ATTACHMENTS

ORDINARY COUNCIL MEETING

UNDER SEPARATE COVER

Tuesday, 26 August 2025

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MINUTES of

ORDINARY COUNCIL MEETING

Held on 22 July 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 L Petrov
Cr A Blakester
Cr D Mailler
Cr J Philp
Cr K Arnold

Apologies: Nil

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
Ms E Sims, Project Strategic Officer
Mr M Ahammed, Manager Finance & IT
Mr I Arah, Manager, Environment & Waste
Ms W Westbrook, Executive Assistant

UNCONFIRMED

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UNCONFIRMED

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.

5 APOLOGIES & APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS

Nil

6 DISCLOSURE & DECLARATIONS OF INTEREST/S

The Chair advised there were no disclosures.

7 CONFIRMATION OF MINUTES

7.1 CONFIRMATION OF MINUTES ORDINARY MEETING HELD 24 JUNE 2025

RESOLUTION 74.07/25

Moved: Cr Kath Arnold
Seconded: Cr Leanne Doran

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

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

Against: **Nil**

CARRIED 9/0

CONFIRMED

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

8.1 REQUEST FOR RELEASE OF FUNDS FROM WATER RESERVE FOR HILL STREET WATER MAIN REPLACEMENT WORKS

RESOLUTION 75.07/25

Moved: Cr Lone Petrov
Seconded: Cr Leanne Doran

That Council approves the release of $172,000 from the Water Fund Reserve for the purpose of undertaking water main replacement works in Hill Street, between 36 and 52 Hill Street, in the current financial year.

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

Against: Nil

CARRIED 9/0

9 WRITTEN REPORTS FROM DELEGATES

9.1 MAYOR'S ACTIVITY REPORT FOR JUNE 2025

RESOLUTION 7676.07/25

Moved: Mayor Robert Bell
Seconded: Cr Jen Philp

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

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

Against: Nil

CARRIED 9/0

PROCEDURAL MOTION TO MOVE TWO ITEMS

RESOLUTION 77.07/25

Moved: Deputy Mayor Tom O'Connor
Seconded: Cr Lone Petrov

That Council move Items 14.1 & 14.2 to be heard following Item 10

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

Against: **Nil**

CARRIED 9/0

10 PUBLIC FORUM

The Mayor introduced – **Mr Justin Campbell Chair of MOYCH.**

The speaker made a presentation to Council on item 14.1 & 14.2 speaking to Multi Dwelling Housing, carports, rainwater tanks, fencing, retaining walls and demolition of sheds - Lot 28 DP 584841 - 16 Everett St Uralla.

The Chair invited questions from Councillors.

The Chair thanked the Speaker for his presentation to Council.

11 COUNCIL REPORTS

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

RESOLUTION 77.07/25

Moved: **Deputy Mayor Tom O'Connor**
Seconded: **Cr Kath Arnold**

Following a DIVISION DECISION the following has been resolved:
That Council

i. **Approves the Development Application (DA-19-2025) for multi dwelling housing and associated ancillary works on Lot 28 DP 584841, land also known as 16 Everett Street, Uralla subject to the attached conditions of consent, noting the following recommendations;**
   a. **Prior to issue of a construction certificate, amended drawings are to be provided to Council to demonstrate pedestrian access from Unit 2 and Unit 3 to Everett St for the purposes of access to letterboxes, and for waste management. Access is to maintain the privacy of the Private Open Space (POS) to Unit 1, and maintain vehicle access for Unit 1 without impeding pedestrian access to the street;**
   b. **The final design for the lane way upgrade at Condition 18 is to be determined to the satisfaction of Council;**

ii. **Consider an all-weather upgrade of the lane way from the property boundary to King St as a future capital project and progress the naming of the, as yet unnamed, access lane through the Geographical Names Board to assist in emergency navigation and access to the rear units.**

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

Against: Cr Leanne Doran

CARRIED 8/1

14.2 DEVELOPMENT APPLICATION - DA-21-2025 - MULTI DWELLING HOUSING - LOT 1 DP 794835 - 28 URALLA STREET URALLA

RESOLUTION 78.07/25

Moved: Deputy Mayor Tom O'Connor
Seconded: Cr Leanne Doran

Following a DIVISION DECISION the following has been resolved:

That Council defer consideration of DA-21-2025 Multi Dwelling Housing at Lot 1 DP 794835, land also known as 28 Uralla Street, Uralla pending receipt of further information.

For: Crs Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, David Mailler, Jen Philp and Kath Arnold

Against: Crs Robert Bell and Adam Blakester

CARRIED 7/2

11 MAYORAL MINUTE

11.1 MAYORAL MINUTE - REGULATION AND ENFORCEMENT OF TOBACCO SHOPS

RESOLUTION 79.07/25

Moved: Mayor Robert Bell
Seconded: Deputy Mayor Tom O'Connor

That Council:

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

c) Therapeutic Goods Act 1989 (Cth)

d) Customs Act 1901 (Cth) regarding import restrictions

e) Excise Act 1901 and the Excise Tariff Act 1921 (Cth); and

ii. Prohibition of Sale of Prohibited or Illicit Products:

a) The sale, display, possession, or distribution of products prohibited under Commonwealth or NSW law—including non-prescription vapes, flavoured tobacco, or illicit (non-duty paid) cigarettes—is strictly prohibited.

2. Supports the proposal by Glen Innes Severn Council for all councils within the Northern Tablelands and relevant regional organisations to:

a. Present a joint representation to the NSW Minister for Planning and Public Spaces to implement the Standard Instrument amendment state-wide, and

b. Sign the coordinated submission to the upcoming Senate inquiry presented by Glen Innes Severn Council with councils in the Northern Tablelands outlining the effects of illegal tobacco shops in our Local Government Areas (A draft submission is included as Annexure

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

Against: Nil

CARRIED 9/0

11.2 MAYORAL MINUTE - COST SHIFTING ONTO LOCAL GOVERNMENT

RESOLUTION 80.07/25

Moved: Mayor Robert Bell
Seconded: Cr Sarah Burrows

That Council:

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

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

Against: Nil

CARRIED 9/0

12 NOTICE OF MOTION/QUESTIONS WITH NOTICE

Nil

13 REPORT OF COMMITTEES

Nil

14 REPORTS TO COUNCIL

14.3 EXHIBITION OF 2 GENERIC CROWN LAND PLANS OF MANAGEMENT

RESOLUTION 81.07/25

Moved: Deputy Mayor Tom O'Connor
Seconded: Cr David Mailler

That Council:

i. **Seeks community feedback on the two Draft Plans of Management through public exhibition for a period of not less than 28 days.**

ii. **Receive an updated report for further consideration if community feedback prompts material changes.**

iii. **Adopt the Plans of Management if there are no material changes received during the public exhibition period**

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

Against: **Nil**

CARRIED 9/0

14.4 CIVIL INFRASTRUCTURE WORKS REPORT

RESOLUTION 82.07/25

Moved: Cr Adam Blakester
Seconded: Cr Sarah Burrows

That Council notes the Civil Works Report update for July 2025 with the amendments identified by Cr O'Connor.

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

Against: **Nil**

CARRIED 9/0

14.5 STRATEGIC WATER PLANNING STUDY (INTEGRATED WATER CYCLE MANAGEMENT PROJECT) - JULY 2025

RESOLUTION 83.07/25

Moved: Cr David Mailler
Seconded: Cr Sarah Burrows

That Council:

1. **Notes the reports of the Department of Primary Industry and Regional Development(NSW Public Works) Workshop held on 18 June 2025.**
2. **Notes the proposed program of tasks being undertaken by Department of Primary Industry and Regional Development (NSW Public Works) and the complementary community engagement tasks of Becscomm Pty Ltd.**
3. **Notes the email response to the Council regarding additional funding that was sought for community engagement and additional First Nations consultation.**
4. **Endorses the revised program for the community engagement component of the Communications Program at no additional cost to the Project.**
5. **Writes to the Department seeking its agreement for the revised community engagement program under the current Deed of Agreement dated 17 April 2024.**
6. **Seeks additional funds for the project management and communications tasks due to the extension of the project by a further 6 months.**

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

Against: **Nil**

CARRIED 9/0

PROCEDURAL MOTION - BREAK

RESOLUTION 84.07/25

Moved: Cr Leanne Doran
Seconded: Deputy Mayor Tom O'Connor

The Chair called for a Dinner break at 6:08pm

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

Against: **Nil**

CARRIED 9/0

PROCEDURAL MOTION - RETURN

RESOLUTION 85.07/25

Moved: Cr Adam Blakester
Seconded: Cr Sarah Burrows

The Chair reconvened the meeting after Dinner at 6:30pm

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

Against: **Nil**

CARRIED 9/0

14.6 URALLA SWIMMING POOL 24/25 SEASON REPORT

RESOLUTION 86.07/25

Moved: Cr Jen Philp
Seconded: Cr Lone Petrov

That Council:

1. **Notes the dates in the report on the swimming pool hours at Item 14.6 refer to the 2024-2025 season: specifically, the dates in the discussion under the heading 'Pool Season 2024/25 Patronage' refer to the period 19 October 2024 to 30 March 2025.**
2. **Notes the patronage at the Uralla Swimming Pool for the past 2024/25 summer season.**
3. **Opens the Uralla Swimming Pool from Saturday 18th October 2025 until Sunday 29th March 2026 inclusive.**

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

Against: **Nil**

CARRIED 9/0

14.7 DRAFT ASSET MANAGEMENT STRATEGY 2025

RESOLUTION 87.07/25

Moved: Cr Kath Arnold
Seconded: Cr Sarah Burrows

That Council:

i. **Seeks community feedback on the Draft Asset Management Strategy 2025-29 through public exhibition for a period of not less than 28 days;**

ii. **Receive an updated report for further consideration if community feedback prompts material changes;**

iii. **Adopt the Asset Management Strategy 2025-29 if there are no material changes received during the public exhibition period.**

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

Against: **Nil**

CARRIED 9/0

14.8 INVESTMENTS AS AT 30 JUNE 2025

RESOLUTION 88.07/25

Moved: **Deputy Mayor Tom O'Connor**
Seconded: **Cr David Mailler**

That Council notes:

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

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

Against: **Nil**

CARRIED 9/0

14.9 LOANS AS AT 30 JUNE 2025

RESOLUTION 89.07/25

Moved: **Cr Jen Philp**
Seconded: **Deputy Mayor Tom O'Connor**

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

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

Against: **Nil**

CARRIED 9/0

14.10 POLICY REVIEW

RESOLUTION 90.07/25

Moved: Cr Lone Petrov
Seconded: Deputy Mayor Tom O'Connor

That Council:

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

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

Against: **Nil**

CARRIED 9/0

14.11 PARTICIPATION IN THE 2025-26 RURAL DOCTORS NETWORK BUSH BURSARY PROGRAM

RESOLUTION 91.07/25

Moved: Cr Jen Philp
Seconded: Cr Leanne Doran

That Council:

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

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

Against: **Cr Tom O'Connor**

CARRIED 8/1

14.12 REGISTER RESOLUTIONS ACTIONS STATUS AS AT 16 JULY 2025

RESOLUTION 92.07/25

Moved: Cr Sarah Burrows
Seconded: Cr Leanne Doran

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

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

Against: **Nil**

CARRIED 9/0

15 CONFIDENTIAL MATTERS

RESOLUTION 93.07/25

Moved: Cr Lone Petrov
Seconded: Cr Jen Philp

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

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

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

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

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

15.3 Review of organisational structure

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

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

Against: **Nil**

CARRIED 9/0

RESOLUTION 98.07/25

Moved: Cr Sarah Burrows
Seconded: Cr Lone Petrov

That Council return to Open Session of Council and 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, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**

Against: **Nil**

CARRIED 9/0

16 COMMUNICATIONS OF COUNCIL DECISIONS

The Chair communicated the Council decisions from the closed session.

15.1 RFT P00824:TENDER FOR COLLECTION AND PROCESSING OF SCRAP METAL

RESOLUTION 94.07/25

Moved: Cr David Mailler
Seconded: Deputy Mayor Tom O'Connor

1. **That Council accept the tender from Sims Group Australia Holdings Limited for collection and disposal of scrap metal as being the most advantageous to Council.**

2. **That Council authorise the General Manager to extend the contract from 30 June 2027 to 30 June 2028 (or 30 June 2029) subject to satisfactory performance by the contractor.**

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

Against: **Nil**

CARRIED 9/0

15.2 EVALUATION REPORT - COMMERCIAL IN CONFIDENCE - BITUMENT EMULSION - T192526NEC

RESOLUTION 95.07/25

Moved: Cr David Mailler
Seconded: Deputy Mayor Tom O'Connor

That Council:

1. **That Council award the contract for the supply of Bitumen Emulsion to Fulton Hogan Industries Limited for an initial term concluding on 30 June 2027, and**
2. **That Council note the option provisions in the contract enabling an extension of up to 1 year beyond the initial term subject to satisfactory performance by the contractor.**

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

Against: **Nil**

CARRIED 9/0

15.3 REVIEW OF ORGANISATIONAL STRUCTURE

RESOLUTION 96.07/25

Moved: Cr Jen Philp
Seconded: Deputy Mayor Tom O'Connor

That Council endorses the revised organisational structure.

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

Against: **Nil**

CARRIED 9/0

17 CONCLUSION OF MEETING

The meeting was closed at 7.52pm.

URALLA LOCAL TRANSPORT FORUM

AGENDA & BUSINESS PAPERS

5 August 2025

Commencing at 10:00 AM

AGENDA

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5 CONFIRMATION OF MINUTES

Uralla Local Traffic Committee held on 5 June 2025

6 TABLING OF PETITIONS

7 LATE REPORT/S

8 REPORTS TO COMMITTEE

8.1 Heavy Vehicle Traffic Review - Rowan Avenue URALLA

Department:	**Infrastructure & Development**
Prepared By:	**Manager Civil Infrastructure**
Authorised By:	**Director Infrastructure & Development**
Reference:	UINT/25/16026

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

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

SUMMARY

This report recommends the installation of a 15 tonne G.V.M. load limit for the full length of Rowan Avenue between Bridge Street and Duke Street.

RECOMMENDATION

That the Uralla Local Transport Forum recommend the installation of a 15 tonne G.V.M. load limit for the full length of Rowan Avenue between Bridge Street and Duke Street.

REPORT

Rowan Avenue is a local residential street that runs between Bridge Street and Duke Street. Bridge Street is the New England Highway and Duke Street is Thunderbolts Way intersecting in the centre of the Uralla CBD. Rowan Avenue is the only other link between these two major transport corridors south of Uralla and is being increasingly used by heavy vehicles to avoid the congestion of the CBD area. It has also been observed that heavy vehicles from eastern rural areas such as Gostwyck Road use Rowan Avenue as a short cut to access the Highway south towards Tamworth.

To address this issue for the increasing number of heavy vehicles currently using the road and the expected increase with future development in the region, it is suggested a 15 tonne Gross Vehicle Mass (G.V.M.) load limit for the full length of Rowan Avenue between Bridge Street and Duke Street.

Under Section 104 of the NSW Road Rules, drivers must not pass the 15 tonne limit signs except for drivers of buses, or where there is no other way to access a property in that area. This prohibits the street being used as a through route short cut.

CONCLUSION

The installation of a 15 tonne load limit aims to preserve the amenity of the urban residential area and the life of Council's road assets.

8.2 Request for Saumarez Ponds Speed Limits Reduction - Received 1 July 2025

Department:	**Infrastructure & Development**	
Prepared By:	**Manager Civil Infrastructure**	
Authorised By:	**Director Infrastructure & Development**	
Reference:	UINT/25/16709	
Attachments:	1.	Submission - Saumarez Ponds Speed Limits Reduction Request - 1 July 2025
LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK		
Goal:	2.	We drive the economy to support prosperity
	4.	We are an independent shire and well-governed community
Strategy:	2.3.	Communities that are well serviced with essential infrastructure
	4.1.	Informed and collaborative leadership in our community
	4.2.	A strategic, accountable and representative Council

SUMMARY

A request has been received proposing a reduction of the speed limit from 100km/h to 80km/h on roads north of the Bundarra Road and west of and including Dumaresq Road. This includes the following roads:

- Dumaresq Road
- Marble Hill Road
- Mundays Lane
- Panseyfield Road (unsealed)
- Primrose Hill Road (unsealed)
- Lawsons Road (unsealed)
- Ferris Lane (unsealed)
- Yellow Box Drive (unsealed)

RECOMMENDATION

That the Uralla Local Transport Forum refer this request to Transport NSW as the state authority for speed zoning to assess the suggested speed zone reduction.

REPORT

A request has been received by Council on 1 July 2025 (attached) from a resident of Saumarez Ponds proposing a reduction of speed limits from 100km/h to 80km/h on roads north of the Bundarra Road and west of and including Dumaresq Road. This includes the following roads:

- Dumaresq Road
- Marble Hill Road
- Mundays Lane
- Panseyfield Road (unsealed)
- Primrose Hill Road (unsealed)
- Lawsons Road (unsealed)
- Ferris Lane (unsealed)
- Yellow Box Drive (unsealed)

This area is a populated section of the shire largely zoned rural residential and contains a large number of houses for people that would travel to Armidale daily for business and general services. With ongoing further development underway, the traffic in the area will be increasing.

A number of the suggested roads are unsealed gravel roads and it is not usual to actually post a nominal speed limit on these roads due to the changeable conditions of the surface. It is the responsibility of the driver of a vehicle to drive appropriately to the conditions of the road.

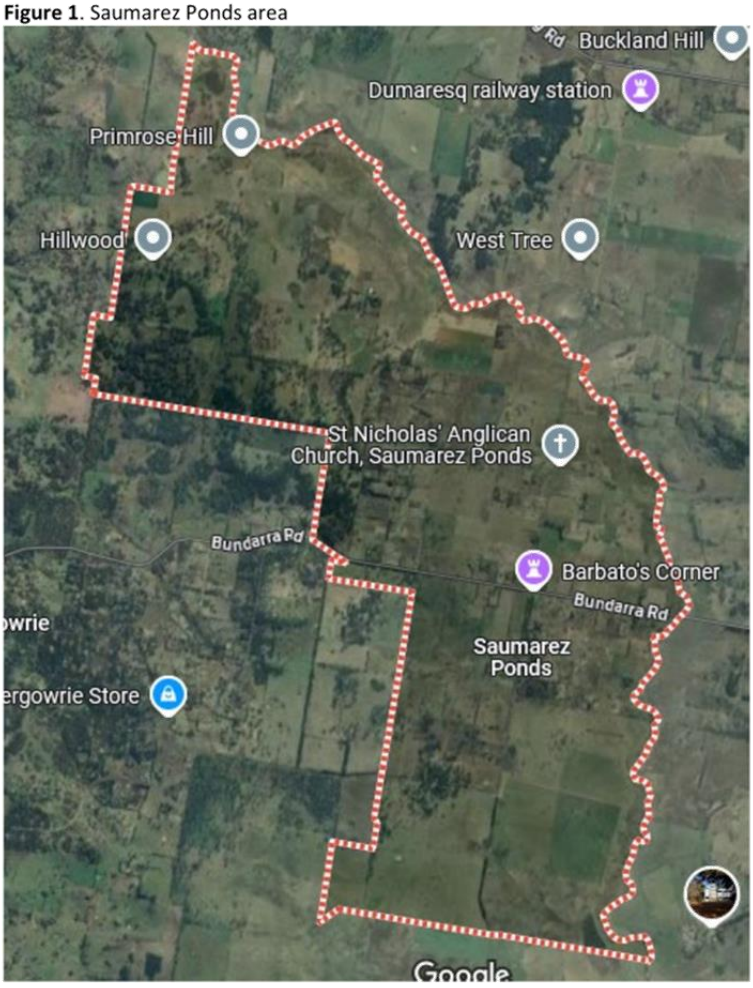
CONCLUSION

Transport NSW is the authority for speed zoning in the state and it is appropriate to refer the suggested speed zone reduction to them for assessment.

Safer Saumarez Ponds – Submission for Reduced Speed Limits

Saumarez Ponds is a defined area (Figure 1) located in the North Eastern part of Uralla Shire. It has the third highest population in the Uralla Shire behind Uralla Township and Invergowrie. The Bundarra road bissects the Saumarez Ponds area. The Bundarra Road is a major road that feeds residents and travellers East to Armidale approximately 11 kms away. Barbatos Corner is a major intersection on the Bundarra Rd, with Pinegrove Rd heading South and Dumaresq Rd heading North. Dumaresq Rd is an alternative route to Armidale via Old Inverell Rd that feeds into Armidale at the University of New England.

Figure 1. Saumarez Ponds area



Saumarez Ponds currently has no speed restrictions and is therefore 100 km/h by default.

The proposal is that the roads North of the Bundarra Rd and West of and including Dumaresq Rd should be signed as 80 km per hour speed limits. This includes the following roads:

- **Dumaresq Road**
- **Marble Hill Road**
- **Mundays Lane**
- **Panseyfield Road (unsealed)**
- **Primrose Hill Road (unsealed)**
- **Lawsons Road (unsealed)**
- **Ferris Lane (unsealed)**
- **Yellow Box Drive (unsealed)**

Figures 2 and 3 are maps showing these roads. Access into the area is via either Dumaresq Road or Marble Hill Road. It is a relatively small area. The distance along Dumaresq Rd from Barbatos corner (Intersection with Bundarra Rd) North to Saumarez Creek (Uralla Shire boundary) is approximately 2.4 km. The distance along Bundarra Rd between Dumaresq Rd and Marble Hill Rd is approximately 1.6 km.

Reasons for the proposed speed limit:

- Most of the defined area is zoned Rural residential. There are at least 91 existing residences in the defined area. 24 of these are located on Dumaresq Rd (~2.4km) and 29 on Marble Hill Road (~1.3km).
- There is a further 19 lots currently being developed on Mundays Lane. When fully developed this will make **110** residences in a relatively small rural residential area.
- There is a public recreation area on Mundays Lane (Barry Mundays Reserve).
- St Nicholas Church is located on Dumaresq Rd where services are conducted monthly.
- There is a poorly signed causeway/floodway on Dumaresq Rd at the intersection of Ferris Lane. This floods to about 300-500mm deep. The causeway is narrower than the road surface and is breaking up.
- These roads are used as School bus routes
- Both waste and recycling collections are done on these roads
- Routine Mail deliveries are done on these roads
- Dumaresq Rd is in very poor condition. There has been significant heavy vehicle movement on Dumaresq Rd and Mundays Lane with articulated truck movements from the Arding quarry.
- Travellers (caravans, etc) are using Dumaresq Road. This has increased since the Dumaresq Dam reserve was redeveloped.
- Barbatos Corner (intersection of Dumaresq Rd and Bundarra Rd) is a recognised intersection of concern. Four new, over-sized signs ("Reduce speed", "Giveway ahead", "+" intersection sign & "Giveway") would be better supported with an 80 km/h speed limit.
- Dumaresq Rd is used as access to Armidale via the Old Inverell Rd. It is a through road, not just a local road. Note that most of the Old Inverell Rd already has 80 km/h speed limits.
- Dumaresq Rd continues North as an unsealed road across to Booroolong Rd. Stock transports regularly use Dumaresq Rd as a North South connection road to avoid Armidale township.
- There are deep drainage channels on both sides of Dumaresq Rd making it necessary to walk on the bitumen and step off as vehicles approach.
- Dumaresq Rd is frequently used by cyclists.
- Dumaresq Rd will be used by the (expanding) Arding quarry to service the proposed Booroolong wind farm and probably other REZ developments.
- Dumaresq Rd, Mondays Lane and Marble Hill Rd will be used extensively by trades and deliveries for new housing in the 19 lot subdivision.

Council is urged to promote these proposed 80 km/h speed limits to the Traffic Safety Committee.

Figure2: North section – Primrose Hill Rd to Ferris Lane

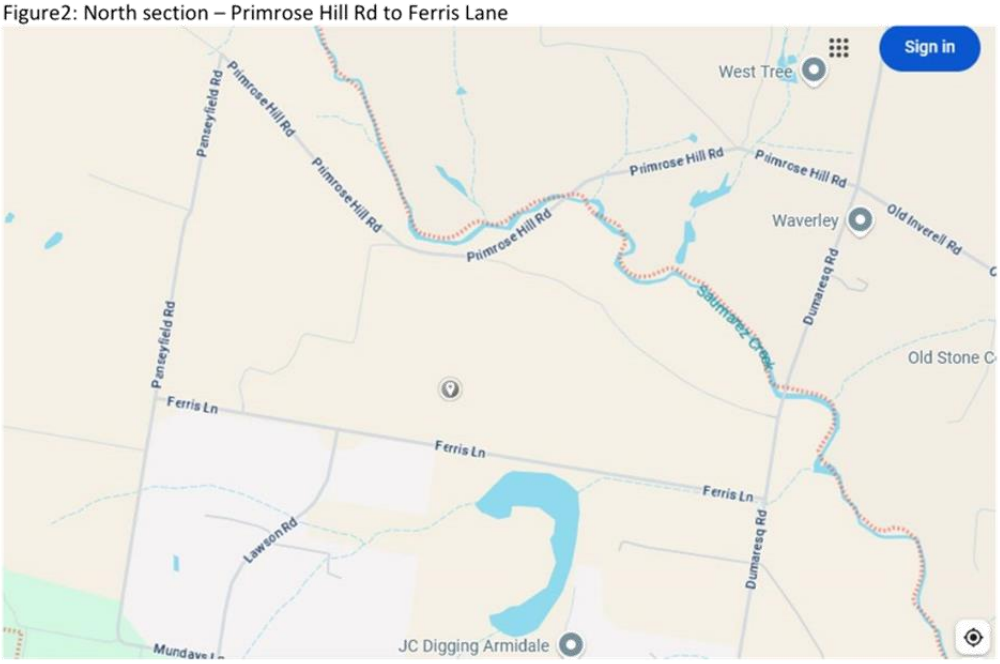
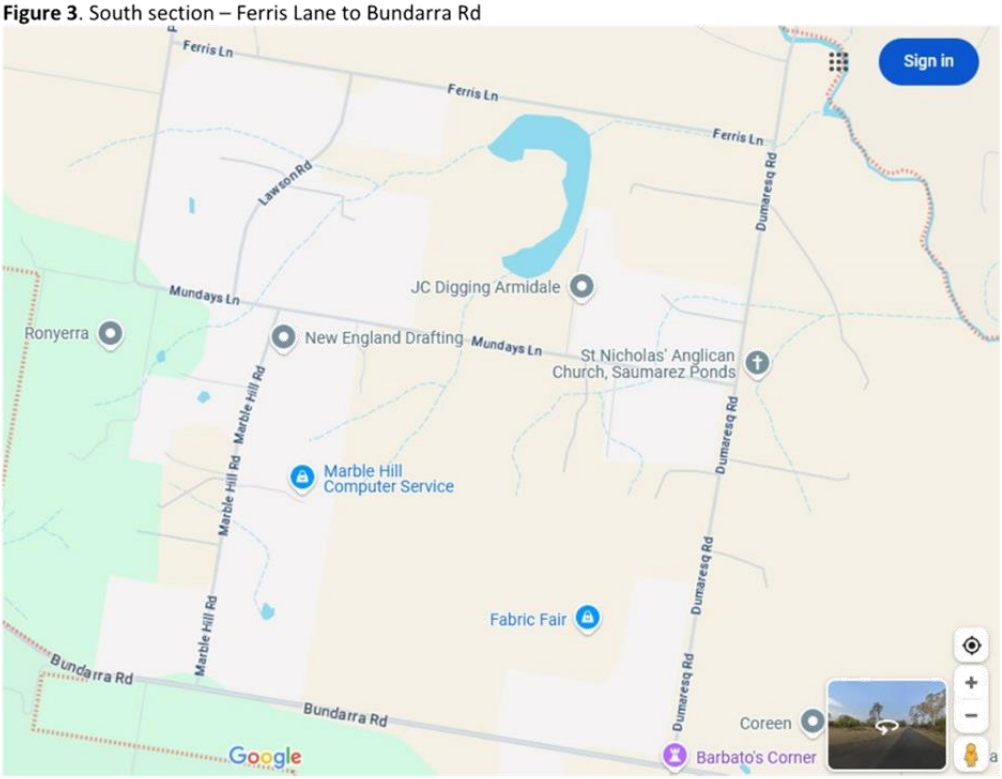


Figure 3. South section – Ferris Lane to Bundarra Rd



8.3 New England Highway No Stopping

Department:	**Infrastructure & Development**
Prepared By:	**Manager Civil Infrastructure**
Authorised By:	**Director Infrastructure & Development**
Reference:	UINT/25/18950

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	1.	We have an accessible inclusive and sustainable community
Strategy:	1.2.	A safe, active and healthy shire

SUMMARY

A report recommending No Stopping signs be placed adjacent to the New England Highway on the southern approaches to Uralla.

RECOMMENDATION

That the Uralla Local Transport Forum recommend the installation of No Stopping signs adjacent to the eastern side of the New England Highway on the southern approaches to Uralla between the 50km/h speed zone and Rowan Avenue.

REPORT

The New England Highway on the southern approach to Uralla has a number of businesses within the 50km/h speed zone immediately south of Rowan Avenue. The majority of business on the eastern side of the Highway operate within the property boundaries, however some drivers pull over on the unsealed road verge adjacent to the highway traffic lanes for convenience.

The roadside has been cut up by vehicles driving over the wet unsealed shoulder and this, combined with the unorganised vehicle movements off and onto the highway is considered to be creating a hazard to traffic on the state route.

It is suggested that the installation of No Stopping signs over the 200 metre long section between the 50km/h speed zone and Rowan Avenue will limit vehicle movements to entering and exiting private properties.

CONCLUSION

The installation of No Stopping signs adjacent to the New England Highway is intended to enhance the safety of a major state transport route.

9 CONCLUSION OF MEETING

MINUTES of

URALLA LOCAL TRANSPORT FORUM

Held on 5 August 2025 at 10:00 AM

Attendance at Meeting:

Committee Members:	Jason West	TfNSW
	Sean Herrett	TfNSW
	David Mailler	Councillor
Staff:	David Counsell	Manager Civil Infrastructure
	Sylvia Baxter	Executive Support Infrastructure & Development
Apologies:	Bob Barwell	Local Member's Representative
	Connor Williams	Uralla Police
	Myles McLindin	Group Manager Infrastructure Services
Observers:	Lone Petrov	Councillor

CONFIRMED

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CONFIRMED

1 OPENING & WELCOME

The Chair declared the meeting opened at 10:04am.

2 ACKNOWLEDGEMENT OF COUNTRY

The Chair read the acknowledgement of country.

3 APOLOGIES & APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS /COMMITTEE MEMBERS

Bob Barwell
Connor Williams
Myles McLindin

4 DISCLOSURE & DECLARATION OF INTEREST/S

The Chair advised there were no disclosures.

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That Council adopts the minutes of the Uralla Local Traffic Committee held 5 June 2025, as a true and correct record.

6 TABLING OF PETITONS

Nil.

7 LATE REPORT/S

The Chair advised there were no late, urgent and supplementary items or reports of business.

- TfNSW has issued new authorisation and delegations to councils, superseding existing delegations, commencing 1 August 2025.
  One of the key changes from the 2011 Delegation to Councils is Local Traffic Committee (LTC) is renamed Local Transport Forum (LTF).
  The Guide and Factsheet for implementing the TfNSW 2025 Instrument has been emailed out of session to the Uralla Local Transport Forum.

- Christmas Street Fair – to be held 21 November – brief rundown on what is happening – relevant documents will be forwarded 'Out of Session' for Forum's information and endorsement once ROL is received by Council.

- 40k zone – Big Ridge Road – Work zone can be set up as Temporary Traffic Work Zone treatment rather than permanent speed zoning.

- Footbridge at Bundarra – children need to cross the road – Bundarra Community s355 Committee will send a request to ULTF requesting installation of pedestrian crossing.

8 REPORTS TO COMMITTEE

8.1 HEAVY VEHICLE TRAFFIC REVIEW - ROWAN AVENUE URALLA

FORUM DECISION:

That the Uralla Local Transport Forum recommend the installation of a 15 tonne G.V.M. load limit for the full length of Rowan Avenue between Bridge Street and Duke Street.

Rowan Avenue links Highway to Thunderbolts Way – it is a local residential street, lots of trucks are using it as a link to avoid intersection at Highway and Salisbury Street. Shouldn't be using residential street because the Highway intersection is more time consuming.

A number of residents that operate heavy vehicles also live along Rowan Avenue – need to communicate to residents and bus drivers of load limit reduction.

Need to be clear load limit is between Bridge Street/Highway and Duke Street/Thunderbolts Way.
Council's water infrastructure has been impacted by heavy vehicle use and has recently been improved so important to avoid further damage to road and water infrastructure along Rowan Avenue.

TfNSW all for it.

ACTION:
Council to install load limit signs.

8.2 REQUEST FOR SAUMAREZ PONDS SPEED LIMITS REDUCTION - RECEIVED 1 JULY 2025

FORUM DECISION:

That the Uralla Local Transport Forum refer this request to Transport NSW as the state authority for speed zoning to assess the suggested speed zone reduction.

Conducted site inspection with TfNSW yesterday.
Drive to Conditions – is standard on unsealed/dirt roads.
This can be signposted – reduce speed to conditions.
Discussed how recommended speeds are determined – factor of consideration include road alignment and super-elevation, roadside development and accesses.
G9-318-1n - Reduce Speed To Conditions sign is not delegated to council to install and is only installed by TfNSW. Suggestion to consider using W5-19 Gravel Road sign or W2-211-5n Gravel Road Reduce Speed sign for unsealed roads. TfNSW will undertake speed zone reviews on other suggested sealed roads as per Agenda items to determine appropriate speed zones.

ACTION:
Has been inspected.
With TfNSW to assess.

8.3 NEW ENGLAND HIGHWAY NO STOPPING

FORUM DECISION:

That the Uralla Local Transport Forum recommend the installation of No Stopping signs adjacent to the eastern side of the New England Highway on the southern approaches to Uralla between the 50km/h speed zone and Rowan Avenue.

Suggestion that signage should be on both sides of road – eastern and western sides of Highway.
Major consideration is the close proximity to the 100k zone.

Forum decided to put the No Stopping Zone commencing from 50 metres south of Rowan Avenue to a point 200 metres south of Rowan Avenue.

Council will request Transport to NSW to install the signage adjacent to the Highway.

ACTION:
Council to request TfNSW to install the signage adjacent to the Highway.

9. PREVIOUS MINUTES

Speed zone requests being looked at by Transport for NSW:

- Barleyfields Road - TfNSW - have visited – TfNSW will do a video run to capture use and will look at extending 50km/h zone.
  It is confirmed that the minimum length of an 80 km/h zone must be 2km in length and that this condition does not apply to any 50km/h zone. There is no required length stated in the SZ standard for a 50km/h zone. TfNSW will investigate into the possible extension of the existing 50km/h zone further north to include existing residential properties whilst maintaining the required length for the existing 80km/h zone.
- Warwick Street – TfNSW suggest consideration of centreline barrier line mark to enhance the intersection and give warning of intersection ahead.
  TfNSW recommendation to install Give way signs and line marking at the intersection. Advance intersection warning signs such as W2-3 T– Junction symbolic signs including W8-5 Distance plate (x) m signs can also be installed in advance of the intersection (duplicate for each side of road).
- Kingstown Road (near cemetery) – TfNSW reviewing speed zone – reduce to 80 from 100.
- Gostwyck Road – TfNSW reviewing speed limits and signage.

10. OTHER BUSINESS

- Issue of disability access on Bridge Street, ramp, no rails, etc, was raised.
  Bridge Street redevelopment should include better disabled access.
  Council is looking at better disabled parking etc. Old pram ramps also need replacing and are being looked at as part of PAMP.

- TfNSW have advised Council that speed zone requests are not an Agenda item and should only be discussed in general or other business as this item cannot be voted upon. Alternatively, any speed zone related requests can be discussed after the meeting. This should apply to any future speed zone requests that Council should receive.

