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ATTACHMENTS

ORDINARY COUNCIL MEETING

UNDER SEPARATE COVER

Tuesday, 22 July 2025

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MINUTES of

ORDINARY COUNCIL MEETING

Held on 24 June 2025 at 4:00 PM

Attendance at Meeting:

Councillors: Mayor R Bell (Chair)
Deputy Mayor T O'Connor
Cr S Burrows
Cr L Doran
Cr A Blakester
Cr D Mailler
Cr J Philp
Cr K Arnold

Apologies: Cr L Petrov on Leave

Staff: Ms T Averay, General Manager
Mr M Raby, Director, Infrastructure & Development
Mr B Dyer, Acting Director Corporate & Community
Mr S Williams, Acting Manager Governance
Mr M McLindin, Group Manager Infrastructure Services
Mr M Ahammed, Manager Finance & IT
Ms W Westbrook, Executive Assistant

ORDINARY COUNCIL MEETING MINUTES

24 JUNE 2025

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AUDIO: <https://urallashirecouncil.podbean.com/e/24th-june-ordinary-meeting-of-uralla-shire-council/>

UNCONFIRMED

ORDINARY COUNCIL MEETING MINUTES

24 JUNE 2025

1 OPENING & WELCOME

The Chair declared the meeting opened at 4:00pm.

2 PRAYER

The Chair recited the Uralla Shire Council prayer.

3 ACKNOWLEDGEMENT OF COUNTRY

The Chair read the acknowledgement of country.

4 WEBCAST INFORMATION

The Chair advised the meeting was recorded, with the recording to be made available on Council's website following the meeting and reminded the attendees from making defamatory statements.

ADDRESS TO COUNCIL

Senior Constable Chris Jordan from Uralla Police Station attended the meeting and addressed Council on the police presence in Uralla. Inspector Tracey Freeman and Constable Connor Williams also attended the meeting with Senior Constable Chris Jordan.

5 APOLOGIES & APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS**ON LEAVE****RESOLUTION 51.06/25**

Moved: Cr Sarah Burrows

Seconded: Cr Jen Philp

That the leave approved for Cr Lone Petrov be noted.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0**6 DISCLOSURE & DECLARATIONS OF INTEREST/S**

Deputy Mayor Tom O'Connor declared non-significant non-pecuniary interest in relation to item 14.9 due to being the General Manager at the commencement of the application the subject of the report.

ORDINARY COUNCIL MEETING MINUTES

24 JUNE 2025

7 CONFIRMATION OF MINUTES**7.1 CONFIRMATION OF MINUTES ORDINARY MEETING HELD 27 MAY 2025****RESOLUTION 52.06/25****Moved:** Cr David Mailler**Seconded:** Cr Leanne Doran**That Council adopts the minutes of the Ordinary Meeting held 27 May 2025 as a true and correct record.****For:** Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**Absent:** Cr Lone Petrov**CARRIED 8/0****8 URGENT, SUPPLEMENTARY, AND LATE ITEMS OF BUSINESS (INCLUDING PETITIONS)**

Nil.

9 WRITTEN REPORTS FROM DELEGATES**9.1 MAYOR'S ACTIVITY REPORT FOR MAY 2025****RESOLUTION 53.06/25****Moved:** Mayor Robert Bell**Seconded:** Cr Adam Blakester**That Council receive the Mayor's Activity report for May 2025.****For:** Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**Absent:** Cr Lone Petrov**CARRIED 8/0****10 PUBLIC FORUM**

Nil

ORDINARY COUNCIL MEETING MINUTES

24 JUNE 2025

11 MAYORAL MINUTE**11.1 MAYORAL MINUTE - VOLUNTEERS WEEK 2025****RESOLUTION 54.06/25****Moved:** Mayor Robert Bell**Seconded:** Cr Sarah Burrows**That Council receive the Mayoral Minute – Volunteers Week 2025.****For:** Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**Absent:** Cr Lone Petrov**CARRIED 8/0****12 NOTICE OF MOTION/QUESTIONS WITH NOTICE**

Nil

13 REPORT OF COMMITTEES**13.1 BUNDARRA SCHOOL OF ARTS HALL AND COMMUNITY CONSULTATIVE S355 COMMITTEE - DRAFT MINUTES OF MEETING HELD 11 JUNE 2025****RESOLUTION 55.06/25****Moved:** Cr Jen Philp**Seconded:** Cr Leanne Doran**That Council receives the draft minutes of the Bundarra School of Arts Hall and Community Consultative s355 Committee Meeting held 11 June 2025.****For:** Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**Absent:** Cr Lone Petrov**CARRIED 8/0**

ORDINARY COUNCIL MEETING MINUTES

24 JUNE 2025

13.2 URALLA LOCAL TRAFFIC COMMITTEE (ULTC) - MINUTES OF MEETINGS HELD 5TH JUNE 2025 AND 2ND APRIL 2025**RESOLUTION 56.06/25****Moved:** Cr David Mailler**Seconded:** Cr Leanne Doran

That Council receive the Minutes of the Uralla Local Traffic Committee (ULTC) meeting held on 5th June 2025 incorporating the Out of Session papers circulated on 2nd April 2025 and notes the decisions of the Committee.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0**14 REPORTS TO COUNCIL****14.1 URALLA SHIRE LOCAL HOUSING STRATEGY - ENGAGEMENT REPORT AND FINAL DRAFT****RESOLUTION 57.06/25****Moved:** Cr Sarah Burrows**Seconded:** Cr David Mailler

That Council defer the Uralla Shire Local Housing Strategy report to the July 2025 Ordinary Meeting.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0

ORDINARY COUNCIL MEETING MINUTES

24 JUNE 2025

14.2 DRAFT 2025 - 2026 OPERATIONAL PLAN AND BUDGET

RESOLUTION 58.06/25

Moved: Deputy Mayor Tom O'Connor

Seconded: Cr Leanne Doran

That Council adopts the draft 2025-2026 Operational Plan incorporating the 2025/2026 Annual Budget with minor amendments received from Councillors.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0

14.3 DRAFT COMMUNITY STRATEGIC PLAN 2025-2034 AND DRAFT DELIVERY PROGRAM 2025-2029;

RESOLUTION 59.06/25

Moved: Cr Sarah Burrows

Seconded: Cr Adam Blakester

That Council adopts the draft Community Strategic Plan 2025-2034 and the draft Delivery Program 2026-2029.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0

14.4 DRAFT RESOURCING STRATEGY 2025-2034

RESOLUTION 60.06/25

Moved: Cr David Mailler

Seconded: Deputy Mayor Tom O'Connor

That Council adopts the Resourcing Strategy 2025-2034.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Crs Lone Petrov

CARRIED 8/0

ORDINARY COUNCIL MEETING MINUTES

24 JUNE 2025

14.5 POLICY REVIEW

RESOLUTION 61.06/25

Moved: Cr Sarah Burrows

Seconded: Cr David Mailler

That Council:

1. Exhibits the Draft Procurement Policy for 28 days.
2. Exhibits the Draft Climate Change Policy for 28 days.
3. Exhibits the Kerbside Recycling Contamination Policy for 28 days.
4. Exhibits the Water Flow Restriction Policy for 28 days.
5. Rescinds the Gifts & Benefits Policy 2020.
6. Rescinds the Adverse Events Plan 2021.
7. Receive a further report on completion of the exhibition periods for the Draft Procurement Policy, Draft Climate Change Policy, Draft Kerbside Recycling Contamination Policy and Water Flow Restriction Policy should any submissions prompting material change be received.
8. Adopts the Draft Procurement Policy, Draft Climate Change Policy, Draft Kerbside Recycling Contamination Policy and Water Flow Restrictions Policy should no submissions prompting material change to these policies be received.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0

14.6 POST-EXHIBITION AMENDMENTS: 2025/2026 FEES AND CHARGES SCHEDULE

RESOLUTION 62.06/25

Moved: Cr David Mailler

Seconded: Cr Sarah Burrows

That Council:

1. Exhibits the proposed new and amended fees and charges for not less than 28 days, noting minor amendments identified by Councillors.
2. Receives a further report on any submissions received.
3. Adopts the proposed new and amended fees and charges should no submissions be received.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0

ORDINARY COUNCIL MEETING MINUTES

24 JUNE 2025

14.7 LOANS AS AT 31 MAY 2025

RESOLUTION 63.06/25

Moved: Deputy Mayor Tom O'Connor

Seconded: Cr Adam Blakester

That Council notes that the total loan position as of 31 May 2025 is \$1,162,042.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0

14.8 INVESTMENTS AS AT 31 MAY 2025

RESOLUTION 64.06/25

Moved: Deputy Mayor Tom O'Connor

Seconded: Cr Jen Philp

That Council notes that:

1. The cash position as of 31 May 2025 consisting of:
 - cash and overnight funds of \$2,850,189;
 - term deposits of \$24,350,000; and
 - total of cash and term deposits amount to \$27,200,189 as of 31 May 2025.
2. Restrictions are reconciled on a quarterly basis. Therefore, no updates have been made to the restrictions this period. As of 31 March 2025, the restricted fund balance was \$24,772,813 and the unrestricted fund balance was \$3,270,777.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0

ORDINARY COUNCIL MEETING MINUTES

24 JUNE 2025

At 5:52 pm, Deputy Mayor Tom O'Connor left the meeting declaring a conflict of interest on item 14.9.

14.9 LOCAL GOVERNMENT BOUNDARY ADJUSTMENT BETWEEN URALLA LGA AND TAMWORTH REGIONAL LGA (MINOR) - LOT 1 DP878529 - RETREAT ROAD RETREAT 2355

RESOLUTION 65.06/25

Moved: Cr Sarah Burrows

Seconded: Cr Jen Philp

That Council:

1. Proceeds under section 218 (E) of the Local Government Act 1993 with the proposal to effect a minor Local Government boundary adjustment, with the support of Tamworth Regional Council.
2. Authorises making an application to the Minister and the Governor recommending that Lot 1 DP 878529 currently with the Tamworth Regional Local Government Area be incorporated by the boundary adjustment into the Uralla Shire Local Government Area.
3. Notes that the following standard provisions will be included in the Proclamation:
 - a. *Rates and Charges*
 - i. *Appropriate arrangements are to be made in relation to the payment of any outstanding rates and charges over the rateable land affected by this Proclamation.*
 - ii. *The General Manager of Uralla Shire Council and the General Manager of Tamworth Regional Council are to reach a negotiated agreement on the nature of those arrangements.*
 - iii. *In the event that the General Managers of Uralla Shire Council and Tamworth Council cannot come to a negotiated agreement on the matter of rates and charges, the councils shall request that the Minister for Local Government make a determination in that matter.*
4. Delegates authority to the General Manager to execute required documentation.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Crs Tom O'Connor and Lone Petrov

CARRIED 7/0

At 5:55 pm, Deputy Mayor Tom O'Connor returned to the meeting.

ORDINARY COUNCIL MEETING MINUTES

24 JUNE 2025

14.10 REGISTER RESOLUTIONS ACTIONS STATUS AS AT 18 JUNE 2025

RESOLUTION 66.06/25

Moved: Cr Sarah Burrows

Seconded: Cr David Mailler

That Council notes the Resolution Actions Status Report as at 18 June 2025.

For: Crs Robert Bell, Sarah Burrows, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Cr Leanne Doran

Absent: Crs Lone Petrov

CARRIED 7/1

PROCEDURAL MOTION - BREAK

RESOLUTION 67.06/25

Moved: Cr David Mailler

Seconded: Cr Adam Blakester

The Chair called for dinner at 6:14pm.

CARRIED

PROCEDURAL MOTION - RETURN

RESOLUTION 68.06/25

Moved: Cr David Mailler

Seconded: Cr Kath Arnold

The Chair reconvened the meeting at 6.51pm.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0

ORDINARY COUNCIL MEETING MINUTES

24 JUNE 2025

15 CONFIDENTIAL MATTERS**RESOLUTION 69.06/25****Moved:** Cr Leanne Doran**Seconded:** Cr David Mailler

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 Audit Risk & Improvement Committee Quarterly update

This matter is considered to be confidential under Section 10A(2) - f 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 details of systems and/or arrangements that have been implemented to protect council, councillors, staff and Council property.

15.2 Aged Care Compliance & Assurance Committee

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).

15.3 Tender for Bulk Fuel, Oils, Lubricants and Ad Blue

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.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0**RESOLUTION 73.06/25****Moved:** Cr Jen Philp**Seconded:** Deputy Mayor Tom O'Connor

That Council return to Open Session of Council and that resolutions of Closed Session of Council become the resolutions of Open session of Council.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0

ORDINARY COUNCIL MEETING MINUTES

24 JUNE 2025

16 COMMUNICATIONS OF COUNCIL DECISIONS

The Chair communicated the Council decisions from the closed session.

15.1 AUDIT RISK & IMPROVEMENT COMMITTEE QUARTERLY UPDATE**RESOLUTION 70.06/25**

Moved: Cr Adam Blakester

Seconded: Cr Sarah Burrows

That Council notes the Audit Risk & Improvement Committee Quarterly Report from the meeting held on 2nd June 2025.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0**15.2 AGED CARE COMPLIANCE & ASSURANCE COMMITTEE****RESOLUTION 71.06/25**

Moved: Deputy Mayor Tom O'Connor

Seconded: Cr Jen Philp

That Council:

- 1. Notes that no submissions were received during the public exhibition period for the Aged Care Compliance and Assurance Committee Terms of Reference (May 2025) and that no changes are recommended.**
- 2. Adopts the Aged Care Compliance and Assurance Committee Terms of Reference (May 2025) as attached.**
- 3. Appoints the following individuals as independent voting members of the Aged Care Compliance and Assurance Committee (Committee), for a term aligned with the adopted Terms of Reference:**
 - (a) Dr Meredith Caelli.**
 - (b) Peta Cooper.**
 - (c) Raffaele D'Angelo.**
- 4. Appoints Dr Meredith Caelli as Chair of the Committee.**

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0

ORDINARY COUNCIL MEETING MINUTES

24 JUNE 2025

15.3 TENDER FOR BULK FUEL, OILS, LUBRICANTS AND AD BLUE

RESOLUTION 72.06/25

Moved: Cr David Mailler

Seconded: Deputy Mayor Tom O'Connor

That Council

1. Awards the contract for the supply of Bulk Fuel – Distillate and ULP for the period 1 July 2025 to 30 June 2027, to Campbells;
2. Notes a provision for a one-year extension based on satisfactory supplier performance, which may, if executed, take that contract through to 30 June 2028.

For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold

Against: Nil

Absent: Cr Lone Petrov

CARRIED 8/0

17 CONCLUSION OF MEETING

The meeting was closed at 7.30pm.

Joint Submission to the Senate Inquiry into Illicit Tobacco and Unregulated Vaping

Submitted by Councils of the Northern Tablelands Region, New South Wales

1. Introduction

This submission is made jointly by the local councils of the Northern Tablelands region of New South Wales, representing the communities of Glen Innes, Armidale, Walcha, Inverell, Tenterfield and Uralla.

Our councils have observed a significant increase in the number of tobacconist outlets across our towns many of which are trading in products suspected to be non-compliant with Australian public health and customs laws, including illicit tobacco and vaping products which are only permissible to be sold in pharmacies. ~~non-prescription vaping products.~~

This submission responds to the growing concern about the proliferation of these operations and their impact on community health, safety, youth exposure to harmful products, and the ability of local governments to respond within current planning and regulatory frameworks.

2. Key Issues Observed Across Our Region

2.1 Growth of Unregulated Tobacconist Outlets

Over the past 18–24 months, our councils have noted the rapid emergence of tobacconist-style retail premises, often:

- Occupying main street or high-traffic retail locations.
- Operating under generic or obscured signage.
- Stocking products that are believed to be non-duty paid cigarettes and/or nicotine vaping products not lawfully sold in Australia other than in pharmacies.

2.2 Lack of Planning Controls and Oversight

Currently, there is no standalone land use definition for “Tobacconist” in the NSW planning system. These outlets are approved under broad use classes such as “shop” or “retail premises,” making it difficult for councils to:

- Assess the specific risks associated with the proposed land use.
- Apply targeted development consent conditions.
- Refuse or regulate the proliferation of high-risk tobacco outlets in sensitive locations (e.g., near schools, youth centres, or residential zones).

2.3 Enforcement Constraints

Council staff, local police, and community members have reported suspected:

- Sales of non-prescription nicotine vapes.
- Availability of flavoured tobacco products that appeal to minors.
- Distribution of cigarettes believed to be smuggled or counterfeit.

However, enforcement is hampered by:

- Overlapping authority between local, state, and federal agencies.
- Lack of local consent controls to regulate land use or impose proactive compliance conditions.
- Difficulty in distinguishing legitimate retailers from unlawful or non-compliant operators under current legal definitions.

3. Public Health and Community Impacts

Councils are deeply concerned about:

- The **targeting of children and young people** through bright packaging and flavoured vaping products.
- **Increased youth uptake** of nicotine via unregulated retail access and short and long term health effects of the inhalation of nicotine and other chemicals (including known carcinogens) reputed to be contained in these vaping devices and products .
- The undermining of **public health policy** and national tobacco control efforts.
- The **loss of legitimate retail trade** and reputational harm to main street precincts.
- The strain on **law enforcement and regulatory agencies** responding to illegal trade.

4. Proposed Reforms and Planning Response

Our councils strongly support reform of the planning framework as a critical tool to complement law enforcement and public health responses.

We call on the Senate to recommend coordination with the NSW Government to implement the following planning-based measures:

4.1 Create a New Land Use Definition – “Tobacconist”

Amend the **Standard Instrument – Principal Local Environmental Plan** to define “Tobacconist” as a separate land use. This will allow councils to:

- Prohibit or permit tobacconists in specific zones.
- Require development consent with tailored conditions.
- Distinguish between tobacconists and general retail uses.

4.2 Exclude Tobacconists from Broader Retail Categories

Tobacconists should be excluded from the generic definitions of “shop,” “retail premises,” and “specialised retail premises” to avoid default approval pathways and require a specific consent process.

4.3 Introduce Transitional Provisions for Existing Premises

Existing tobacconists should be deemed to have development consent **subject to compliance with:**

- The *Public Health (Tobacco) Act 2008* (NSW).
- The *Therapeutic Goods Act 1989* (Cth).
- The *Customs Act 1901* (Cth), especially regarding import restrictions.
- Prohibitions on the sale of illicit or unlawful products, including non-prescription nicotine vapes and flavoured tobacco.

This approach ensures compliance is embedded into planning approvals, enabling councils to act against non-compliant uses.

5. Recommendations to the Senate Inquiry

We respectfully recommend that the Senate Inquiry:

1. Recognise the critical role of local governments in responding to the impacts of unregulated tobacconists and illegal tobacco sales at the community level.
2. Encourage state planning authorities (e.g., the NSW Department of Planning, Housing, and Infrastructure) to:
 - Implement planning instrument amendments as proposed.
 - Support councils through a model LEP amendment and guidelines.
3. Support integrated enforcement mechanisms between local councils, NSW Health, federal customs, and law enforcement to address unlawful products and premises.
4. Fund public health education campaigns targeted at regional and rural youth, where enforcement capacity is lower, but product access is increasing.

6. Conclusion

This submission represents a unified voice from councils in the Northern Tablelands. Our communities are disproportionately affected by the rise of illegal tobacco operations and the lack of regulatory levers at the local level.

We stand ready to collaborate with the Commonwealth and NSW Governments to implement reform and protect our residents—especially children and young people—from the harms of unregulated nicotine access.

Glen Innes Severn Council – Annexures to Open Ordinary Meeting – 19 June 2025

Item 11.1

Signed the Mayors of the Northern Tablelands,

Mayor Margot Davis, Glen Innes Severn Council

Annexure D

Mayor Sam Coupland, Armidale Regional Council

Mayor Eric Noakes, Walcha Council

Mayor Kate Dight, Inverell Shire Council

Mayor Bronwyn Petrie, Tenterfield Shire Council

Mayor Robert Bell, Uralla Shire Council

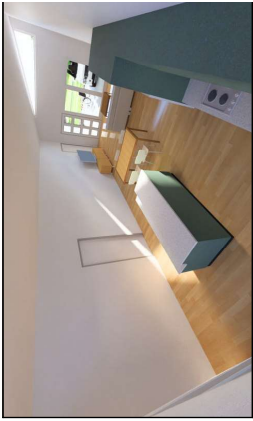
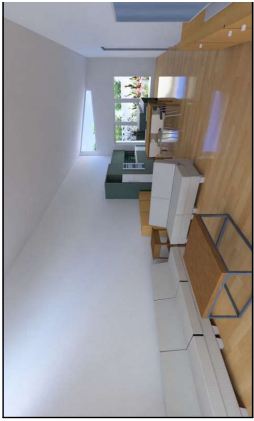
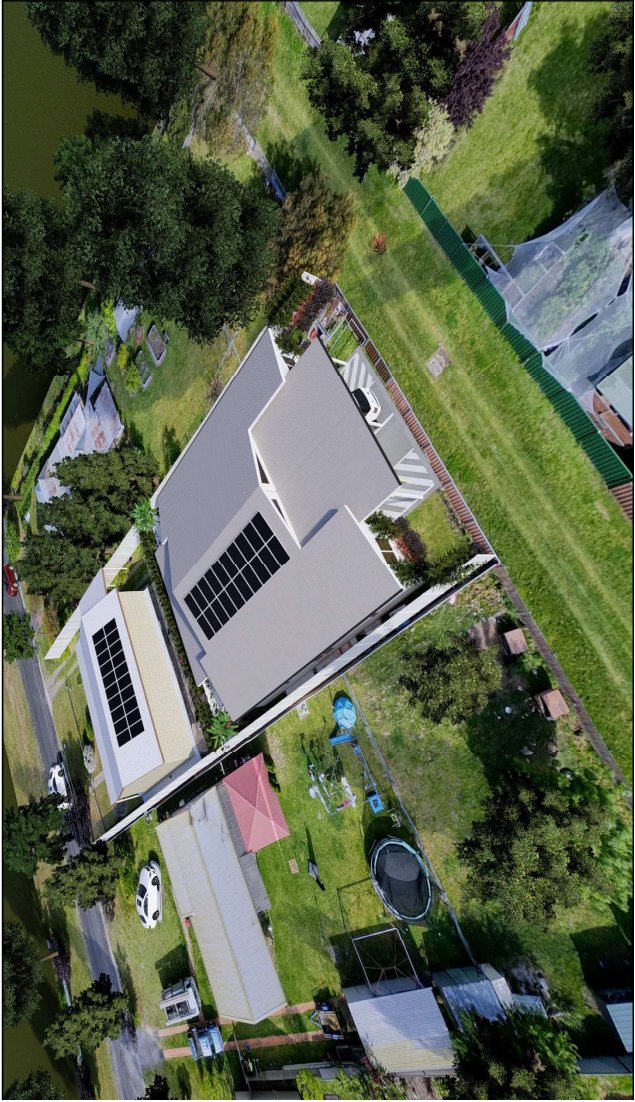
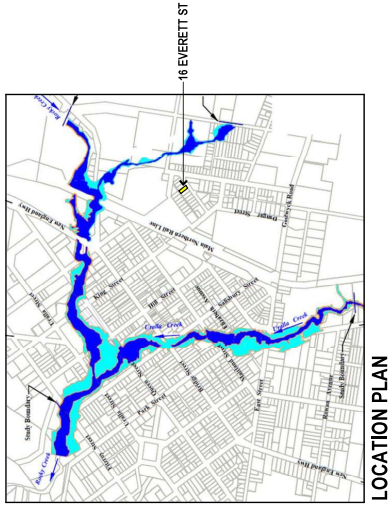
Thursday the 19th of June 2025




PROPOSED DEVELOPMENT APPLICATION FOR
MULTI-DWELLING HOUSING DEVELOPMENT
FOR THE MOYCH ABORIGINAL CORPORATION
AT 16 EVERETT STREET, URALLA


AWING INDEX


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CONCEPT LANDSCAPING PLAN
CONCEPT ELECTRICAL LAYOUT
ELEVATIONS & SCHEDULE OF EXTERIOR FINISHES
SECTION & BASK COMMITMENTS
LIVABLE POOLING DETAILS




**MOYCH ABORIGINAL CORPORATION**

**NSW GOVERNMENT**

**Burbangana Group**
Working together, community matters.
www.burbangana.com.au
1800 641 612

**NSW GOVERNMENT**

**NSW GOVERNMENT**

**Certificate No. #HR-DVAM02-22**
This certificate is valid for the duration of the development.
Development Name: 16 Everett St, Uralla, NSW
Property Address: 16 Everett St, Uralla, NSW
Certificate No: #HR-DVAM02-22
Date of Issue: 12/07/2025

**Grounded Works**
Design Studio
16 Everett St, Uralla, NSW
Phone: 0451 314 792
Email: info@groundedworks.com.au

**TITLE PAGE**
16 Everett St, Uralla, NSW
16 Everett St, Uralla, NSW
16 Everett St, Uralla, NSW
16 Everett St, Uralla, NSW

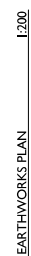




SITE PLAN 1:200

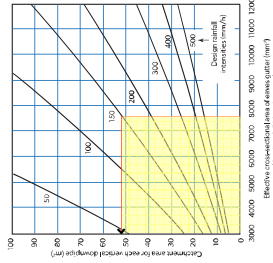
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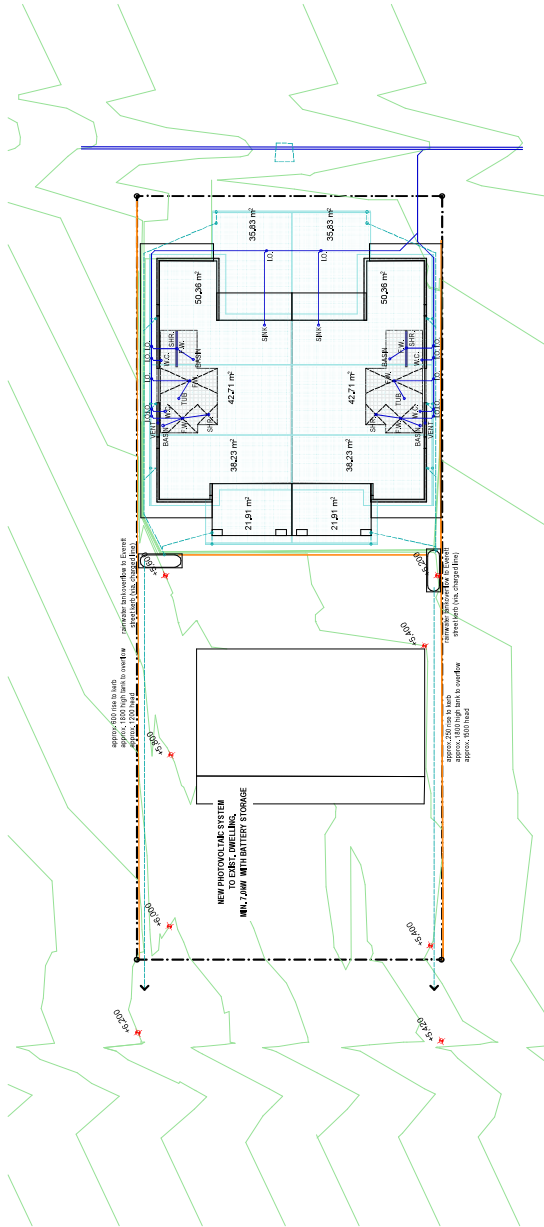


USIGHT gutter areas and downpipes.

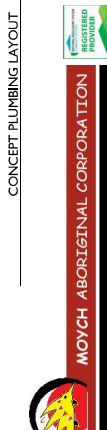
Cross-sectional area of eave gutters required for various roof pitches and wind speeds (where gradient of gutter is 1:500 and stepped). (Adapted from AS/NZS 1500.3:2015).



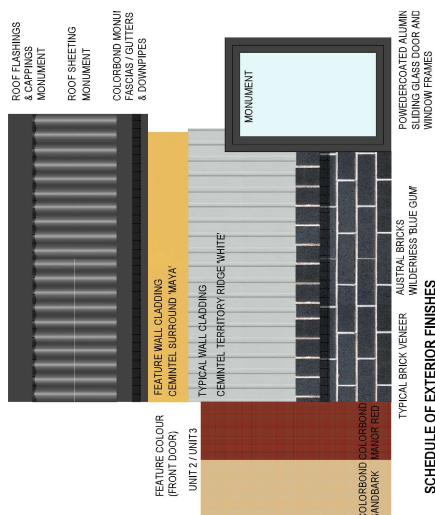
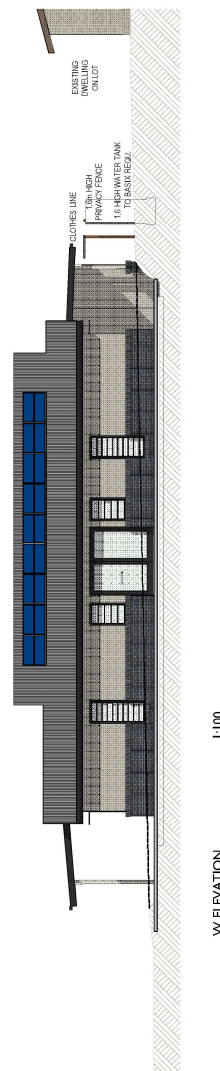
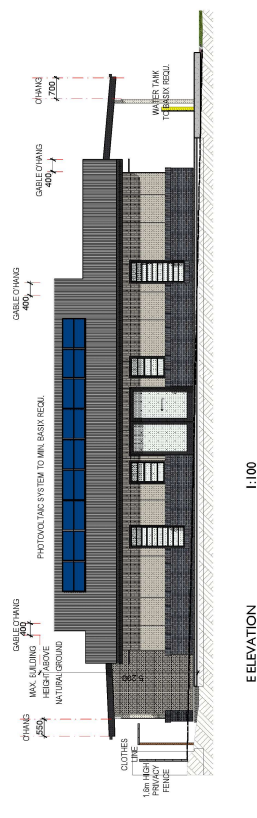
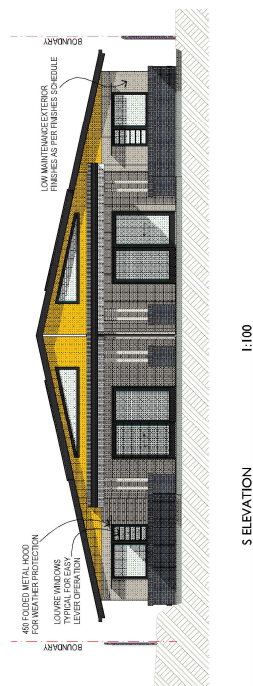
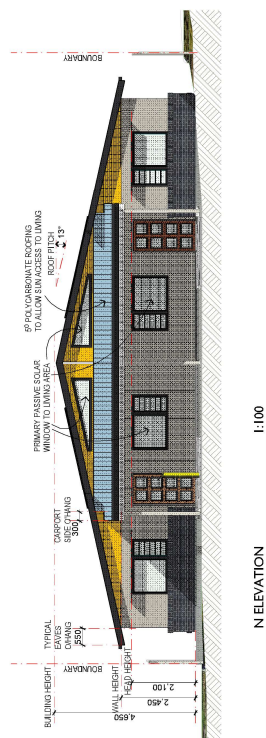
52m² ROOF AREA PER 100mm DIA. DOWNPIPE FOR SHELFLINE SLOTTED GUTTER



CONCEPT PLUMBING LAYOUT 1:200







SCHEDULE OF EXTERIOR FINISHES



MOYCH ABORIGINAL CORPORATION


 MOYCH ABORIGINAL CORPORATION
 100% Aboriginal and Torres Strait Islander Owned and Controlled
 100% Aboriginal and Torres Strait Islander Owned and Controlled

 **Burbangana Group**
Working together for community wellbeing



www.merch.net/la
la@merch.net/la
merch.net/la

THUNDERBOLT
**Grounded
 Works**
Design Studio

Street Address
**No. 16
 Everett St.
 Urrala**

Job Title
**MOYCH AEBRIC
 CORPORATIONAL L
 Layout ID
 A-08**

ELEVATIONS & SCHEDULE OF EXTERIOR FINIS

Tanya Lalor

21/03/2025

Council Planning Department
Uralla Council
32 Salisbury Street

Uralla, NSW 2358

Subject: Formal Objection to Development Application DA-19-2025 at

DA Address: 16 Everett Street, Uralla, NSW 2358

Dear Simon Vivers,

I am writing to formally object to the proposed Development Application [DA Number] for [Development Address]. As a resident of [Your Address] and an immediate neighbor to the proposed development, I have serious concerns regarding the impact this proposal will have on the local community, environment, and infrastructure. My primary objections are outlined below:

1. Inadequate Consideration to Waste Management and Sanitation

- The proposed development lacks adequate access for garbage trucks, raising concerns about effective, manageable and timely waste disposal of red, yellow, and green waste bins.
- Residents will need to manually transport their red and green bins approximately 100-150 meters to the nearest cross street, posing a significant sanitary and logistical challenge.
- The full length of laneway would have to be sealed to withstand the continuous weight of trucks, vehicles and puts the local postman at risk of accident to the unformed road and long boggy grass during rain.

2. The back lane is an unformed road and not at all suitable for a multi dwelling building.

3. Emergency Vehicle Access and Public Safety Risks

- The laneway is too narrow to accommodate multiple emergency vehicles simultaneously, which could delay critical response times during emergencies.
- Due to the lane being a narrow single vehicle lane access, Emergency vehicles are unable to gain critical and timely access, which endangers the lives of those needing emergency services and further endangering surrounding homes and people.
- The laneway was never designed for high-density residential access but was originally built only for outdoor toilet waste removal vehicle. It is currently used for basic access to our back yards to receive wood deliveries in winter and access during mowing the back lane.

4. Poor Building Design and Impact on Residents' Well-being

- The development does not provide sufficient access to natural sunlight for its units, creating an unsuitable living environment, particularly for the elderly of whom it is claimed the units are for.
5. **Overdevelopment and Incompatibility with the Local Character**
- The site currently houses three homes of heritage value, and the introduction of multiple modern multi-dwelling units is inconsistent with the area's country heritage aesthetic.
 - The proposed development does not include sufficient noise-dampening materials, which will be critical given that it could house a minimum of 14 adults full time across its new and existing dwellings.
 - If fully occupied, including visitors, the total number of people on-site could reach an estimated 168+ at peak times, creating excessive strain on infrastructure and amenities. This is based on an average of 12 visitors per person per family excluding children.
 - The excessive increase of vehicle, pedestrian and new residents volume would overwhelm our peaceful and quiet street and laneway. Neither of which were ever built to accommodate such a high volume of people and vehicles.
 - If the multi dwelling building were to go ahead it would pose a significant burden on social services, increasing crime rates due to overstressed residents who do not have a quiet space to retreat to in times of stress creating social tension as repeatedly seen with all multi dwelling housing commissions in all states of Australia and the world resulting in social inequalities and stress for all involved
6. **Destruction of Local Amenity, Privacy, and Property Value**
- I purchased my home at [REDACTED] specifically for its peaceful and secluded environment.
 - I intentionally relocated from a high-density housing area in Armidale to escape the social dysfunctional environment and this proposal would reintroduce that highly stressful environment right next door to me.
 - The dramatic increase in density, noise levels, and traffic will permanently impact my family's well-being, privacy, and property value.
7. **Lack of Community Consultation and Fire Safety Risks**
- There has been no meaningful consultation with the local community to assess the detrimental impact on residents' quality of life.
 - Residents of the entire block who are affected by the back lane becoming a thoroughfare if multi dwelling building goes ahead have not been sent notices of DA by council therefore leaving affected residents in the dark and without opportunity to oppose the DA, for the purpose of speeding through this DA.
 - The high density of occupants and vehicles will place the entire block at risk in the event of a building fire due to lack of space in the unformed road laneway for emergency vehicle access.
8. **Noise Pollution and Disruption to the Community**
- A minimum of 14 adults residing permanently on the block of 16 Everett Street, combined with visitor traffic, will introduce a significant noise burden at all hours of the day and night.
 - The increased foot traffic and vehicle movement will trigger barking from the many dogs residing within the neighborhood backyards, adding to the extreme social disruption.

Given these concerns, I strongly urge the council to reject this Development Application on the grounds that it:

- Fails to provide appropriate waste management solutions;
- Poses unacceptable risks to emergency response capabilities and public safety;
- Is inconsistent with the established neighborhood character and heritage value of the area;
- Significantly impacts residents' privacy, property value, and well-being;
- Creates an excessive and unmanageable noise burden on the local community;
- Has not been subject to adequate community consultation or planning assessments.

I request that the council carefully consider these objections and take appropriate steps to reject the proposal in its current form. I appreciate your time and attention to this matter and look forward to your response.

Yours sincerely,
Tanya Lalor



Suzanne Lalor



23 March 2025

Uralla Shire Council

Council Planning Department
32 Salisbury Street
Uralla, NSW 2358

Subject: Formal Objection to Development Application DA-19-2025 – 16 Everett Street, Uralla

Dear Simon Vivers,

I am writing to formally object to the proposed Development Application (DA) for 16 Everett Street, Uralla. As the immediate neighbour and long-term property owner of [REDACTED] Street, Uralla, I have serious concerns regarding the negative impact this proposal will have on the local community, infrastructure, and environment. My objections are outlined below:

1. Inconsistencies in Applicant's Stated Intent

The applicant, **Muych Aboriginal Corporation**, states on the Australian Charities and Not-for-Profits Commission (ACNC) website that they support **Aboriginal and Torres Strait Islander people, specifically youth aged 15 to under 25** (ACNC profile link). However, the DA application claims the development is intended for "Housing for Seniors." There is a clear contradiction between the stated intent and the organization's actual mission, raising concerns about the true purpose of this development.

2. Loss of Residential Amenity and Privacy

- The proposed development will directly overlook our grandchildren backyard, significantly reducing the privacy and enjoyment of their home.
- As a grandparent with young grandchildren under the age of 12, I am deeply concerned that they will no longer feel safe playing in their backyard due to the intrusion of a high-density development.
- There is **no proposal for adequate noise mitigation measures**, such as a brick sound barrier. A metal fence, as proposed, will **amplify noise**, further degrading the peaceful residential environment.
- The proposed design does not align with the **rural character of Uralla**, which is defined by open spaces and low-density housing.
- We intend to put a multi bay garage in the back corner of our property however if this DA is approved next door then we will be unable to utilise our property as intended as council would not approve this due to multiple units being there.

3. Overdevelopment and Incompatibility with Local Character

- The area surrounding Everett Street is **predominantly low-density**, with open spaces between homes.
- The construction of multiple **high-density dwellings on a single block** is entirely inconsistent with the existing community and country-town atmosphere.
- The development will result in an **overcrowded streetscape**, eliminating the open and spacious feel that residents value.
- The proposed dwellings will obstruct existing views, replacing them with **rooflines and solar panels**, further detracting from the town's traditional aesthetic.

4. Traffic and Infrastructure Strain

- The **unnamed laneway** at the rear of 16 Everett Street was **never intended as a primary access route** for multi-dwelling residences.
- The laneway is currently used for **residential rear access only**, such as for wood deliveries, and is not designed to accommodate continuous traffic.
- The **DA site plan only allows for two carports**, meaning additional resident and visitor vehicles will **inevitably be forced to park in the narrow laneway**, blocking access to other properties.
- In the event of increased traffic, emergency vehicle access will be compromised, posing a **significant safety risk**.

5. Waste Management and Service Vehicle Access

- The **laneway is not suitable for garbage trucks**, and there is **no proposed solution for waste collection**.
- The only option for residents would be to manually transport bins **100-150 meters** to the main road, which is highly impractical.
- The existing laneway is unsealed, **becomes muddy and impassable in wet weather**, and is **incapable of supporting the weight of heavy service vehicles**.
- The proposed development does not adequately address the impact on **existing council waste collection services**.

6. Environmental and Infrastructure Concerns

- It is unclear whether the **laneway contains sewage or stormwater pipes**, and existing concrete inspection points suggest underground infrastructure that may not be capable of handling increased load.
- If the lane is subjected to heavy vehicle use (garbage trucks, emergency services), **there is a risk of collapse or damage to essential services**.
- The presence of **multiple dogs** in neighbouring backyards means increased pedestrian traffic in the laneway will trigger **excessive barking**, leading to ongoing noise disturbances.

7. Social and Community Impact

- High-density developments in small residential areas are known to contribute to **increased noise, social tensions, and reduced quality of life**.
- The potential for overcrowding in a confined space will inevitably lead to **conflicts over parking, noise, and shared access areas**.

- Urban planning studies have repeatedly shown that **increased population density without appropriate infrastructure leads to a decline in social cohesion and higher crime rates.**
- The town of Uralla has **ample available land** for responsible development—there is no justification for compromising existing residential areas.

8. Lack of Transparency and Multiple Similar Applications

- There are **at least five DA applications submitted by Innerchi Studios for similar high-density developments.**
- The notification of this DA was posted by Uralla Shire Council on the 12 March 2025, via Australia Post mail was & received to our residence [REDACTED] on the 20th March 2025. DA Opposition submissions are to be submitted to council by 25th March, giving us only 5 days to submit this application and not enough time to gather adequate information or data. We were not given legal minimum 14 days notice.
- Affected residents of Everett Street, McMahon St, High St, Gostwyck St and King St have not been notified by mail. All these residence houses back onto the laneway of proposed multi dwelling proposal and will be directly affected and by law should be notified.
- The **lack of community consultation** suggests an intentional attempt to bypass public scrutiny and fast-track approvals.
- Given the contradictions in the stated purpose of this development, I urge council to conduct **due diligence** and ensure full transparency before making any decisions.

Conclusion

Based on the above concerns, I strongly urge the Uralla Shire Council to **reject this Development Application** on the following grounds:

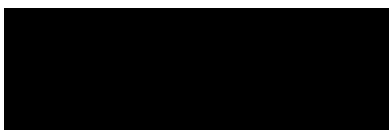
- **Failure to align with the applicant's stated purpose** (contradictory claims about "Housing for Seniors").
- **Significant loss of residential amenity and privacy** for surrounding properties.
- **Overdevelopment and inconsistency with the local character** of Uralla.
- **Increased traffic congestion and insufficient infrastructure** to support high-density dwellings.
- **Unmanageable waste collection issues and potential damage to underground infrastructure.**
- **Environmental concerns, noise pollution, and social tensions** caused by excessive population density.
- **Lack of community consultation and transparency in the approval process.**

I urge the council to prioritize **the well-being of existing residents** and maintain the **unique rural character of Uralla**. This development is inappropriate for the proposed location and will have lasting negative consequences for the community.

I appreciate your time and consideration of this objection and **request written confirmation of receipt**. I look forward to the council's response.

Sincerely,
Suzanne Lalor

Shane Lalor



Dated: 23 March 2025

Uralla Shire Council
Council Planning Department
32 Salisbury Street
Uralla, NSW 2358

Subject: Formal Objection to Development Application DA-19-2025 – 16 Everett Street, Uralla

Dear Simon Vivers,

I am writing to formally object to the proposed Development Application (DA) for 16 Everett Street, Uralla. As the immediate neighbour and long-term property owner of [REDACTED] Street, Uralla, I have serious concerns regarding the negative impact this proposal will have on the local community, infrastructure, and environment. My objections are outlined below:

1. Mutch Aboriginal Corporation.
Address: 9 Roman Street, Uralla, NSW 2358
Stated on their site 'Who the charity helps' Aboriginal and Torres Strait Islander People. Youth - 15 to under 25'
<https://www.acnc.gov.au/charity/charities/71eb8970-38af-e811-a95e-000d3ad24c60/profile>
Operates in NSW – No mention of working with seniors. This statement is in total contradiction to what is stated on the DA 'site plan', "Housing for Seniors"
2. Loss of Amenity
I feel the private and safe backyard of [REDACTED] will be lost.
Not a good feeling with 2 beautiful grandchildren under 12yrs of age, not wanting to play in their backyard due to lack of privacy.

I have not seen anything as yet to explain how they plan to restrict noise from a crowded 2x2 bedroom block. No mention of brick fence as metal fence only increases and amplifies the volume coming from the residence. The view from the back of proposed 2 unit dwellings looks straight onto the backyard of [REDACTED], not at all a country town feel we purchased it for but a typical city mentality.

3. Over development of site

It is definitely not in keeping with this area open space between and around current housing is fundamental for peaceful co-existence. We would be looking out the back door at roof top and solar panels instead of that wonderful feeling of country town suburb.

4. Cumulative Impact

At best the unnamed lane at rear of our premises and entry of proposed DA is a 1 lane grassed access to rear of all premises backing onto the lane. It was never meant to be a front access to a dual occupancy dwellings. These days quite a few residents use it for weed deliveries etc. NOT a main thoroughfare.

Going off the site plan there is 2 carports. 1 for each of the 2x2 bedroom units. Most people I know have 1 car each. That leaves 2 cars with no where to park, only outside on the lane way that is at best a single lane. No room for anyone else to get by or gain access. It gets even more insane if you add visitors to the equation – more cars parked in a narrow lane way.

How does the garbage truck pick up waste from site 16 Everett St Laneway. No room to turn a truck around and to reverse back after picking up bins for approximately 100 metres is very unsafe. The truck would have to drive the whole length of laneway. That is assuming it is not raining and they get bogged in the laneway dirt/mud.

5. Environmental Impacts

AS I don't have access to plumbing plans of the laneway, I don't know if existing lane concrete inspection points in centre of lane is for sewage or stormwater. I assume all sewage pipes from all residential runs to laneway. If that is so, any plumbing is in danger of collapse if lane is used for heavy

weight type vehicles (garbage trucks, emergency vehicles etc). The lane is very soft in various spots after rain.

I note there are quite a few dogs in people's backyards. Just drive along laneway and listen to the chorus. They don't worry about cars driving past out the front. If it's turned into a main access for this application what will the noise levels be? And what problems will arise for residents and council when others may want to do the same with their blocks?

It is common knowledge the more people you squeeze into a small area, the worse the living standards – confrontations and crime rates become.

I don't understand why a beautiful thriving town like Uralla would even contemplate passing such an application and destroy the lifestyle of residents. There is quite a bit of vacant land in and around the town. Why destroy the block sizes and living standards of current residents?

I notice there is five applications into council from Innerchi Studios all for the same type of D.A. – so may over crowded blocks – so many upset people. All from a local charity who states in it's profile helps Aboriginal and Torres Straight Islander people who are aged 15-25, yet on the site plan state it is for 'Housing for seniors'

You don't have to be a sherlock to have your suspicions raised as to what their true motive is. I can only suggest that what ever is submitted should be taken on with due diligence by council as to the real truth of applications.

May sanity, not pressure guide your decisions. I, would definitely not like to see this application pass.

Conclusion

Based on the above concerns, I strongly urge the Uralla Shire Council to **reject this Development Application** on the following grounds:

- **Failure to align with the applicant's stated purpose** (contradictory claims about "Housing for Seniors").
- **Significant loss of residential amenity and privacy** for surrounding properties.
- **Overdevelopment and inconsistency with the local character** of Uralla.
- **Increased traffic congestion and insufficient infrastructure** to support high-density dwellings.

- **Unmanageable waste collection issues and potential damage to underground infrastructure.**
- **Environmental concerns, noise pollution, and social tensions** caused by excessive population density.
- **Lack of community consultation and transparency in the approval process.**

I urge the council to prioritize **the well-being of existing residents** and maintain the **unique rural character of Uralla**. This development is inappropriate for the proposed location and will have lasting negative consequences for the community.

I appreciate your time and consideration of this objection and **request written confirmation of receipt**. I look forward to the council's response.

Sincerely,
Shane Lalor

Owner





NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA-19-2025 PAN-512852
Applicant	Dustin Leaney 6 PARK STREET BELLINGEN 2454
Description of development	Construction of new multi-dwelling housing and ancillary works including carports, internal driveway, earthworks, retaining walls, fencing and rain water tanks.
Property	16 EVERETT STREET URALLA 2358 28/-/DP584841
Determination	Approved Consent Authority - Council
Date of determination	TBA
Date from which the consent operates	TBA
Date on which the consent lapses	TBA

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Right of appeal / review of determination

DA-19-2025

1

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

(Insert Name)
Manager Planning and Development
Person on behalf of the consent authority

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

General Conditions

1	<p>Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989</p> <ol style="list-style-type: none"> 1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia. 2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences. 3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia. 4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made. 5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. 6. This section does not apply— <ol style="list-style-type: none"> a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies. <p>Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
2	<p>Erection of signs</p> <ol style="list-style-type: none"> 1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—

	<ul style="list-style-type: none"> a. showing the name, address and telephone number of the principal certifier for the work, and b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and c. stating that unauthorised entry to the work site is prohibited. <p>3. The sign must be—</p> <ul style="list-style-type: none"> a. maintained while the building work, subdivision work or demolition work is being carried out, and b. removed when the work has been completed. <p>4. This section does not apply in relation to—</p> <ul style="list-style-type: none"> a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.
	Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.
3	<p>Fulfilment of BASIX commitments</p> <p>It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled—</p> <ul style="list-style-type: none"> 1. BASIX development, 2. BASIX optional development, if the development application was accompanied by a BASIX certificate.
	Condition reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.
4	<p>Notification of Home Building Act 1989 requirements</p> <ul style="list-style-type: none"> 1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council. 2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following— <ul style="list-style-type: none"> a. for work that requires a principal contractor to be appointed— <ul style="list-style-type: none"> i. the name and licence number of the principal contractor, and ii. the name of the insurer of the work under the Home Building Act 1989, Part 6, b. for work to be carried out by an owner-builder— <ul style="list-style-type: none"> i. the name of the owner-builder, and ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit.

	<p>3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</p> <p>4. This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</p>																												
	<p>Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</p>																												
5	<p>Approved plans and supporting documentation</p> <p>Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p> <table border="1" data-bbox="327 683 1273 1563"> <thead> <tr> <th data-bbox="327 683 454 716">Plan number</th> <th data-bbox="454 683 582 716">Revision number</th> <th data-bbox="582 683 858 716">Plan title</th> <th data-bbox="858 683 1098 716">Drawn by</th> <th data-bbox="1098 683 1273 716">Date of plan</th> </tr> </thead> <tbody> <tr> <td data-bbox="327 716 454 1563" rowspan="10">DA-19-2025</td> <td data-bbox="454 716 582 1563" rowspan="10">A</td> <td data-bbox="582 716 858 772">A-01 Title Page</td> <td data-bbox="858 716 1098 772">Innerchi Studios</td> <td data-bbox="1098 716 1273 772" rowspan="10">18-2-2025</td> </tr> <tr> <td data-bbox="582 772 858 828">A-02 Survey</td> <td data-bbox="858 772 1098 828">Grounded Works Design</td> </tr> <tr> <td data-bbox="582 828 858 884">A-03 Site Plan</td> <td data-bbox="858 828 1098 884"></td> </tr> <tr> <td data-bbox="582 884 858 940">A-04 Earthworks Plan</td> <td data-bbox="858 884 1098 940">New England Surveying & Engineering</td> </tr> <tr> <td data-bbox="582 940 858 996">A-05 Concept Plumbing Layout</td> <td data-bbox="858 940 1098 996"></td> </tr> <tr> <td data-bbox="582 996 858 1052">A-06 Concept Landscape Plan</td> <td data-bbox="858 996 1098 1052"></td> </tr> <tr> <td data-bbox="582 1052 858 1108">A-07 Floor Plan & Roof Plan</td> <td data-bbox="858 1052 1098 1108"></td> </tr> <tr> <td data-bbox="582 1108 858 1164">A-08 Elevations & Schedule of Exterior Finishes</td> <td data-bbox="858 1108 1098 1164"></td> </tr> <tr> <td data-bbox="582 1164 858 1220">A-09 Section & BASIX Commitments</td> <td data-bbox="858 1164 1098 1220"></td> </tr> <tr> <td data-bbox="582 1220 858 1563">A-10 Liveable Housing Details</td> <td data-bbox="858 1220 1098 1563"></td> </tr> </tbody> </table> <p>Approved documents</p>	Plan number	Revision number	Plan title	Drawn by	Date of plan	DA-19-2025	A	A-01 Title Page	Innerchi Studios	18-2-2025	A-02 Survey	Grounded Works Design	A-03 Site Plan		A-04 Earthworks Plan	New England Surveying & Engineering	A-05 Concept Plumbing Layout		A-06 Concept Landscape Plan		A-07 Floor Plan & Roof Plan		A-08 Elevations & Schedule of Exterior Finishes		A-09 Section & BASIX Commitments		A-10 Liveable Housing Details	
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		A-10 Liveable Housing Details																											

DA-19-2025

5

Document title	Version number	Prepared by	Date of document
Statement of Environmental Effects	A	Utopia Planning	20-2-2025
In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.			
Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.			

Building Work

Before issue of a construction certificate

6	Construction Site Management Plan Before the issue of a Construction Certificate, a Construction Site Management Plan must be prepared, and provided to the certifier and Council for approval. The plan must include the following matters: <ol style="list-style-type: none"> 1. The location and materials for protective fencing and hoardings on the perimeter of the site; 2. Location of dedicated washdown areas (located away from drainage lines, stormwater drains and water bodies); 3. Provisions for public safety; 4. Pedestrian and vehicular site access points and construction activity zones; 5. Details of construction traffic management including: <ol style="list-style-type: none"> a. Proposed truck movements to and from the site; b. Estimated frequency of truck movements; and c. Measures to ensure pedestrian safety near the site; 6. Details of bulk earthworks to be carried out; 7. The location of site storage areas and sheds; 8. The equipment used to carry out works; 9. The location of a garbage container with a tight-fitting lid; 10. Dust, noise and vibration control measures; 11. Details of chemical storage and management; 12. The location of temporary toilets; 13. The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with: <ol style="list-style-type: none"> a. AS 4970 – Protection of trees on development sites; b. An applicable Development Control Plan; c. An arborist's report approved as part of this consent
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	<p>A copy of the construction site management plan must be kept on-site at all times while work is being carried out.</p> <p>Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.</p>
7	<p>Erosion and sediment control plan</p> <p>Before the issue of a Construction Certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to the certifier or Council.</p> <ol style="list-style-type: none"> 1. the guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and 2. the 'Guidelines for Erosion and Sediment Control on Building Sites' (Department of Planning, Housing and Infrastructure) (dated 2024, as amended from time to time). <p>Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.</p>
8	<p>External lighting</p> <p>Before the issue of a Construction Certificate, plans detailing external lighting must be prepared by a suitably qualified person.</p> <p>The lighting plan must be consistent with the approved plans and documents, and the following requirements:</p> <ol style="list-style-type: none"> 1. comply with AS 4282: Control of Obtrusive Effects of Outdoor Lighting 2. lighting must provide coverage of the premises and surrounding areas for visibility and to reduce hidden areas; 3. lighting must not interfere with traffic safety; 4. lighting must not give rise to obtrusive light or have adverse impacts on the amenity of surrounding properties; and 5. external lighting must not flash or intermittently illuminate unless required for safe ingress/egress of vehicles crossing a pedestrian footway or approved vehicle entrance. <p>The lighting plan must be submitted to the certifier:</p> <p>Note – All above documents refer to the version in effect at the time the consent is granted</p> <p>Condition reason: To ensure external lighting is provided for safety reasons and to protect the amenity of the local area</p>
9	<p>Long Service Levy</p> <p>Before the issue of a Construction Certificate, the long service levy must be paid to the Long Service Corporation under the Building and Construction industry Long Service</p>

	<p>Payments Act 1986, section 34, and evidence of the payment is to be provided to the certifier or Council.</p> <p>Condition reason: To ensure the long service levy is paid.</p>
10	<p>Payment of security deposits</p> <p>Before the issue of a Construction Certificate, the applicant must:</p> <ul style="list-style-type: none"> • make payment of \$10,000.00 for a security deposit to the consent authority; and • if a principal certifier is required to be appointed for the development – provide the principal certifier with written evidence of the payment and the amount paid. <p>Condition reason: To ensure any damage to public infrastructure is rectified and public works can be completed.</p>
11	<p>Construction Certificate</p> <p>In accordance with the provisions of Section 6.6 and 6.7 of the Environmental Planning and Assessment Act 1979, construction works approved by this consent must not commence until:</p> <ul style="list-style-type: none"> a) a Construction Certificate has been issued; b) the NSW Planning Portal has been advised of; <ul style="list-style-type: none"> (i) the intention to commence work; and (ii) the specific Principal Certifying Authority (building inspector) that has been appointed to the project. <p>Documentation required under this condition must show that the proposal complies with all relevant development consent conditions and is not inconsistent with the approved plans, the Building Code of Australia and the relevant Australian Standards.</p> <p>Condition reason:</p>
12	<p>Section 68 Approvals</p> <p>Before issue of a Construction Certificate, an approval is required under Section 68 of the Local Government Act for:-</p> <ul style="list-style-type: none"> • Water supply, sewerage & stormwater drainage work. <p>Condition reason: To ensure the appropriate section 68 approvals are in place prior to issue of a construction certificate for the development.</p>
13	<p>Section 7.12 Contributions</p>

	A contribution is to be paid to Council towards the provision or improvement of public facilities (as per Uralla Shire Council's section 7.12 Contributions Plan 2021).			
	Proposed Cost of Development *	Levy Percentage	Total Contribution	Note
	\$1,053,470.50	1%	\$10,534.70	Contribution Rate remains current until first date of next quarter
	*Proposed cost of carrying out the development less any credits which may apply.			
	Contributions are indexed annually at the end of each financial year.			
	Condition reason: To assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the LGA.			
14	Work on Council Land (Section 138)			
	Prior to issue of a Construction Certificate, a Section 138 approval is required for upgrades to the existing access on Everett Street and the rear laneway.			
	For all work on Council land, including road upgrades and the construction of new accesses, the applicant is to submit an Application for Consent for Works on a Public Road (Section 138, The Roads Act 1993).			
	Condition reason: To ensure a suitable access is provided for the development.			

Before building work commences

15	Erosion and sediment controls in place
	Before any site work commences, principal certifier or Council, must be satisfied the erosion and sediment controls in the erosion and sediment control plan which was provided to council are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the erosion and sediment control plan.
	Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.
16	Protection of adjoining areas
	Before work commences, a temporary hoarding or temporary construction site fence must be erected around the work site perimeter and must be kept in place until after the work is completed.
	Condition reason: To protect land uses and amenity and ensure safety on an operating farm.

17	Traffic Management Plan
	<p>Prior to the commencement of any work, the Applicant must submit to the Certifier and Council, a Traffic Management Plan (TMP) for the Development.</p> <p>Any TMP must include measures to reduce environmental impacts, damage to existing infrastructure and mitigate potential hazards during the construction phase of the Development arising from construction traffic, including, at a minimum, the following information:</p> <ul style="list-style-type: none"> (a) location of proposed work zone(s); (b) construction vehicle access arrangements and haulage routes; (c) predicted number and timing of construction vehicle movements and vehicle types; (d) identification of potential conflicts between vehicle movements required for construction and general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles.
	<p>Condition reason: To minimise and manage any impacts from traffic, including trucks and heavy vehicles, during the construction phase.</p>
18	Road upgrades (Laneway)
	<p>Prior to commencement of works, the rear lane providing access to proposed Units 2 & 3 must be upgraded (at full cost to the proponent) with new road base and bitumen seal from the edge of High Street to the western boundary of Lot 28 DP 584841.</p> <p>Any damage incurred to the laneway during the construction phase must be fixed, at full cost to the developer, prior to occupation of the new dwellings.</p>
	<p>Condition reason: To ensure there is suitable all-weather access for road users.</p>

During building work

19	Discovery of relics and Aboriginal objects
	<p>While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:</p> <ol style="list-style-type: none"> 1. the work in the area of the discovery must cease immediately; 2. the following must be notified <ol style="list-style-type: none"> 1. for a relic – the Heritage Council; or 2. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85.

	<p>Site work may recommence at a time confirmed in writing by:</p> <ol style="list-style-type: none"> 1. for a relic – the Heritage Council; or 2. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85.
	<p>Condition reason: To ensure the protection of objects of potential significance during works.</p>
20	<p>Implementation of the site management plans</p>
	<p>While site work is being carried out:</p> <ol style="list-style-type: none"> 1. the measures required by the construction site management plan, traffic management plan & the erosion and sediment control plan (plans) must be implemented at all times; and 2. a copy of these plans must be kept on site at all times and made available to Council officers upon request.
	<p>Condition reason: To ensure site management measures are implemented during the carrying out of site work.</p>
21	<p>Procedure for critical stage inspections</p>
	<p>While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.</p>
	<p>Condition reason: To require approval to proceed with building work following each critical stage inspection.</p>
22	<p>Responsibility for changes to public infrastructure</p>
	<p>While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.</p>
	<p>Condition reason: To ensure payment of approved changes to public infrastructure.</p>
23	<p>Soil management</p>
	<p>While site work is being carried out, the principal certifier or Council must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. All excavated material removed from the site must be classified in accordance with the Environment Protection Authority's Waste Classification Guidelines before it is disposed of at an approved waste management facility or otherwise lawfully managed, and the classification, and the volume of material removed, and the

	<p>receival facility's details must be reported to <Insert principal certifier or Council (where a principal certifier is not required)>.</p> <p>2. All fill material imported to the site must be: <Delete as required></p> <ol style="list-style-type: none"> Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997; or a material identified as being subject to a resource recovery exemption by the NSW EPA; or a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 and a material identified as being subject to a resource recovery exemption by the NSW EPA.
	<p>Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.</p>
24	<p>Hours of Work</p> <p>The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:</p> <ul style="list-style-type: none"> 7am to 6pm on Monday to Friday AND 8am to 1pm on Saturday <p>(No work on Sundays and public holidays)</p> <p>The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.</p> <p>Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.</p> <p><i>Note: Any variation to the hours of work requires Council's approval.</i></p> <p>Condition reason: To protect the amenity of the surrounding area</p>
25	<p>Stormwater Disposal</p> <p>Stormwater from paved and impervious surfaces is to be disposed in a manner that does not cause a nuisance for neighbouring properties, by one of the following methods:</p> <ol style="list-style-type: none"> By piping to the street gutter (Everett Street), & By piping to a rainwater tank and then via the overflow to the street gutter (Everett Street). <p>Stormwater infrastructure is to be installed during building work as soon as the roof is constructed.</p> <p>Condition reason: To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.</p>

Before issue of an occupation certificate

26	<p>Completion of public utility services</p> <p>Before the issue of the relevant occupation certificate, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, have been completed and this confirmation must be provided to the principal certifier.</p> <p>Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.</p>
27	<p>Removal of waste upon completion</p> <p>Before the issue of an Occupation Certificate:</p> <ol style="list-style-type: none"> 1. all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved waste management plan; and 2. Any chemical waste generated throughout construction must be disposed of to an approved waste management facility or otherwise lawfully managed. <p>Condition reason: To ensure waste material is appropriately disposed or satisfactorily stored.</p>
28	<p>Repair of infrastructure</p> <p>Before the issue of an Occupation Certificate:</p> <ol style="list-style-type: none"> 1. any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council; or 2. if the works in (a) are not carried out to Council's satisfaction, Council may carry out the works required and the costs of any such works must be paid as directed by Council and in the first instance will be paid using the security deposit required to be paid under this consent. <p>Condition reason: To ensure any damage to public infrastructure is rectified.</p>
29	<p>Works-as-executed plans and any other documentary evidence</p> <p>Before the issue of an Occupation Certificate, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works must be submitted to the satisfaction of the principal certifier:</p> <ol style="list-style-type: none"> a. All stormwater drainage systems and storage systems; and

	<p>b. A copy of the plans must be provided to Council with the OCCUPATION CERTIFICATE.</p> <p>Condition reason: To confirm the location of works once constructed that will become Council assets.</p>
30	<p>Occupation Certificate</p> <p>The relevant Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning & Assessment Act 1979 and to ensure the health and safety of the building's occupants.</p> <p><i>ADVISING: Failure to obtain an Occupation Certificate is an offence under the legislation</i></p> <p>Condition reason: To ensure the building is suitable for occupation (in accordance with its BCA classification).</p>
31	<p>Plumbing and Drainage</p> <p>Any required plumbing and drainage work shall comply with the Plumbing and Drainage Act 2011, Plumbing and Drainage Australian Standard AS3500, Plumbing Regulations 2017 and the Plumbing Code of Australia (NCC 2016).</p> <p>Prior to issue of an occupation certificate, the principal certifier shall be provided with a copy of the Final Plumbing and Drainage Certificate confirming compliance with the Plumbing and Drainage Act 2011.</p> <p>Condition reason: To ensure any plumbing and drainage work complies with the relevant requirements of the Plumbing and Drainage Act 2011</p>
32	<p>Property Number</p> <p>The property number is to be provided in a visible place on or near the entrance for the convenience of visitors, emergency services and postal services prior to the issue of an Occupation Certificate. Numbers shall be 100mm high x 50mm wide (minimum) and of a colour contrasting with the surface to which they are affixed.</p> <p>Condition reason: So that first responders can locate the property in case of an emergency.</p>

Occupation and ongoing use

33	<p>External lighting during ongoing use</p> <p>During ongoing use of the premises, all lighting must be operated and maintained in accordance with the approved plans and the requirements of this consent.</p> <p>Condition reason: To ensure the safe operation of the premises and protect the amenity of the local area</p>
34	<p>Maintenance of wastewater and stormwater treatment device</p>

	During occupation and ongoing use of the building, all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) must be regularly maintained to remain effective and in accordance with any positive covenant (if applicable).
	Condition reason: To protect sewerage and stormwater systems.
35	Parking areas to be kept clear
	During ongoing use of the premises, visitor car parking spaces must not be used for the storage of caravans, campervans, camper trailers, motorhomes or any other materials or goods.
	Condition reason: To ensure visitor and guest safety and the local amenity is maintained.
36	Release of securities
	After Council receives an Occupation Certificate, an application may be lodged to release any securities held.
	Condition reason: To allow release of securities where the terms and conditions for the securities have been met to Council's satisfaction.
37	Storage and disposal of waste materials during ongoing use
	During ongoing use of the premises:
	<ol style="list-style-type: none"> 1. Bins must be put on the premises for the storage of any waste that is generated (including for recycling), 2. all garbage and recyclable materials generated from the premises must be stored wholly within any approved storage area and must not be stored outside the premises (including any public place) at any time 3. arrangements must be implemented for the separation of recyclable materials from garbage 4. any approved waste storage area must be appropriately maintained to prevent litter and the entry of pests.
	Condition reason: To ensure proper handling of waste, garbage and recyclable materials generated during operation of the premises

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be

read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

DRAFT

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means URALLA SHIRE COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

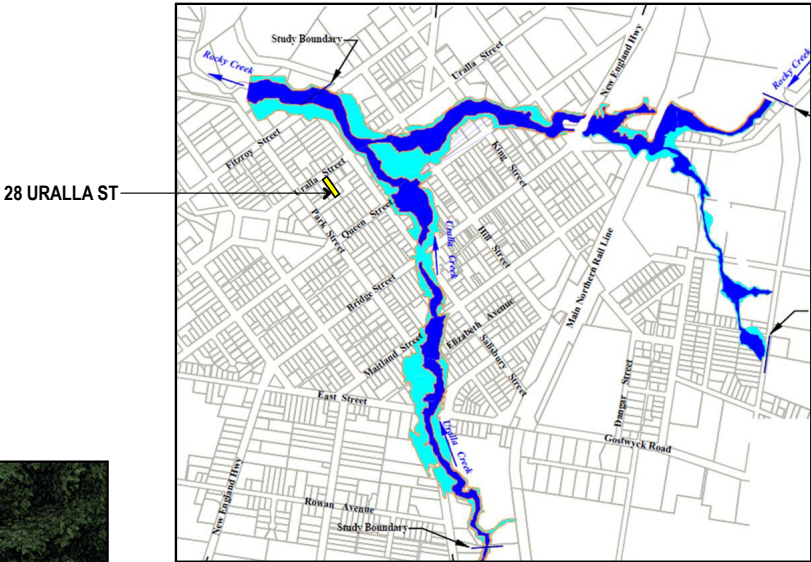
Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Sydney district or regional planning panel means Northern Regional Planning Panel.

