987	31	1,018	0
188	Paving and Power Undergrounding	4,911	41	548	4,404
189	Bridge Construction	108,185	873	2,650	106,408
190	Bridge construction & industrial land development	1,037,510	-	-	1,037,510
	Total	1,162,042	1,022	4,968	1,158,097

CONCLUSION

I, Mustaq Ahammed, Chief Financial Officer hereby certify that the above borrowings have been made in accordance with the requirements of the *Local Government Act 1993* (sections 621 to 624) and the *Local Government (General) Regulation 2021* (section 230).

14.10 Policy Review

Department:	Corporate & Community
Prepared By:	Acting Manager Governance & Service Centre
Authorised By:	Acting Director Corporate & Community
Reference:	UINT/25/17823

Attachments:	1. DRAFT Investment Policy (under separate cover) ⇒
	2. DRAFT Disposal of Assets Policy (under separate cover) ⇒

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	4. We are an independent shire and well-governed community
Strategy:	4.1. Informed and collaborative leadership in our community
	4.2. A strategic, accountable and representative Council
	4.3. An efficient and effective independent local government

SUMMARY

The purpose of a policy is to document the Uralla Shire Council's intent, commitment and/or a position on a particular topic as well as ensure transparency and accountability.

This report presents the draft versions of the *Investment Policy* and the *Disposal of Assets Policy* that have been recently reviewed. This report seeks Council resolution to seek community feedback on the proposed policies through public exhibition.

RECOMMENDATION**That Council:**

- 1. Seeks community feedback on the Draft Investment Policy through public exhibition for a period of not less than 28 days.**
- 2. Seeks community feedback on the Draft Disposal of Assets Policy through public exhibition for a period of not less than 28 days.**
- 3. Receive updated reports for further consideration if community feedback prompts material changes.**
- 4. Adopts the Draft Investment Policy and Draft Disposal of Assets Policy if there are no material changes received during the public exhibition period.**

REPORT

Policy documents are important as they publicly describe the Council's intent, commitment and/or position on a particular topic and ensure transparency and accountability.

Reviewing policies provides the Council with the opportunity to identify improvements, review legislative compliance and ensure that existing policies achieving their purpose.

The following table provides a summary of the recently reviewed policies and amendments made.

Policy Name	Overview	Service Responsible	Requires Public Exhibition Y/N
Investment Policy	<p>Council has a fiduciary and legislative responsibility to manage public monies in a prudent and diligent manner. The Investment Policy sets the tone and expectations of Council and establishes guidelines and parameters for staff who are required to place the investments.</p> <p>NOTE – this draft Policy proposes that Council use the Standard & Poor's (S&P) long term credit ratings (or Moody's or Fitch equivalents) as an investment portfolio parameter.</p> <p>Against this standard some of the current investments (for example Regional Australia Bank) will need to be reduced to meet the investment exposure to a single ADI limits. The Policy provides provisions to achieve this.</p>	Finance	Y
Disposal of Assets Policy	<p>This Policy is designed to provide a transparent and accountable framework for the disposal of surplus Council assets (excluding real property), ensuring compliance with ethical standards, alignment with asset management strategies, consideration of lifecycle value, and support for environmental and legislative obligations.</p>	Plant Fleet & Workshop	Y

COUNCIL IMPLICATIONS

Community Engagement/Communication

Council's practice of placing draft policies on public exhibition ensures transparency and allows the community to provide input. This inclusive approach helps build public trust and ensures that policies reflect community expectations while supporting Council's financial sustainability.

Draft policies are referred to internal subject matter experts and MANEX for review prior to reporting to Council.

Policy and Regulation

The reviewed policies are aligned with relevant legislation, including the Local Government Act 1993 and other regulatory frameworks. The Investment Policy complies with the Ministerial Investment Order, APRA

regulations, and Australian Accounting Standards. The Disposal of Assets Policy aligns with the Modern Slavery Act 2018, and the Climate Change (Net Zero Future) Act 2023.

Financial/Long Term Financial Plan

A key intent of policy review is to reduce financial risk and improve cost-efficiency. The Investment Policy promotes prudent financial management, capital preservation, and liquidity. The Disposal Policy supports value-for-money principles and enables rationalisation of underutilised assets.

Asset Management/Asset Management Strategy

The Disposal Policy supports the Asset Management Plan through responsible asset retirement and lifecycle costing.

Workforce/Workforce Management Strategy

The policy framework supports staff by clarifying responsibilities and encouraging training. This reduces the likelihood of procedural errors that could result in financial or reputational costs to Council. The Investment Policy outlines delegated authority and ethical conduct expectations, while the Disposal Policy defines roles and responsibilities for asset disposal.

Legal and Risk Management

Policies serve as internal controls that mitigate legal and financial risks. The Investment Policy includes risk management guidelines covering credit, market, liquidity, and maturity risks. The Disposal Policy integrates risk assessments into disposal decisions and ensures compliance with ethical and environmental standards.

Performance Measures

Policy implementation will be tracked through specific Operational Plan Action Items, with progress reported to Council on a regular basis.

Project Management

The Policy/Executive Directive Register will be maintained by the Manager, Governance and Service Centre, who will coordinate relevant teams for policy/ reviews as required.

14.11 Participation in the 2025-26 Rural Doctors Network Bush Bursary Program

Department:	Corporate & Community
Prepared By:	Acting Director Corporate & Community
Authorised By:	General Manager
Reference:	UINT/25/17333
Attachments:	1. Formal Invitation - NSW Rural Doctors Network Bush Bursary Program 2025-26 (under separate cover) 🔗
LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK	
Goal:	1. We have an accessible inclusive and sustainable community
Strategy:	1.4. Access to and equity of services

SUMMARY

The purpose of this report is for Council to determine if it will or will not participate in the Rural Doctors Network Bush Bursary Program in 2025-26.