CONFIRMED

11. CONCLUSION OF MEETING

The meeting was closed at 11:20pm.

Next meeting: TBA

CONFIRMED

MINUTES of

Bundarra School of Arts Hall and Community Consultative s355 Committee Meeting

held 16 July 2025 at 6:00pm

Attachments:
1. Updated TOR for adoption by Council including name change
2. Works Report as at 16 July 2025
3. Defib location list from Angela Iskov

Attendance at Meeting:

Committee Members:	Peter Gregory John Layton Matthew Monk - Chair Alison Bayliss Lindsay Groth Jeffrey Dezius Rodney Hargrave Jennifer Dezius Theresa Layton
Councillors:	Jen Philp - Secretary Adam Blakester
Staff:	Toni Averay - General Manager (left at 7:55pm) Mick Raby - Director Infrastructure & Development
Apologies:	Angela Iskov Jackie Stibbard Kylie Jarman Rebecca McLean Shannon Lee Johnson Councillor Leanne Doran
Visitors and guests	Inspector Blake Keeting – Inverell Police (left at 7:20pm) Councillor David Mailler Ros Mason-Gaudern Deb Cook Kate Hannan

AGENDA

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1. OPENING AND WELCOME

The meeting was opened at 6:05pm

2. APOLOGIES BY COMMITTEE MEMBERS

Angela Iskov
Jackie Stibbard
Kylie Jarman
Rebecca McLean
Shannon Lee Johnson
Cr Leanne Doran

3. CONFIRMATION OF MINUTES

The minutes of meeting held 11 June 2025 were confirmed.

ACTION:
Jen to send to ESO for distribution.

4. ITEMS:

4.1 Business Arising From Previous Minutes

Actions Arising from Previous Meeting:		Who	Status
1.	Previous Minutes - Jen to amend and send to Sylvia for distribution	JP/ ESO	Completed 13/6/25
2.	Jen to check Peter Gregory's email address for sending agenda/minutes	ESO	Completed 16/6/25
3.	Matthew Monk to email Inverell police inspector list of what we want to discuss at meeting.	MM	Completed
4.	Mick Raby to check EOI click button on website working	DID	Complete
5.	Consider Squadron Energy sponsorship/grants for Grace Munro		Ongoing
6.	Mick to add Pram ramp at bottom shop to list of current works	DID	Complete
7.	David Counsell to talk to Telstra Re pits	MCI	Complete
8.	Jen to forward list from Peter Gregory to David Counsell	JP	Completed 16/6/25
9.	Committee members to contact essential energy to report lights not working	BCC	Complete
10.	Mick to follow up on brightening the streetlights	DID	Ongoing
11.	Keep bridge on the works list for updates		Complete
12.	Committee members to look at tree planning policy, Jen to attach to mins.	BCC	Ongoing

Actions Arising from Previous Meeting:	Who	Status
13. Mick to bring up at next bushfire management meeting.	DID	Ongoing
14. Jen/ESO to distribute meeting minutes to wider Bundarra community including Facebook, School Newsletter, Pub, Club, Shop etc	JP/ ESO	Completed
15. Jen to amend TOR as above for committee approval at next meeting	JP	Completed 13/6/25
16. Jen to send out email asking for what events people know about	JP	Completed 13/6/25
17. Committee to help collate with what events they know to make a comprehensive calendar	BCC	Ongoing
18. Peter Gregory to follow up on artist to see if they are still able to do artwork	PG	Ongoing
19. Kylie Jarman to get quotes for new Perspex for the noticeboards at the shop	KJ	Ongoing
20. Talk to Chris Clark (visitor information center) to get information out to Bundarra about the area	GM	Ongoing
21. Update website and social media regarding the committee and upcoming information for it	ESO	Completed 30/5/25
22. Put information out to Bundarra facebook page, school newsletter, council website, noticeboards and Bundarra businesses	JP/ESO	Ongoing
23. Put contact details for Matthew and Jen on noticeboards	ESO	Complete
24. Kylie Jarman to work with Dean Wiley to get appropriate list completed	KJ/ AM	Ongoing
25. John Layton to contact owners of gym equipment to see what they want to do with it.	JL	Ongoing
26. New sign at Emu Creek to outline how to donate when camping	DID	Ongoing
27. Investigate how donations can be used in Bundarra	GM	Completed
28. Council staff to look into signs to put at each end of town to indicate what services are in Bundarra	DID	Ongoing
29. Angela Iskov to create a list/map of where they are located in Bundarra	AI	Ongoing
30. Bec McLean to ask Jamie for a quote to run a training session for the community	BMc	Ongoing
31. Rubbish on nature strip - Mick to get the Ranger to talk to the owners to have removed	DID	Ongoing
32. Reverse Cycle Air Conditioning in Hall - talk to council and get a quote to see if it would be viable. Also look for grant funding to help with this.	DID	Ongoing

Actions Arising from Previous Meeting:	Who	Status
33. Peter Gregory to distribute newsletter hard copies to all businesses in Bundarra.	PG	Ongoing
34. Mick/Toni to add committee members to email newsletter list.	MR/ GM	Completed

4.1.1 Complete.
4.1.2 Complete.
4.1.3 Complete.
4.1.4 Complete. – There are 2 links, one works one doesn't.
4.1.5 Ongoing MM to look into.
4.1.6 Ongoing - There is a water valve on the main, need to cut out and move valve. Job is ongoing. Light pole now in road, need Essential Energy on site.
4.1.7 Completed. – Keep on list, waiting for response from Telstra.
4.1.8 Complete.
4.1.9 Complete.
4.1.10 Can be upgraded, in process of getting quote from Essential Energy. Will need community consultation on how bright and where. Ongoing.
4.1.11 Completed – Transport NSW have completed their part.
4.1.12 Ongoing – look at list for preferred species. Try to get consistency for trees along streets in Bundarra. Engage community on 'street tree planning' to get community involved.
4.1.13 Ongoing – hasn't been a meeting since.
4.1.14 Complete. Next time get hard copies in local businesses
4.1.15 Complete.
4.1.16 Ongoing. No response. Send email to organisations to ask what dates they have for events, put on Bundarra Facebook page.
4.1.17 MM to call organisations to get event dates.
4.1.18 Ongoing.
4.1.19 Ongoing.
4.1.20 Ongoing. Need to update link to Bundarra website on the Uralla council website. Update the Bundarra section of 'tourism' on the Uralla council page. Get pamphlet and distribute to places in Bundarra. MM to talk to Chris Clark.
4.1.21 Complete.
4.1.22 Ongoing. What information and where? Need to trickle information.
4.1.23 Completed.
4.1.24 We have a map of where sites will be, sign for sites (site map), map at the shop for Kylie to direct to what site.
4.1.25 Tidying up scheduled for this weekend. Get an inventory of what and who has what there.
4.1.26 Ongoing, sign ordered.
4.1.27 Issues with amount of spending on camping spots is more than whats brought in from income. Donations/camping fees are small amounts, this is hard to isolate in accounts and would end up costing more in administration costs.
4.1.28 Mick looked into, often they are put in by other organisations, like Rotary or a business chamber. Usually comes through a community request, then traffic committee, Committee to put a proposal together and bring to next meeting.
4.1.29 Ongoing – See later (defib).
4.1.30 Ongoing – Ruth also has a contact.
4.1.31 Ongoing, one car gone, but replaced with another.
4.1.32 Mick to get Quote.

4.1.33 Ongoing – PG to get hard copies.
4.1.34 Completed.

ACTIONS:

1. Consider Squadron Energy sponsorship/grants for Grace Munro. (4.1.5)
2. There is a water valve on the main, need to cut out and move valve. Job is ongoing. Light pole now in road, need Essential Energy on site. Leave on action list as job is ongoing. (4.1.6)
3. Brightening Street lights, getting quote from Essential Energy. (4.1.10)
4. Tree planting - look at list for preferred species. Engage community on 'street tree planning' to get community involved. (4.1.12)
5. Hazard reduction burns around Bundarra Mick to bring up at next bushfire management meeting. (4.1.13)
6. Local events - Send email to organisations to ask what dates they have for events, put on Bundarra Facebook page. (4.1.16)
7. Events - MM to call organisations to get event dates. (4.1.17)
8. Peter Gregory to follow up on artist to see if they are still able to do community artwork. (4.1.18)
9. Kylie Jarman to get quotes for new Perspex for the noticeboards at the shop. (4.1.19)
10. Update link to Bundarra website on the Uralla council website. Update the Bundarra section of 'tourism' on the Uralla council page. Get pamphlet and distribute to places in Bundarra. MM to talk to Chris Clark. (4.1.20)
11. Information for community - What information and where? Need to trickle information. (4.1.22)
12. Continue working on caravan park layout and upgrades. (4.1.24)
13. JL to tidy up and make inventory of who owns what equipment. (4.1.25)
14. Emu creek sign ordered, leave on list for when completed. (4.1.26)
15. Signs at each end of town - Committee to put a proposal together and bring to next meeting. (4.1.28)
16. Community first aid/cpr – leave on list, wait for responses from community college. (4.1.30)
17. Cars on verge of street – ranger to visit again. (4.1.31)
18. Air conditioning for hall – Mick to get quote (4.1.32)
19. Hard copies of minutes, news letter etc to places around Bundarra PG to get and deliver. (4.1.33)

4.2 Update from Inspector Blake Keeting – Inverell Police.

Replaced O'Brien as of March this year. Head of all sector stations (small towns). Sits at Inverell, but manages Bundarra. Would like an officer in Bundarra, but when incidents come in often the officer here will get called to other areas if something comes in. Community concerned that when no officer is here, they don't turn up for over an hour. Sunday- Thursday night only 3 staff on. Issues around filling positions (no one applying). Not short staffed as far as sectors concerned. Response, cant roster for emergencies, but they try to roster crime patterns.

Local police have to earn community respect back from past experiences. Local magistrate in Inverell is good.

Defib, can put it to finance, but it will fall back to committee. No cameras at station. Happy for us to progress if we want a 24hr one located at the local station.

Discussion around average speed in town and what Council have identified, 77km/hr from the Northern end coming into town. Asked if Highway Patrol can have a presence to help enforce speed limits. Blake will pass on to Highway Patrol team. Mick can bring up at Traffic Committee meeting.

Neighbourhood watch – seems to be lost now due to being abused in the past and people not trusting strangers into their homes.

Discussion around areas of concern, decided just a presence would be enough of a deterrent.

ACTIONS:
No Actions, just discussion.

4.4 Update Terms Of Reference - Committee Name Change
Committee are happy with TOR and the name change.

ACTIONS:
Present to Council to adopt.

4.5 Events Calendar
No response to email sent earlier.

ACTIONS:
MM to take on and chat to everyone to get input from organisations.

4.6 RTC Funding
Look at the events calendar when its done to see what we might be able to use some of this funding for. Discussion around noticeboard at the shop and a local doing some artwork/map for the area.

ACTIONS:
Kylie Jarman to get quotes for new Perspex for the noticeboards at the shop.

4.7 Council Update
See Attachment 1
USC team pulling together a works report for 12 months, Mick will get all the Bundarra related works, and present to committee hopefully next meeting.
Strategic update
6 months since election has been very busy, things like community strategic plan, housing strategy, mapping out priorities for council over the next 4 years. Long Term Financial plan just approved, so capital works that are forecast are taking shape. Future updates will include renewable energy plans. There will be a large investment in the shire, will have some challenges but there will be some legacy projects that can benefit the area. There will be more information to inform the community of developments on the renewable energy zone.
Grace Munro update – lease being negotiated and council asset management plan will be developed for this building too.

4.8 **General Business**

4.7.1 Caravan park update
Discussed earlier, KJ working with DW on a map of the Caravan Park, identifying powered sites and booking system to match sites.

4.7.2 Bundarra Hall of Arts
Get an update from KJ to bring to next meeting
Mick to get an update on booking and charging systems used at Uralla Courthouse.

4.7.3 Defib discussion

Angela has done an audit of defibs in Bundarra. (See attachment 3) There is also one at the showground.
Make a map of where they are, advertise where they are and who to contact, and make sure the community knows about it. (MM to make map)
Look at putting one at the police station, investigate if it needs a 'heated' box, what grants might be available. Look at ongoing costa and what they might be able to do to help as well.
Uralla shire business chamber can support ongoing needs for this too.
MR to talk to ACEN to see if they can support the purchase.

4.7.4 CWA requests. Look at a pedestrian crossing, on main street, south end, near the nature park. Not Councils responsibility, but council can help advocate with traffic committee to enquire. (MR to head, MM to write letter to council)
Ramp, if there were funds left over after ramps, can there be a handrail installed on hall front steps.

4.7.5 More soft fall in park. PG to handle.

4.7.6 Rubbish Tip, update. Hasn't been open Mondays, only Thursday, Friday, Sunday. MR to take on notice and follow up.

ACTIONS:

1. Get an update from KJ on hall bookings to bring to next meeting
2. Mick to get an update on booking and charging systems used at Uralla Courthouse.
3. Make a map of where defibs are, advertise where they are and who to contact, and make sure the community knows about it. (MM to make map)
4. MR to talk to ACEN to see if they can support the purchase of a 24hr defib for Bundarra.
5. Investigate pedestrian crossing on south end of main street. Advocate with traffic committee.
6. Investigate funding for handrail on front steps of hall.
7. More soft fall needed in park. PG to handle.
8. Mick to look at opening times and days for tip, it hasn't been open on Mondays.

5 LATE ITEM/S

6 NEW ACTIONS ARISING FROM THESE MINUTES

New actions from this meeting:	WHO	STATUS
Jen to send confirmed minutes to Sylvia for distribution.	JP/ ESO	
Consider Squadron Energy sponsorship/grants for Grace Munro	BCC	
There is a water valve on the main, need to cut out and move valve. Job is ongoing. Light pole now in road, need Essential Energy on site. Leave on action list as job is ongoing. (4.1.6)	DID	
Brightening Street lights, getting quote from Essential Energy. (4.1.10)	DID	
Tree planting - look at list for preferred species. Engage community on 'street tree planning' to get community involved. (4.1.12)	BCC	
Hazard reduction burns around Bundarra. Mick to bring up at next bushfire management meeting. (4.1.13)	DID	
Local events - Send email to organisations to ask what dates they have for events, put on Bundarra Facebook page. (4.1.16)	MM	

New actions from this meeting:	WHO	STATUS
Events - MM to call organisations to get event dates. (4.1.17)	MM	
Peter Gregory to follow up on artist to see if they are still able to do community artwork. (4.1.18)	PG	
Kylie Jarman to get quotes for new Perspex for the noticeboards at the shop (4.1.19)	KJ	
Update link to Bundarra website on the Uralla council website. Update the Bundarra section of 'tourism' on the Uralla council page. Get pamphlet and distribute to places in Bundarra. MM to talk to Chris Clark. (4.1.20)	ESO	
Information for community - What information and where? Need to trickle information. (4.1.22)	MM/ JP	
Continue working on caravan park layout and upgrades. (4.1.24)	KJ	
JL to tidy up and make inventory of who owns what equipment. (4.1.25)	JL	
Emu creek sign ordered, leave on list for when completed. (4.1.26)	DID	
Signs at each end of town - Committee to put a proposal together and bring to next meeting. (4.1.28)	MM	
Community first aid/cpr – leave on list, wait for responses from community college (4.1.30)	JP	
Cars on verge of street – ranger to visit again. (4.1.31)	DID	
Air conditioning for hall – Mick to get quote (4.1.32)	DID	
Hard copies of minutes, news letter etc to places around Bundarra - PG to get and deliver. (4.1.33)	PG	
Present TOR and name change to Council to adopt. (4.3)	ESO	
MM to take on events and chat to everyone to get input from organisations. (4.4)	MM	
Kylie Jarman to get quotes for new Perspex for the noticeboards at the shop. (4.5)	KJ	
Get an update from KJ on hall bookings to bring to next meeting (4.7.2)	KJ	
Mick to get an update on booking and charging systems used at Uralla Courthouse (4.7.2)	DID	
Make a map of where defibs are, advertise where they are and who to contact, and make sure the community knows about it. (MM to make map) (4.7.3)	MM	
MR to talk to ACEN to see if they can support the purchase of a 24hr defib for Bundarra. (4.7.3)	DID	
Investigate pedestrian crossing on south end of main street. Advocate with traffic committee. (4.7.4)	DID	
Investigate funding for handrail on front steps of hall (4.7.4)	DID	
More soft fall needed in park. PG to handle. (4.7.5)	PG	
Mick to look at opening times and days for tip, it hasn't been open on Mondays. (4.7.6)	DID	

7 ONGOING ACTIONS FROM PREVIOUS MINUTES

Ongoing Actions:	**Who**	**Status**
1. Committee can write a letter to Telstra to get them to fix their pits	BCC	Ongoing
2. Council to look into options with essential energy for better lighting in main street	DID	Ongoing

Ongoing Actions:	Who	Status
3. Committee to look at Street Tree Policy, identify what they would like	BCC	Ongoing
4. Identify where is a fire hazard outside of town, work with RFS to best mitigate these areas	BCC	Ongoing
5. Council to prioritise privet at Grace Munro and Preschool in a WAP	DID	Ongoing
6. Advertise the meeting agenda through Council channels (website, facebook, etc) and through local contacts. Minutes at local places once accepted	ESO BCC	Ongoing
7. Make Bundarra events calendar	BCC	Ongoing
8. Consider Squadron Energy sponsorship/grants for Grace Munro		Ongoing
9. Mick to follow up on brightening the streetlights	DID	Ongoing
10. Committee members to look at tree planning policy, Jen to attach to mins.	BCC	Ongoing
11. Mick to bring up at next bushfire management meeting.	DID	Ongoing
12. Committee to help collate with what events they know to make a comprehensive calendar	BCC	Ongoing
13. Peter Gregory to follow up on artist to see if they are still able to do artwork	PG	Ongoing
14. Kylie Jarman to get quotes for new Perspex for the noticeboards at the shop	KJ	Ongoing
15. Talk to Chris Clark (visitor information center) to get information out to Bundarra about the area	GM	Ongoing
16. Put information out to Bundarra facebook page, school newsletter, council website, noticeboards and Bundarra businesses	JP/ ESO	Ongoing
17. Kylie Jarman to work with Dean Wiley to get appropriate list completed	KJ/ AM	Ongoing
18. John Layton to contact owners of gym equipment to see what they want to do with it.	JL	Ongoing
19. New sign at Emu Creek to outline how to donate when camping	DID	Ongoing
20. Council staff to look into signs to put at each end of town to indicate what services are in Bundarra	DID	Ongoing
21. Angela Iskov to create a list/map of where they are located in Bundarra	AI	Ongoing
22. Bec McLean to ask Jamie for a quote to run a training session for the community	BMc	Ongoing
23. Rubbish on nature strip - Mick to get the Ranger to talk to the owners to have removed	DID	Ongoing

Ongoing Actions:	Who	Status
24. Reverse Cycle Air Conditioning in Hall - talk to council and get a quote to see if it would be viable. Also look for grant funding to help with this.	DID	Ongoing
25. Peter Gregory to distribute newsletter hard copies to all businesses in Bundarra.	PG	Ongoing

GM = General Manager
DID = Director Infrastructure & Development
MCI = Manager Civil Infrastructure
AM = Asset Manager
ESO = Executive Support Officer
BCC = Bundarra Community Committee

8 MEETING CLOSED/NEXT MEETING

The meeting closed at: 8:21pm

Next meeting to be held: 6:00pm - 13 August 2025

MINUTES of

Bundarra School of Arts Hall and Community Consultative s355 Committee Meeting

held 13 August 2025 at 6:00pm

Attachments: Nil

Attendance at Meeting:

Committee Members:
Peter Gregory
John Layton
Matthew Monk - Chair
Lindsay Groth
Jeffrey Dezius
Rodney Hargrave
Jennifer Dezius
Theresa Layton
Rebecca McLean

Councillors:
Jen Philp – Secretary
Leanne Doran
Adam Blakester

Staff:
Mick Raby - Director Infrastructure & Development

Apologies:
Alison Bayliss
Angela Iskov
Kylie Jarman
Ros Mason-Gaudern
Toni Averay - General Manager

Visitors and guests
Deb Cook
Carolyn McMullen
Kate Hannan
Ben Dachs
Gift Autijima

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1. OPENING AND WELCOME

The meeting was opened at 6:08pm.

2. APOLOGIES BY COMMITTEE MEMBERS

Alison Bayliss
Angela Iskov
Kylie Jarman
Toni Averay - General Manager

3. CONFIRMATION OF MINUTES

The minutes of meeting held 16 July 2025 were confirmed.

ACTION:
Jen to send to ESO for distribution.

4. ITEMS:

4.1 Business Arising From Previous Minutes

BUSINESS ARISING FROM PREVIOUS MEETING		WHO	STATUS
4.1.1	Jen to send confirmed minutes to ESO for distribution.	JP/ ESO	COMPLETE
4.1.2	Consider Squadron Energy sponsorship/grants for Grace Munro	BCC	GM TO MANAGE
4.1.3	There is a water valve on the main, need to cut out and move valve. Job is ongoing. Light pole now in road, need Essential Energy on site. Leave on action list as job is ongoing. (4.1.6)	DID	COMPLETE
4.1.4	Brightening Street lights, getting quote from Essential Energy. (4.1.10)	DID	ONGOING
4.1.5	Tree planting - look at list for preferred species. Engage community on 'street tree planning' to get community involved. (4.1.12)	BCC	ONGOING
4.1.6	Hazard reduction burns around Bundarra Mick to bring up at next bushfire management meeting. (4.1.13)	DID	ONGOING
4.1.7	Local events - Send email to organisations to ask what dates they have for events, put on Bundarra Facebook page. (4.1.16)	MM	ONGOING
4.1.8	Events - MM to call organisations to get event dates. (4.1.17)	MM	COMPLETE
4.1.9	Peter Gregory to follow up on artist to see if they are still able to do community artwork. (4.1.18)	PG	ONGOING
4.1.10	Kylie Jarman to get quotes for new Perspex for the noticeboards at the shop. (4.1.19)	KJ	ONGOING
4.1.11	Update link to Bundarra website on the Uralla Council website. Update the Bundarra section of 'tourism' on the Uralla Council page. Get pamphlet and distribute to places in Bundarra. MM to talk to Chris Clark. (4.1.20)	CC	ONGOING
4.1.12	Information for community - What information and where? Need to trickle information. (4.1.22)	MM/JP	COMPLETE
4.1.13	Continue working on caravan park layout and upgrades. (4.1.24)	KJ	ONGOING

BUSINESS ARISING FROM PREVIOUS MEETING	WHO	STATUS
4.1.14 JL to tidy up and make inventory of who owns what equipment. (4.1.25)	JL	ONGOING
4.1.15 Emu Creek sign ordered, leave on list for when completed. (4.1.26)	DID	ONGOING
4.1.16 Signs at each end of town - Committee to put a proposal together and bring to next meeting. (4.1.28)	MM	ONGOING
4.1.17 Community first aid/CPR – leave on list, wait for responses from community college. (4.1.30)	JP	ONGOING
4.1.18 Cars on verge of street – ranger to visit again. (4.1.31)	DID	ONGOING
4.1.19 Air conditioning for hall – Mick to get quote (4.1.32)	DID	ONGOING
4.1.20 Hard copies of minutes, newsletter etc, to places around Bundarra PG to get and deliver. (4.1.33)	PG	COMPLETE
4.1.21 Present TOR and name change to council to adopt. (4.3)	ESO	ONGOING
4.1.22 MM to take on events and chat to everyone to get input from organisations. (4.4)	MM	COMPLETE
4.1.23 Kylie Jarman to get quotes for new Perspex for the noticeboards at the shop. (4.5)	KJ	COMPLETE
4.1.24 Get an update from KJ on hall bookings to bring to next meeting (4.7.2)	KJ	ONGOING
4.1.25 Mick to get an update on booking and charging systems used at Uralla Courthouse. (4.7.2)	DID	ONGOING
4.1.26 Make a map of where defibs are, advertise where they are and who to contact, and make sure the community knows about it. (MM to make map) (4.7.3)	MM	ONGOING
4.1.27 MR to talk to ACEN to see if they can support the purchase of a 24hr defib for Bundarra. (4.7.3)	DID	ONGOING
4.1.28 Investigate pedestrian crossing on south end of main street. Advocate with traffic committee. (4.7.4)	DID	ONGOING
4.1.29 Investigate funding for handrail on front steps of hall (4.7.4)	DID	ONGOING
4.1.30 More soft fall needed in park. PG to handle. (4.7.5)	PG	ONGOING
4.1.31 Mick to look at opening times and days for tip, it hasn't been open on Mondays. (4.7.6)	DID	ONGOING

ACTIONS:

4.1.2 Up to Grace Munro board, hand over to them to let them know its there. MR to call Grace Munro board and let them take it on if they want.

4.1.4 Spoken to essential energy, they are doing a quote, waiting for it to arrive and then will discuss at future meetings.

4.1.5 Approach Angela, Lindsey to coordinate. See meeting in 2 weeks' time for this. They will look at tree planting policy and provide a report to the next meeting.

4.1.6 Bushfire meeting was today, MR yet to get update. Due to declared disaster area, things might change in the next month or two with hazard ratings. Next meeting will have more information.

4.1.7 Emails not really the best way to communicate it has been found, MM having meetings with each event organisation over time, to see what help they need. Mostly its awareness of what help is there. Goat races might be going ahead again next year. That's going to the next lions meeting. Chris Clark is going interact with the BCC to work it all out.

4.1.9 Peter Gregory still contacting artist.
4.1.10 MM to contact Kylie to remind her of actions that need following up.
4.1.11 Jen and Chris Clark working on it. Different picture was suggested, have a local spot or activity, fishing, horse events etc. Have a Bundarra competition for a photo to put on the pamphlet. Jen to organise. Jen to talk to Sylvia and get IT to fix it website, links aren't the same.
4.1.13 No update but it has progressed. MM, Kylie, Rodney, Peter to help out and get things happening. 2 people there, reasonably long term, both waiting for homes to be finalised/completed then will move out. Meeting in 2 weeks will organise a Caravan park group to get things happening faster, they will report back to next meeting.
4.1.14 Most equipment sorted, there are a few items still finding where they are from and who owns them. Should be done by next meeting. Inventory to be sent for records to be kept.
4.1.15 Keep on list until installed.
4.1.16 'Blue' signs, TfNSW do these signs, Council to help organise this.
4.1.17 2 courses CPR/First Aid one evening, one on a weekend. 12-15 people the aim for each one. Jen to get dates and distribute. Discuss grants for other funding options, some have fee free courses depending on government payments. RFS holding 'Regional Exercise' at Bundarra, there will be live displays of AED's and how they work there if anyone from the community would like to have a look and see how they work, especially if they don't want to do the full course, they can see how they work and gain some more confidence. Get flyers out to the community.
4.1.18 Ranger to come back, needs to follow a process. Can take quite some time.
4.1.19 Dean has done some research $5-6k each unit. We might be able to use RTC funding for it, there may be some grants to help fund it, MR to look for a grant the Hall or Council can go for. Would the Committee be open to using RTC funding? Look at if the mains power might need upgrading. Look at how much it will cost including if mains need upgrading, then bring to committee for consideration. Look at where emergency evacuation centre is, Local Emergency Management committee make that decision. Council to look at evacuation centre at hall and using it more for those purposes.
4.1.21 Meeting on 26th, report after then.
4.1.23 See earlier. Complete.
4.1.24 See earlier, MM to talk to Kylie.
4.1.25 Look at booking and charging system. MR spoke about the system at Uralla, doesn't believe it will work for Bundarra so will get comparison fees and charges to next meeting to discuss.
4.1.26 MM has done a map, look at incorporating it with other advertising. Look at getting a magnet for residents to put on fridge? Defibs will be incorporated into Chris Clark's map of services in Bundarra.
4.1.27 ACEN keen. Uralla business chamber to 'sponsor' the Bundarra Committee to get one. MR to send contact details to MM to contact.
4.1.28 Dave Counsel has had a look, he is doing up a proposal for TfNSW and working with them likely going to be a pedestrian island in the middle of the road, also looking at a foot bridge on either side of the main road. Discussion around how many kids would use it etc. its determined by facts, things like safe crossing points and the need. Then it goes to local traffic committee to agree, then council to agree. It's a long process, but MR thinks it might be a positive outcome.
4.1.29 There is a grant that could potentially do it, looking at what funding might be available. Once funding is confirmed will be added to works list.
4.1.30 Waiting on bogey to come empty from Uralla, ongoing. Lots of mulch will be available soon, some has to be certified depending on where its going. Due to the Snow event some of this work has had to be put on hold.
4.1.31 Tip has been open last Monday for a one off, MR to check ongoing when it will be open. Quite a few upgrades are planned when funding is available. Can bins be emptied more often? Biggest cost to council is transporting bins, can there be bigger bins. Look at options to get service to enable all waste to be removed.

4.2 Update Terms Of Reference - Committee Name Change

Committee are happy with TOR and the name change – next Council meeting.

ACTIONS:
Present to Council to adopt.

4.3 Council Update

4.3.1 MR report. Snow event dominating council staff resources. Roads closed, power went down then telecommunications ceased working. No one could actually drive anywhere or get information. Approx 200 people were trapped in Uralla, places with generators were able to open to house trapped people. Full report will be compiled in the next few weeks, many learnings such as need for emergency communication.
Many roads destroyed, low level crossings, trees down. Disaster has been declared, MR meeting with state recovery team daily. There is significant support from NSW Farmers. Primary industries disaster assessment (online document https://forms.bfs.dpi.nsw.gov.au/forms/18403) takes about 5 mins to fill out that assess the damage can help with understanding how much damage was caused, currently sitting at B, need more people to fill out the document to inform the minister about more damage to recategorize the funding if applicable. Bundarra damage, fencing, roads, trees the main concerns. If there is a tree on private property that's dangerous its ok to deal with it.
Currently on roads, all trees are pushed to the side of the road for the moment, trying to get funding for proper clean up using bush fire risks and the EPA guidelines. Plan is to clean up roadsides, but will be a massive job and take many months. Ministers have been very helpful and supportive.

Strategic water planning study – Angela attended workshop. There is a lot of information about it on the council website https://yoursay.uralla.nsw.gov.au/water-study . There will be information sessions in Bundarra in the future.

Council electronic newsletter. Very informative and easy way to get a lot of information. Most likely the best way to receive communication. Everyone happy to be put on the list, https://nsw.us9.list-manage.com/subscribe?u=23184b54ec74e403111dea643&id=d49b1c0ff6

Quite a few documents on public display currently.
https://www.uralla.nsw.gov.au/Council/Council-News-and-Media/Public-Notices/Public-Exhibitions

Apology for no works report, due to emergency situation. Ad hoc report presented by RH. Due to weather some works have been delayed (culvert repairs etc on Barraba Road). Looking at drainage works (culvert extensions) on Laura bridge approaches, and then Laura Bridge upgrade. 1.7kms of road work.
Plans for pram ramp at shop, also curb and gutter work at caravan park that's scheduled. Waiting for the ground to dry up to be able to complete work.

5. LATE ITEMS/GENERAL BUSINESS

There might be some Grants out there, AB looking at grants, will email what he finds through. There are many other grants that other Bundarra committees may be able to apply for, distribute to community groups as needed.

Can 355 committee get together as a working group to get things like tree planting, defib list, caravan park etc. Date set for 27th at 6pm. Will get some people and then report back at next meeting.

Signs (rotary ones) there are designs online, Leanne to help distribute some pictures of what they are looking at to next meeting for the committee to look at. Working with council currently on the placement of them, there will be 3 at Bundarra. Will have lighting and be a great entrance statement to Bundarra.

ACTIONS:

1. **AB to email grants he finds to relevant people.**
2. **Working groups to meet and provide report to next meeting.**

6. MEETING CLOSED/NEXT MEETING

The meeting closed at: 8:18 pm

Next meeting to be held: 6:00pm
10 September 2025

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URALLA SHIRE COUNCIL

Terms of Reference:

Bundarra ~~School of Arts Hall and~~ Community ~~Consultative~~ Committee ~~2022~~2025

Item 13.4 - Attachment 1 Page 56

INFORMATION ABOUT THIS DOCUMENT

Date Adopted by Council	28 June 2022	Resolution No.	30.06/22
Document Owner	Director – Infrastructure & Development		
Document Development Officers	Manager Governance; Project Support Officer		
Review Timeframe	Three (3) months following each general local government election		
Last Review Date:	June 2022	Next Scheduled Review Date	December 2025

Document History

Doc No.	Date Amended	Details
1	January 2022	Draft prepared
2	March 2022	Draft amended
3	June 2022	Adopted by Council
4	August 2025	Draft prepared incorporating suggested Committee name change, addition of Council Policies; updates to Attachment A – Community Groups; Bundarra and surrounding area

Related Legislation	*Local Government Act 1993* (NSW) *Local Government (General) Regulation 2021* (NSW)
Related Policies	~~Uralla Shire Council~~ Code of Conduct 2024 ~~Uralla Shire Council~~ Code of Meeting Practice Community Engagement 2025 Policy on Policy Making 2025 ~~Uralla Shire Council~~ Hire of Council Facilities, Plant, and Equipment Policy ~~Uralla Shire Council~~ Sponsorship Policy ~~Uralla Shire Council~~ Hire of Council Facilities, Plant, and Equipment Policy Procurement Policy 2020 Disposal of Assets Policy 2021 Enterprise Risk Management Framework Policy 2020 Workplace Health & Safety Policy 2019
Related Procedures/ Protocols, Statements, documents	Section 355 Committee Handbook 2022 Application for Venue Hire – Event on Public Land

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1. Establishment

1.1 The Bundarra School of Arts Hall & Community Consultative Committee (hereafter "the Committee") is established under section 355(b) of the *Local Government Act 1993* (NSW) pursuant to Council resolution 10.11/16 made 22 November 2016.

2. Purpose

2.1 The Committee is established for the purpose of:

2.1.1 Providing advice to and working with Council for the benefit of Bundarra and the surrounding community on various community issues and projects from time to time, and;

~~2.1.1~~2.1.2 Managing the Bundarra School of Arts Hall ~~; and~~

~~2.1.2 Providing advice to and working with Council for the benefit of Bundarra and the surrounding community on various community issues and projects from time to time.~~

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3. Term of Committee

3.1 The Committee shall operate from the date Council adopts these Terms of Reference and will conclude three months after the date of the next Council election, unless terminated earlier in accordance with these Terms of Reference.

4. Functions and Duties

4.1 The functions of the Committee are to:

~~4.1.1 Maintain the Bundarra School of Arts Hall in a clean and tidy condition;~~

~~4.1.1~~ Provide advice to Council about matters of community interest or concern within Bundarra and the surrounding area; ~~and~~

4.1.2 Work with Council as appropriate to apply for funding opportunities for Bundarra and the surrounding area, and funding for Council owned facilities, and ;

~~4.1.2~~4.1.3 Manage the hire of the Bundarra School of Arts Hall while maintaining the Bundarra School of Arts Hall in a clean and tidy condition.;

~~4.1.3 1.1.1 Provide advice to Council about matters of community interest or concern within Bundarra and the surrounding area and~~

~~4.1.4 1.1.2 Work with Council as appropriate to apply for funding opportunities for Bundarra and the surrounding area, and funding for Council owned facilities.~~

4.2 It is the duty of the Committee to:

4.2.1 Collaborate with the Council on community matters;

~~4.2.1~~4.2.2 Notify Council of any major/external items of repair or maintenance required to the Bundarra School of Arts Hall; and

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~~4.2.2~~4.2.3 Transfer hall hire proceeds to the Council as per the agreed procedure from time to time.

5. Membership

5.1 Membership of the Committee shall consist of a minimum of four (4) and a maximum of 12 members of the public.

5.2 Two (2) non-voting councillor representatives shall be appointed by Council to the Committee.

5.3 Council shall aim to appoint members to the Committee from diverse backgrounds and representatives from different facets of the community.

5.4 Council shall aim to have First Nations People and their views represented on the committee.

5.5 Committee membership is on a 4 yearly basis (for the term of the Council). Following a general election of councillors, the existing Committee membership continues until such time as the Council appoints new Committee members.