PROPOSED DEVELOPMENT APPLICATION FOR
MULTI-DWELLING HOUSING DEVELOPMENT
FOR THE MOYCH ABORIGINAL CORPORATION
AT 28 URALLA STREET, URALLA



LOCATION PLAN



AERIAL VIEW

DRAWING INDEX

A-01	TITLE PAGE
A-02	SURVEY PLAN
A-03	SITE PLAN
A-04	EARTHWORKS PLAN
A-05	CONCEPT PLUMBING LAYOUT
A-06	CONCEPT LANDSCAPE PLAN
A-07	UNIT 2 FLOOR PLAN
A-08	UNIT 2 ROOF PLAN
A-09	UNIT 2 ELEVATIONS
A-10	UNIT 2 SECTION
A-11	UNIT 3 & 4 FLOOR PLAN
A-12	UNIT 3 & 4 ROOF PLAN
A-13	UNIT 3 & 4 ELEVATIONS
A-14	UNIT 3 & 4 SECTION
A-15	UNIT 2, 3 & 4 BASIX REQUIREMENTS
A-16	UNIT 2, 3, 4 LIVABLE HOUSING CHECKLIST
A-17	ANCILLARY DEVELOPMENT

VIEW FROM CARPARK ENTRY



TYPICAL DWELLING ENTRANCE



TYPICAL DWELLING INTERIOR
(VIEW FROM INSIDE FRONT DOOR)



TYPICAL DWELLING INTERIOR
(VIEW FROM OVER PATIO DOORS)



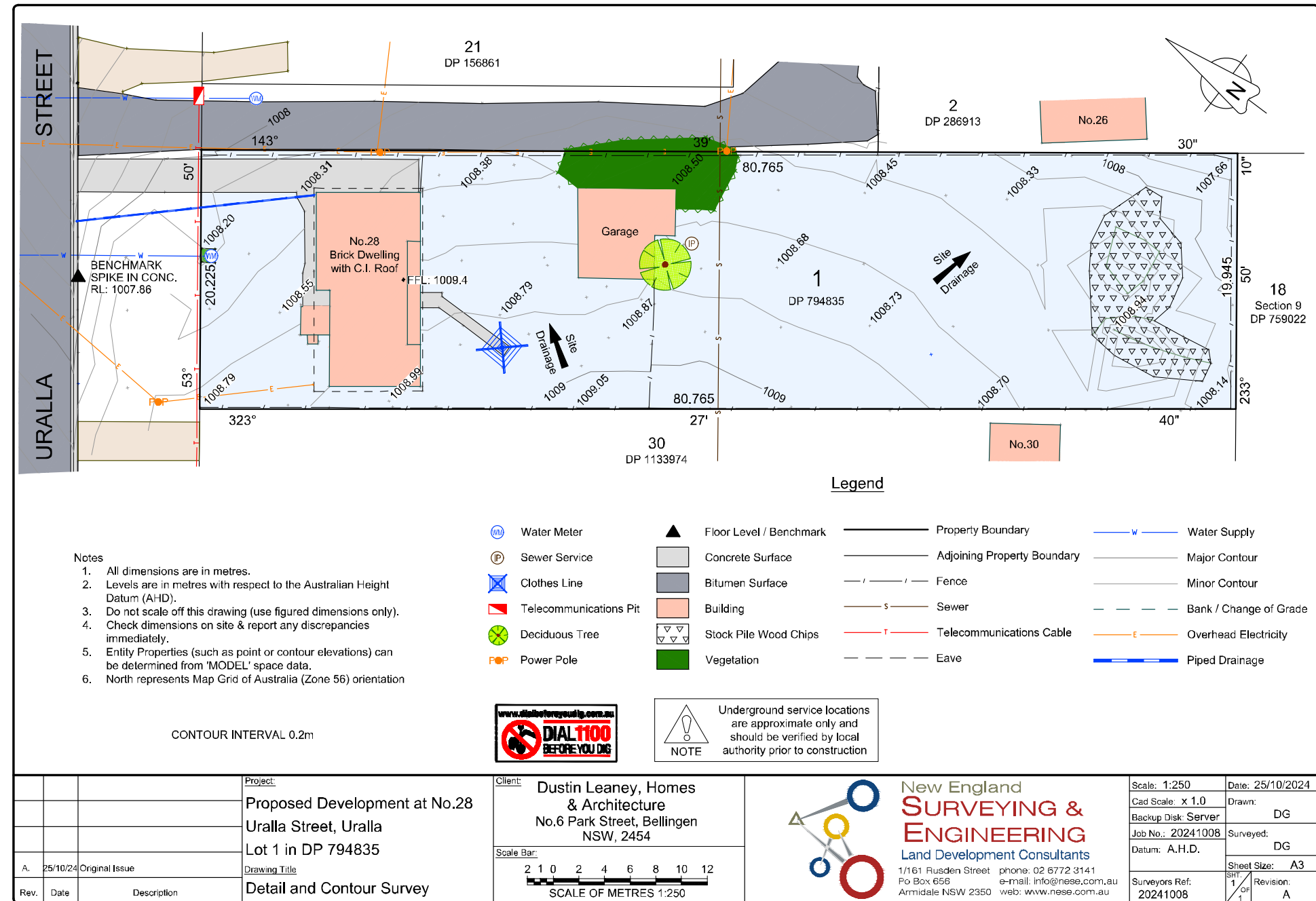
TYPICAL DWELLING PATIO



TITLE PAGE



Innerchi Studios ARCHITECTURE www.innerchi.net.au dustin@innerchi.net.au mob. 0425 314 902	In association with Grounded Works Design Studio studio@groundedworks.net.au mob. 0432 262 704	Site Address No. 28 Uralla St. Uralla	Job Title HOUSING FOR SENIORS MOYCH ABORIGINAL CORPORATION, URALLA Layout ID A-01 Revision Date of Issue: 18/02/2025
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NOTE: LEVELS ARCHITECTURAL PLANS ARE 1000m LOWER THAN AHD
I.E. THE LEVELS CORRESPOND WITH THE LAST METRE AND INDICATED ON THE SURVEYED SPOT LEVELS

SITE ANALYSIS DESIGN STATEMENT

TOPOGRAPHY

SITE FALLS PREDOMINATELY ACROSS THE SITE, WITH APPROX. 1M FALL. THE REAR EASTERN CORNER IS THE LOWEST POINT AT 1007.66. THE KERB AT THE NORTHERN CORNER IS 107.4m APPROX.

ORIENTATION

NORTH IS APPROX. 45 DEGREES OFF THE LONG BOUNDARY OF THE SITE. BUILDINGS HAVE BEEN ANGLED SO LIVING AREAS & OUTDOOR AREAS FACE NORTH.

WIND

WINDS ARE CONSISTENT THROUGHOUT THE YEAR, PREDOMINATELY FROM THE NORTH AND NORWEST, HOWEVER MORNING BREEZES PREDOMINATE IN THE SOUTH EAST(PARTICULARLY IN WINTER)

VIEWS

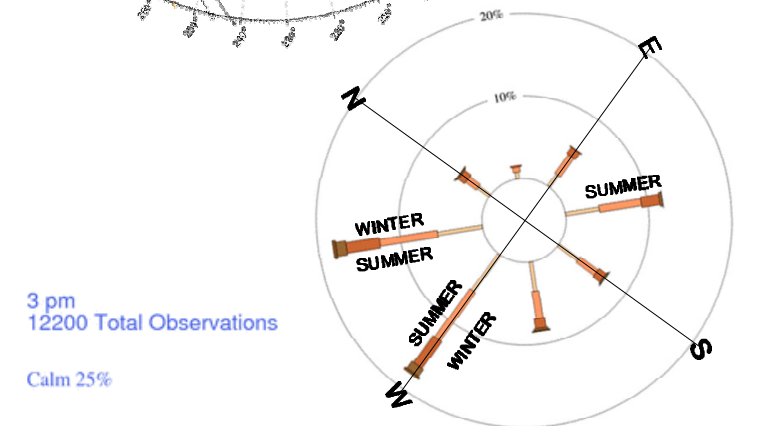
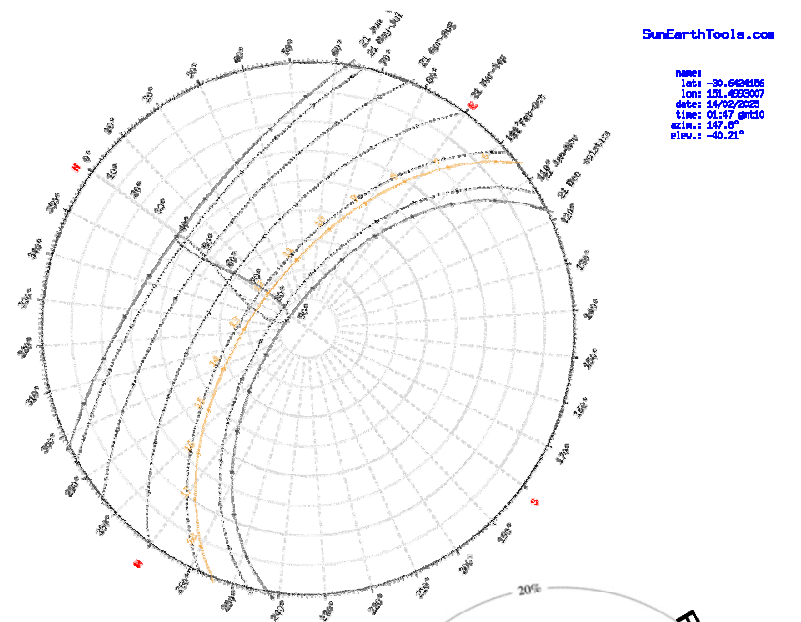
INNER SUBURBAN LOT HAS NO SIGNIFICANT VIEWS. PREFERENCE TO ORIENT LIVING AREAS TO NORTH, AND CREATE INTIMATE VIEWS INTO LANDSCAPED COURTYARDS

ACCESS

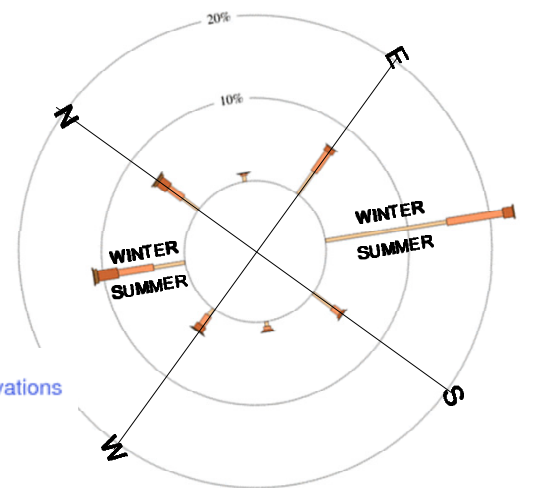
SITE ACCESS FROM URALLA ST. ACCESS IS APPROX. 3.3m WIDE BESIDE EXISTING BUILDING. ALLOW FOR DRIVEWAY WIDENINGS TO ALLOW TRAFFIC TO PASS EITHER SIDE OF BUILDING PINCH POINT.

SERVICES

SEWER MAINS RUNS THROUGH THE CENTRE OF THE LOT WHICH IS A HIGH POINT. THE BUILDING CLOSEST TO THE SEWER CAN GRAVITY FEED. THE TWO REAR MOST BUILDINGS WILL NEED A GRINDER PUMP TO PUMP UP TO THE JUNCTION. ROOF STORMWATER MAY DRAIN TO URALLA ST KERB VIA CHARGED LINES. PAVED DRIVEWAY AREAS ARE HIGHER THAN THE KERB, AND MAY GRAVITY DRAIN TO THE KERB FROM PITS.

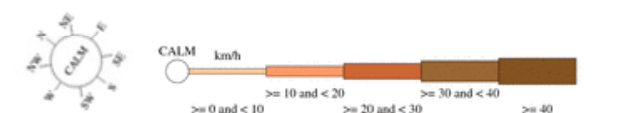


Calm 25%




9 am
12794 Total Observations

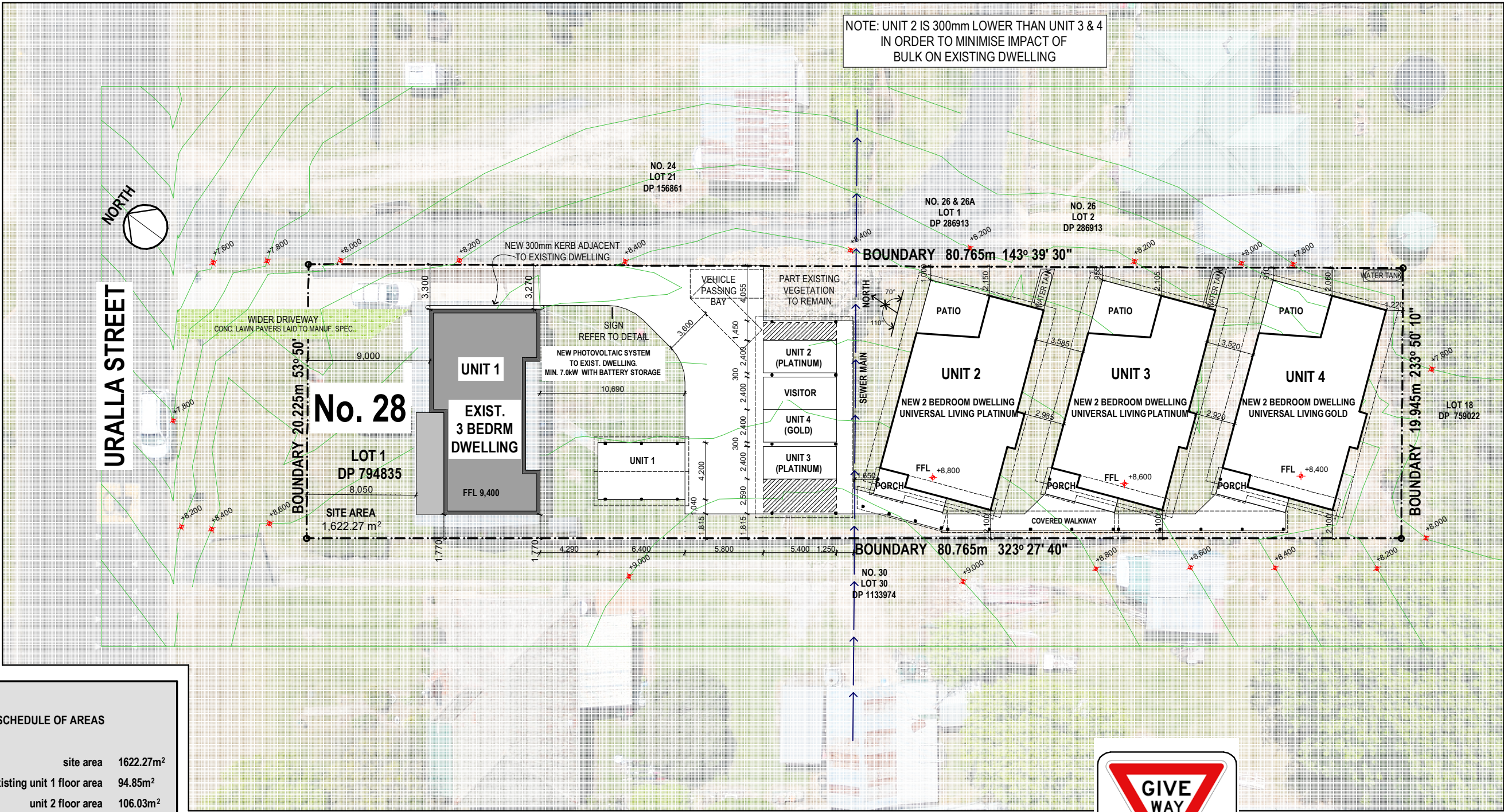
Calm 43%



WIND ROSES ARE FROM TAMWORTH REGION AND ARE ASSUMED TO BE TYPICAL FOR THE NEW ENGLAND AREA

SURVEY PLAN

 <p>Innerchi Studios</p> <p>ALBANY, N.Y. 12208 7531</p> <p>www.innerchi.net dustin@innerchi.net mob. 0425 314 902</p>	<p>in association with</p> <p>Grounded Works Design Studio</p> <p>studio@groundedworks.net mob. 0432 262 704</p>	<p>Site Address</p> <p>No. 28 Uralita St. Uralia</p>	<p>Job Title</p> <p>HOUSING FOR SENIORS MOYCH ABORIGINAL CORPORATION, URALIA</p>
			<p>Layout ID Revision</p> <p>A-02</p>



SCHEDULE OF AREAS	
site area	1622.27m ²
existing unit 1 floor area	94.85m ²
unit 2 floor area	106.03m ²
unit 3 floor area	106.03m ²
unit 4 floor area	106.03m ²
total floor area	412.94m ²
F.S.R.	0.25 : 1.0
open landscape area	643m ²

SITE PLAN 1:200

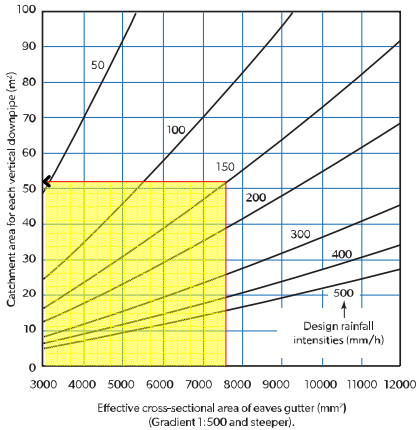
REFER TO EARTHWORKS PLAN FOR CUT AND FILL DETAILS
REFER TO CONCEPT LANDSCAPING PLAN FOR FENCE LAYOUT AND CONCEPT LANDSCAPING
REFER TO CONCEPT PLUMBING LAYOUT FOR CONCEPT SEWER AND STORMWATER LAYOUT



innerchi Studios www.innerchi.net.au 0425 314 902	Grounded Works Design Studio studio@groundedworks.net.au 0432 262 704	Site Address No. 28 Uralla St. Uralla	Job Title HOUSING FOR SENIORS MOYCH ABORIGINAL CORPORATION, URALLA Revision A-03 Date of Issue: 18/02/2025
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Cross-sectional area of eaves gutters required for various roof catchment areas (where gradient of gutter is 1:500 and steeper). (Adapted from AS/NZS 3500.3:2015).

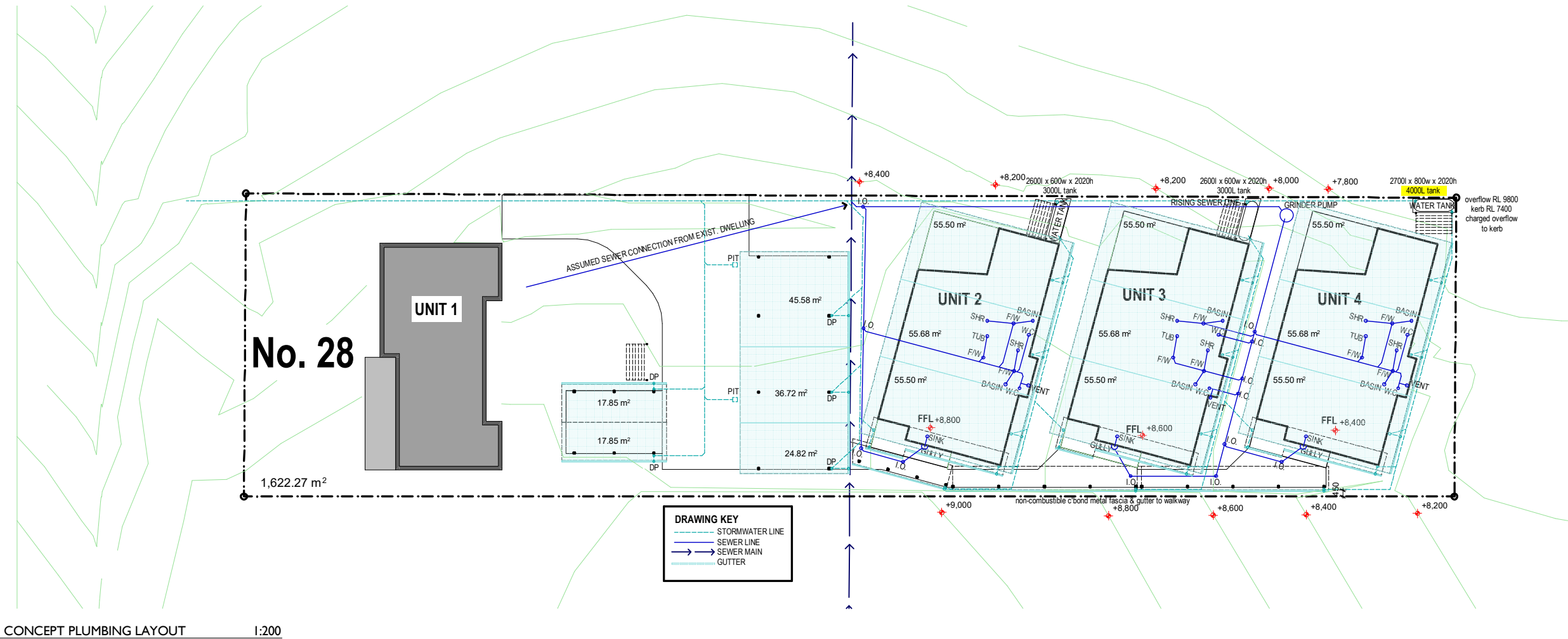


52m² ROOF AREA PER 100mm DIA. DOWNPIPE FOR SHEERLINE SLOTTED GUTTER

LYSAGHT® gutter areas and downpipes.

Minimum standard downpipe sizes to suit gutters (gradient ≥ 1:500)			
	Slotted	Effective cross section	Round (diameter) or square
	yes/no	mm	mm
Quad Gutter Hi-Flow 115 (QG115)	yes	5225	90 100x50
	no	5639	90 100x50
SHEERLINE® gutter	yes	7600	100 100x75
	no	9270	100 100x75
TRIMLINE® gutter	yes	6244	90 100x50
	no	7800	100 100x75
Half Round (H-R) Gutters	See table 2, 3 & 4		
Half Round Flat Back (HRFB) Gutters	See table 2, 3 & 4		
Other Oval Gutters	See table 2, 3 & 4		
Other Rectangular Gutters	See table 2, 3 & 4		

- Notes:
- Values obtained in accordance with AS/NZS 3500.3:2015 & AS 2799.1:2014.
 - For oval gutters refer to the local LYSAGHT® Rainwater Solutions brochure for your area.
 - Downpipe sizes are based on being fitted to the side of the gutter.
 - Downpipe sizes may vary locally refer to the local LYSAGHT® Rainwater Solutions brochure for your area.
 - For all over-gutter slopes refer to AS/NZS 3500.3:2015 for guidance.
 - Non-standard downpipes and downpipes/pipes are required.

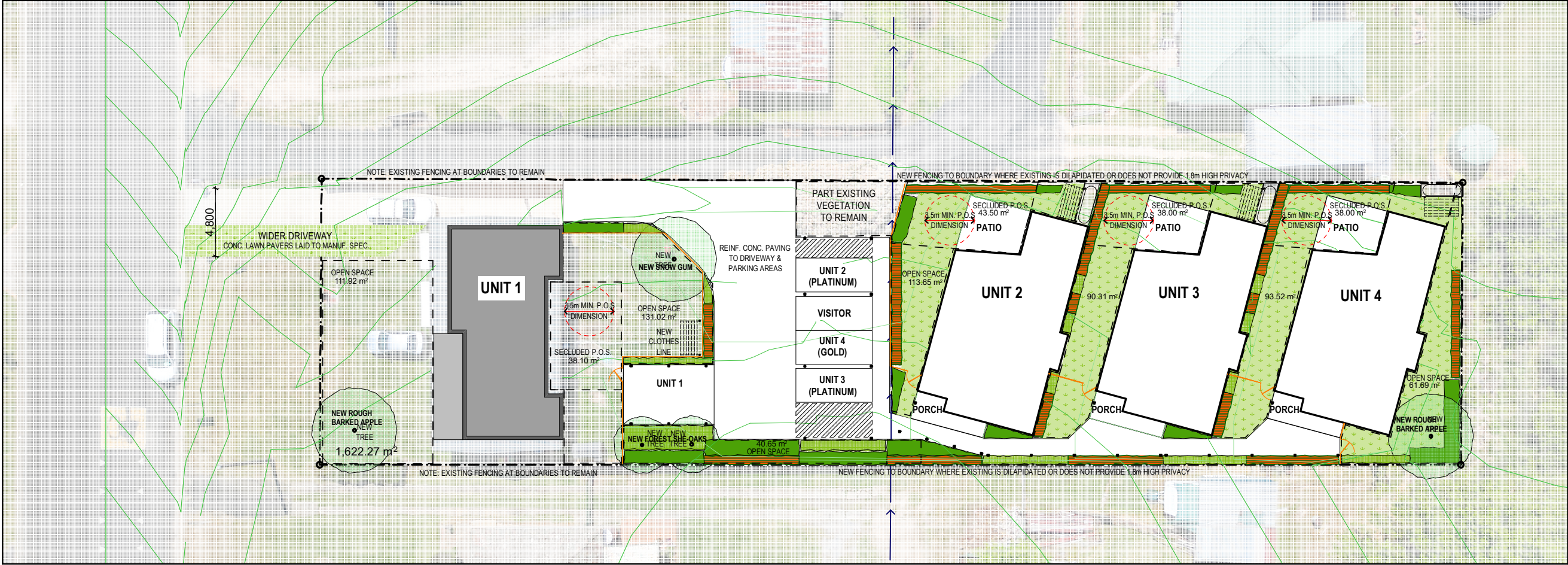


CONCEPT PLUMBING LAYOUT 1:200

CONCEPT PLUMBING LAYOUT



Site Address	Job Title
No. 28 Uralla St. Uralla	HOUSING FOR SENIORS MOYCH ABORIGINAL CORPORATION, URALLA
Layout ID	Revision
A-05	
Date of Issue	18/02/2025



CONCEPT LANDSCAPING PLAN 1:200

TREES



Angophora floribunda (Rough-Barked Apple)
Height: 10-15m Tall
Spread: 6-10m Wide
Care: Adaptable to most soils
Drought-resistant once established
Prune for shape as needed.

Allocasuarina torulosa (Forest She-Oak)
Height: 8-15m Tall
Spread: 4-6m Wide
Care: Prefers well-drained soils
Drought-resistant once established
Prune for shape as needed.
Note: Attracts birds, esp. Cuckoos
Fixes nitrogen in the soil.

Eucalyptus pauciflora (Snow Gum)
Height: 8-15m Tall
Spread: 5-8m Wide
Care: Requires full sun
Tolerates frost and poor soil
Minimal Pruning needed.
Note: Symbolic of 'Resilience'

LAWN



Microlaena stipoides (Weeping Grass)
Height: 5-10cm (mowed)
Care: Requires less mowing, watering & fertilizing than regular grass.
Note: A native option that improves soil health and reduces run-off.

SHRUBS



Westringia fruticosa (Coastal Rosemary)
Height: 0.6 - 1.2m Tall
Spread: 0.6 - 1m Wide
Care: full sun to part shade
Drought and salt tolerant
Prune to shape if required

Leptospermum scoparium (Manuka Tea Tree)
Height: 1 - 2m Tall
Spread: 1 - 2m Wide
Care: full sun to part shade
Drought resistant once established
Flowers attract Bees - Pollinator friendly

Brachyscome multifida (Cut-Leaf Daisy)
Height: 0.6 - 1.2m Tall
Spread: 0.6 - 1m Wide
Care: Tolerates a range of soils
Vibrant Daisy-like flowers.
Choose a variety of colours.

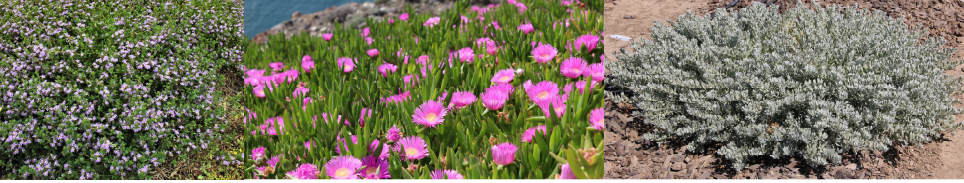
Acacia cognata (Dwarf Bower Wattle)
Height: 0.6 - 1m Tall
Spread: 0.6 - 1.2m Wide
Care: full sun to part shade
Drought tolerant
Lime Green Foliage

SCREENING



Photinia fraseri (Red Robin) - Thin Red
Height: 2.0 - 3.0m Tall
Spread: 0.6m Wide
Care: full sun to part shade
Drought tolerant
2 plants per linea metre for screening

GROUND COVERS

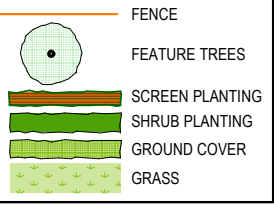


Scaevola aemula (Fan Flower)
Height: 0.4 - 0.6m Tall
Spread: 0.6 - 1m Wide
Care: Full Sun to Part Shade.
Low Maintenance.
Vigorous Groundcover
Purple-Blue Fan shaped flowers

Carpobrotus glaucescens (Pigface)
Height: 0.4 - 0.6m Tall
Spread: 0.6 - 1m Wide
Care: Thrives in sandy or rocky soils
Very drought tolerant.
Sprawling succulent with bright pink flowers & edible fruit.

Eremophila glabra prostrata (Emu Bush)
Height: 0.4 - 0.6m Tall
Spread: 0.6 - 1m Wide
Care: Hardy Groundcover
Prefers sunny location.
Drought & Frost resistant
Sivily foliage with tubular flowers

DRAWING KEY



NOTE:
SPECIFIC PLANT LOCATIONS
TO BE DECIDED ONSITE AFTER
PLANTER BED PREPARATION

CONCEPT LANDSCAPE PLAN

MOYCH ABORIGINAL CORPORATION

REGISTERED PROVIDER

Burbangana Group
Working together for community wellbeing
keny@burbangana.com.au mob. 0411 671 673

NSWCC
CERTIFIED

Innerchi Studios
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mob. 0425 314 902

Grounded Works Design Studio
studio@groundedworks.net.au
mob. 0432 262 704

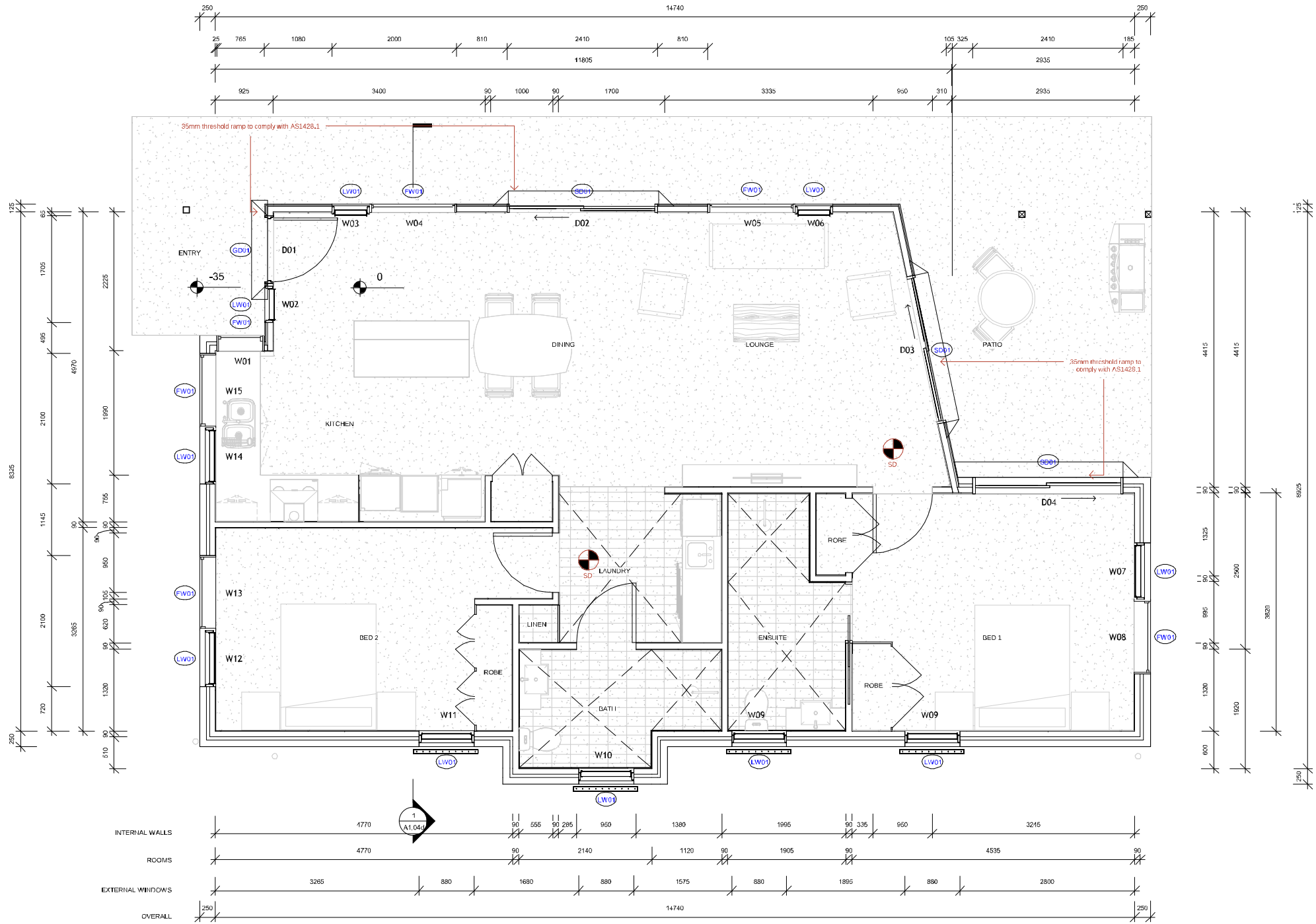
Site Address
**No. 28
Uralla St.
Uralla**

Job Title
**HOUSING FOR SENIORS
MOYCH ABORIGINAL
CORPORATION, URALLA**

Layout ID
A-06

Revision
Date of Issue: 18/02/2025

NOTE: UNIT 2 IS 300mm LOWER THAN UNIT 3 & 4
IN ORDER TO MINIMISE IMPACT OF
BULK ON EXISTING DWELLING

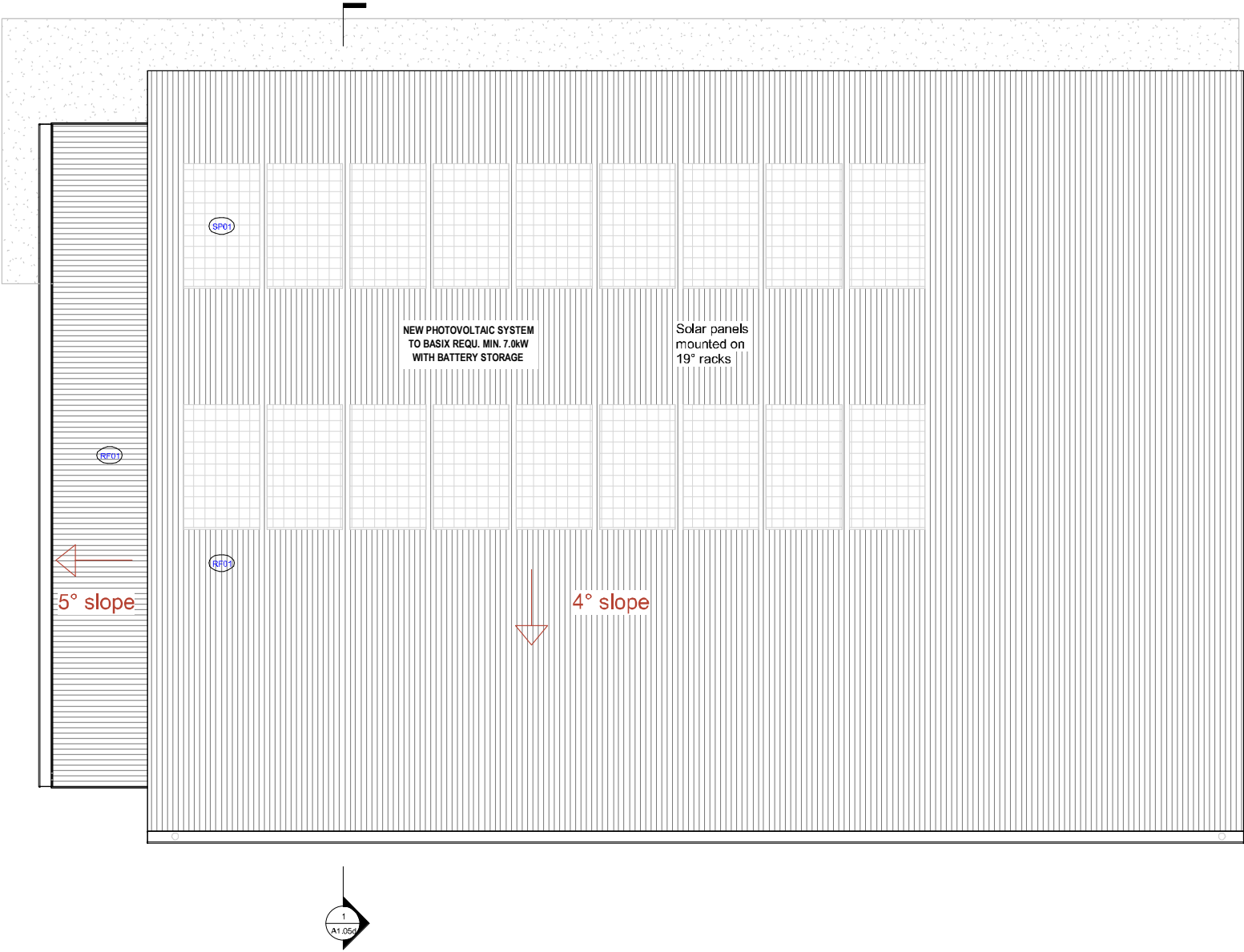


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 - This drawing is to be read in conjunction with all others.
 - All dimensions to be checked and verified on site before any work begins.
 - Unless otherwise stated all dimensions are in millimeters.
 - These drawings are subject to copyright.
 - Smoke alarm installed to NCC requirements

- Finishes:
- LW01 - Louvre Window
 - LW02 - Louvre Window Powered
 - FW01 - Fixed Glazing
 - SD01 - Glazed Sliding Door
 - GD01 - Glazed Door
 - CL01 - Pre finished Fibre Cement Sheet
 - CL02 - Brick Veneer
 - CL03 - Custom Orb Colourbond Cladding
 - CL04 - Horizontal Board Cladding
 - RF01 - Custom Orb Roofing
 - SP01 - Solar Panel



UNIT 2 FLOOR PLAN			
 www.innerchi.net.au dustin@innerchi.net.au mob. 0425 314 902	In association with Grounded Works Design Studio studio@groundedworks.net.au mob. 0432 262 704	Site Address No. 28 Uralla St. Uralla	Job Title HOUSING FOR SENIORS MOYCH ABORIGINAL CORPORATION, URALLA Revision
			Layout ID A-07
			Date of Issue: 18/02/2025



NOTE: UNIT 2 IS 300mm LOWER THAN UNIT 3 & 4
IN ORDER TO MINIMISE IMPACT OF
BULK ON EXISTING DWELLING

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 - These drawings are subject to copyright.
 - Smoke alarm installed to NCC requirements

- Finishes:
- LW01 - Louvre Window
 - LW02 - Louvre Window Powered
 - FW01 - Fixed Glazing
 - SD01 - Glazed Sliding Door
 - GD01 - Glazed Door
 - CL01 - Pre finished Fibre Cement Sheet
 - CL02 - Brick Veneer
 - CL03 - Custom Orb Colourbond Cladding
 - CL04 - Horizontal Board Cladding
 - RF01 - Custom Orb Roofing
 - SP01 - Solar Panel



MOYCH ABORIGINAL CORPORATION





Burbangana Group
Working together for community wellbeing
keny@burbangana.com.au mob. 0411 671 673



 <p>www.innerchi.net.au dustin@innerchi.net.au mob. 0425 314 902</p>		In association with  <p>studio@groundedworks.net.au mob. 0432 262 704</p>	Site Address No. 28 Uralla St. Uralla	Job Title HOUSING FOR SENIORS MOYCH ABORIGINAL CORPORATION, URALLA Layout ID A-08 Revision Date of Issue: 18/02/2025
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NOTE: UNIT 2 IS 300mm LOWER THAN UNIT 3 & 4
IN ORDER TO MINIMISE IMPACT OF
BULK ON EXISTING DWELLING

NOTES:

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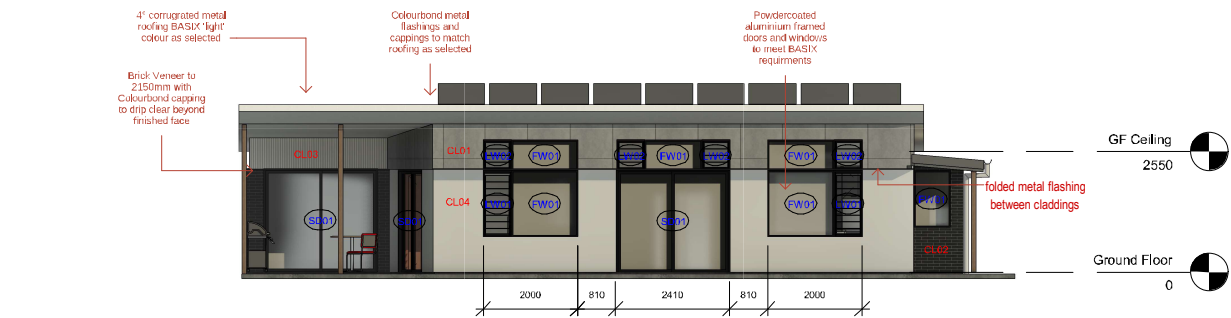
Unless otherwise stated all dimensions are in millimeters.

These drawings are subject to copyright.

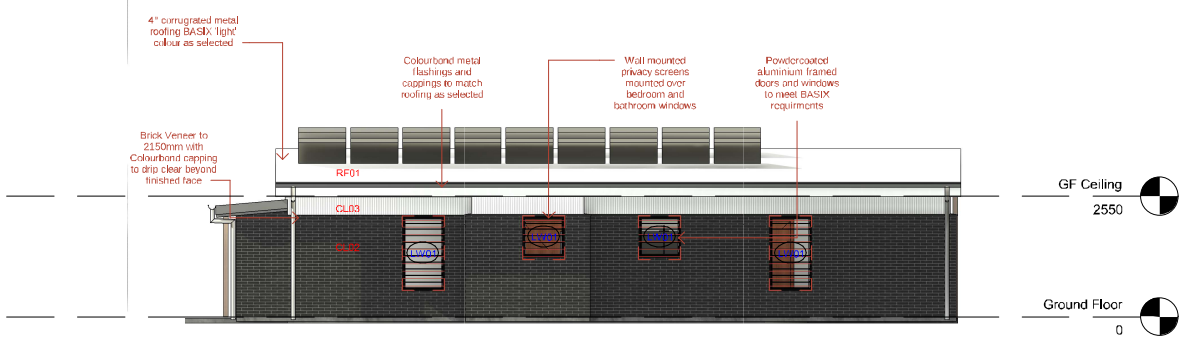
Smoke alarm installed to NCC requirements

Finishes:

LW01 - Louvre Window
LW02 - Louvre Window Powered
FW01 - Fixed Glazing
SD01 - Glazed Sliding Door
GD01 - Glazed Door
CL01 - Pre finished Fibre Cement Sheet
CL02 - Brick Veneer
CL03 - Custom Orb Colourbond Cladding
CL04 - Horizontal Board Cladding
RF01 - Custom Orb Roofing
SP01 - Solar Panel

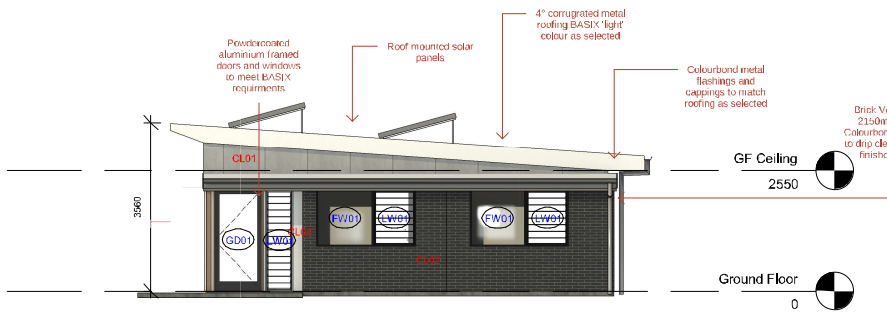


1 North Elevation - Variation 3
1 : 100

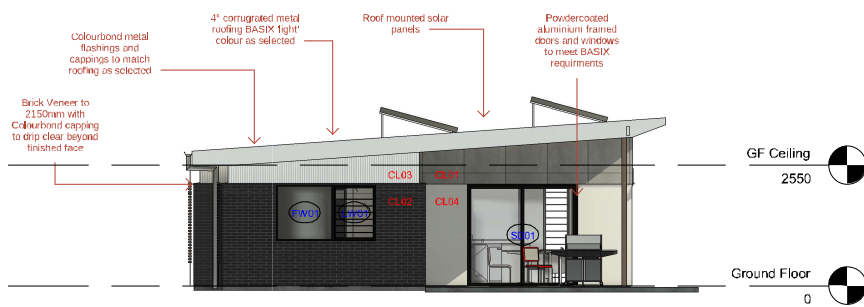


3 South Elevation - Variation 3
1 : 100

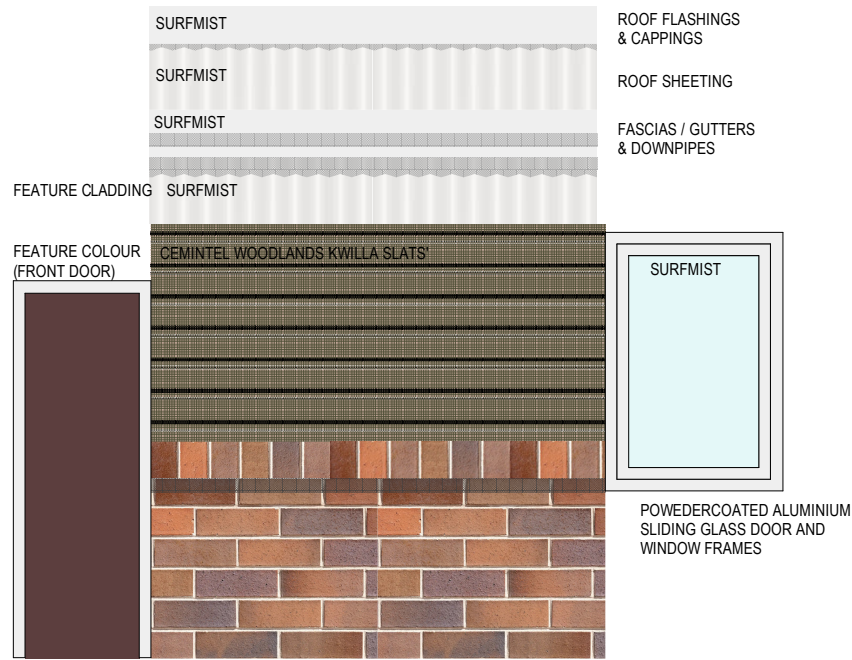
NOTE: SOUTH FACING LOUVRE WINDOWS TO BE OPAQUE FOR PRIVACY AND LIMITED OPENING TO MAX. 100mm



2 West Elevation - Variation 3
1 : 100



4 East Elevation - Variation 3
1 : 100



SCHEDULE OF EXTERIOR FINISHES

28 Uralla St, Unit 2

UNIT 2 ELEVATIONS



Site Address	Job Title
No. 28 Uralla St. Uralla	HOUSING FOR SENIORS MOYCH ABORIGINAL CORPORATION, URALLA
	Revision
	Layout ID
	A-09
	Date of Issue: 18/02/2025

**NOTE: UNIT 2 IS 300mm LOWER THAN UNIT 3 & 4
IN ORDER TO MINIMISE IMPACT OF
BULK ON EXISTING DWELLING**

NOTES:

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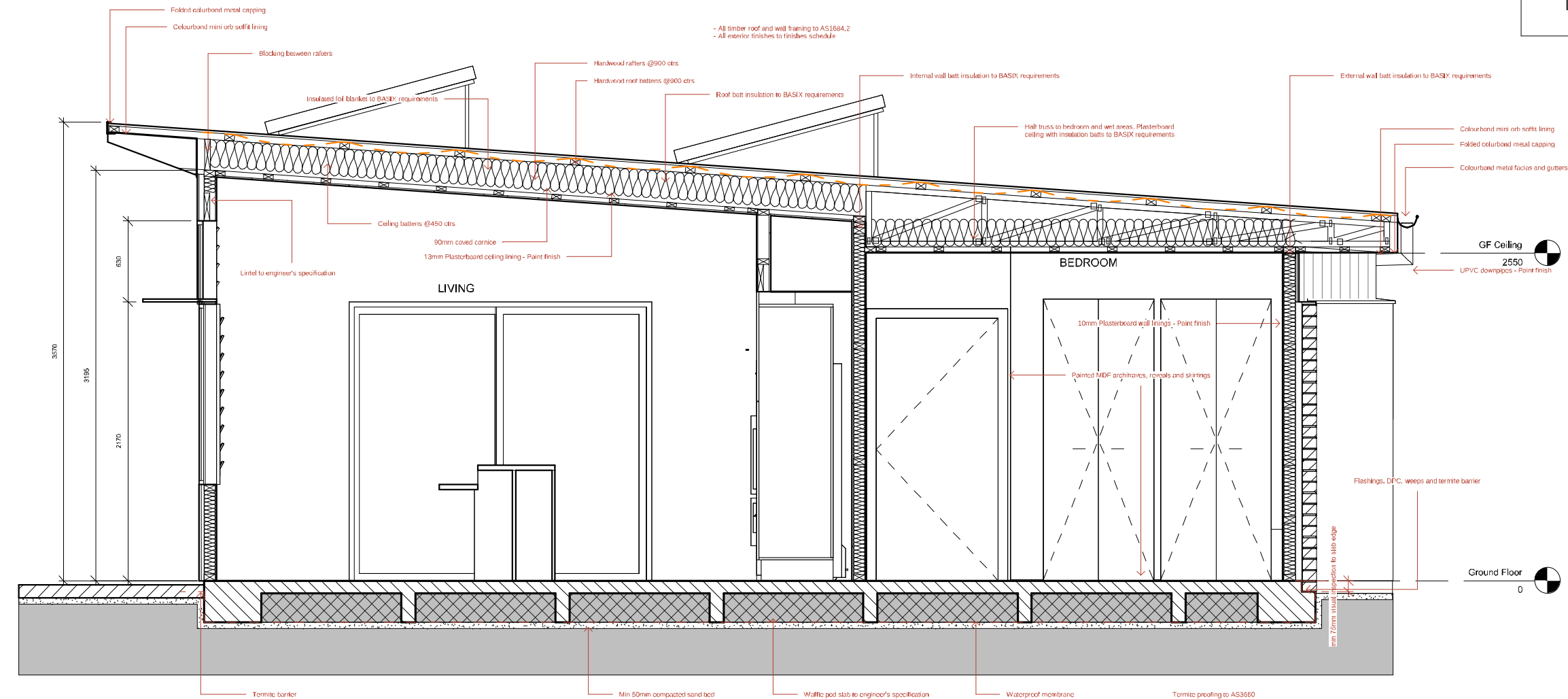
This drawing is to be read in conjunction with all others.

All dimensions to be checked and verified on site before any work begins.

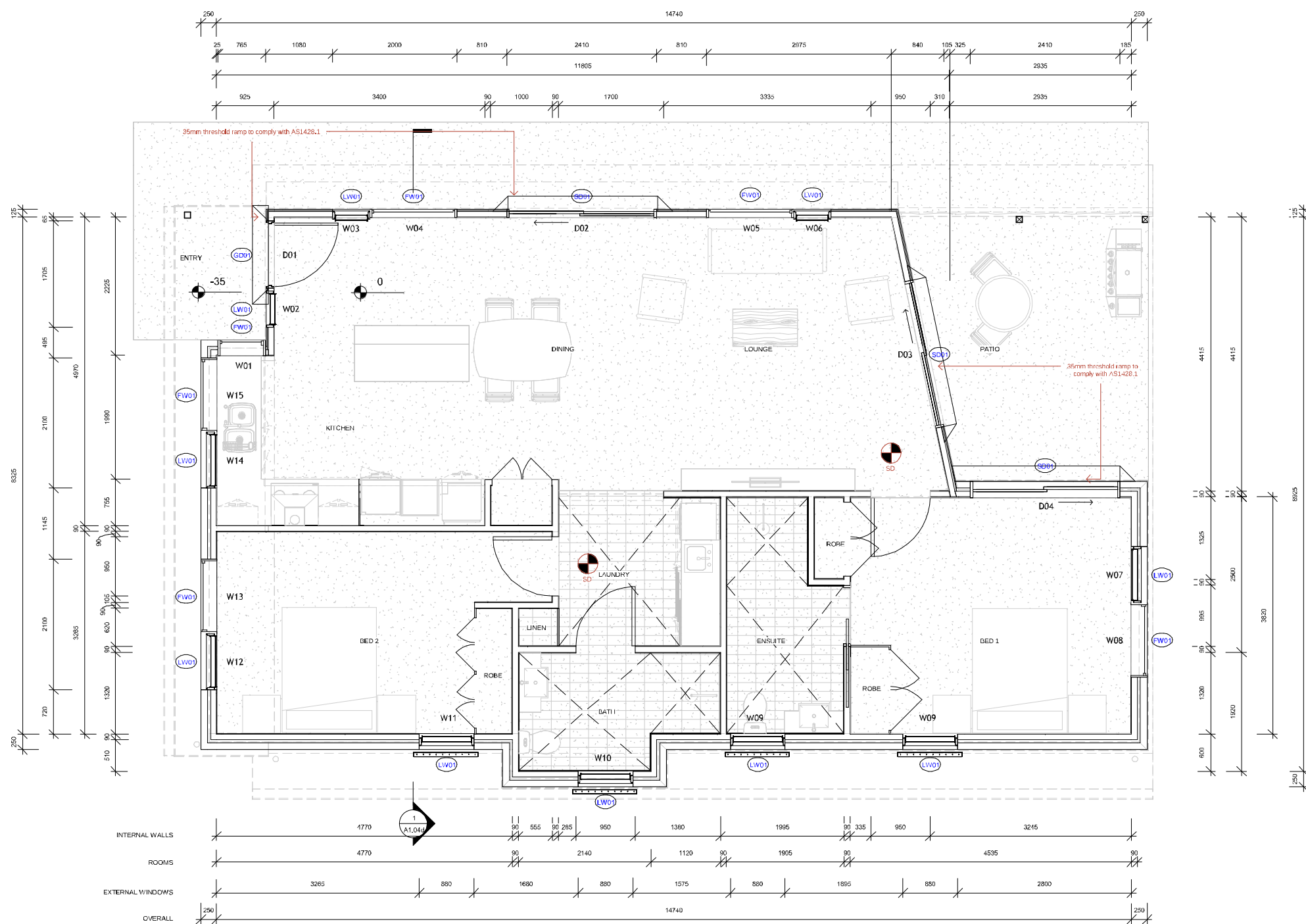
Unless otherwise stated all dimensions are in millimeters.

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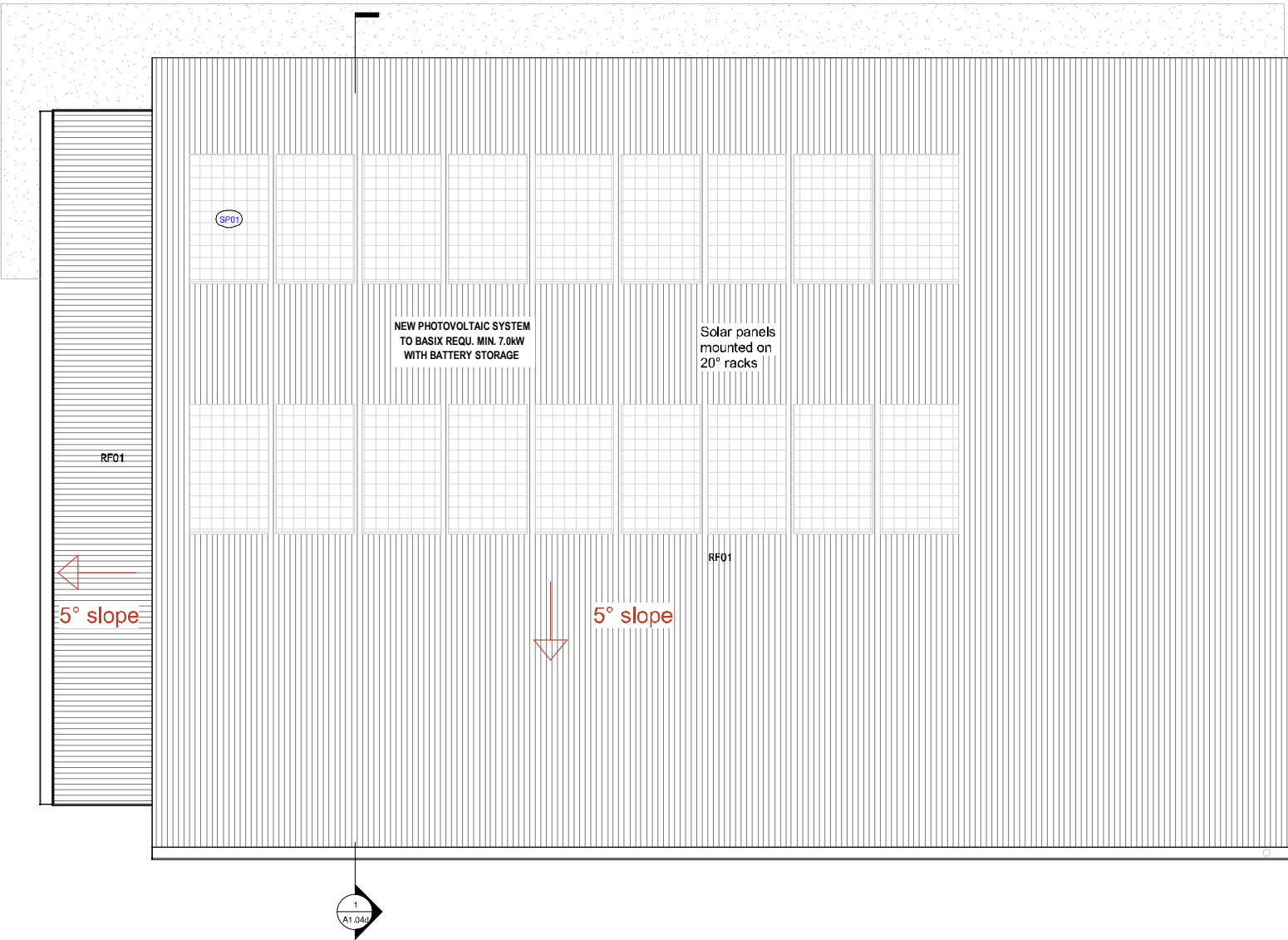
1 Proposed Section - Variation 3
1 : 25



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- Finishes:**
- LW01 - Louvre Window
 - LW02 - Louvre Window Powered
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 - GD01 - Glazed Door
 - CL01 - Pre finished Fibre Cement Sheet
 - CL02 - Brick Veneer
 - CL03 - Custom Orb Colourbond Cladding
 - CL04 - Horizontal Board Cladding
 - RF01 - Custom Orb Roofing
 - SP01 - Solar Panel



UNIT 3 & 4 FLOOR PLAN			
 www.innerchi.net.au dustin@innerchi.net.au mob. 0425 314 902	In association with  studio@groundedworks.net.au mob. 0432 262 704	Site Address	Job Title
		No. 28 Uralla St. Uralla	HOUSING FOR SENIORS MOYCH ABORIGINAL CORPORATION, URALLA Layout ID A-11 Date of Issue: 18/02/2025



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 - CL03 - Custom Orb Colourbond Cladding
 - CL04 - Horizontal Board Cladding
 - RF01 - Custom Orb Roofing
 - SP01 - Solar Panel



MOYCH ABORIGINAL CORPORATION



Burbangana Group
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mob. 0425 314 902

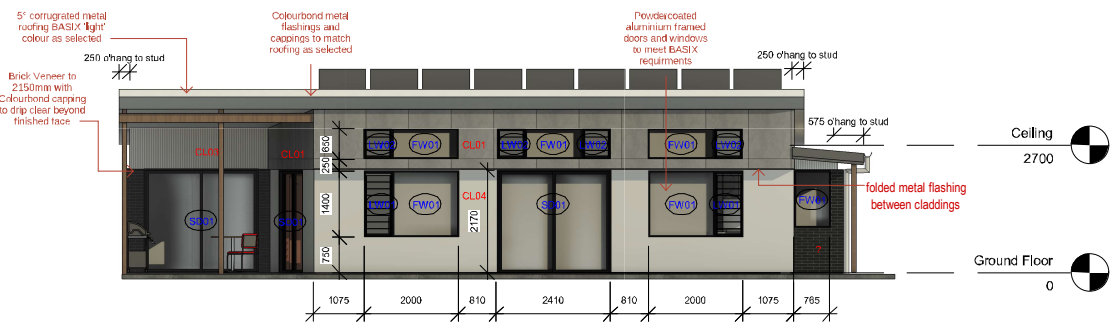


Grounded Works
Design Studio
studio@groundedworks.net.au
mob. 0432 262 704

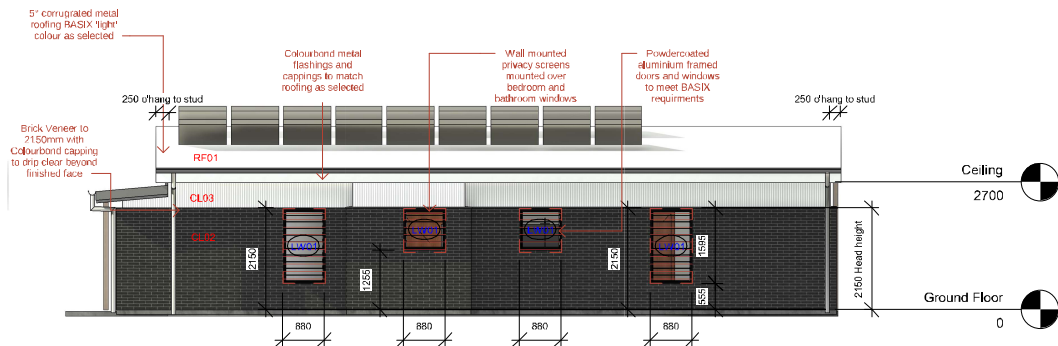


No. 28
Uralla St.
Uralla

UNIT 3 & 4 ROOF PLAN
Job Title
HOUSING FOR SENIORS
MOYCH ABORIGINAL CORPORATION, URALLA
Layout ID
A-12
Date of Issue: 18/02/2025

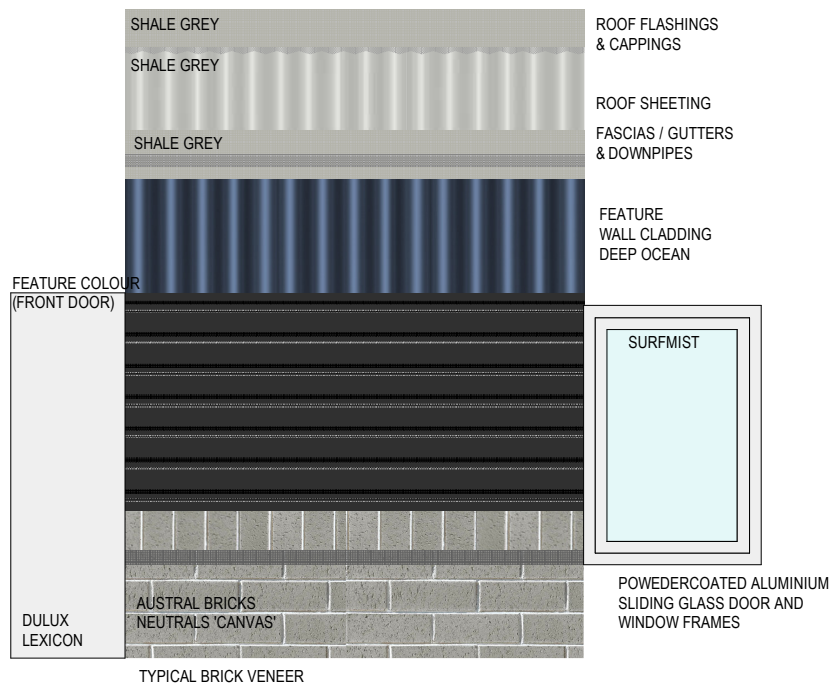


1 North Elevation - Variation 2
1 : 100

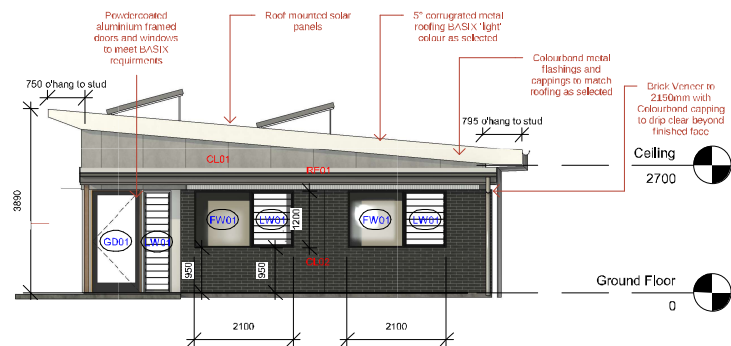


3 South Elevation - Variation 2
1 : 100

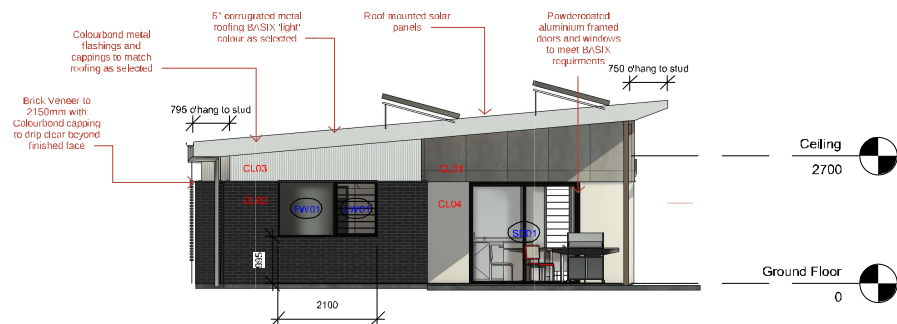
NOTE: SOUTH FACING LOUVRE WINDOWS TO BE OPAQUE FOR PRIVACY
AND LIMITED OPENING TO MAX. 100mm



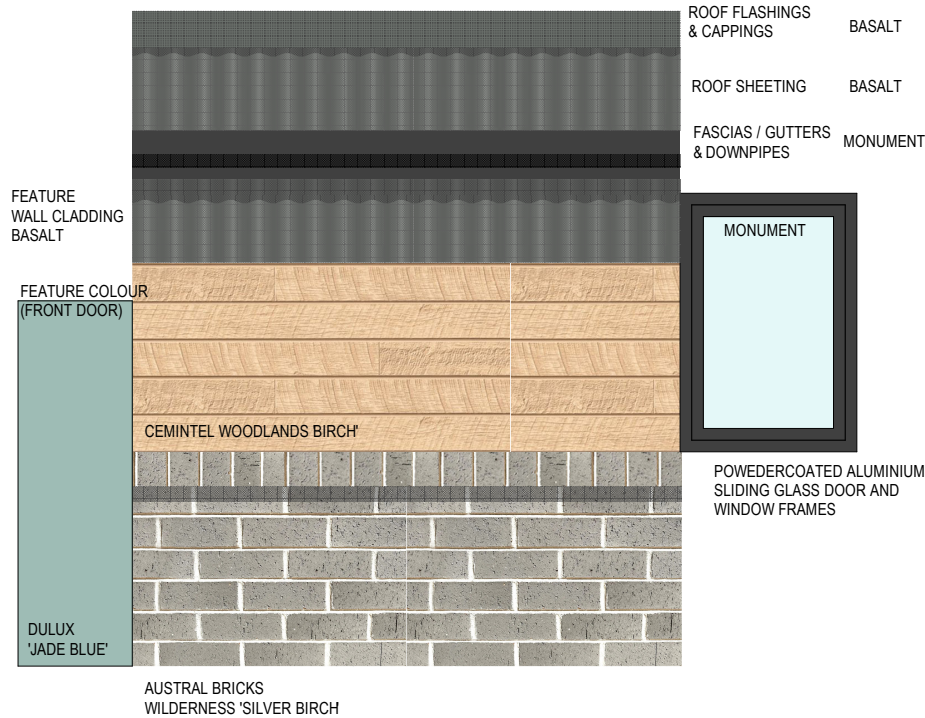
SCHEDULE OF EXTERIOR FINISHES 28 Uralla St, Unit 3



2 West Elevation - Variation 2
1 : 100



4 East Elevation - Variation 2
1 : 100



SCHEDULE OF EXTERIOR FINISHES 28 Uralla St, Unit 4

NOTES:

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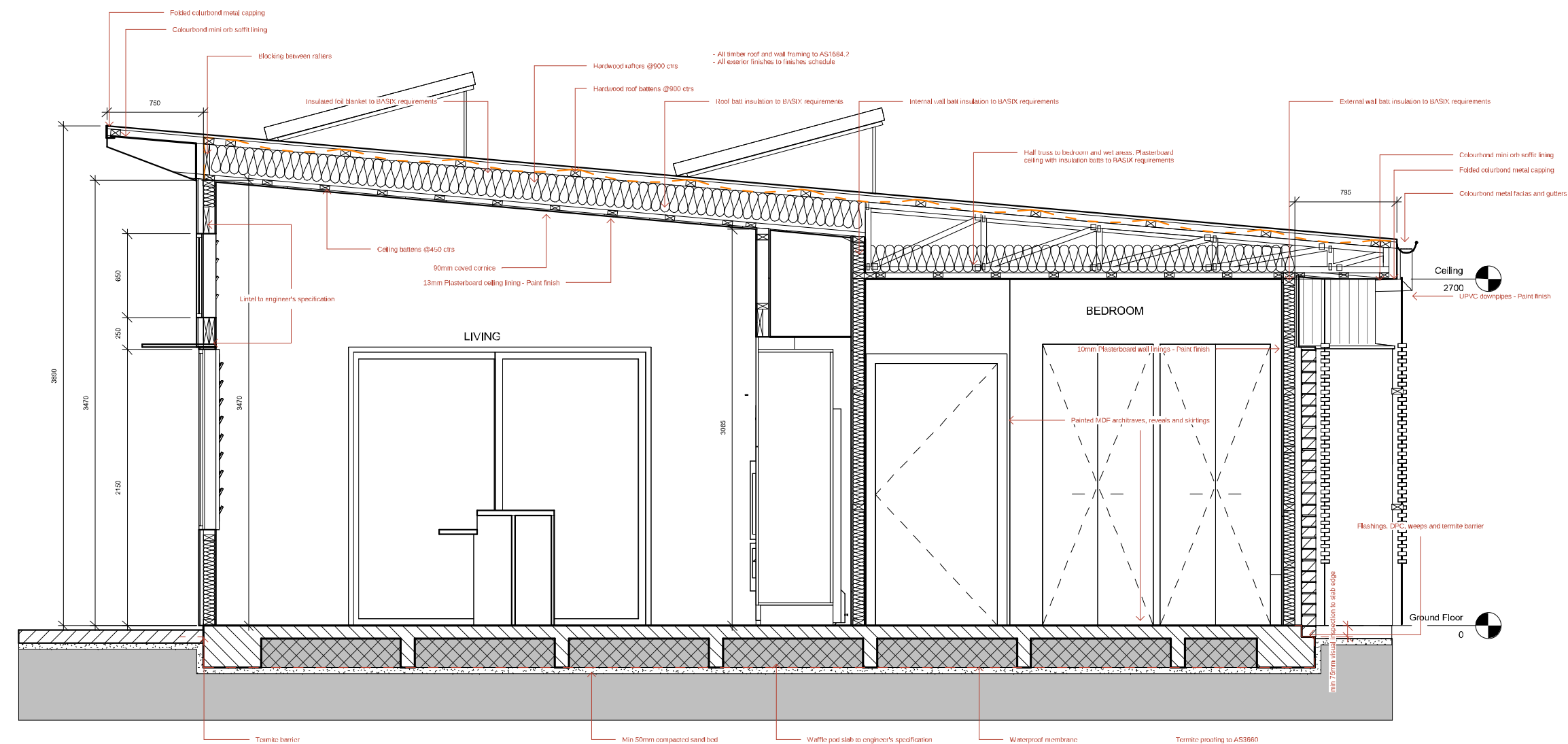
Smoke alarm installed to NCC requirements

Finishes:

LW01 - Louvre Window
LW02 - Louvre Window Powered
FW01 - Fixed Glazing
SD01 - Glazed Sliding Door
GD01 - Glazed Door
CL01 - Pre finished Fibre Cement Sheet
CL02 - Brick Veneer
CL03 - Custom Orb Colourbond Cladding
CL04 - Horizontal Board Cladding
RF01 - Custom Orb Roofing
SP01 - Solar Panel



UNIT 3 & 4 ELEVATIONS	
 www.innerchi.net.au 0425 314 902	 studio@groundedworks.net.au 0432 262 704
Site Address No. 28 Uralla St. Uralla	Job Title HOUSING FOR SENIORS MOYCH ABORIGINAL CORPORATION, URALLA Layout ID A-13 Revision Date of Issue: 18/02/2025



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1 Proposed Section - Variation 2
1 : 25



UNIT 3 & 4 SECTION			
 www.innerchi.net.au dustin@innerchi.net.au mob. 0425 314 902	In association with Grounded Works Design Studio studio@groundedworks.net.au mob. 0432 262 704	Site Address	Job Title
		No. 28 Uralla St. Uralla	HOUSING FOR SENIORS MOYCH ABORIGINAL CORPORATION, URALLA
		Layout ID	Revision
		A-14	Date of Issue: 18/02/2025

Water Commitments
Landscape
The applicant must plant indigenous or low water use species of vegetation throughout 15 square metres of the site.
Fixtures
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 200 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Thermal Performance and Materials commitments
Do-it-yourself Method
Ceiling fans
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.
The applicant must install at least one ceiling fan in each bedroom.
<ul style="list-style-type: none">The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	107.65	nil;not specified	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	63	3.44 (or 4.00 including construction) fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Dark (solar absorptance 0.71-0.85)
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	53	3.50 (or 4.00 including construction) fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Dark (solar absorptance 0.71-0.85)
internal wall: plasterboard; frame: timber - untreated softwood.	73	none	nil	
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - untreated softwood.	170	ceiling: 7.3 (up), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	roof colour: light (solar absorptance < 0.38); 1.5 to < 2.0% of ceiling area uninsulated

Note	<ul style="list-style-type: none">Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	<ul style="list-style-type: none">If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	<ul style="list-style-type: none">In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	<ul style="list-style-type: none">Roof space ventilation needs to meet the condensation management provisions in the ABCB Housing Provisions of the National Construction Code.
Note	<ul style="list-style-type: none">Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating, electric heat pump with a performance of 36 to 40 STCs or better.
Cooling system
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 7 star (cold zone)
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 7 star (cold zone)
Heating system
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 7 star (cold zone)
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 7 star (cold zone)
Ventilation
The applicant must install the following exhaust systems in the development: <ul style="list-style-type: none">At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/offKitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/offLaundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off
Artificial lighting
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Natural lighting
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.
Alternative energy
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.
The photovoltaic system must consist of: <ul style="list-style-type: none">photovoltaic collectors with the capacity to generate at least 7 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north
Other
The applicant must install a fixed outdoor clothes drying line as part of the development.
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W01	1200.00	765.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	verandah 2400 mm, 1750 mm above base of window or glazed door	not overshadowed
W03,04	1400.00	2000.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	awning (fixed) 450 mm, 1400 mm above base of window or glazed door	not overshadowed
W03,04H	650.00	2000.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	eave 750 mm, 650 mm above head of window or glazed door	not overshadowed
D02	2170.00	2410.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	awning (fixed) 450 mm, 2170 mm above base of window or glazed door	not overshadowed
D02H	650.00	2410.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	eave 750 mm, 650 mm above head of window or glazed door	not overshadowed
W05,06	1400.00	2000.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	awning (fixed) 450 mm, 1400 mm above base of window or glazed door	not overshadowed
W05,06H	650.00	2000.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	eave 750 mm, 650 mm above head of window or glazed door	not overshadowed
D04	2170.00	2410.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	verandah 6100 mm, 3500 mm above base of window or glazed door	not overshadowed
East facing					
D03	2170.00	2410.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	verandah 3150 mm, 3250 mm above base of window or glazed door	not overshadowed
W07,08	1200.00	2100.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	none	not overshadowed
South facing					
W09	1600.00	880.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	eave 750 mm, 550 mm above head of window or glazed door	not overshadowed
W10	800.00	880.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	none	not overshadowed
W11	800.00	880.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	none	not overshadowed
W12	1600.00	880.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	eave 750 mm, 550 mm above head of window or glazed door	not overshadowed
West facing					
D01,W02	470.00	1620.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	verandah 2000 mm, 2700 mm above base of window or glazed door	not overshadowed
W13,14	1200.00	2100.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	eave 600 mm, 450 mm above head of window or glazed door	not overshadowed
W15,16	1200.00	2100.00	aluminium, single glazed (U-value: <=4.0, SHGC: >0.6)	eave 600 mm, 450 mm above head of window or glazed door	not overshadowed

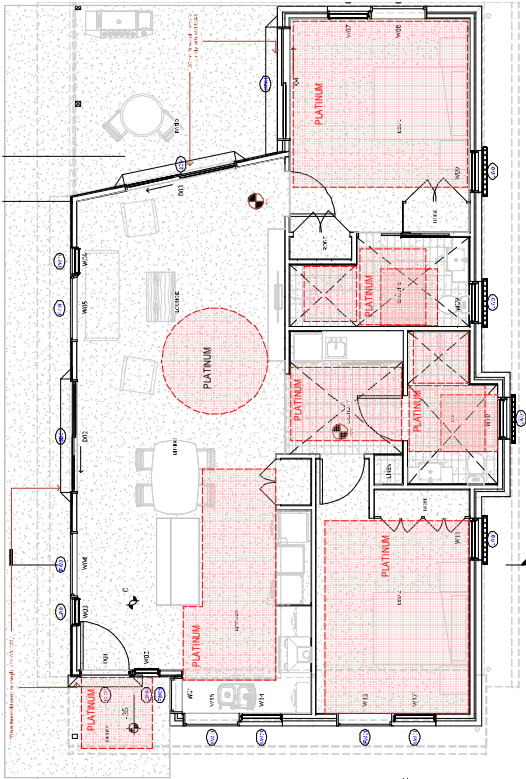
note: each unit has a BASIX certificate adjusted to suit its location on the site with its unique overshadowing

NOTE:
SOUTH FACING LOUVRE WINDOWS TO BE OPAQUE FOR PRIVACY AND LIMITED OPENING TO MAX. 100mm
ALL GLAZING TO BE MIN. DOUBLE GLAZED (AIR GAP) OR BETTER

UNIT 2 REFER TO BASIX CERTIFICATE NO. 1783712S - REV. 02
UNIT 3 REFER TO BASIX CERTIFICATE NO. 1783714S - REV. 02
UNIT 4 REFER TO BASIX CERTIFICATE NO. 1783716S - REV. 02



UNIT 2, 3 & 4 BASIX REQUIREMENTS			
 www.innerchi.net.au dustin@innerchi.net.au mob. 0425 314 902	In association with:  studio@groundedworks.net.au mob. 0432 262 704	Site Address No. 28 Uralla St. Uralla	Job Title HOUSING FOR SENIORS MOYCH ABORIGINAL CORPORATION, URALLA Layout ID A-15 Revision Date of Issue: 18/02/2025



UNITS 2 & 3 ARE ABLE TO PROVIDE PLATINUM LEVEL UNIVERSAL LIVING
UNIT 4 PROVIDES PLATINUM LEVEL UNIVERSAL LIVING, HOWEVER HAS A GOLD STANDARD FOR ITS CARPARKING ALLOWANCE

BUILDER TO REFER TO THE LIVABLE HOUSING DESIGN GUIDELINES
FOR MORE DETAILS ON EACH OF THE 16 LIVABLE HOUSING DESIGN ELEMENTS

LIVABLE HOUSING KEY



ABLE TO COMPLY



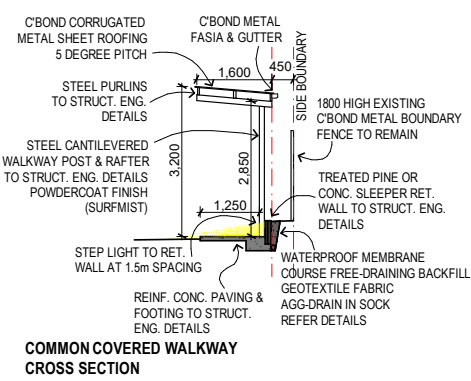
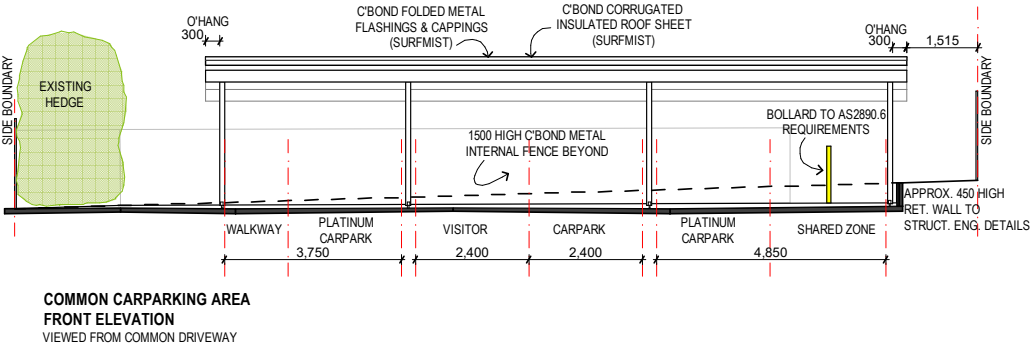
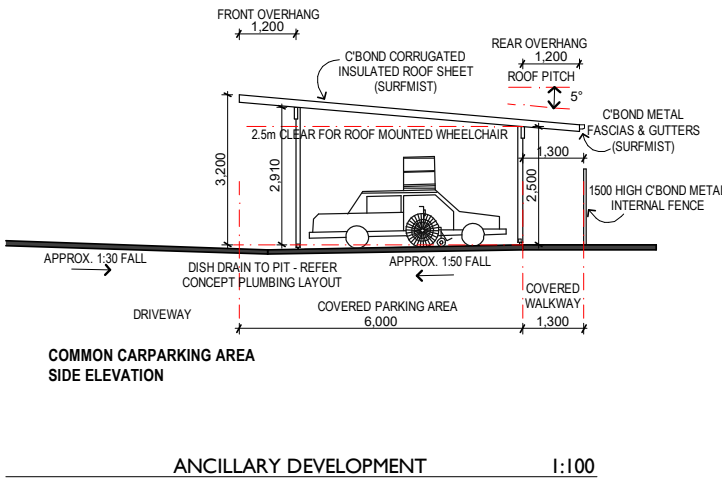
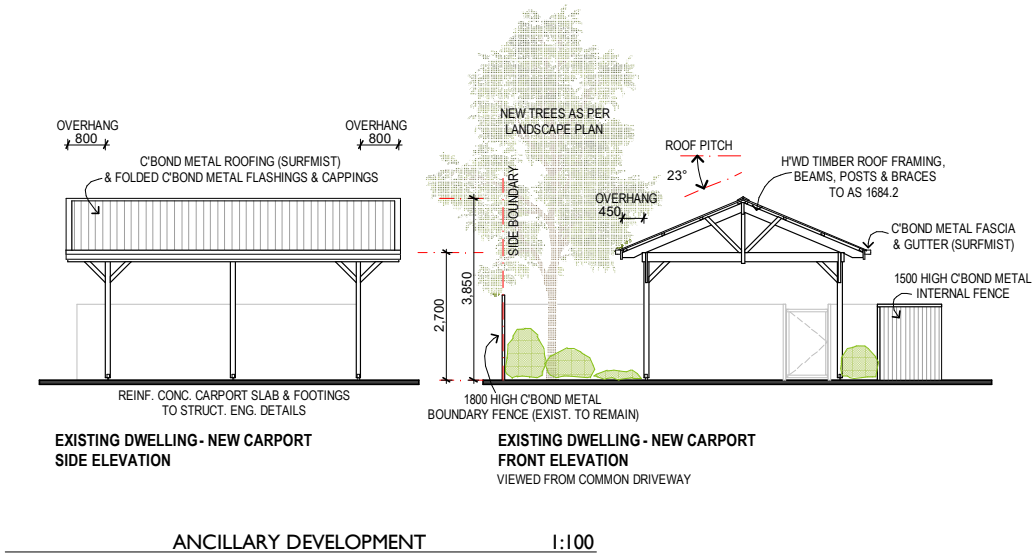
NOT ABLE TO COMPLY

1. A LEVEL, CONTINUOUS, STEP FREE PATH OF TRAVEL FROM THE STREET AND/OR PARKING AREA TO A DWELLING ENTRANCE PATH OF TRAVEL WIDTH REQUIREMENT	SILVER 1.0m WIDE	GOLD 1.1m WIDE	PLATINUM 1.2m WIDE
2. AT LEAST ONE, LEVEL (STEP-FREE) ENTRANCE INTO THE DWELLING DOOR WIDTH REQUIREMENT	820mm CLEAR OPENING	850mm CLEAR OPENING	900mm CLEAR OPENING
COVERED CLEAR SPACE REQUIREMENT	1.2m x 1.2m LANDING SPACE	1.35m x 1.35m LANDING SPACE	1.5m x 1.5m LANDING SPACE
3. CARPARKING TO ALLOW CAR DOORS TO FULLY OPEN AND TO FACILITATE MOVEMENT AROUND THE CAR. CAR SPACE MIN. DIMENSIONS.	3.2m WIDE x 5.4m LONG	3.2m WIDE x 5.4m LONG	ONLY UNIT 4 NOT ABLE TO COMPLY 3.8m WIDE x 6.0m LONG
LEVEL SURFACE REQUIREMENT	REQUIRED	REQUIRED	REQUIRED
VERTICAL CLEARANCE REQUIREMENT	N/A	2.5m CLEARANCE REQUIRED	2.5m CLEARANCE REQUIRED
COVERED PARKING REQUIREMENT	N/A	REQUIRED	REQUIRED
4. INTERNAL DOORS AND CORRIDORS THAT FACILITATE MOVEMENT. DOOR WIDTH REQUIREMENTS	820mm CLEAR OPENING	850mm CLEAR OPENING	900mm CLEAR OPENING
CORRIDOR WIDTH REQUIREMENT	1.0m CLEAR WIDTH	1.2m CLEAR WIDTH	1.2m CLEAR WIDTH
5. A TOILET ON THE GROUND/ENTRY LEVEL THAT PROVIDES EASY ACCESS. CLEAR SPACE IN FRONT OF TOILET REQUIREMENT	.9m x 1.2m	1.2m x 1.2m	1.2m x 1.2m
TOILET PAN SIZE REQUIREMENT	N/A	N/A	SPECIFIC TOILET PAN POSITION & SIZE REQU.
6. A BATHROOM THAT CONTAINS A HOBLESS SHOWER RECESS. SHOWER SIZE REQUIREMENT	N/A	.9m x 0.9m	1.16m WIDE x 1.1m LONG
CLEAR SPACE IN FRONT OF SHOWER REQUIREMENT.	N/A	1.2m x 1.2m	1.4m WIDE x 1.6m LONG
7. RIENFORCED WALLS AROUND THE TOILET, BATH, AND SHOWER TO ALLOW FOR SAFE INSTALLATION OF GRAB RAILS.	SPECIFIC WALL REINF. REQU FOR TOILET/BATH/SHR.	SPECIFIC WALL REINF. REQU FOR TOILET/BATH/SHR.	SPECIFIC WALL REINF. REQU FOR TOILET/BATH/SHR.
8. STAIRWAYS DESIGNED TO REDUCE LIKELIHOOD OF INJURY AND ENABLE FUTURE ADAPTATION. STAIR REQUIREMENTS	CONTINUOUS HANDRAIL ON ON SIDE OF STAIR	CONTINUOUS HANDRAIL ON 1 SIDE MIN. CLEAR WIDTH 1.0m STRAIGHT DESIGN ADJACENT LOAD BEARING WALL	SAME AS GOLD PLUS CLOSED RISERS CONTINUOUS RAIL ON BOTH SIDES MIN. 1.2m x 1.2m LANDING AT TOP & BOT
9. KITCHEN SPACE DESIGNED TO SUPPORT EASE OF MOVEMENT BETWEEN FIXED BENCHES AND TO SUPPORT EASY ADAPTATION. CLEAR SPACE IN FRONT OF BENCHES REQUIREMENT.	N/A	1.2m CLEAR IN FRONT OF BENCHES	1.55m CLEAR IN FRONT OF BENCHES
CONTINUOUS FLOOR COVERING UNDER BENCHES REQUIREMENT.	N/A	REQUIRED	REQUIRED
TASK LIGHTING REQUIREMENT	N/A	N/A	REQUIRED
10. LAUNDRY SPACE IS DESIGNED TO SUPPORT EASE OF MOVEMENT BETWEEN FIXED BENCHES AND SUPPORT EASY ADAPTATION. CLEAR SPACE IN FRONT OF BENCHES REQUIREMENT.	N/A	1.2m CLEAR IN FRONT OF BENCHES	1.55m CLEAR IN FRONT OF BENCHES
CONTINUOUS FLOOR COVERING UNDER BENCHES REQUIREMENT.	N/A	REQUIRED	REQUIRED
TASK LIGHTING REQUIREMENT	N/A	N/A	REQUIRED
11. GROUND/ENTRY LEVEL PROVIDES A SPACE THAT CAN BE USED AS A BEDROOM MIN. ROOM SIZE REQUIREMENT	N/A	10m2 & MIN. WIDTH 3m	10m2 & MIN. WIDTH 3m
SPACE ON ENTRY SIDE OF BED REQUIREMENT	N/A	MIN. 1.0m WIDTH	MIN. 1.54m WIDTH x 2.07m
SPACE ON REMAINING SIDES OF BED REQUIREMENT	N/A	N/A	MIN. 1.0m WIDTH
12. LIGHT SWITCHES AND POWERPOINTS ARE LOCATED AT A HEIGHT THAT IS EASY TO REACH BY ALL OCCUPANTS. HEIGHT REQUIREMENT FOR LIGHT SWITCHES	N/A	BETWEEN .9m - 1.1m HIGH	BETWEEN .9m - 1.1m HIGH
HEIGHT REQUIREMENT FOR GPDS.	N/A	MIN. 0.3m HIGH	MIN. 0.3m HIGH
TOGGLE SIZE REQUIREMENT.	N/A	N/A	MIN. 35mm TOGGLE
13. HOME OCCUPANTS CAN EASILY AND INDEPENDENTLY OPEN/CLOSE DOORS AND SAFELY USE TAP HARDWARE. HEIGHT REQUIREMENT FOR DOOR HARDWARE.	N/A	BETWEEN .9m - 1.1m HIGH	BETWEEN .9m - 1.1m HIGH
LEVER REQUIREMENT FOR DOORS	N/A	N/A	D-PULL DOOR HARDWARE
LEVER REQUIREMENT FOR TAPWARE.	N/A	N/A	LEVER OR CAPSTAN STYLE TAPS
14. LIVING ROOM FACILITATES EASE OF MOVEMENT CLEAR SPACE REQUIREMENT			
15. WINDOW SILLS ALLOW VIEW FROM SEATED POSITION WINDOW SILL HEIGHT REQUIREMENT	N/A	N/A	MAX. 1.0m HIGH SILL TO LIVING AREAS & BEDROOMS
WINDOW CONTROL HEIGHT REQUIREMENT	N/A	N/A	ONE HANDED OPERATION EASY REACH FROM SITTING
16. FLOOR FINISHES MINIMISE SLIPS, TRIPS & FALLS SLIP RESISTANT, FIRM & EVEN, LEVEL TRANSITIONS	N/A	N/A	REQUIRED

UNIT 2, 3, 4 LIVABLE HOUSING CHECKLIST

 Innerchi Studios www.innerchi.net.au 0425 314 902	 Grounded Works Design Studio studio@groundedworks.net.au 0432 262 704	Site Address No. 28 Uralla St. Uralla	Job Title HOUSING FOR SENIORS MOYCH ABORIGINAL CORPORATION, URALLA Layout ID A-16 Revision Date of Issue: 18/02/2025
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To whom it may concern,

I am writing to express my serious concerns regarding the proposed DA-21-2025 planning matter, which I believe will negatively impact my property. The proposed over-development of four dwellings adjacent to my property is excessive and raises several critical issues.

IMPACT OF PRIVACY: The placement of the proposed dwellings, with three of them plus entertaining areas facing directly into my property, constitutes a significant invasion of privacy. Additionally, two dwellings will affect my privacy from the front, and one will impact my privacy from the rear.

IMPACT OF NOISE: The potential for up to 18 residents occupying the four dwellings, coupled with six car spaces in the development's center, will disrupt the peace for myself and neighboring homes. The proximity of four water tanks and pumps to my house will further exacerbate noise concerns.

IMPACT OF WATER DAMAGE: I am concerned about the potential for water damage due to the three proposed water tanks located against my property. A burst or broken tank or pipe could result in significant water damage to my land. The sewerage main in the car park area poses a similar risk.

IMPACT OF KEEPING WITH THE AREA: This proposal of squeezing 4 dwellings and potentially 18 residents is not in keeping with the area at all. Uralla is known for being one of the most beautiful little towns in New England, to build up or on top of each other is not thoughtful or effective planning.

IMPACT OF SAFETY: The increased traffic and activity associated with a high number of residents moving in and out of the proposed dwellings raises safety concerns. Given the absence of a police station in Uralla, this is a significant issue.

HIGH RISK IMPACT: The location of six car spaces directly adjacent to my driveway is a major concern. Collisions or accidents leading to the collapse of the boundary wall could block access to my property. The proximity to Uralla Central School, with children walking to and from school, further compounds the safety risks associated with increased traffic.

DEVALUATION OF PROPERTY: I believe the proposed development will significantly depreciate the value of my home due to the high impact on privacy, noise, and safety.

While I understand that the land at 28 Uralla is just over 1600m², I am not opposed to development in principle. However, I would support development at a significantly reduced density.

Thank you for considering my concerns. I look forward to your response and a resolution that addresses these issues.

Sincerely,
Amanda



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA-21-2025 PAN-512861
Applicant	Dustin Leaney 6 PARK STREET BELLINGEN 2454
Description of development	Construction of new multi dwelling housing and ancillary works including carports, internal driveway, earthworks, retaining walls, fencing, rainwater tanks & covered walkway
Property	28 URALLA STREET URALLA 2358 1/-/DP794835
Determination	Approved Consent Authority - Council
Date of determination	TBA
Date from which the consent operates	TBA
Date on which the consent lapses	TBA

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Right of appeal / review of determination

DA-21-2025

1

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Kate Blackwood
Manager Planning and Development
Person on behalf of the consent authority

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

General Conditions

1	<p>Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989</p> <ol style="list-style-type: none"> 1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia. 2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences. 3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia. 4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made. 5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. 6. This section does not apply— <ol style="list-style-type: none"> a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies. <p>Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
2	<p>Erection of signs</p> <ol style="list-style-type: none"> 1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—

	<ul style="list-style-type: none"> a. showing the name, address and telephone number of the principal certifier for the work, and b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and c. stating that unauthorised entry to the work site is prohibited. <p>3. The sign must be—</p> <ul style="list-style-type: none"> a. maintained while the building work, subdivision work or demolition work is being carried out, and b. removed when the work has been completed. <p>4. This section does not apply in relation to—</p> <ul style="list-style-type: none"> a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.
	Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.
3	<p>Fulfilment of BASIX commitments</p> <p>It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled—</p> <ul style="list-style-type: none"> 1. BASIX development, 2. BASIX optional development, if the development application was accompanied by a BASIX certificate.
	Condition reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.
4	<p>Notification of Home Building Act 1989 requirements</p> <ul style="list-style-type: none"> 1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council. 2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following— <ul style="list-style-type: none"> a. for work that requires a principal contractor to be appointed— <ul style="list-style-type: none"> i. the name and licence number of the principal contractor, and ii. the name of the insurer of the work under the Home Building Act 1989, Part 6, b. for work to be carried out by an owner-builder— <ul style="list-style-type: none"> i. the name of the owner-builder, and ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit.

	<div>3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</div> <div>4. This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</div>																																									
	<div>Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</div>																																									
5	<div>Approved plans and supporting documentation</div> <div>Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</div> <table><tr><th colspan="5">Approved plans</th></tr><tr><th>Plan number</th><th>Revision</th><th>Plan title</th><th>Drawn by</th><th>Date of plan</th></tr><tr><td rowspan="14">DA-21-2025</td><td rowspan="14">A</td><td>A-01 Title Plan</td><td>Innerchi Studios</td><td rowspan="14">18 February 2025</td></tr><tr><td>A-02 Survey Plan</td><td></td></tr><tr><td>A-03 Site Plan</td><td>Grounded Works Design Studios</td></tr><tr><td>A-04 Earthworks Plan</td><td></td></tr><tr><td>A-05 Concept Plumbing Layout</td><td>New England Surveying and Engineering</td></tr><tr><td>A-06 Concept Landscape Plan</td><td></td></tr><tr><td>A-07 Unit 2 Floor Plan</td><td></td></tr><tr><td>A-08 Unit 2 Roof Plan</td><td></td></tr><tr><td>A-09 Unit 2 Elevations</td><td></td></tr><tr><td>A-10 Unit 2 Section</td><td></td></tr><tr><td>A-11 Unit 3 & 4 Floor Plan</td><td></td></tr><tr><td>A-12 Unit 3 & 4 Roof Plan</td><td></td></tr><tr><td>A-13 Unit 3 & 4 Elevations</td><td></td></tr><tr><td>A-14 Unit 3 & 4 Section</td><td></td></tr></table>	Approved plans					Plan number	Revision	Plan title	Drawn by	Date of plan	DA-21-2025	A	A-01 Title Plan	Innerchi Studios	18 February 2025	A-02 Survey Plan		A-03 Site Plan	Grounded Works Design Studios	A-04 Earthworks Plan		A-05 Concept Plumbing Layout	New England Surveying and Engineering	A-06 Concept Landscape Plan		A-07 Unit 2 Floor Plan		A-08 Unit 2 Roof Plan		A-09 Unit 2 Elevations		A-10 Unit 2 Section		A-11 Unit 3 & 4 Floor Plan		A-12 Unit 3 & 4 Roof Plan		A-13 Unit 3 & 4 Elevations		A-14 Unit 3 & 4 Section	
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DA-21-2025

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		A-15 Unit 2, 3 & 4 BASIX Requirements A-16 Unit 2, 3 & 4 Liveable Housing Checklist A-17 Ancillary Development		
Job No. 254201		H000 Drawing Schedule & Legend H101 Site Plan Drainage Services H102 Roof PLaN SW001 Soil & Water Management Plan	Glenn Haig & Partners	June 2025

Approved documents			
Document title	Version number	Prepared by	Date of document
Statement of Environmental Effects	A	Utopia Planning	18 February 2025

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

Building Work

Before issue of a construction certificate

6	Construction Site Management Plan
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	<p>Before the issue of a Construction Certificate, a construction site management plan must be prepared, and provided to the certifier & Council for approval. The plan must include the following matters:</p> <ol style="list-style-type: none"> 1. The location and materials for protective fencing and hoardings on the perimeter of the site; 2. Location of dedicated washdown areas (located away from drainage lines, stormwater drains and water bodies); 3. Provisions for public safety; 4. Pedestrian and vehicular site access points and construction activity zones; 5. Details of construction traffic management including: <ol style="list-style-type: none"> a. Proposed truck movements to and from the site; b. Estimated frequency of truck movements; and c. Measures to ensure pedestrian safety near the site; 6. Details of bulk earthworks to be carried out; 7. The location of site storage areas and sheds; 8. The equipment used to carry out works; 9. The location of a garbage container with a tight-fitting lid; 10. Dust, noise and vibration control measures; 11. Details of chemical storage and management; 12. The location of temporary toilets; 13. (if required) Any protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with: <ol style="list-style-type: none"> a. AS 4970 – Protection of trees on development sites; b. An applicable Development Control Plan; c. An arborist's report approved as part of this consent <p>A copy of the construction site management plan must be kept on-site at all times while work is being carried out.</p>
	<p>Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.</p>
7	<p>Erosion and sediment control plan</p> <p>Before the issue of a Construction Certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to the certifier or Council.</p> <ol style="list-style-type: none"> 1. the guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and 2. the 'Guidelines for Erosion and Sediment Control on Building Sites' (Department of Planning, Housing and Infrastructure) (dated 2024, as amended from time to time). <p>Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.</p>
8	<p>External lighting</p>

	<p>Before the issue of a construction certificate, plans detailing external lighting must be prepared by a suitably qualified person.</p> <p>The lighting plan must be consistent with the approved plans and documents, and the following requirements:</p> <ol style="list-style-type: none"> 1. comply with AS 4282: Control of Obtrusive Effects of Outdoor Lighting 2. lighting may provide coverage of the premises and surrounding areas for visibility and to reduce hidden areas; 3. lighting must not interfere with traffic safety; 4. lighting must not give rise to obtrusive light or have adverse impacts on the amenity of surrounding properties; and 5. external lighting must not flash or intermittently illuminate unless required for safe ingress/egress of vehicles crossing a pedestrian footway or approved vehicle entrance. <p>The lighting plan must be submitted to the certifier for approval.</p> <p><i>Note – All above documents refer to the version in effect at the time the consent is granted</i></p> <p>Condition reason: To ensure external lighting is provided for safety reasons and to protect the amenity of the local area</p>
9	<p>Long Service Levy</p> <p>Before the issue of a Construction Certificate, the long service levy must be paid to the Long Service Corporation under the Building and Construction industry Long Service Payments Act 1986, section 34, and evidence of the payment is to be provided to the certifier or Council.</p> <p>Condition reason: To ensure the long service levy is paid.</p>
10	<p>Construction Certificate</p> <p>In accordance with the provisions of Section 6.6 and 6.7 of the Environmental Planning and Assessment Act 1979, construction works approved by this consent must not commence until:</p> <ol style="list-style-type: none"> a) a Construction Certificate has been issued; b) the NSW Planning Portal has been advised of; <ol style="list-style-type: none"> (i) the intention to commence work; and (ii) the specific Principal Certifying Authority (building inspector) that has been appointed to the project.

	Documentation required under this condition must show that the proposal complies with all relevant development consent conditions and is not inconsistent with the approved plans, the Building Code of Australia and the relevant Australian Standards.								
	Condition reason:								
1 1	Hydrological Report Prior to issue of a Construction Certificate, a hydrological report for stormwater management must be prepared by a suitably qualified person and provided to the certifier and Council for approval. The hydrological report must assess how stormwater will be managed and evaluate the potential for flooding on the site and neighbouring properties.								
	Condition reason: To mitigate the effects of flooding by stormwater from the development.								
1 2	Section 68 Approvals Before issue of a construction certificate, an approval is required under Section 68 of the Local Government Act for:- <ul style="list-style-type: none">• Water supply, sewerage & stormwater drainage work.								
	Condition reason: To ensure the appropriate section 68 approvals are in place prior to issue of a construction certificate for the development.								
1 3	Section 7.12 Contributions A contribution is to be paid to Council towards the provision or improvement of public facilities (as per Uralla Shire Council's section 7.12 Contributions Plan 2021).								
	<table><tr><th>Proposed Development *</th><th>Cost of Levy Percentage</th><th>Total Contribution</th><th>Note</th></tr><tr><td>\$1,694,888.54</td><td>1%</td><td>\$1,694,888.54</td><td>Contribution Rate remains current until first date of next quarter</td></tr></table>	Proposed Development *	Cost of Levy Percentage	Total Contribution	Note	\$1,694,888.54	1%	\$1,694,888.54	Contribution Rate remains current until first date of next quarter
Proposed Development *	Cost of Levy Percentage	Total Contribution	Note						
\$1,694,888.54	1%	\$1,694,888.54	Contribution Rate remains current until first date of next quarter						
	*Proposed cost of carrying out the development less any credits which may apply.								
	Contributions are indexed annually at the end of each financial year.								
	Condition reason: To assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the LGA.								
	Work on Council Land (Section 138)								

	If required, prior to issue of a Construction Certificate, a Section 138 approval should be obtained for any upgrades to the existing access on Uralla Street.
1 4	For all work on Council land, including road upgrades and the construction of new accesses, the applicant is to submit an Application for Consent for Works on a Public Road (<i>Section 138, The Roads Act 1993</i>).
	<i>Note: Only applies if upgrades to the existing access are required.</i>
	Condition reason: To ensure a suitable access is provided for the development.
1 5	Payment of security deposits
	Before the issue of a Construction Certificate, the applicant must: <ul style="list-style-type: none"> • make payment of \$10,000.00 for a security deposit to the consent authority; and • if a principal certifier is required to be appointed for the development – provide the principal certifier with written evidence of the payment and the amount paid.
	Condition reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

Before building work commences

16	Erosion and sediment controls in place
	Before any site work commences, the principal certifier, must be satisfied the erosion and sediment controls in the erosion and sediment control plan which was provided to the principal certifier are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the erosion and sediment control plan.
	Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.
17	Protection of adjoining areas
	Before work commences, a temporary hoarding or temporary construction site fence must be erected around the work site perimeter and must be kept in place until after the work is completed.
	Condition reason: To protect land uses and amenity and ensure safety on an operating farm.
18	Traffic Management Plan

	<p>Prior to the commencement of any work, the Applicant must submit to the Certifier and Council, a Traffic Management Plan (TMP) for the Development with measures to reduce potential impacts during the construction phase of the Development arising from construction traffic, including, at a minimum, the following information:</p> <ol style="list-style-type: none"> 1. location of proposed work zone(s); 2. construction vehicle access arrangements and haulage routes; 3. predicted number and timing of construction vehicle movements and vehicle types; 4. identification of potential conflicts between vehicle movements required for construction and general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles.
	<p>Condition reason: To minimise and manage any impacts from traffic, including trucks and heavy vehicles, during the construction phase.</p>

During building work

19	<p>Discovery of relics and Aboriginal objects</p> <p>While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:</p> <ol style="list-style-type: none"> a. the work in the area of the discovery must cease immediately; b. the following must be notified <ol style="list-style-type: none"> i. for a relic – the Heritage Council; or ii. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85. <p>Site work may recommence at a time confirmed in writing by:</p> <ol style="list-style-type: none"> a. for a relic – the Heritage Council; or b. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85.
	<p>Condition reason: To ensure the protection of objects of potential significance during works.</p>
20	<p>Implementation of the site management plans</p> <p>While site work is being carried out:</p>

	<ol style="list-style-type: none"> the measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times; and a copy of these plans must be kept on site at all times and made available to Council officers upon request.
	Condition reason: To ensure site management measures are implemented during the carrying out of site work.
21	Procedure for critical stage inspections
	While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.
	Condition reason: To require approval to proceed with building work following each critical stage inspection.
22	Responsibility for changes to public infrastructure
	While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.
	Condition reason: To ensure payment of approved changes to public infrastructure.
23	Soil management
	While site work is being carried out, the certifier or Council (where a principal certifier is not required) must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements: <ol style="list-style-type: none"> All excavated material removed from the site must be classified in accordance with the Environment Protection Authority's Waste Classification Guidelines before it is disposed of at an approved waste management facility or otherwise lawfully managed, and the classification, and the volume of material removed, and the receival facility's details must be reported to the principal certifier or Council (where a principal certifier is not required). All fill material imported to the site must be: <ol style="list-style-type: none"> Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i>; or a material identified as being subject to a resource recovery exemption by the NSW EPA; or a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> and a material identified as being subject to a resource recovery exemption by the NSW EPA.
	Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.

24	<p>Hours of Work</p> <p>The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:</p> <ul style="list-style-type: none"> 7am to 6pm on Monday to Friday AND 8am to 1pm on Saturday <p>(No work on Sundays and public holidays)</p> <p>The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.</p> <p>Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.</p> <p>Note: Any variation to the hours of work requires Council's approval.</p> <p>Condition reason: To protect the amenity of the surrounding area</p>
25	<p>Stormwater Disposal</p> <p>Stormwater from paved and impervious surfaces is to be disposed in a manner that does not cause a nuisance for neighbouring properties, by one of the following methods:</p> <ol style="list-style-type: none"> By piping to the street gutter in Uralla Street, or By piping to a rainwater tank and then via the overflow to the street gutter in Uralla Street. <p>Stormwater infrastructure is to be installed during building work as soon as the roof is constructed.</p> <p>Condition reason: To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.</p>
26	<p>Protection of Sewer Main</p> <p>A person must not build over, interfere with access, increase, or reduce the cover over any sewer utility infrastructure, including sewer mains, sewer manholes, sewer inspection openings etc.</p> <p>Condition reason: To ensure council assets and infrastructure remains serviceable.</p>
Before issue of an occupation certificate	
27	<p>Completion of public utility services</p>

	<p>Before the issue of the relevant Occupation Certificate, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, have been completed and this confirmation must be provided to the principal certifier.</p> <p>Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.</p>
28	<p>Removal of waste upon completion</p> <p>Before the issue of an Occupation Certificate:</p> <ol style="list-style-type: none"> all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved waste management plan; and written evidence of the waste removal must be provided to the satisfaction of the principal certifier or Council (where a principal certifier is not required). Any chemical waste generated throughout construction must be disposed of to an approved waste management facility or otherwise lawfully managed. <p>Condition reason: To ensure waste material is appropriately disposed or satisfactorily stored.</p>
29	<p>Repair of infrastructure</p> <p>Before the issue of an Occupation Certificate:</p> <ol style="list-style-type: none"> any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council; or if the works in (a) are not carried out to Council's satisfaction, Council may carry out the works required and the costs of any such works must be paid as directed by Council and in the first instance will be paid using the security deposit required to be paid under this consent. <p>Condition reason: To ensure any damage to public infrastructure is rectified.</p>
30	<p>Works-as-executed plans and any other documentary evidence</p> <p>Before the issue of an Occupation Certificate, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works must be submitted to the satisfaction of the principal certifier:</p> <ol style="list-style-type: none"> All stormwater drainage systems and storage systems; and A copy of the plans must be provided to Council with the occupation certificate. <p>Condition reason: To confirm the location of works once constructed that will become Council assets.</p>

31	Occupation Certificate
	The relevant Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning & Assessment Act 1979 and to ensure the health and safety of the building's occupants.
	<i>ADVISING: Failure to obtain an Occupation Certificate is an offence under the legislation</i>
	Condition reason: To ensure the building is suitable for occupation (in accordance with its BCA classification).
32	Plumbing and Drainage
	Any required plumbing and drainage work shall comply with the Plumbing and Drainage Act 2011, Plumbing and Drainage Australian Standard AS3500, Plumbing Regulations 2017 and the Plumbing Code of Australia (NCC 2016).
	<i>Prior to issue of an occupation certificate, the principal certifier shall be provided with a copy of the Final Plumbing and Drainage Certificate confirming compliance with the Plumbing and Drainage Act 2011.</i>
	Condition reason: To ensure any plumbing and drainage work complies with the relevant requirements of the Plumbing and Drainage Act 2011
33	Property Number
	The property number is to be provided in a visible place on or near the entrance for the convenience of visitors, emergency services and postal services prior to the issue of an Occupation Certificate. Numbers shall be 100mm high x 50mm wide (minimum) and of a colour contrasting with the surface to which they are affixed.
	Condition reason: So that first responders can locate the property in case of an emergency.
34	Release of securities
	After Council receives an Occupation Certificate, an application may be lodged to release any securities held.
	Condition reason: To allow release of securities where the terms and conditions for the securities have been met to Council's satisfaction.

Occupation and ongoing use

35	External lighting during ongoing use
	During ongoing use of the premises, all lighting must be operated and maintained in accordance with the approved plans and the requirements of this consent.

	Condition reason: To ensure the safe operation of the premises and protect the amenity of the local area
36	Maintenance of wastewater and stormwater treatment device During occupation and ongoing use of the building, all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) must be regularly maintained to remain effective and in accordance with any positive covenant (if applicable). Condition reason: To protect sewerage and stormwater systems.
37	Parking areas to be kept clear During ongoing use of the premises, visitor car parking spaces must not be used for the storage of caravans, campervans, camper trailers, motorhomes or any other materials or goods. Condition reason: To ensure visitor and guest safety and the local amenity is maintained.
38	Storage and disposal of waste materials during ongoing use During ongoing use of the premises: <ol style="list-style-type: none"> 1. Four (4) sets of bins must be put on the premises for the storage of any waste that is generated (including for recycling), 2. all garbage and recyclable materials generated from the premises must be stored wholly within any approved storage area and must not be stored outside the premises (including any public place) at any time 3. arrangements must be implemented for the separation of recyclable materials from garbage 4. any approved waste storage area must be appropriately maintained to prevent litter and the entry of pests Condition reason: To ensure proper handling of waste, garbage and recyclable materials generated during operation of the premises

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

DRAFT

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means URALLA SHIRE COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Sydney district or regional planning panel means Northern Regional Planning Panel.



Plan of Management:

Crown Reserve Parks (Generic)

July 2025



Crown Reserve Parks 2025

INFORMATION ABOUT THIS DOCUMENT

Date Adopted by Council		Resolution No.	
Document Owner	Executive Director Infrastructure and Development		
Document Development Officer	Manager Environment & Waste		
Review Timeframe	In the subsequent year following adoption; then every four years		
Last Review Date:	July 2022	Next Scheduled Review Date	July 2025

Document History

Doc No.	Date Amended	Details/Comments eg Resolution No.
0.1	September 2020	Review and update prepared by the Environmental Management Coordinator in accordance with legislative requirements under the <i>Crown Land Management Act 2016</i> and the <i>Local Government Act 1993</i> .
0.2	July 2022	Document updated
0.3	February 2024	Document updated by Manager Environment & Waste
0.4	March 2025	Document updated by Manager Environment & Waste

Further Document Information and Relationships

Related Legislation*	<i>Local Government Act 1993 (NSW)</i> <i>Local Government (General) Regulation 2021 (NSW)</i> <i>Crown Land Management Act 2016</i> <i>Environmental Planning and Assessment Act 1979</i> <i>Biodiversity Conservation Act 2016</i> <i>Biosecurity Act 2015</i> <i>Fisheries Management Act 1994</i> <i>Rural Fires Act 1997</i> <i>Water Management Act 2000</i> <i>Protection of the Environment Operations Act 1997</i> <i>Companion Animals Act 1998</i> <i>Environment Protection and Biodiversity Conservation Act 1999</i> <i>Disability Discrimination Act 1992</i> <i>Telecommunications Act 1996</i>
Related Policies, Procedures/Protocols, Statements, documents	Uralla Local Environmental Plan 2012 (LEP) Open Space Strategy Bush Regeneration Strategy Plan of Management: General Community Use Reserves (Rural Services)

Note: Any reference to legislation will be updated in the policy as required. See website at <http://www.legislation.nsw.gov.au> for current Acts, Regulations and Environmental Planning Instruments.



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Executive Summary

The Uralla Shire Council's plans of management provide direction as to the use and management of council-owned community land and council-managed Crown reserves classified as community land in the Uralla Shire local government area. These plans of management are a statutory requirement under section 3.23 of the *Crown Land Management Act 2016 (CLM Act)* and section 36 of the *Local Government Act 1993 (LG Act)*.

This plan of management (**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).

This PoM outlines the way the lands will be used and provides Council with a framework in relation to the express authorisation of leases and licences on the lands and enables decisions to be made in a consistent and equitable basis.

The Crown reserves included within this PoM are owned by the NSW State Government (the Crown) and are managed by Uralla Shire Council as the Crown land manager under the CLM Act.

Uralla Shire Council acknowledges the Traditional Custodians of the land on which the reserves included in this plan are situated. Council recognises their sacred connection to Country and pays respect to Elders past, present and emerging.

This PoM was adopted by Uralla Shire Council on XX XXXXX XXXX.





1. INTRODUCTION

1.1 Purpose of the PoM

- 1.1.1 The CLM Act commenced on 1 July 2018 which introduced legislation to govern how Crown land is used and managed for the benefit of the community in New South Wales.
- 1.1.2 Council manages Crown reserve land as if it were public land under the LG Act. Therefore, all Crown reserve land designated as community land requires a PoM under the LG Act.
- 1.1.3 A PoM is a statutory instrument which provides strategic planning and governance for the management and use of land.
- 1.1.4 The purpose of this PoM is to:
 - (i) Contribute to Council's strategic goals and vision as set out in the Community Strategic Plan;
 - (ii) Comply with the LG Act and the CLM Act;
 - (iii) Provide clarity in the future development, use, and management of the community land; and
 - (iv) Provide Council with a framework in managing Crown reserves which enables consistent and equitable decision making and supports a unified approach to meeting the varied needs of the community.
- 1.1.5 Uralla Shire Council manages twenty (20) Crown reserves reserved for public use. The reserves have been set aside on behalf of the community for public recreation and are located throughout the Uralla Shire local government area. Five (5) of these reserves are categorised and managed by Council as parks.
- 1.1.6 This PoM provides the primary management objectives for the Crown reserves located in the Uralla Shire categorised as parks. The objectives set out in this plan are designed to maintain and improve the value and availability of open space recreational areas for the enjoyment of the local community.

1.2 Corporate objectives

- 1.2.1 This plan has been developed to align with Council's Integrated Planning and Reporting (IP&R) framework. The IP&R framework directs Council's works and services on behalf of the community and consists of three tiers:
 - (i) **Community Strategic Plan:** The Community Strategic Plan describes the community's vision and Council's mission for a period of ten or more years. The development of the Community Strategic Plan is led by the Mayor and Councillors and through engagement with the community to determine the community's priorities and aspirations for the future and to plan strategies to achieve them.
 - (ii) **Delivery Program:** The Delivery Program is a four-year plan which translates the community's strategic goals into clear actions by outlining the Principal Activities that support the delivery of the Community Strategic Plan.
 - (iii) **Operational Plan:** The Operational Plan is an annual plan containing detailed actions to achieve the community priorities outlined in the Community Strategic Plan and the Delivery Program. The Operational Plan is prepared each year and identifies the projects, programs and activities that Council will conduct to achieve the



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commitments of the Delivery Program. Actions may be adjusted at the end of the reporting cycle for their continued alignment with the Community Strategic Plan and Delivery Program.

- 1.2.2 Council's community land management is guided by this framework. Therefore, the management objectives of the Crown reserves categorised as parks detailed in this plan have been developed in accordance with the goals and strategies of the Community Strategic Plan, the principle activities described in the Delivery Program, and the annual actions contained in the Operational Plan.
- 1.2.3 The primary strategic objectives, strategies and activities associated with this PoM are set out in the table below.

Table 1: Linkage to the Integrated Planning and Reporting Framework

CSP Strategic Objective	CSP Strategy	Delivery Program Activity
1. We have an accessible inclusive and sustainable community	1.2 A safe, active and healthy shire	(N/A)
2. We drive the economy to support prosperity	2.3 Communities that are well serviced with essential infrastructure	2.3.8 Maintain parks, gardens, recreation facilities and open spaces
3. We are good custodians of our environment	3.1 To preserve, protect and renew our beautiful natural environment	3.1.5 Manage Crown Lands under Council care and control
4. We are an independent shire and well-governed community	4.1 Informed and collaborative leadership in our community	(N/A)

1.3 Process of preparing this PoM

- 1.3.1 The process undertaken by Council in preparing this PoM is illustrated in Figure 1 over the page.



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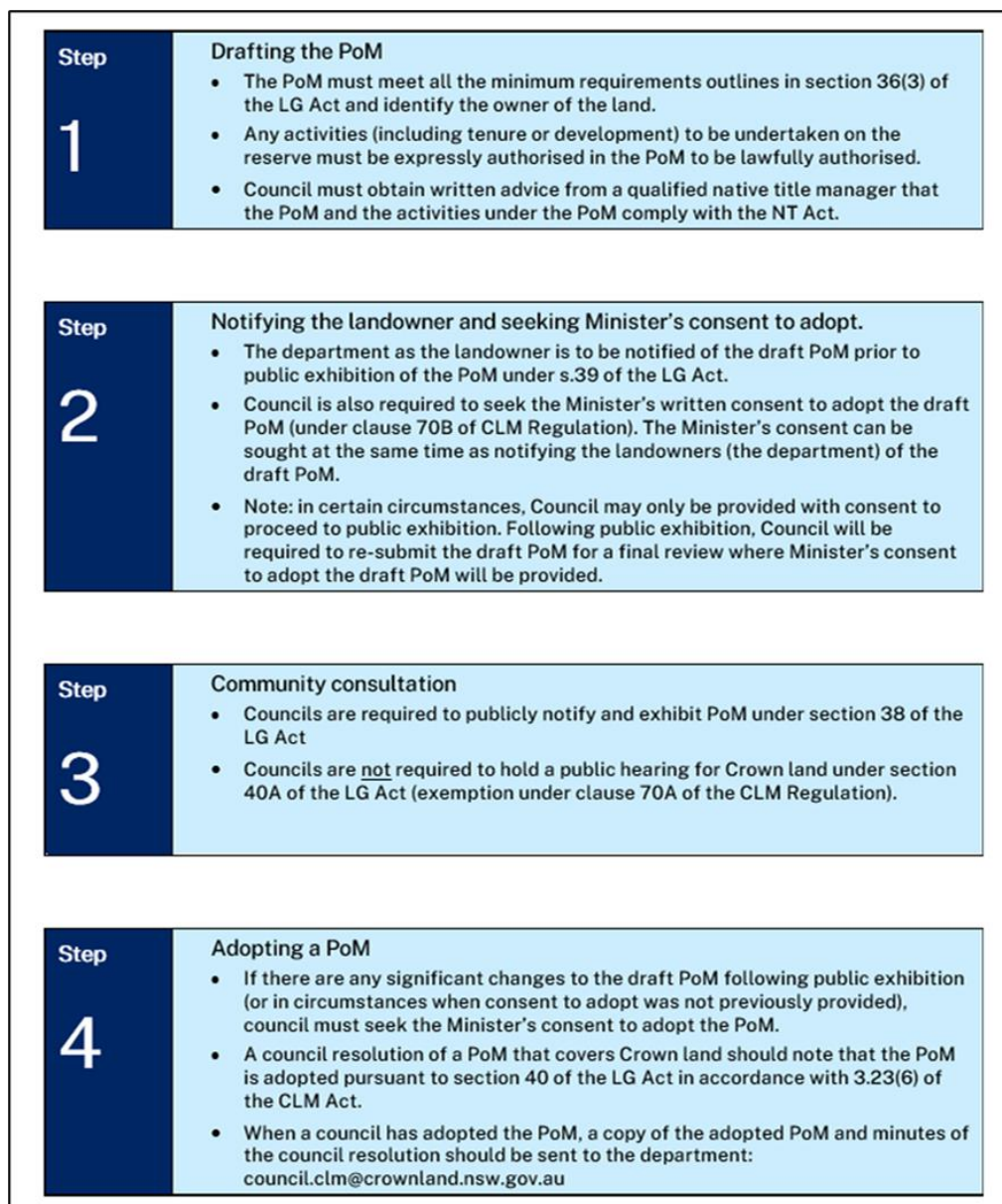


Figure 1: Process for preparing a PoM for council-managed Crown reserves

1.4 Review of this PoM

- 1.4.1 This PoM will require regular review to maintain alignment with community values and changing community needs and priorities.
- 1.4.2 Management of the reserves will be assessed against the performance measures listed in in section 4.3. The performance measures will be reviewed following the first year of the commencement of the PoM. Thereafter, a review of the PoM will occur on a cycle consistent with Council's IP&R milestones. Each new phase of Council's Delivery Program will include a

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comprehensive review of the efficacy of all performance targets and their appropriateness in delivering the objectives within the PoM.

- 1.4.3 Council may continue to acquire or divest land for the benefit of the community. Land may also come into Council's ownership by dedication of land for open space, which will necessitate reviews of this PoM.
- 1.4.4 The community will have an opportunity to participate in reviews of this PoM. Prior to adoption by Council the PoM will be placed on public exhibition and open to submissions by the community.

1.5 Community consultation in the development of this PoM

- 1.5.1 As community land has been dedicated for the enjoyment of the public, regular engagement with and feedback from the community is an important tool in defining Council's reserve management priorities.
- 1.5.2 Council undertakes community engagement in accordance with its Community Engagement Policy and Community Engagement Strategy. These documents guide Council's engagement with the community to understand the community's desires and needs, and to use resulting information to plan and develop targeted services for the areas in which it operates.
- 1.5.3 Following the commencement of the CLM Act the Uralla Shire community was consulted with respect to the historic use and values of Council managed Crown reserves. Feedback from the community assisted Council's decision making process toward the appropriate framework for the future management of Council managed Crown reserves.
- 1.5.4 This PoM was placed on public exhibition from XX XXXX to XX XXXX, in accordance with the requirements of section 38 of the LG Act. A total of XX submissions were received. Council considered these submissions before adopting the PoM.
- 1.5.5 In accordance with section 39 of the LG Act, prior to being placed on public exhibition, the draft PoM was referred to the Department of Planning, Housing and Infrastructure – Crown Lands, as representative of the State of New South Wales, the owner of the Reserve. Council has included in the plan any provisions that have been required by the Department of Planning, Housing and Infrastructure – Crown Lands.
- 1.5.6 Council also sought community input for public land management as part of Council's development of its Open Space Strategy in 2018. Community consultation included face to face meetings and public exhibitions to assist Council's development of its strategic reserve management framework. The Open Space Strategy has been developed in conjunction with the Uralla Township and Environs Committee, a consultative committee of Council constituted under section 355 of the LG Act.

1.6 History of this PoM

- 1.6.1 Following the commencement of the CLM Act, Council became the Crown land manager of the reserves included in this plan.
- 1.6.2 The first edition of this PoM was developed by Council in 2020-21.



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2. DESCRIPTION OF LANDS

2.1 Land to which this plan applies

2.1.1 Through the application of the LG Act, the following Crown reserves are classified as community land and categorised as parks. Maps for these reserves can be found in Appendix 1.

Table 2: Reserves categorised as Parks

Reserve Number	Reserve Name	Reserve Purpose	Lot and DP	Date of Reserve Notification
58200	Kentucky Reserve	Public Park	Lots 279, 282, DP 755829	31 July 1925
84373	Mount Mutton Lookout	Public Recreation, Water Supply	Lot 7029 DP94009, Lots 535, 536, 537 and 538 DP 755846	5 April 1963
25105	Saumarez Ponds Recreation Reserve	Public Recreation	Lot 322 DP 755811	21 Nov 1896
82988	Maitland Point Reserve	Public Recreation	Lot 7003 DP 1029507	13 Jan 1961
88640	Arding Reserve	Public Recreation	Lot 156 and part Lot 155 DP 755807	16 Jun 1972

2.1.2 Some Crown reserves categorised as parks are not covered by this PoM because they need site-specific plans of management to be prepared.

2.2 Reserve descriptions

2.2.1 Reserve 58200 – Kentucky Reserve

2.2.1.1 The Kentucky Reserve is a 0.2 hectare reserve located at the corner of Kentucky Road and Noalimba Avenue, Kentucky. The reserve provides picnic facilities, shaded areas, children's play equipment, as well as general open space for recreation.

2.2.2 Reserve 84373 – Mount Mutton Reserve

2.2.2.1 The Mount Mutton Reserve is a 5.0 hectare reserve located within the Uralla urban area. The reserve provides a lookout with vehicle access and parking and a 1.1km graded circular walking track for recreational walkers with interpretive signage.

2.2.2.2 The reserve also supports critical infrastructure including water reservoirs for the town water supply and a telecommunications tower (licence (S34A) 431731).

2.2.3 Reserve 25105 – Saumarez Ponds Recreation Reserve

2.2.3.1 The Saumarez Ponds Recreation Reserve (also known as Barry Munday Reserve) is a 3.2 hectare reserve located in the rural residential area of Saumarez Ponds. This reserve provides a cricket pitch and general recreational area for public use.

2.2.3.2 The location of the reserve is also significant for its proximity to an Upland Wetland on an adjacent landholding. Upland Wetlands are an Endangered Ecological Community. The wetland is visible from Saumarez Ponds Recreation Reserve, making the reserve a popular viewing destination for bird watchers and naturalists.

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2.2.3.3 The Friends of Barry Munday Reserve community group has an ongoing management agreement to assist Council with reserve improvement and maintenance work.

2.2.4 Reserve 82988 – Maitland Point Reserve

2.2.4.1 The Maitland Point Reserve is a 0.7 hectare reserve that provides public access to Rocky River. The reserve provides a place for vehicles to park away from the Thunderbolts Way road corridor.

2.2.5 Reserve 88640 – Arding Reserve

2.2.5.1 The Arding Reserve is a 1.6 hectare reserve located in the rural residential locality of Arding. The reserve provides a regular meeting place for local community groups. The Arding Landcare community group has an ongoing management agreement to assist Council with reserve improvement and maintenance work.

2.3 Owner of the lands

2.3.1 The lands are owned by the NSW State Government (Crown Lands). The reserves are managed by Uralla Shire Council as Crown land manager under the provisions of the CLM Act.

2.3.2 The land parcels subject to this PoM are not currently subject to any trust, estate, lease, licence, interest, dedication, condition, restriction or covenant.



3. BASIS OF MANAGEMENT

3.1 Guidelines and core objectives for management of community land

- 3.1.1 The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the relevant category of community land. Council may then apply more specific management objectives to community land, however these must be compatible with the core objectives for the land.
- 3.1.2 The guidelines for categorisation of community land are set out in the *Local Government (General) Regulation 2021 (LG Regulation)*. The core objectives for each category are set out in the *LG Act*.
- 3.1.3 Community land is valued for its important role in the social, intellectual, cultural, and physical enrichment of residents, workers, and visitors to the Uralla Shire area.
- 3.1.4 The intrinsic value of community land is also recognised, as is the important role this land plays in biodiversity conservation and ecosystem function.
- 3.1.5 Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate. Within recreational facilities in particular, Council intends to permit and encourage a broad range of appropriate activities.

3.2 Restrictions on management of Crown land

- 3.2.1 Council is the Crown land manager of the Crown reserves described in this PoM in accordance with the legislation and conditions imposed by the Minister administering the CLM Act. The use of the land described in this PoM must:
 - (i) Be consistent with the purpose for which the land was dedicated or reserved;
 - (ii) Consider native title rights and interests and be consistent with the provisions of the *Native Title Act 1993 (Cth)*;
 - (iii) Consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists;
 - (iv) Consider and not be in conflict with any interests and rights granted under the CLM Act; and
 - (v) Consider any interests held on title.

3.3 Categorisation of land

- 3.3.1 Under the LG Act, councils must categorise all community land according to the purpose for which it was originally dedicated. In accordance with the original purpose, one or more categories can be applied to a single reserve.
- 3.3.2 The LG Act defines five categories of community land:
 - (i) **Park** – for areas primarily used for passive recreation.
 - (ii) **Sportsground** – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games.
 - (iii) **General community use** – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries.

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- (iv) **Cultural significance** – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.
 - (v) **Natural area** – for all areas that play an important role in the area's ecology. This category is further categorised into bushland, escarpment, foreshore, watercourse and wetland categories.
- 3.3.3 Parks are defined in section 104 of the LG Regulation as land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others.

3.4 Relevant legislation, policies and procedures

- 3.4.0 Council operations impacting Crown lands are subject to various legislative requirements that govern the way in which Crown reserves are to be used and enjoyed by the community. The legislation also provides important guidelines and limitations for Council's Crown reserve management and directs opportunities for future reserve development.

3.4.1 Land classification and reclassification

- 3.4.1.1 The LG Act requires that all land held by Council must be classified as either operational or community. Council managed community lands must also provide for the capacity for reclassification as operational.

- 3.4.1.2 Under the CLM Act, reclassification of community land can be facilitated through the following process:

- Ministerial consent to manage land as operational where a council manager can demonstrate that either the land:
 - Does not fall within any of the categories for community land under the LG Act; or,
 - Could not continue to be used and dealt with as it currently can, if it were required to be used and dealt with as community land.

- 3.4.1.3 A council must give at least 28 days public notice of the proposed resolution to allow for public submissions.

3.4.2 Plans of management

- 3.4.2.1 The CLM Act requires council managers to adopt a PoM for any Crown reserve for which it is the appointed Crown land manager, and that is classified as community land under the LG Act.

- 3.4.2.2 While all plans of management must be developed in accordance with the public exhibition requirements of the LG Act, if the draft first PoM does not add, change or alter the initial assigned categories, the council manager will not be required to hold public hearings but must give public notice.

- 3.4.2.3 Under the LG Act, if the draft first PoM alters the categories assigned as provided by this section, the council manager must:

- (i) obtain the written consent of the Minister to adopt the plan if the re-categorisation would require an addition to the purposes for which the land is dedicated or reserved,
- (ii) hold public hearings under section 40A of the LG Act.



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3.4.3 Express Authorisation of leases, licences and other estates

3.4.3.1 Section 46 of the LG Act provides Council with the authority to grant conditional leases, licences or other estates for the use of community land with Express Authorisation associated with a PoM.

3.4.3.2 A list of activities permitted under Express Authorisation is set out in section 4.6.

3.4.3.3 The use or occupation of community land for these purposes is prescribed only if the use or occupation does not involve the erection of any building or structure of a permanent nature.

3.4.4 Legislative requirements for community consultation

3.4.4.1 Sections 38 and 40 of the LG Act set out the requirements for public notice and public exhibition for all Council managed community land reserves. These requirements are summarised in Table 3 below.

Table 3: Statutory Guidelines for Public Notice and Public Exhibition

Section	Requirement
38. Public notice of draft plans of management	(1) A council must give public notice of a draft PoM.
	(2) The period of public exhibition of the draft plan must be not less than 28 days.
	(3) The public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to the council.
	(4) The council must, in accordance with its notice, publicly exhibit the draft plan together with any other matter which it considers appropriate or necessary to better enable the draft plan and its implications to be understood.
40. Adoption of plans of management	(1) The council must hold a public hearing in respect of a proposed PoM (including a PoM that amends another PoM) if the proposed plan would have the effect of categorising, or altering the categorisation of, community land under section 36 (4).
	(2) However, a public hearing is not required if the proposed plan would merely have the effect of altering the categorisation of the land under section 36 (5).

3.4.5 Other relevant legislation and statutory controls

3.4.5.1 In addition to the LG Act and the CLM Act, the provisions of which this PoM has been drafted, Council must also comply with other legislation relevant to the management of community lands, including but not limited to:

New South Wales:

- *Environmental Planning and Assessment Act 1979*
- *Biodiversity Conservation Act 2016*
- *Fisheries Management Act 1994*
- *Rural Fires Act 1997*
- *Water Management Act 2000*
- *Protection of the Environment Operations Act 1997*
- *Companion Animals Act 1998*



Commonwealth:

- *Biosecurity Act 2015*
- *Environment Protection and Biodiversity Conservation Act 1999*
- *Disability Discrimination Act 1992*
- *Telecommunications Act 1996*

3.4.5.2 Furthermore, Council is guided by key plans and strategies which inform the management of public lands, including:

- Open Space Strategy (Draft) – The Uralla Shire Council Open Space Strategy provides a framework to assist Council's decision making in the future planning and development of Uralla Shire open spaces. The strategy acknowledges the importance in providing the community with high quality open space, whether purposed for active or passive recreation and/or improving and preserving biodiversity. This document is under development at the date of preparation of this PoM.
- Bush Regeneration Strategy – The Uralla Shire Council Bush Regeneration Strategy employs the principles of ecological restoration, which is the process of restoring natural ecosystems to a state where they can support their own regenerative processes. This strategy helps Council improve biodiversity in reserves with significant environmental attributes.

3.5 Land comprising habitat of threatened or endangered species

- 3.5.1 The reserves subject to this PoM do not possess the diagnostic values of an endangered ecological community as defined by State and Federal legislation. It is however likely that the native vegetation within some of these reserves can potentially support threatened or endangered species. The management objectives for these reserves includes targets for regenerative vegetation management and biodiversity improvement.
- 3.5.2 Reserves that support habitat areas that contain populations of threatened species are managed with regard to the principles for ecological restoration. In future, these areas may be included in agreements with the NSW Biodiversity Conservation Trust.

3.6 Land comprising significant natural features

- 3.6.1 The reserves subject to this PoM do not possess a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore.
- 3.6.2 This information has been cross referenced by a check of the relevant database under the *Biodiversity Conservation Act 2016*.

3.7 Native Title

- 3.7.1 Native title describes the communal, group or individual bundle of rights and interests held by Aboriginal or Torres Strait Islander peoples. Matters relating to native title fall within the Commonwealth jurisdiction of the Commonwealth *Native Title Act 1993 (NTA)*.

The NTA sets out how native title rights are to be recognised and protected, making provisions for Aboriginal and Torres Strait Islanders establishing the existence of native title, lodging

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native title claims, determining and validating the extinguishment of native title, and dealing with land and waters where native title may not have been extinguished.

On Crown land, native title rights and interests must be considered unless native title has been extinguished, surrendered or determined by a court to no longer exist.

Dealings in land or water that affect (impair or extinguish) native title are referred to as 'future acts' and these acts must be done in compliance with the NTA. The NTA specifies procedures that must be followed before future acts can be done legally.

Some examples of acts which may affect native title on Crown land or Crown reserves managed by Council include:

- the construction of new buildings and other facilities such as toilet blocks, walking tracks, and barbecues.
- the construction of extensions to existing buildings.
- the construction of new roads or car parks.
- installation of infrastructure such as powerlines, sewerage pipes, etc.
- the creation of an easement.
- the issue of a lease or licence.
- the undertaking of major earthworks.

3.7.2 At the time of drafting, none of the land to which this PoM applies, is subject to a native title application under the NTA.

3.7.3 Where it is proposed to construct or establish a public work on reserved or dedicated Crown land, where native title is not determined to be extinguished, prior to approval Council will notify and give an opportunity to comment any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies corporate and registered native title claimants in relation to the land or waters covered by the reservation or lease as required under the NTA.

3.7.4 Native title advice was received from the relevant native title manager on XXX. The native title manager advised that the activities contained in this PoM are valid future acts under the NTA

3.8 Aboriginal cultural significance

3.8.1 The reserves subject to this PoM do not include the presence on the land of any item that the Council considers to be of Aboriginal historical or cultural significance. Copies of the Aboriginal Heritage Information Management System (AHIMS) searches for the five reserves included in this PoM are included at Appendix 2.