RECOMMENDATION

That Council:

1. Participates in the 2025-26 Rural Doctors Network Bush Bursary Program provided that a suitable placement can be arranged in Uralla; and
2. Allocates \$1,500 for the sponsorship of one medical student; or
3. Allocates \$3,000 for the sponsorship of two medical students.

That Council does not participate in the Bush Bursary Program in 2025-26.

REPORT

The NSW Rural Doctors Network (**RDN**) has invited Council to participate in the annual Rural Doctors Network Bush Bursary program in 2025-26 (**Bush Bursary**). Council has previously participated in the program in 2018, 2019, 2023 and 2024 on the proviso that the medical student attend at one of the Uralla based medical practices.

About the Bush Bursary

Bush Bursaries are provided to selected medical, midwifery, and nursing students in NSW/ACT with up to \$1,500 each to assist with the costs associated with participating in the program, including travel to and from the placement, meals, and other discretionary spending during the placement.

Recipients are paired up by RDN and spend two weeks on a placement in country NSW during their university holidays. The placement aims to provide a rural immersion experience by combining the enjoyable aspects of country life and rural medicine.

The program is funded by individual rural councils and community groups across NSW. Available placement locations may differ each year due to the involvement of different councils.

Placements are typically undertaken between November and January, but can be at different times of the year if circumstances require. Itineraries and accommodation are coordinated by the rural councils hosting the placement.

Students not honouring their commitment to undertake a rural placement and subsequently provide the necessary documentation from their experiences are required to pay back all money granted to them.

Who is eligible for the Bush Bursary?

To be eligible to apply for the Bush Bursary, students must meet the following requirements:

- Be an Australian or New Zealand citizen or permanent resident of Australia.
- Enrolled in a NSW or ACT university in:
 - First or second year medical degree;
 - Any year nursing degree;
 - Any year midwifery degree.
- Completed all university study requirements at the time of application;
- Read and understood the information set out in the Program Guidelines.

Both rural and urban based students are eligible to apply for the program.

Benefit to the Shire Community

Participation in the Scholarship program would allow Council to take advantage of the opportunity for one or two students to be placed in the community with medical practitioners, aged or community care, and mental health practitioners for a two-week period.

The letter from the RDN inviting Council to sponsor the 2025-26 Scholarship program is contained at Attachment A to this report.

The letter says “research has shown the program to be an effective strategy in inspiring students to pursue careers in rural health. A longitudinal study tracking the career choices and practice locations of program participants from 1996 to 2006 was completed in 2012. Some key findings from that research highlight the efficacy of this program: 25% of previous scholarship holders were still working in a rural or regional area at the time of the survey, with even more participants having spent their first three postgraduate years in a non-metropolitan hospital. These figures equate to a combined total of 140 years spent in the non-metropolitan health workforce, demonstrating a high prevalence of program participants spending an important and formative part of their careers as junior doctors in rural or regional settings.”

COUNCIL IMPLICATIONS**Community Engagement/Communication**

Nil

Policy and Regulation

Participation in the program would align with Council’s Community Strategic Plan strategic goal 1.4 Access to and equity of services – Community Minded partnering with the RDN to support better medical services in the community.

Financial/Long Term Financial Plan

Council will need to resolve to allocate the funding to participate in the program as it is not currently funded in Council’s budget for this financial year.

Asset Management/Asset Management Strategy

Nil

Workforce/Workforce Management Strategy

There will be limited staff resources required to liaise with the RDN, the participating Uralla based medical practice, and the sponsored Bush Bursary student.

Legal and Risk Management

Council will be supporting by providing funding only and will not carry any risk as the program is run by the RDN.

Performance Measures

Students not honouring their commitment to undertake a rural placement and subsequently provide the necessary documentation from their experiences are required to pay back all money granted to them.

Project Management

Staff resources as delegated by the Acting Director Corporate Community.

14.12 Register Resolutions Actions Status as at 16 July 2025

Department: General Manager's Office**Prepared By:** Executive Assistant**Authorised By:** General Manager**Reference:** UINT/25/17879

Attachments: 1. Resolution Actions Status as at 16 July 2025 (under separate cover) [⇒](#)

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK**Goal:** 4. We are an independent shire and well-governed community**Strategy:** 4.1. Informed and collaborative leadership in our community

SUMMARY

The purpose of this report is to provide Council with the Resolution Action Status updates.

RECOMMENDATION

That Council notes the Resolution Actions Status Report as at 16 July 2025.

REPORT

Following every council meeting, the resolutions of Council which require action are compiled. This document is referred to as the Resolutions Action Status Report.

The purpose of the Resolutions Action Status Report is to enable Council to monitor progress of resolutions until they are actioned.

Once resolutions have been completed they are removed automatically from the report.

CONCLUSION

The Resolutions Action Status Report is presented to Council at each Ordinary/Extraordinary Meeting.

15 CONFIDENTIAL MATTERS

RECOMMENDATION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 10A(2) of the *Local Government Act 1993*:

15.1 RFT P00824:Tender for Collection and Processing of Scrap Metal

This matter is considered to be confidential under Section 10A(2) - d(i) of the *Local Government Act 1993*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

15.2 Evaluation Report - Commercial in Confidence - Bitument Emulsion - T192526NEC

This matter is considered to be confidential under Section 10A(2) - d(i) and d(ii) of the *Local Government Act 1993*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and information that would, if disclosed, confer a commercial advantage on a competitor of the council.

15.3 Review of organisational structure

This matter is considered to be confidential under Section 10A(2) - a of the *Local Government Act 1993*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with personnel matters concerning particular individuals (other than councillors).

16 COMMUNICATION OF COUNCIL DECISION

17 CONCLUSION OF MEETING