5.6 A person remains a Committee member for the duration of the Committee term until:

5.6.1 Death; or

5.6.2 That person ceasing to be a member upon:

5.6.2.1 Delivering, either in writing (letter or email), a resignation to the Committee Secretary or a meeting of the Committee,

5.6.2.2 Being absent from three (3) consecutive meetings of the Committee without leave of absence from the Committee, or

5.6.2.3 Receiving written notification from Council that the person's membership with the Committee has been terminated.

5.7 A Committee member who is an Office Bearer to the Committee may resign from the position and remain a member of the Committee.

5.8 Casual vacancies shall be filled in accordance with clause 6.2.

6. Appointment of Members and Office Bearers

6.1 **Appointment of Members**

6.1.1 Committee members shall be approved by the Committee and appointed by Council.

6.2 **Vacancies**

6.2.1 The Committee Secretary should promptly advise Council of any casual vacancy.

6.2.2 The filling of any vacancy shall be approved by the Committee and appointed by the Council. Nominations and appointments to vacancies must be from the same sector or representative body as the vacant position.

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6.2.3 A casual vacancy may be filled through a review of earlier expressions of interest or a call for new expressions of interest to invite nominations from the public.

6.2.4 Interested persons may nominate for a vacant position any time, regardless of whether expressions of interest have been called. Nominations shall be presented to Council for appointment.

6.3 **Leave of Absence**

6.3.1 Any member absent for 3 or more consecutive meetings without apology or leave of absence from the Committee shall have their position declared vacant and clause 6.2.1 shall be invoked.

6.4 **Removing Members**

6.4.1 The Council may at any time remove a member of the Committee but shall observe the principles of natural justice.

6.5 **Committee Chairperson**

6.5.1 At the first meeting of the Committee's term the Committee shall elect one of its members as Chairperson. The method of election shall be decided by the Committee.

6.6 **Committee Secretary**

6.6.1 At the first meeting of the Committee's term the Committee shall elect one of its members as Secretary. The method of election shall be decided by the Committee.

6.7 **Treasurer**

6.7.1 At the first meeting of the Committee's term the Committee shall elect one of its members as Treasurer. The method of election shall be decided by the Committee.

6.8 **Bookings Officer**

6.8.1 At the first meeting of the Committee's term the Committee shall elect one of its members as Bookings Officer. The method of election shall be decided by the Committee.

7. Roles and Responsibilities

7.1 The role of a Committee member is to:

7.1.1 Participate in the deliberations of the Committee, with regard to the policy and business which is before it,

7.1.2 Be mindful of the objectives and policies of the Council as they relate to the business of the Committee,

7.1.3 Be aware of the Council resources, budget and strategic plan, and the need for efficiency and effectiveness in the activities for which the Committee has been established,

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7.1.4 Be informed on issues before the Committee, to prepare adequately for meetings and seek additional information if required,

7.1.5 Be mindful of the potential for a conflict of interest to occur through participation on the Committee and to declare such interests as and when they arise,

7.1.6 Observe confidentiality when it is required.

7.2 Councillor representatives to the Committee shall facilitate communication between the Committee and Council by:

7.2.1 Presenting relevant minutes of the Council to the Committee,

7.2.2 Reporting on the Committee's activities to the Council from time to time and

7.2.3 Referring any matters requiring clarification by the Committee to the General Manager, Mayor or to the Council by way of a Councillor Delegates Report or Notice of Motion.

7.3 The Committee Treasurer is responsible for:

7.3.1 Receiving monies on behalf of the Committee and maintaining accurate records of the receipt of such monies,

7.3.2 Ensuring the proper keeping of the books and accounts of the Committee, which shall be kept as directed by the General Manager and made available to the Council when required for that purpose by the General Manager,

7.3.3 Providing to Council copies of quotes for procurement as required by Council's Procurement Policy,

7.3.4 Organising through Council the payment of accounts and other expenses approved by the Committee on behalf of the Committee,

7.3.5 All monies received by the Committee are deposited, within seven (7) days of receipt (or as soon as practical) into the bank account specified by Uralla Shire Council.

8. Meetings

8.1 Meeting Frequency

8.1.1 Meetings of the Committee will generally be held on a bi-monthly basis, with six (6) meetings held per annum.

8.2 Notice of meetings

8.2.1 Committee members will be provided notice of the meeting at least five (5) days before the date of the meeting and the business proposed to be considered at the meeting.

8.2.2 Invitations to be sent to Bundarra and surrounding area community groups (Attachment A) at least five (5) days before the date of the meeting and the business proposed to be considered at the meeting.

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8.2.3 Notice of meetings shall be advertised on council website at least 5 days before the meeting

8.3 **Minutes**

8.3.1 Committee meeting minutes will be supplied to each Committee member and Council within fourteen (14) days after the Committee meeting.

8.4 **Meeting Procedure**

8.4.1 The Uralla Shire Council Code of Meeting Practice shall guide the meeting procedures of the Committee.

8.4.2 Committee meetings are exempt from webcast requirements as described in clause 5.19 of the Code of Meeting Practice.

8.5 **Presiding Member**

8.5.1 The Chairperson shall preside at all Committee meetings at which they are present.

8.5.2 In the absence of the Chairperson at a meeting or in the event of a conflict of interest in which the Chairperson has excused themselves from the discussion, the Committee shall elect a temporary Chairperson.

8.6 **Quorum**

8.6.1 The quorum required for a meeting to commence will be a majority of current voting members (half the number of current members plus one). A Committee meeting will be adjourned and rescheduled if there is no quorum present within 15 minutes.

8.7 **Voting**

8.7.1 A question arising for decision at a meeting of the Committee will be decided by a majority of the votes cast by the members present at the meeting and entitled to vote on the question.

8.7.2 A voting members of the Committee present at any meeting shall have one (1) vote on any matter.

8.7.3 In the event of an equality of votes, the Chairperson shall have the casting vote.

8.8 **Public Access**

8.8.1 Meetings of the Committee shall be open to the public, except any item on the agenda closed under s10A of the *Local Government Act 1993 (NSW)*.

8.8.2 Committee business agendas and minutes shall be published to the Council website.

9. Code of Conduct and Conflict of Interest

9.1 The Uralla Shire Council Code of Conduct applies to all Committee members.

9.2 Committee members and councillor representatives are to declare conflicts of interest when any such interest arises.

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9.3 Declarations of conflict of interest shall be recorded in the minutes and committee members shall abstain from voting on any matter relating to the declared conflict of interest.

10. Reporting

10.1 The Committee shall report to Council through the provision of its Minutes.

10.2 The Committee shall submit an annual report to Council by 30 September each year on the Committee's activities with a record of all monies spent and received.

11. Delegated Authority

11.1 Council delegates to the Committee under section 377 of the *Local Government Act 1993* (NSW) the authority to:

11.1.1 Elect committee member(s) to exercise the function of a booking officer for the use of the Bundarra School of Arts Hall in accordance with Council's Hire of Council Facilities, Plant, and Equipment Policy, Application for Venue Hire, and any other relevant procedures.

11.1.2 To authorise expenditure of the Committee's funds within approved budget for the purposes of general maintenance of the Bundarra School of Arts Hall.

11.1.3 To carry out routine inspections of the Bundarra School of Arts Hall.

11.2 The determination of fees and charges is subject to the approval of the Council in accordance with Section 377 of the *Local Government Act 1993* (NSW). Accordingly, the Committee is not authorised to change, waive or discount fees without the prior consent of Council.

11.3 No powers or functions may be delegated by the Committee to any other person or committee unless set out within these Terms of Reference.

12. Financial Management

12.1 The Committee is subject to the same standards of financial accountability as Council. All funds and assets held by the Committee belong to Council. The Committee is responsible for the care and control of these funds.

12.2 The Committee must not, at any time, incur any expenditure in excess of the amount held in the Committee's credit in the reserve held in the Committee's name at Council.

12.3 In any event, no expenses of any member of the Committee or the Committee shall be paid unless in accordance with a budget determined through resolution of the Committee.

13. Correspondence

13.1 The Committee is not permitted to issue official correspondence to government officials or government departments.

13.2 All official correspondence must be signed by the Mayor or General Manager.

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14. Media Liaison

14.1 All media requests received must be referred to the Mayor or General Manager, who may delegate media liaison to the Committee Chair.

14.2 Committee members are not permitted to speak to the media on any Council matters in their capacity as a Committee member without prior approval from the General Manager.

15. Operational Support

15.1 Uralla Shire Council will support the Committee through the provision of:

15.1.1 A meeting place (the Bundarra School of Arts Hall) ~~and~~

15.1.2 Secretariat and Staff support as required; and

~~15.1.2~~15.1.3 Insurance coverage for volunteers.

16. Alteration of Terms of Reference and Committee Dissolution

16.1 These Terms of Reference may only be altered by Council resolution.

16.2 The Council may, at any time and either at its own initiative or upon request of the Committee, alter, delete, or add provisions to these Terms of Reference.

16.3 The Council may, by resolution, terminate the term of the Committee at its discretion.

16.4 In such event that the Council terminates the Committee term, the Council will provide formal notice to the Committee in writing including the reason for the termination.

17. Interpretation

17.1 Any ambiguity or difficulty in interpretation of these Terms of Reference shall be referred to the Council for direction.

18. Dispute Resolution

18.1 Where the Committee is unable to reach a determination on any issue, the Committee must refer that issue to the Chairperson for determination.

18.2 Where the Committee resolves that it is dissatisfied with the resolution of that dispute by the Chairperson it may, by notice in writing, request the Mayor or General Manager review the issue.

18.3 Should the Committee be dissatisfied with the decision by the Mayor or General Manager it may, by notice in writing to the Mayor or General Manager, request that the matter be referred to Council for determination of the dispute by resolution of Council, whose determination of the dispute shall be final and binding upon the Committee.

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Attachment A – Community Groups; Bundarra and surrounding area

Bundarra Campdraft and Rodeo	PO Box 11 BUNDARRA NSW 2359 6723 7492
Bundarra Community Health Centre at Grace Munro	2 Thunderbolts Way BUNDARRA NSW 2359 6723 7601
Bundarra CWA	CWA Rooms 4 Court Street BUNDARRA NSW 2359 cwabundarra@gmail.com 0429 008 263
Bundarra Jockey Club	
Bundarra Preschool Kindergarten Association	9 Court Street BUNDARRA NSW 2359 67237145 admin@bundarrapreschool.com.au
Bundarra Men's Shed	28 Tomline Street BUNDARRA NSW 2359 0418 216 016
Bundarra Pony Club	1 Bombelli Street BUNDARRA NSW 2359 Bundarrapclub2359@gmail.com 0441 624 952
Bundarra Residents Association	bundarra.residents.assn.inc@gmail.com~~Permanently closed~~
Bundarra Rugby League Football Club	PO Box 6 BUNDARRA NSW 2359 bundyrlfc@gmail.com
Bundarra Show Society	
Bundarra Showground Land Manager	
Bundarra Sport and Rec Fishing Club	17 Thunderbolts Way BUNDARRA NSW 2359
Crown Land Manager; Court House & Bottle Museum	
Grace Munro Auxiliary	
Lions Club of Bundarra	1 Souter Street BUNDARRA NSW 2359 6723 7146
Rural Fire Brigade	
Saint Mary's Anglican Church	
St Mary's Catholic Church	PO BOX 7 BUNDARRA NSW 2359 6722 1103

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URALLA SHIRE COUNCIL

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Terms of Reference (TOR)

Bundarra Community Committee

2025

INFORMATION ABOUT THIS DOCUMENT

Date Adopted by Council	28 June 2022	**Resolution No.**	30.06/22
Document Owner	Director – Infrastructure & Development		
Document Development Officers	Manager Governance; Project Support Officer		
Review Timeframe	Three (3) months following each general local government election		
Last Review Date:	June 2022	**Next Scheduled Review Date**	December 2025

Document History

Doc No.	Date Amended	Details
1	January 2022	Draft prepared
2	March 2022	Draft amended
3	June 2022	Adopted by Council
4	August 2025	Draft prepared incorporating suggested Committee name change, addition of Council Policies; updates to Attachment A – Community Groups; Bundarra and surrounding area

Related Legislation	*Local Government Act 1993* (NSW) *Local Government (General) Regulation 2021* (NSW)
Related Policies	Code of Conduct 2024 Code of Meeting Practice Community Engagement 2025 Policy on Policy Making 2025 Hire of Council Facilities, Plant, and Equipment Policy Sponsorship Policy Hire of Council Facilities, Plant, and Equipment Policy Procurement Policy 2020 Disposal of Assets Policy 2021 Enterprise Risk Management Framework Policy 2020 Workplace Health & Safety Policy 2019
Related Procedures/ Protocols, Statements, documents	Section 355 Committee Handbook 2022 Application for Venue Hire – Event on Public Land

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1. Establishment

1.1 The Bundarra School of Arts Hall & Community Consultative Committee (hereafter "the Committee") is established under section 355(b) of the *Local Government Act 1993* (NSW) pursuant to Council resolution 10.11/16 made 22 November 2016.

2. Purpose

2.1 The Committee is established for the purpose of:

2.1.1 Providing advice to and working with Council for the benefit of Bundarra and the surrounding community on various community issues and projects from time to time, and

2.1.2 Managing the Bundarra School of Arts Hall.

3. Term of Committee

3.1 The Committee shall operate from the date Council adopts these Terms of Reference and will conclude three months after the date of the next Council election, unless terminated earlier in accordance with these Terms of Reference.

4. Functions and Duties

4.1 The functions of the Committee are to:

4.1.1 Provide advice to Council about matters of community interest or concern within Bundarra and the surrounding area,

4.1.2 Work with Council as appropriate to apply for funding opportunities for Bundarra and the surrounding area, and funding for Council owned facilities, and

4.1.3 Manage the hire of the Bundarra School of Arts Hall while maintaining the Bundarra School of Arts Hall in a clean and tidy condition.

4.2 It is the duty of the Committee to:

4.2.1 Collaborate with the Council on community matters,

4.2.2 Notify Council of any major/external items of repair or maintenance required to the Bundarra School of Arts Hall; and

4.2.3 Transfer hall hire proceeds to the Council as per the agreed procedure from time to time.

5. Membership

5.1 Membership of the Committee shall consist of a minimum of four (4) and a maximum of 12 members of the public.

5.2 Two (2) non-voting councillor representatives shall be appointed by Council to the Committee.

5.3 Council shall aim to appoint members to the Committee from diverse backgrounds and representatives from different facets of the community.

5.4 Council shall aim to have First Nations People and their views represented on the committee.

5.5 Committee membership is on a 4 yearly basis (for the term of the Council). Following a general election of councillors, the existing Committee membership continues until such time as the Council appoints new Committee members.

5.6 A person remains a Committee member for the duration of the Committee term until:

5.6.1 Death; or

5.6.2 That person ceasing to be a member upon:

5.6.2.1 Delivering, either in writing (letter or email), a resignation to the Committee Secretary or a meeting of the Committee,

5.6.2.2 Being absent from three (3) consecutive meetings of the Committee without leave of absence from the Committee, or

5.6.2.3 Receiving written notification from Council that the person's membership with the Committee has been terminated.

5.7 A Committee member who is an Office Bearer to the Committee may resign from the position and remain a member of the Committee.

5.8 Casual vacancies shall be filled in accordance with clause 6.2.

6. Appointment of Members and Office Bearers

6.1 **Appointment of Members**

6.1.1 Committee members shall be approved by the Committee and appointed by Council.

6.2 **Vacancies**

6.2.1 The Committee Secretary should promptly advise Council of any casual vacancy.

6.2.2 The filling of any vacancy shall be approved by the Committee and appointed by the Council. Nominations and appointments to vacancies must be from the same sector or representative body as the vacant position.

6.2.3 A casual vacancy may be filled through a review of earlier expressions of interest or a call for new expressions of interest to invite nominations from the public.

6.2.4 Interested persons may nominate for a vacant position any time, regardless of whether expressions of interest have been called. Nominations shall be presented to Council for appointment.

6.3 **Leave of Absence**

6.3.1 Any member absent for 3 or more consecutive meetings without apology or leave of absence from the Committee shall have their position declared vacant and clause 6.2.1 shall be invoked.

6.4 **Removing Members**

6.4.1 The Council may at any time remove a member of the Committee but shall observe the principles of natural justice.

6.5 **Committee Chairperson**

6.5.1 At the first meeting of the Committee's term the Committee shall elect one of its members as Chairperson. The method of election shall be decided by the Committee.

6.6 **Committee Secretary**

6.6.1 At the first meeting of the Committee's term the Committee shall elect one of its members as Secretary. The method of election shall be decided by the Committee.

6.7 **Treasurer**

6.7.1 At the first meeting of the Committee's term the Committee shall elect one of its members as Treasurer. The method of election shall be decided by the Committee.

6.8 **Bookings Officer**

6.8.1 At the first meeting of the Committee's term the Committee shall elect one of its members as Bookings Officer. The method of election shall be decided by the Committee.

7. Roles and Responsibilities

7.1 The role of a Committee member is to:

7.1.1 Participate in the deliberations of the Committee, with regard to the policy and business which is before it,

7.1.2 Be mindful of the objectives and policies of the Council as they relate to the business of the Committee,

7.1.3 Be aware of the Council resources, budget and strategic plan, and the need for efficiency and effectiveness in the activities for which the Committee has been established,

7.1.4 Be informed on issues before the Committee, to prepare adequately for meetings and seek additional information if required,

7.1.5 Be mindful of the potential for a conflict of interest to occur through participation on the Committee and to declare such interests as and when they arise,

7.1.6 Observe confidentiality when it is required.

7.2 Councillor representatives to the Committee shall facilitate communication between the Committee and Council by:

7.2.1 Presenting relevant minutes of the Council to the Committee,

7.2.2 Reporting on the Committee's activities to the Council from time to time and

7.2.3 Referring any matters requiring clarification by the Committee to the General Manager, Mayor or to the Council by way of a Councillor Delegates Report or Notice of Motion.

7.3 The Committee Treasurer is responsible for:

7.3.1 Receiving monies on behalf of the Committee and maintaining accurate records of the receipt of such monies,

7.3.2 Ensuring the proper keeping of the books and accounts of the Committee, which shall be kept as directed by the General Manager and made available to the Council when required for that purpose by the General Manager,

7.3.3 Providing to Council copies of quotes for procurement as required by Council's Procurement Policy,

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7.3.5 All monies received by the Committee are deposited, within seven (7) days of receipt (or as soon as practical) into the bank account specified by Uralla Shire Council.

8. Meetings

8.1 **Meeting Frequency**

8.1.1 Meetings of the Committee will generally be held on a bi-monthly basis, with six (6) meetings held per annum.

8.2 **Notice of meetings**

8.2.1 Committee members will be provided notice of the meeting at least five (5) days before the date of the meeting and the business proposed to be considered at the meeting.

8.2.2 Invitations to be sent to Bundarra and surrounding area community groups (Attachment A) at least five (5) days before the date of the meeting and the business proposed to be considered at the meeting.

8.2.3 Notice of meetings shall be advertised on council website at least 5 days before the meeting

8.3 **Minutes**

8.3.1 Committee meeting minutes will be supplied to each Committee member and Council within fourteen (14) days after the Committee meeting.

8.4 **Meeting Procedure**

8.4.1 The Uralla Shire Council Code of Meeting Practice shall guide the meeting procedures of the Committee.

8.4.2 Committee meetings are exempt from webcast requirements as described in clause 5.19 of the Code of Meeting Practice.

8.5 **Presiding Member**

8.5.1 The Chairperson shall preside at all Committee meetings at which they are present.

8.5.2 In the absence of the Chairperson at a meeting or in the event of a conflict of interest in which the Chairperson has excused themselves from the discussion, the Committee shall elect a temporary Chairperson.

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8.7 **Voting**

8.7.1 A question arising for decision at a meeting of the Committee will be decided by a majority of the votes cast by the members present at the meeting and entitled to vote on the question.

8.7.2 A voting members of the Committee present at any meeting shall have one (1) vote on any matter.

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9.1 The Uralla Shire Council Code of Conduct applies to all Committee members.

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11.1 Council delegates to the Committee under section 377 of the *Local Government Act 1993* (NSW) the authority to:

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11.1.2 To authorise expenditure of the Committee's funds within approved budget for the purposes of general maintenance of the Bundarra School of Arts Hall.

11.1.3 To carry out routine inspections of the Bundarra School of Arts Hall.

11.2 The determination of fees and charges is subject to the approval of the Council in accordance with Section 377 of the *Local Government Act 1993* (NSW). Accordingly, the Committee is not authorised to change, waive or discount fees without the prior consent of Council.

11.3 No powers or functions may be delegated by the Committee to any other person or committee unless set out within these Terms of Reference.

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12.1 The Committee is subject to the same standards of financial accountability as Council. All funds and assets held by the Committee belong to Council. The Committee is responsible for the care and control of these funds.

12.2 The Committee must not, at any time, incur any expenditure in excess of the amount held in the Committee's credit in the reserve held in the Committee's name at Council.

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13. Correspondence

13.1 The Committee is not permitted to issue official correspondence to government officials or government departments.

13.2 All official correspondence must be signed by the Mayor or General Manager.

14. Media Liaison

14.1 All media requests received must be referred to the Mayor or General Manager, who may delegate media liaison to the Committee Chair.

14.2 Committee members are not permitted to speak to the media on any Council matters in their capacity as a Committee member without prior approval from the General Manager.

15. Operational Support

15.1 Uralla Shire Council will support the Committee through the provision of:

15.1.1 A meeting place (the Bundarra School of Arts Hall),

15.1.2 Secretariat and Staff support as required, and

15.1.3 Insurance coverage for volunteers.

16. Alteration of Terms of Reference and Committee Dissolution

16.1 These Terms of Reference may only be altered by Council resolution.

16.2 The Council may, at any time and either at its own initiative or upon request of the Committee, alter, delete, or add provisions to these Terms of Reference.

16.3 The Council may, by resolution, terminate the term of the Committee at its discretion.

16.4 In such event that the Council terminates the Committee term, the Council will provide formal notice to the Committee in writing including the reason for the termination.

17. Interpretation

17.1 Any ambiguity or difficulty in interpretation of these Terms of Reference shall be referred to the Council for direction.

18. Dispute Resolution

18.1 Where the Committee is unable to reach a determination on any issue, the Committee must refer that issue to the Chairperson for determination.

18.2 Where the Committee resolves that it is dissatisfied with the resolution of that dispute by the Chairperson it may, by notice in writing, request the Mayor or General Manager review the issue.

18.3 Should the Committee be dissatisfied with the decision by the Mayor or General Manager it may, by notice in writing to the Mayor or General Manager, request that the matter be referred to Council for determination of the dispute by resolution of Council, whose determination of the dispute shall be final and binding upon the Committee.

Attachment A – Community Groups; Bundarra and surrounding area

Bundarra Campdraft and Rodeo	PO Box 11 BUNDARRA NSW 2359 6723 7492
Bundarra Community Health Centre at Grace Munro	2 Thunderbolts Way BUNDARRA NSW 2359 6723 7601
Bundarra CWA	CWA Rooms 4 Court Street BUNDARRA NSW 2359 cwabundarra@gmail.com 0429 008 263
Bundarra Jockey Club	
Bundarra Preschool Kindergarten Association	9 Court Street BUNDARRA NSW 2359 67237145 admin@bundarrapreschool.com.au
Bundarra Men's Shed	28 Tomline Street BUNDARRA NSW 2359 0418 216 016
Bundarra Pony Club	1 Bombelli Street BUNDARRA NSW 2359 Bundarrapclub2359@gmail.com 0441 624 952
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Grace Munro Auxiliary	
Lions Club of Bundarra	1 Souter Street BUNDARRA NSW 2359 6723 7146
Rural Fire Brigade	
Saint Mary's Anglican Church	
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URALLA SHIRE COUNCIL

Terms of Reference:

Australia Day Committee 2023

Version

INFORMATION ABOUT THIS DOCUMENT

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Document History

Doc No.	Date Amended	Details
0.1	9 February 2022	Draft prepared, circulated for individual Councillor, Committee members and staff input
0.2	22 February 2022	Draft to council recommending consultation with current committee members and public exhibition for community input
0.3	9 June 2022	Input from Councillors and Committee Members
0.4	22 November 2022	Resolved to have TOR placed on Public Exhibition in March 2023
1.0	April l 2023	Council resolution to adopted #47.11/22 published
1.1	August 2025	Council to resolve

Related Legislation	*Local Government Act 1993* (NSW) *Local Government (General) Regulation 2021* (NSW)
Related Policies	Uralla Shire Council Code of Conduct Uralla Shire Council Code of Meeting Practice Uralla Shire Council Sponsorship Policy Uralla Shire Council Hire of Council Facilities, Plant, and Equipment Policy Procurement Policy 2020 Disposal of Assets Policy 2021 Enterprise Risk Management Framework Policy 2020 Workplace Health & Safety Policy 2019
Related Procedures/ Protocols, Statements, documents	Section 355 Committee Handbook 2022 Application for Venue Hire – Event on Public Land Temporary Road Closure Procedure

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1. Establishment

1.1 The Australia Day Committee (hereafter "the Committee") is established under section 355(b) of the *Local Government Act 1993* (NSW) pursuant to Council resolution 47.11/22 made 22 November 2022.

2. Purpose and Objectives

2.1 The Committee is established for the primary purpose of planning, organising and implementing an annual celebration of Australia Day activities, the Australian Citizenship Ceremony and the Australia Day Awards in the Uralla Shire.

2.2 The objective of the Committee is to:

2.2.1 Deliver a safe, inclusive and enjoyable community event to celebrate Australia Day within available budget resources; and

2.2.2 Undertake a process to decide the winners of the various categories in the Australia Day Awards.

3. Term of Committee

3.1 The Committee shall operate from the date Council adopts these Terms of Reference and will conclude six (6) months after the date of the next Council election, unless terminated earlier in accordance with these Terms of Reference.

4. Functions and Duties

4.1 The functions of the Committee are to:

4.1.1 Provide a forum to promote Australia Day, exchange ideas and discuss best practice;

4.1.2 Plan, organise and execute local arrangements for Australia Day celebration activities;

4.1.3 Assist in the on-ground delivery of Australia Day celebration activities;

4.1.4 Promote Australia Day celebrations and awards across the Shire;

4.1.5 Accept-funding and sponsorship from interested parties in accordance with Council's Sponsorship Policy for the purpose of delivering events; and

4.1.6 Provide feedback to Council on the success of Australia Day celebrations in the Shire.

4.2 It is the duty of the Committee to:

4.2.1 Undertake risk assessments for Australia Day celebration activities and provide copy of same to Council;

4.2.2 Submit any and all relevant applications and documentation to Council relating to planned Australia Day celebration activities; and

4.2.3 Report to Council any and all incidents which occur during Australia Day celebrations.

5. Membership

5.1 Membership of the Committee shall consist of:

5.1.1 A minimum of six (6) and a maximum of 12 members of the public; and

5.1.2 Two (2) councillor representatives.

5.1.3 Encourage First Nations People and represent their views on the Committee.

5.1.4 Members of the Committee shall aim to be from diverse backgrounds and be representatives from different facets of the Community.

5.2 Committee membership is on a quadrennial basis for the term of the Council. Following a general election of councillors, the existing Committee membership continues until such time as the Council appoints new Committee members.

5.3 A person remains a Committee member for the duration of the Committee term until:

5.3.1 Death; or

5.3.2 That person ceasing to be a member upon:

5.3.2.1 Delivering in writing (letter or email) a resignation to the Committee Secretary or a meeting of the Committee;

5.3.2.2 Being absent from three (3) consecutive meetings of the Committee without leave of absence from the Committee; or

5.3.2.3 Receiving written notification from Council that the person's membership with the Committee has been terminated.

5.4 A Committee member who is an Office Bearer to the Committee may resign from the position and remain a member of the Committee.

5.5 Casual vacancies shall be filled in accordance with clause 6.2.

6. Appointment of Members and Office Bearers

6.1 **Appointment of Members**

6.1.1 Committee members shall be appointed by Council.

6.2 **Vacancies**

6.2.1 The Committee Secretary should promptly advise Council of any casual vacancy.

6.2.2 The filling of any vacancy shall be approved by the Council.

6.2.3 A casual vacancy may be filled through a review of earlier expressions of interest or a call for new expressions of interest to invite nominations from the public.

6.2.4 Interested persons may nominate for a vacant position at any time regardless of whether expressions of interest have been called. Nominations shall be presented to Council for determination.

6.3 **Leave of Absence**

6.3.1 Per clause 5.5.2.2, any member absent for 3 or more consecutive meetings without apology or leave of the Committee shall have their position declared vacant and clause 6.2.1 shall be invoked.

6.4 **Removing Members**

6.4.1 The Council may at any time remove a member of the Committee but shall observe the principles of natural justice.

6.5 **Committee Chairperson**

6.5.1 At the first meeting of the Committee's term the Committee shall elect one of its members as Chairperson. The method of election shall be decided by the Committee.

6.6 **Committee Secretary**

6.6.1 At the first meeting of the Committee's term the Committee shall elect one of its members as Secretary. The method of election shall be decided by the Committee.

6.7 **Committee Treasurer**

6.7.1 At the first meeting of the Committee's term the Committee shall elect one of its members as Treasurer. The method of election shall be decided by the Committee.

7. Roles and Responsibilities

7.1 The role of a Committee member is to:

7.1.1 Participate in the determination of the Australia Day Awards for the Uralla Shire, taking into consideration the eligibility of the nominations against the selection criteria;

7.1.2 Act as an advocate for Australia Day throughout the year, encouraging individuals and community groups to nominate for Australia Day Awards;

7.1.3 Provide input in the planning of the Australia Day celebration activities through ideas brought forward at a Committee meeting; and

7.1.4 Assist with the coordination of the Australia Day celebrations to assist with setting up and taking down of the event and the coordination of the award nominees.

7.2 Councillor representatives to the Committee shall facilitate communication between the Committee and Council by:

7.2.1 Presenting relevant minutes of the Council to the Committee;

7.2.2 Reporting on the Committee's activities to the Council from time to time; and

7.2.3 Referring any matters requiring clarification by the Committee to the General Manager or to the Council by way of a Councillor Delegates Report or Notice of Motion.

Or

7.2 (b) In addition Councillor representatives shall facilitate communication between the Committee or Council

(Delete either 7.2 or 7.2 (b))

8. Meetings

8.1 Meeting Frequency

8.1.1 Meeting frequency will be determined by the Committee, but shall be no more than 10 meetings and no less than two meetings per year.

8.2 Notice of meetings

8.2.1 Committee members will be provided notice of the meeting and agenda at least three (3) days before the date of the meeting.

8.2.2 Committee meetings will be advertised on Council's web page.

8.3 Minutes

8.3.1 Committee meeting minutes will be supplied to each Committee member and Council within seven (7) business days after the Committee meeting.

8.4 Meeting Procedure

8.4.1 The Uralla Shire Council Code of Meeting Practice shall guide the meeting procedures of the Committee.

8.4.2 Committee meetings are exempt from webcast requirements as described in clause 5.19 of the Code of Meeting Practice.

8.5 Presiding Member

8.5.1 The Chairperson shall preside at all Committee meetings at which they are present.

8.5.2 In the absence of the Chairperson at a meeting or in the event of a declaration of a conflict of interest in which the Chairperson has excused themselves from discussion, the Committee shall elect a temporary Chairperson.

8.6 Quorum

8.6.1 The quorum required for a meeting to commence will be a majority of members (half the number of members plus one). A Committee meeting will be adjourned and rescheduled if there is no quorum present within 15 minutes.

8.7 **Voting**

8.7.1 A question arising for decision at a meeting of the Committee will be decided by a majority of the votes cast by the members present at the meeting and entitled to vote on the question.

8.7.2 A voting member of the Committee present at any meeting shall have one (1) vote on any matter.

8.7.3 In the event of an equality of votes, the Chairperson shall have the casting vote.

8.8 **Public Access**

8.8.1 Meetings of the Committee shall be open to the public, except any item on the agenda closed under s10A of the *Local Government Act 1993 (NSW)*.

8.8.2 Committee business agendas and minutes shall be published to the Council website.

9. Voting on Australia Day Awards

9.1 The voting method to be used can be either a show of hands or secret ballot, as decided by the Committee.

10. Code of Conduct and Conflict of Interest

10.1 The Uralla Shire Council Code of Conduct applies to all Committee members.

10.2 Committee members and councillor representatives are to declare conflicts of interest when any such interest arises.

10.3 Declarations of conflict of interest shall be recorded in the minutes and committee members shall abstain from voting on any matter relating to the declared conflict of interest.

11. Reporting

11.1 The Committee shall report to Council through the provision of its Minutes.

11.2 The Committee shall submit an annual report to Council by 31 March each year on the Committee's activities with a record of all monies spent and received.

12. Delegated Authority

12.1 Council delegates to the Committee under section 377 of the *Local Government Act 1993* (NSW) the authority:

12.1.1 To issue official correspondence on behalf of the Committee in relation to the Committee's purpose and objectives.

12.1.2 To authorise expenditure of the Committee's funds within approved budget to deliver Australia Day celebrations.

12.2 No powers or functions may be delegated by the Committee to any other person or committee unless set out within these Terms of Reference.

13. Limitation of Powers

13.1 The Committee must not do anything or allow any person acting under its direction to do anything contrary to the interest of Council. For the purposes of this sub-clause, this includes but is not limited to, prohibiting the following:

13.1.1 Acting contrary to any direction from Council, which includes a direction from the General Manager;

13.1.2 Acting contrary to Council's policies;

13.1.3 Advising any person that they may have a legal right or action against Council or any Council Official;

13.1.4 Making any admission of liability or accepting liability on behalf of Council or the Committee;

13.1.5 Acting contrary to Council's Code of Conduct;

13.1.6 Acting outside the limits of the Committee's delegation; and

13.1.7 Acting or presenting the Committee as independent of Council.

14. Operational Support

14.1 Uralla Shire Council will support the Committee through the provision of:

14.1.1 A meeting place (ie at the Uralla Shire Council Chambers or the Mayor's Office);

14.1.2 Insurance coverage for volunteers and Australia Day celebration activities;

14.1.3 Event space for Australia Day celebration activities, subject to the Committee submitting an Application for Venue Hire - Event on Public Land; and

14.1.4 Closing the highway and traffic management for the purpose of the Australia Day street parade.

15. Alteration of Terms of Reference and Committee Dissolution

15.1 These Terms of Reference may only be altered by Council resolution.

15.2 The Council may, at any time and either at its own initiative or upon request of the Committee, alter, delete, or add provisions to these Terms of Reference.

15.3 The Council may, by resolution, terminate the term of the Committee at its discretion.

15.4 In such event that the Council terminates the Committee term, the Council will provide formal notice to the Committee in writing including the reason for the termination.

16. Interpretation

16.1 Any ambiguity or difficulty in interpretation of these Terms of Reference shall be referred to the Council for direction.

17. Dispute Resolution

17.1 Where the Committee is unable to reach a determination on any issue, the Committee must refer that issue to the Chairperson for determination.

17.2 Where the Committee resolves that it is dissatisfied with the resolution of that dispute by the Chairperson it may, by notice in writing, request the General Manager review the issue.

17.3 Should the Committee be dissatisfied with the decision by the General Manager it may, by notice in writing to the Mayor, request that the matter be referred to Council for determination of the dispute by resolution of Council, whose determination of the dispute shall be final and binding upon the Committee.

URALLA SHIRE COUNCIL

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

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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

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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	**Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989**
	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— 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.
	Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.
2	**Erection of signs**
	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—

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	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. 3. The sign must be— a. maintained while the building work, subdivision work or demolition work is being carried out, and b. removed when the work has been completed. 4. This section does not apply in relation to— 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	**Fulfilment of BASIX commitments**
	It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled— 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	**Notification of Home Building Act 1989 requirements**
	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— a. for work that requires a principal contractor to be appointed— 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— 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.

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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.
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.

Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.