3.9 Non-indigenous cultural significance

3.9.1 The reserves subject to this PoM do not contain any registered items of non-indigenous cultural significance.



4. DEVELOPMENT AND MAINTENANCE

4.1 Current use of the lands

4.1.1 The reserves included in this PoM are currently used for public recreation as set out in the table below.

Table 4: Current Use and Facilities of Reserves Categorised as Parks

Reserve	Public Recreation Use and Facilities
Kentucky Reserve (Crown reserve 58200)	<ul style="list-style-type: none"> General open space/recreational area
Mount Mutton Reserve (Crown reserve 84373)	<ul style="list-style-type: none"> Lookout Vehicle access and parking Graded circular walking track Informational signage Infrastructure: water reservoirs for town water supply and a telecommunications tower (licence (S34A) 431731) and hut(s).
Saumarez Ponds Recreation Reserve (Crown reserve 25105)	<ul style="list-style-type: none"> Cricket pitch Tennis Court BBQ facilities General recreational area Viewpoint for Upland Wetland on adjacent landholding
Maitland Point Reserve (Crown reserve 82988)	<ul style="list-style-type: none"> Public access to Rocky River Vehicle parking
Arding Reserve (Crown reserve 88640)	<ul style="list-style-type: none"> General open space/recreational area

4.2 Application of core management objectives

4.2.1 Under the LG Act, the core management objectives for management of community land categorised as a park are:

- to encourage, promote, and facilitate recreational, cultural, social and educational pastimes and activities, and
- to provide for passive recreational activities or pastimes and for the casual playing of games, and
- to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

4.3 Management objectives

4.3.1 The strategic objective for this PoM is to maintain reserves categorised as parks and, over time, to upgrade and improve facilities for the benefit of all present and future users.

4.3.2 These reserves have a common purpose and set of management objectives which appear in Table 5 over the page.



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Table 5: Management Objectives for Parks

Management Issues	Objectives and Performance Targets	Frequency	Means of achievement of objectives	Manner of assessment of performance	CSP 2022-2031 Strategy
1. Safety and risk management	Protect people from reasonably foreseeable risk or harm in the use of reserve facilities.	Immediate; As required	Safety reviews to be undertaken by Council staff; Public encouraged to notify Council of potential risks.	Monitoring as part of maintenance routines; Community feedback.	1.2 A safe, active and healthy shire
2. Provide signage	Each reserve to be provided with a sign indicating name and LG authority.	To be resourced	Signs to be developed in accordance with Council and Australian standards.	Signage installation complete and maintained.	2.3 Communities that are well serviced with essential infrastructure
3. Maintain/ improve access	Provide open space for public recreation which is inclusive and accessible to all community members.	12 month check	Council maintenance programs; New infrastructure is wheelchair friendly.	Community survey for reserve accessibility.	1.2 A safe, active and healthy shire
4. Grounds maintenance and grass mowing	Provide the community with maintained open space for recreation.	0-4 times/year	Annual resourcing plans; Community groups under Council management agreement.	Monitoring and annual evaluation of community feedback and request.	1.2 A safe, active and healthy shire
6. Public facilities	Provide, improve and maintain facilities for community access and enjoyment, eg sporting infrastructure, walking tracks, pathways, seating, picnic benches and gardens.	As required	Annual resourcing plans; Application for capital assistance through State and Federal Government grants or other opportunities.	GIS recording and condition monitoring of existing and planned facilities.	2.3 Communities that are well serviced with essential infrastructure
7. Maintain fencing	Provide the community with safe and accessible open space for recreation.	12 month check or when notified	Annual resourcing plans.	Monitoring and annual evaluation of community feedback and request.	2.3 Communities that are well serviced with essential infrastructure
8. Weed management	Maintain quality of open space for recreation. Fulfil management duties consistent with the <i>Biosecurity Act 2015</i> .	Annual review; work undertaken 0-4 times/year	Review undertaken annually by New England Weeds Authority. Resourced by Environment Team in accordance with annual resourcing plans.	Monitoring and annual evaluation of community feedback and request.	3.1 To preserve, protect and renew our beautiful natural environment

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Management Issues	Objectives and Performance Targets	Frequency	Means of achievement of objectives	Manner of assessment of performance	CSP 2022-2031 Strategy
9. Bushfire risk mitigation and management	Prevent build-up of ground fuel.	Liaise with RFS as required.	Management of ground fuel subject to RFS recommendations.	Monitoring and annual evaluation by RFS.	1.2 A safe, active and healthy shire
10. Maintain/improve biodiversity	Provide managed regeneration areas for native vegetation where appropriate.	12 month check	Each reserve to be assessed for biodiversity values in the first 12 months of this PoM's commencement.	GIS recording / biodiversity condition monitoring by Council's Bush Regeneration Team.	3.1 To preserve, protect and renew our beautiful natural environment
11. Community awareness raising	Provide the community with reserve management information.	As required	Report via online social media and newsletters.	Collating, analysis and response to community feedback.	4.1 Informed and collaborative leadership in our community



4.4 Permitted and prohibited activities

- 4.4.1 The management objectives for these reserves are designed to support activities focused on passive recreation. Activities that are permitted without Council approval are listed in section 4.5. Activities that do not appear in this section may be permitted with Council approval.
- 4.4.2 Allowable activities may be considered by Council to fall within the scope of the management objectives and can be undertaken by individual and community groups. Allowable activities can provide Council with valuable assistance in the maintenance of community reserves.
- 4.4.3 The list of permitted and prohibited activities does not include those activities permitted with Express Authorisation as listed in section 4.10.

4.5 Permitted activities without Council approval

- (i) Active and passive recreation, including children's play and walking;
- (ii) Group recreational use, such as picnics and private celebrations;
- (iii) Bird watching and other nature study;
- (iv) Photography and other artistic pursuits;
- (v) Educational activities with local school children;
- (vi) Educational activities with visiting school children; and
- (vii) As a seed bank for other projects in the area.

4.6 Allowable activities for management purposes

- (i) Weed control;
- (ii) Pest and feral animal control;
- (iii) Landscaping;
- (iv) Replanting/revegetation;
- (v) Fencing and general maintenance;
- (vi) Fire management/control;
- (vii) Ecological surveys and monitoring; and
- (viii) Bio banking/seed collection.

4.7 Prohibited activities

- (i) Off-leash dog walking;
- (ii) Firewood and collection of bush rock;
- (iii) Collecting plants/animals;
- (iv) Dirt, trail or other motor vehicle use;
- (v) Fireworks;
- (vi) Consumption of alcohol;
- (vii) Fires outside designated fire places;
- (viii) Unlicensed grazing; and
- (ix) Camping.



4.8 Future uses

- 4.8.1 Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate.
- 4.8.2 The facilities on community land may change over time, reflecting the needs of the community, for example the use of community land is often supported by appropriate ancillary development such as playground equipment, amenity blocks, or food kiosks.

4.9 Permissible development to facilitate use

- (i) Development for the purposes of improving access, amenity and the visual character of the park, for example paths, public art, pergolas;
- (ii) Development for the purposes of active recreation such as play equipment, exercise equipment, bike racks, half-court basketball courts;
- (iii) Amenities to facilitate the safe use and enjoyment of the park, for example picnic tables, BBQs, sheltered seating areas;
- (iv) Lighting, seating, toilet facilities, courts, paved areas;
- (v) Hard and soft landscaped areas;
- (vi) Car parking and loading areas;
- (vii) Heritage and cultural interpretation, for example signs;
- (viii) Bio-banking and carbon sequestration initiatives;
- (ix) Water-saving initiatives such as stormwater harvesting, rain gardens, and swales;
- (x) Energy-saving initiatives such as solar lights and solar panels; and
- (xi) Locational, directional and regulatory signage.

4.10 Activities allowed with Express Authorisation

- 4.10.1 Leases and licences formalise the use of community land by groups such as sporting clubs, community groups and schools, or by commercial organisations and individuals providing facilities or services for public use.
- 4.10.2 The *LG Act* contains restrictions on the ability of Council to grant leases, licences and other estates over community land as these alienate the land and limit the ability of the public to use that land. Generally a lease will be required where exclusive occupation or use of all, or part, of an area is proposed. In all other instances a licence or short-term licence or hire agreement will be issued.
- 4.10.3 Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the community land itself and the local area to support the activity.
- 4.10.4 The purpose of such leases, licences and other estates must be consistent with the core objectives for reserves categorised as parks. Activities requiring leasing and licensing are obtained under Express Authorisation. Council can limit the purpose of any lease, the type of potential lessee, and the facilities that will be leased.
- 4.10.5 This PoM expressly authorises the issue of leases, licences and other estates for use of community land categorised as park, provided that:
- (i) The purpose is consistent with the purpose for which the land was dedicated or reserved;



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- (ii) The purpose is consistent with the core objectives for the category of the land;
- (iii) The lease, licence or other estate is for a permitted purpose listed in the LG Act or the LG Regulation;
- (iv) The issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated or allowed by the provisions of the NTA;
- (v) Where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted;
- (vi) The lease, licence or other estate is granted and notified in accordance with the provisions of the LG Act or the LG Regulation;
- (vii) The issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved; and
- (viii) All suitable insurances have been provided to Council.

4.11 Short-term licences

4.11.1 Short-term licences and bookings may be used to allow Council to program different uses of community land at different times, allowing the best overall use.

4.11.2 Short-term licences are expressly authorised for the purpose of festivals, parades, markets, fairs, exhibitions and similar events and gatherings.

4.11.3 Short-term licences under section 116 of the LG Regulation are expressly authorised for the purpose of:

- (i) The playing of a musical instrument, or singing, for fee or reward;
- (ii) Engaging in a trade or business;
- (iii) The playing of a lawful game or sport;
- (iv) The delivery of a public address;
- (v) Commercial photographic sessions;
- (vi) Private celebrations such as weddings and family gatherings;
- (vii) Filming sessions; or
- (viii) The agistment of stock.

4.11.4 Additionally, this PoM expressly authorises Council to issue short-term licences (for up to 12 months) under section 2.20 of the CLM Act for the prescribed purposes listed in clause 31 of the *Crown Land Management Regulation 2018*. Short-term licences granted under section 2.20 of the CLM Act are authorised for the following prescribed purposes:

- | | |
|---|--|
| (a) access through a reserve, | (j) exhibitions, |
| (b) advertising, | (k) filming (as defined in the LG Act), |
| (c) camping using a tent, caravan or otherwise, | (l) functions, |
| (d) catering, | (m) grazing, |
| (e) community, training or education, | (n) hiring of equipment, |
| (f) emergency occupation, | (o) holiday accommodation, |
| (g) entertainment, | (p) markets, |
| (h) environmental protection, conservation or restoration or environmental studies, | (q) meetings, |
| (i) equestrian events, | (r) military exercises, |
| | (s) mooring of boats to wharves or other structures, |
| | (t) sales, |

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- | | |
|---|-------------------------|
| (u) shows, | (x) stabling of horses, |
| (v) site investigations, | (y) storage. |
| (w) sporting and organised recreational activities, | |

4.11.5 Fees for short-term casual bookings will be charged in accordance with Council's adopted fees and charges at the time.

4.12 Other estates

4.12.1 This PoM allows Council to grant an estate over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of Council or the public utility provider on the community land in accordance with the LG Act.

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*Crown Reserve Parks 2025***APPENDICES****Appendix 1: Reserve Maps**

Kentucky Reserve (58200)

*Crown Reserve Parks 2025**Mount Mutton Reserve (84373)*

*Crown Reserve Parks 2025**Saumarez Ponds Recreation Reserve (25105)*

*Crown Reserve Parks 2025**Arding Reserve (88640)*

*Crown Reserve Parks 2025**Maitland Point Reserve (82988)*



Crown Reserve Parks 2025

Appendix 2: Aboriginal Heritage Information Management System search results



AHIMS Web Services (AWS)

Search Result

Your Ref/PO Number : n/a

Client Service ID : 699533

Uralla Shire Council

Date: 12 July 2022

32 Salisbury St

Uralla New South Wales 2358

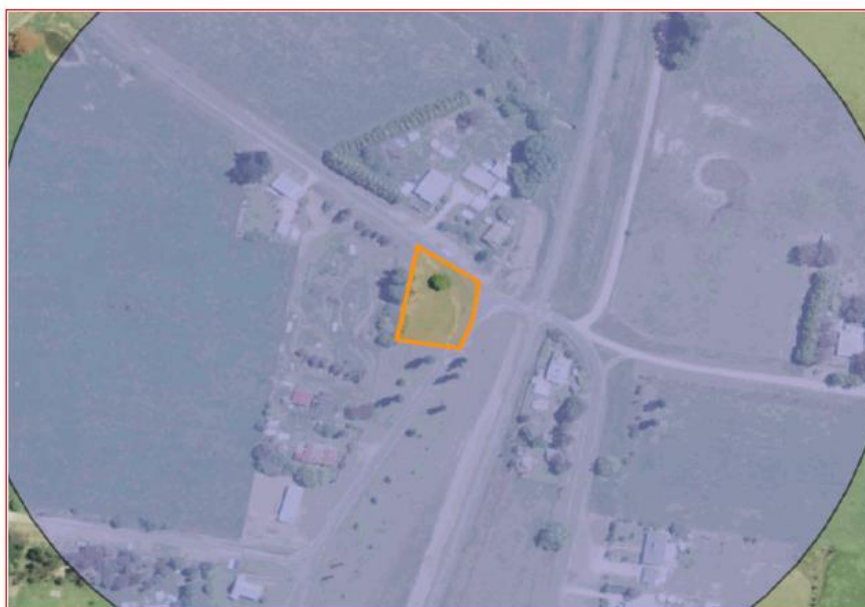
Attention: Benjamin Kogo

Email: bkogo@uralla.nsw.gov.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 279, DP:DP755829, Section : - with a Buffer of 200 meters, conducted by Benjamin Kogo on 12 July 2022.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Kentucky Reserve AHIMS search



Crown Reserve Parks 2025



AHIMS Web Services (AWS)

Search Result

Your Ref/PO Number : n/a

Client Service ID : 699528

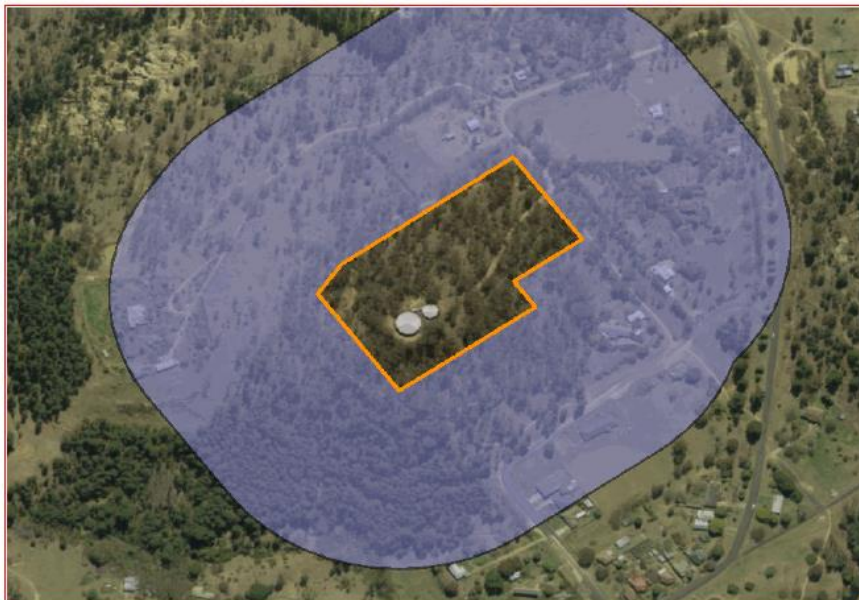
Uralla Shire Council
 32 Salisbury St
 Uralla New South Wales 2358
 Attention: Benjamin Kogo
 Email: bkogo@uralla.nsw.gov.au

Date: 12 July 2022

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 7029, DP:DP94009, Section : - with a Buffer of 200 meters, conducted by Benjamin Kogo on 12 July 2022.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Mt Mutton Reserve AHIMS search



Crown Reserve Parks 2025

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : n/a

Client Service ID : 699523

Uralla Shire Council
32 Salisbury St
Uralla New South Wales 2358
Attention: Benjamin Kogo
Email: bkogo@uralla.nsw.gov.au

Date: 12 July 2022

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 322, DP:DP755811, Section : - with a Buffer of 200 meters, conducted by Benjamin Kogo on 12 July 2022.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Saumarez Ponds Recreation Reserve AHIMS search



Crown Reserve Parks 2025



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : n/a

Client Service ID : 699520

Uralla Shire Council
32 Salisbury St
Uralla New South Wales 2358
Attention: Benjamin Kogo
Email: bkogo@uralla.nsw.gov.au

Date: 12 July 2022

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 7003, DP:DP1029507, Section : - with a Buffer of 50 meters, conducted by Benjamin Kogo on 12 July 2022.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Maitland Point Reserve AHIMS search



Crown Reserve Parks 2025



AHIMS Web Services (AWS)

Search Result

Your Ref/PO Number : n/a

Client Service ID : 699513

Uralla Shire Council
 32 Salisbury St
 Uralla New South Wales 2358
 Attention: Benjamin Kogo
 Email: bkogo@uralla.nsw.gov.au
 Dear Sir or Madam:

Date: 12 July 2022

AHIMS Web Service search for the following area at Lot : 155, DP:DP755807, Section : - with a Buffer of 50 meters, conducted by Benjamin Kogo on 12 July 2022.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Arding Reserve AHIMS search



Plan of Management:

General Community Use Reserves

(Generic)

July 2025

INFORMATION ABOUT THIS DOCUMENT

Date Adopted by Council		Resolution No.	
Document Owner	Director Infrastructure and Development		
Document Development Officer	Manager Environment & Waste		
Review Timeframe	In the subsequent year following adoption; then every four years		
Last Review Date:	July 2022	Next Scheduled Review Date	July 2025

Document History

Doc No.	Date Amended	Details/Comments eg Resolution No.
0.1	September 2020	Review and update prepared by the Environmental Management Coordinator in accordance with legislative requirements under the <i>Crown Land Management Act 2016</i> and the <i>Local Government Act 1993</i> .
0.2	July 2022	Document updated
0.3	February 2024	Document updated by Manager Environment & Waste
0.4	March 2025	Document updated by Manager Environment & Waste

Further Document Information and Relationships

Related Legislation*	<i>Local Government Act 1993 (NSW)</i> <i>Local Government (General) Regulation 2021 (NSW)</i> <i>Crown Land Management Act 2016</i> <i>Environmental Planning and Assessment Act 1979</i> <i>Biodiversity Conservation Act 2016</i> <i>Biosecurity Act 2015</i> <i>Fisheries Management Act 1994</i> <i>Rural Fires Act 1997</i> <i>Water Management Act 2000</i> <i>Protection of the Environment Operations Act 1997</i> <i>Companion Animals Act 1998</i> <i>Environment Protection and Biodiversity Conservation Act 1999</i> <i>Disability Discrimination Act 1992</i> <i>Telecommunications Act 1996</i>
Related Policies, Procedures/Protocols, Statements, documents	<i>Uralla Local Environmental Plan 2012 (LEP)</i> Open Space Strategy Bush Regeneration Strategy Plan of Management: Crown Reserve Parks (Generic)

Note: Any reference to legislation will be updated in the policy as required. See website at <http://www.legislation.nsw.gov.au> for current Acts, Regulations and Environmental Planning Instruments.



Plan of Management: General Community Use Reserves (Generic) 2025

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Plan of Management: General Community Use Reserves (Generic) 2025

Executive Summary

Uralla Shire Council's plans of management provide direction as to the use and management of Council-owned community land and Council-managed Crown reserves classified as community land in the Uralla Shire local government area. These plans of management are a statutory requirement under section 3.23 of the *Crown Land Management Act 2016 (CLM Act)* and section 36 of the *Local Government Act 1993 (LG Act)*.

This plan of management (**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).

This PoM outlines the way the lands will be used and provides Council with a framework in relation to the express authorisation of leases and licence on the lands and enables decisions to be made in a consistent and equitable basis.

The Crown reserves included within this PoM are owned by the NSW State Government (the Crown) and are managed by Uralla Shire Council as the Crown land manager under the CLM Act.

Uralla Shire Council acknowledges the Traditional Custodians of the land on which the reserves included in this plan are situated. Council recognises their sacred connection to country and pays respect to elders past, present and emerging.

This PoM was adopted by Uralla Shire Council on XX XXXXX XXXX.



Plan of Management: General Community Use Reserves (Generic) 2025

1. INTRODUCTION

1.1 Purpose of the PoM

The CLM Act commenced on 1 July 2018 which introduced legislation to govern the management of Crown land in New South Wales.

Councils will now manage Crown reserve land as if it were public land under the LG Act. Therefore, all Crown reserve land designated as community land requires a PoM under the LG Act.

A PoM is a statutory instrument which provides strategic planning and governance for the management and use of land.

The purpose of this PoM is to:

- Contribute to Council's broader strategic goals and vision as set out in the Uralla Shire Council Community Strategic Plan;
- Comply with the LG Act and the CLM Act;
- Provide clarity in the future development, use, and management of the community land; and
- Provide Council with a framework in managing Crown reserves which enables consistent and equitable decision making and supports a unified approach to meeting the varied needs of the community.

Uralla Shire Council manages twenty (20) Crown reserves, reserved for public use. The reserves covered by this generic PoM have been set aside on behalf of the community for the purpose of facilitating rural services.

This PoM will address changing public demands for the management of public open space and how to best utilise the natural resources provided by Council-managed Crown reserves for the benefit of the community. The primary management objectives set out in this plan have been designed to:

- Promote, encourage and provide for the use of the land to meet the current and future needs of the local community and for the wider benefit of the public, as well as the welfare and development of individual members of the public; and
- Establish the purposes for which a lease, licence or other estate may be granted in respect of the land, other than the provision of public utilities and works associated with or ancillary to public utilities.

1.2 Corporate objectives

This plan has been developed to align with Council's Integrated Planning and Reporting (IP&R) framework. The IP&R framework directs Council's works and services on behalf of the community and consists of three tiers:

- **Community Strategic Plan:** The Community Strategic Plan describes the community's vision and aspirations for a period of ten or more years. The development of the Community Strategic Plan is led by the Mayor and Councillors and through engagement with the community to determine the community's goals and the strategies to achieve them.
- **Delivery Program:** The Delivery Program is a four-year program which contains the Principal Activities that support the delivery of the Community Strategic Plan.
- **Operational Plan:** The Operational Plan is an annual plan containing detailed actions to achieve Council's Delivery Program. Actions may be adjusted at the end of the reporting cycle for their continued alignment with the Community Strategic Plan and Delivery Program.

Council's community land management is guided by this framework. Therefore, the management objectives of the Crown reserves categorised as general community use detailed in this plan have been developed in



Plan of Management: General Community Use Reserves (Generic) 2025

accordance with the goals and strategies of the Community Strategic Plan, the principle activities described in the Delivery Program, and the annual actions contained in the Operational Plan as set out below:

A proud, unique and inviting community (Goal 1.1)

- Provide vibrant and welcoming town centre, streets and meeting places (Strategy 1.1.1)
 - Maintain parks, gardens and open spaces (Principle Activity 1.1.1.1)
 - Liaise with volunteers and other community groups to assist in the maintenance of parks, gardens, and open spaces (Annual Action 1.1.1.1.1)

A safe, active and healthy shire (Goal 1.2)

- Provide, maintain and develop children's play and recreational facilities that encourage active participation (Strategy 1.2.3)
 - Enhance recreational facilities for children (Principle Activity 1.2.3.1)
 - Deliver upgrades to childrens' recreation facilities throughout the shire through the Stronger Country Communities Fund (Annual Action 1.2.3.1.1)

To preserve, protect and renew our beautiful natural environment (Goal 3.1)

- Raise community awareness of environmental and biodiversity issues (Strategy 3.1.4)
 - Provide bush regeneration activities and information (Principle Activity 3.1.4.1)
 - Continue to review and implement the Bush Regeneration Strategy and Action Plan (Annual Action 3.1.4.1.1)
 - Continue to review and Implement the Environmental Sustainability Action Plan priorities (Annual Action 3.1.4.1.2)

Maintain a healthy balance between development and the environment (Goal 3.2)

- Retain open space and greenbelts that are accessible to everyone (Strategy 3.2.1)
 - Preserve sensitive greenbelt lands (Principle Activity 3.2.1.1)
 - Review and monitor vegetation and environmental protection measures for sensitive land (Annual Action 3.2.1.1.1)

1.3 Process of preparing this PoM

The process undertaken by Council in preparing this PoM is illustrated in Figure 1 over the page.



Plan of Management: General Community Use Reserves (Generic) 2025

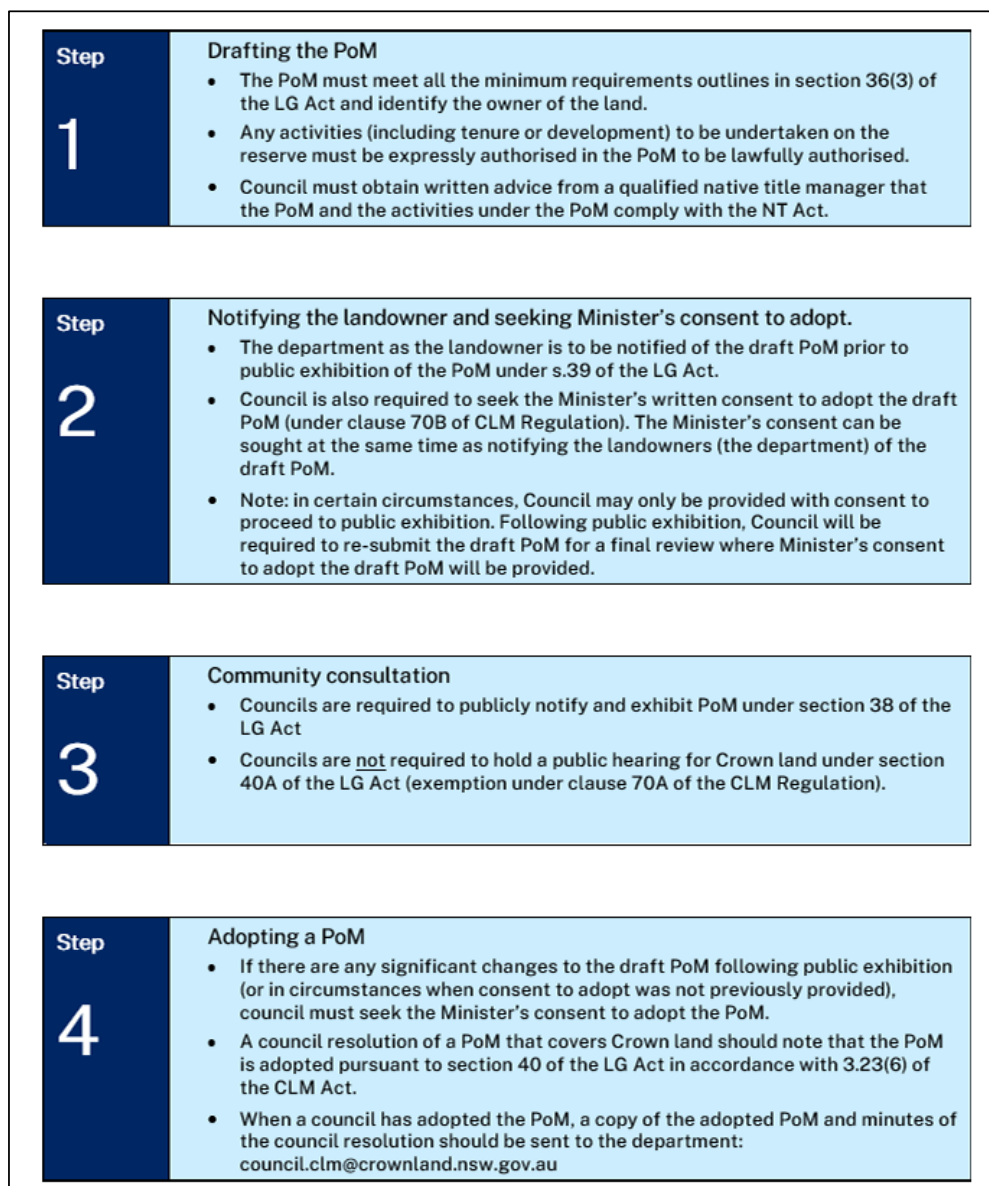


Figure 1: Process for preparing a POM for council-managed Crown reserves

1.4 Review of this PoM

This PoM will require regular review to maintain alignment with community values and changing community needs, and to reflect changes in Council priorities.

Management of the reserves will be assessed against the performance measures listed in in section 4.3. The performance measures will be reviewed following the first year of the commencement of the PoM. Thereafter, a review of the PoM will occur on a cycle consistent with Council's IP&R milestones. Each new phase of Council's Delivery Program will include a comprehensive review of the efficacy of all performance targets and their appropriateness in delivering the objectives within the PoM.



Plan of Management: General Community Use Reserves (Generic) 2025

Council may continue to acquire or divest land for the benefit of the community. Land may also come into Council's ownership by dedication of land for open space, which will necessitate reviews of this PoM.

The community will have an opportunity to participate in reviews of this PoM.

1.5 Community consultation in the development of this PoM

As community land has been dedicated for the enjoyment of the public, regular engagement with and feedback from the community is an important tool in defining Council's reserve management priorities.

Council undertakes community engagement in accordance with its Community Engagement Policy and Community Engagement Strategy. These documents guide Council's engagement with the community so as to understand the community's desires and needs, and to use resulting information to plan and develop targeted services for the areas in which it operates.

Following the commencement of the CLM Act the Uralla Shire community was consulted with respect to the historic use and values of Council managed Crown reserves. Feedback from the community assisted Council's decision making process toward the appropriate framework for the future management of Council managed Crown reserves.

This PoM was placed on public exhibition from XX XXXX XXXX to XX XXXX XXXX, in accordance with the requirements of section 38 of the LG Act. A total of XX submissions were received. Council considered these submissions before adopting the PoM.

In accordance with section 39 of the LG Act, prior to being placed on public exhibition, the draft PoM was referred to the Department of Planning, Housing and Infrastructure – Crown Lands, as representative of the State of New South Wales, the owner of the Reserve. Council has included in the plan any provisions that have been required by the Department of Planning, Housing and Infrastructure – Crown Lands.

Council also sought community input for public land management as part of Council's development of its Open Space Strategy in 2018. Community consultation included face to face meetings and public exhibitions to assist Council's development of its strategic reserve management framework. The Open Space Strategy has been developed in conjunction with the Uralla Township and Environs Committee, a consultative committee of Council constituted under section 355 of the LG Act.

1.6 History of this PoM

Following the commencement of the CLM Act, Council became the Crown land manager of the reserves included in this plan.

The first edition of this PoM was developed by Council in 2020-21.



Plan of Management: General Community Use Reserves (Generic) 2025

2. DESCRIPTION OF THE LANDS

2.1 Land to which this plan applies

Through the application of the LG Act, the following Crown reserves are classified as community land and categorised for general community use.

Reserve Number	Reserve Name	Reserve Purpose	Lot and DP	Date of Reserve Notification	Listed on Land Register
1001335	Kingstown Bushfire Shed Reserve	Rural Services	Lot 100 DP 48271	19 June 1998	Y
1037849	Kentucky Harnham Station RFS Reserve	Rural Services	Part Lot 7300 DP 1126315	18 October 2013	N
110113	Kentucky Bushfire Shed Reserve	Rural Services	Lot 298 DP 858735	22 November 1996	Y

Table 1 – General Community Use Reserves

Maps of these reserves are set out in Appendix 1.

Some Crown reserves categorised as general community use are not covered by this PoM because site-specific plans of management are required.

2.2 Reserve descriptions

2.2.1 Reserve 1001335 – Kingstown Bushfire Shed Reserve

Kingstown Bushfire Shed Reserve is a 1323m² reserve located at 4315 Kingstown Road, Kingstown. The reserve is purposed with providing a facility for bushfire management under the responsibility of the Torryburn Rural Fire Brigade. The shed is also utilised for community meetings and gatherings. Council is responsible for maintaining the reserve grounds.

2.2.2 Reserve 1037849 – Kentucky Harnham Station RFS Reserve

Kentucky Harnham Station RFS Reserve is a 1384m² reserve located at Kingstown Road, Uralla. The reserve is purposed with providing a facility for bushfire management under the responsibility of the Kentucky Harnham Rural Fire Brigade. The shed is also utilised for community meetings and gatherings. Council is responsible for maintaining the reserve grounds.

2.2.3 Reserve 110113 – Kentucky Bushfire Shed Reserve

Kentucky Bushfire Shed Reserve is a 3660m² reserve located on the corner of Eastern Avenue and Terrible Vale Road, Kentucky. The reserve is purposed with providing a facility for bushfire management under the responsibility of the Kentucky Rural Fire Brigade. The shed is also utilised for community meetings and gatherings. Council is responsible for maintaining the reserve grounds.

2.3 Owner of the lands

The lands are owned by the NSW State Government (Crown Lands). The reserves are managed by Uralla Shire Council as Crown land manager under the provisions of the CLM Act.



Plan of Management: General Community Use Reserves (Generic) 2025

The land parcels subject to this PoM are not currently subject to any trust, estate, interest, lease, licence, dedication, condition, restriction or covenant.

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Plan of Management: General Community Use Reserves (Generic) 2025

3. BASIS OF MANAGEMENT

3.1 Guidelines and core objectives for management of community land

The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the relevant category of community land. Council may then apply more specific management objectives to community land, however these must be compatible with the core objectives for the land.

The guidelines for categorisation of community land are set out in the *Local Government (General) Regulation 2021 (LG Regulation)*. The core objectives for each category are set out in the LG Act.

Community land is valued for its important role in the social, intellectual, cultural, and physical enrichment of residents, workers, and visitors to the Uralla Shire area.

The intrinsic value of community land is also recognised, as is the important role this land plays in biodiversity conservation and ecosystem function.

Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate. Within recreational facilities in particular, Council intends to permit and encourage a broad range of appropriate activities.

3.2 Restrictions on management of Crown land

Council is the Crown land manager of the Crown reserves described in this PoM in accordance with the legislation and conditions imposed by the Minister administering the CLM Act. The use of the land described in this PoM must:

- Be consistent with the purpose for which the land was dedicated or reserved;
- Consider native title rights and interests and be consistent with the provisions of the *Native Title Act 1993 (Cth)*;
- Consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists;
- Consider and not be in conflict with any interests and rights granted under the CLM Act; and
- Consider any interests held on title.

3.3 Categorisation of land

Under the LG Act, councils must categorise all community land according to the purpose for which it was originally dedicated. In accordance with the original purpose, one or more categories can be applied to a single reserve.

The LG Act defines five categories of community land:

- **Park** – for areas primarily used for passive recreation.
- **Sportsground** – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games.
- **General community use** – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries.
- **Cultural significance** – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.
- **Natural area** – for all areas that play an important role in the area's ecology. This category is further categorised into bushland, escarpment, foreshore, watercourse and wetland categories.

***Plan of Management: General Community Use Reserves (Generic) 2025***

General community use land is defined in section 106 of the LG Regulation as land that may be made available for use for any purpose for which community land may be used, and does not satisfy the definition of natural area, sportsground, park or area of cultural significance.

3.4 Relevant legislation, policies and procedures

Council operations impacting Crown lands are subject to various legislative requirements that govern the way in which Crown reserves are to be used and enjoyed by the community. The legislation also provides important guidelines and limitations for Council's Crown reserve management and directs opportunities for future reserve development.

3.4.1 Land classification and reclassification

The LG Act requires that all land held by Council must be classified as either operational or community. Council managed community lands must also provide for the capacity for reclassification as operational.

Under the CLM Act, reclassification of community land can be facilitated through the following process:

- Ministerial consent to manage land as operational where a council manager can demonstrate that either the land:
 - Does not fall within any of the categories for community land under the LG Act; or,
 - Could not continue to be used and dealt with as it currently can, if it were required to be used and dealt with as community land.

A council must give at least 28 days public notice of the proposed resolution to allow for public submissions.

3.4.2 Plans of management

The CLM Act requires council managers to adopt a PoM for any Crown reserve for which it is the appointed Crown land manager, and that is classified as community land under the LG Act.

While all plans of management must be developed in accordance with the public exhibition requirements of the LG Act, if the draft first PoM does not add, change or alter the initial assigned categories, the council manager will not be required to hold public hearings but must give public notice.

Under the LG Act, if the draft first PoM alters the categories assigned as provided by this section, the council manager must:

- (i) obtain the written consent of the Minister to adopt the plan if the re-categorisation would require an addition to the purposes for which the land is dedicated or reserved,
- (ii) hold public hearings under section 40A of the LG Act.

3.4.3 Express Authorisation of leases, licences and other estates

Section 46 of the LG Act provides Council with the authority to grant conditional leases, licences or other estates for the use of community land with Express Authorisation associated with a PoM.

A list of activities permitted under Express Authorisation is set out in section 4.6.

The use or occupation of community land for these purposes is prescribed only if the use or occupation does not involve the erection of any building or structure of a permanent nature.

3.4.4 Legislative requirements for community consultation



Plan of Management: General Community Use Reserves (Generic) 2025

Sections 38 and 40 of the LG Act set out the requirements for public notice and public exhibition for all Council managed community land reserves. These requirements are summarised in Table 2 below.

Section	Requirement
38. Public notice of draft plans of management	(1) A council must give public notice of a draft PoM.
	(2) The period of public exhibition of the draft plan must be not less than 28 days.
	(3) The public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to the council.
	(4) The council must, in accordance with its notice, publicly exhibit the draft plan together with any other matter which it considers appropriate or necessary to better enable the draft plan and its implications to be understood.
40. Adoption of plans of management	(1) The council must hold a public hearing in respect of a proposed PoM (including a PoM that amends another PoM) if the proposed plan would have the effect of categorising, or altering the categorisation of, community land under section 36 (4).
	(2) However, a public hearing is not required if the proposed plan would merely have the effect of altering the categorisation of the land under section 36 (5).

Table 2 – Statutory Guidelines for Public Notice and Public Exhibition

3.4.5 Other relevant legislation and statutory controls

In addition to the LG Act and the CLM Act, the provisions of which this PoM has been drafted, Council must also comply with other legislation relevant to the management of community lands, including but not limited to:

New South Wales:

- *Environmental Planning and Assessment Act 1979*
- *Biodiversity Conservation Act 2016*
- *Biosecurity Act 2015*
- *Fisheries Management Act 1994*
- *Rural Fires Act 1997*
- *Water Management Act 2000*
- *Protection of the Environment Operations Act 1997*
- *Companion Animals Act 1998*

Commonwealth:

- *Environment Protection and Biodiversity Conservation Act 1999*
- *Disability Discrimination Act 1992*
- *Telecommunications Act 1996*

Furthermore, Council is guided by key plans and strategies which inform the management of public lands, including:

- Open Space Strategy (Draft) – The Uralla Shire Council Open Space Strategy provides a framework to assist Council's decision making in the future planning and development of Uralla Shire open spaces. The strategy acknowledges the importance in providing the community with high quality open space, whether purposed for active or passive recreation and/or improving and preserving biodiversity. This document is under development at the date of preparation of this PoM.



Plan of Management: General Community Use Reserves (Generic) 2025

- Bush Regeneration Strategy – The Uralla Shire Council Bush Regeneration Strategy employs the principles of ecological restoration, which is the process of restoring natural ecosystems to a state where they can support their own regenerative processes. This strategy helps Council improve biodiversity in reserves with significant environmental attributes.

3.5 Land comprising habitat of threatened or endangered species

The land parcels subject to this PoM do not possess the diagnostic values of an endangered ecological community as defined by State and Federal legislation. Native vegetation within some of these reserves can potentially support threatened or endangered species. The management objectives for these reserves includes targets for regenerative vegetation management and biodiversity improvement.

Reserves that support habitat areas that contain populations of threatened species are managed with regard to the principles for ecological restoration. In future, these areas may be included in agreements with the NSW Biodiversity Conservation Trust.

3.6 Land comprising significant natural features

The reserves subject to this PoM do not possess a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore.

This information has been cross referenced by a check of the relevant database under the *Biodiversity Conservation Act 2016*.

3.7 Native Title

Native title describes the communal, group or individual bundle of rights and interests held by Aboriginal or Torres Strait Islander peoples. Matters relating to native title fall within the Commonwealth jurisdiction of the Commonwealth *Native Title Act 1993 (NTA)*.

The NTA sets out how native title rights are to be recognised and protected, making provisions for Aboriginal and Torres Strait Islanders establishing the existence of native title, lodging native title claims, determining and validating the extinguishment of native title, and dealing with land and waters where native title may not have been extinguished.

On Crown land, native title rights and interests must be considered unless native title has been extinguished, surrendered or determined by a court to no longer exist.

Dealings in land or water that affect (impair or extinguish) native title are referred to as 'future acts' and these acts must be done in compliance with the NTA. The NTA specifies procedures that must be followed before future acts can be done legally.

Some examples of acts which may affect native title on Crown land or Crown reserves managed by Council include:

- the construction of new buildings and other facilities such as toilet blocks, walking tracks, and barbecues.
- the construction of extensions to existing buildings.
- the construction of new roads or car parks.
- installation of infrastructure such as powerlines, sewerage pipes, etc.
- the creation of an easement.
- the issue of a lease or licence.
- the undertaking of major earthworks.

***Plan of Management: General Community Use Reserves (Generic) 2025***

On Crown land, a future act undertaken by Council, which is not covered by one of the Future Act subdivisions of the NTA will be invalid.

Part of the land to which this PoM applies, being R.1001335 the Kingstown Rural Fire Shed, is subject to the Gomeroi People's native title determination application. A copy of the registration is provided below.

Application name: Gomeroi People

Federal Court File No: NSD2308/2011

Date filed: 20 December 2011

Registration test status: The Native Title Registrar has accepted this application for registration.

Other land to which this PoM applies is not subject to a native title application.

No future act (including tenures) is permitted on:

- R.1001335 Kingstown Rural Fire Shed, or
- R.1037849 Kingstown Rural Fire Services Reserve (other than acts not having a greater impact than that which could have been done under or in accordance with a reservation for Travelling Stock and Camping)

unless:

- a. the land becomes excluded land for the purposes of the CLM Act, or
- b. the act is a tenure which satisfies the requirements of Section 24HA (Management of Water and Airspace) of the NTA, or
- c. the act is a public work which satisfies the requirements of Section 24KA of the NTA, or
- d. the act is a low impact act and satisfies the requirements of Section 24LA of the NTA.

Any act authorised under Section 24LA of the NTA will terminate, after an approved determination of native title is made in relation to the land or waters, if the determination is that native title exists.

Where it is proposed to construct or establish a public work on reserved or dedicated Crown land, where native title is not determined to be extinguished, prior to approval Council will notify and give an opportunity to comment any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies corporate and registered native title claimants in relation to the land or waters covered by the reservation or lease as required under the NTA.

Native title advice was received from the relevant native title manager on 13th September 2019. The Native Title Manager advised that the activities contained in this PoM are valid future acts under the NTA

3.8 Aboriginal cultural significance

The reserves subject to this PoM do not include the presence on the land of any item that Council considers to be of Aboriginal historical or cultural significance. An Aboriginal Heritage Information Management System (AHIMS) search for the three reserves included in this PoM are included in Appendix 2.

3.9 Non-indigenous cultural significance

The reserves subject to this PoM do not contain any registered items of non-indigenous cultural significance.



Plan of Management: General Community Use Reserves (Generic) 2025

4. DEVELOPMENT AND MAINTENANCE

4.1 Current use of the lands

The current use of the reserves included in this PoM is set out in Table 3 below.

Reserve	General Community Use and Facilities
Reserve 1001335 Kingstown Bushfire Shed Reserve	<ul style="list-style-type: none"> • Rural services – bushfire management facility • Community meetings • Playground
Reserve 1037849 Kentucky Harnham Station RFS Reserve	<ul style="list-style-type: none"> • Rural services – bushfire management facility • Community meetings
Reserve 110113 Kentucky Bushfire Shed	<ul style="list-style-type: none"> • Rural services – bushfire management facility • Community meetings

Table 3 – Current Use and Facilities of General Community Use Reserves

4.2 Application of core management objectives

Under the LG Act, the core management objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

4.3 Management objectives

The strategic objective for this PoM is to maintain reserves categorised as general community use and, over time, to upgrade and improve facilities for the benefit of all present and future users.

These reserves have a common purpose and set of management objectives which appear in Table 4 over the page.



Plan of Management: General Community Use Reserves (Generic) 2025

Management Issues	Objectives and Performance Targets	Frequency	Means of achievement of objectives	Manner of assessment of performance
Safety and risk management	Protect people from reasonably foreseeable risk or harm in the use of reserve facilities.	Immediate - As required	Safety reviews to be undertaken by Council staff; Public encouraged to notify Council of potential risks.	Monitoring as part of maintenance routines; Community feedback.
Provide signage for recognition and information	Each reserve to be provided with a sign indicating name and LG authority.	Immediate - As required	Signs to be developed in accordance with Council and Australian standards.	Community survey for reserve recognition.
Maintain/improve access	Provide public space which is inclusive and accessible to all community members.	12 month check	Council maintenance programs; New infrastructure is wheelchair friendly.	Community survey for reserve accessibility.
Grounds maintenance and grass mowing	Provide the community with maintained public spaces.	0-4 times/year	Annual resourcing plans; Community groups under Council management agreement.	Monitoring and annual evaluation of community feedback and request.
Maintain basic facilities	Maintain amenities block, seating etc. by appropriate caretakers.	As required	Annual resourcing plans managed by relevant authority.	Council monitoring and consultation with relevant authority/ community group.
Weed management	Fulfil management duties consistent with the <i>Biosecurity Act 2015</i> .	Annual review; work undertaken 0-4 times/year	Review undertaken annually by New England Weeds Authority. Resourced by Bush Regeneration Team in accordance with annual resourcing plans.	Monitoring and annual evaluation of community feedback and request.
Bushfire risk mitigation and management	Prevent build-up of ground fuel.	Liaise with RFS as required.	Management of ground fuel subject to RFS recommendations.	Monitoring and annual evaluation by RFS.
Community awareness raising	Provide the community with reserve management information.	As required	Report via online social media and newsletters.	Collating, analysis and response to community feedback.

Table 1 – Management Objectives for General Community Use reserves

4.4 Permitted and prohibited activities

The management objectives for the reserves included in this PoM support the provision of rural services. Activities that are permitted without Council approval are listed in section 4.4.1. Activities that do not appear in this section may be permitted with Council approval.

Allowable activities may be considered by Council to fall within the scope of the management objectives and can be undertaken by individual and community groups. Allowable activities can provide Council with valuable assistance in the maintenance of community reserves.

The list of permitted and prohibited activities does not include those activities permitted with Express Authorisation as listed in section 4.6.

*Plan of Management: General Community Use Reserves (Generic) 2025***4.4.1 Permitted activities without Council approval**

- Active and passive recreation, including children's play and walking;
- Group recreational use, such as picnics and private celebrations;
- Bird watching and other nature study;
- Photography and other artistic pursuits;
- Educational activities with local school children;
- Educational activities with visiting school children; and
- As a seed bank for other projects in the area.

4.4.2 Allowable activities for management purposes

- Weed control;
- Pest and feral animal control;
- Landscaping;
- Replanting / revegetation;
- Fencing and general maintenance;
- Fire management/control;
- Ecological surveys and monitoring; and
- Bio banking/seed collection.

4.4.3 Prohibited activities:

- Off-leash dog walking;
- Firewood collection;
- Collection of bush rock;
- Collecting plants/animals;
- Dirt, trail or other motor vehicle use;
- Fireworks;
- Consumption of alcohol;
- Fires outside designated fire places;
- Unlicensed grazing; and
- Camping.

4.5 Future Use

Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate.

The facilities on community land may change over time, reflecting the needs of the community, for example the use of community land is often supported by appropriate ancillary development.

4.5.1 Permissible development to facilitate use

- Lighting, seating, toilet facilities, paved areas;
- Hard and soft landscaped areas;
- Car parking and loading areas;
- Heritage and cultural interpretation, for example signs;
- Bio-banking and carbon sequestration initiatives;
- Water-saving initiatives such as stormwater harvesting, rain gardens, and swales;
- Energy-saving initiatives such as solar lights and solar panels; and
- Locational, directional and regulatory signage.



Plan of Management: General Community Use Reserves (Generic) 2025

4.6 Activities allowed with Express Authorisation

Leases and licences formalise the use of community land by groups such as sporting clubs, community groups and schools, or by commercial organisations and individuals providing facilities or services for public use.

The LG Act contains restrictions on the ability of Council to grant leases, licences and other estates over community land as these alienate the land and limit the ability of the public to use that land. Generally a lease will be required where exclusive occupation or use of all, or part, of an area is proposed. In all other instances a licence or short-term licence or hire agreement will be issued.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the community land itself and the local area to support the activity.

The purpose of such leases, licences and other estates must be consistent with the core objectives for reserves categorised as general community use. Activities requiring leasing and licensing are obtained under Express Authorisation. Council can limit the purpose of any lease, the type of potential lessee, and the facilities that will be leased.

This PoM **expressly authorises** the issue of leases, licences and other estates for use of community land categorised as general community use, provided that:

- The purpose is consistent with the purpose for which the land was dedicated or reserved;
- The purpose is consistent with the core objectives for the category of the land;
- The lease, licence or other estate is for a permitted purpose listed in the LG Act or the LG Regulation;
- The issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated or allowed by the provisions of the NTA;
- Where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted;
- The lease, licence or other estate is granted and notified in accordance with the provisions of the LG Act or the LG Regulation;
- The issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved; and
- All suitable insurances have been provided to Council.

4.6.1 Short-term licences

Short-term licences and bookings may be used to allow Council to program different uses of community land at different times, allowing the best overall use.

Short-term licences are expressly authorised for the purpose of festivals, parades, markets, fairs, exhibitions and similar events and gatherings.

Short-term licences under section 116 of the LG Regulation are expressly authorised for the purpose of:

- The playing of a musical instrument, or singing, for fee or reward;
- Engaging in a trade or business;
- The playing of a lawful game or sport;
- The delivery of a public address;
- Commercial photographic sessions;
- Private celebrations such as weddings and family gatherings;



Plan of Management: General Community Use Reserves (Generic) 2025

- Filming sessions; or
- The agistment of stock.

Additionally, this PoM expressly authorises Council to issue short-term licences (for up to 12 months) under section 2.20 of the CLM Act for the prescribed purposes listed in clause 31 of the *Crown Land Management Regulation 2018*. Short-term licences granted under section 2.20 of the CLM Act are authorised for the following prescribed purposes:

- (a) access through a reserve,
- (b) advertising,
- (c) camping using a tent, caravan or otherwise,
- (d) catering,
- (e) community, training or education,
- (f) emergency occupation,
- (g) entertainment,
- (h) environmental protection, conservation or restoration or environmental studies,
- (i) equestrian events,
- (j) exhibitions,
- (k) filming (as defined in the LG Act),
- (l) functions,
- (m) grazing,
- (n) hiring of equipment,
- (o) holiday accommodation,
- (p) markets,
- (q) meetings,
- (r) military exercises,
- (s) mooring of boats to wharves or other structures,
- (t) sales,
- (u) shows,
- (v) site investigations,
- (w) sporting and organised recreational activities,
- (x) stabling of horses,
- (y) storage.

Fees for short-term casual bookings will be charged in accordance with Council's adopted fees and charges at the time.

4.6.2 Other estates

This PoM allows Council to grant an estate over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of Council or the public utility provider on the community land in accordance with the LG Act.



Plan of Management: General Community Use Reserves (Generic) 2025

APPENDICES

Appendix 1 – Location Maps



Reserve 1001335 – Kingstown Bushfire Shed Reserve



Plan of Management: General Community Use Reserves (Generic) 2025



Reserve 1037849 – Kentucky Harnham Station RFS Reserve



Plan of Management: General Community Use Reserves (Generic) 2025



Reserve 110113 – Kentucky Bushfire Shed Reserve



Plan of Management: General Community Use Reserves (Generic) 2025

Appendix 2 – Aboriginal Heritage Information Management System search results

**Office of
Environment
& Heritage**

**AHIMS Web Services (AWS)
Search Result**

Purchase Order/Reference : 10
Client Service ID : 499317

Derryn Andersen
32 Salisbury Street PO Box 106
Uralla New South Wales 2358
Attention: Derryn Andersen
Email: dandersen@uralla.nsw.gov.au

Date: 24 April 2020

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot: 100, DP:DP48271 with a Buffer of 50 meters, conducted by Derryn Andersen on 24 April 2020.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.


A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0 Aboriginal sites are recorded in or near the above location.
0 Aboriginal places have been declared in or near the above location. *

Kingstown Bushfire Shed Reserve AHIMS Search



Plan of Management: General Community Use Reserves (Generic) 2025



Office of
Environment
& Heritage

AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 11
Client Service ID : 499326


Derryn Andersen
32 Salisbury Street PO Box 106
Uralla New South Wales 2358
Attention: Derryn Andersen
Email: dandersen@uralla.nsw.gov.au

Date: 24 April 2020

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat. Long From : -30.643, 151.4539 - Lat. Long To : -30.6395, 151.4594 with a Buffer of 0 meters, conducted by Derryn Andersen on 24 April 2020.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.




A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0 Aboriginal sites are recorded in or near the above location.
0 Aboriginal places have been declared in or near the above location. *

Kentucky Harnham Station RFS Reserve AHIMS Search



Plan of Management: General Community Use Reserves (Generic) 2025



Office of
Environment
& Heritage

AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 13

Client Service ID : 499330

Derryn Andersen
32 Salisbury Street PO Box 106
Uralla New South Wales 2358
Attention: Derryn Andersen
Email: dandersen@uralla.nsw.gov.au

Date: 24 April 2020

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot: 298, DP:DP858735 with a Buffer of 50 meters, conducted by Derryn Andersen on 24 April 2020.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.

A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0 Aboriginal sites are recorded in or near the above location.

0 Aboriginal places have been declared in or near the above location.*

Kentucky Bushfire Shed Reserve AHIMS Search

Notes of Workshop

Date: 18th June 2025

Location: Uralla Court House, 9 Hill Street Uralla

Presentation: Glenn Fernandes and Kafil Uddin Public Works NSW

Population Growth and Development

1. There was discussion on the phasing of the Renewal Energy Zone (REZ) projects, consequential growth in Uralla and that the strict deadlines.
Stage 2 completion: 2032 and 2034 respectively. Companies failing to plug in to the grid on time, will have penalties.
2. Council provided Renewal Energy Management Plan (REMPAN) growth projections for Bundarra which suggests declining growth. However, as a comparison, Public Works (PW) also presented the growth projected by TfNSW which considers the travel zone rather than the LGA boundary. A sensitivity analysis is to be carried out to allow for an increase in occupied houses in the future.
3. A concern was raised regarding the inclusion of "Underutilised" lots in the Uralla Land Supply table. It was estimated that 457 lots can be potentially sourced from this land category. A point was made that the owners of these lots may not agree to subdivide their lots as they prefer larger lots and suggested that this land category be removed from the table and be listed as "Unavailable" instead.
4. Minor edits included.
Age Care Home is wrongly categorised as "Underutilised".
Two recent subdivisions in Invergowrie and Saumarez Ponds.

Water Supply

1. Invergowrie is not connected to reticulated supply. However, Invergowrie during drought depends on Uralla's standpipe which happened in 2019. Otherwise, the town obtains its water from Armidale.

Water for REZ Construction

1. Water for construction of REZ projects is not currently available from Council. Moreover, it was suggested that river water downstream of the STP is not an option as it will have an impact on environmental flow.

Water Supply Scheme Uralla

1. The Workshop attendees were advised that there is an external consultant who is currently developing hydraulic modelling for both the Uralla and Bundarra schemes. This will be ready in the next couple of months.
2. PW advised that the extraction volume from the Dam to the Uralla Water Treatment Plant (WTP) could not be ascertained as there were no flow readings to the WTP. The Workshop was advised that a new flow meter had been recently installed. no reading
3. Farmers in rural areas do not have reticulation and can obtain potable water from the Uralla standpipe. Pay is made for the water based on the container size. data. Thus, the unmetered standpipe might be contributing to a significant portion of the unaccounted-for water. There may also have been a reduction in household water usage due to increase in water charges.
4. Anecdotally, it is thought that many users are installing water tanks to supplement potable water usage.

5. The secure yield for the Kentucky Water Treatment Plant has been determined at 196 ML/year based on a demand of 329 ML/year, current available dam storage of 350 ML and the 5/10/10₁ water security rule.
 - ¹ Restrictions no more than 5% of the time/Occurring on average once every 10 years/Requiring no more than a 10% reduction in water demand during those restrictions.
6. The water supply system reliability was analysed based on the information from Council that the network will not experience low pressure until the reservoirs reach 10% of its capacity (about 0.6m of water height in the reservoirs).
6. A question was asked about the Catchment Vulnerability classification as assigned by NSW Health to assess the level of treatment requirements. The Council will follow this up.
7. A Terms of Reference for an Arsenic Investigation is being reviewed by the Department prior to the calling of Expressions of Interest. The Department is emphasizing the need for additional infrastructure (capital works) as part of the IWCM to reduce risk in the short and long term for arsenic contamination of the supply. The workshop attendees noted that the Uralla WTP process can treat inorganic arsenic that currently occurs naturally in the dam water. However, during last drought in 2019, the arsenic changed form to an organic form and the current WTP is not capable of treating high concentrations of organic arsenic. Council is currently carrying out a greater number of tests for arsenic than usual.

Water Supply Scheme Bundarra

1. There is currently a leak in the sedimentation tank at Bundarra. This is being attended to by a clay liner.
2. The Bundarra community uses 101 L/person/day household use which is low. Most houses in Bundarra have rainwater tanks which supplement the town water.
3. The Southern Reservoir in Bundarra has been reported as leaking which may be a source of water loss.
4. The catchment vulnerability classification is not known and is important information to assess the wastewater treatment requirements

Sewerage Scheme Uralla

1. PW has made further requests to Council for additional sewage pump station (SPS) data such as wet well dia., pump capacity and head etc. Without this information, the system reliability can't be carried out.
2. It was also noted that currently all SPSs are locally controlled through level sensors, and the current SCADA is non-functional.
3. PW will share sub catchment level information to prioritise the testing on high inflow & infiltration areas. However, PW informed the workshop that currently there is no information available on the SPSs to carry out this analysis.
4. It was discussed that Uralla Sewage treatment Plant (STP) is quite old and already struggling to cope with the Environmental Protection Licence (EPL) requirements. Recent exceedances in ammonia and E. coli and historical issues with ammonia removal is supportive of this statement. This may be a fault of the aeration system.
5. In addition to an aging STP there will be increase regulatory oversight and biosolid disposal requirements.
6. A question was asked about Council's Pollution Reduction Program between 2019 and 2022. VM enquired Council about. Council staff will need to follow this up.
7. STPs have been placed offline due to odour issues. Council advised that in regard to the STP there have been complaints from one farmer.

8. Currently both oxidation ponds are running in series using the second pond as the “polishing” pond. However, to manage future growth, the ponds are also designed to run in parallel potentially increasing the plant’s hydraulic capacity.

Asset & Financial Performance

1. Council engaged Australis to undertake a revaluation of the Water and Sewer assets in 2021/22. Australis. This involved a visual condition assessment for all above ground assets and some CCTV on a few sewers. Australis provided a componentisation for above-ground assets. Council staff advised that the work done by Australis might not be sufficient for PW to produce the 30-yearbaseline asset renewal plan.

Levels of Service (LOS)

1. PW led an in-depth discussion on the LOS framework and methodology for establishing the LOS.

NSW Public Works



Uralla Shire Council IWCM Strategy - PRG Workshop 1

Issues Paper

Glenn Fernandes
Kafil Uddin

18 June 2025



NSW Public Works



The Department of Primary Industries and Regional Development acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for Elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

NSW Public Works



Agenda

1 – Introduction, Purpose and Outcomes	09:00	8 – Levels of Service	14:00
2 – Population Growth and Development	09:15	9 – Next Steps of IWCM	14:45
3 – Water Supply Scheme: Uralla	09:45	End of Workshop	15:00
4 – Water Supply Scheme: Bundarra	11:15		
Lunch Break	12:00		
5 – Sewerage Scheme: Uralla	12:45		
6 – Sewerage Scheme: Bundarra	13:40		
7 – Asset & Financial Performance	13:45		

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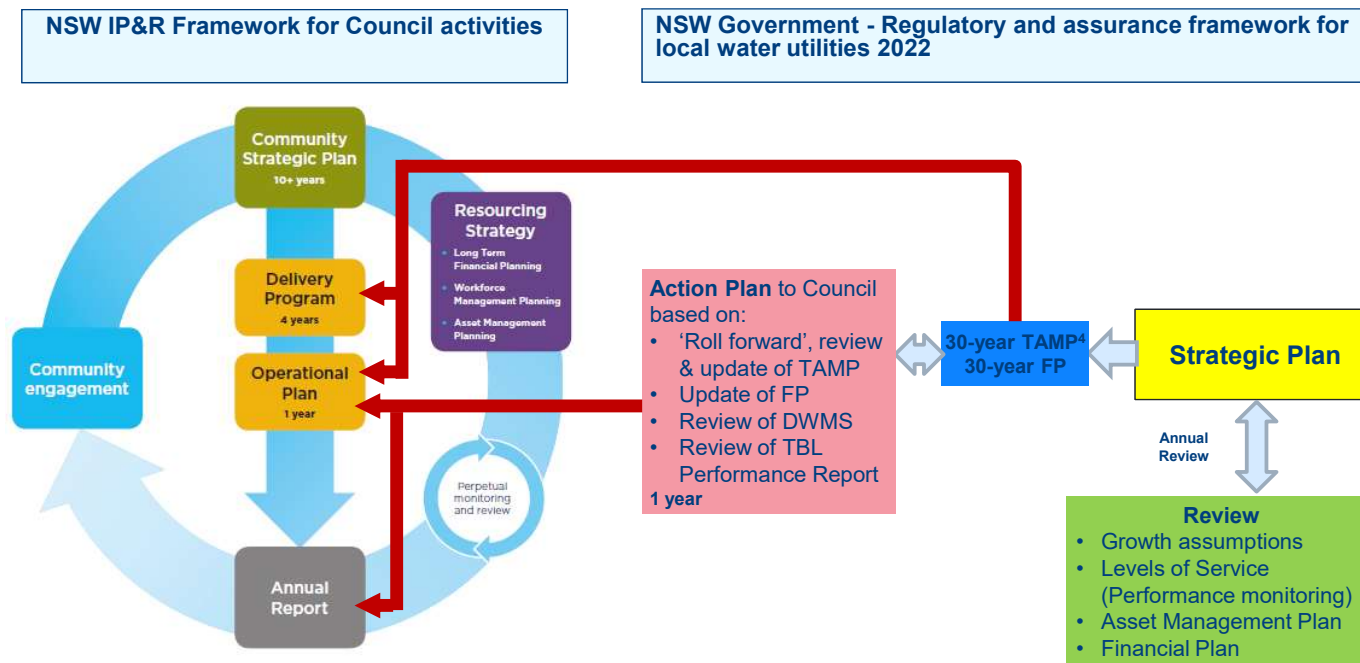
Purpose and Outcomes

1

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Interaction of IP&R Framework and the IWCM Strategy



NSW Public Works



IWCM – Purpose and Outcomes

The IWCM Strategy is a Local Water Utility’s “resourcing strategy”...

IWCM Strategy

Sets the Objectives and performance indicators for the Water & Sewer business

Identifies the needs

‘Right sizes’ infrastructure

Determines the priority

Identifies the ‘best value 30-year’ IWCM scenario on a TBL basis



IWCM Outcomes:

30-year Total Asset Management Plan

30-year Financial Plan

Drought and emergency response contingency plan

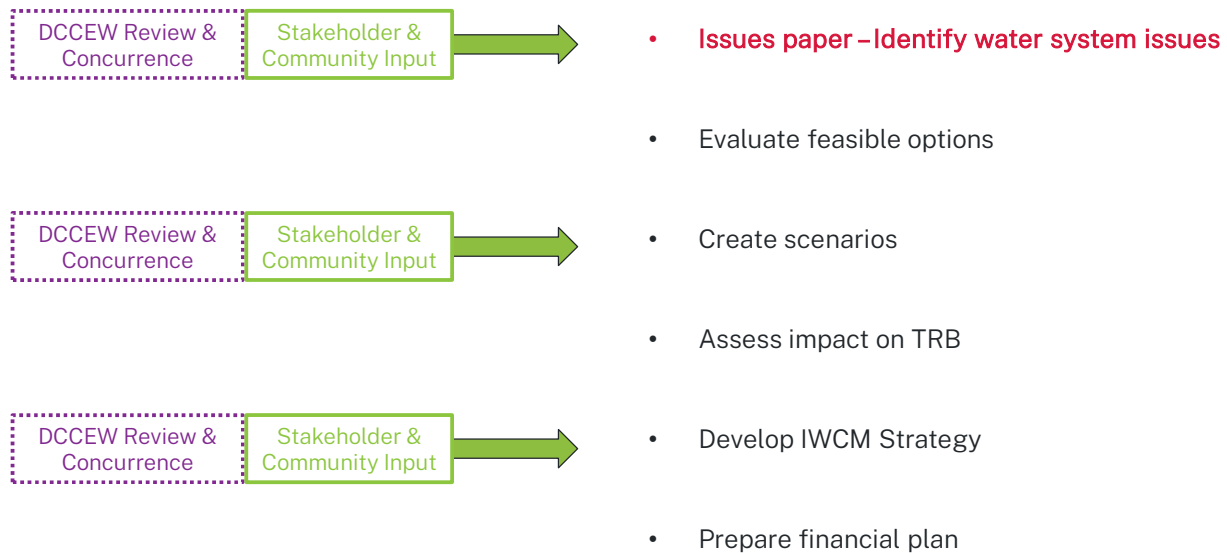


Development Servicing Plan

NSW Public Works



IWCM Strategy – Development



NSW Public Works



Uralla Shire Council

Population Growth and Development

2

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New England Renewable Energy Zone (REZ)

- Solar and wind farms with supporting transmission lines and other infrastructure
- Uralla, Armidale, Walcha and Glen Innes LGAs
- Up to 6,000 construction jobs and 2,000 operational jobs across the region
- Uralla Shire – up to
 - 1,710 construction jobs
 - 87 additional permanent workers
 - 154 family members of permanent workers

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Population and Dwelling Projections

Uralla

- REMPLAN (Council's demography consultant) projections for the Uralla Town area

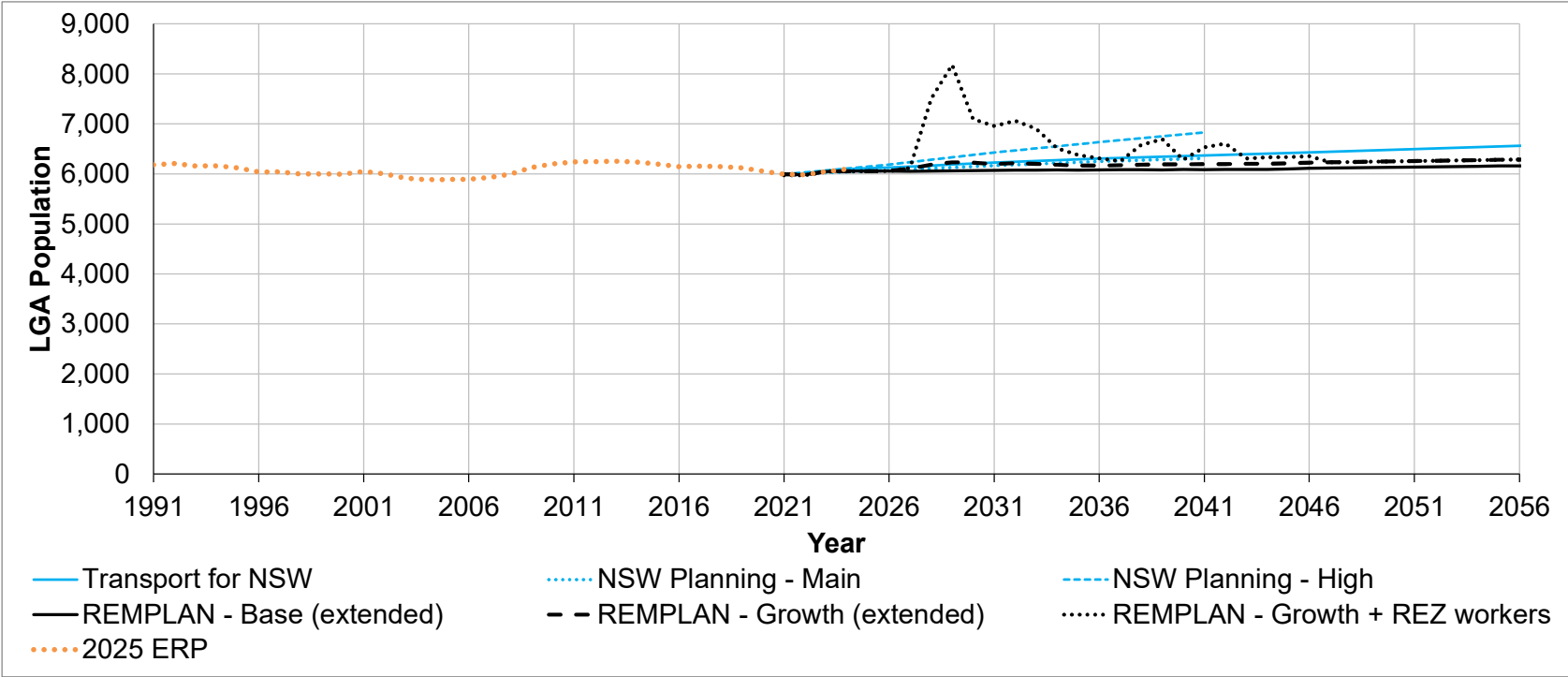
Bundarra

- REMPLAN projects a declining population for the rural areas of the Shire outside of Invergowrie Saumarez
- REMPLAN -slight decrease in household size, slight dwelling growth
- Based on Transports for NSW projection for Bundarra and surrounding rural areas

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Uralla LGA Projected Population

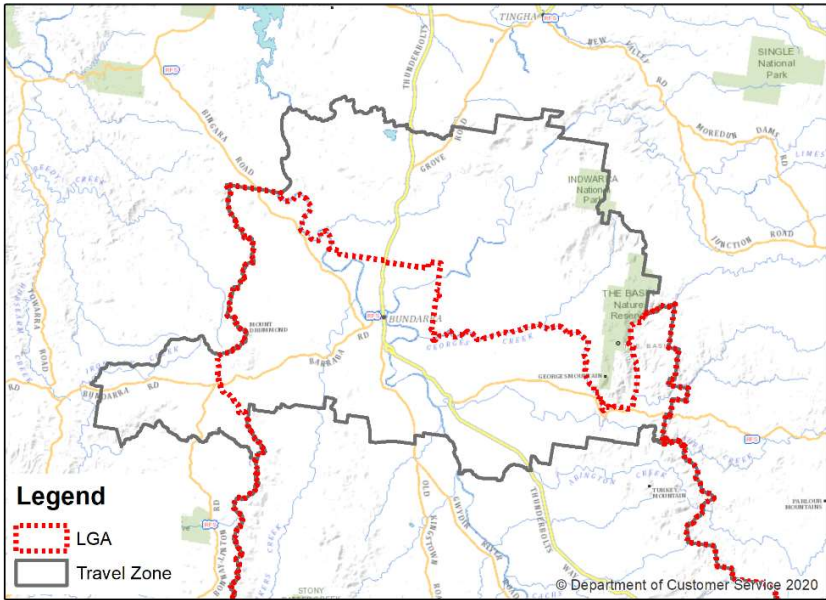
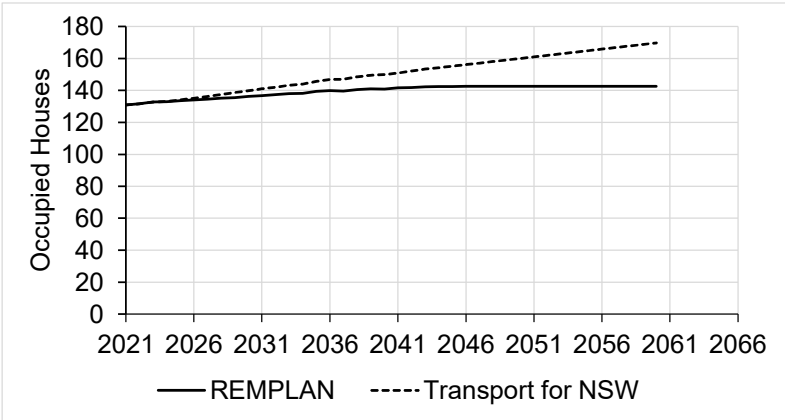


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Bundarra Growth

- Based on the Department of Planning, Housing and Infrastructure main projection
- Extended to 2066
- Uses Transport for NSW travel zones

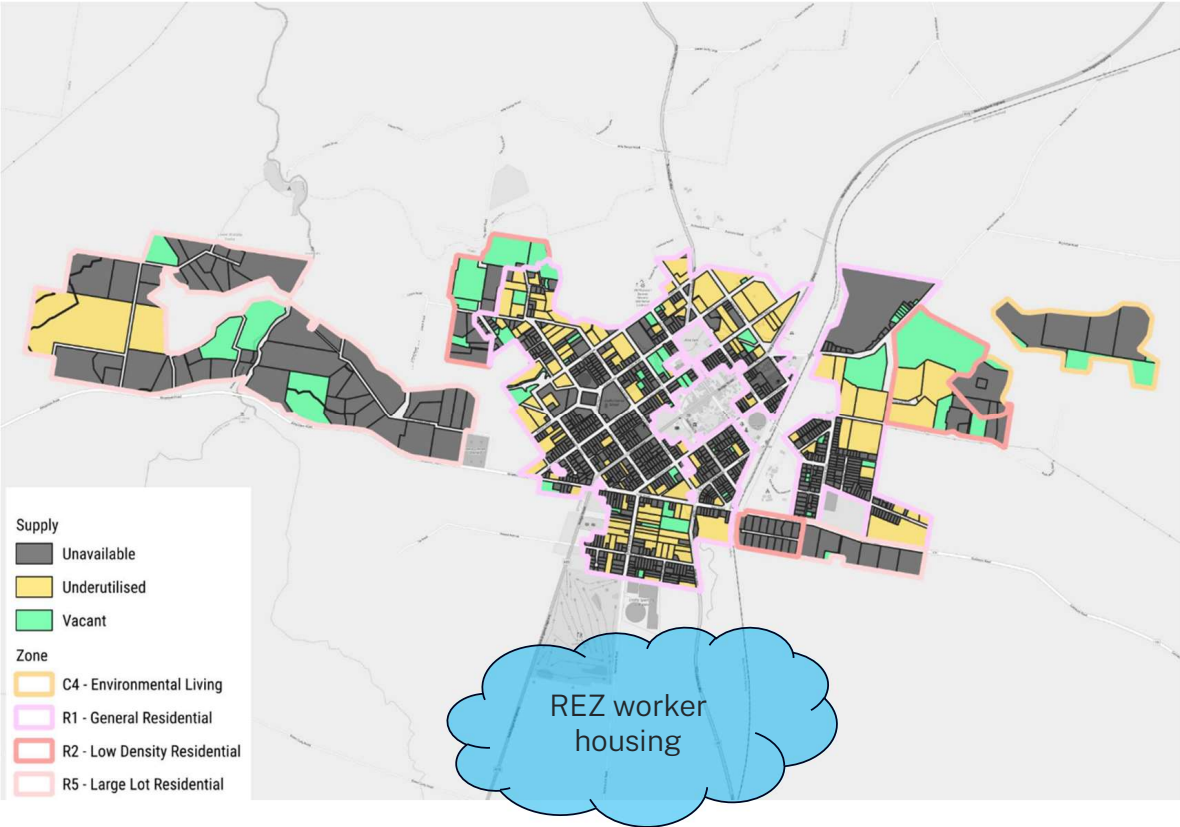


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Uralla Land Supply

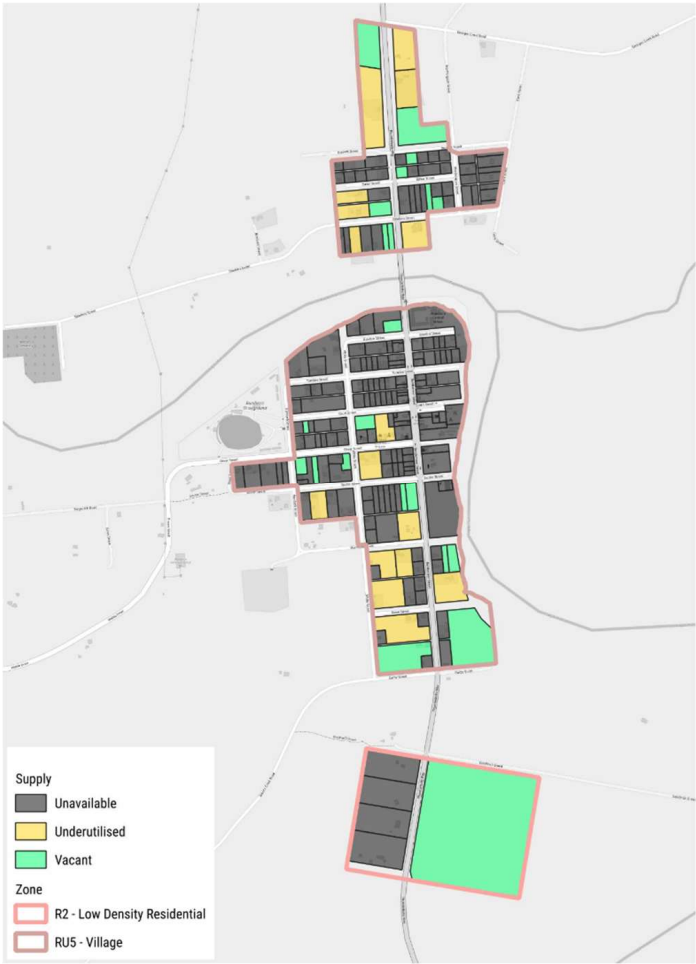
Lot type	Number of lots
Vacant subdivided	32
Approved subdivision	41
Vacant subdividable	135
Underutilised	457
Total	665



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Bundarra Land Supply

Lot type	Number of lots
Vacant subdivided	12
Approved subdivision	?
Vacant subdividable	26
Underutilised	?
Total	38+



NSW Public Works



Maximum additional housing from 2025 to 2055

Base Case

	Uralla	Bundarra	Invergowrie	Rural
Houses	134	9	4	73
Aged care	20	4	0	0
Construction worker temporary housing	0	0	0	0

Growth Case (including REZ)

	Uralla	Bundarra	Invergowrie	Rural
Houses	160	35	53	0
Available dwelling capacity	665	38	351	84
Aged care	20	4	0	0
Construction worker temporary housing	1,626	0	0	0

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Uralla Shire Council

Water Supply Schemes

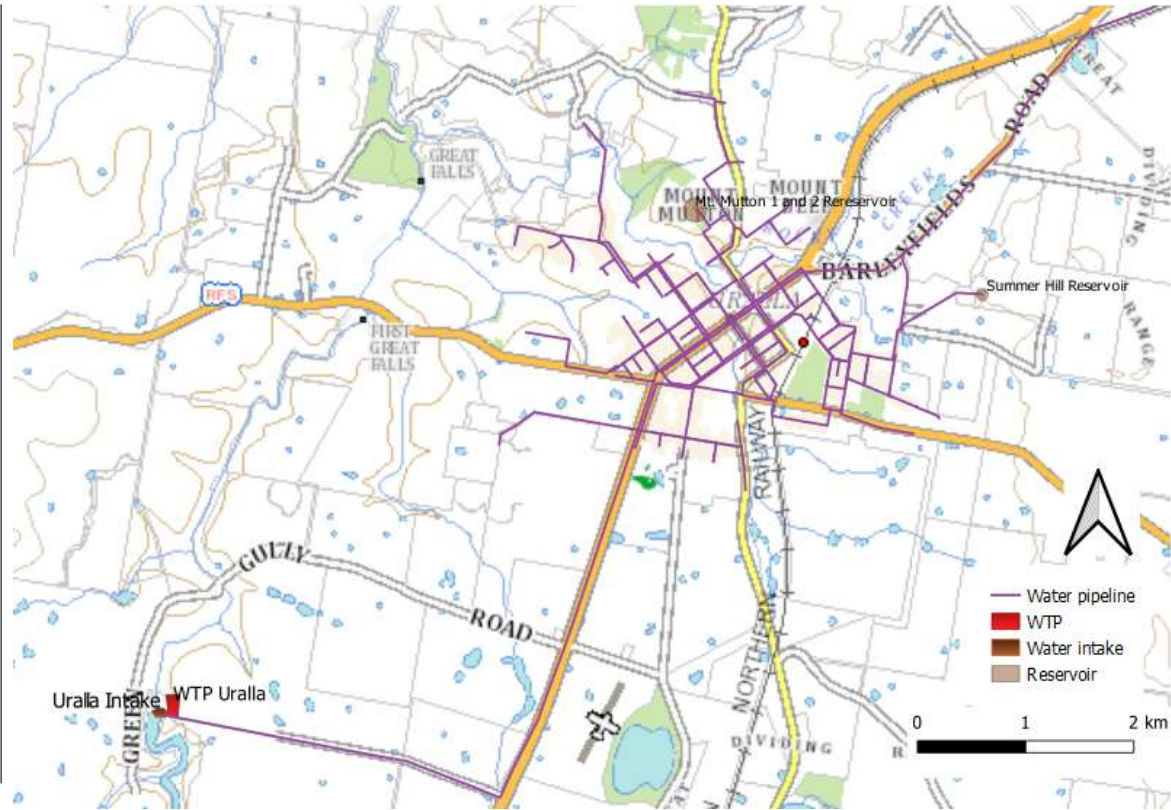
Uralla Water Supply Scheme

3

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IWCM Study
Area – Uralla
Water
Supply

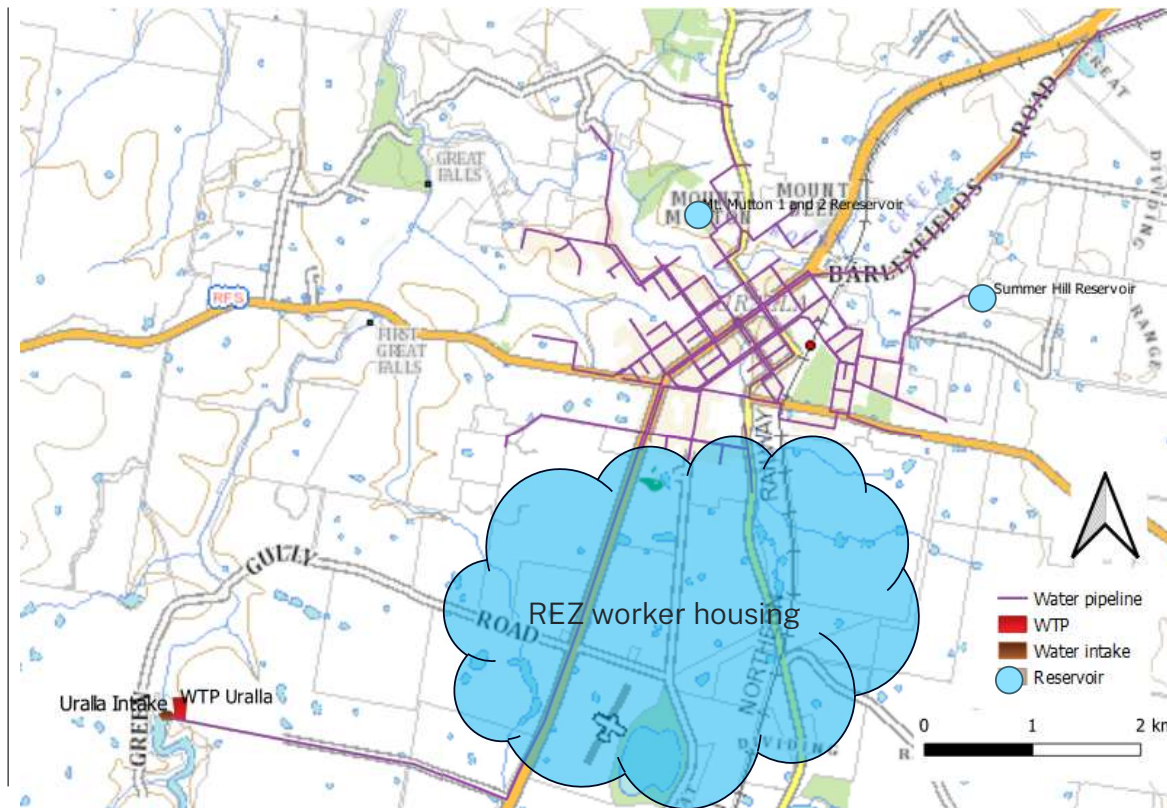


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IWCM Study Area – Uralla Water Supply

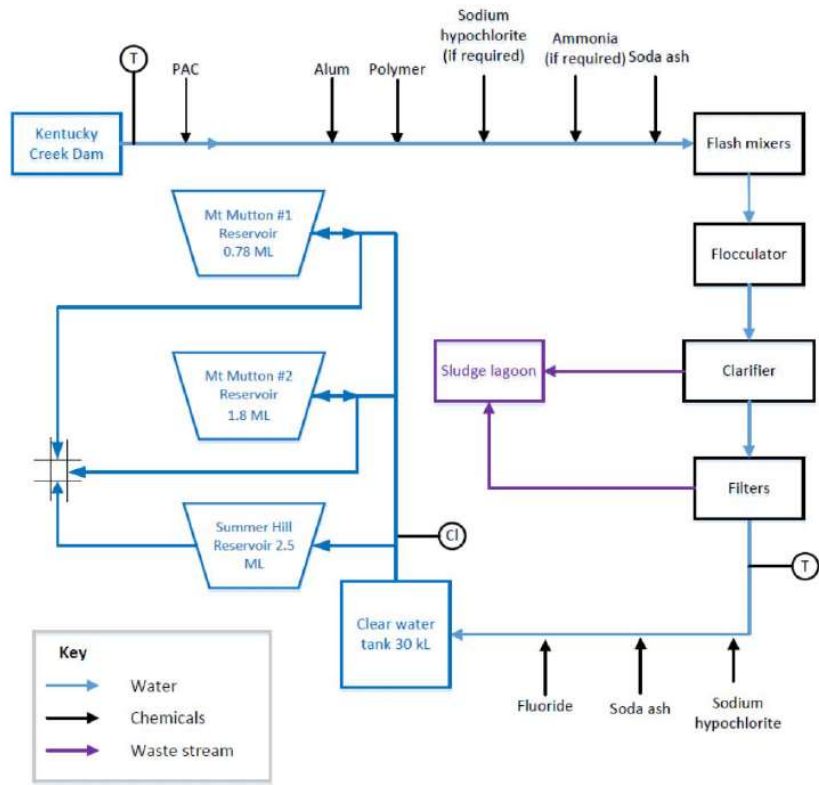
REZ worker housing will need a new water zone due to demand, elevation and distance from reservoirs



NSW Public Works



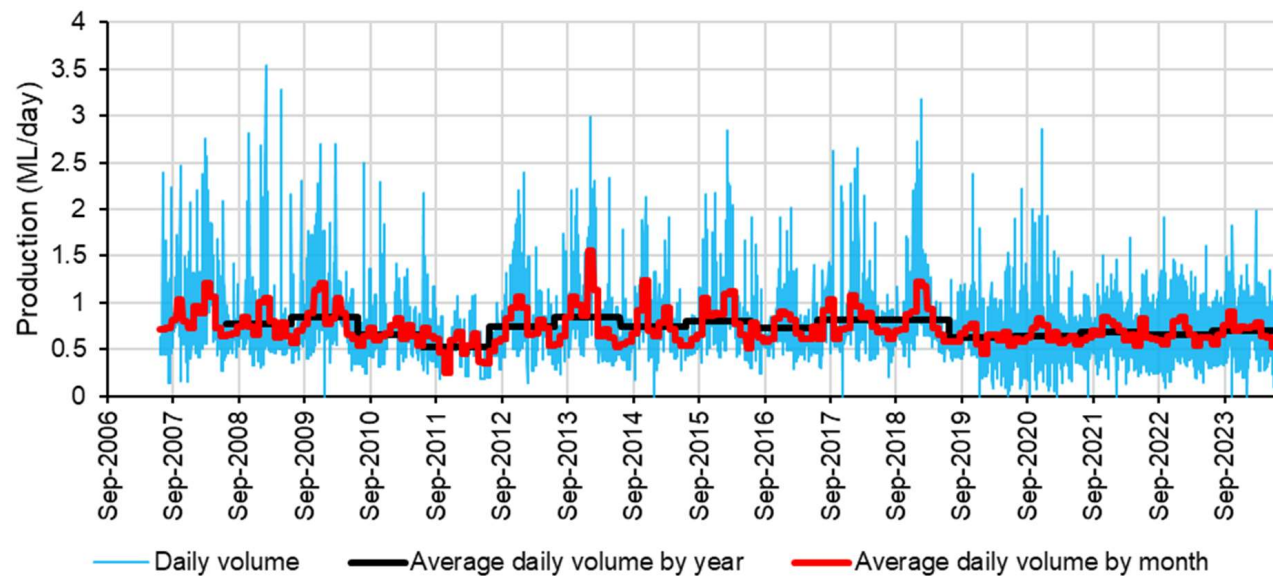
Uralla WTP and Distribution System



NSW Public Works



Historical WTP Production – Uralla WTP

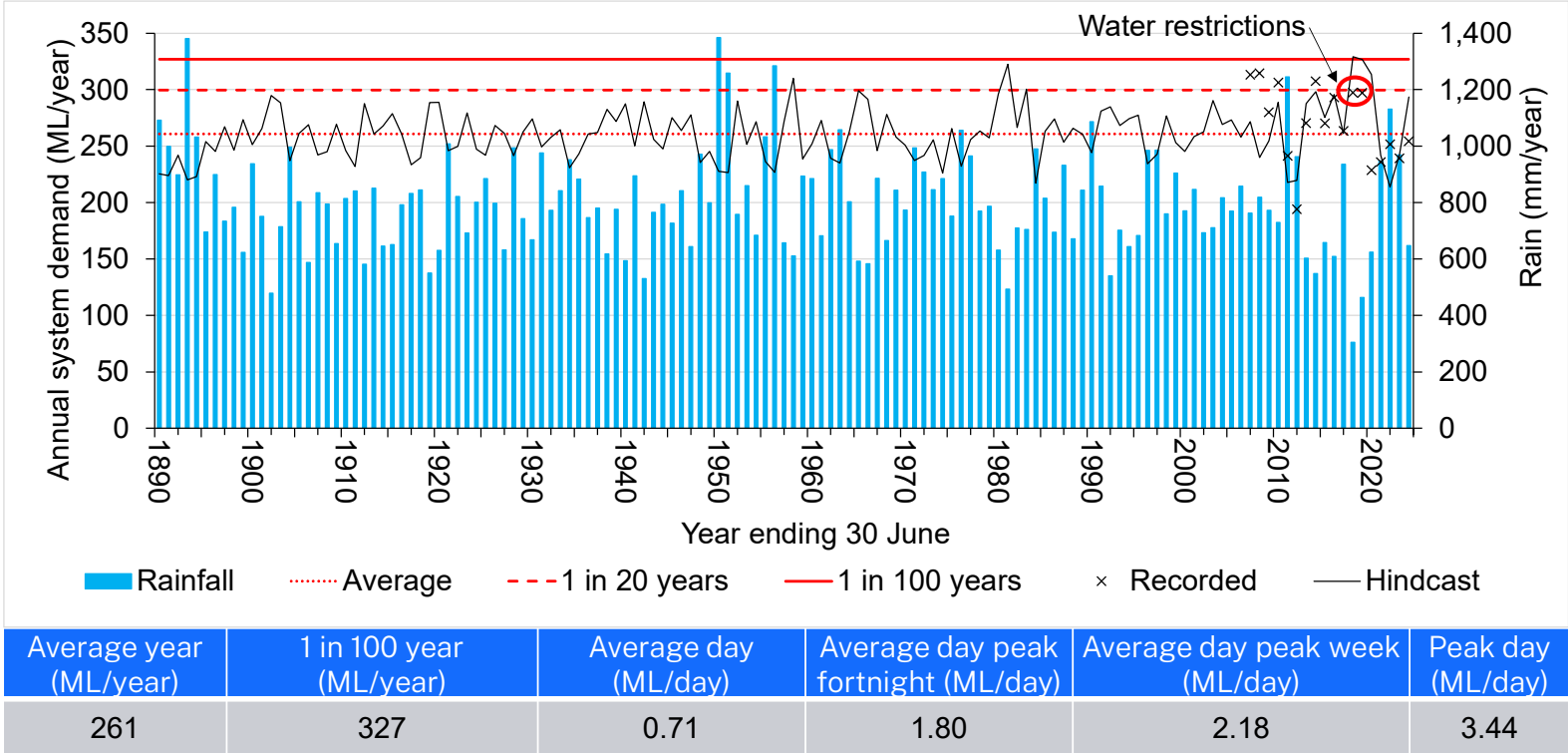


Issue: There is a flow meter between the dam and the flash mixers. However, the daily extraction volume can't be accessed in electronic format. The water loss through WTP was estimated to be 7%.

NSW Public Works



Climate Correction - Uralla



NSW Public Works



Impact of Climate Change - Uralla

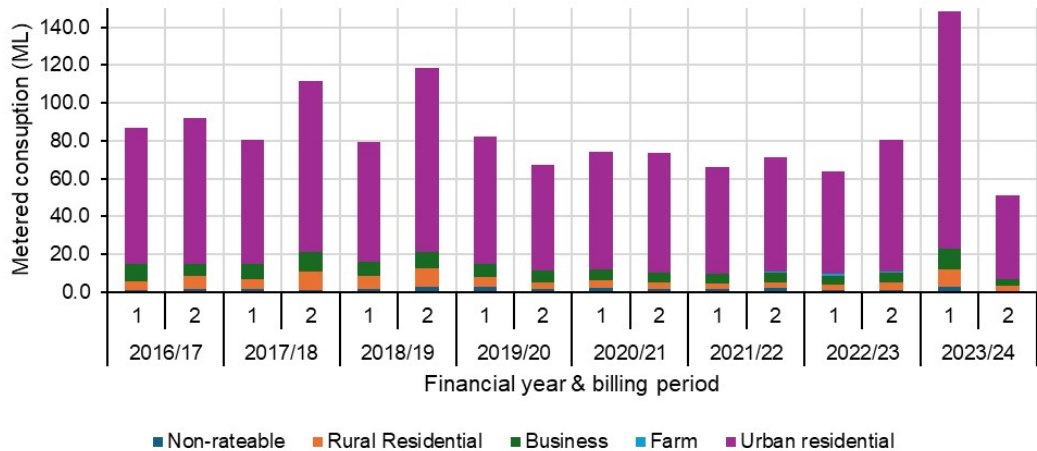
Average year (ML/year)	1 in 100 year (ML/year)	Average day (ML/day)	Average day peak fortnight (ML/day)	Average day peak week (ML/day)	Peak day (ML/day)
261	327	0.71	1.80	2.18	3.44

- RCP 4.5
 - Increase in avg. year demand: ranges from 2% to 6% over the next 30 years
 - Increase in unrestricted demand: ranges from 2% to 11% over the next 30 years
- RCP 8.5
 - Increase in avg. year demand: ranges from 2% to 12% over the next 30 years
 - Increase in unrestricted demand: ranges from 4% to 20% over the next 30 years

NSW Public Works



Historical Usage by User Class - Uralla



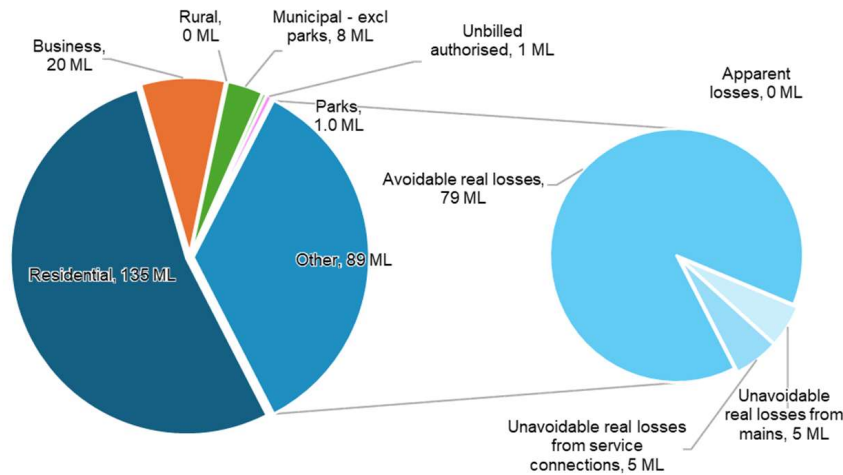
Unit demand: 125 L/person/day

Historically 81% residential
usage to 19% non-residential

NSW Public Works



2023/24 Water Balance - Uralla

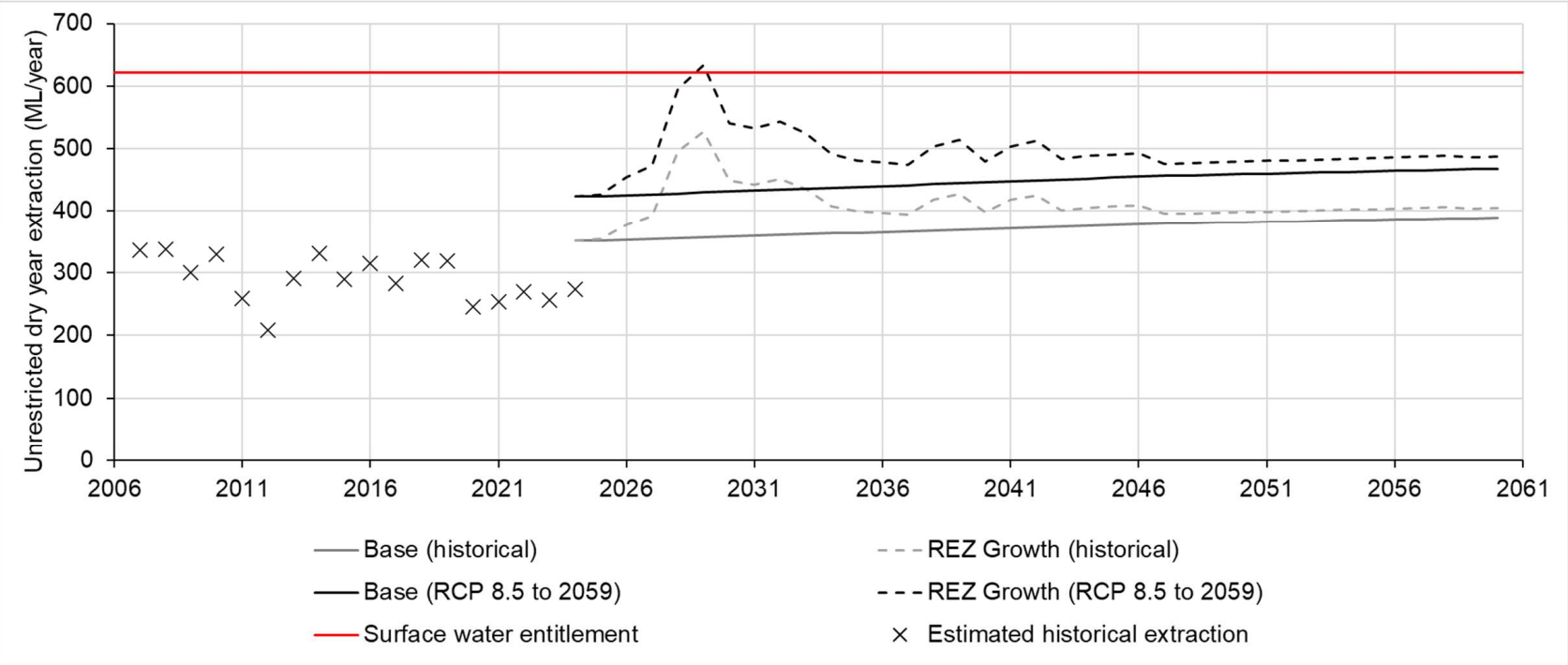


Performance Measure	Value	Comment
Infrastructure Leakage Index (ILI)	9	ILI more then 8 is considered 'Very High' by IWA (below 2 is considered good)
Real Water Losses	35%	Unit Loss = 209.7L/assessment/day

NSW Public Works



Uralla Water Security Assessment - Entitlement



NSW Public Works



Uralla Water Security Assessment – Secure yield

Generate streamflow data using model

Merge modelled streamflows with observed streamflows

Compare with observed storage behaviour using available data

Model storage behaviour supplying current demand for historical climate

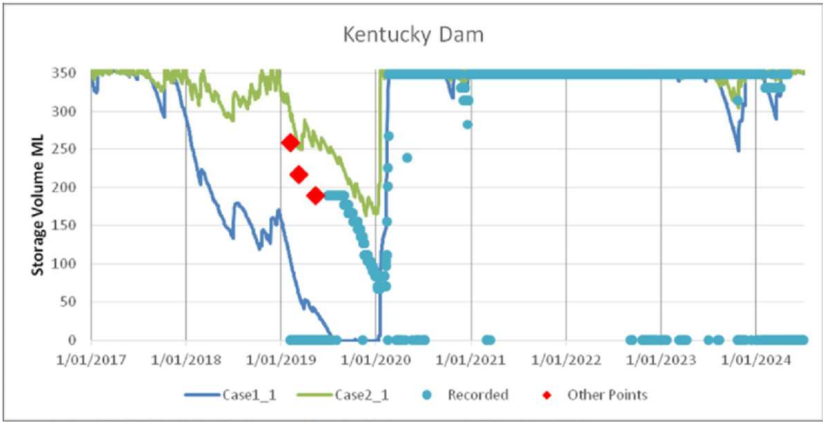
Estimate secure yield , including climate change impacts

NSW Public Works

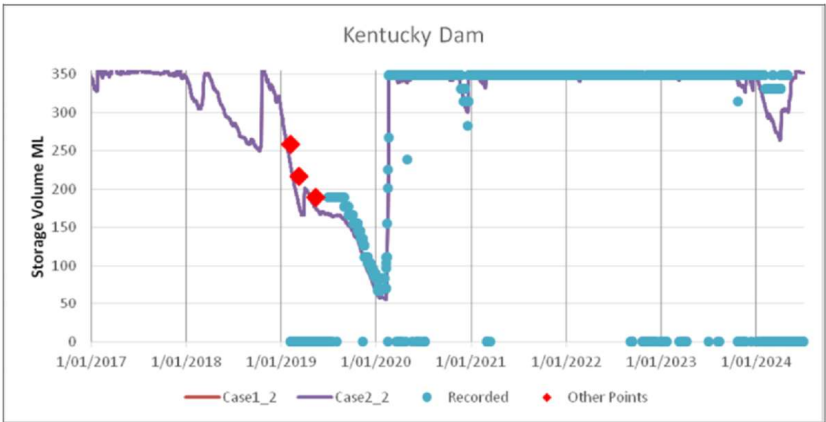


Uralla Water Security Assessment – Secure yield

Storage behaviour comparison



Modelled flows



Modelled flows merged with observed flows

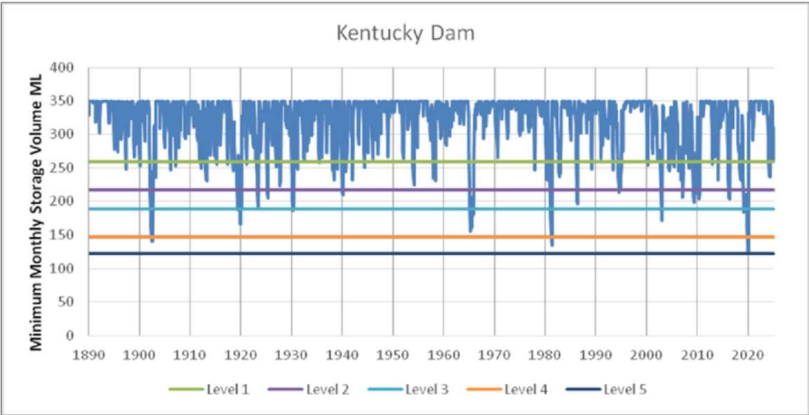
Selected

NSW Public Works

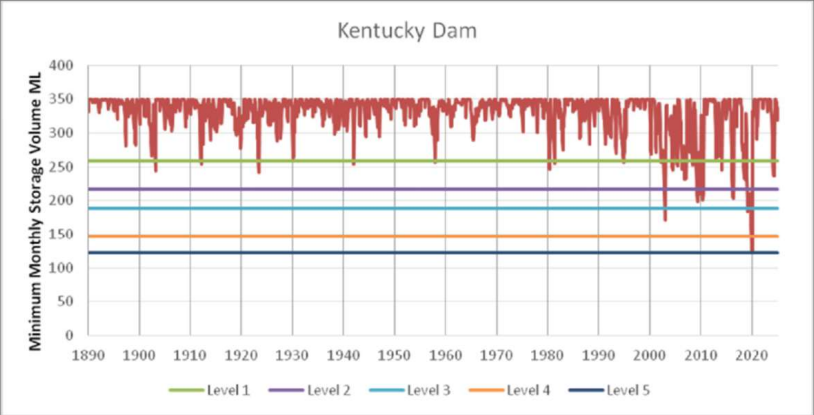


Uralla Water Security Assessment – Secure Yield

Storage behaviour current demand (329ML/a) –with restrictions in accordance with Drought Management Plan



Modelled flows –Flow series 1



Modelled flows merged with observed flows

Selected

NSW Public Works



Uralla Water Security Assessment – Headworks Secure Yield

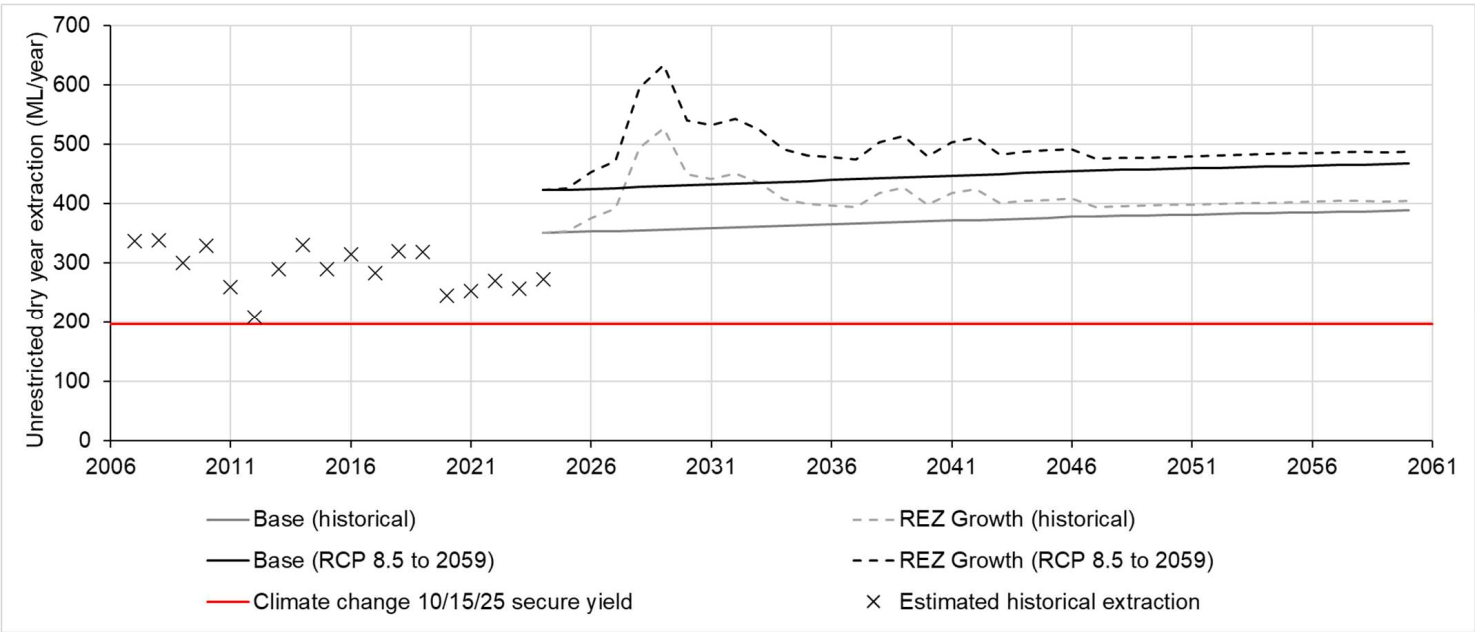
Storage	Full Storage ML	Assumed Dead Storage ML	Assumed Leakage ML/d
Kentucky Dam	350	0	0

Based on the 2024 bathymetric storage it was determined that the storage capacity had been reduced from 500 ML to 350 ML. It was assumed that the siltation would have filled up the original dead storage.

NSW Public Works



Uralla Water Security Assessment – Headworks Secure Yield

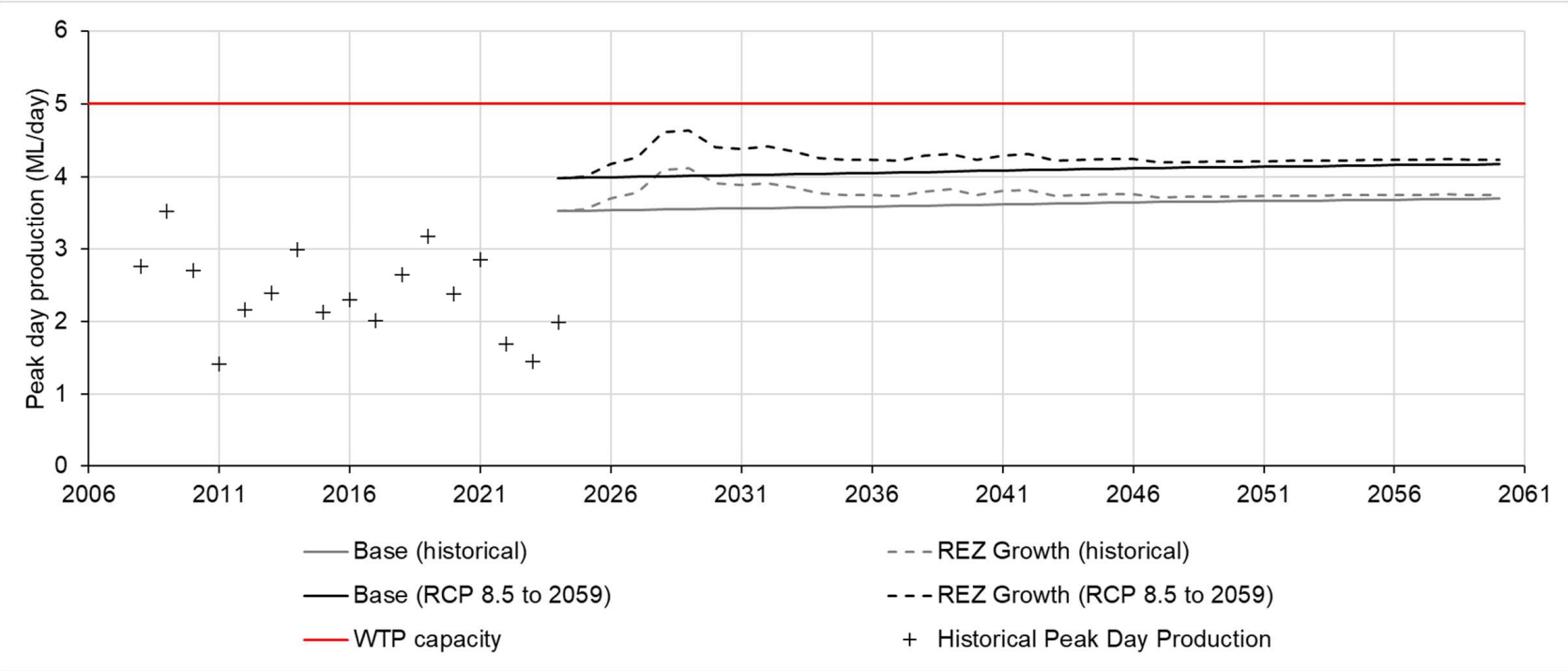


Critical drought –2018 to 2019

NSW Public Works



Uralla System Capacity Assessment – Peak Day Production



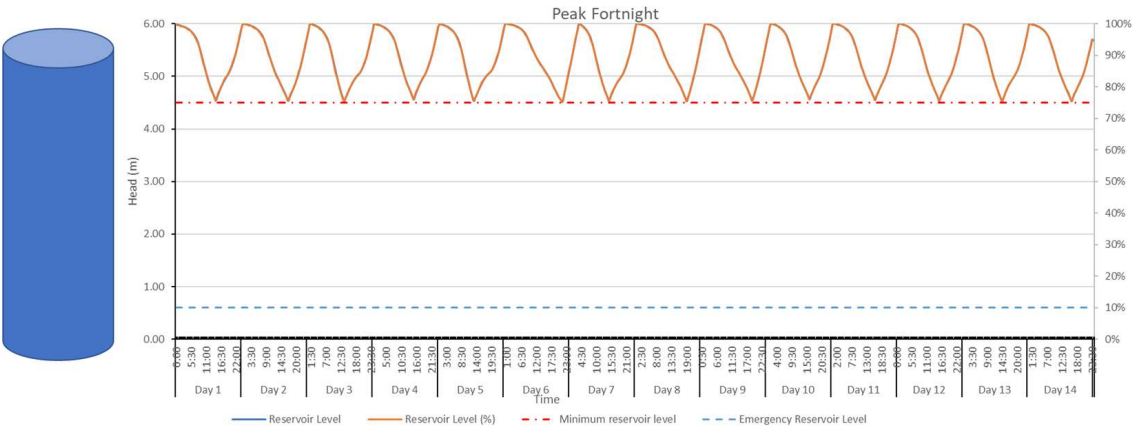
NSW Public Works



Uralla Water Supply –
System Reliability –
Current Peak
Demand

Inputs

- Current peak day demand: 2.5 ML
- 3 reservoirs
 - Mt Mutton 1: 0.7 ML
 - Mt Mutton 2: 1.8 ML
 - Summers Hill: 2.5 ML
- TWL: 1063.07 mRL
- WTP capacity: 5 MLD



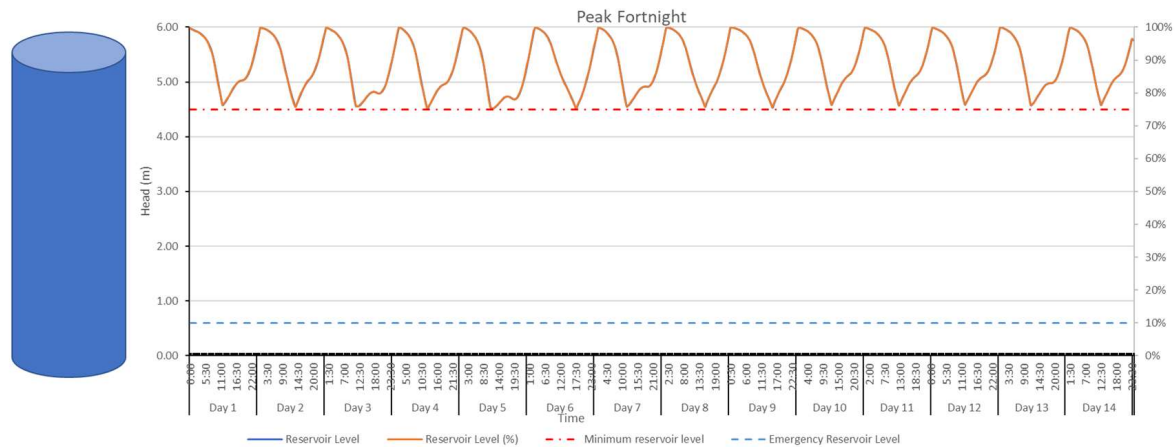
NSW Public Works



Uralla Water Supply – System Reliability – Hindcast Peak Day Demand

Inputs

- Hindcast peak day demand: 3.44 ML
- 3 reservoirs
 - Mt Mutton 1: 0.7 ML
 - Mt Mutton 2: 1.8 ML
 - Summers Hill: 2.5 ML
- TWL: 1063.07 mRL
- WTP capacity: 5 MLD



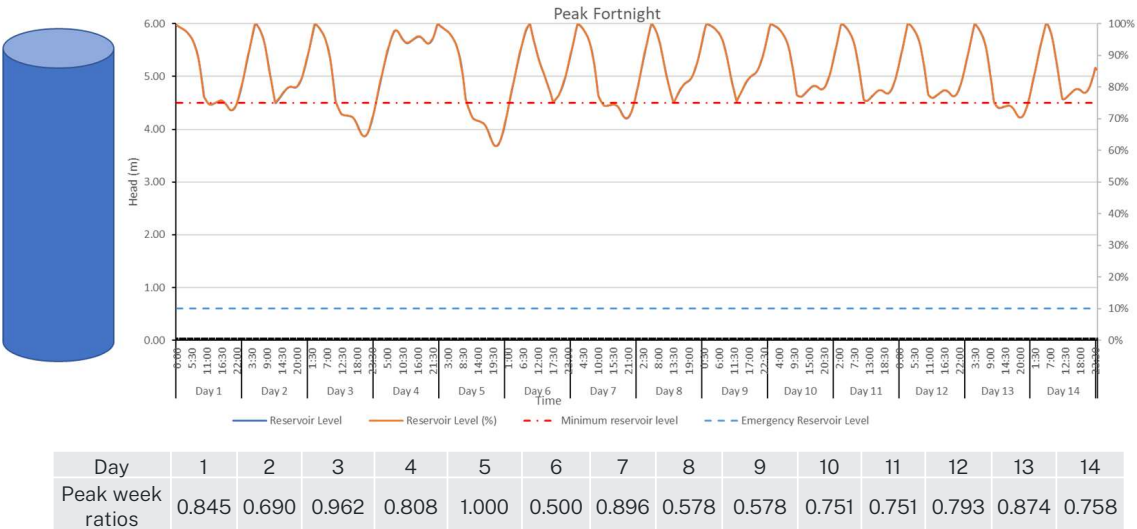
NSW Public Works



Uralla Water Supply –
System Reliability –
Future Peak
Demand including
growth

Inputs

- Future peak day demand: 4.64 ML (RCP 8.5)
- 3 reservoirs
 - Mt Mutton 1: 0.7 ML
 - Mt Mutton 2: 1.8 ML
 - Summers Hill: 2.5 ML
- TWL: 1063.07 mRL
- WTP capacity: 5 MLD



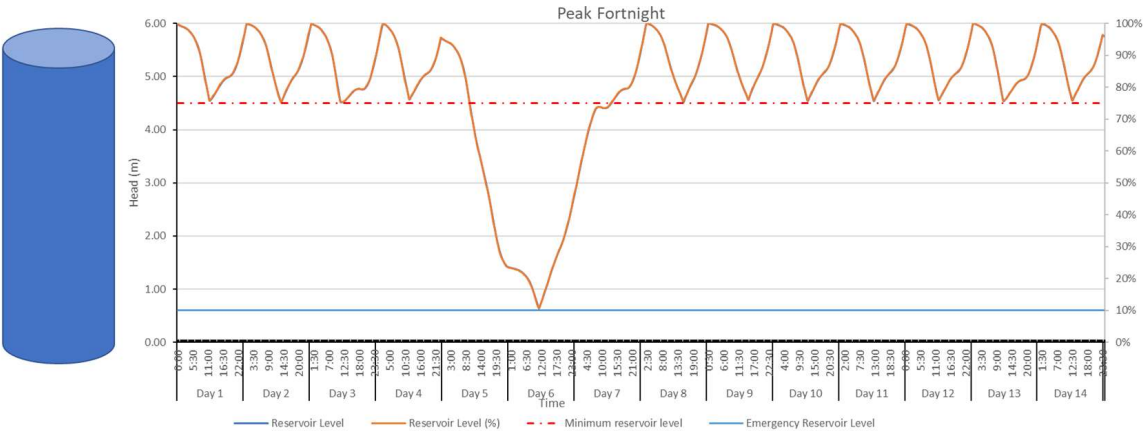
NSW Public Works



Uralla Water Supply –
System Reliability –
WTP Failure on
Hindcast Peak Day

Inputs

- Hindcast peak day demand: 3.44 ML
- 3 reservoirs
 - Mt Mutton 1: 0.7 ML
 - Mt Mutton 2: 1.8 ML
 - Summers Hill: 2.5 ML
- TWL: 1063.07 mRL
- WTP capacity: 5 MLD



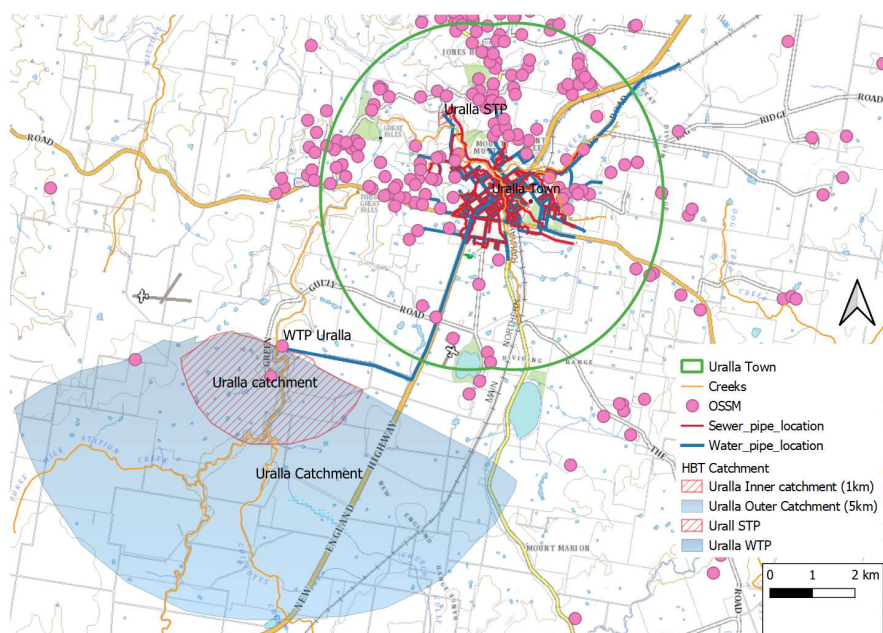
Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Peak week ratios	0.845	0.690	0.962	0.808	1.000	0.500	0.896	0.578	0.578	0.751	0.751	0.793	0.874	0.758

35 hours response time until the reservoir reaches emergency level (10%)

NSW Public Works



Water Quality – Health Based Target for Uralla



PW Risk Assessment

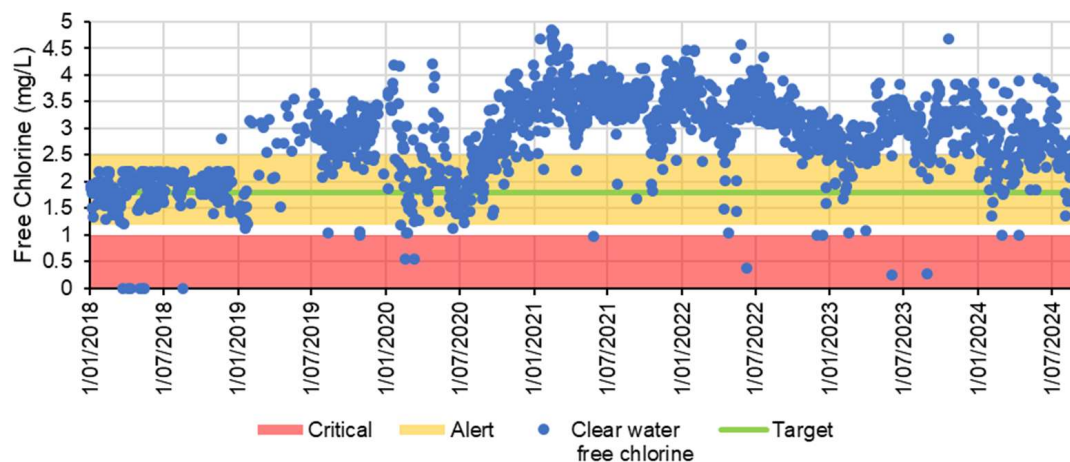
Inherent Risk – **Low**

- There is no sewer pumpstation, STP is in downstream with in 5km of the intake water catchment

NSW Public Works



Uralla WTP Performance – CCP1 Chlorine Disinfection



Issue: Free chlorine exceeded the Critical Limit (1 mg/L) 20 times between January 2018 and September 2024.
Maximum free chlorine recorded was 4.7mg/L.

PW Risk Assessment

Chlorine sensitive pathogens

Residual Risk – **Low**

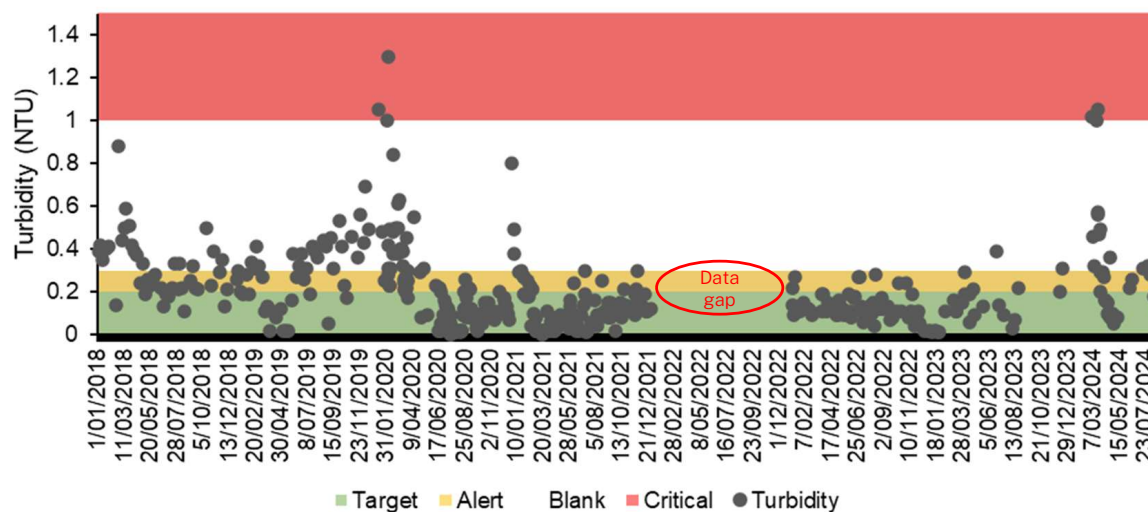
Barriers:

- Filtrate turbidity < 1 NTU
- Chlorine contact > 15 mg.min/L

NSW Public Works



Uralla WTP Performance – CCP2 Filtration



PW Risk Assessment

Chlorine resistant pathogens

Residual Risk – **High**

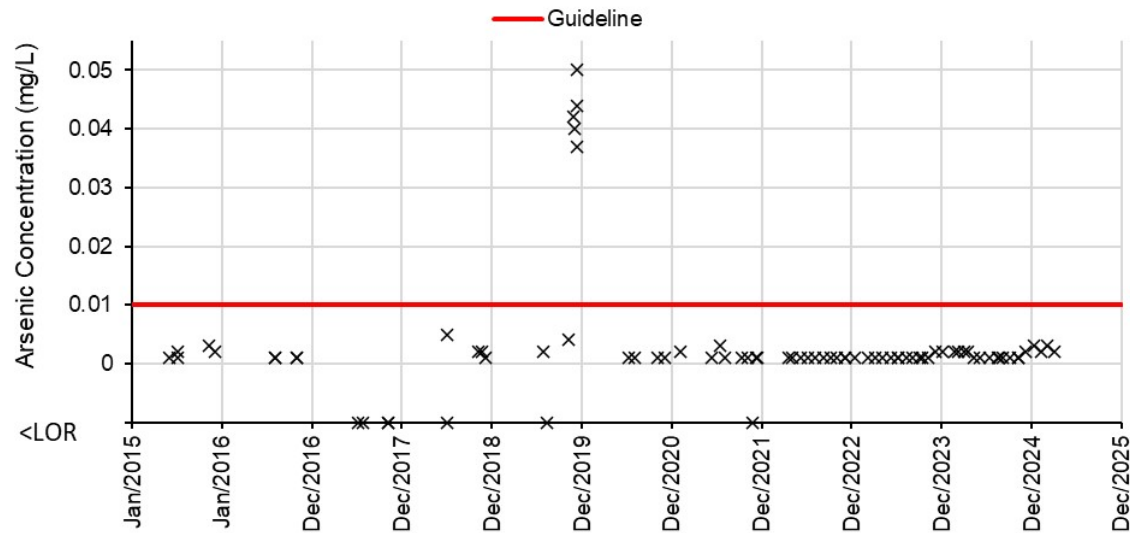
Barriers:

- Highest monthly maximum combined filtered water turbidity ≤ 1 NTU
- Highest monthly 95th percentile maximum combined filtered water turbidity >0.15 NTU and ≤ 0.30 NTU

NSW Public Works



Uralla Reticulated Water Quality - Arsenic



NSW Public Works



Uralla Shire Council

Water Supply Schemes

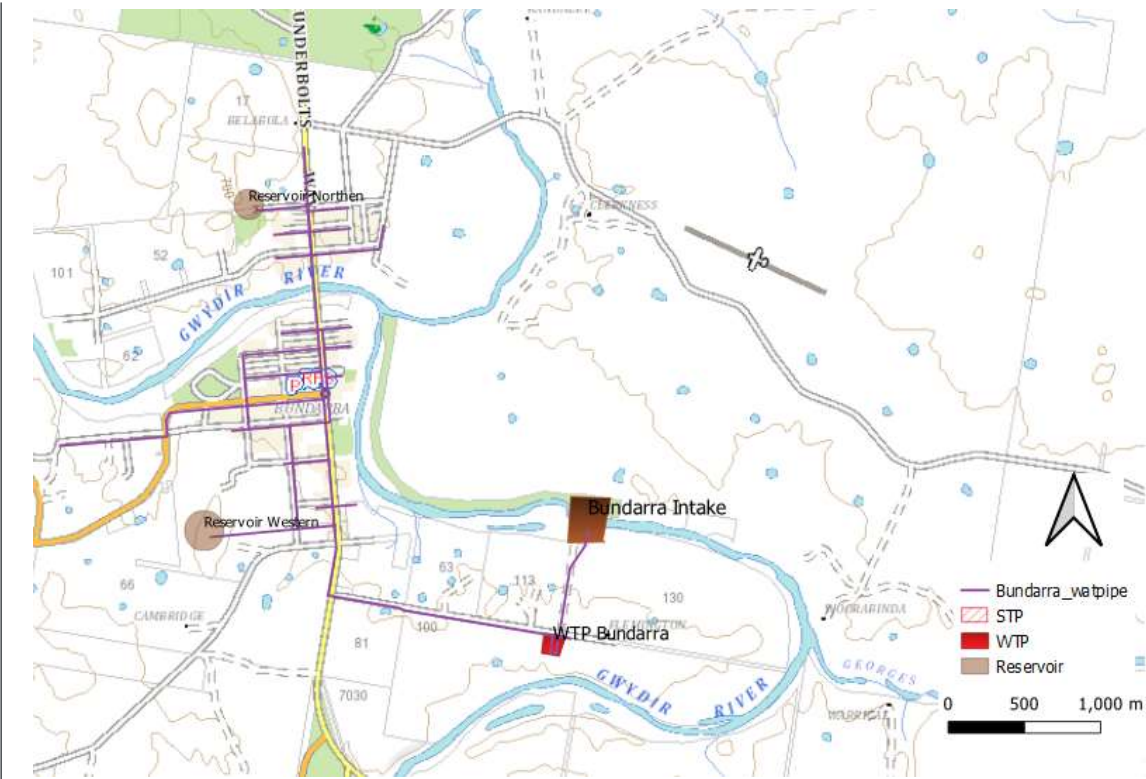
Bundarra Water Supply Scheme

4

NSW Public Works



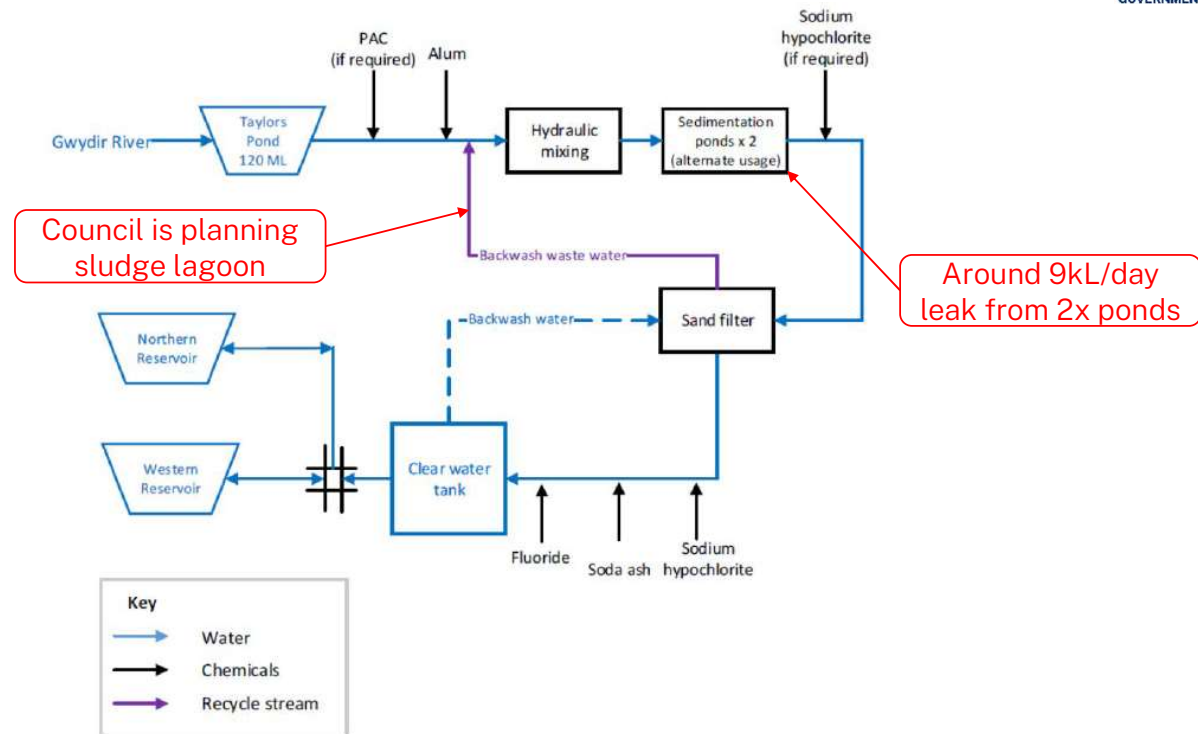
IWCM Study
Area –
Bundarra
Water
Supply



NSW Public Works



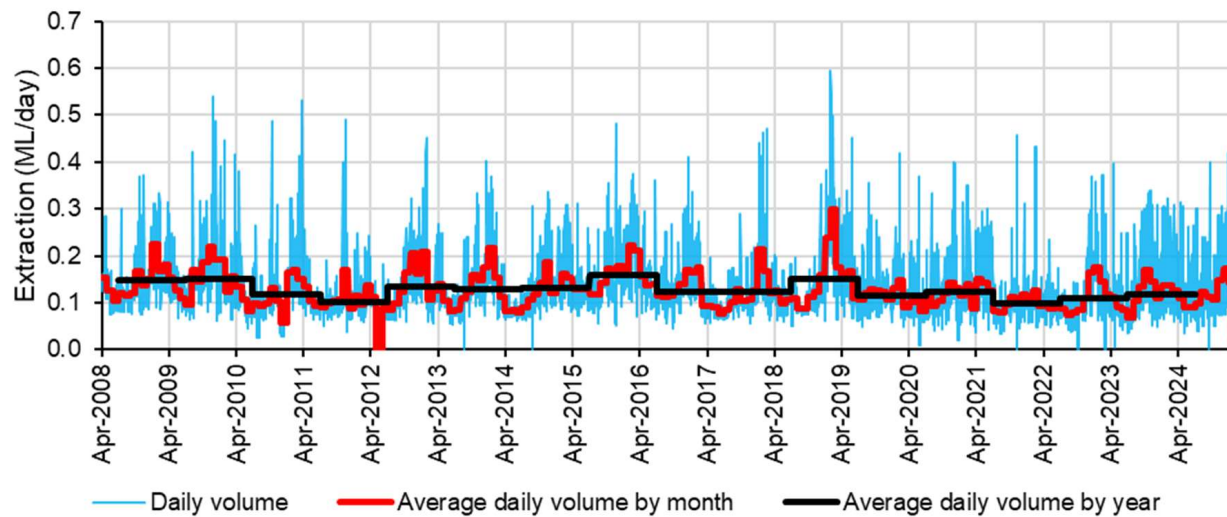
Bundarra WTP and Distribution System



NSW Public Works



Historical Daily Extraction – Bundarra WTP

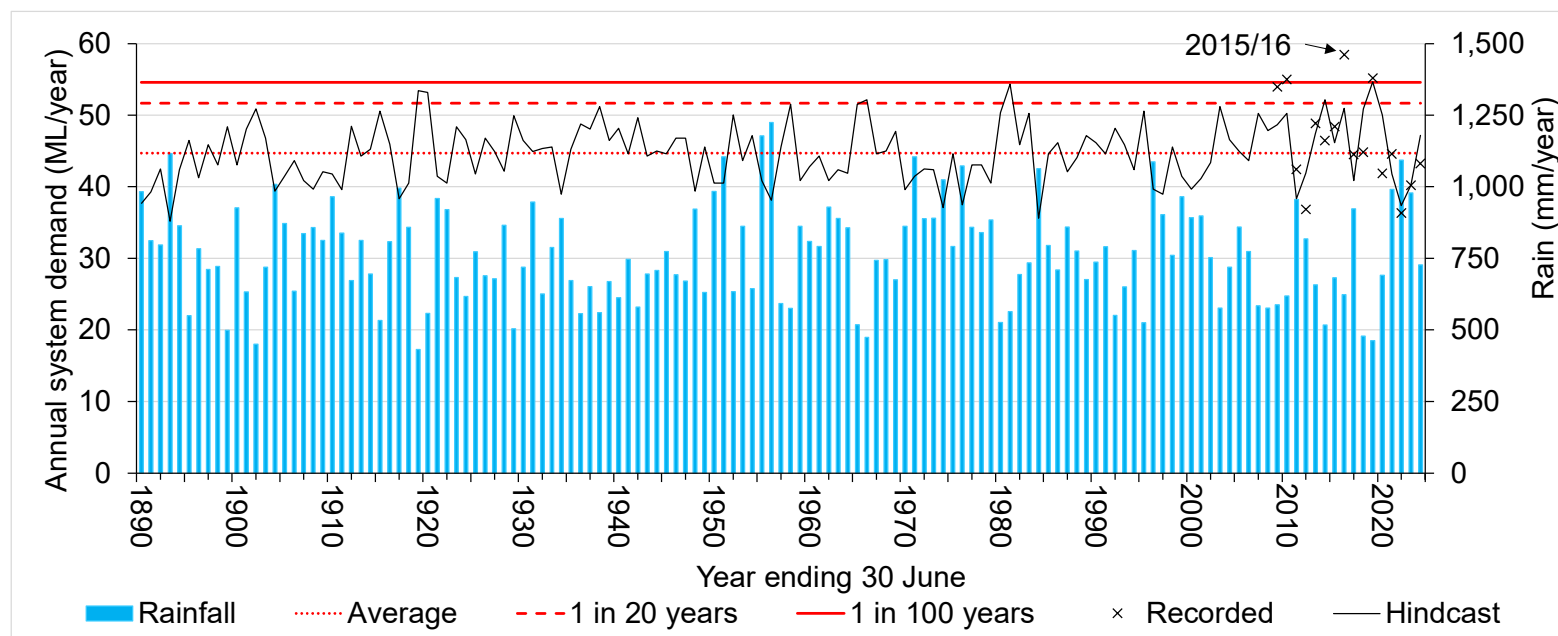


Issue: No flow meter on WTP outflow to measure production volume. The water loss through WTP was estimated to be 12% (including sedimentation pond leakage).