5 **Approved plans and supporting documentation**

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Approved plans				
Plan number	**Revision**	**Plan title**	**Drawn by**	**Date of plan**
TBA	TBA	TBA	TBA	TBA
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

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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 & Council for approval. The plan must include the following matters: 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: 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: 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 A copy of the construction site management plan must be kept on-site at all times while work is being carried out.
	Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.
7	**Erosion and sediment control plan**
	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. 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

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	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).
	Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.
8	**External lighting**
	Before the issue of a construction certificate, plans detailing external lighting must be prepared by a suitably qualified person. The lighting plan must be consistent with the approved plans and documents, and the following requirements: 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. The lighting plan must be submitted to the certifier for approval. *Note – All above documents refer to the version in effect at the time the consent is granted*
	Condition reason: To ensure external lighting is provided for safety reasons and to protect the amenity of the local area
9	**Long Service Levy**
	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.
	Condition reason: To ensure the long service levy is paid.
10	**Construction Certificate**
	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: a) a Construction Certificate has been issued;

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b) the NSW Planning Portal has been advised of;

(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:

11 **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 hydrolgical 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.

12 **Section 68 Approvals**

Before issue of a construction certificate, an approval is required under Section 68 of the Local Government Act for:-

- 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.

13 **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).

Proposed Cost of Development *	**Levy Percentage**	**Total Contribution**	***Note***
TBA	1%	TBA	***Contribution Rate remains current until firs 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.

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	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)**
	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. 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*). *Note: Only applies if upgrades to the existing access are required.*
	Condition reason: To ensure a suitable access is provided for the development.
15	**Payment of security deposits**
	Before the issue of a Construction Certificate, the applicant must: • 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.

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	Condition reason: To protect land uses and amenity and ensure safety on an operating farm.
18	**Traffic Management Plan**
	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: 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.
	Condition reason: To minimise and manage any impacts from traffic, including trucks and heavy vehicles, during the construction phase.

During building work

19	**Discovery of relics and Aboriginal objects**
	While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered: a. the work in the area of the discovery must cease immediately; b. the following must be notified 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 *National Parks and Wildlife Act 1974*, section 85. Site work may recommence at a time confirmed in writing by: 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 *National Parks and Wildlife Act 1974*, section 85.
	Condition reason: To ensure the protection of objects of potential significance during works.

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20	**Implementation of the site management plans**
	While site work is being carried out: 1. the measures required by the construction site management plan and 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.
	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: a. 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)**.** b. All fill material imported to the site must be: a. Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997*; or b. a material identified as being subject to a resource recovery exemption by the NSW EPA; or c. a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* and a material

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	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	**Hours of Work**
	The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between: • **7am to 6pm on Monday to Friday AND 8am to 1pm on Saturday** (No work on Sundays and public holidays) 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. 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. **Note:** Any variation to the hours of work requires Council's approval.
	Condition reason: To protect the amenity of the surrounding area
25	**Stormwater Disposal**
	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: 1. By piping to the street gutter in Uralla Street, or 2. By piping to a rainwater tank and then via the overflow to the street gutter in Uralla Street. Stormwater infrastructure is to be installed during building work as soon as the roof is constructed.
	Condition reason: To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.
26	**Protection of Sewer Main**
	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.
	Condition reason: To ensure council assets and infrastructure remains serviceable.

Before issue of an occupation certificate

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27	**Completion of public utility services**
	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.
	Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.
28	**Removal of waste upon completion**
	Before the issue of an Occupation Certificate: a. 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 b. 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). c. Any chemical waste generated throughout construction must be disposed of to an approved waste management facility or otherwise lawfully managed.
	Condition reason: To ensure waste material is appropriately disposed or satisfactorily stored.
29	**Repair of infrastructure**
	Before the issue of an Occupation Certificate: 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.
	Condition reason: To ensure any damage to public infrastructure is rectified.
30	**Works-as-executed plans and any other documentary evidence**
	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: 1. All stormwater drainage systems and storage systems; and

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	2. A copy of the plans must be provided to Council with the occupation certificate.
	Condition reason: To confirm the location of works once constructed that will become Council assets.
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. *ADVISING: Failure to obtain an Occupation Certificate is an offence under the legislation*
	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). *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.*
	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

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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: 1. Three (3) 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

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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.

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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:

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- 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.

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Affordable Housing Local Allocation Strategy - Uralla, NSW

Prepared by Homes North Community Housing

1. Introduction

For its partnership with Uralla Shire Council, Homes North Community Housing (Homes North) has developed this Local Allocation Strategy to guide the fair, transparent, and effective allocation of tenants for the proposed development of affordable housing dwellings at site 15 Hill St Uralla, NSW. These homes are intended for individuals and families who meet the NSW Affordable Housing Ministerial Guidelines (2023–2024), with particular focus on low-income essential workers and eligible elderly residents.

2. Background

In June 2025, Uralla Council committed to transfer the 15 Hill St site to Homes North for the development of new Affordable Housing Dwellings. This transfer is conditional on Homes North's ability to secure grant funding through the Housing Australia Future Fund (HAFF) Round 3, and its perpetual use for Affordable Housing, reflecting the council's priority to support local workers, pensioners, and other low-income households.

3. Policy and Strategic Context

This strategy implements the NSW Affordable Housing Ministerial Guidelines 2023-2024, which establish the framework for delivering below-market rental housing.

It also aligns with Uralla Council's draft Local Housing Strategy, which emphasises expanding affordable stock to keep Uralla inclusive and accessible for low-income residents.

Together with Homes North's mission to provide safe, secure, and affordable housing to those most in need, this strategy responds to the growing need for affordable housing in the New England region, particularly among essential workers and the aging population.

4. Objectives of the Allocation Strategy

This strategy aims to:

- Ensure transparent, equitable, and needs-based allocation of homes constructed on the Hill St site, Uralla.
- Ensure access to affordable housing for low-income essential workers and eligible elderly residents.
- Support the economic and social fabric of Uralla by assisting the retainment of key workers in the community.
- Provide ageing-in-place opportunities for elderly residents with a connection to the region.

- Support long-term community stability and inclusion.
- Reflect the values and goals of both Uralla Shire Council and Homes North.
- Operate the allocation process consistent with Homes North's mission and the Uralla Shire Council Draft Housing Strategy.

5. Target Groups

Priority allocation will be considered for the following target groups who meet income thresholds outlined in the NSW Affordable Housing Ministerial Guidelines:

Pre-Existing Tenants at 15 Hill St, Uralla

Currently, there are four resident units located on the proposed 15 Hill St site. Tenants residing in these units prior to redevelopment are considered pre-existing tenants. Uralla Shire Council has an ongoing responsibility to these individuals, and Homes North will work collaboratively with Council to ensure their housing needs are addressed sensitively and fairly.

Where possible, pre-existing tenants will be prioritised for reallocation into the newly developed affordable housing dwellings, provided they meet the eligibility criteria outlined in the NSW Affordable Housing Ministerial Guidelines 2023–2024. This approach aims to minimise displacement, maintain community continuity, and uphold Council's duty of care to current residents.

Low-moderate income essential workers

This project will target low-moderate income "essential workers" who live or work in Uralla LGA. The NSW Essential Services Act 1988 defines several services as essential, including energy (production, supply, or distribution), public transportation, fire-fighting, public health, ambulance services, pharmaceutical products, garbage/sanitation/sewerage, water supply, welfare institutions, and prisons.

During the COVID-19 Pandemic, the NSW Government and National Cabinet broadened the scope of essential workers, though often without formal definitions. These included:

- Food security: Supermarket, grocery, and food production workers
- Education: Teachers and childcare workers (where remote work wasn't possible)
- Construction: Especially for critical infrastructure like hospitals
- Social services: Disability support, aged care, and domestic violence services
- Transport and logistics: Including delivery drivers and supply chain workers
- Retail and hospitality: In limited cases, such as accommodation for quarantine

Drawing from the above as well as examples from other Community Housing Projects, Homes North interprets "essential worker" broadly, and views work as essential when the role is deemed vital to societal operations, and where its absence would compromise public health, safety, or wellbeing, such as "retail workers, nurses, school teachers, and emergency services staff".

Note: If a formal definition of "essential worker" or "key worker" is issued by the NSW or Federal Government, that definition will take precedence over the interpretation provided in this strategy.

Eligible elderly residents aged 65 years and older.

Eligible elderly residents are individuals aged 65 years and older who are at increased risk of housing insecurity due to age-related factors, including reduced income, increased health and mobility needs, and limited access to appropriate housing options. These residents will be:

- Retired or receiving age pension or other fixed income support and are eligible under the NSW Affordable Housing Ministerial Guidelines 2023–2024

And may be:

- Experiencing challenges in maintaining private rental accommodation due to affordability or accessibility
- In need of housing that supports ageing in place, including proximity to health services, public transport, and community facilities
- Living alone or with a partner, and requiring secure, stable, and appropriately designed housing to support independence and wellbeing

Affordable housing for elderly residents will prioritise accessibility, safety, affordability, and community connection.

6. Eligibility Criteria

Aligned with Homes North's Affordable Housing Policy, all applicants must meet the income eligibility criteria as outlined in the NSW Affordable Housing Ministerial Guidelines 2023–2024. Homes North will be sensitive to applicants who demonstrate a strong connection to the Uralla Shire region, either through residency, employment, or family support.

Eligibility will be determined based on*

- household income,
- residency status, and
- alignment with the defined target groups.

Pre-existing tenants of 15 Hill St will be issued first priority allocation, and elderly applicants will be given priority for ground-floor dwellings due to accessibility considerations.

7. Allocation Principles

- All tenant allocations will be based on eligibility, and priority categories.
- Ensure equitable and transparent assessment and communication of allocation decisions.
- Maintain consistency with the NSW Affordable Housing Ministerial Guidelines 2023–2024.
- Dwellings are be allocated based on assessed need and suitability.
- Ground floor units will be prioritised for elderly applicants before offers to essential workers.
- Considerations will be given to applicants with existing links to the Uralla Shire.

8. Ongoing Management

Homes North will maintain oversight of the allocation process, tenant mix, and management of the dwellings to ensure the strategy outcomes are met. The strategy will be reviewed annually to respond to

demographic changes, housing needs, and policy updates. Consultation with Uralla Shire Council may be offered for these reviews.

9. Governance

This strategy will be overseen by Homes North's Tenancy team. Homes North's internal governance processes will ensure compliance, ethical practices, and tenant selection consistency. All decisions will be documented and available for audit.

10. Review and Evaluation

This Local Allocation Strategy will be reviewed annually or after the first full tenant intake cycle, whichever occurs sooner. Feedback from tenants, stakeholders, and Council will inform future improvements or adaptations.

Hill Street Affordable Housing Project Community Advisory Committee

Draft Terms of Reference

1. Purpose

The Hill Street Affordable Housing Project Community Advisory Committee ("the Committee") is established to provide advice, community input, and local knowledge to support the delivery of the Hill Street Affordable Housing Project. The Committee will ensure that community perspectives are heard during the design, delivery, and operational planning phases of the project.

The Committee is jointly established by Uralla Shire Council (USC) and Homes North Community Housing (Homes North) as a co-governance mechanism for community engagement.

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2. Objectives

The Committee will:

- Provide feedback on the design principles and development process, ensuring alignment with the agreed Principles of Design.
- Communicate community concerns, priorities, and aspirations to the Project Steering Group.
- Assist in promoting and facilitating community understanding of the project.
- Review and provide feedback on key project documents including any Community Engagement plan, the Hill Street Affordable Housing Allocation Policy, and the Principles of Design.
- Monitor progress against the project objectives and agreed milestones.

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3. Reporting Structure

- The Committee will report to the Project Steering Group consisting of Homes NSW (Department of Communities and Justice), Homes North, and USC through its Chair.
- Council's nominated Councillor delegates will provide regular updates to Uralla Shire Council.
- Meeting summaries and agreed updates will be made publicly available via the project's communication channels.

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4. Membership

Membership will comprise:

- **Two (2) Councillor delegates** from Uralla Shire Council.
- **Up to one (1) existing resident** of 15 Hill Street units.
- **Up to two (2) near neighbours**, selected through an Expression of Interest process to ensure a broad range of perspectives.
- **Up to one (1) representative from a local service provider** (e.g., aged care, health, or community services) where appropriate or required.
- **Homes North Chief Executive Officer**
- **Uralla Shire Council project officer/s**

The Chair will be appointed by the Project Advisory Committee from among Committee members. Non-member observers may be invited to attend meetings as required to provide technical or expert advice or observe meetings for the purposes of providing information to the broader community.

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5. Meetings

- The Committee will meet quarterly or as otherwise required to align with project milestones.
- Meetings may be held in person or online.
- Uralla Shire Council will provide secretariat including minute taking, distribution of agendas, and providing a meeting location.
- Agendas and papers will be circulated at least five (5) business days before each meeting.
- Minutes will be taken and distributed to members within ten (10) business days.

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6. Term of Appointment

Committee members will be appointed for the duration of the project's design and construction phases. Membership will be reviewed annually.

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7. Code of Conduct

All Committee members will:

- Act in the best interests of the project and the broader Uralla community.
- Maintain confidentiality of any sensitive information shared during meetings.
- Declare any potential conflicts of interest.

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8. Public Exhibition of Terms of Reference

These Draft Terms of Reference will be placed on public exhibition for community feedback before being finalised and adopted by the Project Steering Group.

JUNE 1, 2025

Engagement Report

URALLA DRAFT LOCAL HOUSING STRATEGY

EMILY SIMS
STRATEGIC PLANNING OFFICER
Uralla Shire Council

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Summary

This report summarises community and stakeholder engagement undertaken during the public exhibition of the Draft Uralla Local Housing Strategy (March–May 2025). The engagement was designed to test the assumptions of the draft strategy, invite community perspectives on growth and housing needs, and identify areas for refinement prior to final adoption.

Over 120 survey responses and 13 written submissions were received, along with strong attendance at events and direct conversations during the exhibition period.

Community feedback demonstrated broad support for the strategy's intent—particularly its emphasis on preserving village character, supporting ageing in place, and addressing housing affordability—but also identified opportunities to strengthen the document in response to changing needs, such as the New England REZ and interest in community-led housing solutions.

The feedback has directly informed refinements to the final strategy, including strengthened guidance on worker accommodation, new actions to explore innovative housing models, and a clearer pathway for planning growth areas and rural settlements. This report documents those insights and outlines how they shaped the final strategy.

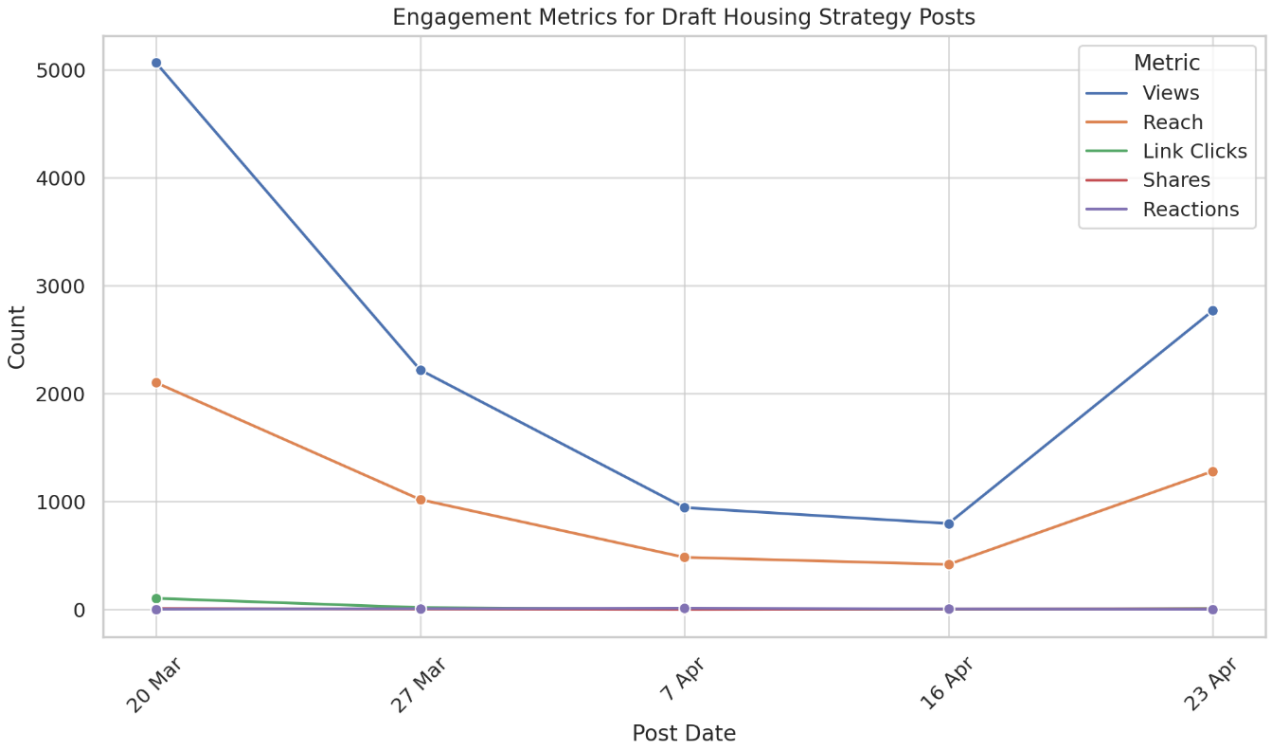
Survey submissions	**123**
Name or email provided	49
No name or email provided	74

Written submissions	**13**
Individual submissions	10
Government department submissions	3

Distribution

18 February	**REMPLAN presentation to Council.** Chris Kelly presented the draft strategy to Councillors and invited guests who had been part of the early engagement.
3 March – 5 May	**Exhibition period opens**. The Draft Uralla Local Housing Strategy ('draft strategy') was placed on public exhibition for 56 days
17 March	**Wordsworth article #1** – Front page with links to survey
18 March	**Online survey opens.**
20 March	**Social media campaign starts.** Council ran a targeted social media campaign to promote the Draft Housing Strategy and associated engagement opportunities. The campaign included five Facebook posts between 20 March and 23 April 2025. The draft strategy had relatively robust social media engagement (see graph below). - Posts with a clear call to action and survey link saw the highest interaction. - Posts tied to community events (e.g. markets, drop-ins) performed well in terms of reactions and shares, though had fewer link clicks.
31 March	**Wordsworth article #2** – links to survey
1 April – 5 May	**Posters and flyers were distributed around the Shire** – including shop windows in Bridge St, Uralla, Golf Club, Uralla Bowlo, New England Brewery, Invergowrie Store, Bundarra Store. Hard copies of strategy and key issues report displayed at Library, Chambers, Bundarra Store, Invergowrie Store. Newsletter items were sent to Kentucky and Kingstown Public Schools.
3 April	**Community briefing session at Courthouse** hosted by Uralla Business Chamber – ~30 Attendees

6 April	**Community stall at the High-Country Markets** featured two-panel display of draft Housing Strategy extracts, including land supply maps, housing supply gaps, 'plan on a page,' top-line objectives and outcomes. We had several high-quality engagements directly related to the Housing Strategy, directing people to provide their feedback via the online survey.
16 April	**Bundarra School of Arts Hall & Community Committee Meeting briefing.** Emily attended Bundarra committee meeting and made a presentation about the strategy with Q& A – ~10 attendees
24 April	**Drop-in session Uralla Neighbourhood Centre.** Targeted promotion to users of foodbank and neighbourhood centre, social media post. ~5 attendees.
28 April	**Original exhibition period closes.** The exhibition period was extended by 7 days at the discretion of the General Manager at the request of several government departments and a member of the community.
29 April	Further reporting appeared in the NE Times at the end of the exhibition period.
5 May	**Exhibition period closes.** Online survey closed.


Engagement Metrics for Draft Housing Strategy Posts
Metric
Views
Reach
Link Clicks
Shares
Reactions
Count
5000
4000
3000
2000
1000
0
20 Mar
27 Mar
7 Apr
16 Apr
23 Apr
Post Date

Draft Housing Strategy display at markets

Example flyer distributed at Neighbourhood Centre

Summary of Key Themes from Public Submissions

Topic	*Summary*	*Proposed change to LHS*	*Reason*
Worker accommodation and REZ legacy housing	Submissions strongly supported a proactive, coordinated approach to planning for temporary worker accommodation associated with the Renewable Energy Zone (REZ). There was consistent support for identifying a well-located site (or sites) near Uralla township, with good access and infrastructure. Several submissions proposed that accommodation be designed for long-term use, transitioning to community housing, seniors' living, or affordable rental stock after REZ demand subsides. Survey responses also showed majority support for the concept. Appropriate control over the outcomes of worker accommodation was a key issue raised in submissions.	Add additional detail to Action 2.3 to **specify design and development outcomes** to be achieved for worker accommodation through new DCP controls, including layout, built form, and visual amenity.	The Strategy already supports temporary worker accommodation near Uralla. The recently released *Guidelines for Construction Workers Accommodation* and amendments to the SEPP (Housing) provide much-needed guidance around definitions and permissibility. However, they do not extend to detailed design controls. It is considered important that such controls are in place both to ensure amenity during use as worker accommodation, and to support positive outcomes if and when sites are transitioned to permanent uses. Preparing a Development Control Plan (DCP) amendment will help ensure accommodation is appropriately designed for its location, minimises land use conflict, and supports repurposing where feasible.

Community-led and non-market housing models	Several submissions called for Council to support alternative housing delivery models beyond traditional developer-led or speculative market housing. These included Community Land Trusts (CLTs), cooperative housing, rent-to-buy schemes, and modular or shared living models. Submissions emphasised the potential of these models to support long-term affordability, local ownership, and greater diversity in housing options, including for those renting and on low- to moderate incomes. These ideas were supported by several survey responses and linked to broader calls for community control and housing innovation.	Include a new action under the *'Diverse housing for all residents'* goal to establish a **Community Housing Innovation Forum**. This group would explore, test, and support delivery of alternative housing models such as CLTs, rent-to-buy, shared equity, and cooperative or co-housing initiatives.	The Strategy currently supports housing diversity as a key goal but lacks a specific mechanism to foster innovation in community-led delivery and ownership. Establishing a forum will provide a structured but flexible platform for collaboration between Council, landowners, community groups, and potential delivery partners. The aim of the would be to create a space/process for demonstration projects and funding advocacy, while supporting locally grounded responses to affordability and inclusion.
Growth areas and urban edge development	Several submissions raised concerns about the Strategy's emphasis on infill development and the lack of identified future growth areas on the edge of Uralla township. Some submitters advocated for the inclusion of specific sites (e.g. Racecourse Road) for rezoning or preferred future development. Others raised the need for a defined township boundary to guide growth and infrastructure planning.	**No change to zoning directions in the Strategy**. Update mapping to **identify potential investigation areas** for future residential expansion. Amendment to action 4.1 to refer to **preparation of a Growth Management Strategy that would include a place based strategic plan** (i.e. framework	The Strategy does not preclude rezonings or future urban expansion; rather, it prioritises better utilisation of existing zoned land as a first step. This approach is supported by most submissions, including survey responses, which favour consolidation within the existing township footprint in a way that preserves character. The Strategy applies a conservative dwelling yield assumption (approximately 1 dwelling

While some community survey responses supported limited expansion, the majority preferred consolidation within the existing urban footprint in a manner that respected township character.	plan) for Uralla township as part of broader considerations. Clarify within narrative and 'Maintaining the village character and footprint of existing settlements' goal that **future urban edge growth may be considered** through a structured process of preparing a Growth Management Strategy, such as a land use and infrastructure framework.	per 1,050 sqm), which is significantly lower density than permitted under current planning controls (minimum lot sizes of 560 sqm in the R1 General Residential zone). A key implementation focus is to monitor whether infill actions are effective in activating this existing land supply. If actions are not delivering the intended outcomes, there would a clear justification to explore new rezonings to meet housing demand. The updated Strategy will clarify that future township expansion and refinement of settlement boundaries may be considered through a structured, place-based planning process (Action 4.1). This Growth Management Strategy will take a holistic view of Uralla's township structure—not only residential uses, but also commercial, industrial, environmental, and recreational considerations—ensuring future decisions are coordinated and transparent. This approach aligns with feedback from Department of Planning, Housing and Infrastructure (DPHI) on the need for strategic justification of growth areas.

Rocky River and rural lifestyle development	A number of submissions raised concerns about the elevated role given to Rocky River in the Draft Strategy (notably Action 4.2), arguing that it lacked sufficient strategic justification. Other submissions raised broader concerns about planning controls for RU1 land and small holdings across the Shire, and suggested that Council consider how rural lifestyle living, modest expansion, or low-impact subdivision could be supported in rural and edge-of-town areas. While there was some support for increased housing in Rocky River, this was tempered by opposing views and concerns regarding the impact on other productive land uses.	**Remove Action 4.2 (Rocky River zoning review)**. Amend Action 4.1 to refer to **preparation of a Growth Management Strategy** that includes a dedicated rural lands component. The Rural Lands element will consider development potential and constraints across all rural areas and small settlements, including Rocky River.	The Strategy does not currently contain a strong evidence base to support prioritising Rocky River as a standalone action area. Broader concerns about rural living, lifestyle subdivision, and land use pressures are best addressed through a Rural Lands Strategy, to be delivered as part of a broader Growth Management Strategy under Action 4.1. This will provide a more transparent, equitable and strategic framework for managing rural change—considering zoning, subdivision patterns, land capability, and the interface with productive land uses and biodiversity. This approach reflects community feedback and aligns with DPHI expectations for place-based planning.
Use of Council land for housing	The use of Council owned land for affordable housing was generally supported. Several submissions raised questions about the role Council-owned land could play in helping address housing need. Comments focused on the importance of transparency regarding land holdings and decisions about their future use, as well as the potential for Council to enable affordable or	Amend action 3.3 to **clarify use of land would be to support community-benefit housing outcomes**, subject to transparent process and planning alignment.	The Strategy does not identify specific Council-owned sites for development but acknowledges that local government can play a facilitative role in housing supply. Submissions have highlighted the importance of doing so transparently, and with a clear focus on delivering affordable or community-oriented outcomes.

	community housing projects on surplus or underutilised land. Submitters emphasised that if Council land is to be used for housing, it should be for clear community benefit—not speculative development or market-rate housing.		The Community Housing Innovation Forum could also offer a practical mechanism for Council to consider proposals and partnerships relating to use of public land.
Data gaps for informed decision making	A number of submissions highlighted limitations in the Strategy's evidence base and the need for improved ongoing monitoring. These included a lack of data on short-term rental accommodation (STRA), uncertainty around land uptake rates, assumptions about downsizing preferences, and the need for transparent demographic and housing modelling. DPHI raised several points for further justification, such as lot size changes in Invergowrie. DPHI also noted the need to include reference to additional documents and data, primarily those that had been released at the time (or after) the preparation of the draft strategy.	Include reference to documents and data referred to by DPHI (including new state population projections, *Guidelines for Construction Worker Accommodation*, and the *New England Development Strategy*). Add specific reference to STRA monitoring under Action 4.8 (which will be action 4.7 in updated strategy).	The Strategy is built on a strong initial evidence base, using data from reliable sources and established, tested modelling approaches. Like all strategic planning work, the evidence involves some assumptions, particularly around land uptake, household behaviour and dwelling yields. These assumptions were transparently applied and are consistent with contemporary regional housing strategies. Submissions, including from DPHI and residents, have made a valid case for supplementing the Strategy with additional data sources and committing to ongoing monitoring. In response, the Strategy will include reference to new state-level projections and regional strategies, and will explicitly commit to tracking short-term rental trends, land

			activation rates, and housing diversity outcomes. This will ensure the Strategy remains responsive, evidence-informed, and capable of adapting to emerging conditions and policy directions.
Retirement and ageing-in-place housing	Several submissions and survey responses identified a shortage of appropriate housing for older residents who wish to downsize or age in place. Concerns included the lack of small, accessible dwellings with low-maintenance needs, and the absence of Over 55s or retirement-style housing options. There was strong support for a greater mix of housing types, including small, detached dwellings, standard-sized homes on smaller lots to reduce maintenance, flexible layouts, and options that allow older residents to live independently while remaining in the community. Some submissions also raised concerns that the Strategy focuses on distributed retirement living across multiple sites, while potentially	Update Action 1.2 to **highlight retirement living as a distinct priority**. Amend action to indicate a preference for sites close to the town centre and **clarify that rezoning may be supported for appropriate sites** adjacent to residential areas.	The Strategy already provides strong support for increasing housing diversity, including accessible and low-maintenance dwellings that can support ageing in place. While these forms are not necessarily small in size, they are intended to reduce maintenance needs and support independent living. What submissions have reinforced is the need to make the demand for Over 55s and retirement living options more explicit, and to position this as a distinct and pressing housing need. The Strategy is currently silent on the form that retirement housing should take—whether as a consolidated facility or multiple smaller-scale developments—and this is appropriate at the strategic level. The revised approach clarifies that all delivery options should be explored, including the

	overlooking the benefits of a consolidated facility.		potential for a single, larger facility where supported by location and planning merit. The update to Action 1.2 signals that rezoning to support retirement or aged care housing will be considered, particularly where sites are well-located with respect to town services. While a central location is ideal, it is not mandatory. Given the importance of the issue and the limited supply of suitable land, a range of site and delivery models should be evaluated to meet future need.
Township boundaries and structure	Several submissions raised concerns about the lack of a clearly defined township boundary for Uralla and how this may affect infrastructure planning, rezoning decisions, and protection of town character. Some supported the introduction of a formal boundary to guide orderly development and avoid ad hoc expansion, while others queried whether the Strategy implicitly defines one by prioritising infill. Submissions also raised related concerns about non-residential development —particularly for commercial and employment uses—and the risk of fragmented growth that undermines the role of the town centre.	Clarify in the Strategy narrative that **there is no formal township boundary at present.** Amend Action 4.1 to confirm that **the Growth Management Strategy will include a place-based planning framework** that may define or refine township boundaries.	The Strategy does not define a statutory township boundary and does not preclude future expansion. It instead prioritises better utilisation of existing zoned land. Submissions highlight the need for a transparent and coordinated structure to guide decisions about land use, infrastructure, and growth areas. Clarifying the role of the Growth Management Strategy in assessing and, if appropriate, defining township boundaries ensures that future decisions consider all land uses—not only housing—in a coordinated and evidence-based way.

	There was broad support for planning to be coordinated, transparent, and place-based, considering not only residential development but also commercial, industrial, open space, and infrastructure functions.		
Subdivision and secondary dwellings	Some submissions and survey responses expressed concern that current planning controls restrict the ability to subdivide land or construct secondary dwellings. Others noted that while subdivision and secondary dwellings are technically permissible in many areas, barriers still exist—such as infrastructure limitations, site suitability, or construction costs. There was a noticeable difference in community sentiment between the two: subdivision was viewed more cautiously, with concerns about character loss, overdevelopment, and unintended impacts if poorly designed. In contrast, secondary dwellings (e.g. granny flats) attracted stronger support as a means to accommodate family members, generate modest rental income, or provide more flexible housing options—particularly for downsizers or intergenerational living.	**No change to Strategy actions.** Clarify in narrative and supporting material that current planning controls do permit subdivision and secondary dwellings in many locations, but that the **Strategy identifies barriers to uptake and includes actions to address these.**	The Strategy supports smaller housing forms and increased take-up of existing development rights. It includes actions to monitor uptake and reduce barriers to development. While subdivision and secondary dwellings are already permitted in residential areas, submissions confirm the importance of reinforcing these messages and ensuring implementation focuses on enabling access, feasibility, and practical delivery pathways.

Affordability and inclusive housing	Many submissions and survey responses emphasised the need for more affordable and inclusive housing in Uralla. This included concerns about rising prices, the limited availability of housing for key workers and lower-income households, and a lack of secure, long-term rental options. Some raised the importance of housing models that support vulnerable or at-risk groups, while others focused on reducing barriers to home ownership. There was general support for more diverse housing types and alternative delivery models to improve access and affordability.	**No change to existing actions.** Clarify in narrative that **affordability is a core principle underpinning multiple actions**, and that the Strategy supports a range of delivery pathways, including non-market and community-led housing.	The Strategy embeds affordability and housing access across multiple actions, including support for smaller and diverse dwellings, adaptable housing, community-led models, and implementation and monitoring. Submissions affirm the need to make these linkages clearer in the narrative. Highlighting affordability as a guiding theme will ensure it remains central to implementation decisions, without requiring additional actions.
Design quality, heritage, and environmental protection	Many submissions and survey responses highlighted the importance of preserving Uralla's unique character through high-quality design that respects heritage, landscape values, and the rural village setting. Concerns were raised about the visual and environmental impact of new housing—particularly subdivision and infill—on town identity, canopy cover, built heritage, and biodiversity.	Include new action to **review, update and implement the Heritage Study and incorporate into the LEP**. Reinforce the importance of character and heritage in the narrative and goals of the Strategy.	The Strategy embeds respect for local character, heritage, and landscape in its goals and implementation actions. Several submissions reinforced the need for strong emphasis on these values during growth and development. While the Strategy cannot directly control built form or enforce design outcomes, it establishes the policy direction and sets up processes to achieve this through implementation.

These concerns extended beyond Uralla township, with submissions referencing rural and village settlements such as Rocky River and Invergowrie. Respondents emphasised the importance of design quality and environmental protection across all localities to ensure growth enhances rather than detracts from existing character. There was strong support for improving landscaping, retaining significant trees, enhancing walkability, and applying design controls to ensure that new development contributes positively to streetscape and liveability.		Several actions support improved design and character outcomes, including the development of local design guidance, and the preparation of a place-based planning framework under the Growth Management Strategy. These will help formalise the identity of Uralla and its smaller settlements, guiding future zoning, design controls, and infrastructure coordination. Adding a new action regarding implementation of the heritage study will further support protection of heritage specifically. Additionally, Action 2.4 supports the use of Community Benefit Sharing funding to enhance the public realm, including streetscapes and accessibility improvements that benefit older residents and the wider community. Overall, the Strategy sets a clear intent to preserve and enhance the unique identity of Uralla Shire.

Survey Responses

"Complete the survey" was the key call to action during the community engagement campaign.

Thanks to strong support from Councillors, and good attendance at the Courthouse briefing session the survey had relatively high level of engagement.

The survey had 123 responses, with most respondents providing additional high-quality feedback in the open-ended response boxes.

Demographics

Because the respondents were not randomly selected, we must assume likely self-selection bias. However, due to the large number of responses, we considered how closely the data we'd collected represented the population of the Shire.

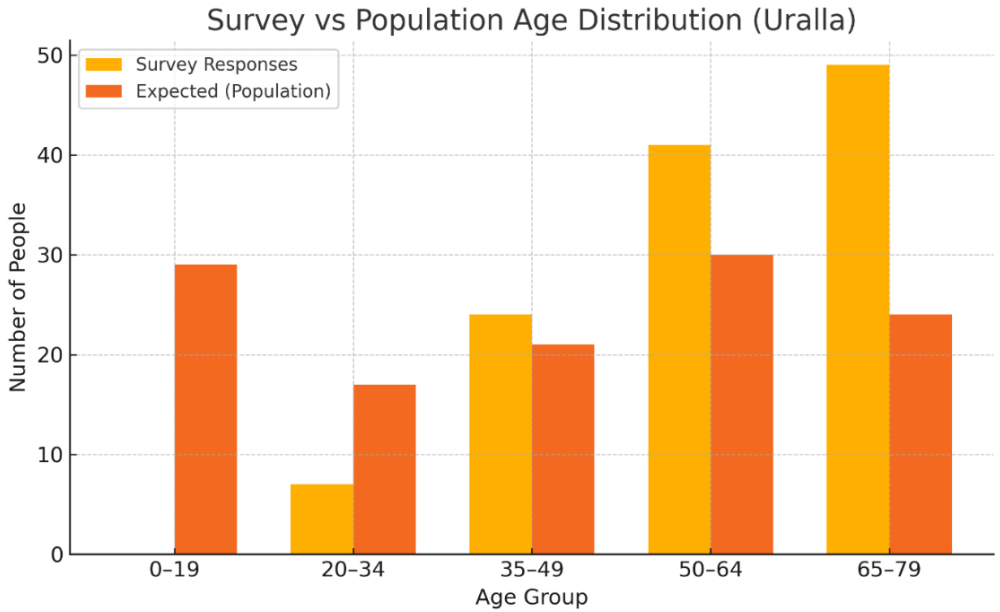
Does the distribution of survey respondents by age, housing tenure and locality match the actual population of Uralla?