NSW Public Works



Climate Correction - Bundarra



Average year (ML/year)	99th %ile unrestricted year (ML/year)	Average day (ML/day)	Average day peak fortnight (ML/day)	Average day peak week (ML/day)	Peak day (ML/day)
44.7	54.6	0.122	0.245	0.305	0.402

NSW Public Works



Impact of Climate Change - Bundarra

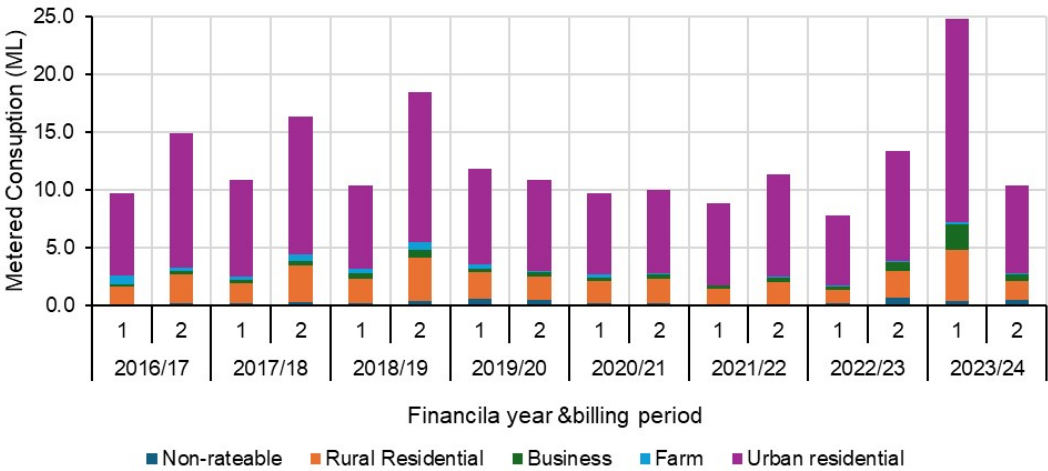
Average year (ML/year)	99th %ile unrestricted year (ML/year)	Average day (ML/day)	Average day peak fortnight (ML/day)	Average day peak week (ML/day)	Peak day (ML/day)
44.7	54.6	0.122	0.245	0.305	0.402

- RCP 4.5
 - Increase in avg. year demand: ranges from 1% to 3% over the next 30 years
 - Increase in unrestricted demand: ranges from 1% to 8% over the next 30 years
- RCP 8.5
 - Increase in avg. year demand: ranges from 1% to 7% over the next 30 years
 - Increase in unrestricted demand: ranges from 4% to 11% over the next 30 years

NSW Public Works



Historical Usage by User Class - Bundarra



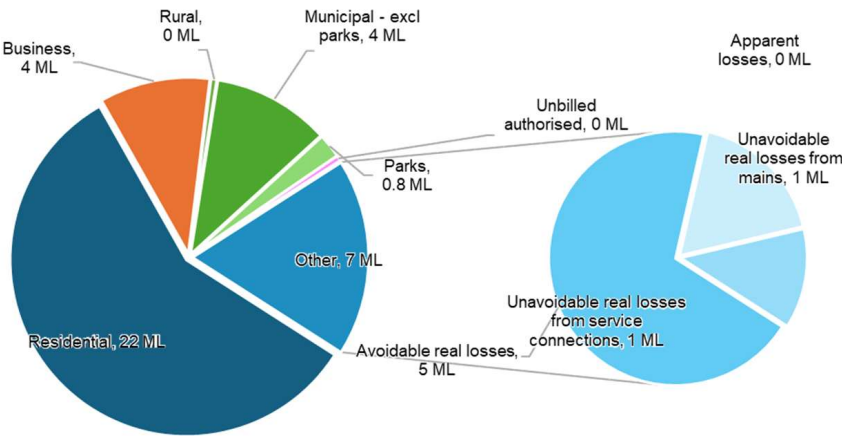
Unit demand: 101 L/person/day

Historically 76% residential usage to 24% non-residential

NSW Public Works



2023/24 Water Balance - Bundarra

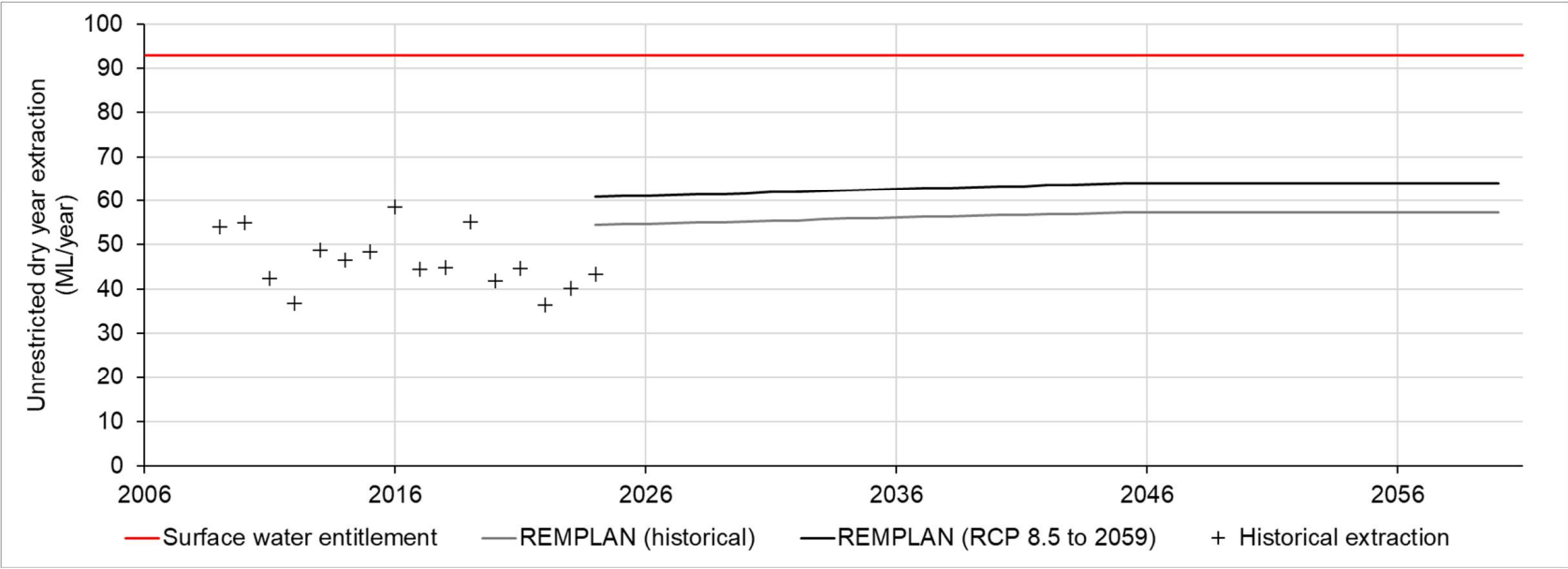


Performance Measure	Value	Comment
Infrastructure Leakage Index (ILI)	3.3	ILI between 2 and 4 is considered 'Moderate' by IWA (below 2 is considered good)
Real Water Losses	18%	Unit Loss = 94.3L/assessment/day

NSW Public Works



Bundarra Water Security Assessment-Entitlement



NSW Public Works



Bundarra Water Security Assessment – Secure Yield

Generate streamflow data using model

Merge modelled streamflows with observed streamflows

Compare with observed storage behaviour using available data

Model storage behaviour supplying current demand for historical climate

Estimate secure yield , including climate change impacts

NSW Public Works



Bundarra Water Security Assessment – Secure Yield

Generate streamflow data using model

Merge modelled streamflows with observed streamflows

Compare with observed storage behaviour using available data

Model storage behaviour supplying current demand for historical climate

Estimate secure yield , including climate change impacts

Streamflows:

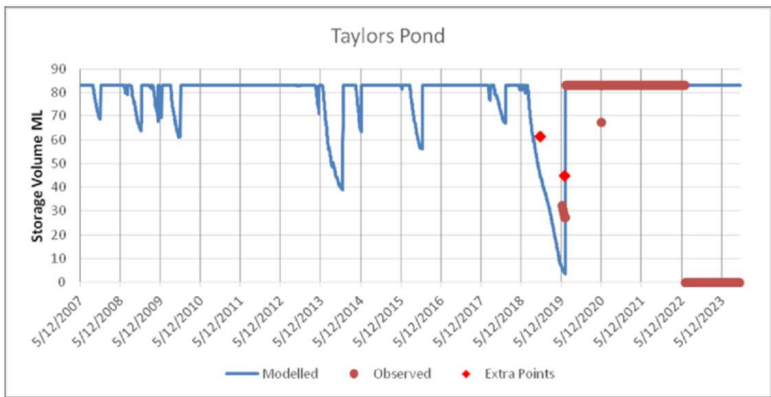
- Modelled flows merged with observed flows
- Observed modelled inflows replaced with the recorded pumped extraction as observed flows from the gauging station downstream of Taylors Pond would have had been reduced by any extractions from Taylors Pond.

NSW Public Works

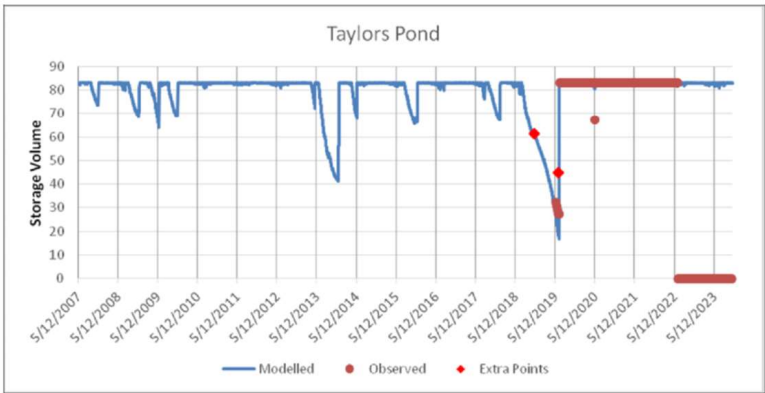


Bundarra Water Security Assessment – Secure yield

Storage behaviour comparison



Modelled flows merged with observed flows



Observed flows replaced with recorded pumped extraction

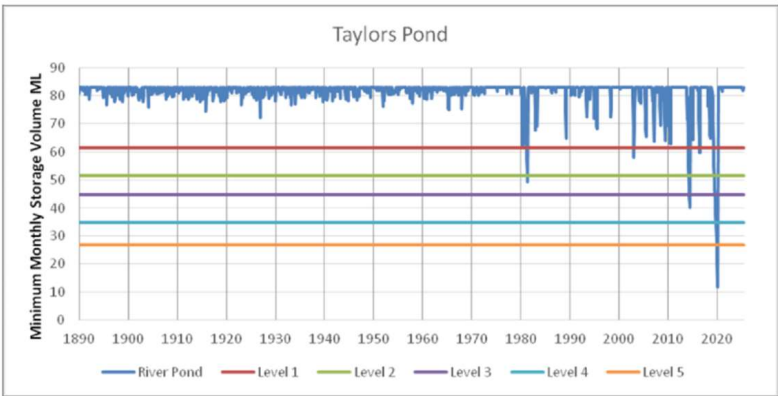
Selected

NSW Public Works

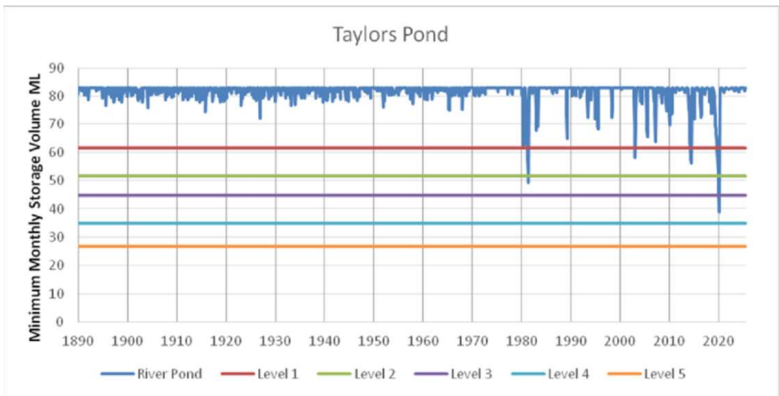


Bundarra Water Security Assessment – Secure Yield

Storage behaviour current demand (53.9ML/a) –with restrictions in accordance with Drought Management Plan



Modelled flows merged with observed flows



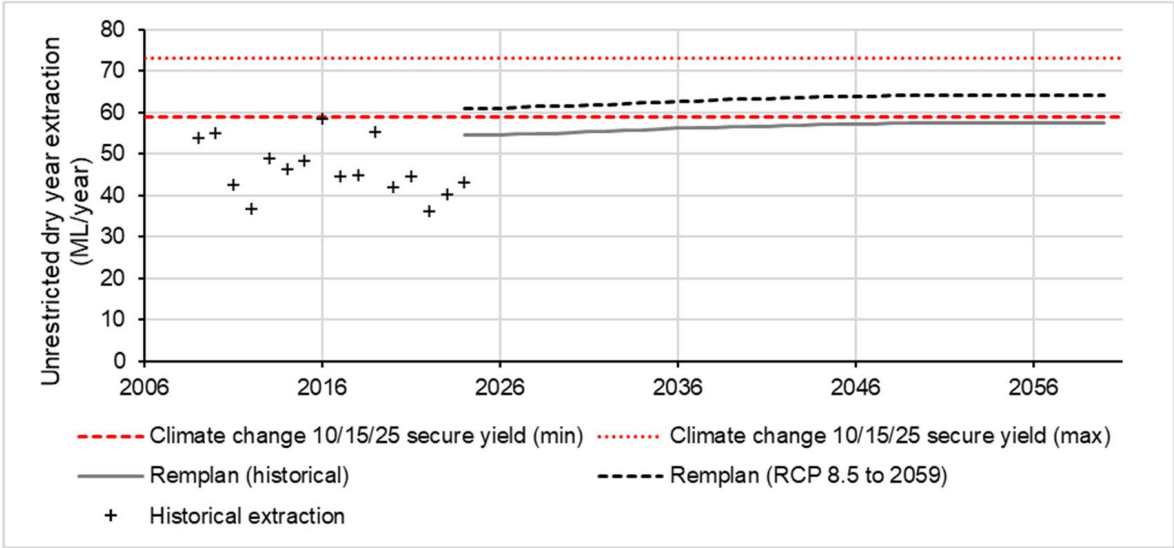
Observed flows replaced with recorded pumped extraction

Selected

NSW Public Works



Bundarra Water Security Assessment – Secure Yield



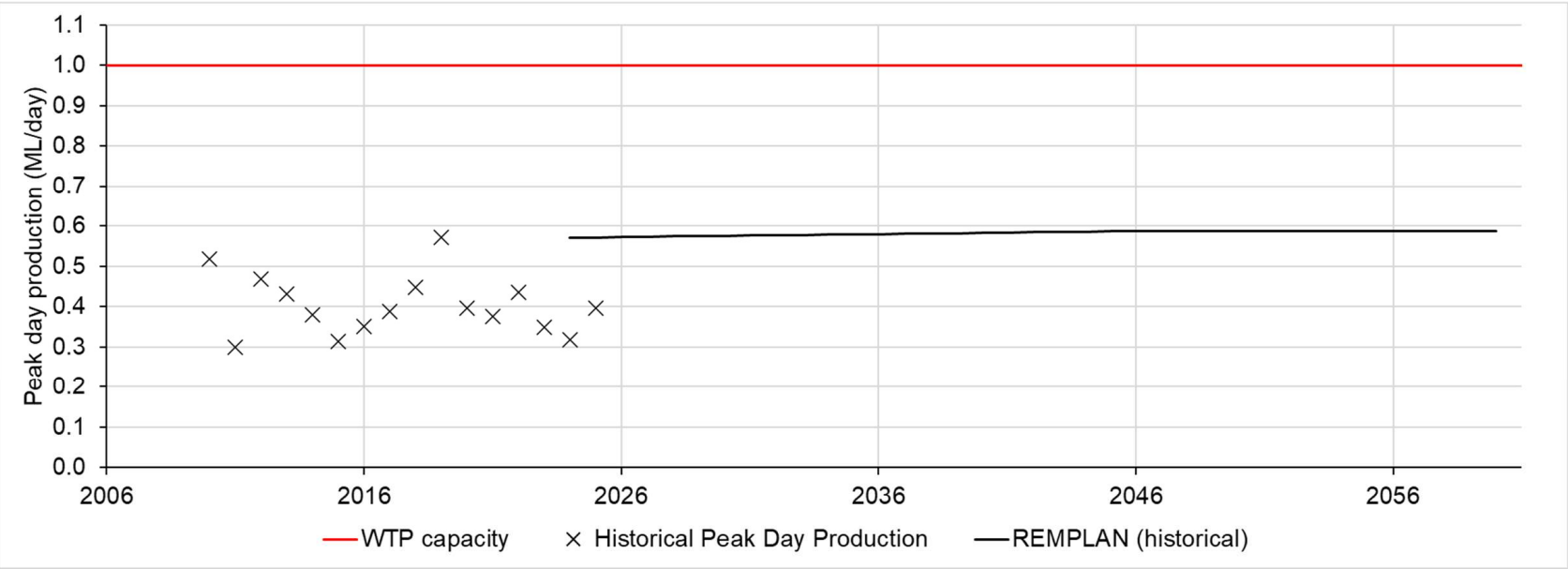
- Gross storage 83ML
- Dead storage 8ML
- No leakage

Critical drought –2018 to 2019

NSW Public Works



Bundarra System Capacity Assessment – Peak Day Production



No AC dependence, therefore peak day based on universal irrigation, which cannot increase with climate change

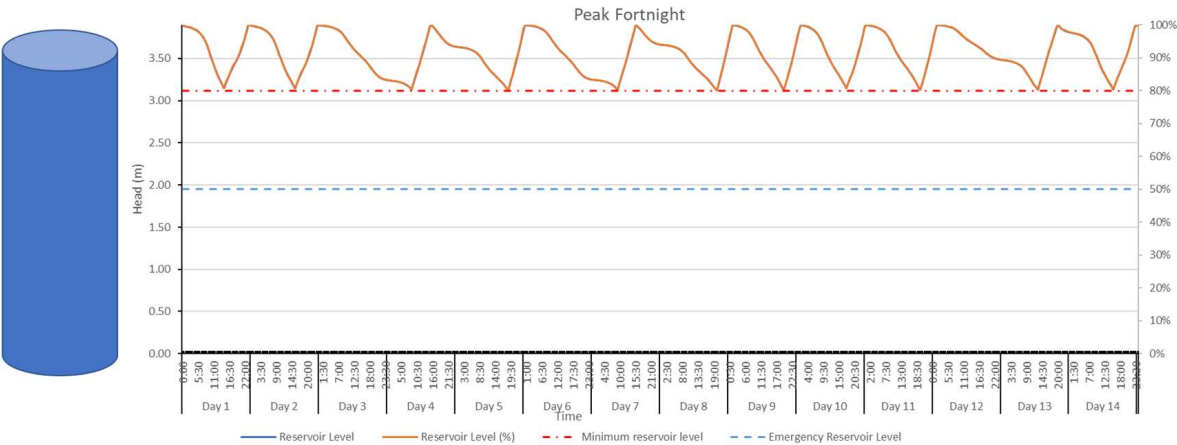
NSW Public Works



Bundarra Water Supply – System Reliability – Current Peak Demand

Inputs

- Current peak day demand: 0.30 ML
- 2 reservoirs
 - North Res.: 210 kL
 - West Res.: 700 kL
- WTP capacity: 0.8 MLD



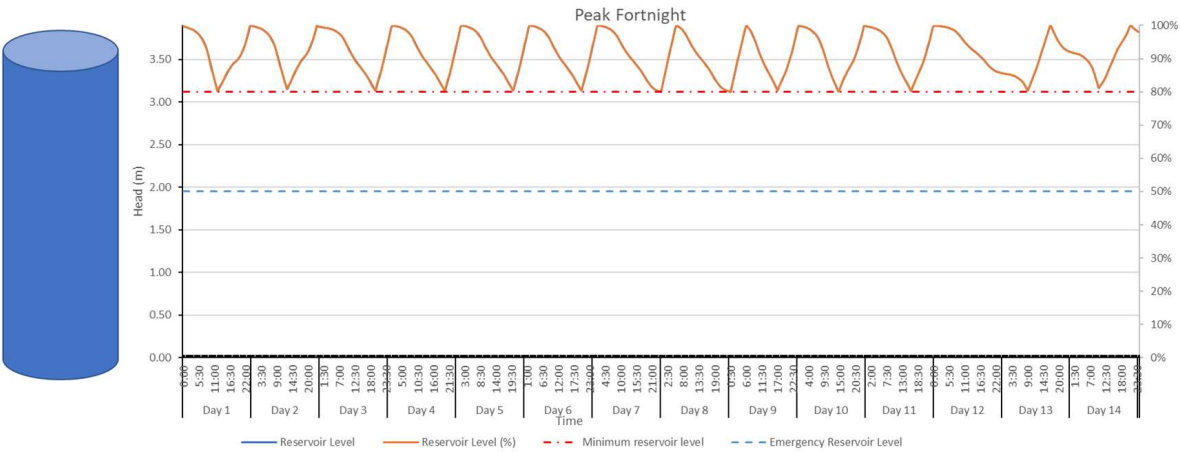
NSW Public Works



Bundarra Water Supply – System Reliability – Current Peak Demand

Inputs

- Hindcast peak day demand: 0.40 ML
- 2 reservoirs
 - North Res.: 210 kL
 - West Res.: 700 kL
- WTP capacity: 0.8 MLD



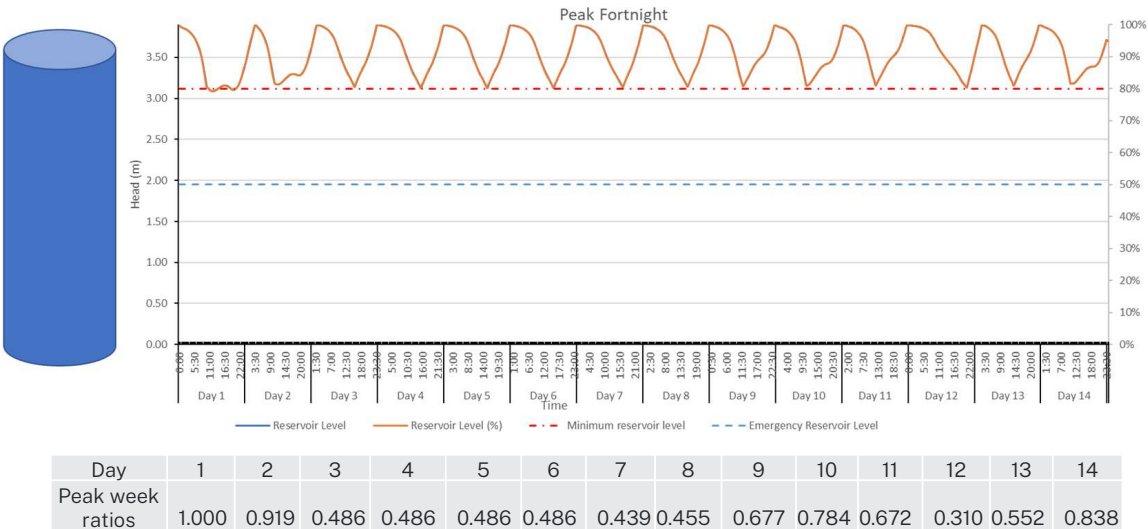
NSW Public Works



Bundarra Water Supply
– System Reliability –
Future Peak
Demand including
growth

Inputs

- Future peak day demand: 0.59 ML
- 2 reservoirs
 - North Res.: 210 kL
 - West Res.: 700 kL
- WTP capacity: 0.8 MLD

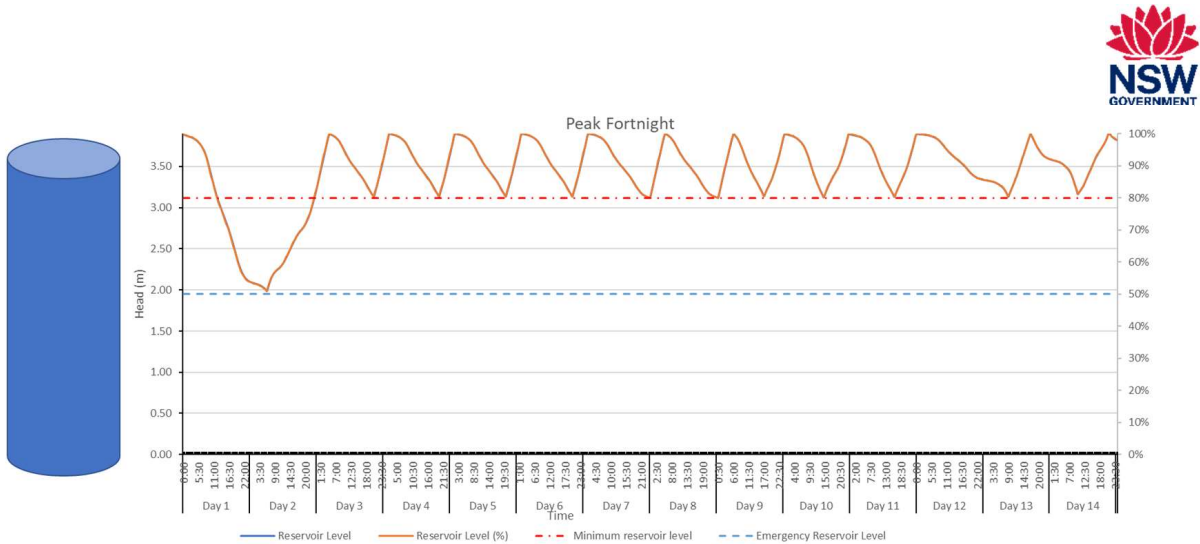


NSW Public Works

Bundarra Water Supply – System Reliability – WTP Failure on Hindcast Peak Day

Inputs

- Hindcast peak day demand: 0.40 ML
- 2 reservoirs
 - North Res.: 210 kL
 - West Res.: 700 kL
- WTP capacity: 0.8 MLD

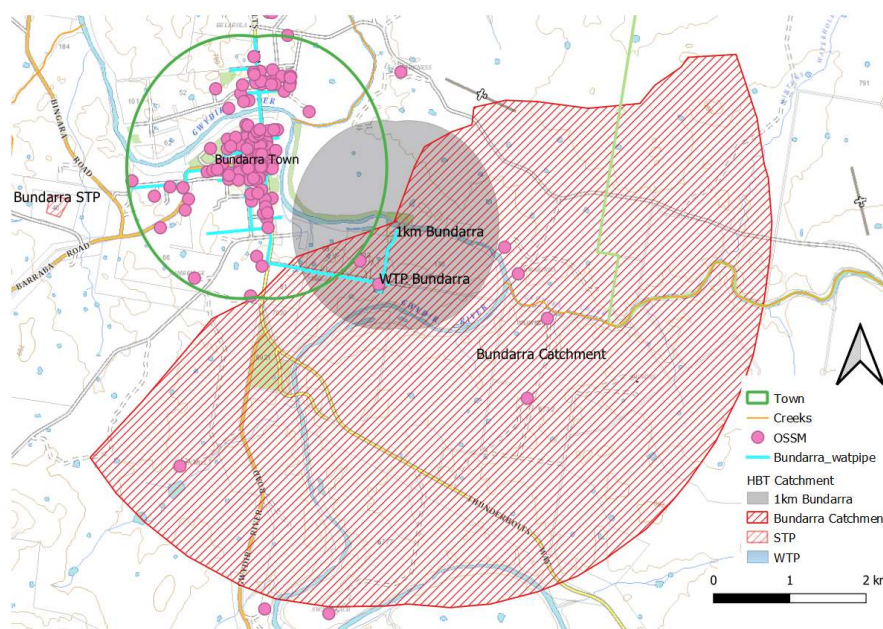


Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Peak week ratios	1.000	0.919	0.486	0.486	0.486	0.486	0.439	0.455	0.677	0.784	0.672	0.310	0.552	0.838

30 hours response time until the reservoir reaches emergency level (50%)



Water Quality – Health Based Target for Bundarra



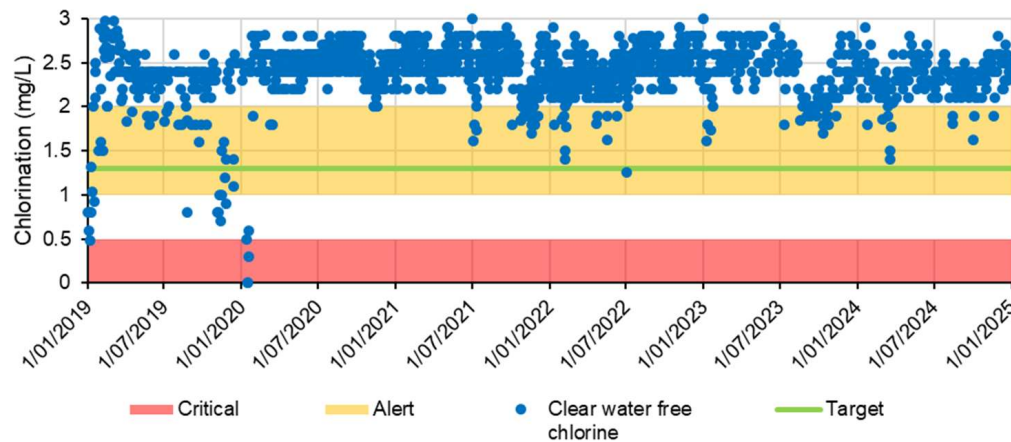
Inherent Risk – **Low**

- There is no sewer pumpstation and STP with in 5km of the intake water catchment

NSW Public Works



Bundarra WTP Performance – CCP1 Chlorine Disinfection



PW Risk Assessment

Chlorine sensitive pathogens

Residual Risk – **Low**

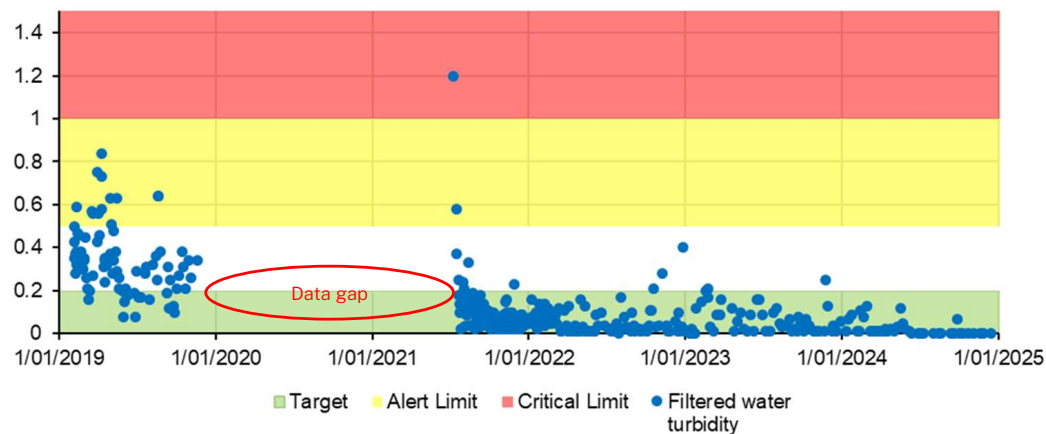
Barriers:

- Filtrate turbidity < 1 NTU
- Chlorine contact > 15 mg.min/L

NSW Public Works



Bundarra WTP Performance – CCP2 Filtration



PW Risk Assessment

Chlorine resistant pathogens

Residual Risk – **Low**

Barriers:

- Highest monthly maximum combined filtered water turbidity ≤ 1 NTU
- Highest monthly 95th percentile maximum combined filtered water turbidity >0.15 NTU and ≤ 0.30 NTU

NSW Public Works



Bundarra Reticulation Water Quality

The DWMS lists 2 sampling sites in Bundarra (8 Oliver Street, and Bundarra Hall).

The NSW Health Database report of water quality results from January 2020 to April 2025 only lists samples collected from the 8 Oliver street.

This is an **issue** as it means that potential contamination occurring within other parts of the network cannot be identified.

NSW Public Works



Uralla Shire Council

Lunch Break
Resume at 12:45

NSW Public Works



Uralla Shire Council

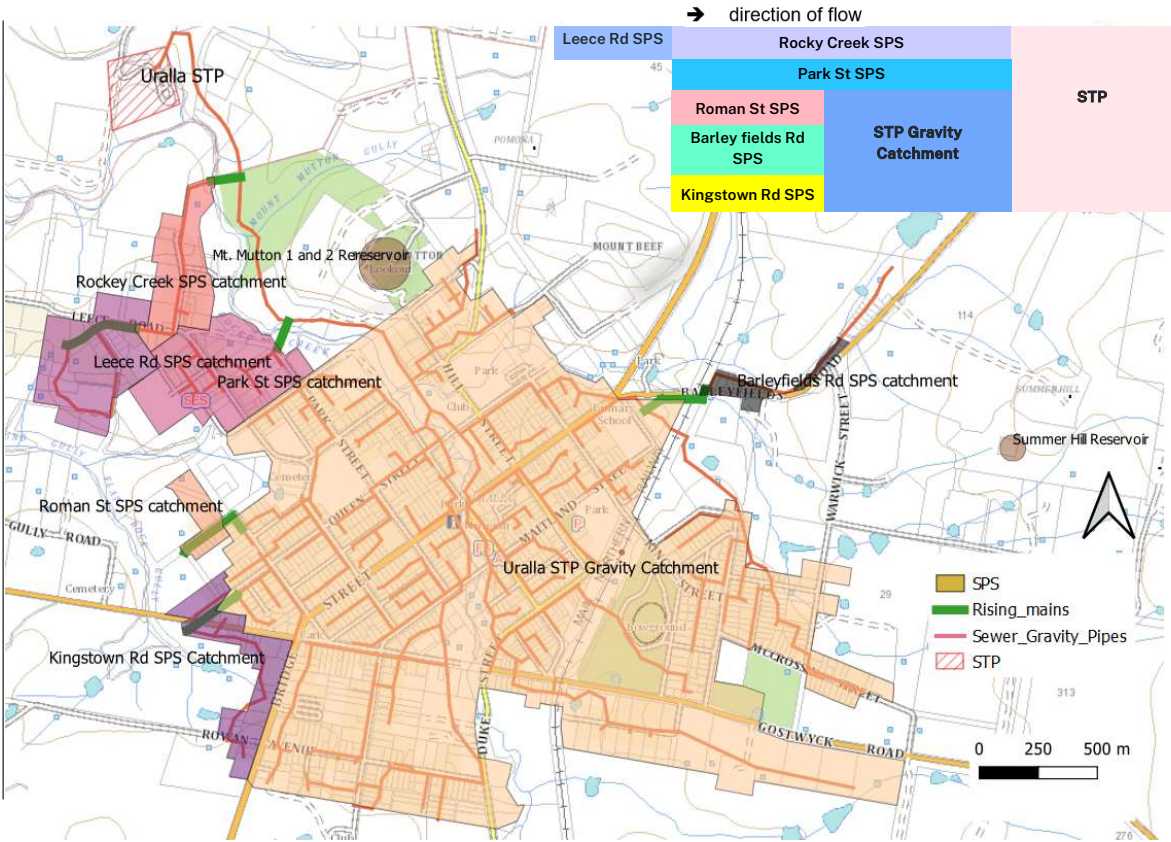
Uralla Sewerage Scheme

5

NSW Public Works



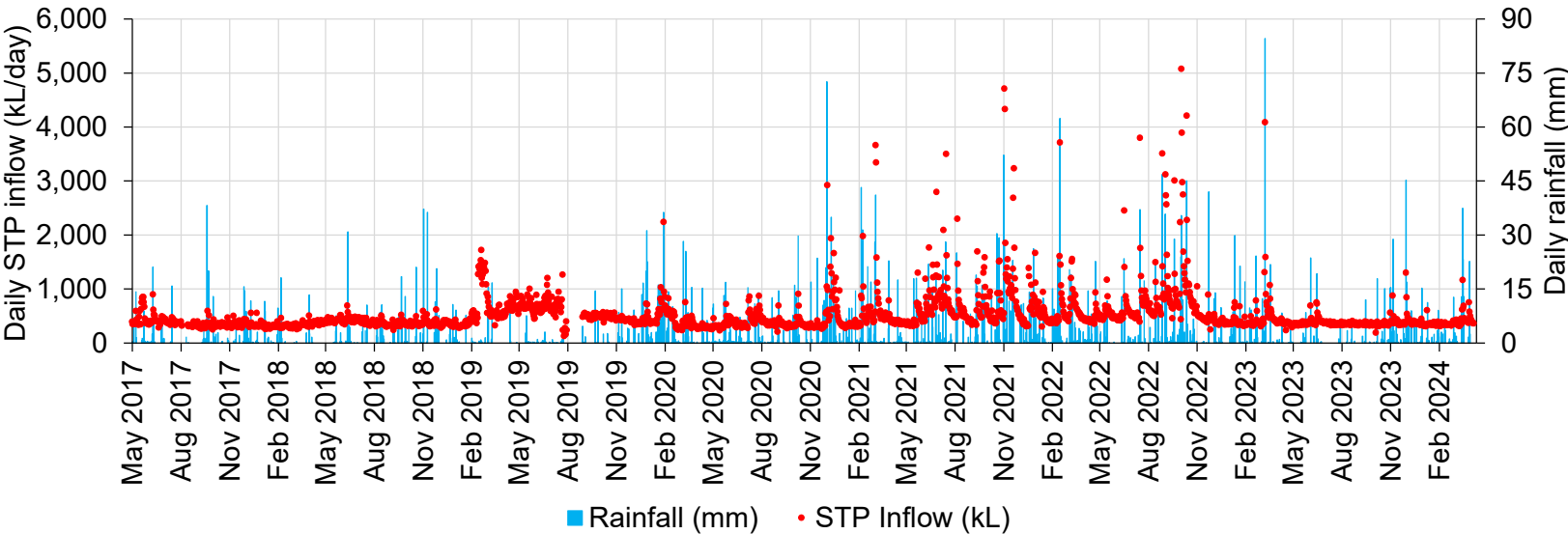
Uralla Sewage Collection and Transfer System



NSW Public Works



Uralla STP loading



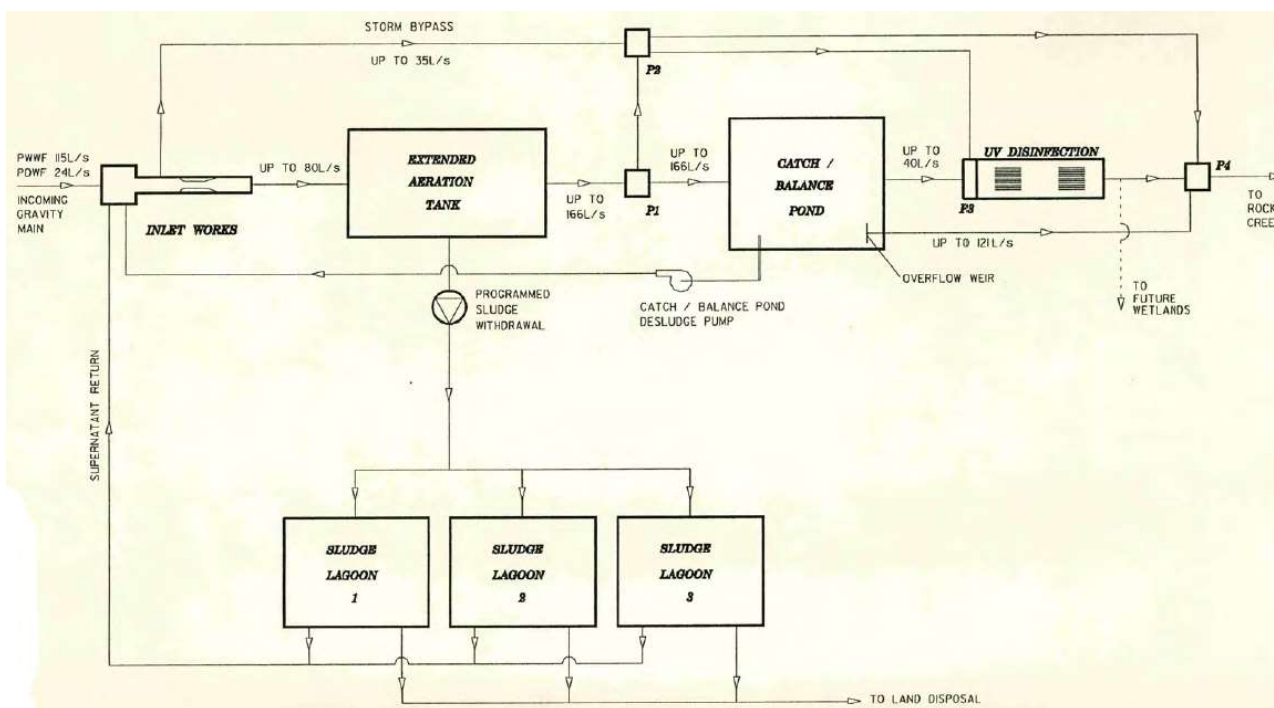
Residential EP	Non-residential EP	Total EP	Nominated ADWF (kL/day)	Assessed unit loading (L/EP/day)
2,331	655	2,986	365	122

Stormwater infiltration is an issue, inflow increases to more than 10 times ADWF, usual design is 7 times ADWF

NSW Public Works



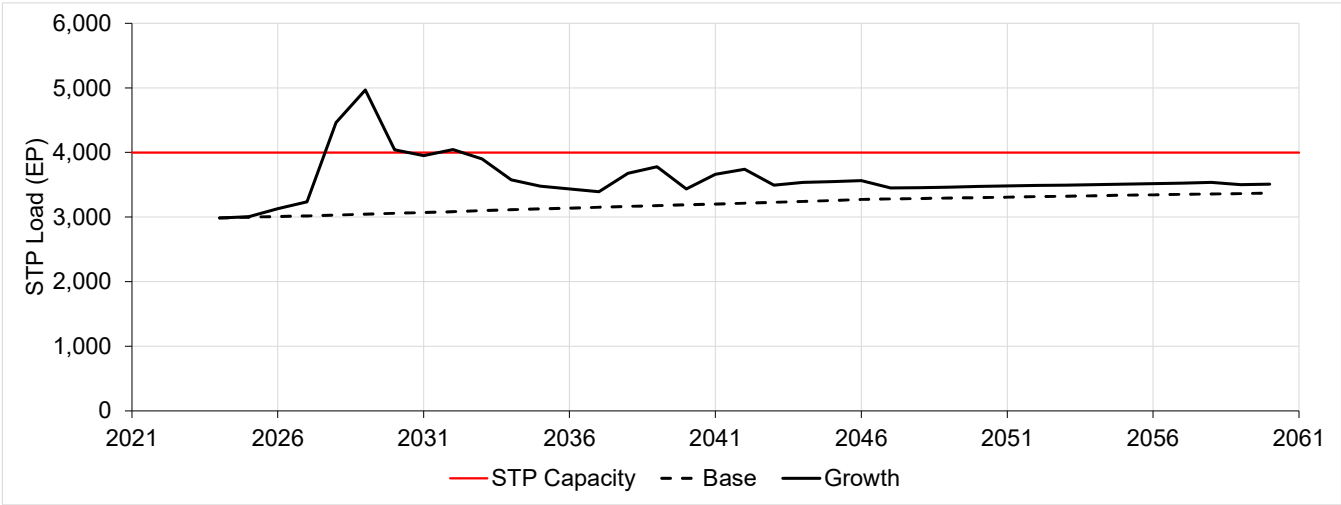
Uralla STP



NSW Public Works



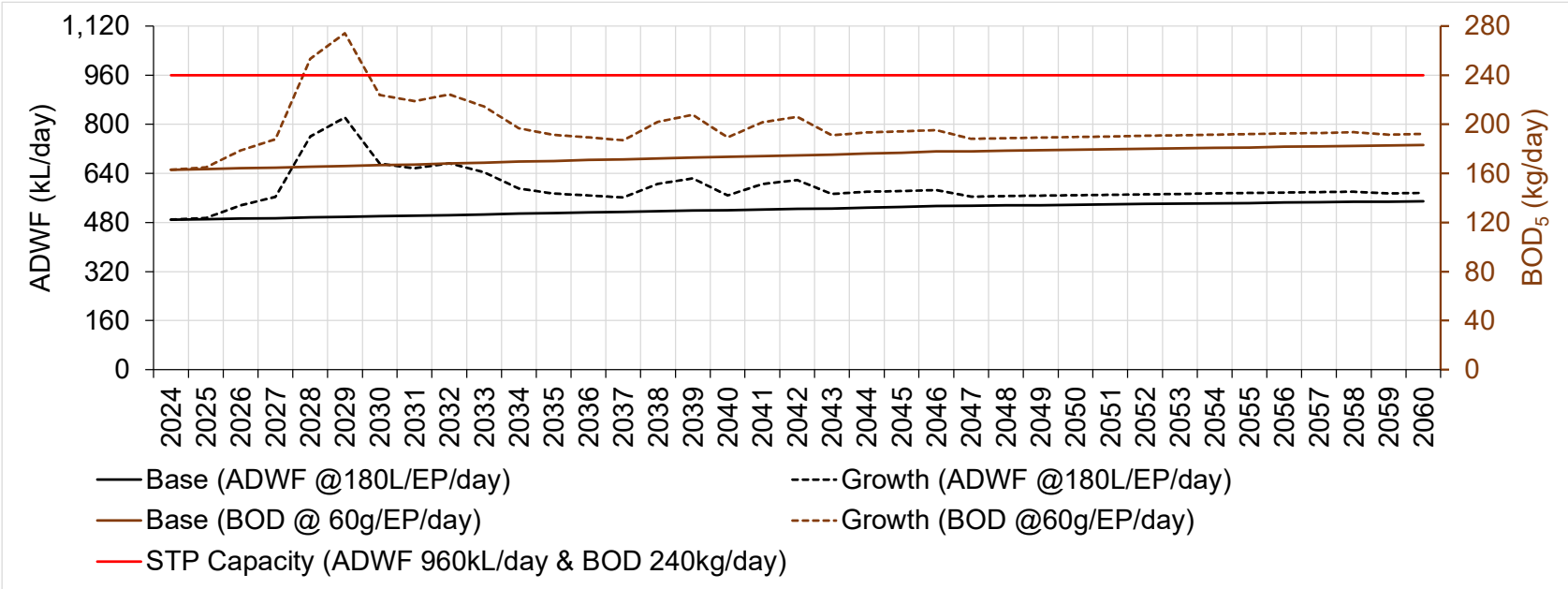
Uralla STP



NSW Public Works



Uralla Sewer Load Projection



NSW Public Works



Uralla EPL Performance (2014/15 – 2024/2025)

- **Ammonia** 90th%ile limit exceeded on 4 occasions in both 2024/25 and 2023/24 reporting periods.
- **Faecal Coliform** seasonal 90th %ile limit exceeded on 3 occasions in both 2024/25 and 2023/24 reporting periods.
- **Discharge** limit (>219 ML/year) exceeded on 1 occasion in 2022/23 reporting period.
- Historical exceedance records of **Ammonia Nitrogen** (for example: in 2021/22, 2019/20, 2015/16 and 2014/15).

NSW Public Works



Uralla Shire Council

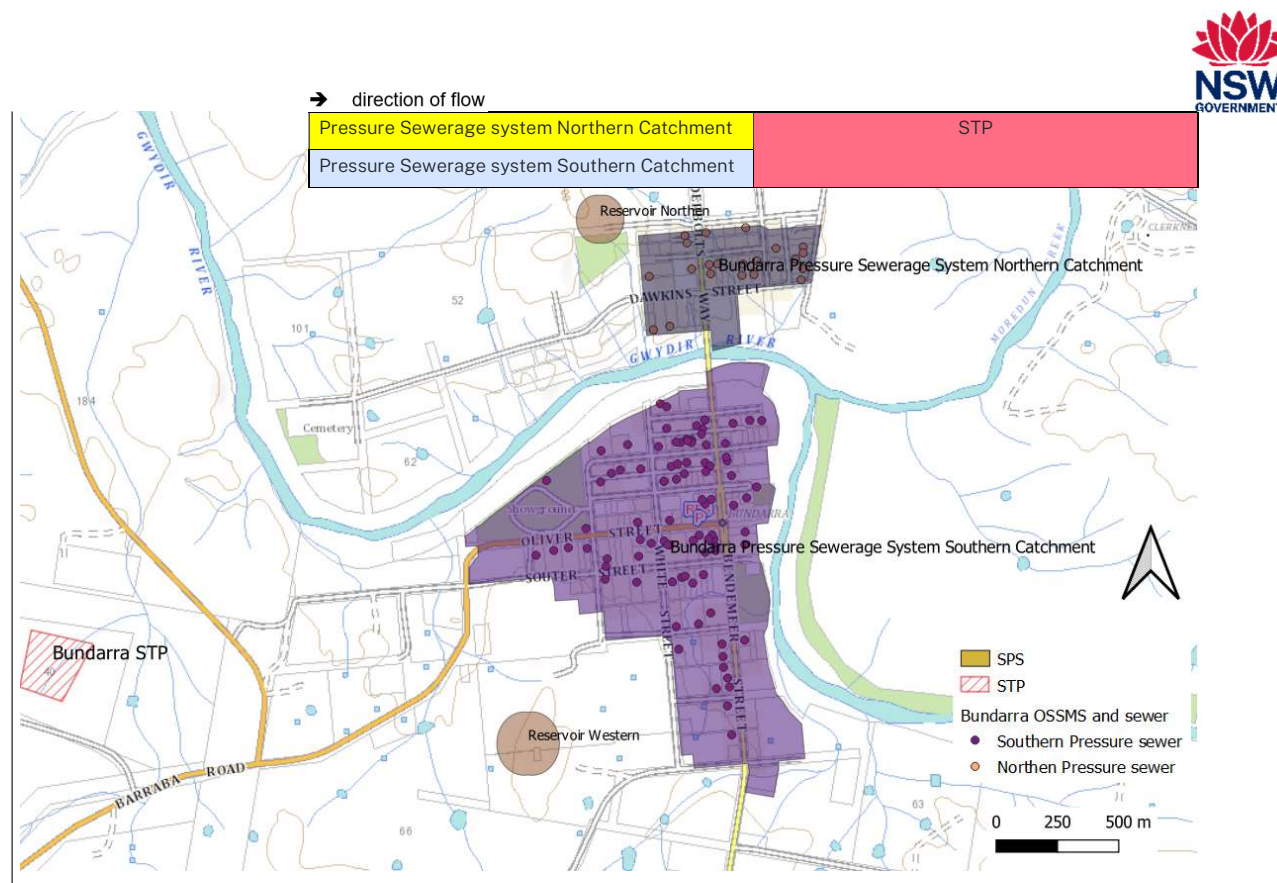
Bundarra Sewerage Scheme

6

NSW Public Works

Bundarra Sewage Collection and Transfer System

- Approx. 11 km of a low-pressure sewer reticulation system
- 171 pods
- One transfer SPS – currently not operational
(Issue)



NSW Public Works

Bundarra STP

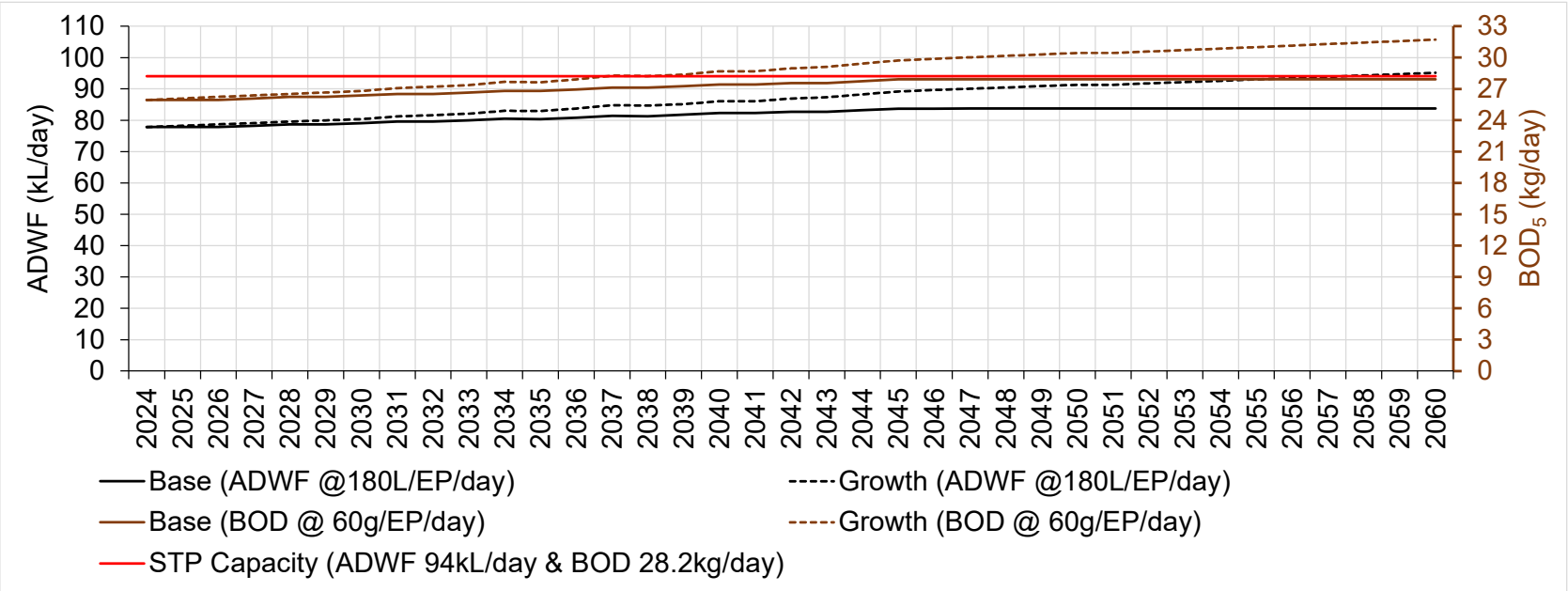
- Design capacity 470 EP
- Commissioned in early 2022
- STP is too small to require EPL
- STP inflow data is not recorded
(Issue)



NSW Public Works



Bundarra Sewer Load Projection



NSW Public Works



Uralla Shire Council

Asset & Financial Performance

7

NSW Public Works



Asset Management Performance Indicators – Water supply

Indicator	2019/20	2020/21	2021/22	2022/23	2023/24	Benchmark
Infrastructure Renewals Ratio $= \frac{\text{Asset renewals}}{\text{Depreciation, amortisation and impairment}}$	0.00%	0.00%	0.00%	0.00%	4.14%	>100%
Infrastructure Backlog Ratio $= \frac{\text{Estimated cost to bring assets to a satisfactory standard}}{\text{Net carrying amount of infrastructure assets}}$	0.85%	0.85%	4.38%	9.11%	20.45%	<2%

- No data reported for Infrastructure Renewals Ratio (IRR) from 2019/20 to 2022/23--it was recorded to be 0%; likely to be a reporting issue.
- For 2023/24 the reported IRR was less than 100%. This indicates that renewals have not been keeping pace with depreciation.

NSW Public Works



Asset Management Performance Indicators – Water supply

Indicator	2019/20	2020/21	2021/22	2022/23	2023/24	Benchmark
Infrastructure Renewals Ratio $= \frac{\text{Asset renewals}}{\text{Depreciation, amortisation and impairment}}$	0.00%	0.00%	0.00%	0.00%	4.14%	>100%
Infrastructure Backlog Ratio $= \frac{\text{Estimated cost to bring assets to a satisfactory standard}}{\text{Net carrying amount of infrastructure assets}}$	0.85%	0.85%	4.38%	9.11%	20.45%	<2%

- The Infrastructure Backlog Ratios are higher than the benchmark (less than 2%) from 2021/22 to 2023/24-- which indicates there is a high cost to bring assets to Council's satisfactory standard.

NSW Public Works



Asset Management Performance Indicators – Water supply

Indicator	2019/20	2020/21	2021/22	2022/23	2023/24	Benchmark
Asset Maintenance Ratio $= \frac{\text{Actual asset maintenance}}{\text{Required asset maintenance}}$	216.80%	98.42%	105.11%	77.27%	114.66%	>100%
Cost to Bring Assets to Agreed Service Level $= \frac{\text{Estimated cost to bring assets to an agreed service level set by Council}}{\text{Gross replacement cost}}$	0.77%	0.38%	0.77%	6.18%	6.17%	

- The asset maintenance in 2020/21 and 2022/23 did not keep up with the ‘required asset maintenance’.

NSW Public Works



Asset Management Performance Indicators - Sewerage

Indicator	2019/20	2020/21	2021/22	2022/23	2023/24	Benchmark
Infrastructure Renewals Ratio $= \frac{\text{Asset renewals}}{\text{Depreciation, amortisation and impairment}}$	0.00%	0.00%	0.00%	0.00%	0.45%	>100%
Infrastructure Backlog Ratio $= \frac{\text{Estimated cost to bring assets to a satisfactory standard}}{\text{Net carrying amount of infrastructure assets}}$	0.00%	0.00%	0.56%	0.00%	0.00%	<2%

- The Infrastructure Renewals Ratios failed to meet the benchmark (more than 100%) within the timeframe. It was recorded to be 0% in 2019/20 to 2022/23; likely to be a reporting issue.

NSW Public Works



Asset Management Performance Indicators - Sewerage

Indicator	2019/20	2020/21	2021/22	2022/23	2023/24	Benchmark
Asset Maintenance Ratio $= \frac{\text{Actual asset maintenance}}{\text{Required asset maintenance}}$	102.13%	126.10%	100.83%	84.28%	87.19%	>100%
Cost to Bring Assets to Agreed Service Level $= \frac{\text{Estimated cost to bring assets to an agreed service level set by Council}}{\text{Gross replacement cost}}$	0.00%	0.00%	0.00%	0.00%	0.00%	

- The asset maintenance in 2022/23 and 2023/24 did not keep up with the 'required asset maintenance'.

NSW Public Works



Financial Performance Indicators – Water Supply

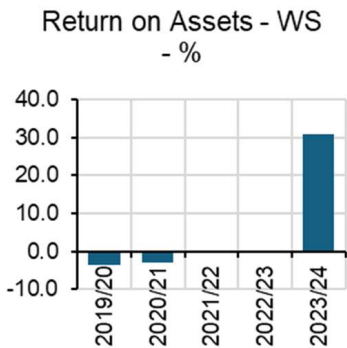
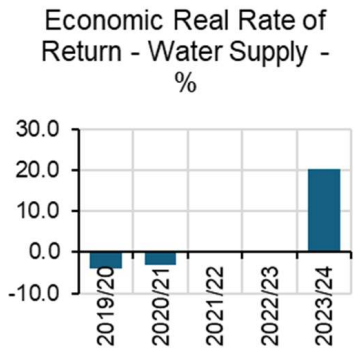
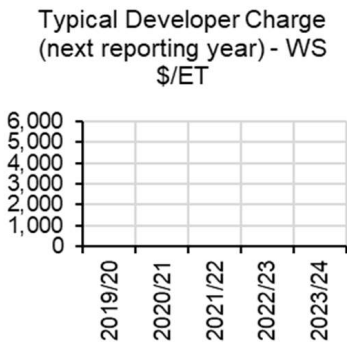
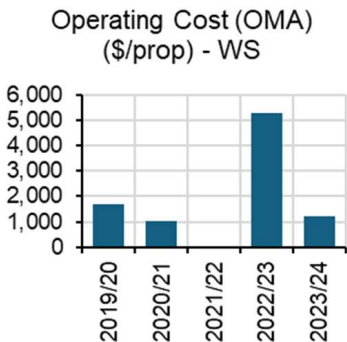
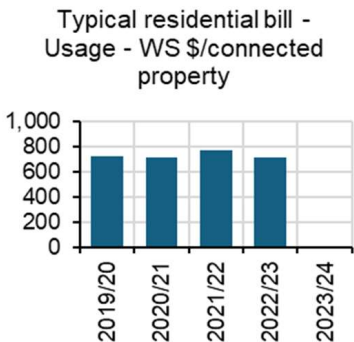
Financial Performance – Water Supply	2019/20	2020/21	2021/22	2022/23	2023/24
Total OMA / Rates & Charges	107%	98%	98%	111%	56%
Economic Rate of Return (ERR)	-3.96%	-3.03%	-2939.52%	-37.84%	20.39%
Revenue split between residential and non-residential (%)	1.00	1.00	1.00	1.00	1.00
Revenue split between usage and access charges	54%	53%	49%	49%	60%
Management cost % of OMA	20%	33%	31%	32%	42%
Revenue from developer charges (\$'000)	0	0	0	0	0
Accumulated surplus	8,019	7,677	7,502	7,345	7,865

Based on NSW PW's experience, the OMA Cost should be about 60% of the income from rates and charges. This allows the LWU to set aside funds for renewals. This is being achieved by Council from 2019/20 to 2022/23. However, in 2023/24 OMA is below 60%.

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Performance Monitoring Data – Water supply



- No value of operating cost was reported in 2021/22.
- No value for developer charges were reported from 2019/20 to 2023/24.
- ERRR and ROA were negative for 2019/20 & 2020/21; no data were available for 2021/22 & 2022/23.

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Financial Performance Indicators – Sewerage

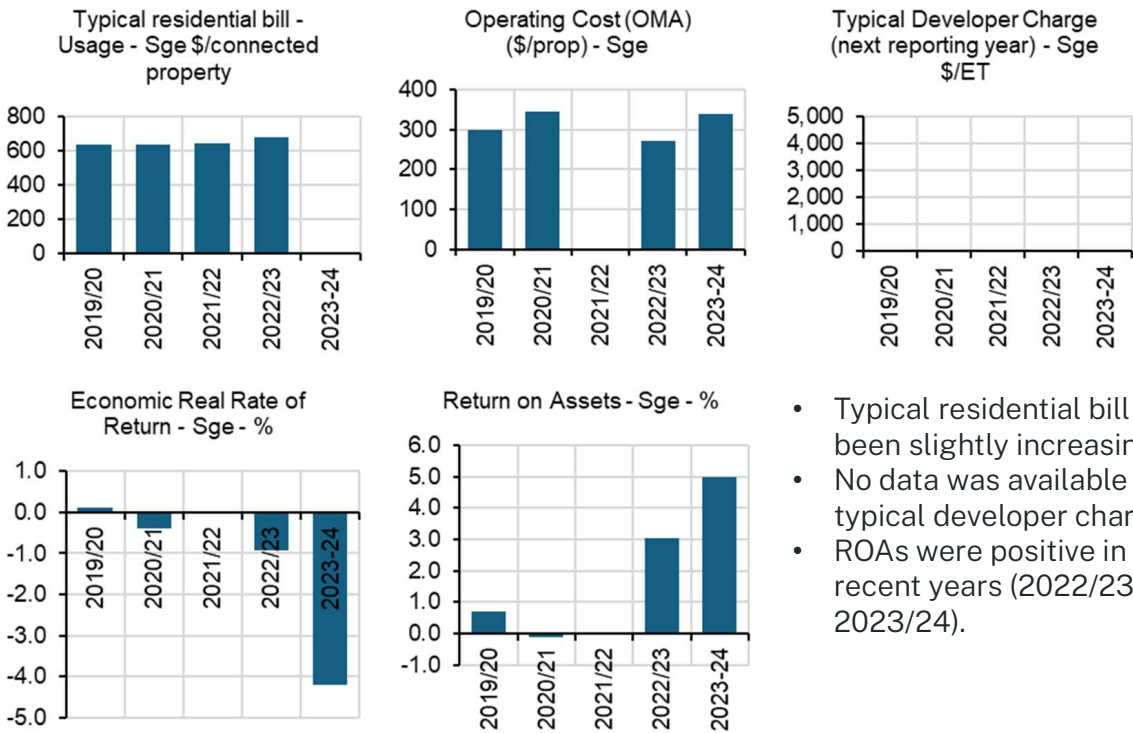
Financial Performance – Water Supply	2019/20	2020/21	2021/22	2022/23	2023/24
Total OMA / Rates & Charges	66%	76%	54%	59%	63%
Economic Rate of Return (ERR)	0.12%	-0.40%	889.93%	-0.92%	-4.20%
Revenue split between residential and non-residential (%)	0.99	0.98	0.93	0.95	0.95
Revenue split between usage and access charges	34%	35%	34%	38%	38%
Management cost % of OMA	20%	33%	31%	32%	42%
Revenue from developer charges (\$'000)	0	0	0	0	0
Accumulated surplus	6,050	9,164	11,951	11,962	11,992

Based on NSW PW's experience, the OMA Cost should be about 60% of the income from rates and charges. This allows the LWU to set aside funds for renewals. This was not achieved in 2021/22 and 2022/23.

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Performance Monitoring Data - Sewerage



- Typical residential bill has been slightly increasing.
- No data was available for typical developer charges.
- ROAs were positive in most recent years (2022/23 & 2023/24).

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Uralla Shire Council

Levels of Service

8

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Targets

Objective	Service Standard	Council's targets
Water supply		
Water Security <ul style="list-style-type: none"> • Provide adequate potable water 	<ul style="list-style-type: none"> • Not exceed Licensed entitlement • Compliance with Water Sharing Plan • 5/10/10 rule 	<ul style="list-style-type: none"> • 100% compliance • Increase groundwater entitlement to improve water security during droughts
Water Quality <ul style="list-style-type: none"> • Public health • Aesthetic 	<ul style="list-style-type: none"> • Compliance with Australian Drinking Water Guideline • Compliance with aesthetic parameters 	<ul style="list-style-type: none"> • Zero boil water alerts • 1 water quality complaints per 1,000 connections
Reliability of Supply Infrastructure <ul style="list-style-type: none"> • Maintain continuous service 	<ul style="list-style-type: none"> • Limit supply interruptions • Adequate level of workforce resource • Maintain adequate pressure 	<ul style="list-style-type: none"> • < 37 unplanned interruption per year • < 0.5 hour response times (in 90% of time) for Priority 1 supply interruptions • E.g. Minimum 12m pressure

NSW Public Works



Targets

Objective	Service Standard	Council's targets
Sewerage		
Maintain service availability <ul style="list-style-type: none"> • Maintain continuous service 	<ul style="list-style-type: none"> • Limit supply interruptions • Adequate level of workforce resource 	<ul style="list-style-type: none"> • E.g. < 60 breaks & chokes per year • < 1 hour response times (in 90% of time) for supply interruptions
Protect the environment and receiving waters	<ul style="list-style-type: none"> • Limit sewer overflows 	<ul style="list-style-type: none"> • Zero dry weather overflows • 100% of dry weather sewage treated to tertiary level • Wet weather overflow: Limit to less than 2 overflows of > 1kL per year
Sound regulation of sewerage and trade waste	<ul style="list-style-type: none"> • Compliance against guideline 	<ul style="list-style-type: none"> • Council is reviewing LTW policy and charges

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Targets

Objective	Service Standard	Council's targets
General		
Minimise dependence on grid power	<ul style="list-style-type: none"> On-site generation of renewable sources of electricity where economical 	<ul style="list-style-type: none"> Implement on-site generation of renewable sources of electricity where economical
Asset management	<ul style="list-style-type: none"> Asset register compliant with Accounting standard Asset management system drives service delivery 	<ul style="list-style-type: none"> 100% of Councils assets recorded in asset register, 90% of in-ground assets accurately captured in asset register Integrate CRM system with Council's assets and financial systems 100% of works scheduled based on asset management system
Work Health and Safety	<ul style="list-style-type: none"> Number of WHS issues at water supply and sewerage services facilities 	<ul style="list-style-type: none"> Encourage reporting near misses Zero lost time injuries reported at all sites

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Uralla Shire Council

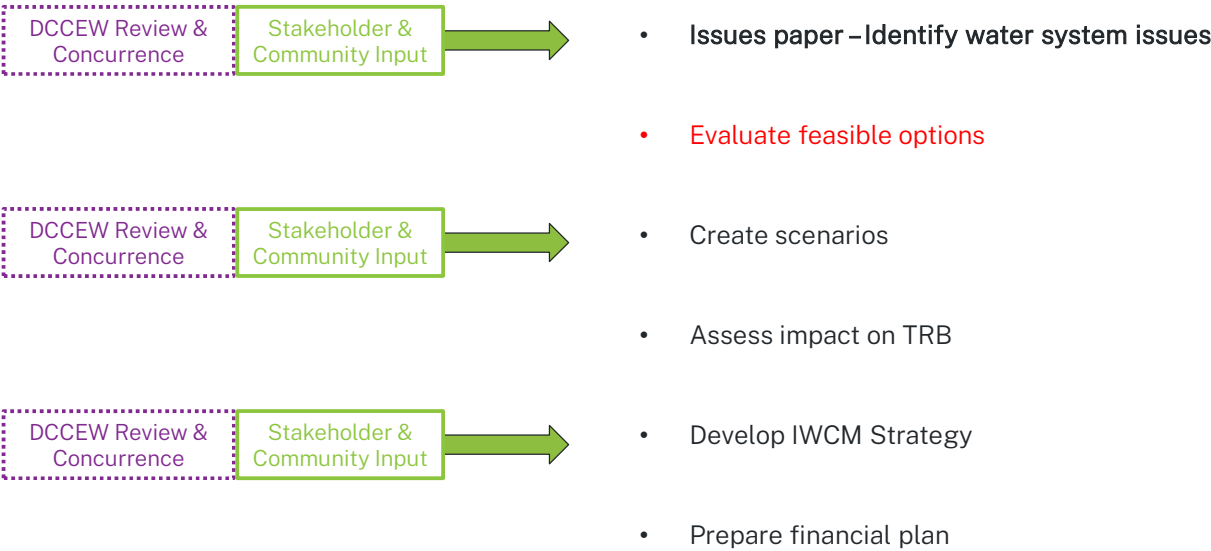
Next Steps of IWCM

9

NSW Public Works



IWCM Strategy – Development



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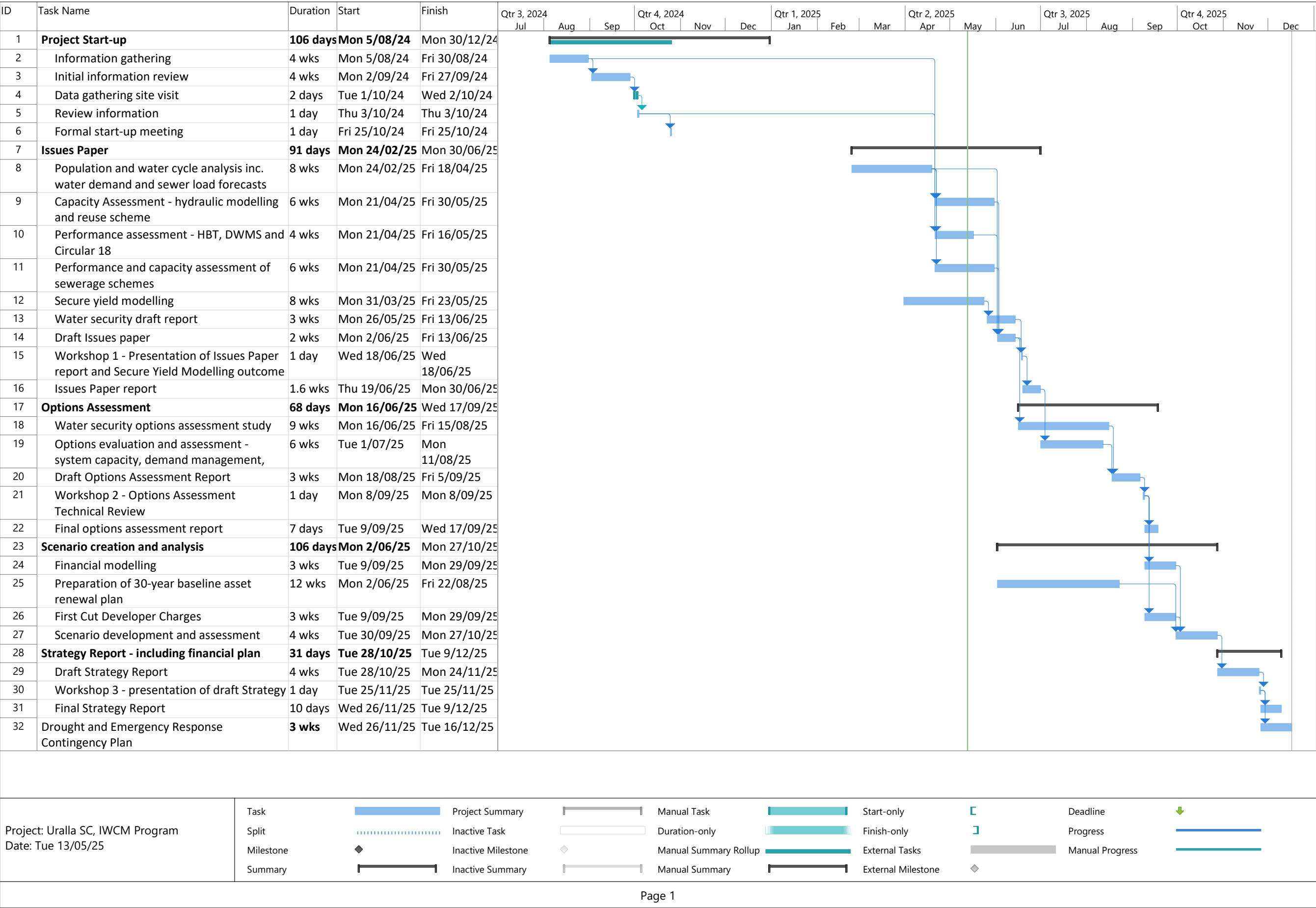


Water supply options

- Water security



Questions & comments





URALLA SHIRE COUNCIL WATER SECURITY ENGAGEMENT PLAN

June 2025



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Versions

Version	Drafted by	Reviewed by
Draft V01	Rebecca Spencer	
Version V02	Rebecca Spencer	
Version V03	Rebecca Spencer	

Table 1 – Versions

Acknowledgement of Country

We pay respect to Elders past and present and recognises and celebrates the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.

1 INTRODUCTION

1.1 Background and context

Located in the New England region of NSW, Uralla Shire encompasses the town of Uralla and surrounding rural areas. Economically, Uralla Shire relies on agriculture, with sheep and cattle farming being significant industries and has a growing tourism sector, attracting visitors with its natural beauty, historical sites, and outdoor recreational opportunities.

The Uralla Shire has experienced its fair share of droughts, with 2019/2020 the driest period since records commenced in the late 1800s. During prolonged dry periods, the Uralla Shire faces severe water shortages, agricultural losses, and environmental challenges. Rivers, creeks, and reservoirs dry up, impacting water supply for residents and livestock.

In 2020/2021 community consultation was completed by ZNET Uralla in partnership with the University of NSW, to understand community sentiment on various water supply options, including recycled water. Council is assessing these options further and aim to present these to the community in 2025 for feedback.

1.2 Public Works project plan

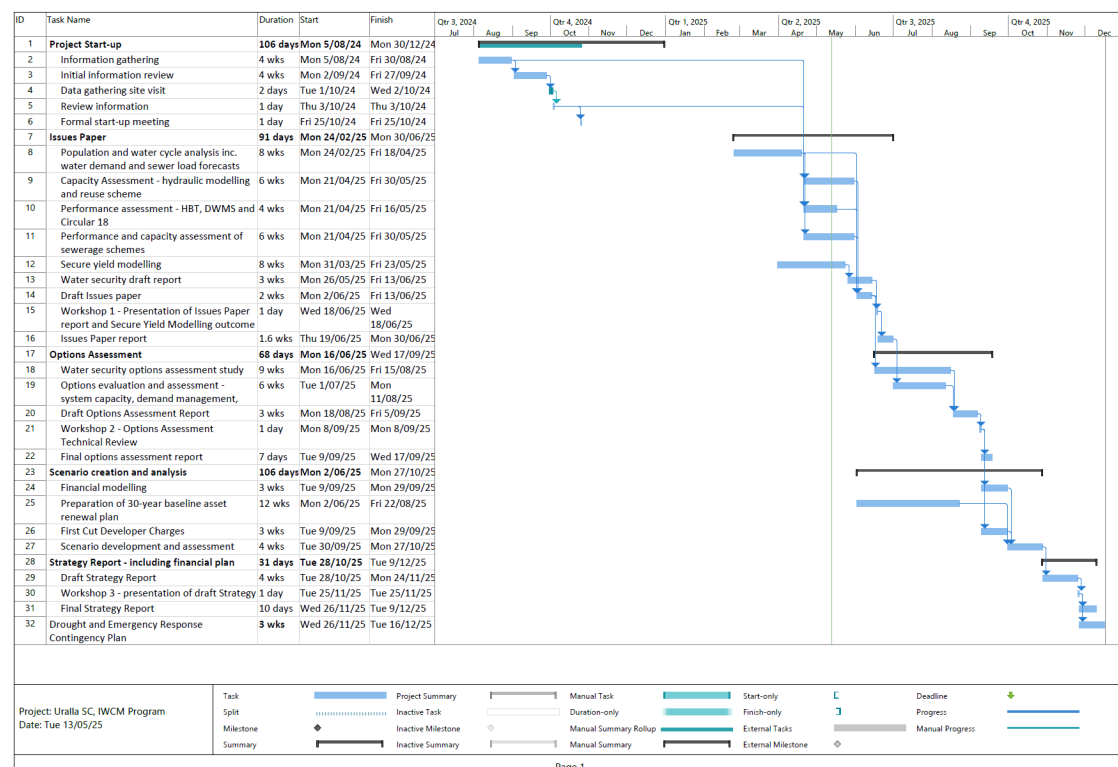


Table 2 – Project plan supplied by NSW Public Work

2 COMMUNICATION AND ENGAGEMENT APPROACH

2.1 Engagement objectives

Overarching engagement objectives specific to this program include:

- Build community and stakeholder awareness about the project, its objectives, timeframes, and consultation approach.
- Educate the community about the different water security options available including benefits, risks and impacts.
- Provide clear and accessible information using various formats to accommodate different preferences and needs.
- Provide inclusive opportunities for the community and stakeholders to have their say and explain how their feedback will influence decision making and water security planning.
- Identify community concerns and aspirations regarding water use, conservation, and future infrastructure projects to ensure the water security solution aligns with local needs and values.
- Monitor and evaluate community engagement activities to assess the effectiveness of the consultation process.
- Develop a clear and documented stakeholder response about each water security option and acceptance level.

2.2 Stakeholders

A list of stakeholders and our methodology for engaging with them is provided in Appendix 1 of this document.

As well as targeting Uralla Shire residents, the engagement approach will also identify and consider people who have barriers to participation, including older people, young people, people from culturally and linguistically diverse (CALD) backgrounds, people with disabilities or complex needs, and people with lower literacy levels.

Other:

- General members of the Uralla community
- Youth
- Indigenous members of the community (Note - a separate engagement program is being conducted by Council)
- Community groups (e.g. Rotary, CWA, Redcross, Lions, Uralla Arts, McCrossin Mill, Uralla Garden Club)
- Sporting clubs (e.g. Uralla Golf Club, Uralla Bowling Club, Uralla Football Club, Tennis Club, Fishing Club)
- Businesses (e.g. New England Brewing, Altona Motel, Bushranger Motel, Top Pub, Golf Club, other high water-use businesses e.g. concreters, Uralla Business Chamber)
- Schools (e.g. Uralla Central School, Bundarra Central School, St Josephs School, Kentucky, Rocky River and Kingstown Schools)
- Catchment land holders
- Uralla Shire rural residents reliant on town water supplies during drought

3 IMPLEMENTATION

3.1 Roles and responsibilities

Becscmm and Uralla Shire Council will deliver the below activities.

Key activities	Responsibility		
	Becscmm	Uralla Shire Council	Public Works
Engagement plan (this document)	<ul style="list-style-type: none"> Becscmm to draft 	<ul style="list-style-type: none"> Council to approve 	<ul style="list-style-type: none"> Review
Public communication content including <ul style="list-style-type: none"> Survey (development, analysis and reporting) Council newsletter Council social media Newspaper advertisements Information sheets Posters Email invitations Meeting material/presentations Relevant website content FAQ 	<ul style="list-style-type: none"> Becscmm to draft and share with Council 	<ul style="list-style-type: none"> Council to approve Council to manage hard copy print and distribution 	<ul style="list-style-type: none"> Review public facing material
<ul style="list-style-type: none"> x 6 in-depth interview style meetings x 3 focus groups with stakeholders x 1 pop-up at the Brewery (or Bottom Pub) x 1 RAB Business Breakfast 	<ul style="list-style-type: none"> Becscmm to facilitate and plan sessions Becscmm to take notes and record feedback Becscmm to prepare supporting material 	<ul style="list-style-type: none"> Council to source, book and pay for venues Council to ensure appropriate SMEs attend each session and lead as necessary Council to approve supporting material Council to manage RSVPs Potential space in the library or court house for meetings 	<ul style="list-style-type: none"> N/A

Street stall to encourage survey participation (Z-Net partnership with Council - TBC)	<ul style="list-style-type: none"> Stall manned by Council staff (1 week) Blind water tasting Posters / fact sheets 	<ul style="list-style-type: none"> Council to man stand 	<ul style="list-style-type: none"> NA
x 1 High Country Markets	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> Council to manage and attend 	<ul style="list-style-type: none"> NA
X 1 Season of New England pop up	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> Council to manage and attend 	<ul style="list-style-type: none"> NA
Post engagement report and debrief	<ul style="list-style-type: none"> Becscomm to prepare and present report to the community and Council 	<ul style="list-style-type: none"> Council to approve Council to promote public presentation of engagement outcomes Council to source, book and pay for venue 	<ul style="list-style-type: none"> Review
PW Advisory Workshops and technical meetings	<ul style="list-style-type: none"> Becscomm to attend x 1 in person PW technical workshop Becscomm to attend x 1 online PW technical workshop 	<ul style="list-style-type: none"> Council/PW to manage and facilitate 	<ul style="list-style-type: none"> PW to run

Table 3 - Roles and responsibilities

3.2 Approvals process

The suggested approval process is:

- Becscomm to develop communication material
- Becscomm will send material to Council for approval and graphic design and come back to Becscomm with changes or updates
- Public Works to review public facing communications material
- Becscomm to update and incorporate suggested changes
- Following approval, Council will arrange distribution.

3.3 Record keeping

On behalf of Council, and in accordance with the Privacy and Personal Information Protection Act 1998, Becscomm will keep a record of interactions and pass these on to Council for future engagement opportunities and reporting requirements.

Council's privacy clause will be used to advise community and stakeholders that their details are being recorded.

Information will be stored in a master spreadsheet managed by Becscomm and shared with Council.

3.4 Assessment and reporting

Becscomm will review the feedback received from communication and engagement activities and prepare an engagement report at the conclusion the engagement activities.

Report will be shared with Council and include:

- Community feedback as well as key themes and issues
- Stakeholder issues and concerns and how these could be managed
- Quantitative and qualitative data to support the reach, frequency and type of engagement.

To ensure stakeholders know how their feedback will be or has been used to influence the proposal, Becscomm will present the findings at a public meeting towards the end of 2025.

3.5 Communication material

The following communication and engagement material will be developed for the different phases of engagement:

Material	Description	Distribution
Survey	Questionnaire to seek community and stakeholder values and preferences about the different water security options	Council social media Council website Council newsletter QR code on posters at strategic locations (post office, supermarket, library, general noticeboards) Newspaper advertisements Z Net channels In-person engagement activities
Council newsletter	Project overview and engagement opportunities	Council website Emailed to key stakeholders and community members who have provided their details.
Council social media	Project overview and engagement opportunities Survey link	Council Facebook
Newspaper advertisements	Project overview and engagement opportunities	Uralla Wordsworth New England Times

Material	Description	Distribution
Council website content	Dedicated page about the project and engagement opportunities.	Council website
Posters	Project overview and engagement opportunities QR code to survey	FoodWorks Uralla Shire Council Library Post office Uralla Community Street Store McGaugh's Garden Aged Care Facility Uralla Swimming Pool Council chambers
Invitations	Inviting community and stakeholders to attend in person activities	Email Letter (as needed)
Focus group/interview presentations	Presentation material to support the delivery of in person activities	In-person Online
Info sheet	Project overview and engagement opportunities Survey link FAQs	Council website Council social media In-person engagement activities
FAQs	Approved questions and answers and updated as required.	Council website Info sheet

Table 4 – Communication material

3.6 Key messages

- Our region's long-term water security is a top priority, and we are committed to finding sustainable and safe water and waste-water solutions that benefit everyone.
- Recent droughts have demonstrated that Uralla and Bundarra's water supply is inadequate during prolonged dry periods, and we need a more sustainable and secure water supply.
- Reliance on dam storage and efficient water use will not solve our water challenge.
- In 2020/2021, we consulted with the community about different water security options including sinking bores, installing rainwater tanks, desilting the dam, recycling water, capturing storm water, raising the dam wall, building an additional dam, linking to a regional water line and doing nothing. See the outcome of the consultation [here](#).
- We have received a grant of up to \$855,315 from the NSW Department of Climate Change, Energy, the Environment and Water to develop a 30-year water strategy for our community and are now completing technical studies of different water security options.
- These options are designed to safeguard the community against future droughts and ensure we use water resources responsibly.
- Community and stakeholder consultation on these options will start in [insert date] to gather consensus on transitioning to a more secure water supply.

- We need your input to make the best decisions. Please share your thoughts on the proposed options by participating in a survey or attending a community event.
- The outcomes from the community consultation and technical studies will be presented to the community in late 2025.
- By planning now, we can secure a safe and reliable water future for generations.

4 COMMUNICATION AND ENGAGEMENT ACTIVITY PLAN

Timing (approx.)	Activity	Purpose	Stakeholders	Channel	Responsible
28 October 2024	Start-up meeting	Advise council of the status of the Integrated Water Cycle Management Strategy Project and seek endorsement of communication and engagement approach	Councillors Public Works USC State Government	In person Online	Public Works
29 October 2024	Media Release	Announce grant and funding arrangement and appointment of consultants to support program delivery	All	Media	Council
February 2025	Engagement Plan	Prepare engagement plan and related messaging	N/a	N/a	Becscmm Council (stakeholder list)
April 2025	Confirm engagement approach, and commence preparation of content.	Prepare content to support engagement and seek Council approval	N/a	Postcard Newsletter Social media Newspaper advertisements FAQs Posters Email invitations Focus group/interview material Website	Becscmm Council to approve Public Works to review public facing communication material

Timing (approx.)	Activity	Purpose	Stakeholders	Channel	Responsible
				Info sheet	
				Website (structure and content)	Council
				Community stories	
Mid-June 2025	<p>Survey preparation (Becscomm)</p> <p>Survey 1 – initial survey to capture feedback after release of issues paper (PW workshop 1)</p> <p>Survey 2 – survey to capture feedback after the release of options (PW workshop 2)</p>	<p>Draft and seek approval of engagement two surveys using Council's Have Your Say platform.</p> <ul style="list-style-type: none"> The initial survey to explore the community's understanding and concerns about the issues with the district's water supply. Draft and approve a second survey to be released once the options have been confirmed. Purpose is to understand the community's preference for the different water security options 	N/a	N/a	Becscomm
18 June 2025	Workshop 1 (PW)	Workshop 1 - Presentation of water security report and Secure Yield Modelling	Council and community	Online / in person	Public Works to prepare and facilitate Becscomm and Council to attend (online)

Timing (approx.)	Activity	Purpose	Stakeholders	Channel	Responsible
19-30 June 2025	Completion of Issues Paper	Completion of Issues Paper – Council to review report and decide what information from the report will be taken to take to the community for consultation	PW and Council	N/a	Public Works to prepare report Becscomm and Council to agree on information to use for consultation
Early July Open for 1 month	Initial survey 'go live'	Survey 1 'go live' – capture feedback on initial concerns of the community with regards to the water supply.	Broad community and stakeholders	Have Your Say platform	Becscomm to draft survey and summarise results. Council to upload and pull results from platform once survey is closed
Early July	Summarise outcomes of the PW Workshop 1	Summarise workshop outcomes and upload to Council website.	Broad community and stakeholders	Council website	Becscomm to draft and Council to upload
Mid July 2025	Commence planning for event logistics (Council)	Book venues for focus groups and interviews Set up stakeholder interview dates and times Send calendar invites, manage RSVPs	Community groups Sporting clubs High-usage groups Rural, town dam catchment landowners	N/a	Council to lead, Becscomm to guide
16 June – 19 September 2025	Options Assessment underway by PW	To coincide with wider community and stakeholder consultation	PW		

Timing (approx.)	Activity	Purpose	Stakeholders	Channel	Responsible
16 June – 17 September 2025	Options Assessment (PW)	PW to commence Options Assessment	PW and Council	N/a	Public Works
Mid-June 2025	Event logistics (Council)	Finalise event logistics including media, invites, RSVPs, venue booking: <ul style="list-style-type: none"> RAB Business Breakfast Street Stall - High Country Markets Bottom pub pop-up 	N/a	N/a	Council to lead
Consultation phase: September – October 2025					
8 September 2025	Workshop 2 (PW) Options Assessment Technical Review	Workshop 2	Council and community	Online / in person	Public Works to prepare and facilitate Becscmm and Council to attend (online)
9-12 September 2025	Finalise engagement collateral and second survey contents (Becscmm)	Finalise engagement collateral following release of options assessment	n/a	Info sheets Survey	Becscmm review draft and approve Council to print, distribute, and upload material
Mid-September 2025	Launch second survey (Becscmm)	Explore the community's understanding and preference for the different water security options	All	Promote on Council social media Council website Council newsletter Posters	Becscmm and Council

Timing (approx.)	Activity	Purpose	Stakeholders	Channel	Responsible
				Wordsworth advertisements In-person engagement activities	
September - October 2025	x 6 in-depth interview style meetings (Becscomm)	Explore the community's understanding and preference for the different water security options	Community groups Sporting clubs High-usage groups	In person Online	Becscomm and Council
September - October 2025	x 3 focus groups with stakeholders (Becscomm)	Explore the community's understanding and preference for the different water security options	Rural, town dam catchment landowners	In person	Becscomm and Council
September - October 2025	x 1 pop-up at the Brewery (or Bottom Pub) (Becscomm)	Explore the community's understanding and preference for the different water security options	Residents and families	In person	Becscomm and Council
September - October 2025	x 1 RAB Business Breakfast (Becscomm)	Explore the community's understanding and preference for the different water security options	Businesspeople	In person	Becscomm
September - October 2025	x 1 High Country Markets	Explore the community's understanding and preference for the different water security options	Community	In person	Council
9-17 September 20235	Options Assessment Report (PW)	PW to complete Options Assessment Report	PW and Council	N/a	Public Works

Timing (approx.)	Activity	Purpose	Stakeholders	Channel	Responsible
October 2025	Event logistics (Becscmm and Council)	Book venue for the public meeting Promote public meeting Present engagement findings	Community	In person	Council to lead
November 2025	Engagement report	Report on what was heard during the survey, stakeholder meetings, broader community engagement activities and consultation program outcomes.	Council Community	Email Website Newsletter Social media	Becscmm
28 October – 9 December 2025	Strategy report (PW)	Strategy Report - including financial plan	PW and Council	N/a	Public Works
25 November 2025	Workshop 3 - presentation of draft Strategy (PW)	Workshop 3 - presentation of draft Strategy (PW)	Council and community	Online / in person	Public Works to prepare and facilitate Becscmm and Council to attend (online)
November/December 2025	Engagement debrief	Debrief about the effectiveness of the engagement program and final outcomes.	Councillors	In person	Becscmm
November/December 2025	Engagement debrief – Bowling club	Debrief about the effectiveness of the engagement program, final outcomes and next steps.	Community	In person	Becscmm
16 December 2025	Drought and Emergency Response Contingency Plan	Drought and Emergency Response Contingency Plan	Council	N/a	Public Works

APPENDIX 1 – STAKEHOLDERS



DRAFT Strategy:

Asset Management

2025-2029

INFORMATION ABOUT THIS DOCUMENT

Date Adopted by Council		Resolution No.	XX.OX/25
Document Owner	Director Infrastructure & Development		
Document Development Officer	Asset Manager		
Review Timeframe	4 years		
Last Review Date:	2025	Next Scheduled Review Date	2029

Document History

Doc No.	Date Amended	Details/Comments eg Resolution No.
1	February 2022	Document prepared
2	22 March 2022	Amended by Council resolution 20.03/22, placed on public exhibition. Adopted following exhibition period.
3	May 2025	Version 2 update.

Further Document Information and Relationships

Related Legislation*	Local Government Act 1993 (NSW) Local Government (General) Regulation 2021 (NSW)
Related Policies	Uralla Shire Council Community Strategic Plan Uralla Shire Council Resourcing Strategy <ul style="list-style-type: none"> - Long Term Financial Plan - Workforce Management Plan Uralla Shire Council Asset Management Policy Uralla Shire Council Asset Management Plans
Related Procedures/ Protocols, Statements, documents	NSW Office of Local Government - Integrated Planning & Reporting Handbook for Local Councils in NSW. International Infrastructure Management Manual 2020 (IIMM), IPWEA International Infrastructure Financial Management Manual 2024 (IIFMM), IPWEA Global Forum on Maintenance and Asset Management V3, GFMAM Australian Accounting Standards

**Note: Any reference to Legislation will be updated in the Strategy as required. See website <http://www.legislation.nsw.gov.au/> for current Acts, Regulations and Environmental Planning Instruments.*

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Executive Summary

This Asset Management Strategy (**AMS**) is prepared to assist Uralla Shire Council (**Council**) in improving the way it delivers services from infrastructure. Council's infrastructure consists of assets including transport (roads, bridges, footpaths, kerb & gutter), stormwater drainage, open space and recreation, buildings, water and wastewater, aged care, waste and plant & equipment. These infrastructure assets have a replacement cost of \$445,009,000 at 30 June 2024.

The AMS will:

- show how the asset portfolio can meet the service delivery needs of its community into the future,
- enable the asset management policy objectives to be achieved,
- ensure the integration of asset management practices with its long-term strategic plan¹, and
- offer a structured Asset Management Improvement Plan to drive continuous improvement through regular review, gap analysis, and embedded best practices.

This AMS assists Council in meeting the requirements of national sustainability frameworks, along with the *Local Government Act 1993 (NSW)* and *Local Government (General) Regulation 2021 (NSW)*.

The AMS is also aligned with best practice guidance from international frameworks including, The Local Government and Planning Ministers Council (LGPMC, Aus, NZ), International Standards (ISO55000), the Global Forum on Maintenance and Management (GFMAM), International Infrastructure Management Manual (IIMM) and the International Infrastructure Finance Management Manual (IIFMM). In accordance with ISO55000 the strategy aims to “ensure that there is consistency and traceability between financial and technical data and other relevant non-financial data, to the extent required to meet its legal and regulatory requirements while considering its stakeholders requirements and organisational objectives”.²

This AMS has been developed following an assessment of Uralla Shire Council's service delivery practices, financial sustainability indicators, asset and asset finance management maturity and fit with its vision for the future outlined in Council's *Community Strategic Plan 2025-2034*. The AMS outlines an Asset Management Improvement Plan detailing a program of tasks to be completed to bring Uralla Shire Council to a 'core' level of asset maturity and competence.

Strategy outlook

Council is committed to strengthening infrastructure management to ensure reliable and sustainable service delivery.

To maintain affordability in the short term, the early years of financial forecasts have been deliberately tailored within current budget constraints. These forecasts in the later years rely on a key

¹ LGPMC, 2009, Framework 2 *Asset Planning and Management*, p 4.

² ISO55001:2014, Clause 7.5 e), p7.

assumption that income reform will occur—enabling a more sustainable funding model over the full 10-year planning horizon.

While this provides a pathway delivering short-term sustainability, it is not best practice and introduces risk if reform is delayed or unrealised. Current service levels are not fully funded, and deferring investment compromises service levels, asset longevity and increases future costs.

This AMS and Improvement Plan output, outline a clear roadmap forward—supporting enhanced data, systems, and decision-making to guide the shift from a basic, top-down approach to a transparent, evidence-based, bottom-up asset management model that aligns with Council’s financial capacity and community service expectations.

Asset Management Strategy

This section focuses on building asset management capability by completing the shift from short-term annual budgeting to integrated long-term financial planning. It highlights the importance of finalising the remaining asset class plans and strengthening the annual review cycle for Asset Management Plans (**AMPs**) covering all major asset classes over a 10-year timeframe.

These AMPs should align with a Long-Term Financial Plan (**LTFP**) that incorporates sustainable funding strategies and feeds into the annual budgeting process. Regular updates to AMPs and the LTFP, along with transparent communication of service level impacts and risks, are key to informed decision-making. The approach also includes accurate financial reporting at fair value, monitoring performance against strategic objectives, and ensuring the availability of accurate data on service levels and lifecycle costs. Organisational capability will be strengthened by embedding asset management values and responsibilities into the roles of relevant staff and reporting annually on service delivery capacity. An Asset Management Improvement Plan targeting ‘core’ maturity in financial and asset management competencies will drive accountability and continuous improvement.

Asset Management Improvement Plan

The program of tasks and resources required to achieve a ‘core’ asset management maturity was developed in this AMS.

The improvement plan outlines key actions across five focus areas—Data and Systems, Governance and Planning, Financial Sustainability, Service Management, and Organisational Capability—to enhance asset management practices within the Council. Priorities include improving the accuracy and integration of asset data, developing specific AMPs for the service areas of Waste and McMaugh Gardens Aged Care, and strengthening governance frameworks to support accountability and strategic oversight. Financial sustainability will be addressed by aligning AMPs with budgeting processes and establishing an asset rationalisation framework. In service management, defining and aligning levels of service with community expectations will guide future decision-making. Lastly, embedding asset management responsibilities into roles, supported by training and a steering committee, will build organisational capability and ensure long-term success.

1. Introduction

Assets deliver important services to communities. A key issue facing local governments throughout Australia is the management of ageing assets in need of renewal and replacement.

Failure to adequately plan for the replacement of existing assets and the upgrade and construction of new assets will result in assets not meeting the needs of the community, now and into the future.

Infrastructure assets such as transport, stormwater drainage, open space and recreation, buildings, water and wastewater, aged care, waste and plant & equipment present unique challenges. Their performance and longevity can be difficult to determine. Financing needs can be large, requiring planning for large peaks and troughs in expenditure for renewing and replacing such assets. The demand for new and improved services also adds to the planning and financing challenges.³

The acquisition of assets also presents challenges in funding the ongoing operating costs necessary to provide the needed service over the assets' full life cycle.⁴

National frameworks on asset planning and financial planning and reporting introduced in 2009 by the Local Government and Planning Ministers' Council (LGPMC) and now delivered through the Office of Local Government (OLG) by the Integrated Planning & Reporting (IP&R) framework, require Council to adopt a longer-term approach to service delivery and funding comprising:

- A strategic longer-term plan covering, as a minimum, the term of office of the executive and:
 - bringing together asset management and long-term financial plans,
 - demonstrating how Council intends to resource the plan, and
 - consulting with communities on the plan.
- Annual budget showing the connection to the strategic objectives, and
- Annual report with:
 - explanation to the community on variations between the budget and actual results,
 - any impact of such variances on the strategic longer-term plan,
 - report of operations with review on the performance of Council against strategic objectives.⁵

'Framework 2 Asset Planning and Management' has seven elements to assist in highlighting the key management practices that promote prudent, transparent, and accountable management of fixed assets that introduce a strategic approach to meet current and emerging challenges.

- Asset Management Policy,
- Strategy and planning,
 - AMS,
 - AMPs,
- Governance and management arrangements,
- Defining levels of service,

³ LGPMC, 2009, Framework 2 Asset Planning and Management, p 2.

⁴ LGPMC, 2009, Framework 3 Financial Planning and Reporting, pp 2-3.

⁵ LGPMC, 2009, Framework 3 Financial Planning and Reporting, pp 4-5.

- Data and systems,
- Skills and processes, and
- Evaluation.⁶

The AMS is to:

- show how the asset portfolio will meet the service delivery needs of its community into the future,
- enable Asset Management Policy objectives to be achieved,
- ensure the integration of asset management practices with its long-term strategic plan⁷, and
- offer a structured Asset Management Improvement Plan to drive continuous improvement through regular review, gap analysis, and embedded best practices.

The goal of asset management is to ensure that services are provided:

- in the most cost-effective manner,
- through the acquisition, maintenance, operation, renewal, and disposal of assets,
- to the satisfaction of present and future consumers.

The objective of the AMS is to establish a framework to guide best practice of the planning, construction, maintenance, and operation of the infrastructure essential to provide services to the community.

1.1 Legislative requirements

As outlined in Council's *'Asset Management Policy 2025'*, Council is required to adhere to the guidelines and practices set out in the *Local Government Act 1993 (NSW)* and the *Local Government (General) Regulation 2021 (NSW)*.

Council must have a viable long-term Resourcing Strategy for the provision of the resources required to perform Council's functions, including implementing the strategies set out in the Community Strategic Plan (CSP).

The AMS is a key component of the Resourcing Strategy, together with Council's Workforce Planning Strategy (WPS) and LTFP. The goals and strategies of Council's adopted CSP guide the direction of these documents by setting the overarching vision of the community and Council. The IP&R Framework (Figure 1) establishes how community consultation is the basis which informs the CSP, and in turn how the documents comprising the Resourcing Strategy support the CSP and Council's Delivery Program.

⁶ LGPMC, 2009, Framework 2 *Asset Planning and Management*, p 4.

⁷ LGPMC, 2009, Framework 2 *Asset Planning and Management*, p 4.

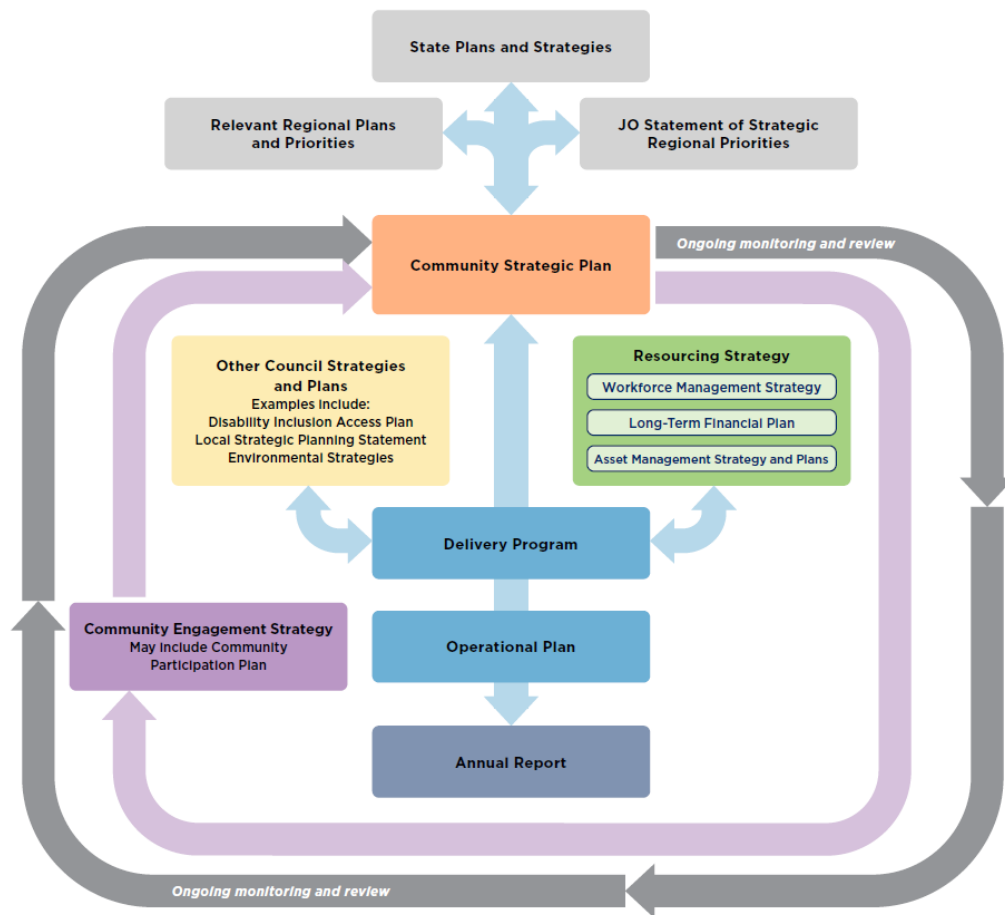
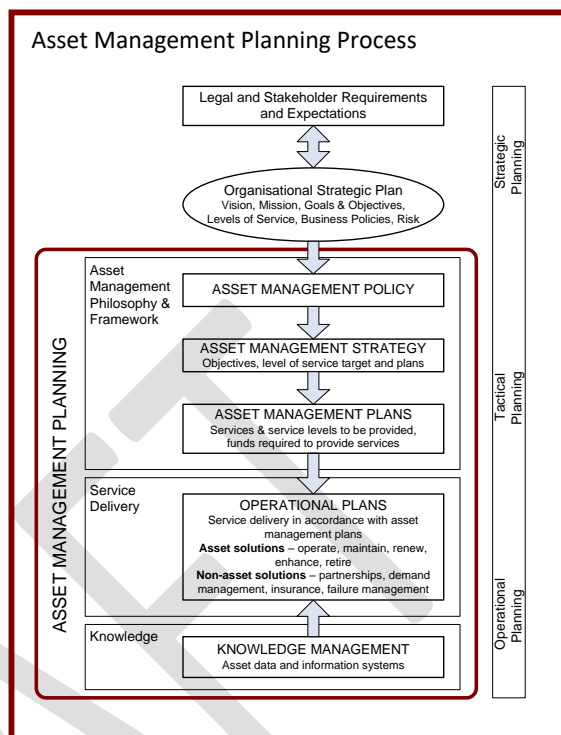


Figure 1: The Integrated Planning & Reporting Framework. (Graphic credit: Office of Local Government NSW)

1.2 Asset Management Planning Process

Asset management planning is a comprehensive process to ensure that assets are managed and maintained in a way that enables affordable services from infrastructure to be provided in an economically optimal way. In turn, affordable service levels can only be determined by assessing financial sustainability measures using scenarios with different proposed service levels.

Asset management planning commences with defining stakeholder and legal requirements and needs, incorporating these needs into the organisation's strategic plan, developing an asset management policy, strategy, asset management plan and operational plans, linked to a long-term financial strategy and funding plan.



2. What Assets do we have?

We use infrastructure assets to provide services to the community. These assets are essential to the health, safety, wellbeing, and prosperity of our residents, businesses, and visitors. As a Council, we manage a broad and diverse range of infrastructure—from transport and stormwater systems to water and wastewater networks, aged care facilities, open spaces and recreation, operational and public buildings, plant and equipment, and waste management infrastructure. Each asset group plays a critical role in delivering vital services and supporting community life. Our ability to sustainably manage, maintain, and invest in these assets underpins our commitment to service delivery, regulatory compliance, environmental stewardship, and community satisfaction. The following table, Table 1, outlines components of each asset category and how they support and contribute to service delivery to achieve the strategic objectives across our local government area.

Table 1: Infrastructure Assets used for providing Services

Asset Class	Description	Services Provided
Plant and Equipment	Heavy plant, heavy trucks, light plant, light trucks, utility vehicles, passenger vehicles, small equipment	Support in Councils operational and capital activities
Water	Reticulation, dams, storage weirs, reservoirs, treatment plants, pumping stations, gauging stations, bores	Potable water delivery
Wastewater	Reticulation, pump stations, treatment plants, telemetry systems	Reclamation of used water
Storm Water	Stormwater pipes and pits, stormwater culverts	Drainage of storm and overland water
Transport	Sealed roads, unsealed roads, footpaths, bridges, kerb and gutter	Community connectivity, drainage
Open Space and Recreation	Parks and open space, caravan parks, other structures, land	Community well-being, recreation
Buildings	Major buildings, minor buildings, other building structures	Community support, operational activity
Waste*	Recycling plant, waste plant and cell, leachate dam, aeration system	Community waste reclamation
McMaugh Gardens Aged Care*	McMaugh Gardens facility, care equipment	Live-in aged care services

*AMP's to be developed

Development of Additional Asset Management Plans

Council acknowledges that dedicated AMPs are not yet in place for all asset categories. There is a priority need to develop AMPs for:

- Waste Services
- McMaugh Gardens Aged Care Facility

These asset classes represent significant operational, regulatory, and community service areas. While Council does currently factor in the operational and capital costs for these services in its Annual Budget and LTFP, this financial planning is not yet underpinned by formal AMPs. As a result, cost projections may lack the depth and rigour that typically come from detailed lifecycle analysis, risk assessment, and defined service levels.

The development of these AMPs is a key action within the Asset Management Improvement Plan and is essential for achieving compliance and alignment with the following frameworks:

- Integrated Planning and Reporting (IPR) Framework – NSW: Under the IPR Framework, councils are required to demonstrate sound long-term financial planning and infrastructure management. Developing these AMPs supports Council's ability to produce evidence-based financial forecasts and service delivery plans.
- ISO 55000 Series – Asset Management Standards: These international standards promote a structured, principles-based approach to asset management, emphasising lifecycle cost

management, performance optimisation, and risk-based planning. Formal AMPs for Waste Services and the McMaugh Gardens Aged Care Facility will ensure consistency with these standards and support continuous improvement.

Establishing these AMPs will enable more accurate financial forecasting, improved risk identification, and clearer alignment between asset performance and community service expectations, while contributing to overall improvement in asset management maturity.

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3. Our infrastructure assets and their management?

3.1 State of the Assets

The financial status of Council's assets is shown in Table 2, categorised according to the reporting framework for Infrastructure, Property, Plant and Equipment (IPPE). It shows both the current written-down value and the estimated replacement cost of our infrastructure assets.

Table 2: Financial Status of the Assets

Asset category per IPPE (Infrastructure, Property, Plant & Equipment)	Asset Management Plan (AMP)	Current Value as at 30 June 2024 ('000)	Replacement value as at 30 June 2024 ('000)
10-Wastewater Infrastructure	Wastewater	19297	27162
11-Stormwater Drainage	Stormwater	3784	5140
12-Water Infrastructure	Water	15053	38387
14-Bulk Earthworks	Transport	77934	77934
17-Land Improvements	Nil	132	132
18-Other Structures	Buildings/ Open Space	5463	8709
19-Heritage	Buildings	90	90
1-Bridges	Transport	32024	51050
20-Future Reinstated	Nil	2631	4186
21-Roads (Unsealed)	Transport	3779	20900
2-Buildings	Buildings	21522	36737
3-Footpaths	Transport	1842	2573
4-Furniture & Fittings	Nil	172	1122
6-Office Equipment	Nil	60	843
7-Other Assets	Nil	46	75
8-Plant & Equipment	Plant & Equipment	6677	12273
9-Roads (Sealed)	Transport	103888	149704
Community land	Nil	4485	4485
Operational land	Nil	3507	3507
Total		302386	445009

Figure 2 shows the replacement costs of assets highlighted as a percentage of total value.

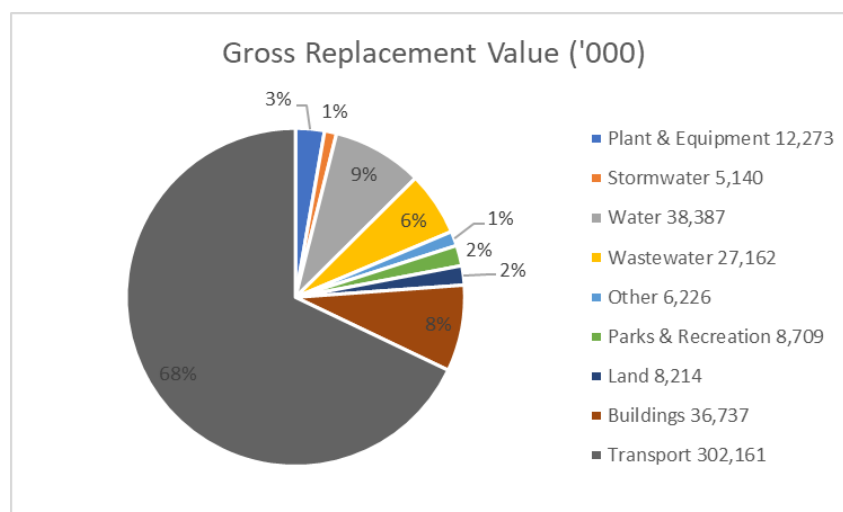


Figure 2: Asset Replacement Values

All values are current from 30 June 2024, based on the most recent audited figures.

The physical status of Council's infrastructure assets is assessed across three key dimensions: Condition, Function, and Capacity.

Condition

The current condition of Council assets is summarised in Figure 3, showing the proportion of assets rated from *Very Good (1)* to *Very Poor (5)*, as of 30 June 2024.

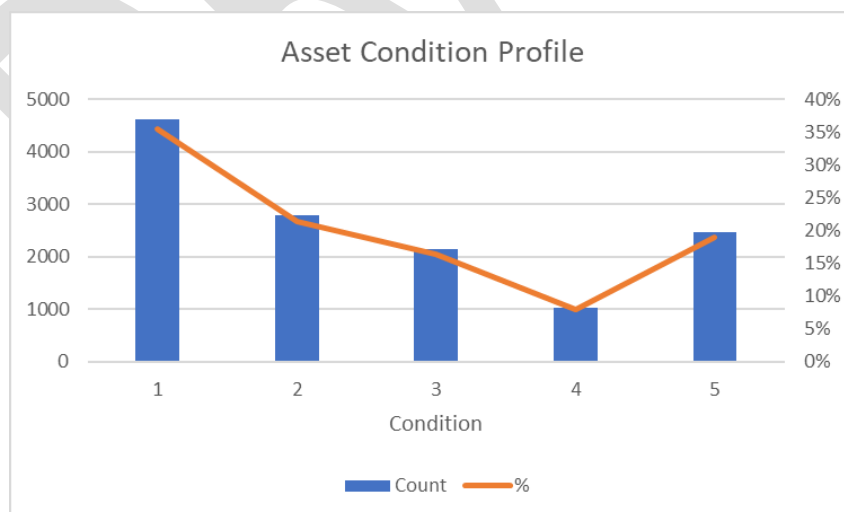


Figure 3: Infrastructure Asset Condition (30 June 2024)

In accordance with the Australian Accounting Standards Board (**AASB**) *Special Schedule 7 (SS7): Report on Infrastructure Assets*, Council is required to report the estimated capital required to upgrade all assets to at least Condition 3 (Fair condition).

Based on current data, 73% of Council's infrastructure assets are in Condition 3 or better, with 27% falling into Condition 4 or 5. Notably, 19% are classified as Condition 5 – Very Poor, which the accounting standard defines as "physically unsound and/or beyond rehabilitation." Note, these percentages represent the proportion of assets by quantity, not by value.

However, this classification does not imply that the entire 19% must be immediately replaced. Many infrastructure assets—particularly those with long useful lives (some exceeding 80 years, i.e. footpaths)—can remain functional within this classification.

In particular, in the road network, isolated segments may fall into Condition 5 due to severe wear, but these cannot always be addressed independently of adjacent segments in better condition. Renewing only the poorest sections without integrating them with surrounding infrastructure can lead to poor design outcomes, inefficiencies, and added lifecycle costs. In many cases, increased inspection frequency, targeted interventions, and proactive maintenance strategies offer a more effective and financially sustainable approach. Also, a significant portion of the assets classified as Condition 5 fall under categories such as Furniture & Fittings and Office Equipment. This is largely due to the asset register not being fully updated in these areas, as recent efforts have prioritised the assessment and management of higher-value and more critical infrastructure assets.

Solutions for assets in very poor condition and their renewal requirements are addressed in detail within each relevant AMP.

A more practical indicator of asset replacement urgency is Remaining Useful Life (**RUL**), which considers both the age and condition of an asset. For Council-managed infrastructure, RUL is particularly valuable because it reflects the expected timeframe in which an asset can continue to provide its intended service before requiring renewal or replacement. While condition assessments provide insight into the current physical state of an asset, RUL incorporates the original design life and expected service duration, often placing greater weight on age-based deterioration patterns. This is especially relevant for long-life civil assets—such as roads, bridges, and drainage—where observable condition may not fully capture hidden degradation or the cumulative effects of use, environment, and material fatigue. As a result, RUL serves as a more consistent and forward-looking metric for prioritising capital works and aligning renewal investment with financial forecasts.

Unfortunately, comprehensive RUL data is not yet available for all asset classes due to historical inconsistencies in asset condition and commencement date records. Addressing this gap is a priority in the AMS and each related AMP improvement plan update.

Overall asset data accuracy will be progressively improved through a structured audit process. These audits precede condition assessments and are integral to reliable asset revaluations. Council follows a five-year asset revaluation cycle. Beyond financial compliance, the revaluation process serves as a critical data validation opportunity — prompting systematic reviews of asset dimensions, materials, functionality, and geographic accuracy. When paired with field audits, this cycle provides a foundation for identifying missing, misclassified, or inaccurately recorded assets in the register. By embedding this process into Council's AMS, each revaluation becomes a checkpoint for improving data reliability, setting the stage for more credible lifecycle modelling, risk assessments, and long-term financial planning — all of which contribute to strengthening overall asset management maturity.

Council is currently at the midpoint of its five-year asset revaluation cycle, having completed the revaluation of building assets and now finalising the extensive transport asset class, which collectively represents over 80% of the total value of the infrastructure portfolio. This phase marks a significant milestone, as it provides the most up-to-date and comprehensive data to inform both condition-based assessments and Remaining Useful Life (RUL) estimates for most Council-managed assets. The insights gained through these revaluations are already enhancing the quality of asset data, strengthening the integrity of financial reporting, and supporting more evidence-based asset planning. Once the remaining asset classes are revalued in the coming years, Council will be well-positioned to close key data gaps necessary for advanced lifecycle modelling, risk analysis, and long-term capital forecasting.

Function and Capacity

Assessments of asset function and capacity currently rely heavily on assumed adequacy, due to limited community consultation and a lack of comprehensive internal performance evaluation. As a result, Council's understanding of whether assets are fit-for-purpose, appropriately sized, and capable of meeting current and future service demands is incomplete. This uncertainty is compounded by potential infrastructure pressures related to the development of the Renewable Energy Zone (REZ) in the region, and the growing risk of asset obsolescence driven by shifting community expectations, evolving service delivery models, and technological change.

To address these challenges, the Asset Management Improvement Plan includes targeted actions such as:

- Service Reviews
- Community Engagement
- Performance Benchmarking
- Collaborative Demand Forecasting

These initiatives will support a clearer understanding of whether assets are aligned with required service levels and remain relevant over time. The outcomes will guide more evidence-based decisions regarding investment, renewal, upgrades, or alternative service solutions—such as shared facilities, modified operating hours, or different delivery models—while also accounting for budget limitations, regional growth pressures, and the need to manage the risks associated with asset obsolescence.

In addition, the annual review of each AMP provides a critical opportunity to respond to significant changes in the asset base, particularly those linked to renewable energy development and gifted infrastructure. New or upgraded assets—often delivered through externally funded projects or development contributions—must be assessed not only for their condition but also for their ongoing functional suitability, operational impact, and lifecycle costs. Regular AMP updates ensure Council can appropriately plan for these additions, maintain service alignment, and avoid unforeseen maintenance or renewal liabilities in future years.

Asset Inclusion Clarification

It should be noted that the assets to be covered by the forthcoming AMPs —namely Waste Services and McMaugh Gardens Aged Care Facility—are already included in the financial valuations and state of the assets data presented throughout this strategy.

These assets form part of Council's broader asset portfolio, which is currently assessed in terms of condition, renewal demand, and financial forecasts. While the overall renewal demand includes these assets, the value of aged care equipment is not yet fully captured in the asset register. As additional AMPs are developed, this will lead to a slight, immaterial increase in the recorded asset value. However, the underlying financial reporting and forecasting frameworks will remain consistent. The new plans will primarily enhance the level of detail, risk analysis, and service planning associated with both existing and newly identified assets.

3.2 Lifecycle Costs

Lifecycle costs (or whole-of-life costs) represent the average annual expenditure required to sustain service levels over the life of assets. These costs include Operational Expenses (**OPEX**) such as operations and maintenance, and Capital Expenses (**CAPEX**) including renewal, acquisition, and disposal. Table 3 presents the average annual lifecycle costs for infrastructure services based on the 2025–34 LTFP.

Table 3: Average yearly Lifecycle Cost forecast to deliver Infrastructure Services

Service	Average annual forecast lifecycle costs		Lifecycle Cost (\$/yr)
	OPEX	CAPEX	
Transport	5,907,368	3,954,634	9,862,001
Buildings	2,159,842	930,505	3,090,347
Open Space & Recreation	1,050,000	90,000	1,140,000
Stormwater	210,000	60,000	270,000
Water	2,034,000	501,450	2,535,450
Wastewater	1,068,000	300,000	1,368,000
Plant & Equipment	2,453,342	1,474,631	3,927,973
Total	14,882,550.90	7,311,220.20	22,193,771.10

Lifecycle costs are compared to the funding allocated in the LTFP to assess the financial sustainability of service delivery. The lifecycle budget includes OPEX and CAPEX for the first year of the planning period, with variations reflecting the timing of asset renewals. Table 4 shows the adopted lifecycle budget for 2025–26.

Table 4: Lifecycle planned budget to deliver Infrastructure Services FY26

Service	Planned budget FY26		Lifecycle Cost (\$/yr)
	OPEX	CAPEX	
Transport	7,368,252	2,592,253	9,960,505
Buildings	1,799,000	935,916	2,734,916
Open Space & Recreation	1,342,761	-	1,342,761
Stormwater	149,766	100,000	249,766
Water	2,327,285	1,234,000	3,561,285
Wastewater	1,122,760	300,000	1,422,760
Plant & Equipment	2,573,435	1,561,512	4,134,947
Total	16,683,259.00	6,723,681.00	23,406,940.00

The comparison of average lifecycle costs to the planned budget highlights discrepancies between long-term service needs and current outlays.

Where the budget falls short of the lifecycle cost, it is likely that additional funding will be required in the future, or service levels may need to be adjusted. Identifying the timing and extent of these potential shortfalls supports more informed and sustainable decision making and underscores the importance of integrating AMPs with the LTFP.

When the planned budget meets or exceeds the average lifecycle cost, it indicates a healthy alignment between financial capacity and asset service needs. This suggests that current funding levels are likely sufficient to maintain service levels over the long term, reducing the risk of unexpected deterioration or costly reactive interventions. A healthy budget position also provides greater flexibility for strategic investment and reinforces the value of integrating AMPs with the LTFP to sustain this balance.

The resulting lifecycle gap and corresponding indicator for 2025–26 is shown in Table 5.

Table 5: Lifecycle Indicators

Service	Lifecycle Average Cost (\$/yr)	Lifecycle Budget (\$/yr)	Lifecycle Gap (\$/yr)	Lifecycle Indicator (%) Target 100%
Transport	9,862,001	9,960,505	98,504	101%
Buildings	3,090,347	2,734,916	- 355,431	88%
Open Space & Recreation	1,140,000	1,342,761	202,761	118%
Stormwater	270,000	249,766	- 20,234	93%
Water	2,535,450	3,561,285	1,025,835	140%
Wastewater	1,368,000	1,422,760	54,760	104%
Plant & Equipment	3,927,973	4,134,947	206,974	105%
Total	22,193,771.10	23,406,940.00	1,213,169	107%

Forecast Constraints

IP&R Framework requires Council to demonstrate short-term sustainability through a balanced Delivery Program ensuring it is financially and operationally achievable.⁸

Financial planning should align with asset management forecasts to ensure sustainable service delivery. Councils should aim for financial indicators that reflect a sustainable position, particularly in the early years of forecasting, to demonstrate fiscal responsibility and long-term viability.⁹

Council's lifecycle cost forecasts are currently skewed due to the significant heavy deferral of over \$6M in capital works, a necessary response to long-term financial constraints identified in early development versions of the current LTFP. These deferrals have contributed to a growing backlog of asset renewals and consequent increase in maintenance.

In conjunction, to maintain essential service levels and move toward a sustainable financial position over the 10-year LTFP forecast, Council has increased service charges to manage rising operational demands and address these deferred activities.

While this has enabled a temporary balance between forecast investment and available funding per the IP&R Guidelines, it is not reflective of long-term sustainability.

The tailored nature of the LTFP has contributed to an inflated Lifecycle Cost Indicator of 107% for 2025–26. While this exceeds the target benchmark of 100%, it reflects these short-term adjustments rather than a true surplus and should be interpreted with caution. It does, however, allow some flexibility in 2025–26 budget allocations across service areas.

Variances beyond the 10% target in certain portfolios are explained below:

- Water Portfolio: The budget exceeds average lifecycle cost due to the allocation of restricted capital reserves for renewal projects, particularly the replacement of ageing water mains.
- Open Space and Recreation: Includes costs for open space structures. Due to limitations in current financial systems, full disaggregation is not yet possible. A new system is being developed to improve cost tracking from the next financial year.
- Buildings Portfolio: Higher average costs are observed due to planned capital investment in depot facilities in 2025–26, alongside a \$3 million contingency from FY2033–35. Despite this, the 30-year average remains aligned with long-term forecasts.

This temporary and artificially inflated surplus is the result of deferred capital expenditure forecasts. It does not reflect a sustainable financial position and cannot be maintained without ongoing financial reform and strategic investment.

Key Assumptions

- LTFP assumptions are realised, including the implementation of a Special Rate Variation (SRV) in FY26–27 and increases to waste charges from FY25–26.
- Operational expenses include depreciation and internal overheads.
- All financial figures are presented in 2025 dollars.

⁸ IP&R Guidelines - 2021

⁹ IPWEA - Practice Note 6: Long-term Financial Planning

3.3 Asset Management Structure

Asset management is a strategic, organisation-wide responsibility that underpins the sustainable delivery of Council services. A co-ordinated approach is essential to ensure that appropriate skills, training, and clearly defined roles and responsibilities are in place across all levels of the organisation. This strategy outlines Council's commitment to building internal capacity and embedding asset management practices as a core component of effective governance and service delivery.

The following table outlines key stakeholder roles and responsibilities.

Key Stakeholder	Role in AMPs
Councillors	<ul style="list-style-type: none"> Represent the needs of the community. Ensure sustainability through informed decision making.
General Manager	<ul style="list-style-type: none"> Allocate resources to meet the organisations objectives in providing services while managing risks. Authorise delegations of authority to undertake works defined in the AMPs. Provide guidance on the organisations plans to fund its overall operations meeting objectives, now and in the future. Foster asset management stewardship, throughout the entire organisation.
Manager Finance and IT	<ul style="list-style-type: none"> Guide the organisations financial objectives and sustainability. Define the organisations financial abilities.
Director Infrastructure and Development	<ul style="list-style-type: none"> Guide the organisations holistic asset practices, objectives and sustainability. Identify training requirements, changes in workflows and/or Council requirements.
Asset Manager	<ul style="list-style-type: none"> Continually develop the Asset Management Framework documents with constant stakeholder engagement and data analysis. Manage asset data, registers and information systems. Conduct condition assessments to inform revaluation and forecasts. Inform stakeholders of lifecycle requirements, limitations and associated risk. Drive continuous improvement.

Key Stakeholder	Role in AMPs
Team Leaders/Managers	<ul style="list-style-type: none"> Oversee the works of the AMPs. Co-ordinate budgets. Inform and assist in fit for purpose discussion and analysis including risk.
Contractors/ Employees	<ul style="list-style-type: none"> Perform AMP tasks. Report condition and operation issues. Safety and Risk input.
General Public	<ul style="list-style-type: none"> Report on observed operations and issues. Inform Levels of Service.

3.4 Asset Management Function

A corporate, 'whole-of-organisation' approach to asset management can significantly enhance the effectiveness of the asset management function. Taking this holistic approach offers several key benefits, including:

- Demonstrating leadership and organisational commitment to sustainable asset management
- Encouraging enterprise-wide buy-in and shared responsibility
- Coordinating strategic planning, information technology, and asset management activities
- Promoting consistent and uniform asset management practices across all departments
- Facilitating information sharing across IT systems, hardware, and software
- Leveraging corporate knowledge and expertise
- Championing the asset management process at all levels
- Broadening accountability for achieving and reviewing sustainable asset management outcomes.

The asset management function within Council is evolving in line with increasing maturity and capability. With an asset management policy and strategy, along with seven of nine asset management plans developed, the focus is now shifting from foundational planning to embedded practice and continuous improvement.

This progression can be understood in three broad phases. The first phase involved setting strategic direction through the development of an AMS and the implementation of an improvement program to guide early capability building. This was followed by the second phase, during which significant progress was made in the development of AMPs. However, much of this work was based on assumed data, indicative service levels, and preliminary system frameworks rather than fully validated operational inputs. While these assumptions provided a necessary starting point, they now require refinement to support more accurate, evidence-based decision-making.

Council is now transitioning into the third phase, where the emphasis is on fully operationalising the AMPs. This includes using them actively to inform financial forecasting, service delivery, and risk management, while establishing processes for regular monitoring, evaluation, and review. A key

aspect of this stage is the shift from a top-down approach—where planning and decision-making are primarily guided by strategic intent—to a more integrated, bottom-up model. This ensures that asset management decisions are increasingly shaped by accurate data, operational insights, and community needs.

Currently, the organisation's asset management maturity lies between the second and third phases, reflecting a solid foundation with increasing integration of asset management practices across the organisation. Maturity levels and improvement priorities are discussed in more detail in Section 3.5.

3.5 Financial & Asset Management Maturity

The National Frameworks on Asset Planning and Management and Financial Planning and Reporting define 10 elements. 11 practice areas, defined from 2 functions, have been developed from these elements¹⁰ to assess maturity under the National Frameworks. The competencies are:

Function 1 - Financial Planning and Reporting

- Strategic Longer-Term Plan
- Annual Budget
- Annual report

Function 2 - Asset Planning and Management

- Asset Management Policy
- AMS
- AMPs
- Governance & Management
- Levels of Service
- Data & Systems
- Skills & processes
- Evaluation

The National Assessment Framework (NAF) is a structured online questionnaire developed by the Institute of Public Works Engineering Australasia (IPWEA) to evaluate progress with implementing the elements of the LGPMC. The main objective is for council to focus on achieving, maintaining (and hopefully surpassing) 'Core' level asset management and financial planning maturity. These standards set a core financial and asset management maturity target level of 3, on a 1-5 scale.

1 – Aware. 2 – Basic. 3 – Core. 4 – Intermediate. 5 – Advanced.

Asset Management Maturity Scale

A comprehensive maturity assessment (NAF) has been conducted to evaluate Council's current performance against core (Level 3) and advanced (Level 5) maturity benchmarks across the 11 key elements. A summary is outlined in *Figure 4*.

¹⁰ Asset Planning and Management Element 2 *Asset Management Strategy and Plans* divided into Asset Management Strategy and Asset Management Plans practice areas.

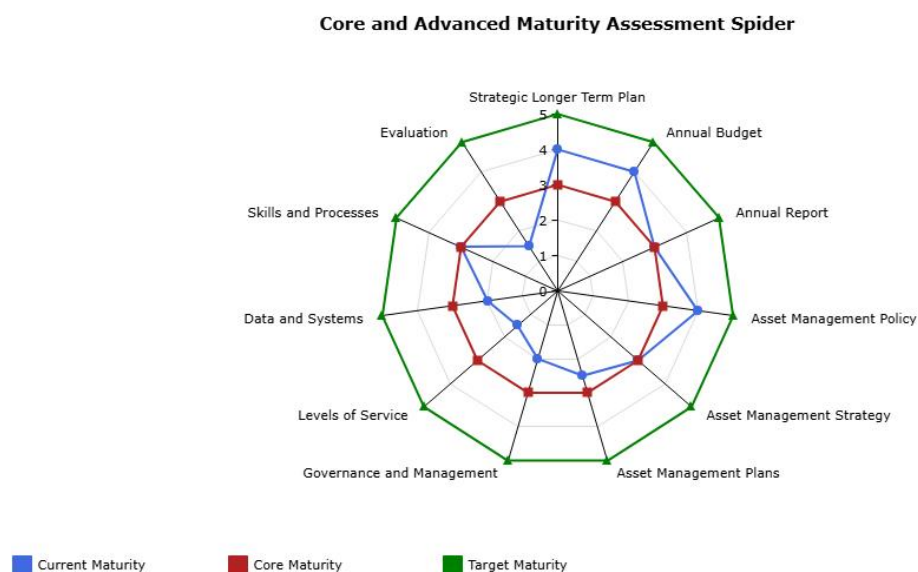


Figure 4: Financial and Asset Management Maturity Summary, May 2025

The 'core' maturity target is outlined by the red web, the green web shows an 'advanced' target level.

The blue web shows the current level of Uralla Shire Councils asset maturity.

The assessment confirms that Council demonstrates core maturity or higher in the following strategic and financial areas:

- Strategic Longer-Term Plan
- Annual Budget
- Annual Report
- Asset Management Policy
- AMS
- Skills and Processes

These results reflect a strong foundation in strategic planning and financial governance, supporting the long-term management of community assets.

However, the following elements were identified as not yet achieving core maturity (Level 3):

- AMPs
- Governance and Management
- Levels of Service
- Data and Systems
- Evaluation

These gaps indicate that while initial frameworks exist, further development is required—particularly in operational and tactical domains—to progress toward the Council’s target “core” maturity level.

Failure to address these deficiencies presents a risk to the overall effectiveness and sustainability of Council’s asset management practices. Accordingly, targeted improvement is necessary to ensure capability alignment with strategic objectives.

The Maturity Assessment proposes the following strategic actions:

- **Prioritise improvements** in elements below core maturity to support a balanced, integrated asset management framework.
- **Develop and implement action plans** focused on critical gaps, particularly in Data and Systems, Evaluation, and Levels of Service.
- **Establish regular monitoring and review processes** to track progress toward achieving target maturity.

These recommendations are embedded in this AMS Improvement Plan (Section 6), which outlines the pathway to achieving a minimum of core (Level 3) maturity across all key asset management areas.

3.6 Strategy Outlook

Council's current approach to asset management reflects several key challenges that inform the direction of this strategy and the accompanying improvement plan. Two primary factors currently influence the asset management landscape at Council:

1. **Financial Sustainability Constraints**

Long-term, Council is not able to fully fund the life cycle costs of its infrastructure assets at existing levels of service, based on the identified available funding. This funding gap highlights the need for financial reform and more targeted investment, service level reviews, and stringent analysis on the metric drivers behind the long-term financial planning to ensure the sustainability of Council’s asset base.

2. **Asset Management Maturity**

Council’s current asset management maturity is assessed as being below 'core' level, as defined by national frameworks such as the IPWEA Asset Management Maturity Scale. Improvement is required in key areas such as asset data quality, information systems, and service level management. Investment in these areas is essential to support evidence-based decision-making, risk management, and community-focused service delivery.

These factors are central to shaping Council’s Asset Management Improvement Plan, which sets out a structured pathway toward a ‘bottom up’ more sustainable, integrated, and performance-based Asset Management System.

4. Where do we want to be?

4.1 Vision, Mission, Goals and Objectives

We have adopted a Vision for the future in the Community Strategic Plan.

“A vibrant community with a growing economy and sustainable lifestyle that values its heritage”.

Our purpose or reason for existence is set out in the adopted mission statement,

“Uralla Shire Council listens to and facilitates the aspirations of the community”.

The Strategic Plan sets goals and objectives to be achieved in the planning period. The goals set out where the organisation wants to be. The objectives are the steps needed to get there. Goals and objectives relating to the delivery of services from infrastructure are shown in Table 6.

Table 6: Goals and Objectives related to Infrastructure Services

Goals	Objectives
Community Minded	A safe, active, healthy shire. Access to and equity of services.
Prosperous	Well serviced communities.
Good Custodians	Development that enriches our environment.
Independent	An efficient and effective independent local government.

4.2 Asset Management Policy

The Asset Management Policy defines our vision and service delivery objectives for asset management in accordance with the CSP, legislative requirements, community needs and affordability.

The AMS is developed to support the Asset Management Policy to:

- show how the asset portfolio will meet the affordable service delivery needs of the community into the future,
- enable the asset management policy objectives to be achieved,
- ensure the integration of asset management practices with the long-term strategic plan, and
- offer a structured Improvement Plan to drive continuous improvement through regular review, gap analysis, and embedded best practices.

4.3 Asset Management Vision

To ensure long-term financial sustainability, it is essential to balance the community's expectations for services with their ability to pay for the infrastructure assets used to provide the services.