ABS 2021 Census data was used to determine an expected population proportion for age, tenure and location. This expected population was then compared to the survey responses.

Population

Age and life stage shape housing need. We asked respondents to provide their age in order to learn more about the representativeness of our survey responses. The sample age distribution is significantly different from Uralla's actual population age structure:

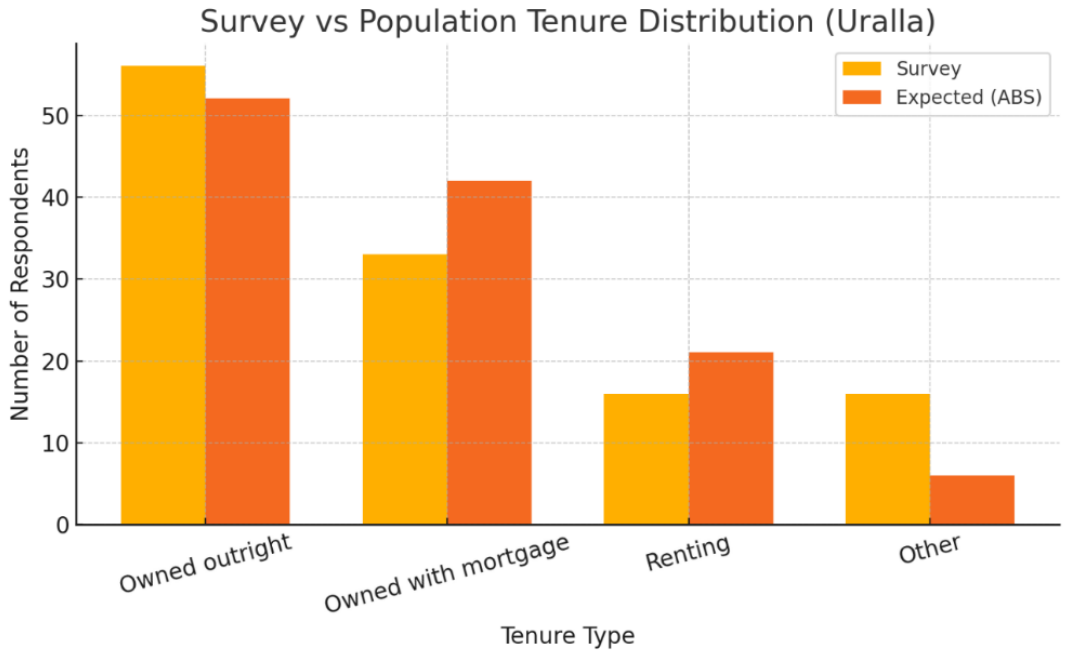
- Older residents (50–79) are overrepresented, meaning the responses are likely to skew towards the housing needs of that cohort.
- Younger residents (especially 0–34) are underrepresented, with no respondents aged 0–19.



Tenure

Housing tenure contributes to housing security. We asked respondents to nominate their tenure to learn more about the representativeness of our survey sample.

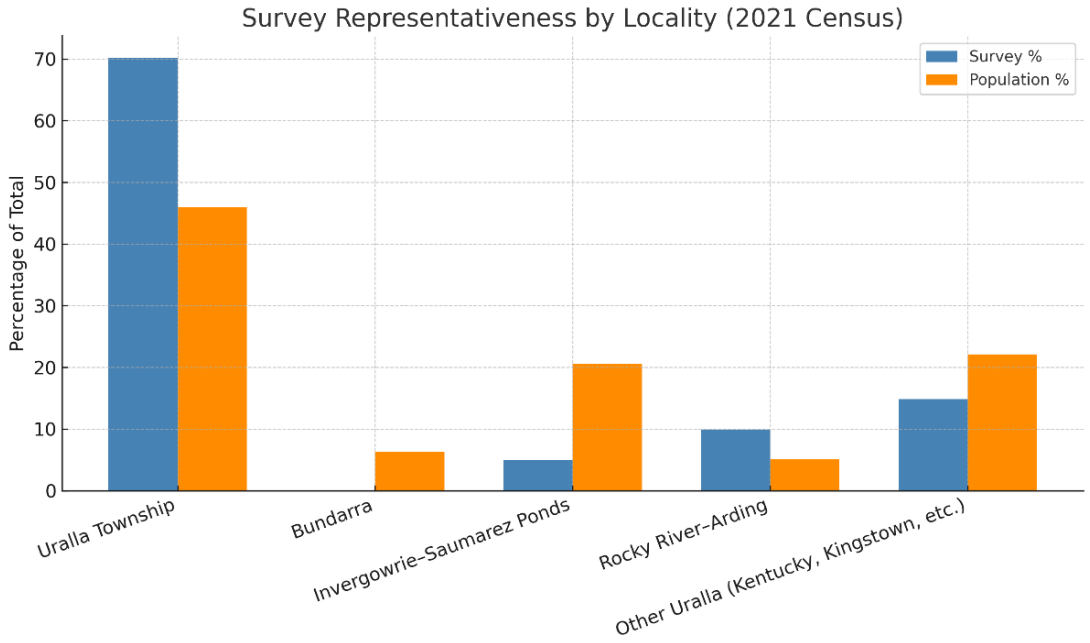
- Owner-occupiers (esp. owned outright) are slightly overrepresented
- Renters and 'Other' tenure types are underrepresented
- The "Other" category includes ownership of investment, commercial or rural land.



Location

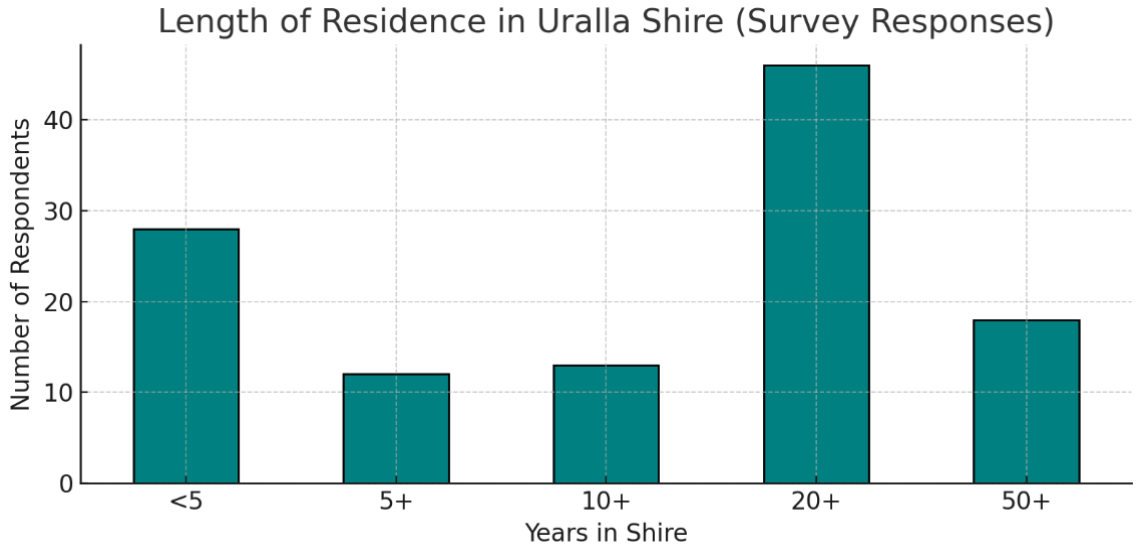
We asked survey respondents to nominate where in the Shire they lived.

- Uralla township was significantly overrepresented in the survey responses
- Invergowrie was significantly underrepresented.
- The survey did not elicit any responses from Bundarra
- Respondents from Rocky River were overrepresented compared to the proportion of residents who live in that locality.



Length of Residence

The largest group of survey respondents have lived in the Shire for over 20 years. Notably, 25% of survey respondents moved to the Shire in the last 5 years, i.e. during or after COVID.



Character and Footprint

What does Village Character mean to you?

Prompt: *During our initial consultation, we heard that Uralla's existing "village character" was a highly valued attribute of our town. The draft strategy aims to protect the existing character. Some things that people said defined Uralla's "village character:' "The old buildings", "Community mindedness", "Can walk around the shops", "Know where it begins and ends", "Everyone knows each other", "Shops are not chain stores", "No obvious rich and poor divide"*

We asked this question to improve our understanding of what people value about Uralla, and test interpretation and assumption that existing scale and form was valued.

- This open-ended question generated over 100 unique responses.
- To better understand how the community defines "village character," responses were thematically coded using an inductive, qualitative analysis approach.
- Eleven recurring themes were identified through manual review. Each response was tagged according to the themes it reflected, and representative direct quotes were selected to illustrate each theme in the community's own words.

Theme	Illustrative quote
Community cohesion	*"It suggests a community that feels safe for everyone, where people acknowledge one another, where we celebrate diversity and support those who are vulnerable."*
Heritage character	*"The history of our town in the older buildings."*
Small population / social scale	*"Small, rural and supportive"* *"Keeping the town small not overpopulated"*
Distinctive identity	*"Maintaining a look and feel which is unique to Uralla. For example, heritage buildings, large blocks, parks, planting in public spaces, etc"*
Walkable / human scale	*"Easy access to shops, with these being all within walking distance."*
Local business / anti-chain	*"Shops owned by families or individuals, no large chain stores or fast food outlets, village style main road, no large car parks, artisan shops as well as butcher, bakery and small supermarket..."*

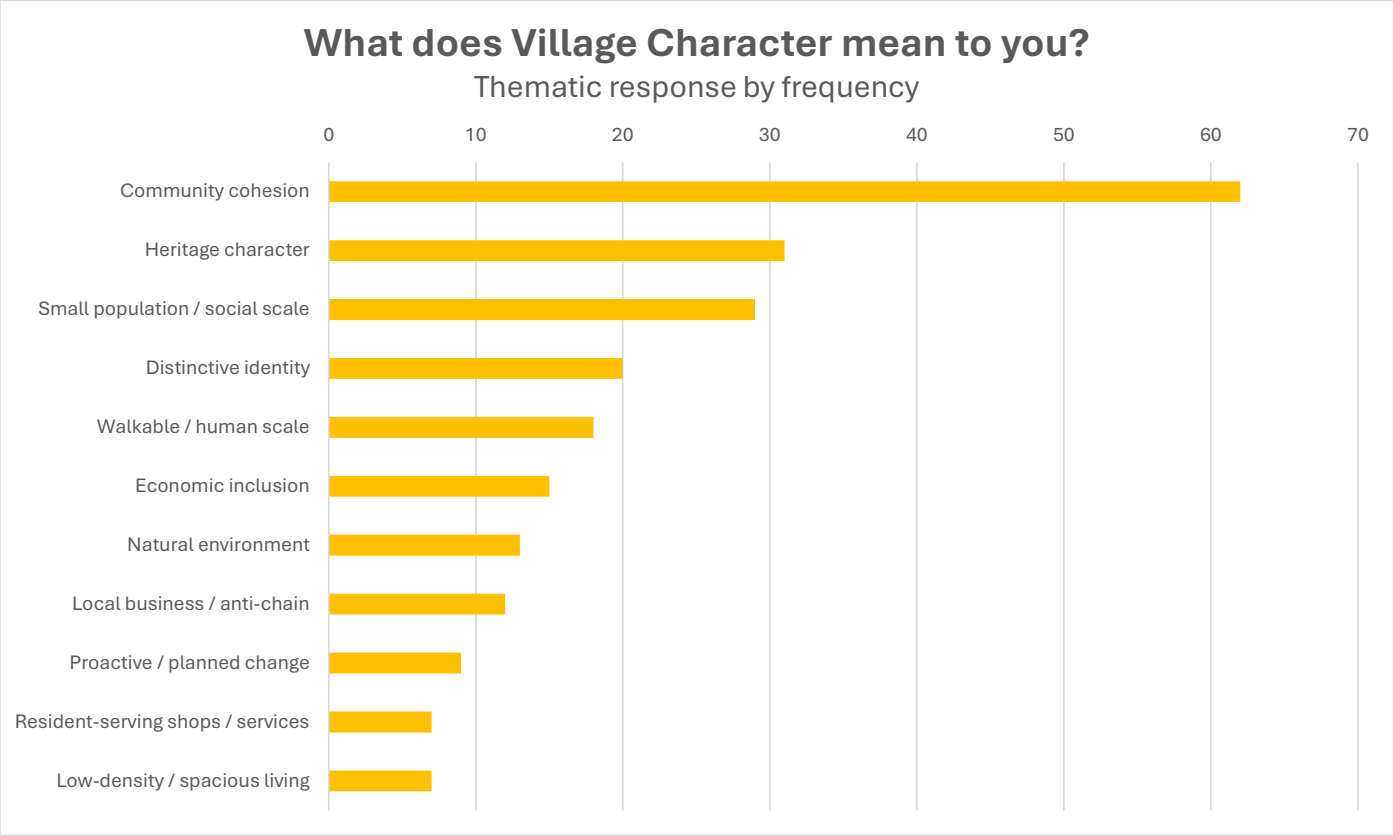
Resident-serving shops / services	*"It has a community feel where people can share. It does not exist just for business (eg. tourism), people's needs are met."* *"A readily accessible community where businesses, community groups, and services are serving local needs."*
Natural environment	*"Protection of significant trees and heritage buildings, unique identity, strong "high street"."* *"Beautiful environment including wildlife, dark skies, silence, waterways, space."*
Economic inclusion	*"Everything, although the bigger it gets the more crimes happen... rents went up, housing prices went up."* *"The Town needs to grow or the young professionals will leave."*
Low-density / spacious living	*"Like the old and plenty of space"* *"Space between dwellings"*
Proactive / planned change	*"Local community atmosphere where council supports local population and businesses by fostering access to affordable housing alternatives with community involvement and support."*

"Community cohesion emerged clearly as the most frequently mentioned theme. Respondents consistently described village character through social relationships: familiarity, safety, mutual support, and neighbourly interaction.

Other frequently mentioned themes that relate to the built-environment and/or urban form:

- heritage character,
- walkability, and
- low-density spaciousness

These themes appear to support or reinforce a lived experience of social cohesion. In other words: Built form matters, but as a container for community life.


What does Village Character mean to you?
Thematic response by frequency
0
10
20
30
40
50
60
70
Community cohesion
Heritage character
Small population / social scale
Distinctive identity
Walkable / human scale
Economic inclusion
Natural environment
Local business / anti-chain
Proactive / planned change
Resident-serving shops / services
Low-density / spacious living

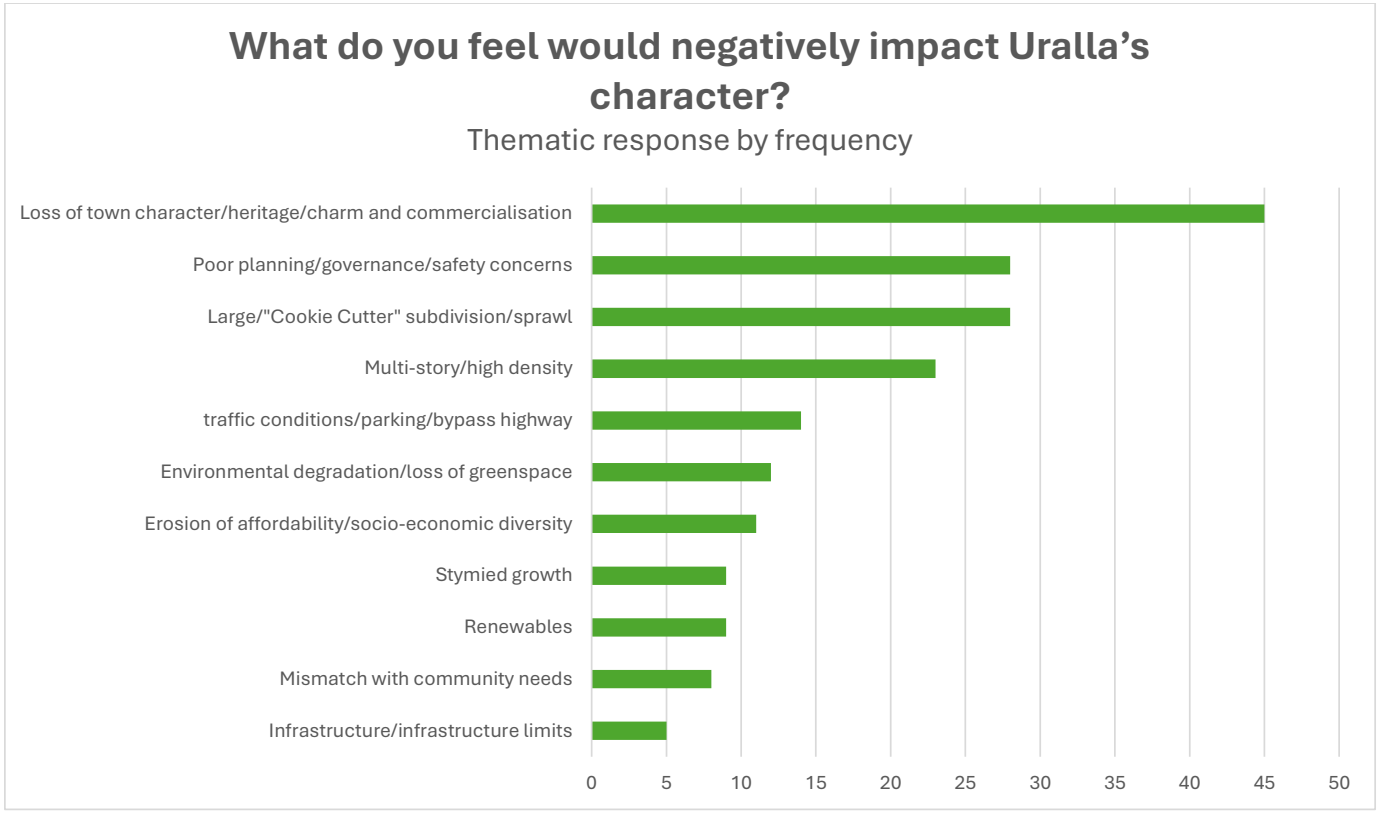
What do you feel would negatively impact Uralla's character?
We asked this question to improve our understanding of what our community considered the greatest risks to what they value about Uralla.

The most frequently raised concern — mentioned in 45 responses — was the **loss of town character and heritage charm**, particularly in relation to the commercialisation of the town centre. Many respondents specifically referenced chain stores, large-scale retail, or fast food. Other frequently raised themes included:

- **"Cookie cutter" subdivisions or sprawl** (28 mentions): Fears about new housing estates lacking diversity or integration with the town's character.
- **Poor planning, governance, or safety concerns** (28 mentions): Concerns about ad hoc decision-making, lack of infrastructure planning, and the perceived mismatch between growth and local capacity.
- **Multi-storey or high-density development** (23 mentions): Reluctance to accept vertical or dense housing forms, often linked to fears of urbanisation or loss of privacy and space.
- **Traffic conditions and bypass/highway impacts** (14 mentions): Concern with the impact of a (hypothetical) main street bypass, inadequate parking, or, the converse – continued disamenity from the highway.

Theme	Illustrative Quote
Loss of town character/ heritage/ charm; Commercialisation	*"High density housing, city people telling us how we should live/what's important, housing so close you can see into your neighbours windows, no lawn; chain stores; cookie-cutter houses;"*
Large/"Cookie Cutter" subdivisions/ sprawl	*"A subdivision that is like the foothills with project builders building the same house several times on tiny blocks"*
Poor planning/governance/safety concerns	*"Cut and pasting policies from other councils which ignore the unique characteristics of one of the smallest council areas in the state."*
Multi-story/high density	*"Chain stores, small blocks of land, crowded and small streets, multi-story buildings, modern buildings"*

traffic conditions/parking/bypass highway	*"Changing the rural component ie diverting the trucks" "If the highway bypassed the Main Street, congestion due to REZ, traffic delays."*
Environmental degradation/loss of greenspace	*"Erosion of green spaces. Sacrificing parks, waterways, and biodiversity."*
Erosion of affordability/socio-economic diversity	*"No matter your income, everyone gets along. If housing became too expensive, we would lose that sense of equality."*
Renewables	*"Wind turbines and too much solar."*
Stymied growth	*"Not supporting new business and housing."* *"Empty buildings and lots"*
Mismatch with community needs	*"Solar farms…Prices of housing, plenty of shops but aimed at tourist, no hardware, no new agency, locals have to do everything in Armidale, do we won't attract retirees."*
Infrastructure/infrastructure limits	*"Not maintaining current infrastructure, parks and gardens and historical sites within the shire."*


What do you feel would negatively impact Uralla's character?
Thematic response by frequency
Loss of town character/heritage/charm and commercialisation
Poor planning/governance/safety concerns
Large/"Cookie Cutter" subdivision/sprawl
Multi-story/high density
traffic conditions/parking/bypass highway
Environmental degradation/loss of greenspace
Erosion of affordability/socio-economic diversity
Stymied growth
Renewables
Mismatch with community needs
Infrastructure/infrastructure limits
0
5
10
15
20
25
30
35
40
45
50

What do you think is important when considering new housing development?

This question asked respondents to rank seven housing development considerations **from most to least important.** The two most frequently selected as **most important** (ranked #1) were:

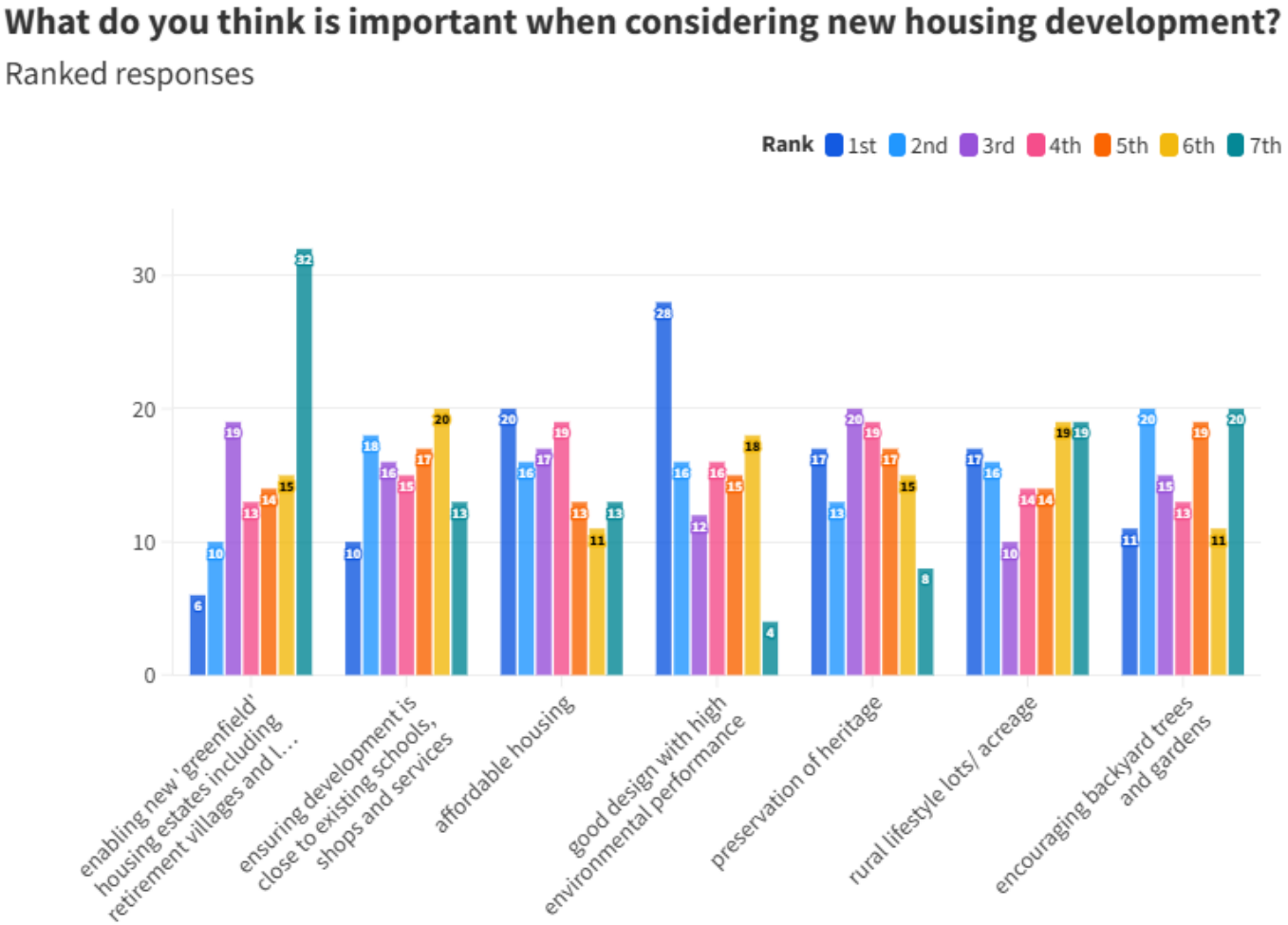
- "Good design with high environmental performance"
- "Affordable housing"

The option most frequently selected as **least important** (ranked #7) were:

- "Enabling new 'greenfield' housing estates including retirement villages and land lease estates"

This suggests that respondents prioritise environmental quality and low-cost housing when thinking about future development in Uralla. Expansion-focused development is seen as less of a priority.

Considering the weighted average scores, private greening, accessible development, and rural lifestyle lots were rated with relatively similar importance, suggesting a moderate level of community support for these outcomes — neither dominant priorities nor strongly dismissed.


What do you think is important when considering new housing development?
Ranked responses
Rank 1st 2nd 3rd 4th 5th 6th 7th
30
20
10
0
enabling new 'greenfield' housing estates including retirement villages and l...
ensuring development is close to existing schools, shops and services
affordable housing
good design with high environmental performance
preservation of heritage
rural lifestyle lots/ acreage
encouraging backyard trees and gardens

The community's definitions of *village character* and their concerns about *development outcomes* provide a strong foundation for place-based planning principles - ensuring that future development reflects and supports what people already value about Uralla.

Responses suggests that when people talk about "village character," they're not only describing built form or visual aesthetics — they're reflecting on what makes Uralla *feel* like a village: its social scale, relational intimacy, and sense of shared belonging. It also means that change is not inherently a threat — but it must be shaped with awareness of how social dynamics and spatial form are interrelated.

Residents are not opposed to growth in principle — but they are strongly opposed to:

- Uncoordinated or "outsider-driven" change,
- Development that undermines heritage, identity, or walkability, and
- Growth that appears to benefit external interests more than local needs.

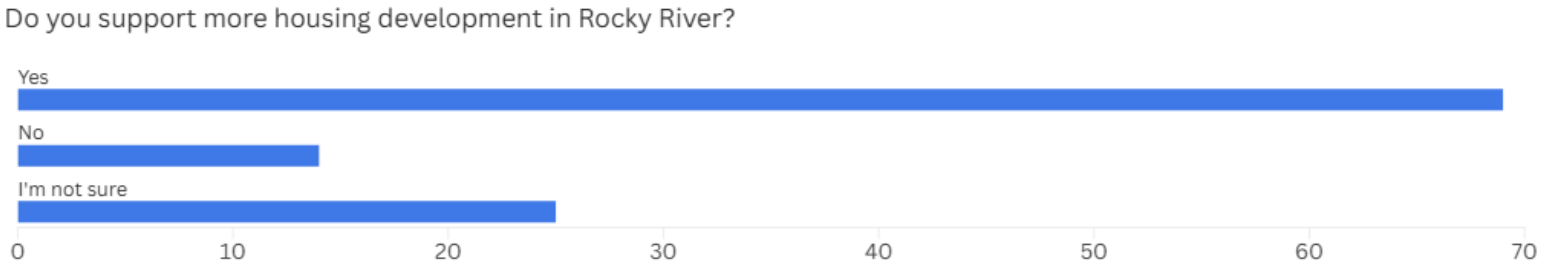
The Housing Strategy's objective to *"protect and maintain village character"* should be understood not only in terms of design or density, but in terms of **how planning decisions affect the conditions for social connectedness.** These include:

- **Scale**: Growth should be incremental and consistent with Uralla's walkable, small-town structure — avoiding large subdivisions or disjointed developments.
- **Design**: Community preferences point clearly toward **diverse, low-rise, environmentally sound, and heritage-sensitive built form**
- **Commerce**: There is strong support for **local, independent businesses** and concern about chain stores or franchise-led development. Planning policy should reinforce the role of Uralla's Bridge Street (and Bundarra's Thunderbolts Way) precinct as a locally serving, socially active centres.
- **Environment**: The community values **open space, trees, and the rural setting**. Future development should respond to the landscape, and we should work to protect and enhance the Shire's visual and ecological character.
- **Culture**: There is a strong desire to retain housing diversity and affordability to support social mix; Planning should encourage development forms that reinforce a sense of neighbourliness and belonging, improving accessibility to shared spaces and walkability.
- **Governance**: Planning must demonstrate **transparency, responsiveness, and genuine community engagement**. The community will support growth when they can see how it aligns with shared values and long-term vision.

Aspect	*Community Vision*	*Community Concerns*
Scale	Small, walkable, connected	Large, sprawling developments
Design	Diverse, heritage-focused, rural	Uniform, suburban, high-density
Commerce	Independent, local shops	Chain stores, strip malls
Environment	Integrated, green, quiet	Loss of trees, overbuilt
Culture	Inclusive, friendly, cohesive	Gentrification, displacement
Governance	Local, engaged planning	Outsider-driven, rushed policies

Do you support more housing development in Rocky River?

Survey responses show support for land-use zoning that supports **a low-density, mixed-use future** for Rocky River — one that balances rural lifestyle living with small-scale farming, home-based businesses, and access to community spaces.



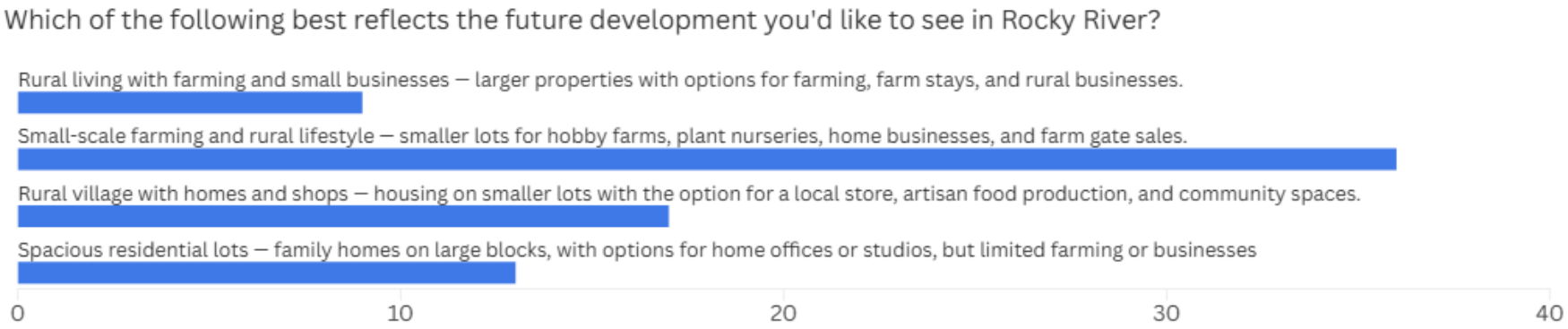
If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?
Of the open-ended responses (*n*34), several highlighted the potential for Rocky River to support the growth of Uralla's existing artisan production:

"As it is so close to the township I don't think it needs to develop its own commercial centre. Individual small craft businesses would be a bonus for the town."

Others questioned why Rocky River was the focus at all:

"Why is Rocky River the only option when people want to live in Uralla? Why not give building entitlements to all the lots in Kentucky? Before it was Invergowrie now Rocky River. Lets develop the ace in the pack Uralla."

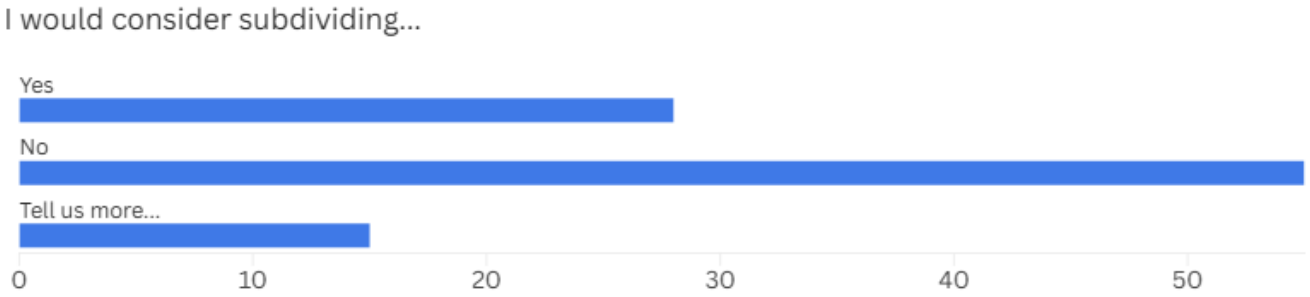
These comments highlight not only land-use preferences, but also the need for transparent decision-making about where growth is directed and why. While there is interest in a mixed-use future for Rocky River, there is also a clear call **strategic consideration of other localities**. These concerns were highlighted by DPHI and in several written submissions.



Land Supply

One of the most consequential findings in REMPLAN's Key Issues Report was that there is sufficient supply of land within existing residential zones across the Shire to meet the projected demand for over 20 years. The following questions were designed to test assumptions and interpretations of the land supply audit.

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?
53% of respondents support the strategy's focus on utilisation of existing zoned land. 31% did not agree.



While many respondents agreed in principle with focusing development within the existing footprint, the write-in responses (*n*49) revealed a range of conditions, tensions, and practical constraints:

Barriers to infill development

Multiple responses questioned whether existing underutilised land is realistically available for housing. Concerns included:

- Landowners unwilling or unable to develop
- Financial and regulatory constraints (e.g. subdivision costs, infrastructure limitations)

"I suspect many of the homeowners on larger blocks might not be able to necessarily afford to subdivide — and if they can, why have they not already?"

"Council would need to incentivise and support landowners... even preparation of housing and engineering plans could go a long way."

Support for targeted rezoning or edge-of-town development

Several responses expressed openness to limited rezoning, especially when tied to:

- Proximity to infrastructure
- Opportunities for small enterprise
- Integration with existing urban form

"Rezoning is required to give impetus to and attract small enterprise initiatives that requires larger land allocations than residential blocks."

"If somebody has the land, the will and the resources and the land is close to existing infrastructure why not rezone so there can be more supply. I am not saying we should spread the town far and wide but allow this development to take place where it makes sense. For example, where land adjacent to town joins sporting facilities and golf clubs and is within a short distance to existing service infrastructure."

Infrastructure and cost considerations

Respondents emphasised the need for clarity around infrastructure readiness and equitable cost-sharing:

"Any development (infill or otherwise) needs contribution policies in place. Cannot be ratepayer subsidised."

Concerns about vacancy and housing efficiency

A few respondents raised the issue of **vacant dwellings** as a more immediate priority:

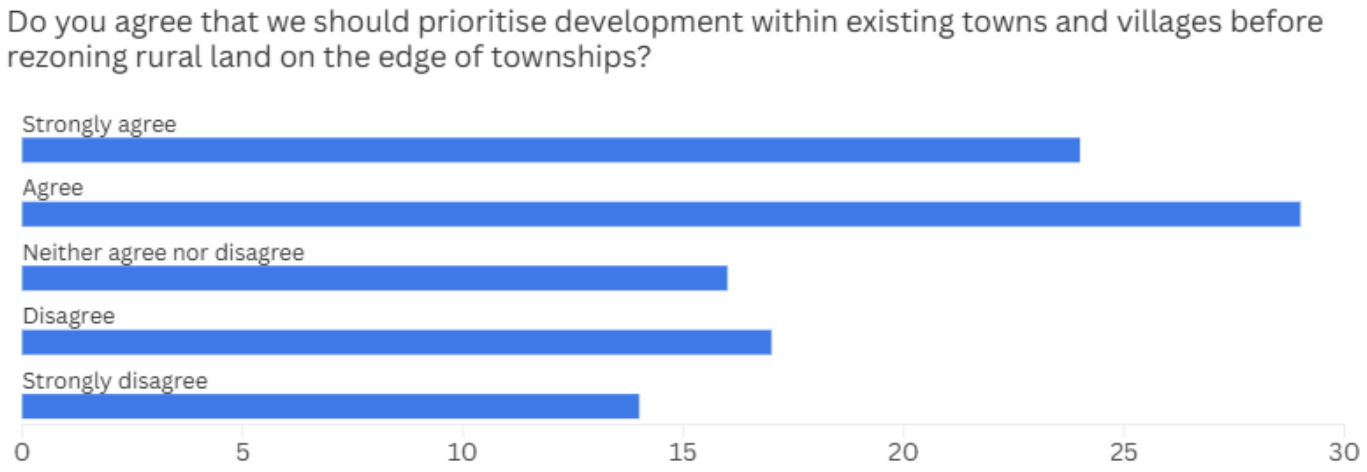
"Although reasonably new to town I am aware of more than 6 houses close to us that have been empty before we came to town and remain so. Several I am told are owned by the same person and it seems a bad situation when housing is an issue for that to be allowed. I feel that owners should be deterred from simply sitting on empty housing as an investment strategy by having to pay triple rates or something similar if a house is left empty for more than 12 months, until it becomes occupied for the same length of time."

Protecting character while preparing for change

Several comments connected this issue to the REZ, emphasising the importance of **integration** with town character and long-term use:

"Where and how will the REZ workers be accommodated? And how will this be done such that… this accommodation area 'seamlessly' integrates with Uralla town's 'village character'?"

Overall, while the **strategic preference for infill is broadly supported**, many respondents stressed the need for flexibility, incentives, and site-by-site assessment — rather than a blanket approach.



I would consider subdividing ...

The survey asked: Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm) and if so, would you consider subdivision.

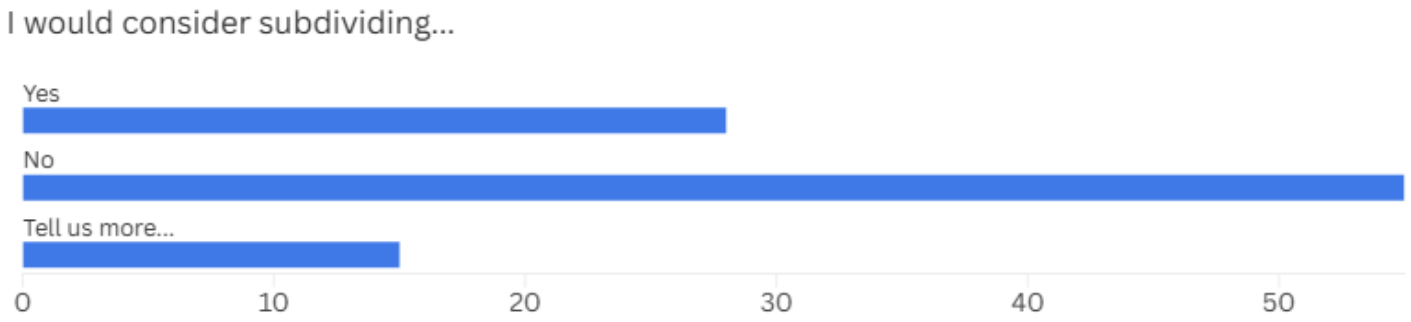
45 respondents indicated that they owned a residential block in Uralla or Bundarra over 1200sqm, while 15 were unsure. Of those respondents, only 28 would consider subdividing.

Open ended responses indicated that improving the process would be beneficial.

"Would consider proceeding with subdivision if current planning processes and procedures were reviewed and made easier"

There was more positive sentiment for the potential of granny flats and/or dual occupancies.

"I don't think we should crowd people into small blocks. Yes to granny flats NO to postage stamp sized blocks, there is no need, make use of the land around the town of Uralla."



I would consider putting a granny flat or another dwelling (dual occupancy) on my lot...

Responses to this question reflected a mix of support, conditional interest, and concern about dual occupancy and secondary dwellings (such as granny flats).

Most were **supportive**, especially where these housing types could enable **ageing in place**, **affordability**, or **flexible living arrangements**:

"Personally, I would do it for myself as I age — I'd keep the big house to rent out and live in the granny flat."

Another group indicated **conditional support**, depending on factors like **block size**, **privacy**, and **Council processes**:

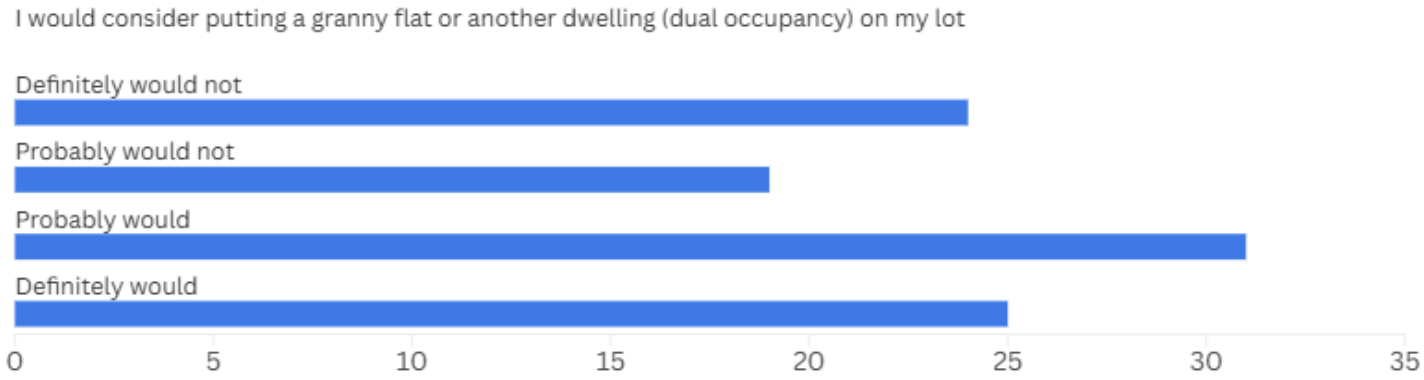
"Privacy is one consideration."

"We did consider it but at the time found the Council not very helpful or supportive."

A smaller number of respondents were **unsupportive**, often citing concerns about the character of rural living or the potential for overcrowding:

"Country towns have large blocks — not jam packed."

A notable number of respondents also indicated they **already have a secondary dwelling**, suggesting that this form of housing is not uncommon and may already be shaping how Uralla residents live and plan for the future.



What do you consider the most useful action Council could take to facilitate development?

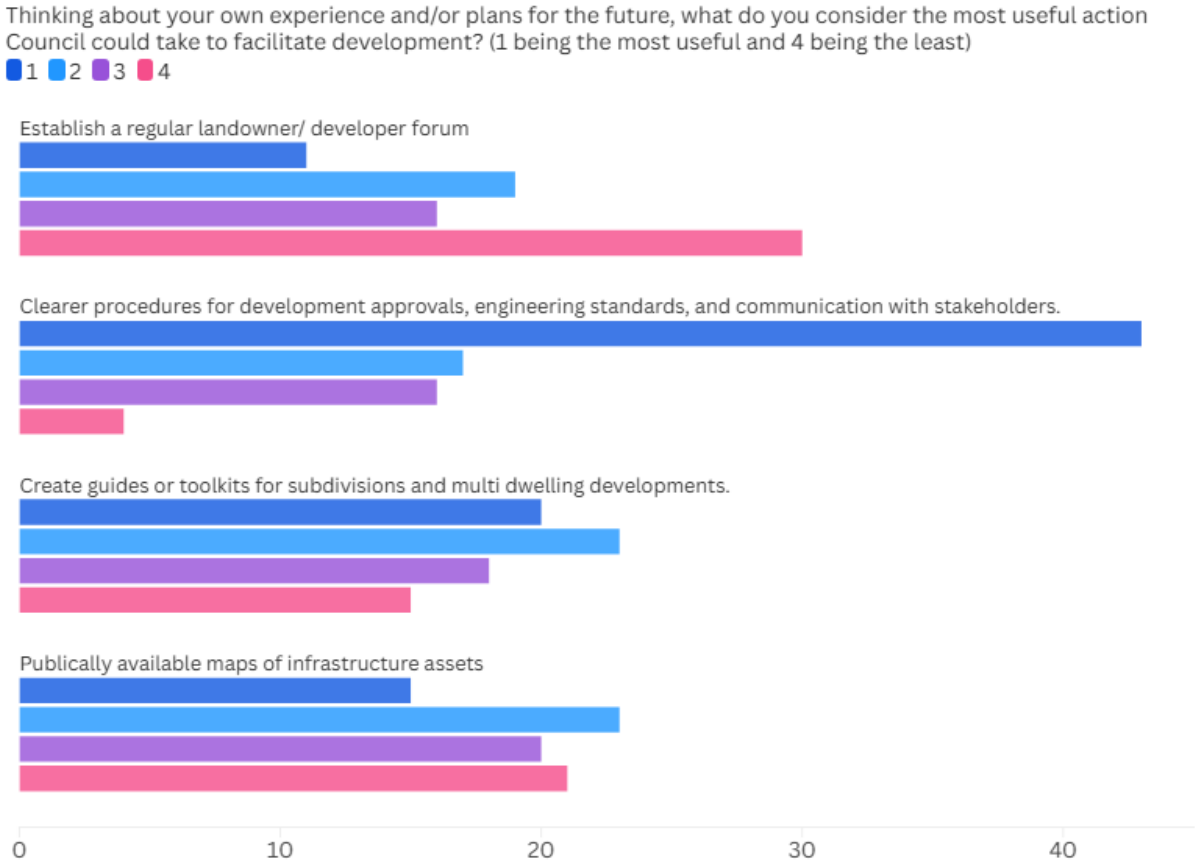
The draft strategy makes several recommendations around Council support and facilitation of development. These were developed through the early engagement we undertook with landholders and developers. This question helped us to determine which of these recommendations were considered helpful.

The options most frequently selected as **most important** (ranked #1) was:

- Clearer procedures for development approvals, engineering standards, and communication with stakeholders.
- Create guides or toolkits for subdivisions and multi dwelling developments.

The option most frequently selected as **least important** (ranked #4) was:

- Establish a regular landowner/ developer forum


Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)
1
2
3
4
Establish a regular landowner/ developer forum
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.
Create guides or toolkits for subdivisions and multi dwelling developments.
Publically available maps of infrastructure assets
0
10
20
30
40

Addressing the needs of older people

We need more options for retirement and independent living within the Uralla township.
85% of respondents were supportive and the question elicited 32 open-ended responses which reflect a clear sense of urgency and empathy. One respondent put it simply: *"I know of many 'elderly' singles in large homes with nowhere else to go."*

Another, drawing from direct experience, added:

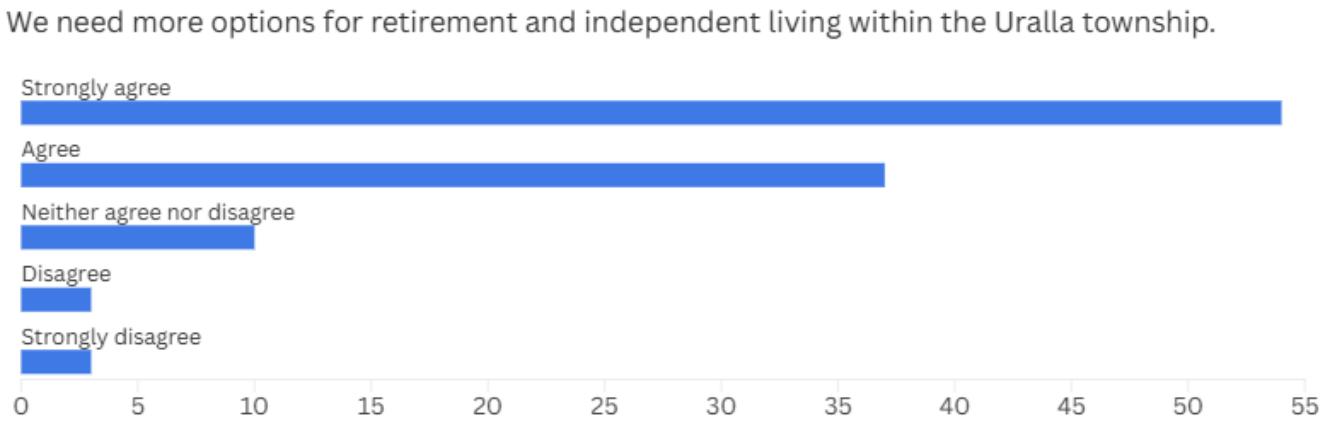
"My job involves working with some of the most vulnerable and elderly in our community and they have very limited options to live in, especially if they have always rented. We also need to consider pets in this situation and accommodate for them."

Key themes:

1. **Shortage of appropriate options** — for older people who are not ready for a nursing home but can't maintain their current homes
2. **Desire to stay in Uralla** — some feared having to leave town due to a lack of housing options.
3. **Support for independent units, villages, or low-maintenance housing** — clustered, walkable options were mentioned positively

"A village that then removes the need for retirees to be responsible for maintenance of grounds and the building."

4. **Concern about supporting all demographics** — some noted that housing suitable for older people, would also support younger demographic moving to the area.
5. **Broader infrastructure needs** — including transport, healthcare, and support services for older people


We need more options for retirement and independent living within the Uralla township.
Strongly agree
Agree
Neither agree nor disagree
Disagree
Strongly disagree
0
5
10
15
20
25
30
35
40
45
50
55

Thinking about the future, what kind of housing will you need next?
Most respondents (*n*99) reflected thoughtfully on their future housing needs, with the majority anticipating a move toward **smaller, lower-maintenance, or more affordable housing** as they age. Some expect to stay in their current homes, while others are planning ahead for decline in mobility, health, or financial capacity.

"Preferably a coffin but I could need nursing care for my wife and supported accommodation although I do not envisage it at this stage."

"Smaller housing fitted for independent living for aged people. We will likely need to move interstate to be close to family when age overtakes our ability to look after ourselves."

Several responses mentioned **affordability** and the need for housing that supports independent living without burden:

"Smaller house, more affordable rent."

A number of respondents expressed a strong desire to remain where they are, a few humourously or frankly addressing end-of-life needs:

"We will stay in our home until we die."

"None. When I hit 80 and need supported independent living, I'll just walk into my dam with lead boots on."

Alongside these practical and reflective responses, a smaller group shared **aspirational housing goals** — including larger blocks, family homes, or semi-rural living arrangements:

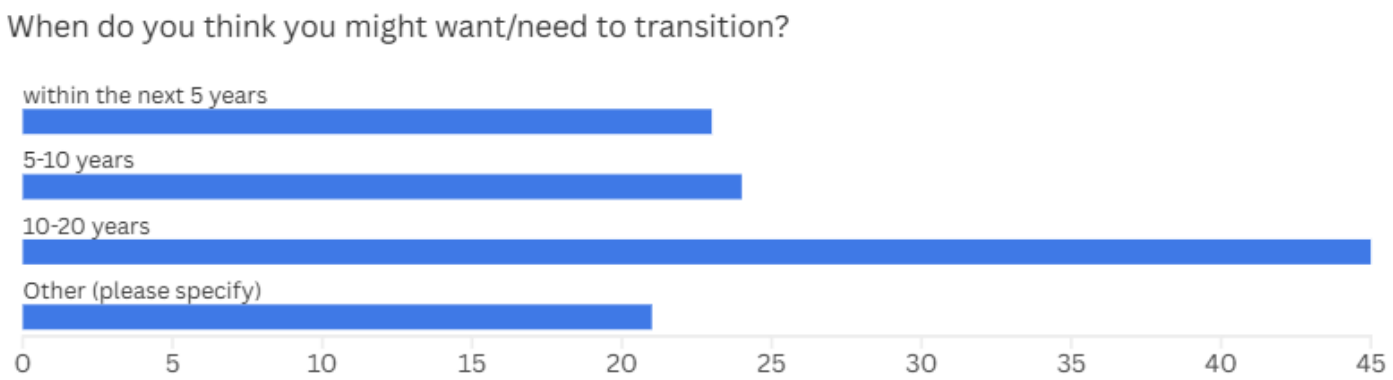
"Family home on lifestyle block with option to build granny flat for grandparents."

While future needs vary, the dominant message reinforces the key directions of the draft strategy.

When do you think you might want/need to transition?

Over half of respondents (51%) indicated they would need or want to transition to a different form of housing within the next 10 years. This suggests that a substantial number of existing residents may be seeking more appropriate housing **during the construction period of New England Renewable Energy Zone**.

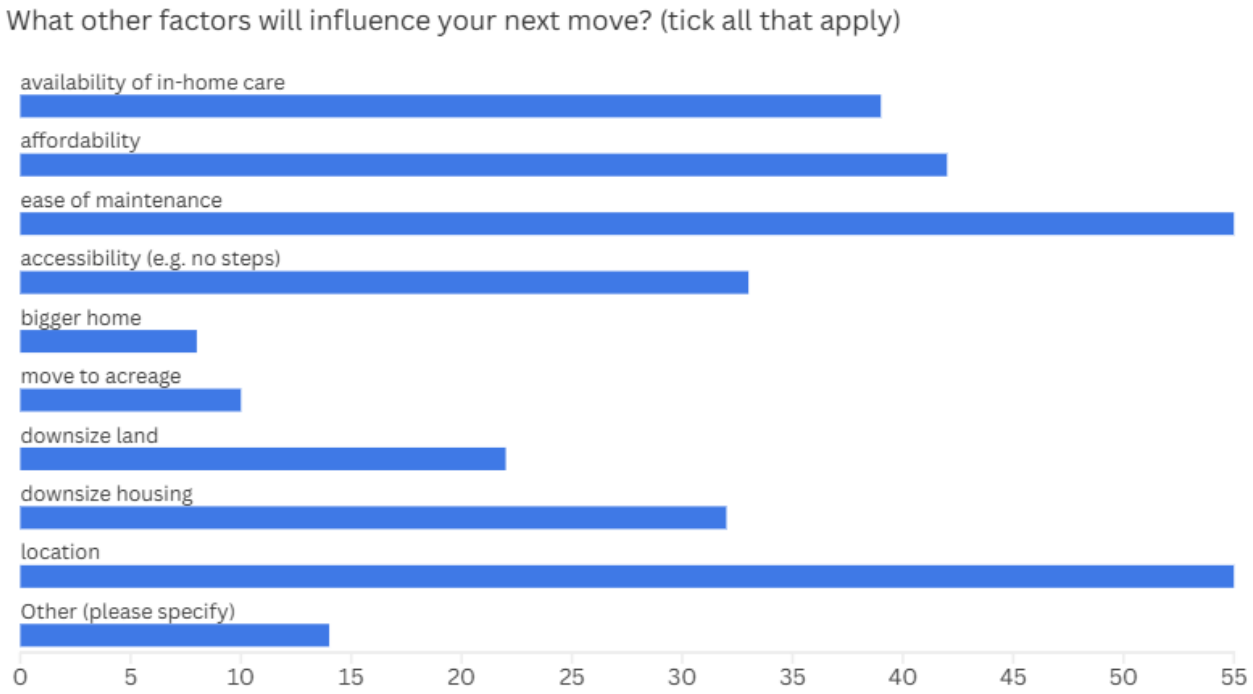
Among those who selected "Other," most expressed a desire to remain in their current homes indefinitely, reinforcing the strong preference for ageing in place.



What other factors will influence your next move?

When asked what factors would influence their next move, respondents most frequently cited **ease of maintenance** and **location**, followed closely by **affordability** and **accessibility**.

In contrast, relatively few indicated a desire for a **bigger home** or to **move to acreage**, highlighting a strong preference for smaller, manageable, and well-located housing that supports ageing in place.



Dwelling Size

The survey posed a range of questions designed to test the assumption that there is a supply mismatch between larger family-sized homes and smaller household size within the Shire.

Are you happy with the size of your home?

Most respondents expressed satisfaction with their current housing, even when it exceeds their daily functional needs.

Open-ended responses (*n*36) highlight that **perceived suitability is personal and contextual** — not solely about number of bedrooms or floorplan efficiency. For many, extra space is seen as an asset that enables autonomy, connection, or lifestyle continuity. For many, spare bedrooms and extra space serve meaningful purposes — such as accommodating visitors, supporting hobbies or remote work, or contributing to a sense of wellbeing and flexibility.

"We have a four bedroom home and are a married couple with no children... It's a perfect setup for us."

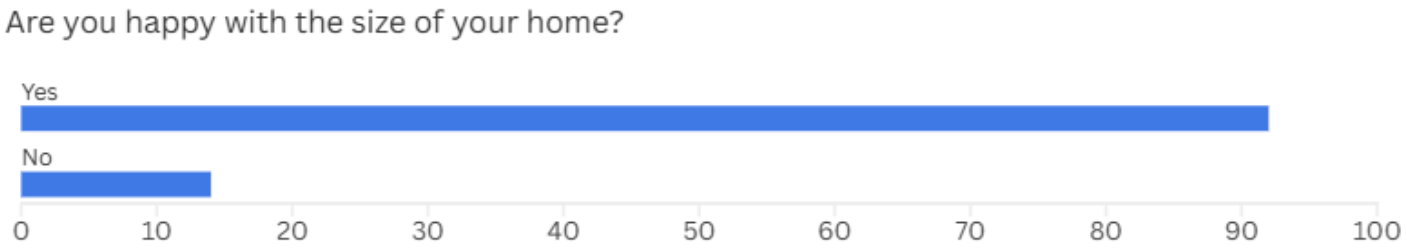
"More bedrooms than is needed on a daily basis doesn't mean wasted space... Having options for friends and family to visit is important for mental and physical wellbeing."

Others mentioned specific adjustments that would improve suitability, including:

- Ability to subdivide land
- Desire for larger homes or blocks
- Improved accessibility or thermal performance

"If I could subdivide land to smaller land area."

"Larger home and land."


Are you happy with the size of your home?
Yes
No
0
10
20
30
40
50
60
70
80
90
100

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire?
Due to a formatting error in the survey, respondents were only able to select **one option** rather than multiple as intended. Many of the write-in responses pointed out this error.

Despite the limitation, the open-ended responses (*n*31) provide insight into how people think about downsizing in Uralla. A number of respondents expressed no interest in downsizing, either because they were satisfied with their current living arrangements or resistant to the idea in principle:

"Simply do not want to do it."

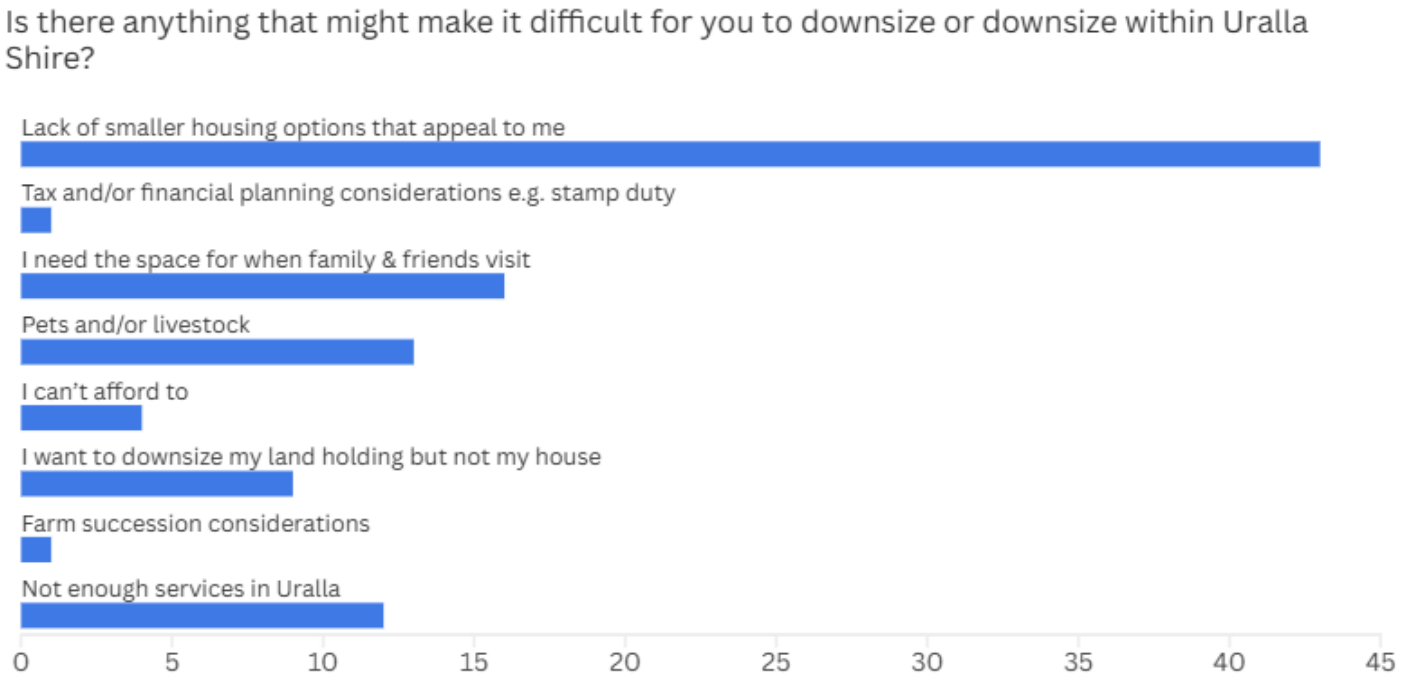
The most frequent response was a **lack of suitable options** — not just in terms of housing stock, but also the broader infrastructure needed to support it:

"No real options to downsize."

"Need a taxi service, footpaths."

"If I did have to leave my current home, the lack of smaller housing options is an issue — as is the lack of services in Uralla. The recent crisis wrought by the GP leaving is a case in point."

Overall, these comments suggest that downsizing is not just a housing question — it's about access to services, appropriate design, and preserving quality of life.


Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire?
Lack of smaller housing options that appeal to me
Tax and/or financial planning considerations e.g. stamp duty
I need the space for when family & friends visit
Pets and/or livestock
I can't afford to
I want to downsize my land holding but not my house
Farm succession considerations
Not enough services in Uralla
0
5
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15
20
25
30
35
40
45

Housing Affordability

The survey asked several questions related to housing affordability. These were designed to test early engagement support for the provision of housing for people on low incomes, and the recommendation related to the use of Council owned land for housing.

Do you agree that people on low incomes should be able to find housing in Uralla?
Respondents expressed strong support for affordable housing in Uralla. Write-in responses (*n*34) expressed a need for a diverse and balanced housing mix in Uralla — both in terms of housing types (e.g. size, form) and housing tenures (e.g. ownership, rental, affordability).

Many saw this mix as essential to a healthy and inclusive community:

"A vibrant community ideally consists of souls from all walks of life, so we don't want an obvious privileged enclave nor a ghetto — a ghettoenclave."

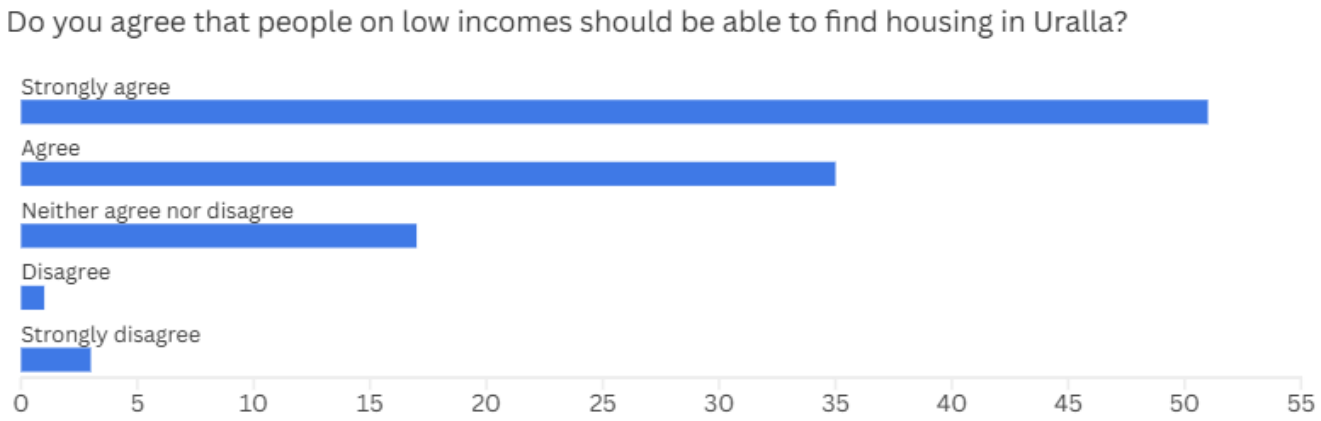
Some saw housing diversity as key to attracting new families and supporting local institutions like schools:

"If you want to attract families to Uralla, which will help the town, school etc, we need more affordable family homes to rent and to buy. Uralla is becoming way overpriced."

A smaller number of responses expressed caution about over-concentrating disadvantage or introducing social problems, particularly given Uralla's limited-service capacity:

"There should be a balance of low income and other tiers of income… Social problems related to an unbalanced socioeconomic population would ruin the peaceful and harmonious character of Uralla."

Overall, the open-ended responses reflect a desire for **balance and integration** — not uniformity or exclusion — and a recognition that housing mix must be matched with services and infrastructure.


Do you agree that people on low incomes should be able to find housing in Uralla?
Strongly agree
Agree
Neither agree nor disagree
Disagree
Strongly disagree
0
5
10
15
20
25
30
35
40
45
50
55

Do you agree that Council-owned land should be used for affordable housing?
Most respondents (60%) supported using Council land for housing. Write-in responses (*n*33) indicate that this support is conditional on Council "making the case" for a specific site.

There was strong interest in innovative and inclusive approaches, including co-operatives, modular housing, and Community Land Trusts:

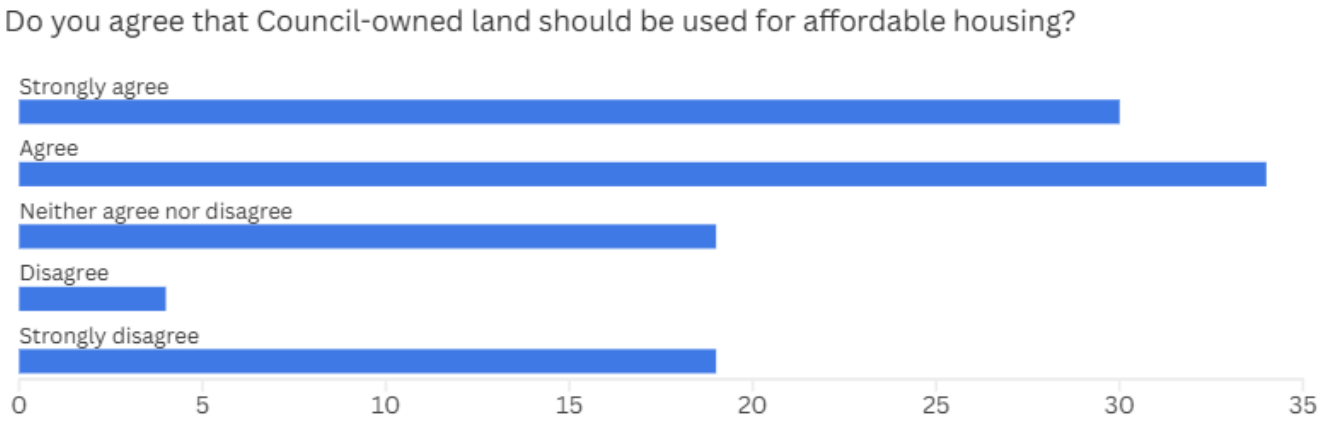
"I would like to see Council explore a range of options for providing affordable, sustainable and inclusive housing solutions driven by local needs."

Others emphasised the importance of community fit and tenant behaviour:

"Only if consideration is given to local community as priority, and if tenants are respectful of the amenity provided."

Some respondents stressed the need for due diligence:

"Subject to a good business case."



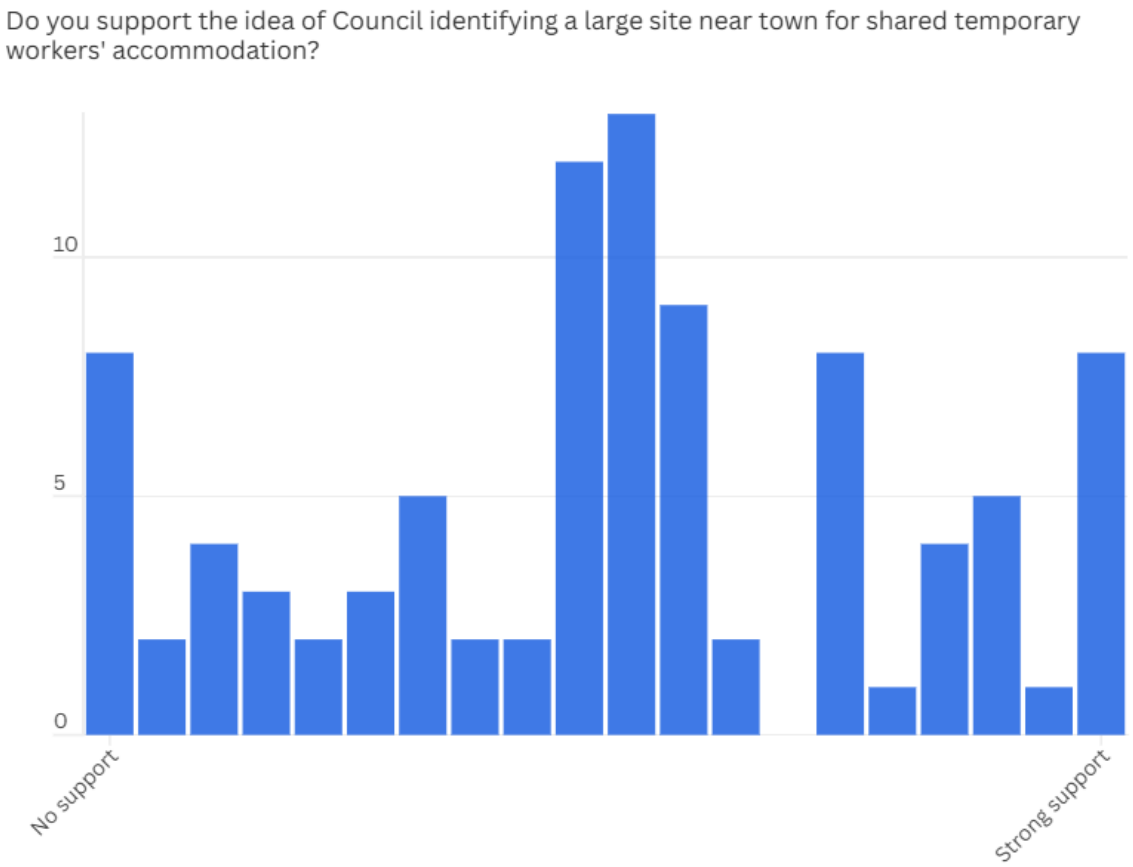
Ensuring a positive legacy from the REZ

Addressing the housing and accommodation impacts of the New England Renewable Energy Zone (REZ) was a central focus of the Strategy. Survey questions tested Council's working hypothesis—reflected in the draft strategy—that a centralised facility near town would offer mutual benefits for both developers and the community, enabling a shared, coordinated response while generating economic activity for Uralla's businesses and service providers.