Maintenance of service levels for infrastructure services requires appropriate investment over the whole of the asset life cycle. To assist in achieving this balance, we aspire to this vision;

*'Develop and maintain asset management governance, skills, process, systems and data to provide the level of service the community need today and, in the future, in the most cost-effective and fit for purpose manner.'*¹¹

In line with this vision, the objectives of the AMS are to:

- ensure that the infrastructure services are provided in a financially sustainable way, with the appropriate level of service to residents, visitors and the environment,
- safeguard infrastructure assets by implementing appropriate management strategies and appropriate financial resources for those assets,
- adopt the long-term financial plan as the basis for all service and budget funding decisions,
- meet legislative requirements for all operations,
- ensure resources and operational capabilities are identified and responsibility for asset management is allocated,
- provide high level oversight of asset management and financial planning and reporting responsibilities through Audit Committee/CEO reporting on the development and implementation of the AMS, AMPs and LTFF.

Strategies based on the asset management maturity competencies to achieve this position are outlined in Section 5.

5. How will we get there?

The AMS proposes clear strategies to achieve the objectives outlined in the Strategic Plan, Asset Management Policy, and Asset Management Vision. A key focus of this strategy is to enhance asset management capability across Council, enabling better-informed decision-making, more efficient resource allocation, and more sustainable service delivery.

As shown in *Table 7: Asset Management Maturity Competencies* – based on Council's May 2025 National Asset Framework (NAF) Maturity Assessment outputs - Council has made strong progress in several critical areas. Long-term financial planning, the development of AMPs, and the integration of asset-related expenditure into annual budgets are either complete or well advanced. These milestones reflect Council's commitment to strengthening asset management practices.

Council is now shifting from a traditional, top-down approach—characterised by reactive planning, high-level assumptions, and professional judgement—to a more integrated, bottom-up approach that is data-driven, process-oriented, and evidence-based. This transition is fundamental to supporting transparency, consistency, and long-term sustainability in decision-making.

Other areas—such as asset data quality, operational capability reporting, and internal governance—are still in development. These are not seen as deficiencies, but rather as key opportunities for improvement that are actively being addressed through a structured and staged improvement program. By maintaining focus on continuous progress, Council is well positioned to lift its asset management maturity to a 'core' level and beyond.

¹¹ Adapted from IPWEA – IIMM (2020) and the Asset Management Pathway

Table 7: Asset Management Maturity Competencies (Uralla Shire Council – May 2025 NAF Assessment)

No	Asset Management Competency	Desired Outcome	Status
1	Move from Annual Budgeting to Long-Term Financial Planning	The long-term implications of services are considered in annual budget deliberations.	Well Progressed
2	Develop and annually review AMPs covering at least 10 years for all major asset classes (ideally for more than 80% of asset value).	Identification of services needed by the community and required funding to optimise 'whole of life' costs.	Well Progressed
3	Adopt a LTFP covering 10 years incorporating asset management plan expenditure projections with a sustainable funding position outcome.	Sustainable funding model to provide services.	Complete
4	Incorporate Year 1 of LTFP revenue and expenditure projections into annual budgets.	Long-term financial planning drives budget deliberations.	Complete
5	Review and update AMPs and LTFPs after adoption of annual budgets. Communicate any consequence of funding decisions on service levels and risks.	The community are aware of changes to service levels and costs arising from budget decisions.	Well Progressed
6	Report the financial position at Fair Value in accordance with Australian Accounting Standards, financial sustainability, and performance against strategic objectives in Annual Reports.	Financial sustainability information is available for executive and the community.	Completed annually
7	Ensure decisions are made from accurate and current information in asset registers, on service level performance and costs and 'whole of life' costs.	Improved decision making and greater value for money.	Partially Complete
8	Report on resources and operational capability to deliver the services needed by the community in the Annual Report.	Services delivery is matched to available resources and operational capabilities.	Partially Complete
9	Ensure responsibilities for asset management are identified and incorporated into staff position descriptions.	Responsibility for asset management is defined.	Complete
10	Implement an Improvement Plan to realise 'core' maturity for the financial and asset management competencies within 2 years.	Improved financial and asset management capacity within the organisation.	Well Progressed
11	Report six monthly to executive by Audit Committee/CEO on development and implementation of AMS, AMPs and LTFPs.	Oversight of resource allocation and performance.	Partially Complete

Achieving a fully integrated, sustainable asset management approach requires ongoing effort, resourcing, and commitment. The next stage in Council's journey is to implement a targeted Asset Management Improvement Plan that addresses identified gaps and builds on existing strengths. This plan sets out specific, achievable actions aligned with industry frameworks and best practice.

6. Asset Management Improvement Plan

To strengthen Council's asset management capability and meet its service delivery objectives, this Improvement Plan outlines targeted actions across six key focus areas: Data and Systems, Governance and Planning, Financial Sustainability, Service Management, and Organisational Capability.

Each focus area addresses identified gaps or opportunities for improvement arising from the NAF asset management maturity assessment and current state analysis. The aim is to ensure that asset decisions are well-informed, strategically aligned, financially sustainable, and responsive to community needs.

The table in Appendix A presents specific improvement actions, the rationale behind each, and associated tasks to guide implementation over the 4-year iteration of this strategy. Together, these initiatives will enhance the quality of asset information, strengthen governance and planning processes, improve service outcomes, and build organisational capability—ultimately supporting long-term sustainability and value for the community. These actions will also support progression toward a higher level of asset management maturity, ensuring Council meets industry standards and expectations in line with ISO 55000 principles.

7. Managing Progress

7.1 Performance Measurement

Performance of this strategy will be measured through delivery of improvement objectives as detailed in the Asset Management Improvement Plan and maturity level movement in the Asset Management Maturity assessment.

Performance measures for the monitoring of individual or grouped asset performance are included in each specific AMP.

7.2 AMS Review

This AMS is a living document that supports continuous improvement in Council's asset management practices. It will be regularly monitored and updated to reflect implementation progression and remain relevant. At a minimum, the AMS will be reviewed every four years in line with the Council term and the IP&R Framework. Each review will consider updates to the CSP to ensure the strategy continues to reflect community feedback and aligns with the evolving goals and priorities of the Uralla Shire community.

Appendix A: Asset Management Improvement Plan

Ref	Focus Area	Action	Reason/Outcome	Tasks
1	Data and Systems	Improve data accuracy and asset register completeness with standardised methods.	Accurate data is foundational to all other asset management decisions.	<ul style="list-style-type: none"> Asset audits. Asset register audits. Useful life analysis. Asset condition assessments. Asset revaluations.
2	Data and Systems	Improve integration between existing systems for better data sharing and reporting.	Enhances cross-departmental collaboration and operational efficiency.	<ul style="list-style-type: none"> Evaluate current systems. Pilot Integration. Implement work order level budget system. Document recommendation for MANEX.
3	Data and Systems	Develop specific AMPs for key service areas.	Fills service planning gaps and improves forecasting for underrepresented asset classes.	<ul style="list-style-type: none"> Develop Waste AMP. Develop McMaugh Gardens Aged Care AMP.
4	Governance and Planning	Strengthen internal reporting and governance mechanisms.	Promotes accountability, oversight, and strategic control.	<ul style="list-style-type: none"> Foster collaboration between departments. Monitor and report evaluations. Track improvement progress.
5	Governance and Planning	Review and update the Asset Management Framework, including policy, strategy, and plans.	Supports continuous improvement and ensures currency of guiding documents.	<ul style="list-style-type: none"> Compile relevant data for review processes. Complete reviews per schedule.

Ref	Focus Area	Action	Reason/Outcome	Tasks
6	Financial Sustainability	Improve alignment between AMP updates, budget processes, and the Long-Term Financial Plan.	Ensures realistic, sustainable funding decisions based on current needs.	<ul style="list-style-type: none"> Develop annual timeline. Standardise financial models. Include funding scenarios, constrained, affordable and aspirational.
7	Financial Sustainability	Develop an asset rationalisation framework.	Helps manage long-term liabilities and service affordability.	<ul style="list-style-type: none"> Clearly define asset rationalisation procedures. Service review framework to be developed for MANEX review. Identify underperforming or surplus assets.
8	Service Management	Formalise and document current service levels.	Enables service performance measurement and informed dialogue with stakeholders.	<ul style="list-style-type: none"> Define current levels of service.
9	Service Management	Increase community and stakeholder engagement in defining priorities and service expectations.	Ensures decisions reflect community needs and preferences.	<ul style="list-style-type: none"> Conduct community surveys. Align levels of service with constrained/desired levels of service per funding scenarios.
10	Organisational Capability	Embed asset management responsibilities into staff roles and processes.	Builds capability and normalises asset management across Council functions.	<ul style="list-style-type: none"> Foster collaboration. Develop an asset management steering committee.
11	Organisational Capability	Provide staff training and development opportunities in asset management.	Enhances internal knowledge and capability.	<ul style="list-style-type: none"> Inform service teams on decision consequences. Develop training requirements. Run induction/training sessions.

Appendix B: Glossary

Acquisition is obtaining new assets through purchase, construction, donation, or transfer. It also includes the upgrade of existing assets above their original capacity. I.e. the widening of a road.

Assets are resources controlled by an entity as a result of past events and from which future economic benefits are expected to flow to the entity. Infrastructure assets are a sub-class of infrastructure, property, plant and equipment which are non-current assets with a life greater than 12 months and enable the provision of services.

Asset categories refers to the grouping of like asset types within an asset group, e.g. all sealed roads.

Asset class see *Asset groups*.

Asset groups are grouping of like asset categories, for example all pavement, seal, kerb & gutter and footpaths comprise the roads asset group.

Asset depreciation is a measure of the average annual consumption of service potential over the life of the asset. Depreciation is a guide for the required renewal expenditure in any given year.

Asset management is the combination of management, financial, economic, engineering, and other practices applied to infrastructure assets with the objective of providing the required level of service in the most cost effective manner.

Appropriate best practice refers to the application of best practice processes in asset management, taking into account lifecycle costs and systems to meet the required level of service.

Capital expenditure are the funds used to acquire, maintain and improve assets.

Condition assessment is the process continuous or periodic inspection, assessment, measurement and interpretation of the resultant data to indicate the condition of a specific asset so as to determine the need for some preventative or remedial action.

Fair Value reflects the current replacement cost of an asset, adjusted for its condition, age, and remaining useful life.

Infrastructure refers to the tangible items required for delivery of essential services.

Intergenerational equity refers to the concept of fairness between generations. Each generation has the right to inherit the same resources enjoyed by previous generations and the equitable access to enjoyment and use of those resources. In an asset management context, intergenerational equity seeks current users of an asset who benefit from its use to pay their pro rata share of costs involved in the future replacement of the asset.

Level of service is the defined service quality for a particular service/activity against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental impact, acceptability, and cost.

Lifecycle cost refers to the total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, rehabilitation, and disposal.

Non-current asset refers to a long-term investment which cannot be converted to cash easily within twelve (12) months.

Operating expenditure is the ongoing cost of providing a service. Operating expenditure includes staff salaries and wages, plant hire, materials, power, fuel, accommodation and equipment rental, on-costs and overheads.

Replacement value (replacement cost) means the cost of replacing the service potential of an existing asset, by reference to some measure of capacity, with an appropriate modern equivalent asset.

Sustainability refers to balancing financial, environmental, and social considerations to ensure infrastructure remains affordable, functional, and resilient over the long term.

Useful life is the period from the acquisition of an asset to the time when the asset, while physically able to provide a service, ceases to be the lowest cost alternative to satisfy a particular level of service. The economic life is at the maximum when equal to the physical life, however obsolescence will often mean that the economic life is less than the physical life.



Investment Policy 2025

ADOPTED BY COUNCIL <ENTER DATE>
To be completed by Governance

1. PURPOSE

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 actually place the investments on a daily basis.


2. APPLICATION

This policy applies to all Council Officers

3. POLICY INTENT

- 3.1. To provide a framework for the investing of Council's funds at the most favourable rate of interest available to it at the time whilst having due consideration of risk and security for that investment type and ensuring that liquidity requirements are being met.
- 3.2. While exercising the power to invest, consideration is to be given to the preservation of capital, liquidity, and the return of investment.
- 3.3. Preservation of capital is the principal objective of the investment portfolio. Investments are to be placed in a manner that seeks to ensure security and safeguarding of the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.
- 3.4. Investments should be allocated to ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring the risk of significant costs due to the unanticipated sale of an investment.
- 3.5. Investments are expected to achieve a market average rate of return in line with the Council's identified thresholds and parameters.
- 3.6. This policy only deals with Council's investments with financial institutions and does not consider investments Council may wish to make in other forms of capital, such as property.

4. COMMUNITY STRATEGIC PLAN OBJECTIVES

Pillar	Goal	Objective
 Independent	An independent shire and well-governed community	<ul style="list-style-type: none"> A strategic, accountable, and representative Council An efficient and effective independent local government

5. DEFINITIONS

Council	Uralla Shire Council
Council Officer	A person authorised in writing by Council to undertake duties for Council and includes councillors, members of staff, administrators, council committee members and delegates of council
Code	The Local Government Code of Accounting Practice & Financial Reporting sets the minimum requirements set by the Australian Accounting Standards and the Office of Local Government, including accounting for investments.
BBSW	The Bank Bill Swap reference rates are independent and transparent rates for the pricing and revaluation of privately negotiated bilateral Australian dollar interest swap transactions. The rates are published daily.
APRA	The Australian Prudential Regulation Authority is a body established by an act of parliament. APRA oversees banks, credit unions, building societies, general insurance and reinsurance companies, life insurance, friendly societies and most members of the superannuation industry. APRA is funded largely by the industries that it supervises. It was established on 1 July 1998.

Responsible Accounting Officer	The Chief Finance Officer is Council's Responsible Accounting Officer and the Responsible Officer for this Policy.
ADI	Authorised Deposit-taking Institutions are corporations which are authorised under the <i>Banking Act 1959 (Cth)</i> . ADIs include banks, building societies, and credit unions.

6. POLICY

6.1. DELEGATION OF AUTHORITY

Authority for implementation of the Investment Policy is delegated by Council to the General Manager in accordance with the *Local Government Act 1993*. The General Manager may in turn delegate the day-to-day management of Council's investments to the Responsible Accounting Officer and or authorised finance staff, subject to regular reviews. Officers' delegated authority to manage Council's investments shall be recorded and required to acknowledge they have received a copy of this policy and understand their obligations in this role. The placement (or redemption if required by an ADI) of investments requires a minimum of two signatures from officers with delegated authority.

6.2. PRUDENT PERSON STANDARD

The investment portfolio will be managed with the care, diligence, and skill that a prudent person would exercise. As trustees of public monies, officers are to manage Council's investment portfolio to safeguard the portfolio in accordance with the spirit of this Investment Policy, and not for speculative purposes.

6.3 ETHICS AND CONFLICT OF INTEREST

Officers shall refrain from personal activities that would conflict with the proper execution and management of Council's investment portfolio. This policy requires officers to disclose any conflict of interest to the General Manager.

Independent advisors are also required to declare that they have no actual or perceived conflicts of interest.

6.4 APPROVED AND PROHIBITED INVESTMENT

6.4.1 In accordance with the Ministerial Investment Order, this Investment Policy prohibits but is not limited to any investment carried out for speculative purposes including:

- Derivative based instruments;
- Principal only investments or securities that provide potentially nil or negative cash flow; and
- Stand alone securities issued that have underlying futures, options, forwards contracts and swaps of any kind.

This policy also prohibits the use of leveraging (borrowing to invest) of an investment.

7. RISK MANAGEMENT GUIDELINES

The Council's primary strategy is to safeguard invested capital by diversifying with different financial institutions taking into account concentration of risk while aiming to achieve optimum returns to safeguard public funds while aiming to achieve reasonable returns

Investments are made for short term periods not exceeding 12 months.

Before making any investment, the Council carefully considers the following risk factors:

- Safeguard of Council's Investment: the requirement for preventing loss from investments, taking the time value of money as the benchmark for measurement.;
- Diversification: setting limits to the amounts invested with an individual financial institution or government authorities to mitigate credit risk;

- Credit Risk - the risk that a council is exposed to if a financial institution fails to pay the interest and or repay the principal of an investment;
- Market Risk - the risk that the fair value or future cash flows of an investment will fluctuate due to changes in bank rates;
- Liquidity Risk - the risk an investor is unable to redeem the investment at a fair price within a timely period; and
- Maturity Risk - the risk relating to the length of term to maturity of the investment. The larger the term, the greater the length of exposure and risk to market volatilities.

8. LIQUIDITY RISK PARAMETERS

- 8.1. All investments are to be placed with institutions regulated by the APRA in accordance with the *Banking Act 1959 (Cth)*, i.e., ADIs or the NSW Treasury Corporation, but excluding subordinated debt obligations.
- 8.2. At least three quotations shall be obtained from qualifying financial institutions whenever an investment is proposed. The best quote of the day will be successful, providing the investment will not breach any parameters contained within this policy and after allowing for administrative and banking costs.

9. CREDIT RISK PARAMETERS

- 9.1. Investment portfolio parameters serve as risk-management tools to manage credit risk by ensuing diversification and preventing over-concentration at specific financial institution. these credit risk parameters are aligned with credit rating bands assigned by the recognised credit rating agencies, such as, Standard & Poor's, Moody's and Fitch).
- 9.2. Council will use Standard & Poor's (S&P) long term credit ratings (or Moody's or Fitch equivalents). The S&P ratings are broadly defined as follows:
- AAA Extremely strong capacity to repay
 - AA+, AA, AA- A very strong capacity to repay
 - A+, A, A- A strong capacity to repay
 - BBB+, BBB, BBB- Adequate protection and adequate capacity to pay
 - BB+, BB, BB- Less vulnerable to non-payment however adverse economic conditions could lead to inadequate capacity to meet financial obligations
 - CCC Vulnerable to non-payment and requires positive economic conditions to meet its financial obligations
- 9.3. The following credit risk parameters apply to the investment portfolio:

Maximum/Minimum Thresholds – ADI Portfolio Limits			
Credit Rating	Maximum % of Total Portfolio	Minimum % of Total Portfolio	Exposure to a Single ADI
A- or higher	100%	40%	30% of portfolio
BBB and BBB+	60%	n/a	10% of portfolio

10. PERFORMANCE BENCHMARKS

- 10.1. Investment performance will be measured monthly, in relation to both current month and twelve (12) month rolling returns, against relevant benchmarks.
- 10.2. The investment portfolio's performance as to interest rate achieved should be compared to the 90 day BBSW.

11. LEGISLATIVE REQUIREMENTS

All investments are to comply with the following:

- *Local Government Act 1993* – section 412 and 625;
- *Local Government (General) Regulation 2021* – regulation 212;
- *Trustee Act 1925* – section 14A(2), 14C(1) and 14C(2);
- Prevailing Ministerial Investment Order;
- Local Government Code of Accounting Practice & Financial Reporting.
- Australian Accounting Standards.

12. REVIEW

The Investment Policy will be reviewed every four years or as required in the event of legislative changes. The Investment Policy may also be changed as a result of other amendments that are to the advantage of Council and in the spirit of this policy. Any amendment to the Investment Policy must be by way of Council resolution.

13. REPORTING

- 13.1. Documentary evidence must be held for each investment and details thereof maintained in an investment register. The documentary evidence must provide Council legal title to the investment. All investments are to be appropriately recorded in Council's financial records and reconciled at least on a monthly basis.
- 13.2. The Local Government (General) Regulation 2021 (clause 212) requires a monthly report on investments to be provided to Council.
- The monthly report to Council will include, as a minimum:
- the total value of the portfolio and the balance of the trading bank account;
 - a complete list of all investments in the portfolio;
 - a break up of the portfolio per institution, showing the rating for each institution;
 - a statement as to whether the investments are in accordance with the Local Government Act, Regulations and Council's Investment Policy; and
 - a commentary on portfolio performance and other matters of interest.

14. RESPONSIBLE OFFICER

The Chief Financial Officer has overarching responsibility for the application and reporting deliverables of this Policy.

15. ROLES AND RESPONSIBILITIES

General Manager

The General Manager is responsible to ensure that there are procedure, checks and balances to ensure that the Uralla Shire council remains compliant with the provision of this Policy

Chief Financial Officer

The Chief Financial Officer is responsible to ensure that the risk assessments and risk tolerances described in the Policy are consistently applied to all investments

The Senior Finance Officer

The Senior Finance Officer is responsible for administering investments and preparing investment reports in accordance with the provision of this Policy

16. RELATED PROCEDURES and POLICIES

See section 7 on Legislative Authority for Investments and Council's Delegation Register.
Climate Change Policy 2025

APPROVAL & REVIEW

Responsible Business Unit	<i>Finance</i>	
Responsible Officer	<i>Chief Financial Officer</i>	
Date Adopted & Resolution No#	<i><enter date></i>	<i><enter resolution No# ></i>
Date of Next Review	<i>Four years from adoption</i>	
Content Manager Reference		

Document History of previous adoptions

Content Manager Reference	Date Amended	Details/Comments eg Resolution No.
<i>UINT/25/16656</i>	<i>July 2025</i>	<i>Draft submitted to July OCM for public exhibition</i>



Council Policy Disposal of Assets 2025

ADOPTED BY COUNCIL <ENTER DATE>
To be completed by Governance

1. PURPOSE

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.

2. APPLICATION

This policy applies to the disposal of all Council-owned assets, excluding real property. It covers plant, equipment, furniture, technology, stock items, and any other tangible assets no longer required for operational use.


3. POLICY INTENT

Council is committed to the responsible, transparent, and strategic disposal of surplus assets in a manner that ensures best value, supports sustainability, and aligns with the Asset Management Plan.

Disposals must consider the whole-of-life value of assets, including maintenance history, operational performance, and environmental impact. All activities are to comply with legislative, ethical, and financial obligations, and be appropriately documented in Council's asset management systems.

The disposal process must promote accountability, avoid conflicts of interest, and ensure assets are disposed of using methods that are fair, competitive, and in the best interests of the community.

4. COMMUNITY STRATEGIC PLAN OBJECTIVES

Pillar	Goal	Objective
 Independent	An independent shire and well-governed community	A strategic, accountable and representative Council An efficient and effective independent local government

5. DEFINITIONS

- **Asset:** Any item owned by Council that has value, including plant, equipment, vehicles, furniture, ICT hardware, stock, and materials, excluding real property.
- **Disposal:** The process of removing an asset from Council's ownership, including sale, transfer, donation, recycling, or destruction.
- **Surplus Asset:** An asset that is no longer required for current or future operational purposes.
- **Lifecycle Costing:** The total cost of an asset over its life, including acquisition, operation, maintenance, and disposal.
- **Sustainability:** Disposal methods that minimise environmental impact through recycling, reuse, or responsible waste management.
- **Conflict of Interest:** A situation where personal or financial interests could improperly influence or appear to influence a Council officer's decisions or actions.

6. POLICY**6.1. Principles**

Council's approach to asset disposal is guided by the following principles:

- **Transparency and Accountability:** All disposals must be conducted openly, with clear records and appropriate approvals.
- **Value for Money:** Disposal methods must aim to maximise financial, operational, or community value, considering whole-of-life asset costs.

- **Sustainability:** Wherever feasible, assets should be reused, recycled, or disposed of in an environmentally responsible manner.
- **Fairness and Equity:** Disposal processes must be impartial, competitive, and free from bias or favouritism.
- **Risk Management:** Disposal decisions must assess and address risks relating to safety, service continuity, compliance, and reputation.
- **Ethical Conduct:** All officers involved in disposal activities must uphold Council's Code of Conduct and declare any actual or perceived conflicts of interest.

6.2. Delegation

- The General Manager holds delegated authority to approve the disposal of all Council assets, excluding real property, which must be disposed of by Council resolution.
- The Chief Financial Officer and Director Infrastructure and Development are authorised to approve disposal of plant and fleet assets that are scheduled for replacement in the Asset Management Plan.
- Delegations must be exercised in line with Council's procurement thresholds, policies, and procedures, and all disposals must be appropriately documented in Council's asset management and financial systems.
- Officers exercising delegated authority must ensure compliance with this policy, relevant legislation, and any contractual or funding obligations associated with the asset.

6.3. Conflict of Interest

- Council officers involved in the disposal of assets must identify, declare, and manage any actual, perceived, or potential conflicts of interest prior to commencing disposal activities.
- All conflicts must be disclosed in writing to the General Manager and managed in accordance with Council's Code of Conduct.
- Officers must not participate in decisions where their personal, financial, or professional interests could improperly influence the outcome.
- Disposal processes must be independently reviewed where a declared conflict exists to ensure transparency and fairness.

6.4. Reason for Disposal

A decision to dispose of an asset may be based on one or more of the following reasons:

- The asset is no longer required for operational or strategic purposes
- The asset is obsolete or no longer fit for purpose
- The asset is unsafe, non-compliant, or does not meet WHS standards
- The cost of maintenance or repair exceeds the asset's value or benefit
- The asset has not been used for a defined period (e.g. 6 months for equipment; 18 months for stock)
- The asset's trade-in or resale value is at its optimum
- The asset is being replaced as part of a scheduled renewal or capital upgrade
- The asset poses an environmental or financial risk if retained

All disposals must be justified based on documented evidence and aligned with the objectives of the Asset Management Plan.

6.5. Disposal Methods

Council will use appropriate disposal methods based on the asset's value, condition, risk profile, and potential for reuse. All disposals must be supported by documented justification and conducted in a fair, ethical, and transparent manner.

Approved disposal methods include:

Destruction

- For assets that are unsafe, unserviceable, beyond economic repair, or of no residual value.

Donation

- To registered charities or community organisations where the asset value does not exceed \$1,000, and where disposal aligns with Council's community benefit objectives. All donations must be approved and documented to ensure fairness and equity.

Negotiated Sale

- For assets with an estimated value up to \$2,000, or when disposing to the Rural Fire Service, community groups, or other local government entities. These must reflect fair market value.

Expression of Interest / Request for Quotation (RFQ)

- Suitable for assets valued between \$2,000 and \$50,000 to ensure competitive offers are sought from the market.

Public Auction

- Preferred for assets between \$2,000 and \$250,000 to ensure openness, maximise return, and mitigate probity risks.

Public Tender

- Mandatory for assets valued over \$249,999 in accordance with Section 55 of the Local Government Act 1993 (NSW). Tendering may also be used for high-risk or high-profile disposals below this threshold at Council's discretion.

Disposal method selection must consider value-for-money, risk, marketability, legislative requirements, and alignment with Council's sustainability and asset management goals.

6.6. Reporting

All asset disposals must be accurately recorded and reported in accordance with Council's financial, audit, and asset management obligations.

- The Finance Team is responsible for ensuring that disposal transactions are reflected in the asset register, general ledger, and financial statements in accordance with the NSW Code of Accounting Practice and relevant Australian Accounting Standards.
- Supporting documentation must include the reason for disposal, approval authority, method of disposal, disposal value, and evidence of competitive process (where applicable).
- A register of disposed assets is to be maintained and reviewed regularly as part of internal control and audit processes.
- Disposal activities may be reported to Council or the Audit, Risk and Improvement Committee as required for transparency and oversight.
- Significant or high-value disposals, or those involving exceptions to standard methods, may be reported to the Audit, Risk and Improvement Committee for review.
- All disposal documentation must be retained in accordance with the State Records Act 1998 (NSW) and Council's Records Management Policy.

6.7. Lifecycle Costing and Strategic Alignment

All disposal decisions must consider the full lifecycle of the asset, including its acquisition cost, ongoing maintenance, operational costs, utilisation history, and estimated end-of-life value. Disposal assessments should align with Council's broader asset management and service delivery strategies as outlined in the Asset Management Plan. Council will conduct annual reviews of underutilised assets, including low-income generating plant, to assess ongoing viability and determine suitability for rationalisation or disposal.

6.8. Risk Management Integration

Disposal proposals must include a documented risk assessment that considers service delivery impacts, safety, financial risk, and compliance requirements. All disposal processes must be risk-informed and comply with relevant legislative, environmental, and operational risk frameworks. Where asset disposal involves third-party sale, auction, or reuse, Council will consider the ethical standing of the receiving organisation, including any known risks relating to modern slavery or exploitation.

6.9. Sustainability and Environmental Considerations

Council supports environmentally responsible disposal methods. Where feasible, assets should be recycled, repurposed, or donated in alignment with sustainability principles. Disposal decisions should evaluate environmental impacts, such as potential waste generation or emissions, and favour lower-impact options where practicable.

6.10. Stakeholder Engagement

For significant asset disposals, Council will engage relevant internal stakeholders and, where appropriate, the community or external agencies. Engagement strategies may include public notification, internal consultation, or community organisation liaison to ensure transparency and accountability.

6.11. Technology and Data Management

All disposals must be logged in Council's asset management systems to ensure accurate record-keeping, enable traceability, and support future planning. Where possible, disposal activities should be managed digitally, including tracking disposal history, documentation, approvals, and alignment with asset lifecycle data.

7. LEGISLATIVE REQUIREMENTS

This policy operates within the framework of relevant legislation, accounting standards, and Council's strategic planning documents. It supports compliance, governance, and sustainable asset management.

This policy aligns with:

- The Local Government Act 1993 (NSW) and Local Government (General) Regulation 2021
- The NSW Code of Accounting Practice and Financial Reporting
- Relevant Australian Accounting Standards (e.g. AASB 116 and AASB 5)
- The Modern Slavery Act 2018 (Cth) and ethical sourcing requirements
- Environmental legislation, including the NSW Waste Avoidance and Resource Recovery Act 2001 and the Climate Change (Net Zero Future) Act 2023

Strategically, this policy supports Council's:

- Community Strategic Plan goals for responsible governance and sustainability
- Asset Management Plans and Long-Term Financial Plan
- Procurement Policy, Risk Management Framework, and Code of Conduct

Asset disposal decisions must be consistent with these frameworks to ensure value for money, risk mitigation, and alignment with community expectations.

8. REVIEW

This Policy will be reviewed every two years from the date of each adoption of the policy, or more frequently as required.

9. REPORTING

Are there any reporting requirements? i.e. Annual Report requirements, reporting to the ARIC, external reporting to other agencies etc. required under this policy?

10. RESPONSIBLE OFFICER

- **Chief Financial Officer**
Responsible for overseeing implementation of this policy, ensuring compliance with financial reporting requirements, and maintaining the asset register.
- **Coordinator Governance and Risk**
Responsible for monitoring policy compliance, managing conflicts of interest, and supporting risk-based decision-making.
- **Director Infrastructure and Development**
Responsible for authorising and coordinating disposal of plant and fleet assets in accordance with the Asset Management Plan.
- **Managers and Supervisors**
Responsible for identifying surplus assets, initiating disposal requests, and ensuring asset condition, usage, and risk factors are documented.
- **All Council Staff**
Responsible for complying with this policy, declaring any conflicts of interest, and supporting ethical, sustainable, and accountable asset disposal practices. Staff responsible for handling or disposing of high-risk assets (e.g. plant or fleet) must hold appropriate licenses or certifications and be recorded in Council's training or competency register.

11. RELATED LEGISLATION

Local Government Act 1993 (NSW)

- *Section 55 – Tendering requirements*
- *Section 377 – Delegations and functions of the General Manager*

Local Government (General) Regulation 2021 (NSW)

- *Part 7 – Tendering and Procurement*
- *Part 9 – Management of Council resources*

NSW Code of Accounting Practice and Financial Reporting

Local Government Financial Management Guidelines (NSW)

Australian Accounting Standards Board (AASB)

- *AASB 116 – Property, Plant and Equipment*
- *AASB 5 – Non-current Assets Held for Sale and Discontinued Operations*

NSW Waste Avoidance and Resource Recovery Act 2001

Protection of the Environment Operations Act 1997 (NSW)

NSW Climate Change (Net Zero Future) Act 2023

NSW Circular Economy Policy Statement 2019

Modern Slavery Act 2018 (Cth)

NSW Anti-Discrimination Act 1977

Work Health and Safety Act 2011 (NSW)

Work Health and Safety Regulation 2017 (NSW)

12. RELATED POLICIES

Infrastructure Asset Management
Code of Conduct
Procurement Policy
Fraud and Corruption Prevention Policy
Supplier Code of Conduct

13. RELATED PROCEDURES

Disposal of Assets Procedure

APPROVAL & REVIEW

Responsible Business Unit	<i>Finance</i>	
Responsible Officer	<i>Chief Financial Officer</i>	
Date Adopted & Resolution No#	<i><enter date></i>	<i><enter resolution No# ></i>
Date of Next Review	<i><enter date two years from adoption></i>	
Content Manager Reference		

Document History of previous adoptions

Content Manager Reference	Date Amended	Details/Comments eg Resolution No.
<i>UINT/00/0000</i>	<i><enter date></i>	



1 April 2025

To whom it may concern,

Subject: Invitation to Participate in the 2025-26 Bush Bursary Program

I hope this letter finds you well. I am writing to extend an invitation to participate in the 2025-26 Bush Bursary Program, an initiative aimed at fostering rural health exposure and experience amongst medical, nursing, and midwifery students.

The Bush Bursary Program, funded by rural councils and across NSW and administered by the Rural Doctors Network (RDN), offers selected students an invaluable opportunity to undertake a two-week rural immersion experience in country NSW during their university holidays.

Since its inception in 1996, the Bush Bursary Program has been instrumental in providing students with firsthand exposure to rural health practice. Over the years, it has grown to be a well-respected initiative, with over 500 students now having participated over the past 28 years.

Last year alone, we received a total of 116 applications from students all over the state. Even with a record 43 placements available, excellent applicants did miss out on the opportunity to explore rural living. It's clear from these numbers that the demand for the experiences this program offers outpaces the availability of placements.

It is worth noting that the Bush Bursary Program remains the only initiative of its kind, offering students an immersive experience of rural life outside the walls of healthcare facilities. By spending two weeks both working and living in country NSW, students gain a more holistic understanding of rural communities and lifestyles. This unique aspect of the program provides valuable insights into the incredible rewards and challenges of rural living - an integral piece of the puzzle when considering their future career options.

Indeed, 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.

Furthermore, we are in the final stages of completing a new longitudinal evaluation, which will provide updated insights into the program's impact and effectiveness. This evaluation is expected to be released in the coming months, further strengthening the evidence base for the Bush Bursary Program's contribution to rural healthcare workforce sustainability.

Address Level 7, 33 Chandos Street St Leonards NSW 2065

Tel +61 2 4924 8000 **Fax** +61 2 4924 8010 **Web** www.nswrdn.com.au **Email** info@nswrdn.com.au **ABN** 52 081 388 810

NSW Rural Doctors Network activities are financially supported by the Australian and NSW governments



Key Details of the 2025-26 Program:

1. **Program Overview:**
Selected students receive up to \$1,500 each to assist with placement-related expenses, including travel, meals, and discretionary spending. The two-week placements typically occur between November and January and are coordinated by participating councils in collaboration with RDN.
2. **Application and Selection Process:**
Eligible students enrolled at NSW or ACT universities are invited to apply online. The selection process is highly competitive, with applicants assessed based on their interest in rural health and their commitment to the program's objectives.
3. **Placement Details:**
Placements are two weeks in duration, including travel to and from the placement location, usually arriving on a Sunday and leaving on a Saturday with 12 days of activities in between. Students are paired up by RDN and allocated to specific locations, where they engage with a diverse range of both health care and community/social settings.
4. **Role of Councils:**
Participating councils play a vital role in the program by organising accommodation, ensuring the safety and success of the placements within their respective LGAs, and, ideally, using their firsthand experience of the area to develop an engaging and immersive placement itinerary for the students.
5. **Role of Health Care Professionals:**
Health care facilities involved in the program host students on placement in a shadowing/observership capacity, offering mentorship and exposure to rural health practice. Please note that there are no clinical outcomes required for this program and therefore no additional paperwork required from hosting facilities/clinicians.
6. **Role of Rural Doctors Network (RDN):**
RDN facilitates and oversees the program, liaising with various stakeholders and supporting councils, students, and health care professionals throughout the program's duration. Dependent on capacity, RDN may be able to provide support for developing placement itineraries.

Your council's sponsorship of the Bush Bursary Program in 2025-26 will help bridge the gap in demand for placements while contributing to the development of a skilled and sustainable rural health workforce, crucial for addressing health disparities in rural areas. By supporting this initiative, you help inspire the next generation of rural health professionals and showcase the amazing opportunities available in country NSW.

To participate, please complete our new digital sponsorship form by **Monday, 29 July 2025**. Should you require further information or assistance, please do not hesitate to contact Millie Hardie, Program Lead - Future Workforce, at mhardie@nswrdn.com.au.

Thank you for considering your support for a program that benefits both students and rural communities. We look forward to your involvement in the 2024-25 Bush Bursary Program.

Yours sincerely,

Chris Russell
Future Workforce Manager
students@nswrdn.com.au
(02) 4924 8000

RESOLUTION ACTIONS STATUS REPORT					Printed: 16 July 2025 4:39 PM
MEETING DATE	ITEM NO.	SUBJECT	MOTION	COMMENTS	
Council 23/11/2015	14.1	Bergen Road Land Acquisition and Exchange for Road Works	RESOLUTION 01.11/15 Moved: Cr K Ward Seconded: Cr L Cooper That the Council approve for the exchange of land associated with the reconstruction of Bergen Road and authorise the General Manager to complete all documentation. Unanimous	<p>A record of previous actions can be found on the Infocouncil system for this item or in the March 2025 business paper. The following are the last 6 months of actions taken by staff.</p> <p>17 Apr 2025 Notification has been received on 16 April 2025, from the LRS that the Plans for Bergens Rd are being registered., Council now await formal notification, that being the last step in the process.</p> <p>12 Jun 2025 Solicitor has now received notice to conduct the Valuation of Lot 6 Bergen Rd that will then allow the documented transfer to take place. We are expecting closure around July 2025.</p>	
Council 23/07/2024	15.4	Proposed Purchase of Side Loader Waste Vehicle	RESOLUTION 41.07/24 Moved: Cr Tom O'Connor Seconded: Cr Leanne Doran That Council: <ol style="list-style-type: none"> 1. Receives the contracted vehicle unless an alternative buyer can be arranged before the contracted vehicle's delivery to Council. 2. Delegates authority to the General Manager to negotiate with any party for the purposes of divesting Council of the contracted vehicle at lowest possible cost to Council. 3. If required to receive the vehicle prior to arranging an alternative buyer, delegates authority to the General Manager to utilise sufficient cash reserves to acquit the purchase contract. For: Crs Robert Bell, Robert Crouch, Sarah Burrows, Leanne Doran, Bruce McMullen, Tom O'Connor and Lone Petrov Against: Crs Tim Bower and Tara Toomey	<p>A record of previous actions can be found on the Infocouncil system for this item or in the June 2025 business paper. The following are the last 6 months of actions taken by staff.</p> <p>14 Jan 2025 Council staff are still searching for potential buyer to offload the truck at the least cost to Council</p> <p>23 Apr 2025 Continuing to review sale options and prospects.</p> <p>12 Jun 2025 21 May 2025, Two parties have expressed interest since the last update and have been provided with further information., Auction failed to achieve the reserve., Further options are being explored.</p> <p>16 Jul 2025 Auction/Sale processes have not produced a suitable result to this point. DID is now assessing alternative options and will discuss with Councillors informally at the earliest possible moment.</p>	
			CARRIED 9/0		
			CARRIED 7/2		

RESOLUTION ACTIONS STATUS REPORT					Printed: 16 July 2025 4:39 PM
Council 23/07/2024	15.3	Interim Collection Contract	Kerbside Waste	<p>RESOLUTION 46.07/24</p> <p>Moved: Cr Sarah Burrows Seconded: Cr Leanne Doran</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Accepts the tender from JR Richards and Sons to provide kerbside waste collection in Invergowrie, Bundarra, Uralla, Kentucky, and Walcha for a period of six months and thereafter for a further six months subject to satisfactory performance. 2. Delegates authority to the General Manager to enter the Contract. 3. Notes the assessed cost of \$353,630.64 for delivering the service for the six months contract based on current hourly rate of \$184.76 and total estimated 319 hours per month. <p>For: Crs Robert Bell, Robert Crouch, Tim Bower, Sarah Burrows, Leanne Doran, Bruce McMullen, Tom O'Connor, Lone Petrov and Tara Toomey</p> <p>Against: Nil 9/0</p> <p>CARRIED</p>	<p>A record of previous actions can be found on the Infocouncil system for this item or in the May 2025 business paper. The following are the last 4 months of actions taken by staff.</p> <p>14 Apr 2025 18 March 2025, Manager Waste & Environment advised the contract has been received and is currently under review by the Acting Director Corporate and Community</p> <p>23 Apr 2025 Contract & Schedule is currently under legal review</p> <p>26 May 2025 Contract will now go back to Talis Consults to finalise their work before JR Richardson & Sons will be required to execute the contract.</p> <p>18 Jun 2025 Maddocks have returned the contract it is now with the Contractor to review changes we have made and agree with execution of the contract.</p> <p>16 Jul 2025 Draft contract has been returned to Council for review. MWE and GMIS are currently assessing the amendments.</p>

RESOLUTION ACTIONS STATUS REPORT				Printed: 16 July 2025 4:39 PM
Council 23/07/2024	15.2	The Uralla Landfill Master Plan and Residual Waste Options Assessment	<p>RESOLUTION 39.07/24</p> <p>Moved: Deputy Mayor Robert Crouch Seconded: Cr Lone Petrov</p> <p>That Council:</p> <ol style="list-style-type: none"> Notes and receives the Talis Uralla Landfill Master Plan and the Residual Waste Options Assessment Delegates authority to the General Manager to open negotiations with both Armidale Regional Council and Tamworth Regional Council regarding future potential access to their respective landfills and the potential gate fees. Receives a future report and advice following further staff analysis and research of the issues raised in the Talis report. Creates a protected Waste Reserve Fund. Assesses the financial implications of the Talis report and incorporates appropriate issues into Council's Long Term Financial Plan Undertakes best-practice re-profiling at the Uralla Landfill in order to maximise the remaining life of that facility. Investigate the Curby soft plastic scheme or similar as part of the further staff analysis. Notes that community engagement and education including with schools will be an important part of any future waste management solution. <p>For: Crs Robert Bell, Robert Crouch, Tim Bower, Sarah Burrows, Leanne Doran, Bruce McMullen, Tom O'Connor, Lone Petrov and Tara Toomey</p> <p>Against: Nil</p> <p style="text-align: right;">CARRIED 9/0</p>	<p>A record of previous actions can be found on the Infocouncil system for this item or in the May 2025 business paper. The following are the latest actions taken by staff.</p> <p>18 Jun 2025</p> <p>Manager Environment & Waste is in discussion with ARC to establish a timeline.</p> <p>16 Jul 2025</p> <p>MWE advises that ARC currently has limited capacity. ARC is in the process of extending their licenced volume limits which, if successful, would enable discussion regarding future access to continue.</p> <p>MWE will continue to monitor.</p>

RESOLUTION ACTIONS STATUS REPORT					Printed: 16 July 2025 4:39 PM
Council 22/10/2024	14.7	Draft Terms of Reference - Renewable Energy Community Benefit Community Advisory Body	<p>RESOLUTION 10.10/24</p> <p>Moved: Cr Sarah Burrows Seconded: Cr Leanne Doran</p> <p>That Council:</p> <p>1. Delay the establishment of the Community Advisory Body until the Striking a New Deal project is substantially progressed.</p> <p>2. Review and revise the draft Terms of Reference on the basis of broader, more substantive community and stakeholder engagement as part of the Striking a New Deal project.</p> <p>For: Crs Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, Jen Philp, Kath Arnold</p> <p>Against: Nil</p> <p>Absent: Crs Robert Bell and David Mailler</p> <p>CARRIED 7/0</p>	<p>A record of previous actions can be found on the Infocouncil system for this item or in the June 2025 business paper. The following are the last 6 months of actions taken by staff.</p> <p>10 Mar 2025 Currently reviewing subject to Striking a New Deal project outcomes.</p> <p>16 Apr 2025 On hold pending outcome of Striking a New Deal project.</p> <p>03 Jun 2025 Currently reviewing subject to Striking a New Deal project outcomes.</p> <p>16 Jul 2025 Councillor Workshop conducted Tuesday 15 July. Raw community input and data was discussed. Slide Deck has been uploaded for Councillor access. Nest Step will be the issue to Councillors of the Draft Renewable Energy Strategic Plan (targeting Aug 6th), Draft contents to include;</p> <ul style="list-style-type: none">• Current state,• Interaction with Renewable Energy development,• Risks and opportunities,• Building on regional strengths, <p>Appendix - , Benefits governance and decision- making , Measuring progress based on wellbeing economy indicators</p>	
Council 25/02/2025	14.5	Draft Local Housing Strategy	<p>RESOLUTION 11.02/25</p> <p>MOTION</p> <p>Moved: Deputy Mayor Tom O'Connor</p> <p>That Council:</p> <p>1. Endorses the Draft Uralla Local Housing Strategy for Public Exhibition for a period of 56 days.</p> <p>2. Receives a further report following the public exhibition period subject to the receipt of submissions and/or if any amendments are proposed.</p>	<p>14 Mar 2025, Housing Strategy placed on Public Exhibition till 28 April 2025, 23 Apr 2025, Community Engagement has been received well by the community, with strong representation through 112 responses to date.</p> <p>Community engagement sessions have been held;</p> <p>2x Uralla (the , second to be held tomorrow Thursday 24 April),</p> <p>1x Bundarra,</p> <p>1x High , Country markets,</p> <p>REMPPLAN and USC will review the responses from , the public exhibition and engagement sessions.</p> <p>A further report will, be presented to Council on the outcome of the community , consultation and any changes recommended to the revised draft , strategy.,</p> <p>21 May 2025,</p>	

RESOLUTION ACTIONS STATUS REPORT					Printed: 16 July 2025 4:39 PM
<div>3. Adopts the Draft Uralla Local Housing Strategy if no submissions are received, and/or no substantive changes are proposed.</div> <div>Motion lapsed.</div>					<div>Community engagement program has been completed with 135 submissions and/or survey responses received., Workshop with Councillors scheduled for 10th June 2025, A report will then be prepared for Council</div> <div>03 Jun 2025</div> <div>18 Mar 2025, Initial Councillor workshop held on 17 March 2025, Saideh, Emily and Lyndsay conducted 18 stakeholder workshops between 19-23rd May. Community engagement program 23-30th June. Councillor workshop with The Next Economy planned for 17th June.</div> <div>18 Jun 2025</div> <div>Councillor workshop held 17 June 2025 5pm.</div> <div>26 Jun 2025</div> <div>Report on Draft Housing Strategy included in 24 June 2025 Ordinary Meeting Business paper, Report was deferred to Ordinary Meeting to be held 22 July 2025 to allow for submission missed to be included and considered.</div> <div>16 Jul 2025</div> <div>Noting further feedback received on 9 July from Councillors the report has been moved out to 26 August Ordinary Meeting.</div>
Council 25/03/2025	15.3	McMaugh Gardens Aged Care Facility - Strategic Direction	<div>RESOLUTION 19.03/25</div> <div>Moved: Cr David Mailler</div> <div>Seconded: Deputy Mayor Tom O'Connor</div> <div>That Council:</div> <div>1. Endorses Option 2 as discussed in this report as the basis of for seeking grant funding, detailed design, and business planning.</div> <div>2. Submits a grant application for grant funding under the Aged Care Capital Assistance (ACCA) Program.</div> <div>3. Prepares a detailed design for Option 2 to support the grant application.</div> <div>4. Undertakes a revised financial analysis in the context of the new aged care legislative and funding provisions.</div> <div>5. Receives a further report on the financial analysis and the outcome of the grant application.</div> <div>For: Crs Robert Bell, Sarah Burrows, Tom O'Connor, Lone Petrov, David Mailler, Jen Philp and Kath Arnold</div> <div>Against: Crs Leanne Doran and Adam Blakester</div> <div>CARRIED 7/2</div>	<div>22 Apr 2025</div> <div>The Grant application is being prepared for final review and will be lodged prior to 20 May 2025.</div> <div>21 May 2025</div> <div>Grant application has been lodged. Awaiting outcome.</div>	

RESOLUTION ACTIONS STATUS REPORT				Printed: 16 July 2025 4:39 PM
Council 29/04/2025	14.2	Mid North Weight of Loads Group	<p>RESOLUTION 06.04/25</p> <p>Moved: Deputy Mayor Tom O'Connor Seconded: Cr David Mailler</p> <p>That Council resolves to renew the Agreement to participate in the Mid North Weight Of Loads Group.</p> <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p>CARRIED 9/0</p>	<p>18 Jun 2025</p> <p>Agreement to be renewed on receipt of Invoice, expected to be received in July 2025</p> <p>20 Jun 2025</p> <p>Invoice received and receipted. Action now CONSIDERED CLOSED</p> <p>16 Jul 2025</p> <p>Closed.</p>
Council 29/04/2025	14.5	Uralla Courthouse Schedule of Fees and Charges	<p>RESOLUTION 09.04/25</p> <p>Moved: Cr Sarah Burrows Seconded: Cr Lone Petrov</p> <p>That Council:</p> <ol style="list-style-type: none"> Notes the information provided in this report regarding future venue. Implements a 6 month booking management trial for the Courthouse. Endorses the proposed fees and charges for the Uralla Courthouse for inclusion in Council's Draft 25/26 Fees and Charges Schedule to be publicly exhibited with the draft 25/26 Budget. Receives advice on corporate overheads for the Courthouse. <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p>CARRIED 9/0</p>	<p>20 May 2025</p> <p>MOU has been entered into with Venue Manager.</p> <p>12 Jun 2025</p> <p>The engaged Venue Manager has resigned from managing the Court House. We are exploring other avenues to support the management of the Court House.</p> <p>13 Jun 2025</p> <p>The venue manager has indicated that they do not wish to be the venue manager and has given notice under the MOU. We are currently investigating alternative options for venue management.</p> <p>16 Jul 2025</p> <p>Currently being managed with in-house resources while continuing to explore alternative longer-term options for venue management.</p>

RESOLUTION ACTIONS STATUS REPORT				Printed: 16 July 2025 4:39 PM
Council 29/04/2025	14.6	Procure to Pay	<p>RESOLUTION 10.04/25</p> <p>Moved: Cr Adam Blakester Seconded: Cr Lone Petrov</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Notes the progress on implementation of the Civica Authority Procure to Pay system. 2. Receives a future report on the revised Procurement Policy. 3. Receives a future report on the performance and functionality of the new procurement system post implementation. <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p style="text-align: right;">CARRIED 9/0</p>	<p>12 Jun 2025</p> <ol style="list-style-type: none"> 1. Implementation is ongoing, 2. A future report will be presented to Council on the revised Policy and the implementation
Council 29/04/2025	14.8	Proposed Quality Care and Governance Committee for Aged and Community Care	<p>RESOLUTION 14.04/25</p> <p>Moved: Cr Sarah Burrows Seconded: Cr David Mailler</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Calls for Expressions of Interest from suitably qualified independent experts to sit on the Aged Care Compliance and Assurance Committee. 2. Adopts the fees for the independent members and Chair as detailed in this report. 3. Appoints Councillor Arnold as Council's delegate representative to the Committee, with Councillor Philp as the alternate delegate. 4. Endorses the revised Draft Terms of Reference – Aged Care Compliance and Assurance Committee (April 2025) 	<p>19 Jun 2025</p> <p>Council has received four applications. A report will be presented to 24 June 2025 Ordinary Meeting.</p> <p>16 Jul 2025</p> <p>A confidential report was presented to the June Ordinary meeting held on 24 June 2025. No submissions received. Recommendations were resolved and appointment made. , Letters of appointment were sent to new members welcoming them to the team with a date of 5 August for the first meeting. , This item is now considered CLOSED.</p>

RESOLUTION ACTIONS STATUS REPORT				Printed: 16 July 2025 4:39 PM
<p>subject to amendments as agreed and places them on public exhibition from Monday 5 May 2025 for 28 days.</p> <p>5. Receives a report on the result of the Expressions of Interest and the exhibition of the Draft Terms of Reference at its June 2025 ordinary meeting.</p> <p><u>For:</u> Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 9/0</p>				
Council 27/05/2025	14.3	Update - Sewer & Water Debtors in Arrears	<p>RESOLUTION 32.05/25</p> <p>Moved: Cr Sarah Burrows Seconded: Cr Leanne Doran</p> <p>That Council notes:</p> <ol style="list-style-type: none"> 1. The report on Sewer and Water Arrears. 2. That a future report will be prepared on the plan to address the backlog and recovery of sewer and water debtor arrears. 3. A future report will be prepared on the proposed Smart Meter rollout. <p><u>For:</u> Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 9/0</p>	<p>16 Jun 2025</p> <p>Placeholder report added to July meeting.</p> <p>16 Jul 2025</p> <p>Moved to August meeting</p>

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Council 27/05/2025	14.5	DRAFT Long Term Financial Plan 2026-2035	<p>RESOLUTION 36.05/25</p> <p>Moved: Deputy Mayor Tom O'Connor Seconded: Cr Leanne Doran</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Adopts the draft Long Term Financial Plan as exhibited. 2. Acknowledges the three submissions made during the public exhibition period and thanks the submitters for their feedback. 3. Notes that the Plan will be reviewed annually, and further revisions recommended as appropriate. 4. Commences a specific community engagement program regarding the proposed Special Rate Variation (SRV) for financial years 26/27 and 27/28. 5. Undertakes a review of the current rating strategy during the first quarter of financial year 25/26. 6. Notes that a further report will be prepared for Council on completion of the community engagement program to enable Council to finalise its decision on the SRV and any application to the Independent Pricing and Regulatory Tribunal (IPART). <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p>CARRIED 9/0</p>	<p>18 Jun 2025</p> <p>Draft preparations have commenced for community engagement program on the SRV. Updates will continue as work is progressed.,</p> <p>16 July 2025</p> <p>A review is being prepared on the current rating strategy to present to council on the first quarter of financial year 25/26.</p>

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Council 27/05/2025	14.6	Quarterly Budget Review March 2024-25 (QBRs)	<p>RESOLUTION 37.05/25</p> <p>Moved: Deputy Mayor Tom O'Connor Seconded: Cr Sarah Burrows</p> <p>That Council:</p> <ol style="list-style-type: none">1. Receives and notes the third quarter budget review summary for the 2024/25 financial year; and2. Notes the adjustment in QBRs3 for both the table for income and expenditure for continuing operations within the report; and3. Notes the \$220,000 adjustment in QBRs1 for both income and capital expenditure that was offset in the background calculation of the original budget file, resulting in both income and capital expenditure being understated; however, the adjustment was already incorporated in the financial report; and4. Adopts the adjustments to budget allocations. <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p>CARRIED 9/0</p>	<p>16 Jul 2025</p> <p>The QBRs has been uploaded to Altitude.</p> <p>This item is now considered CLOSED</p>	
Council 27/05/2025	15.1	Hill Street Affordable Housing Development	<p>RESOLUTION 45.05/25</p> <p>Moved: Mayor Robert Bell Seconded: Deputy Mayor Tom O'Connor</p> <p>That Council:</p> <ol style="list-style-type: none">1. Endorses in principle a proposal to work with Homes North and the NSW Department of Communities and Justice (DCJ) to progress an affordable housing development on Council-owned land at 15 Hill Street, Uralla, (Lot: 171 of DP: 857508 and Lot: 1 & 2 & 3 of DP: 1129061) ('the Land'), subject to the provisions detailed in this report.2. Engages through an Agreement (at no cost to Council) with DCJ in the delivery of an affordable housing development on the Land, consistent with the Draft Uralla Local Housing Strategy, and subject to grant funding.	<p>02 Jun 2025</p> <p>Advice to Residents of Hill St was completed with a personal visit by the GM and Asset Manager delivering a letter explaining the resolution.</p> <p>Advice has been sent to Neighbouring residents explaining the resolution. Communications plan including media release and Your Say webpage planned for 13 June.,</p> <p>Working Group will be established with Homes North to begin preliminary planning & design work in preparation HAFF grant application to be lodged by Homes North.</p>	

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3. Contributes the Land to be used to construct an affordable housing development, conditional upon an Agreement with DCJ (the Secretary of DCJ – as the 'Housing Agency') and the appointed Community Housing Provider ('CHP') ('Assistance/Funding Agreement') that ensures that:
 - a. The Land is used for long-term affordable housing;
 - b. The capital contribution by Council is retained in perpetuity within the Uralla Local Government Area;
 - c. Any change in use of the land from long-term affordable housing be approved by Council and DCJ; and
 - d. DCJ agreeing to Council staff, as nominated by the General Manager, constituting part of any ongoing steering committee established under the Assistance/Funding Agreement.
4. Grants owner's consent for Homes North to lodge a development application for affordable housing on the Land and notes that the costs of the application will be funded through an agreement with ACEN Australia.
5. Directly appoints Homes North Community Housing (as the Tier One registered CHP to build, own, manage and operate an affordable housing development, noting that the Land will only be transferred upon confirmation that grant funding has been awarded for the construction of the Affordable Housing development).
6. Authorises DCJ, as the Housing Agency, to register an Interest in the Council land which restricts dealings in the land without the consent of the Minister for the Department of Communities and Justice, consistent with section 14 of the Community Housing Providers (Adoption of National Law) Act 2012 (NSW).
7. Transfers as and when identified in the Assistance/Funding Agreement the ownership of the Land to Homes North Community Housing for \$1, (noting that the Land will only be transferred upon confirmation of grant funding for the construction of the affordable housing development).
8. Waives all development application fees and Section 7.11 development contributions related to any future proposed Affordable Housing development on the site.
9. Notes that Council will receive future rates revenue from an affordable housing development.

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<p>10. Affixes the Common Seal of the Uralla Shire Council to any documents required to be sealed.</p> <p>11. Authorises the General Manager to sign any documentation necessary to give effect to this resolution.</p> <p>12. Considers the ongoing housing requirements of the current tenants of 15 Hill St in the agreement with DCJ.</p> <p>13. Incorporates Council's expectations regarding tenant selection and mix in the agreement with DCJ.</p> <p>14. Undertakes community consultation on the plans once developed</p> <p>For: Crs Robert Bell, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler and Jen Philp</p> <p>Against: Crs Sarah Burrows and Kath Arnold</p> <p style="text-align: right;">CARRIED 7/2</p>				
Council 27/05/2025	15.2	Review of Council's Community Care Services	<p>RESOLUTION 46.05/25</p> <p>Moved: Deputy Mayor Tom O'Connor</p> <p>Seconded: Cr David Mailler</p> <p>That Council</p> <ol style="list-style-type: none"> 1. Proceeds with an option that makes necessary operational and structural changes to retain, improve and operate TCS and TCT under the umbrella of the proposed Uralla Community Care identification, 2. Delegates authority to the General Manager to implement this option. 3. Receives a future report on the implementation of the resolved option, including budget implications. <p>For: Crs Robert Bell, Sarah Burrows, Tom O'Connor, Lone Petrov, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Crs Leanne Doran and Adam Blakester</p> <p style="text-align: right;">CARRIED 7/2</p>	<p>12 Jun 2025</p> <p>A staff meeting was held to discuss Council's decision, and work is underway to identify efficiencies and improvements.</p> <p>Commonwealth Government has deferred commencement of new Aged Care Act until 1 November 2025., We are currently preparing with the revised date in mind. , Further reports to be presented at a later date.</p> <p>Further reports will be presented at a later date.</p>

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Council 27/05/2025	15.4	Procurement of Bogie Drive Water Cart via Tender VP452458	<p>RESOLUTION 48.05/25</p> <p>Moved: Cr Adam Blakester Seconded: Cr Jen Philp</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Accepts the tender submission VPR793423 from Volvo Group Australia Pty Ltd (via JT Fossey Sales Pty Ltd) for the amount of \$307,605.43 (incl. GST) on the basis that the submission represents the best value offer. 2. Authorises the General Manager to execute the contract documents. 3. Notifies all tenderers of the outcome in line with Council's procurement practices. 4. Notes that the funding source for this procurement is Council's 24/25 Plant Replacement Program via an allocation to be drawn from the adopted budget item 'Plant Fund – Capital Expenditure' GL Code 07500.0705.0555. <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p>CARRIED 9/0</p>	<p>12 Jun 2025</p> <p>Execution of resolution has been completed. Awaiting arrival of Bogie Drive Water Cart.</p> <p>16 Jul 2025</p> <p>Order placed. Delivery expected Dec 2025. Item is now considered CLOSED.</p>
Council 24/06/2025	14.1	Uralla Shire Local Housing Strategy - Engagement Report and Final draft	<p>RESOLUTION 57.06/25</p> <p>Moved: Cr Sarah Burrows Seconded: Cr David Mailler</p> <p>That Council defer the Uralla Shire Local Housing Strategy report to the July 2025 Ordinary Meeting.</p> <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p>	<p>16 Jul 2025</p> <p>Report has been moved to Aug 2025 Ordinary Meeting</p>

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<p><u>Against:</u> Nil</p> <p><u>Absent:</u> Cr Lone Petrov</p> <p style="text-align: right;">CARRIED 8/0</p>					
Council 24/06/2025	14.2	DRAFT 2025 - 2026 Operational Plan and Budget	<p>RESOLUTION 58.06/25</p> <p>Moved: Deputy Mayor Tom O'Connor Seconded: Cr Leanne Doran</p> <p>That Council adopts the draft 2025-2026 Operational Plan incorporating the 2025/2026 Annual Budget with minor amendments received from Councillors.</p> <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p>Absent: Cr Lone Petrov</p> <p style="text-align: right;">CARRIED 8/0</p>	16 Jul 2025	Operational Plan has been loaded to Website - This item is now considered CLOSED
Council 24/06/2025	14.3	DRAFT Community Strategic Plan 2025-2034 and Draft Delivery Program 2025-2029;	<p>RESOLUTION 59.06/25</p> <p>Moved: Cr Sarah Burrows Seconded: Cr Adam Blakester</p> <p>That Council adopts the draft Community Strategic Plan 2025-2034 and the draft Delivery Program 2026-2029.</p> <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p>Absent: Cr Lone Petrov</p> <p style="text-align: right;">CARRIED 8/0</p>	16 Jul 2025	Community Strategic Plan 2025-2034 has been published onto Council's website, Delivery Program 2026-2029 has been published onto Council's website, This item is now considered CLOSED

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Council 24/06/2025	14.4	DRAFT Resourcing Strategy 2025-2034	<p>RESOLUTION 60.06/25</p> <p>Moved: Cr David Mailler Seconded: Deputy Mayor Tom O'Connor</p> <p>That Council adopts the Resourcing Strategy 2025-2034.</p> <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p>Absent: Crs Lone Petrov</p> <p>CARRIED 8/0</p>	<p>16 Jul 2025</p> <p>Resourcing Strategy has been uploaded to the Council website along with being sent to OLG , This item is now considered CLOSED</p>
Council 24/06/2025	14.5	Policy Review	<p>RESOLUTION 61.06/25</p> <p>Moved: Cr Sarah Burrows Seconded: Cr David Mailler</p> <p>That Council:</p> <ol style="list-style-type: none"> Exhibits the Draft Procurement Policy for 28 days. Exhibits the Draft Climate Change Policy for 28 days. Exhibits the Kerbside Recycling Contamination Policy for 28 days. Exhibits the Water Flow Restriction Policy for 28 days. Rescinds the Gifts & Benefits Policy 2020. Rescinds the Adverse Events Plan 2021. Receive a further report on completion of the exhibition periods for the Draft Procurement Policy, Draft Climate Change Policy, Draft Kerbside Recycling Contamination Policy and Water Flow Restriction Policy should any submissions prompting material change be received. 	<p>16 Jul 2025</p> <p>The following Policies are now on Exhibition - closing 31 August 2025,</p> <ol style="list-style-type: none"> Exhibits the Draft Procurement Policy for 28 days., Exhibits the Draft Climate Change Policy for 28 days., Exhibits the Kerbside Recycling Contamination Policy for 28 days., Exhibits the Water Flow Restriction Policy for 28 days., <p>The following Policies have been rescinded and removed from the Website,</p> <ol style="list-style-type: none"> Rescinds the Gifts & Benefits Policy 2020., Rescinds the Adverse Events Plan 2021., <p>The following actions have been noted;:</p>

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<p>8. Adopts the Draft Procurement Policy, Draft Climate Change Policy, Draft Kerbside Recycling Contamination Policy and Water Flow Restrictions Policy should no submissions prompting material change to these policies be received.</p> <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p>Absent: Cr Lone Petrov</p> <p style="text-align: right;">CARRIED 8/0</p>				<p>7.A further report on completion of the exhibition periods for the Draft Procurement Policy, Draft Climate Change Policy, Draft Kerbside Recycling Contamination Policy and Water Flow Restriction Policy should any submissions prompting material change be received.,</p> <p>8.Adopts the Draft Procurement Policy, Draft Climate Change Policy, Draft Kerbside Recycling Contamination Policy and Water Flow Restrictions Policy should no submissions prompting material change to these policies be received.</p>
Council 24/06/2025	14.6	Post-Exhibition Amendments: 2025/2026 Fees and Charges Schedule	<p>RESOLUTION 62.06/25</p> <p>Moved: Cr David Mailler</p> <p>Seconded: Cr Sarah Burrows</p> <p>That Council:</p> <ol style="list-style-type: none"> Exhibits the proposed new and amended fees and charges for not less than 28 days, noting minor amendments identified by Councillors. Receives a further report on any submissions received. Adopts the proposed new and amended fees and charges should no submissions be received. <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p>Absent: Cr Lone Petrov</p> <p style="text-align: right;">CARRIED 8/0</p>	<p>12 July 2025</p> <p>Amendment Fees & Charges for 2025/26 on exhibition closing 24 July 2025</p>

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Council 24/06/2025	14.9	Local Government Boundary Adjustment between Uralla LGA and Tamworth Regional LGA (Minor) - Lot 1 DP878529 - Retreat Road RETREAT 2355	<p>RESOLUTION 65.06/25</p> <p>Moved: Cr Sarah Burrows Seconded: Cr Jen Philp</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Proceeds under section 218 (E) of the Local Government Act 1993 with the proposal to effect a minor Local Government boundary adjustment, with the support of Tamworth Regional Council. 2. Authorises making an application to the Minister and the Governor recommending that Lot 1 DP 878529 currently with the Tamworth Regional Local Government Area be incorporated by the boundary adjustment into the Uralla Shire Local Government Area. 3. Notes that the following standard provisions will be included in the Proclamation: <ol style="list-style-type: none"> a. <i>Rates and Charges</i> <ol style="list-style-type: none"> i. <i>Appropriate arrangements are to be made in relation to the payment of any outstanding rates and charges over the rateable land affected by this Proclamation.</i> ii. <i>The General Manager of Uralla Shire Council and the General Manager of Tamworth Regional Council are to reach a negotiated agreement on the nature of those arrangements.</i> iii. <i>In the event that the General Managers of Uralla Shire Council and Tamworth Council cannot come to a negotiated agreement on the matter of rates and charges, the councils shall request that the Minister for Local Government make a determination in that matter.</i> 4. Delegates authority to the General Manager to execute required documentation. <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p>Absent: Crs Tom O'Connor and Lone Petrov</p> <p style="text-align: right;">CARRIED 7/0</p>	<p>16 Jul 2025</p> <p>Information sent to OLG - timeline is approx. 6 weeks for Minister and Governor to sign off on.</p>

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Council 24/06/2025	15.2	Aged Care Compliance & Assurance Committee	<p>RESOLUTION 71.06/25</p> <p>Moved: Deputy Mayor Tom O'Connor Seconded: Cr Jen Philp</p> <p>That Council:</p> <ol style="list-style-type: none"> Notes that no submissions were received during the public exhibition period for the Aged Care Compliance and Assurance Committee Terms of Reference (May 2025) and that no changes are recommended. Adopts the Aged Care Compliance and Assurance Committee Terms of Reference (May 2025) as attached. Appoints the following individuals as independent voting members of the Aged Care Compliance and Assurance Committee (Committee), for a term aligned with the adopted Terms of Reference: <ol style="list-style-type: none"> Dr Meredith Caelli. Peta Cooper. Raffaele D'Angelo. Appoints Dr Meredith Caelli as Chair of the Committee. <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p>Absent: Crs Lone Petrov</p> <p style="text-align: right;">CARRIED 8/0</p>	<p>15 Jul 2025</p> <p>A confidential report was presented to the June Ordinary meeting held on 24 June 2025.</p> <p>No submissions received.</p> <p>Recommendations were resolved and appointment made.</p> <p>Letters of appointment were sent to new members welcoming them to the team with a date of 5 August for the first meeting. ,</p> <p>This item is now considered CLOSED.</p>

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Council 24/06/2025	15.3	Tender for Bulk Fuel, Oils, Lubricants and Ad Blue	<p>RESOLUTION 72.06/25</p> <p>Moved: Cr David Mailler</p> <p>Seconded: Deputy Mayor Tom O'Connor</p> <p>That Council</p> <ol style="list-style-type: none"> Awards the contract for the supply of Bulk Fuel – Distillate and ULP for the period 1 July 2025 to 30 June 2027, to Campbells; Notes a provision for a one-year extension based on satisfactory supplier performance, which may, if executed, take that contract through to 30 June 2028. <p>For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold</p> <p>Against: Nil</p> <p>Absent: Crs Lone Petrov</p> <p>CARRIED 8/0</p>	<p>16 Jul 2025</p> <p>Contract has been awarded., This item is now considered CLOSED</p>