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

This question asked respondents to adjust a slider from 0 – 100 position to indicate the strength of their support for a large site near town being identified for temporary workers' accommodation.

The distribution of responses suggests **moderate overall support** for the idea of Council identifying land for temporary workers accommodation — but with a wide range of views, from strong endorsement to clear opposition.


Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?
10
5
0
No support
Strong support

How could a workers camp provide a positive legacy?

Most respondents viewed the potential legacy of a worker's camp as tied to long-term housing reuse. The dominant theme was support for **repurposing worker accommodation into affordable or retirement housing** after the REZ construction period:

"Designed in a way that the roads, power, sewer, water, etc. could be converted to a residential suburb after the REZ is complete."

"Leave every 4th unit in place maybe for small housing and affordability — in a strategic position of course if it's not an eyesore."

Other key themes included:

The **opportunity to upgrade infrastructure** such as roads, water, sewer, and energy systems to facilitate future residential development.

Economic benefits from increased population and spending:

"Money in town, more young people about the place."

"[A camp] keeps the rent down in town."

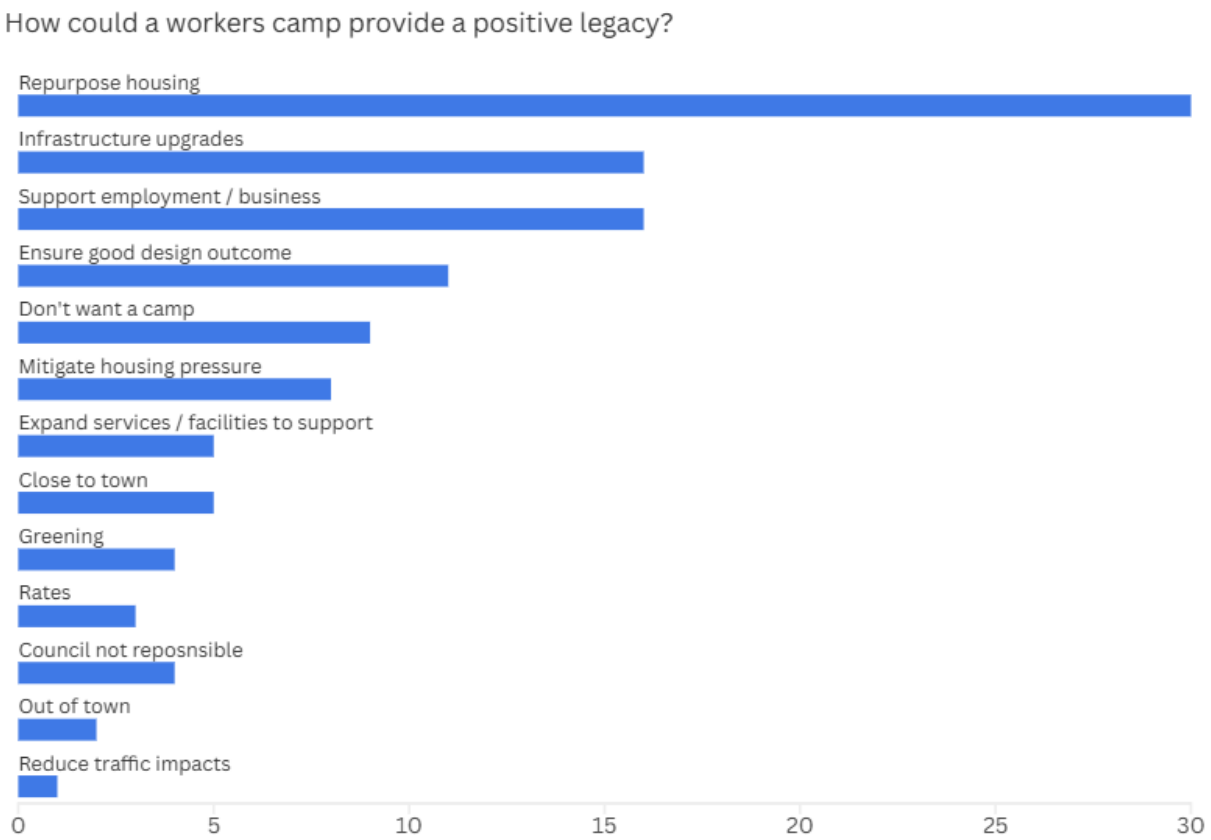
Some respondents emphasised the importance of **good design and integration** with the community:

"The housing needs to be integrated into town, designed well for appealing, sustainable, reusable housing."

A smaller group were opposed in principle, citing past experiences or concern about impacts:

"It wouldn't [provide a positive legacy], as we have seen from the past and when you talk to other towns that have them it's not a good idea for the community."

Overall, the responses suggest cautious optimism — with strong support for legacy outcomes if the camp is designed for adaptability and long-term value.


How could a workers camp provide a positive legacy?
Repurpose housing
Infrastructure upgrades
Support employment / business
Ensure good design outcome
Don't want a camp
Mitigate housing pressure
Expand services / facilities to support
Close to town
Greening
Rates
Council not reposnsible
Out of town
Reduce traffic impacts
0
5
10
15
20
25
30

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?
The final survey question invited broad reflections on what Council should be attentive to in planning for Uralla's future. Several key themes emerged from the open-ended responses (*n*95):

Creative, context-specific planning

- Strong resistance to generic or "big city" suburban models.
- Preference for planning that reflects Uralla's distinct identity and community values.

"Uralla deserves creative solutions, not recycled suburban templates from bigger cities."

Heritage and character protection

- Repeated emphasis on preserving Uralla's heritage, tree canopy, and open space.
- Frustration about underutilised heritage surveys not informing planning instruments like the LEP.

"Uralla's main drawcard is its conserved heritage — not just the charming buildings, but its trees and open spaces... Yet [heritage survey findings] were never made overtly public, nor included in Council's LEP."

Community resilience and social infrastructure

- Desire to maintain tight-knit social bonds and avoid erosion by transient populations.
- Interest in community-owned retail and local service diversity (e.g. hardware, grocers).

"Maintaining community. As we don't have many services in our town, we really rely on each other and neighbours to help out in a crisis. This is the beauty of living in a small town. Bringing in transient workers can destroy this very quickly as they don't often bring community or trust with them."

"Look at a broader role in supporting the kind of community we want to be. We have cafes, shops the tourists like but no hardware store, no fruit and veg shop etc. There are interesting models in the UK and Europe for community owned and operated ventures."

Industrial and employment land supply

- Specific references to the need for serviced industrial land (e.g. depot relocation, business clusters).

- Desire to activate vacant commercial land and support local enterprise.

"I think the Council needs to develop their land on the tip road to encourage industrial businesses to that area including the Council depot, fire station etc. This could also free up space within the township for development. I think when business owners and developers initiate development and ideas that benefit the town, Council should do everything in their power to provide support and resources where possible. In addition, there seems to be some vacant commercial buildings/land in Hill Street. Can Council approach landowners to see how they can help provide support to initiate building and development."

Enabling growth

- Responses frequently recognised the need for housing and economic growth
- Calls for increased greenfield development opportunities, as well as strategic approaches to smaller settlements e.g. Kentucky, Rocky River etc
- Calls for streamlined subdivision and rezoning processes, especially on well-located blocks.

"Streamlining council's own procedures and reducing time take to actually do anything"

"Making it easier for people to subdivide larger blocks "

Essential and support infrastructure

- Requests for increased police and ambulance presence, footpaths, parking, taxi services, and water/sewer extensions.
- Broader theme of infrastructure lagging growth pressures.

"Uralla having an ambulance station. Good policing including nights and weekends."

"The cost of housing and a lack of services such as taxi"

Transport and connectivity

- Acknowledgement that walkability and public transport are key for accessibility and sustainability.

"Transport connections- more walkability of the town and better public transport connections are the way forward."

Is there any other feedback you would like to provide?

This final question served as a catch-all. 63 respondents provided additional feedback, reinforcing major themes from the survey:

- A desire for balanced growth that preserves Uralla's identity
- Focus on equity, diversity, and sustainability
- Recognition of Council's efforts and a strong sense of community pride

Written Submissions

13 written submissions were received. These submissions are considered in detail below:

Submission	*Themes*	*Summary*	*LHS Action*	*Reason*
Department of Planning, Housing and Infrastructure	Strategic alignment Mapping accuracy Rocky River zoning Invergowrie lot sizes Racecourse Rd proposal	Offers detailed feedback to ensure alignment with State policies and guidelines. Suggests clearer articulation of the purpose and relationship of the Key Issues Paper and Housing Strategy. Recommends reviewing zoning review actions for Rocky River, checking background studies supporting lot size maps in Invergowrie, and providing clearer treatment of the Racecourse Rd Planning Proposal — including whether it is supported or not. Supports the Strategy's general emphasis on infill development.	Amend sections as requested: - Need to include additional justification of increased lot sizes in Invergowrie. - Consider approach with Racecourse Rd. Planning Proposal. - Need to refer to the *New England Development Strategy 2010*. Remove action 4.2 for Rocky River rezoning. Add in new action for rural land study/GMS. Add new Rural Lands Strategy action to guide rural settlement planning. Clarify treatment of Racecourse Rd Planning Proposal.	The submission reflects the Department's role in approving the Strategy and provides valuable implementation feedback. Council will update mapping references, review and include Invergowrie lot size evidence, and clarify Racecourse Rd's treatment as a candidate for future assessment under Action 4.1. Rocky River will no longer be a standalone priority and instead will be assessed as part of a broader Rural Lands Strategy/UGS incorporating all smaller rural townships and zones.

Homes NSW	Affordable housing Community Housing Providers	Supportive of the LHS. Highlights the opportunity and benefits of transferring ownership of affordable housing on council sites to Community Housing Providers. Offers information and further assistance in delivering LHS.	No change to LHS.	The submission is supportive of the strategy direction and actions particularly those focussed on affordable housing. Ownership arrangements are not for input into the strategy but would be worked out on a case-by-case basis for each affordable housing project.
Transport for NSW	REZ workforce housing, Infrastructure planning, Road safety	Notes the Strategy's consideration of REZ-related worker accommodation and provides comments on infrastructure and traffic management for potential future accommodation camps. Emphasises the importance of considering cumulative traffic impacts, sight distances, intersection design, and proximity to services when identifying sites. Recommends Council explore coordinated transport access and pick-up/drop-off points to reduce pressure on the road network.	No change	The submission provides technical input to support future implementation and site assessment rather than suggesting changes to the Strategy's policy direction. Council will retain these recommendations for consideration during the planning and assessment of specific worker accommodation proposals, in line with Action 2.1.

Mrs. Sonia Williams	Greenfield development REZ growth potential Retirement living Infrastructure Private sector delivery	Question the appropriateness of forecasting future demand on basis of past trends. Critiques the Strategy's reliance on infill development, arguing it risks overloading infrastructure, ignores market demand for new release areas, and excludes opportunities for larger developers. Raises Racecourse Road site (landholder) as a missed opportunity and requests greater diversity in growth areas and housing choice.	No change to LHS. Potential to loosen or change language to be clearer on rezoning for retirement living.	The Strategy balances growth and infrastructure capacity. While the Key Issues Report notes current zoned supply is adequate for 20+ years of growth, the Strategy also includes actions to review delivery constraints and enable rezonings if demand is demonstrated (see Action 4.4 & 4.7). Retirement housing and worker accommodation are identified as key needs. Support for retirement housing in the LHS is general in nature to support a range of options and does not suggest that is it solely focussed on dispersed infill to the exclusion of other typologies.
Simon Halcrow - Design Build Instruct	Racecourse Rd Planning Proposal Growth areas Housing diversity	Lodged on behalf of proponents of the Racecourse Rd Planning Proposal. Asserts the Strategy fails to recognise this site's potential for downsizing, retirement, worker	Amend section with mapping (Identifying areas with development potential) to clearly state that only existing residential extent was included.	While Racecourse Rd offers potential aligned with Strategy objectives, it must be assessed through statutory planning processes and implementation of Strategy actions (e.g. Actions 1.2, 2.1, 4.1).

REZ workforce housing Retirement living Rocky River zoning	accommodation and large-lot housing. Criticises reliance on infill, questions land supply assumptions, and highlights inconsistency in the treatment of Rocky River. Seeks explicit inclusion of Racecourse Rd as a preferred growth site.	Strengthen section on township framework plan on what this could include. Potentially amend action to reference Growth Management Strategy with township place plan. Remove Action 4.2 relating to Rocky River and include a new action related to a more comprehensive Rural Lands Strategy incorporating all smaller townships and villages.	The Strategy does not define township boundaries — its role is to guide strategic direction on housing need, supply, and broad locations for growth. Formal definition of township boundaries is more appropriately undertaken through a Township Framework Plan/Urban Growth Strategy, as outlined in amended Action 4.1. Future planning process provides an opportunity to evaluate the Racecourse Rd area (and other candidate sites) for rezoning, based on infrastructure, land capability, and alignment with long-term growth priorities more broadly, not just housing. It is accepted that Rocky River's elevated status is not supported by sufficient evidence. It is more appropriate that this and other rural localities be assessed within a detailed Rural Lands Strategy

				that considers both residential, agricultural, and other productive land use outcomes.
Cr. David Mailler –	REZ impact Land activation Population modelling Housing diversity Land banking Infrastructure planning	Expresses concern that the strategy underestimates future demand due to NE REZ projects and inaccurate government population forecasts. Highlights challenges with activating zoned land, risks of relying on infill, and the importance of supporting local character and amenity. Emphasises the need for robust assumptions testing, stronger data on land use constraints, and clearer planning for long-term growth, housing affordability, and social resilience. Suggests strategy action to ensure built heritage and riparian areas within Uralla township are enhanced and preserved.	No action.	The Strategy acknowledges the NE REZ as a critical influence and adopts a flexible approach to responding to demand and opportunities. The strategy recognises the challenges with activating zoned land and provides a range of actions aimed at facilitating development of existing zoned land, while also monitoring land activation, reviewing greenfield development as needed, and review constraints such as land banking and infrastructure. Demographic forecasts in the Key Issues Report have already improved upon state government projections through localised scenario modelling. Concerns regarding amenity, ageing population needs, and

				affordability are reflected in the Strategy's vision and implementation priorities. Actions in the LHs include development of a township framework plan to guide growth of Uralla overall, while a new action to put greater weight to community input into housing opportunities has been included in response to very strong community feedback on this issue.
Mr. Colin Hull – Uralla Shire Business Chamber	Economic growth Rural housing Population targets Planning controls Mixed-use zoning DCP reform	Advocates for a housing strategy that supports long-term population and economic growth. Recommends bold action to increase land supply and dwelling approvals across the shire, including rezoning RU1 land, modifying DCP provisions, creating mixed-use zones, and enabling more rural development. Proposes a level of 75 dwellings per year could be achieved to reach a population of 10,000 by 2045.	Inclusion of a Growth Management Strategy to replace the township framework plan will include a more rural land study.	The Strategy supports population growth and housing diversity, but changes to rural planning controls and DCP provisions are beyond its scope. The submission raises valid considerations better addressed through a future Rural Lands Strategy, where issues like land use compatibility, rural productivity, and land use conflicts can be properly evaluated.

				The current DCP already enables denser housing in town centres. Mixed-use zoning and targeted precinct planning can be explored through township framework planning under Action 4.1.
Cr. Adam Blakester	REZ planning Worker accommodation Legacy outcomes Strategic planning	Raises concerns that the Strategy may not adequately match the scale of change associated with the REZ. Describes a "strategic asymmetry" between regional impacts and local planning. Advocates for a more transformative, master planned approach — such as purpose-designed housing or village precincts — to support long-term community benefit and resilience.	Minor clarification to Actions 2.1 and 4.1 to better reflect coordinated and scalable planning approaches. Inclusion of a new Action 1.5 for community innovation forum.	The Strategy acknowledges the REZ as a key driver of local change and includes actions to support worker accommodation (Action 2.1) and flexible implementation models, including delivery across multiple sites. Larger residential redevelopment is already permissible under existing zoning. However, Council recognises the value of a more coordinated and strategic approach and will clarify that Actions 2.1 and 4.1 may include master planned or precinct-based housing responses. The Township Framework Plan (Action 4.1) provides the

				vehicle for identifying future housing precincts, and Council will consider including opportunities for REZ legacy planning and demonstration projects as part of implementation.
Mr. Peter Low	REZ workforce housing Shared living models Legacy housing Walkability & Streetscape amenity	Suggests Council encourage a coordinated, pooled funding model for REZ developers to jointly deliver temporary and permanent housing. Proposes shared-living clusters with communal spaces as a legacy housing form for future single-person households. Highlights need for increased tree cover and sheltered seating in public streetscapes to improve walkability, referencing findings from local thermal imaging and urban heat studies.	Include in new Action 1.5 (Community Housing Innovation Forum) to explore shared living models, legacy housing and coordinated worker accommodation delivery.	Submission provides constructive suggestions consistent with the strategy's emphasis on adaptable worker accommodation and improving housing diversity which is incorporated through several existing actions in the strategy. Shared-living cluster concepts could be explored further through implementation and precinct planning. Suggestions on tree cover and seating are noted for potential inclusion in future design guidelines or as part of broader liveability initiatives.
Mr. Andrew Toomey	Township boundary Edge-of-town growth	Requests that Council reconsider its decision to retain existing township boundaries, arguing that	No change to strategy; note site for potential consideration in implementation.	The Strategy aims to manage growth within existing zoned areas while preserving

Rural lifestyle Underutilised land	opportunities should be provided for edge-of-town landowners to subdivide compatible with Uralla's rural lifestyle. Notes that his family's land is adjacent to the boundary and could logically be developed. Questions assumptions that owners of underutilised land will be willing to subdivide or that the community supports increased density over modest expansion.	township character. It does not preclude future growth at the urban edge, and land such as that identified by the submitter may be considered through the preparation of a future land use and infrastructure framework (Action 4.1). Currently, there is no formal township boundary; the Strategy seeks to address this in a coordinated manner that considers all land uses—not just residential, which is the focus of this Strategy. Concerns about the activation of underutilised land are acknowledged and are reflected in the Key Issues Report. These are subject to ongoing monitoring and implementation actions (Actions 3.1 and 3.3). It is also worth noting that most submissions, particularly via the community survey, expressed a preference for considered development within

				the existing township over outward expansion.
Mr. Andrew Parker	Community Land Trusts Pilot project REZ worker accommodation Legacy housing Community benefit funds	Outlines the benefits and opportunity for Uralla and the community to support new methods of housing delivery, focussed on Community Land Trust (CLT) model. Proposes a pilot modular housing project to deliver worker housing that transitions to long-term affordable housing. Suggests leveraging Community Benefit Funds to support land transfer and legacy housing outcomes. Emphasises the importance of alternative, non-market housing models to preserve affordability and community character in Uralla amid rising pressures from REZ and demographic change.	Include new action (1.5) to establish a Community Housing Innovation Forum to support community-led housing models, including CLTs, shared equity and rent-to-buy initiatives.	The submission builds on similar ideas raised in other submissions and provides a detailed, practical model. The Strategy currently supports adaptable worker accommodation (Action 2.1) and housing diversity (Action 1.3), but a dedicated action to support community-led and non-market housing models would strengthen its implementation. This aligns with growing local interest and enables Council to support pilot projects and policy innovation.
Ms. Tara Toomey	Short-term rental accommodation	Raises concerns about missing data on short-term rental accommodation (STRA), flawed assumptions around downsizing	Include STRA monitoring under Action 4.8.	The submission raises multiple valid concerns that are partially addressed through existing actions (1.3 on housing

Land use transparency & community involvement Housing diversity Rent-to-buy	and density preferences, and lack of pathways to ownership. Opposes concentrating social and affordable housing on single sites. Supports expansion of the town boundary and emphasises the need for community input beyond developer interests. Calls for transparency in the use of Council land and inclusion of rent-to-buy models as legitimate housing pathways.	Reference community-led housing pathways (including rent-to-buy) under new Action 1.5 (Community Housing Innovation Forum).	diversity, 2.1 on worker accommodation, and 3.1 on data and monitoring), but they also highlight opportunities to strengthen implementation. Acknowledging and addressing data gaps related to short-term rental accommodation (STRA) will improve the evidence base and support better-informed planning under Action 4.8. The Strategy will also recognise community-led ownership models such as rent-to-buy and shared equity housing under new Action 1.5 (Community Housing Innovation Forum), providing greater flexibility and long-term housing security. Concerns about transparency and the use of Council-owned land can be addressed through clearer public engagement protocols as part of implementation planning.

Conclusion

The engagement process has confirmed strong community interest in the future of housing in Uralla Shire. Respondents expressed a clear desire for growth that is carefully managed, inclusive, and grounded in local values.

Key messages from the community include:

- Protect Uralla's village character by reinforcing social cohesion, heritage, and walkability.
- Support housing diversity and affordability, especially for older residents, key workers, and those on low incomes.
- Plan for the REZ in a way that leaves a positive housing legacy.
- Enable innovation in housing delivery, including non-market and community-led models.
- Adopt a transparent, place-based approach to managing growth and rural land use, that incorporates economic development aspirations.

These messages have been incorporated into the final strategy, which provides a clearer roadmap for implementation, deeper alignment with State planning frameworks, and more emphasis on local voices and practical delivery.

AF24/19132

Ms Emily Sims
Planning Officer
Uralla Shire Council
PO Box 106
URALLA NSW 2358

Sent via email: council@uralla.nsw.gov.au

Dear Ms Sims

Thank you for the opportunity to comment on the Draft Uralla Local Housing Strategy. I would like to commend Council for the Strategy – it is important for all levels of government to work together to address housing need.

I note that the Strategy's actions, specifically on the issue of affordable housing, include:

- Support social and affordable housing providers in the delivery of housing in Uralla.
- Investigate opportunities for Council owned sites to be utilised for social and affordable housing
- Conduct an audit of existing council-owned land to identify opportunities for supporting diverse housing types or showcasing exemplar developments that demonstrate the potential for innovative housing solutions within the Shire.
- Work with Community Housing Providers (CHP) to increase amount of housing available to people on low incomes.

I believe the Uralla Housing Strategy takes a practical approach to addressing the need for affordable housing and I would like to offer the assistance of Homes NSW in that endeavour.

Homes NSW can support Council with the delivery process for affordable housing through:

- Ongoing discussion with Council on affordable housing plans, site feasibility, leveraging targets, design, cost, site yield, contingency plans, unit mix, target groups, support services.
- Sign a Delivery Agreement with Council, setting out terms and conditions, roles and responsibilities, milestones and reporting requirements.
- Tender Management, selection and engagement of a local CHP to undertake development and / or asset and tenancy management.

Homes NSW
[redacted]

- Sign a Community Housing Assistance Agreement (CHAA) with the CHP, listing Homes NSW financial (and other) assistance and outlining project specifications.
- Monitor compliance of the CHP (through the Registrar of Community Housing) and the performance of the CHP against the CHAA, and report to Council.
- Register state interest on property titles to ensure affordable housing in perpetuity if council or state government contributes land or funds towards a project.

In addition, I would like to highlight the benefits of transferring ownership of affordable housing, developed on council land or with council assistance, to community housing provider ownership.

A report entitled "Local Council Partnerships for Provision of Affordable Housing" prepared by Paxon Group for the NSW Community Housing Industry Association in October 2022, undertook a qualitative and financial assessment of various models of delivery of affordable housing. The study found:

- The CHP models achieve strong qualitative outcomes, driven by the benefits of the tax-free status of not-for-profit CHPs, economies of scale in operation, and the fact that the core business of a CHP is the provision of affordable housing with a long-term focus.

- The financial modelling indicates that CHPs can deliver more affordable housing because:
    - CHPs tend to manage a portfolio of properties and can generate efficiencies in operating costs
    - CHPs' not-for-profit status and GST exemptions lead to savings in construction and operating costs
    - CHPs can use the affordable housing asset to leverage borrowings
    - Council can also avoid taking on the financial liabilities and administrative burden of managing the properties.

Finally, Homes NSW is preparing a guide to assist Councils, particularly in regional areas, to understand the assessment of feasibility of affordable housing development. Once complete, it will be made available on the NSW government website.

There are several resources already on the website, including the Local Government Housing Kit and Database:
https://dcj.nsw.gov.au/about-us/families-and-communities-statistics/nsw-local-government-housing-kit.html

A range of information on affordable housing here:
https://www.nsw.gov.au/housing-and-construction/social-affordable/affordable-rental-housing

There are also several examples of local government affordable housing projects with community housing providers with assistance from Homes NSW that can be viewed on the website at the link below:
https://www.nsw.gov.au/housing-and-construction/social-affordable/affordable-rental-housing/develop

Homes NSW would be happy to provide additional information and assistance, as well as discuss this matter further with Council to benefit the delivery of the Housing Strategy.

Please feel free to contact Sue Brown, Manager, Affordable Housing and Client and Stakeholder Liaison via email at [redacted] or via phone on [redacted].

Yours sincerely,

[redacted]

Raquel Carvajal
A/Director
Housing Programs and Products
Homes NSW

Date: 28 April 2025

Sonia Williams
[redacted]
Uralla NSW 2358

28 April 2025

General Manager and Councillors
Uralla Shire Council
council@uralla.nsw.gov.au

Submission on Uralla Draft Local Housing Strategy

I provide this submission as an overview directed to Councillors on the Draft Housing Strategy. I thank Council staff for the opportunity to attend the developer's forum prior to the Strategy's release and for the opportunity to provide comment.

I have asked our town planner Mr Simon Halcrow to respond by making a submission on the Strategy as it relates to the planning proposal we have had in front of Council for over 3 years. On a broader view I supply the following comments on the Draft Housing Strategy and the Key Issues paper that underpins it.

The Key Issues Report relies on past looking trends and Regional Strategies to model demand. Does Uralla Shire Council want to accept that its role, as defined in the NENW Regional Plan, is to lose population growth to the major centres?

> "Reference [in the NENE Regional Plan] to housing for Uralla relates to supporting new housing that maintains locations' respective character, with regional population growth being focussed in Moree, Tamworth and Armidale".[1]

The Key issues paper cites on average 7 lots with Uralla township per annum is the average - thus there is a 20+ year stock of land, which can be satisfied by the current zoned land [2].

This is contrary to discussions with real estate agents who report demand that they are unable to satisfy, due to the lack of readily available "on market" developed land of the character purchasers are looking for.

Without targeting growth areas for new development (as opposed to relying upon infill development of reducing block size), the report effectively maintains the status quo of our town.

Whilst it is important that the respective character of the town is maintained – it is a limited view that the only way to do so is to develop within the existing zoned land that exists.

In fact, such an approach has a number of inherent risks – none of which are identified in either the Key Issues Report of the Draft Housing Strategy. Neither does the strategy look to how these risks may be addressed or alternatives to the "infill" approach.

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1. Key Issues Report page 11
2. Key Issues Report page 2

I believe that some the risks for the current approach and the opportunities from an alternate approach are:

Densification

One of the attractants for buyers in Uralla is the large lot size of homes within the central area of town – changing the density impacts adversely on this and may well impact on the look and feel of the town.

It is possible to add new zoned areas, and through Development Control Plans, ensure the character of the town is maintained.

Extra load on existing infrastructure

Infill development withing the existing infrastructure adds load to the already ageing and struggling infrastructure, at the expense of Council (and thus ratepayers).

Conversely adding new greenfield sites – located within close proximity to the existing residential areas brings new planned infrastructure – at the expense of developers – and increase the number of rateable blocks for future income to Council.

Lost opportunity

Growth is set to come from the REZ developments, as well as a continuing trend of migration from major centres to smaller centres for a number of reasons including lifestyle, and lower house prices.

Uralla is ideally suited for this growth, being the centre of the REZ developments and strategically located on a major highway halfway between Brisbane and Sydney, with flights to both from nearby Armidale, and serviced by train to Sydney.

The Key Issues Report and the Housing Strategy also identify that an ageing population and the need for retirement housing to be a key factor. The strategy does not recognise the opportunity for providing an "Over 55's" style complex, rather relying on dispersed smaller units on infill development sites. Greater choice in retirement lifestyle not only ensures we retain our older population and their contribution to our town, but their larger homes also become available for sale to families seeking to move to our town.

Demand for small acreage, located close to town services is also reported, and again whilst pockets of such land are identified that can be bought to market; it remains a fact that the willingness to bring these to market are not in evidence.

To capitalise on all these opportunities Uralla must be proactive - discussions with Real Estate agents state that there is interest from all of the above but no suitable development to translate this to increased growth for Uralla.

The Summary of the Key Issues report states "The local housing and land delivery is characterised by small-scale development, typically undertaken by local landowners" [3].

3. Key Issues Report page 2

Based on this assumption the strategy therefore makes no allowance for larger scale developers to be involved in the growth of Uralla.

For a larger scale developer to be involved, an economy of scale of the development is required – the investment in head costs for new infrastructure are only economically viable if they can be spread over a sufficient number of lots. None of the land within the Housing Strategy provides sufficient scale to be viable for new development.

It is important if Uralla is to remain as a stand-alone Shire, that it must grow its rate base. The recent release of the Long Term Financial Plan, which seeks a 25% percent Special Rate Variation in 2026/27 and a further 20% increase in 27/28, is evidence that the current rate base is insufficient to meet the financial requirements of running the Shire.

We have proposed over many years (since2008) that we are willing and want to undertake development on the land owned by us that abuts the town sporting complex, is opposite the Golf Club and bounded to the south by Industrial zoned land, and to the east by small acreage lots.

With out a rezoning this land cannot be developed – we are willing, and we know there is demand. Indeed, I am regularly approached, by Real Estate agents and towns folk alike asking when our proposed "Golf Links Estate" will commence. As recently as ANZAC day I was approached by two older ladies asking when the Over 55's lifestyle village would be available; who shook their head at the delay in bringing this project to fruition.

I therefore ask Council to ensure that the final Housing Strategy contemplates a future which is more than just maintaining the status quo of land zoning. I ask this not only from the perspective of our development, but from that of a Resident of Uralla committed to our Shires long term prosperity.

[redacted]

Regards

Sonia Williams

Submission Draft Uralla Shire Local Housing Strategy

David M. K. Mailler
[redacted]

Summary

There are many opportunities and challenges facing the Uralla Shire Community and in turn, the Uralla Shire Council in the next couple of decades. The work by the Council contractor Remplan is a comprehensive document within the limits of data considered and has only addressed the current residential stock of Uralla Shire. It should be regarded as a valuable and essential documented starting point to ensure that the council can develop a strategic housing strategy that could meet the challenges presented by the New England Renewable Energy Zone (NEREZ) developments and the obligation of the council to manage the health, social capital, and economic resilience of the Uralla Shire Council residence and ratepayers of the Uralla LGA. The report documents a point in time and appears to extrapolate a conservative future in line with the current NSW Government's latest model of future population growth for the Uralla Local Government Area (LGA). This report does not account for externalities significantly influenced this LGA in the past few decades and into the next decade. This is one of the few occasions that our community has the perfect storm opportunity to develop a sound housing strategy to provide this community with resilient social and financial generational transfer.

Challenges/ Externalities

The council cannot control some challenges. The council must recognise that the local housing strategy should not be limited but rather should address the current and future needs of this community. The local housing strategy must be framed on the needs and aspirations of our local community. We must identify the core values that underpin the social capital and economic resilience of the Uralla Shire. It is also paramount to be bold in assessing the future needs and aspirations of another generation of Uralla residents and ratepayers. It is also crucial to make an informed strategic decision, and it is almost impossible to predict in detail and accurately the actual needs of another generation. It is incumbent on Councillors and staff to make a well-informed best guess in the interests of this community. The following are a few externalities that may need to be addressed in the Uralla Shire Housing Strategy.

- Federal Taxation Policy
- Federal and State Planning Regulation
- New England Renewable Energy Zone
- Macquarie Street (NSW Planning)
- Interest Rates
- Institutional Influence
- Investor Behaviour
- Regional Housing Strategy
- Accurate geographic map information overlay
- Energy Co

Uralla

A key finding of the Remplan report is that there is sufficient residential zoned land if activated in Uralla township. Council must undertake work to decide if it is possible to activate all the residential zoned land identified in the report. Feedback from the local community has suggested that some of the areas identified as residential require a geographic information overlay to ground truth the data in the report. Also salient is to ensure that the community has willing participation in infill, and the Council may have to work to educate and facilitate activation of available residential zoned land. The council might want to undertake a cost-benefit analysis of the work to activate the identified current residential zoned land within the Uralla township footprint. It might be better to identify and develop a strategic master plan for expanding the Uralla township footprint.

The community has expressed the importance of the natural capital of the township, quantified in two areas, the built and environmental amenity. The local housing strategy might want to consider how it retains and plans for protecting and developing this natural capital. The historical importance and the attractiveness of the older buildings in Uralla are an important part of the character of the Uralla township. An infill strategy might want to consider and outline a visual amenity guideline sympathetic to the historic character. The environmental amenity within the township has a natural linkage through the riparian zones. The riparian

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zones link key areas of natural capital like The Glen, Dangars Lagoon, Alma Park, and Fossicking Area. A local housing strategy for Uralla township should consider an environmental master plan for the Uralla Creek and associated riparian areas.

New England Renewable Energy Zone (NEREZ)

The report is heavy on information about NEREZ. While the REZ developments may provide some opportunities for the council to dovetail and leverage value out of the NEREZ development, the underlying Uralla Housing Strategy will be complex because the council is to consider short and long-term housing demand along with a mix of residential options. It is essential to consider the longer-term plan as the primary goal to ensure this LGA is economically and socially resilient.

The Remplan report alludes to the NEREZ generating 167+ full-time positions. Two questions need to be quantified.

- How many operational and maintenance (O&M) jobs will be required to service the NEREZ developments?
- How many additional service industry jobs are required to support O & M staff and families?

This is fundamental information not attached to the underlying data in the demographic information reported by Remplan.

It should be noted that council staff have already provided significant community and council preparedness for the social and economic consequences of the NEREZ and are working through various scenarios. Also salient is the need to communicate that it is essential to be prepared for NEREZ, as this is not a council decision.

Demographics

Up until this year, the NSW Government Department of Planning modelling had the Uralla LGA population in terminal decline due to the shallow surface data on the ageing population demographic. It is important to recognise that the NSW Government got the modeling wrong over consequence cycles, and this community has foregone funding resources for several decades on a desktop analysis by a department that has not been invested in local and regional communities. It will be difficult to deliver the LGA obligation in the NSW Local Government Act of managing the health, social capital, and economic resilience of a community if the governing body does not test its assumptions. I note that the NSW Government Department of Planning modeling has recently recognised the Uralla LGA population is no longer in terminal decline. It might be helpful to understand the NSW Planning Department's change to the assessment of the Uralla LGA population model.

- Is the determination NEREZ related?
- Is it a reconsideration of the demographic data?
- Or a mix of both?

Each scenario has an implication that should be addressed in the Uralla LGA housing strategy.

The Remplan Draft Key Issues Report -Uralla Shire Housing Strategy 2025 – 2045 suggests that there will be a small increase in the Uralla LGA population in the coming decade, although the progress of the ageing population is still embedded. The data hides anecdotal continued immigration into the Uralla LGA by a mature cohort of tree changers chasing a combination of 'village,' historical, and environmental amenities. As a positive, this immigration cohort is bringing significant professional and financial resources. This also brings challenges to the social fabric of the existing community, and without having the benefit of past strategic planning, is expressing itself as a housing affordability and availability issue.

Occupancy Vacancy/ Derelict Buildings/Absentee Land Banking

The social fabric of any community is determined by those who turn up. The private property market can have a significant effect, both positive and negative, on the resilience of any community. It is important to recognise that absentee landlords and land banking by investors' objectives are not always in line with local community objectives. A quick tour around the Uralla township, it is easy to identify some of the vacant housing and derelict buildings. To have an informed discussion on a housing strategy, it is important not to just rely on real estate agent evidence to evaluate vacancy and availability of the housing stock in the local LGA.

The Remplan has identified under-utilisation by 'DINKs' (Dual Income No Kids) of the four (4) and (5) bedroom space and further subdivision (infill) as an important consideration for Council. The council should make sure that the 'DINKs are prepared or want to move into smaller dwellings. An observation is that an older population is staying in situ rather than moving into small dwellings based on availability. This may be in some cases, although it is important to understand that decisions are often driven by factors other than planner logic.

Remplan has alluded to the community expressing the 'village amenity' being important, but still appears to be relying on using the ABS data from the last census and a desktop analysis of the current zoning of the shire as the basis for its report, which is only part of the story. It will be important to test the premise that an older population desires a small residential abode.

Change and Change Management

If the Uralla Shire wants to remain a resilient and independent LGA, it must have a longer-term strategy to grow and diversify its rate base. The social and economic fabric of the Uralla Shire has changed over the past couple of decades, and most of our community is willing to acknowledge that the change has had significant benefits. The council and community have an unprecedented opportunity to shape this community and test some underlying assumptions and modeling in shaping a significantly more socially and economically resilient LGA. Uralla LGA is heavily reliant on an agricultural rural rate base. The agricultural sector has been under pressure with declining terms of trade for decades, and will increasingly be under pressure from

climate variability. The Remplan report graphs how the local LGA population has a direct correlation to historical climate variability (drought). This fact reinforces a longer-term strategy to diversify the local rate base.

In the past decade, the global service industry has increasingly adopted changes to where and how personnel are located. During COVID-19 a portion of the services workforce was no longer tied to a specific location. It is worth noting that during the current election campaign, there was a policy backflip by the LNP into recognise the importance of remote work in the federal public service. This specific change has made past local and regional strategic planning obsolete and creates an opportunity for LGAs like Uralla. Uralla has some of the key strategic assets that make remote work possible for a range of industries. The excellent data and telecommunications, transport (air, road, and rail) networks are part of the amenities that make remote work possible and attractive. It will be advantageous to test the remote services amenity to ensure it is fit for purpose and sufficiently supports remote work.

While Bridge Street is not the centre of the LGA, the Uralla Shire Council should and needs to acknowledge the local investment in the Bridge Street shopping precinct over the past decade. That economic investment has been the foundation for a weekend café and shopping culture that is recognised and applauded by visitors and locals alike. The growth and popularity of the artisan vibe in Bridge Street has led to major change and diversified the economic businesses of Uralla. It is clear the community wants to retain business amenities that are free from multinational or large chain stores.

Part of the unique character of Uralla that has been enhanced over time is the significant events calendar that the Uralla Shire hosts. This has been sustained despite the best efforts of a previous dissonant council administration. The current administration has managed to build back trust and reputation with this community. While the draft housing strategy is a specific document, it will need to address less specific intangible cultural aspects, and future needs of the LGA should be acknowledged. The shortage of opportunity in Bridge Street for new businesses and offices will need to be considered as part of a wider strategy if the Uralla Shire would like to further diversify its business base.

A brief dive into the nearly one hundred and eighty years of Uralla Shire's history is by far the best example of change and change management, driven by externalities like population, resources, technology, and climate. We still need to acknowledge that a portion of our community is resistant to change.

Growth

There is a challenge to retain the historical and environmental amenities that attract and sustain our community while allowing growth that grows a more resilient rate base. A step in considering a housing strategy is to determine a direction the LGA sees as growth areas in industry and professional services that underpin an economically and socially resilient community. Some of our community has discussed the need to develop jobs for young people; this needs to be unpacked and understood in the context of needs and wants. The trend nationally is that a significant portion of the 15 to 25-year-old age group (20000 to 25000)

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migrates out of regional communities each year for education and experience. It is important to recognise that this is normal, and the strategy should be to provide opportunities to encourage those young people with skills and experience to return to our regional community.

Affordability/Availability

Local housing affordability has been raised as a concern in our community. Housing affordability is a national concern and has been a priority issue on both Federal and State agendas recently. It might be useful to consider how market-driven housing development affordability has become an issue, it also seems that availability has become lost in the debate. Affordability and availability are not a simple fix and have been decades in the making. In the 1950's and 1960's, the state governments were instrumental drivers in housing affordability and availability. If this community wants to thread the needle of affordability and availability. Start with understanding why we have a thin sales and rental market and address a missing piece of information in the Remplan, the ownership-to-rental ratio, and where the ownership of both is held.

Questions

The key strategic areas that need to be tested are what future industry and service aspirations the community desires.

- How does that fit with the changes that are likely to arrive with the NEREZ?
- How does that influence the residential footprint and social resilience of the LGA?
- Does the Remplan report accurately assess the vacant residential stock?
- What are the likely future changes and recommendations that inform other key pieces of the council's future planning?

Conclusion

The Remplan report is a good document to understand and reference in developing a strategic housing plan for Uralla Shire. It is not a strategic plan. A strategic housing plan needs to reflect the aspirations of this community. It is paramount that the Uralla Shire Council is the advocate for the residents and ratepayers of this LGA and not the NSW State Planning Department's expectations. The social, visual (built), and environmental amenities should be recognised as a principal part of why Uralla Shire has remained strong and independent through a series of NSW state government amalgamation attempts. This principle should form part of how the Uralla Shire Local Housing Strategy is developed. The Uralla Shire Council should ground-truth some of the assumptions made in the Remplan report. Particularly geographic information overlay of the residential supply status of the Uralla township, the

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possible activation of an in-fill strategy, and the DINKs en masse will move into smaller dwellings if available.

I believe that the skill sets embedded within the Uralla Shire Council can develop a local housing strategy. The local housing strategy should not be bound by the externality rather informed by the aspirations of the LGA. The challenge will be to set aside past paradigms and prepare to leverage the changing economic opportunities with the arrival of the storm of changes without significantly changing the social, amenity, and environmental character of the Uralla Shire.

References

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Nall, C. (2025) Can Economic Fact-Checking Remedy Incorrect Beliefs About Housing Markets?

Remplan. (2025) Uralla Housing Strategy: Key Issues Report

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Design Build Instruct Pty Ltd
[redacted]

28th April 2025

Submission Uralla Draft Housing Strategy

Racecourse Road, Uralla NSW 2358

The Uralla Shire Council has commissioned Remplan, a Victorian based, principally economics firm, to carry out an assessment to provide a Draft housing Strategy (the strategy) for the shire of Uralla.

We believe that the strategy does not represent the dynamics of the Uralla Shire, particularly in what will have the potential to become the greatest growth for the shire in the next twenty (20) years.

This submission provides valuable input for the council to amend the strategy to ensure positive and proactive measures are captured for current and future generations.

We provide the following breakdown of the strategy to assist in identifying key flaws to address ensuring the guideline captures opportunities and creates prosperity and opportunity for the community.

Purpose

The strategy's purpose provides:

The Uralla Shire Local Housing Strategy aims to shape the future of housing in Uralla by **addressing short, medium, and long-term housing needs**, and supporting housing security, supply, suitability, and quality for everybody who lives in Uralla.

Uralla Shire Council is committed to working toward realising the community's vision for a housing future that supports the needs of residents while ensuring that accommodation for itinerant workers leaves a positive legacy for the community.

DESIGN BUILD INSTRUCT

Housing Vision

Diversified housing options for a growing community

The *Local Housing Strategy Guideline* published by the NSW Government provides at section 1.4 Analysing the evidence-base providing:

> *Areas that are identified as having capacity for further development within 10 years will be the primary focus for councils who are predicting gaps between supply and demand for housing.*

We lodged a Planning Proposal for land 1.6km (a walkable catchment) to the CBD in 2021 with reference PP-2021-7250. This seeks to rezone land within the township to low density residential and large lot residential providing availability for a mix of landuse typologies to cater for the growing need of the shire. We have been working with Council officers, Councillors, and attended numerous developer forums with the council, garnering great support from the community and the council for our proposal to proceed and provide much needed housing for the community in a timely fashion.

This Planning Proposal provides immediate ability for temporary workers accommodation to occur, providing upgrades to council assets at no cost to council, enables the ability for Seniors living, manufactured home estates "Over 55's" resort, to be developed and provide a mix of low density residential and large lot residential allotments providing immediate opportunity for growth.

The strategy must be amended to include this area within the township as an identified opportunity for growth.

The Summary of this strategy provides "Uralla has been experiencing an ageing population" with the summary continuing to state:

> *There is an adequate supply of land which is already zoned appropriately for housing development in Uralla Shire which can support forecast housing demand over the next 20 years. This means that there will be little need for new land releases in Uralla Shire through the 20-year strategy timeline, with most housing being delivered within the existing settlement boundaries.*

This statement is grossly inaccurate, and goes against the Purpose of the strategy, and State policies to promote new and varied housing opportunities. Furthermore the "existing settlement boundaries" has not clearly been identified in the strategy to support this statement. This suggests that the study undertaken to prepare such report including the Key Issues report, has not been guided to address the accurate local area planning needed to ensure value is added with the adoption of such strategy.

Adoption of the draft strategy in its current form will result with lost opportunity for the shire economically and socially.

Under the section *Demographic Overview* there is the statement "retirement age and elderly demographics are forecast to grow significantly … Uralla is still anticipated to experience steady growth through to 2046."

The Section *Housing Demand* continues this position to state "Uralla is anticipated to exhaust its existing retail and approved land supply by 2036/37 under the base scenario."
Yet the *Housing Supply* section states "the vast majority of land supply for future development in Uralla will be derived from currently underutilised land rather than through the release of new growth areas."

Under the section *Analysis of the Evidence-Base*, household size and composition, it states "Existing residents have highlighted a need for downsizing options within the town."

Taking this into consideration for the shire, the strategy's *Housing Supply Gaps* falls short of addressing the issues at hand and seeks to solve the problem by doing "block splitters," known in the strategy as small infill housing. Block splitters will not solve the exhausted land supply per the Strategy's identified data. The vast majority of landholders in the township prefer the size of their existing larger allotments, and do not support this basic block splitter approach to solving housing problems or capitalising on housing opportunity and variety.

Our site upon Racecourse Road is all-but ready to proceed to gateway with the need of a council resolution. This site immediately upon gazettal opens the local area to provide solutions for the problems identified in the strategy's data.

This Planning Proposal will provide downsizing sites, smaller low density residential sites and larger lot sites as you progress further along Racecourse road to the industrial area. The site also provide opportunity for temporary workers accommodation, of which many industry representatives have contacted this office about utilising the land for such use.

The strategy needs to include the full town in its study and ensure this site upon Racecourse Road is identified within the strategy as an immediate solution to meet the needs of residents, itinerant workers and the State government's Housing Strategies Guideline of provision of these areas within a ten (10) year timeframe.

Landuse Opportunities and Constraints

The strategy has failed to accurately identify the extents of the Uralla township, and falls short on identifying constraints in Figure 7 for the township with provision of only a bushfire overlay.

The strategy needs to be amended to include the whole township and constraints affecting the land.

Housing Supply Gaps

This section, provides four (4) items identifying need. Our site per the Planning Proposal immediately addresses all 4 of these gaps with the provision of the rezoning gazettal.

The Strategy should be updated to consider our site within the document as it provides an immediate resolution for the issues at hand.

Small infill housing in well-connected locations – the site provides a variety of allotment sizes for residents and new comers to construct dwellings within a walkable catchment to the CBD.

Retirement and independent living options for older residents – the site provides a large area which will be utilized for seniors living providing suitably sized sites for ageing residents to live, providing homes of a suitable size and proximity to the CBD and golf club. This greatly assists the community in freeing up existing land stock for first home buyers.

Affordable housing for low-income residents – the future and imminent land release of our site provides allotments that are more affordable than many available on the market today. Providing an accessible market for new families is enviable for any location.

Construction worker accommodation – as stated previously, we are already in a position to provide such accommodations having held several discussions with REZ industry representatives in recent times. We will continue to negotiate with industry and secure such landuse with the provision of our site within the strategy and upon gazettal.

Identifying areas with development capacity

We disagree with the following statement within this section:

> *In rural and regional contexts like Uralla, most housing capacity is found on underutilised land where dwellings occupy lots much larger than the minimum or median lot size. This allows for subdivision and the development of additional dwellings while maintaining relatively standard densities.*
>
> *By contrast, in suburban growth areas of cities, development capacity is typically concentrated on entirely undeveloped vacant land along growth corridors, where new detached housing can be developed.*

This statement seems to imply that Uralla does not have the capability or capacity to grow suitably for emerging markets such as the REZ, and additional landholdings suitable for rezoning. The statement has clearly been made by an individual whom forms opinions of "City Vs Country" rather than actively identify solutions to identify areas with development capacity for the Uralla Shire. This is clearly evident in the author not including our site within the strategy.

Furthermore, growth management occurs with rezoning of lands through the Planning Proposal process throughout the State – not just in "developed urban areas" as stated. Our Planning Proposal more accurately identifies lands that are capable such as upon Racecourse road, which has clearly been overlooked.

The strategy must be amended to remove motherhood statements such as these and provide positive input for the Shire's future including provision of the Planning Proposal site upon Racecourse Road to ensure a valid, suitably designed and serviced mix of land uses can occur within the short term (10 year period) for the Township of Uralla.

Uralla Township Land Supply

Figure 13 needs to be amended to include the Planning Proposal Site, as well as the industrial land to the south in order to provide an accurate representation of the land within the township of Uralla that is capable of being developed and supported by council. As this has

been done for other identified areas such as Figure 14, Invergowrie-Saumarez Ponds Land Supply and Figure 15 Bundarra Land Supply. The Racecourse Road site is closer to the CBD than these other areas (Figures 14 and 15) which provides more cost effective upgrades to council assets within a walkable catchment to the CBD. Something not possible from those other areas.

Engaging with the Uralla Community

> *"Residents have experienced rising housing demand from renewable energy projects which has driven up rents and displaced local residents."*

Our Planning Proposal provides easy advantage for the community with the provision of additional allotments of varying sizes.

> "*The retiree population in Uralla is growing, creating demand for suitable low-maintenance housing and aged care facitlities"*

Our Planning Proposal includes provision of a site for seniors living or a manufactured home estate to provide such suitable low maintenance housing and facilities for these individuals in a walkable catchment with active recreational areas neighbouring the site.

> *"Uralla's character should be maintained, and sustainable development should be encouraged to fund needed infrastructure improvements."*

The Planning Proposal site upon Racecourse Road is within proximity to the CBD providing a walkable catchment for future residents. The location within Uralla Township extents encompasses the boundary with the industrial land to the South clearly identifying separation from Town to Rural Fringe with the proposed rezoning of Low and Large Lot Residential lands.

> *"Housing development is constrained by infrastructure limitations and incorrect zoning."*

As previously mentioned our Planning Proposal appropriately balances solid planning principles for the township locality with the provision of a Seniors Living site, Low Density Residential lands followed by Large Lot Residential land on the fringe of the Township.

Our Site upon Racecourse Road needs to be included within the strategy to provide such clear township definition and indicates to the wider community the council's ability to provide suitable growth opportunities for future residents in a defined locality.

> *"The community should be involved in the future of housing and in creating a positive legacy from renewable energy projects."*

This absolutely must occur for the Shire. There is wording with the strategy that does not promote the positivity and potential of the Uralla Shire. These sections should be thoroughly reviewed and re-written to demonstrate pride and willingness to grow and prosper the Uralla Shire. Not compare the Shire to City areas, and state things cannot be done, such as rezoning.

Uralla Local Housing Strategy Overview

"Diversified housing options for a growing community"

Infill development does little to provide diversity in housing options for any growing community. Essentially block splitters, these provide small lots, often battle axe style, and do not enable distinguished areas within any town. In fact it does the opposite with residents living on top of one another, akin to those within an inner city environment, something the residents do not want to feel or see.

Key Actions

Key Action 1.2 seeks to "Investigate and facilitate options for retirement and independent living within the Uralla township." Our Site upon Racecourse Road is an exceptionally located position for such a use and is indicated throughout this submission and within the Planning Proposal material.

Key Action 2.1 seeks to "Identify large site(s) for well-located worker accommodation." Our site upon Racecourse Road needs to be identified for such a use within the strategy and included generally upon Figure 13 Uralla Township Land Supply.

Key Action 3.2 Looks to "Establish a regular landowner and developer forum." These already occur within the shire, however more value needs to be gained with such forums. Dissemination of information forms only part of the forum. Attendees citing requirements need to be translated into reports to the council for action to accurately reflect the community wishes and ideals for the future.

Key Action 4.2 states "Undertake a zoning review of the Rocky River settlement." It is unclear why this locality of Rocky River is identified at the level of Key Action, let alone the only area identified in the draft strategy. This particular item should be included as a subset to Key Action 4.1 and does not explicitly need to be mentioned at such a high level in this strategy. The site is located a significant distance from the Uralla CBD and requires multiple investigations for asset provision and servicing prior to proceeding with any proposal to rezone.

This key action seems out of place for the value in which the strategy is to provide.

Land Use Planning Approach

This section seeks to:

- Supports gradual growth while retaining the town's character
- Ensures efficient use of existing infrastructure.
- Provides housing options suited to an ageing population and changing household sizes.

Goal 1. Diverse housing for all residents

Provides that with changing demographics the Shire of Uralla needs to provide "new housing Tyopologies which support the changing needs of the Community." The Strategy's approach for infill development only, severely limits such variety in housing opportunities as evident in the actions such as:

> *"Facilitate collaboration between local landowners and developers to support the consolidation of adjacent underutilised properties, enabling coordinated infill development and maximising land potential."* And
>
> *"Continue to support the delivery of standard detached dwellings in existing zoned land. "*

In order to ensure the Shire does not fall short on providing housing variety, an additional action needs to be provided such as "Investigate areas that are capable to be serviced as new land releases (growth areas) to support variety in housing typology"

Our Site upon Racecourse Road provided immediate variety with the gazettal of the planning proposal. Seniors Living, low density and large lot residential lands provide an outcome that consistently meets this goal. The Racecourse Road site needs to be included within this strategy as a southern precinct within the Uralla Township Land Supply.

Goal 2. Ensuring a positive legacy from REZ investments

Our Planning Proposal already identifies the need and availability to provide housing for construction workers within the Uralla Township Land Supply. We have already facilitated options for REZ developers to construct permanent housing options that can be utilised for future uses, consistent with the actions provided within this goal.

Our site must be provided within the strategy to ensure this goal is met in a timely manner.

Goal 4. Maintaining the village character and footprint of existing settlements

The goal focuses on "many smaller developments rather than few larger developments which may be easier to develop" which as stated previously does little to promote variety in housing typologies.

Appropriate identification of rezoning opportunities needs to be identified for the whole of shire.

Again within the *challenges and opportunities* section of this goal, there is mention of Rocky River, yet no mention of our site which is within the township of Uralla itself. Our site must be included within this goal to ensure variety of housing is provided in a timely manner which is more suitably positioned to cater for the community, provide more cost effective and timely enhancements to infrastructure assets and provision of additional housing typologies.

The Action "... prioritising the development of vacant and underutilised land before considering rezoning for new residential purposes." Does not support sustainable growth of

the shire and will result in failure for the community to grow without the inclusion of identified sites for rezoning such as Racecourse Road.

Implementation and Delivery Plan

Ongoing Responsibilities

This section includes under the Strategic Planning role "Identify potential sites for future housing developments." Yet, throughout the strategy there is no mention of such practices, merely, entry level planning ideals of block splitters to achieve infill development, which will limit variety in housing typologies and result in a stale overly compact central area of which none of the community want to see. Greater emphasis needs to be added to rezoning potential in order to stimulate growth and capitalise on the REZ scheme before we miss the opportunity.

Our plan for Racecourse road is to get through Gateway, and secure gazettal of the land so that we can continue to provide for the community within a walkable catchment. We seek councils support to include our site within the strategy to ensure we do not encounter any road blocks as we proceed with the Planning Proposal process. We expect to be able to provide greater housing diversity for Uralla within the Short to medium time frame (1-4 years).

As such please add our site to the strategy to ensure success for the Shire of Uralla.

Kind regards

[redacted]

Simon Halcrow BUrbRegPlan, RPIA, REAP, MAIPM
Development Manager
Registered Environmental Assessment Practitioner

Uralla Shire Business Chamber Inc.
[redacted]
Australia

28th April 2025

Uralla Shire Housing Strategy

In considering a response to the housing strategy the business chamber is driven by three major outcomes.

1. Maintain the viability & vitality of the businesses', shire council and community in the face
   of ever deteriorating terms of trade.
2. Increasing the breadth of the local economy.
3. Building and maintaining the social capital in our community.

With this in mind it is surprising that we haven't discussed how many people Uralla Shire needs to be viable in 20 years' time.

- Planning by looking forwards not backwards.
- We need more people, more customers more skilled employees, more entrepreneurs', more rate payers.
- We need an ambitious strategy that creates multiple & varied opportunities to create new titles and dwellings across the whole shire.
- We need a strategy that creates opportunities to grow the artisan economy, services and trades and the work from home employees and contractors of the modern economy.
- We need a strategy that accounts for the pressures the RES will create over the next 10 years but its primary focus is an outcome for the whole shire over the next 20 years.
- We need a strategy that takes into account the economic realities of small towns and shires. We do not have the powerful economic forces that drive infill development in major cities and never will. Nuanced creative enabling strategies that tickle out low cost development and back those with the will & capacity to see developments thru creating products that encompass the lifestyle we offer as a shire.

Some ideas to achieve these outcomes

1. Rezone all RU1 land within the Uralla & Bundarra town speed limits to residential.
2. Rezone all RU1 land immediately surrounding the township of Uralla & Bundarra to a Rural residential zoning.
3. Give building entitlements to all lots in the Kentucky soldier settlers area.
4. Create a small rural holdings area from Rocky River thru Arding to Invergowrie with building entitlements to existing lots & encourage the creation of more various sized small rural holdings.

5. Create more mixed use zone in Uralla so people can live and work on the same site along the New England Highway & Thunderbolts Way for a start.
6. Change the DCP to encourage denser settlement within the 2 street blocks of the CBD.
7. Encourage the creation of 50 to 100 HA lots by reducing the land area required to gain a building entitlement in RU1 zone.
8. Change the DCP re service provision of Phone and Power for Rural Development to reflect modern realities and possibilities.

If we do these things we may achieve the development of 75 new dwellings per year for the next 20 years, which would take our total shire population to 10,000 people in 2045.
Not that many when you consider Australia's population is expected to grow by more than 7 million in the same time period to a total of 34.6 million.

Colin Hull [redacted]

President Uralla Shire Business Chamber

Submission: Draft Uralla Shire Council Housing Strategy

28 April 2025

To whom it may concern
Uralla Shire Council

By email council@uralla.nsw.gov.au

Submission: Draft Uralla Shire Council Housing Strategy

The draft Uralla Shire Housing Strategy clearly outlines the significant opportunities and challenges before the Shire, particularly from the NEREZ, an ageing population profile and the affordability challenges - which is a trend far bigger than the Shire and these dynamics.

From the way the Strategy is presented, it seems very clear that small- and medium- sized housing options are critically important to meeting the both housing needs of the ageing population and to housing affordability more widely - including community housing options.

However, the current draft in-fill strategy is likely to only provide a slow and steady supply of smaller blocks and dwellings, similar in numbers to the overall growth of Uralla town's long-term resident population. This won't meet the demands from Uralla's ageing population profile, or provide affordable or community housing options - in either the number of dwellings required or the timeframes they are required by.

Nor will the current in-fill strategy provide housing stock in time and sufficient quantities for the short-term NEREZ workers.

As it currently stands, the draft strategy leaves the bulk of NEREZ worker housing demand to be met from the workers' camp – or camps. This situation will significantly narrow and harden Council's challenge of leveraging positive legacies – since the workers camp will largely be funded by one or more developers and decided upon by the NSW Government.

Worse, even with workers camps being constructed, the NEREZ will still put a massive demand on Uralla's existing housing stock – which will likely drive-up prices further and negatively impact on housing affordability and the local community more widely.

However, I think it's strategically significant that the sizes of housing which are best suited for the NEREZ short-term workers are small- and medium- sized dwellings - which are broadly the same as those missing from the current Uralla town mix and needed for ageing community members, affordable and community housing.

In contrast, the short-term workers' camp will have the opposite housing gap – with few medium, large and multi-dwelling properties – which becomes a 'legacy' issue to address when re-purposing the land for long-term housing, after the NEREZ surge.

I think the Uralla Shire Housing Strategy needs to leverage this 'strategic asymmetry'.

For instance, what if the in-fill strategy for Uralla township creates blocks of land which are initially used for NEREZ short-term accommodation?

These blocks could be used for permanent dwellings, which in the short-term are rented or used by NEREZ workers. After the NEREZ, these dwellings would add to the stock of smaller and lower cost housing.

The new in-fill blocks could also be used for temporary NEREZ dwellings, similar to what are used in large-scale workers camps. These temporary dwellings could be removed after the NEREZ surge, which would free up the blocks of land for new small-to-medium sized housing to be built. Alternatively, if the 'temporary' dwellings were of a more durable build quality – such as, for example, 'tiny houses' – they could remain after the NEREZ and become available as low-cost permanent, rental or even community, housing.

The 'asymmetric strategy' for the workers' camps would be to incorporate blocks of land for permanent housing from the outset, i.e. build the new land area to a masterplan which blends the temporary workers dwellings with medium and large housing lots. This greenfield approach will create more affordable, lower cost blocks of land for new housing - as compared with in town land costs, probably even as compared with in-fill blocks.

This 'asymmetric strategy' will also help spread out the short-term surge of population from the NEREZ build-out – with more of the workers living in town and a growing number of long term residents living in the new land area created for the workers camp.

With more people and workers living in town, it will be easier to use and leverage existing town infrastructure and services – such as child-care, schools, clubs, sport and recreation facilities, parks, reserves and bushland, transport, retail, hospitality, etc. These will each need to be augmented and upgraded to meet the demands of the NEREZ surge.

These enhancements made to infrastructure and services for the NEREZ will become a valuable part of the legacy for the community. They won't need much re-purposing after the NEREZ either, as they are already interwoven with the community and town.

At the same time, the Uralla town masterplan for this strategy can readily incorporate complementary changes to meet retail, commercial and industrial land requirements.

This in-fill strategy for the worker surge is likely to be applicable, albeit to a smaller extent, for the Shire's other towns, villages and localities too. The NEREZ presents an opportunity to create more small, medium and affordable housing options to greater and lesser degrees throughout the entire Shire (i.e. beyond just Uralla and Rocky River as are identified in the current draft strategy). This would bring the added benefit of spreading out the associated augmentation and upgrading of their local infrastructure and services across the wider Shire.

There are likely social and cultural benefits from this 'asymmetric in-fill strategy' too. Mixing and spreading out the short- and long- term population in this way will dilute and reduce some of the negative impacts and risks which arise within and from large transient worker populations – especially for the existing and continuing local community.

Submission: Draft Uralla Shire Council Housing Strategy

Such a strategy to blend the in-fill and workers' housing requires sound research and a thorough feasibility assessment – including the feasibility of sourcing the necessary planning approvals and funding of a commensurate scale to the task. However, this hybrid short-long-term residents-workers housing strategy, is the kind of strategic value proposition which delivers on the national and state housing strategies.

More broadly, the success of Uralla Shire's Housing Strategy is heavily dependent upon NSW and Australian Government funding and planning decisions, including those with NEREZ developers – which makes advocacy and collaboration with, and representation by and from, our respective Members of Parliament a critically important strategy.

Thank you very much for the opportunity to provide feedback on Council's draft Housing Strategy. I'd sincerely appreciate your consideration of these ideas and issues, and would welcome any opportunity to discuss and consider them further.

Sincerely yours

[redacted]

Adam Blakester (Councillor)

[redacted]

Department of Planning, Housing and Infrastructure

Ref: IRF 25/751

Ms Toni Averay
General Manager
Uralla Shire Council
PO Box 106
URALLA NSW 2358

Via: esims@uralla.nsw.gov.au
council@uralla.nsw.gov.au

14 April 2025

Subject: Exhibition of Uralla Shire Council draft Local Housing Strategy

Dear Ms Averay,

Thank you for the opportunity to provide comment on the Uralla Shire Council draft Local Housing Strategy (LHS).

I would like to acknowledge the work undertaken by Council to date as well as your continued pursuit to deliver positive strategic-led planning outcomes for the community.

Council's focus of enabling new development that is generally located within existing established urban areas, that can be supported by appropriate infrastructure, is supported.

When finalising the LHS, Council should ensure that it is consistent with the New England North West Regional Plan 2041, State Environmental Planning Policies and Section 9.1 Ministerial Directions. A number of specific matters are identified in Attachment One of this letter for Council's consideration.

I look forward to the Department and Council continuing to work together towards the finalisation of the LHS.

Should you have any enquiries about this matter, I have arranged for Ms Kate Campbell to assist you. Ms Campbell can be contacted on [redacted] or via [redacted]

Your sincerely,

[redacted]

Craig Diss
Director, Hunter and Northern Region
Local Planning and Council Support

Enc. Attachment One

Attachment One – Department of Planning, Housing and Infrastructure comment on the Uralla Shire Council draft Local Housing Strategy

Action	Comment
1.3. Introduce a streamlined approval process for infill development that complies with local planning controls and design standards	This action should be amended to clarify this is a refinement of existing Council processes rather than to the existing State framework under SEPP (Exempt and Complying Development Codes) 2008 for the fast-track assessment of exempt and complying development.
1.6. Continue to support the delivery of standard detached dwellings in existing zoned land	This action should also reference other housing types referenced in the draft LHS including detached houses, semi-detached houses, terraces and multi-dwelling developments. Reference could also be made to dual occupancies and secondary dwellings.
2.1. Engage with local landowners, EnergyCo and renewable energy developers to identify large site(s) for well-located construction worker accommodation 2.2. Establish agreements for future use of construction workers accommodation and/or sites once the construction phase winds down 2.7 Implement future use agreements for construction workers accommodation	Action 2.1 to identify 'large sites' should be clarified to ensure consistency with actions 2.2 and 2.7 which aim for infrastructure to be repurposed to long-term housing or community uses and the overall intent of the draft LHS to maintain existing settlement boundaries (Inclusion of Figure 48 from the Key Issues Report as part of the draft LHS may also help provide clarification regarding the intent of this action). The final LHS should also note and consider the December 2024 changes to the SEPP (Housing) 2021 to support the delivery of construction worker accommodation within renewable energy zones to determine whether this has adequately addressed the identified issues or if further local actions are still required.
3.8. Review the minimum subdivision lot size in the Lot Size Map in the western portion of the Invergowrie R5 land to reflect the environmental risk factors in the area.	It is understood that the western portion of Invergowrie currently has a minimum lot size of 2 hectares. The draft LHS notes that this land is constrained by bushfire risk and minimum lot sizes should be larger to accommodate sufficient buffers. This action should clarify that an increase in minimum lot size is proposed as well as specify any supporting studies that have been prepared. While the intention of this action is noted on Figure 14 'Supply status, Invergowrie-Saumarez Ponds' (page 17) the bounds of this area should be detailed.

4.2. Undertake a zoning review of the Rocky River settlement which reflects its highly accessible location between Armidale and Uralla and its existing pattern of development.	The intent of this action should be clarified as to whether it seeks to facilitate infill housing development in response to the underutilisation of land and whether consideration needs to be given to an alteration of the minimum lot size and / or zoning along with also identifying that a number of required studies will be needed such as bushfire, biodiversity, flooding, potential contamination, onsite wastewater disposal and infrastructure to support any change in planning controls. Consideration of how action 4.7 interacts with this action should also be undertaken.
4.4. Review underutilised and unconstrained land within and on the edge of the existing Uralla township that is inappropriately zoned to encourage well-located residential development.	This area should be identified and mapped in the LHS for investigation to enable an assessment on whether it is appropriate.

General comments:

- The Department's 2024 population and implied dwelling projections have been released and the final strategy should be updated to include and address the latest updated information.
- The New England Development Strategy was approved by the Department on 16 March 2010. The Implementation and Delivery Plan on page 30 of the draft LHS should be updated to reference this document.
- Map 6.4 of the New England Development Strategy 2010 identifies future large lot residential land and future general industrial areas in Uralla. The draft LHS does not reference these areas. It is noted that a planning proposal has previously been lodged over land delineated as a future industrial area. PP-2021-7205 proposed to rezone land at Racecourse Road, Uralla from RU1 Primary Production to R1 General Residential and R5 Large Lot Residential and change the minimum lot size. If Council still wishes to pursue this change, the land should be identified as part of the ongoing work associated with proposed Action 4.4 of the LHS.
- Consideration should be given to the supply category definition of 'approved' (page 10) only applying to DAs that have been approved from 2020 onwards to accommodate for the potential lapsing of development consents.
- The goals and objectives listed on pages 25 – 28 include actions as dot points which are the same as the actions listed numerically in the Action Plan. It is recommended that the numbering system used in the Action Plan also be adopted in this earlier section to highlight that all issues have been addressed by the draft Strategy.
- Actions 3.5 and 4.3 reference the development of a design guide for infill development and multi-.
- Consultation should be undertaken with all relevant State agencies including the Department of Climate Change, Energy, the Environment and Water, Department of Primary Industries and Regional Development as well as Transport for NSW.

Uralla Housing Strategy - Community Submission
Andrew Parker

5 May 2025

Dear Emily

I am writing in response to Council's call for submissions regarding the draft Uralla Housing Strategy.

It is essential that the Uralla Housing Strategy 2025-2045 contains alternative models for our housing future. Currently there is an unprecedented level of development (renewable energy projects) and growth in numbers of baby boomer tree changers relocating to Uralla. We cannot keep relying solely on the market-driven, developer-led model of housing development if we want the town to retain its character and regain affordability. For the first time Uralla has gone from one of the most affordable towns on the Northern Tablelands to the least.

We have a great opportunity to create a forever housing legacy by carefully planning and using a housing model that has been test both overseas and in other parts of Australia. Community land trusts are non-profit organisations that hold title to property to deliver permanently affordable housing and community benefit. To ensure they meet the needs of the community they serve, CLTs are characterised by active voting memberships that include, but are not limited to, residents of the CLT’s homes.
In addition to permanently affordable homes that can be rental through to ownership, many CLTs also steward a range of community, open space, and/or commercial properties in response to local need.

Already groups have been meeting in Uralla to discuss alternative housing models for aged and mixed group accommodation.

Uralla has an opportunity to carefully design and build a quality community land trust development that, in the short term, can be used to accommodate renewable energy workers. Once the demand for worker accommodation subsides and Renewable Energy Zone community benefit funds come online, these funds could be utilised to flip the land components of the developments into community land trust ownership for long term custodianship. A mix of other funding sources, including owner occupier purchase could pay the residual cost of the housing components.

A wealth of information about exactly how CLTs work can be found on the Australian Community Land Trust Network's website (https://www.australiancltnetwork.org.au/).

The following pages outline of how a CLT project may proceed in Uralla. I am suggesting the model design focusses on the permanent end user needs and is adapted for temporary worker needs.

Yours sincerely,
Andrew Parker

Uralla Legacy Housing Initiative – CLT Modular Housing Pilot

Overview:
A pilot modular housing development designed for long-term community use and temporarily adapted to house renewable energy workers. The project ensures high-quality, affordable housing remains in community hands through transfer to a Community Land Trust (CLT), using Community Benefit Funds (CBFs) generated through renewable energy developments in the Uralla region.

Objectives:
• Provide affordable, quality housing for long-term residents, key workers, older people, and/or vulnerable groups
• Leverage modular construction to meet urgent temporary worker housing needs
• Secure land and housing assets through a Community Land Trust, ensuring permanent affordability and community control
• Use Community Benefit Funds to finance the transfer of housing from temporary to permanent use

Phases of Development:

1. Planning & Design
• Modular homes designed to meet residential code and the community's housing needs from day one
• Design to suit temporary work accommodation with little adaptation for permanent residential housing later
• Engagement with potential long-term tenants and community stakeholders during design phase

2. Temporary Use Phase
• Homes are used to accommodate workers during the construction phase of renewable energy projects
• Temporary shared facilities (mess hall, laundry) provided
• Ownership may remain with project proponent or transitional housing entity

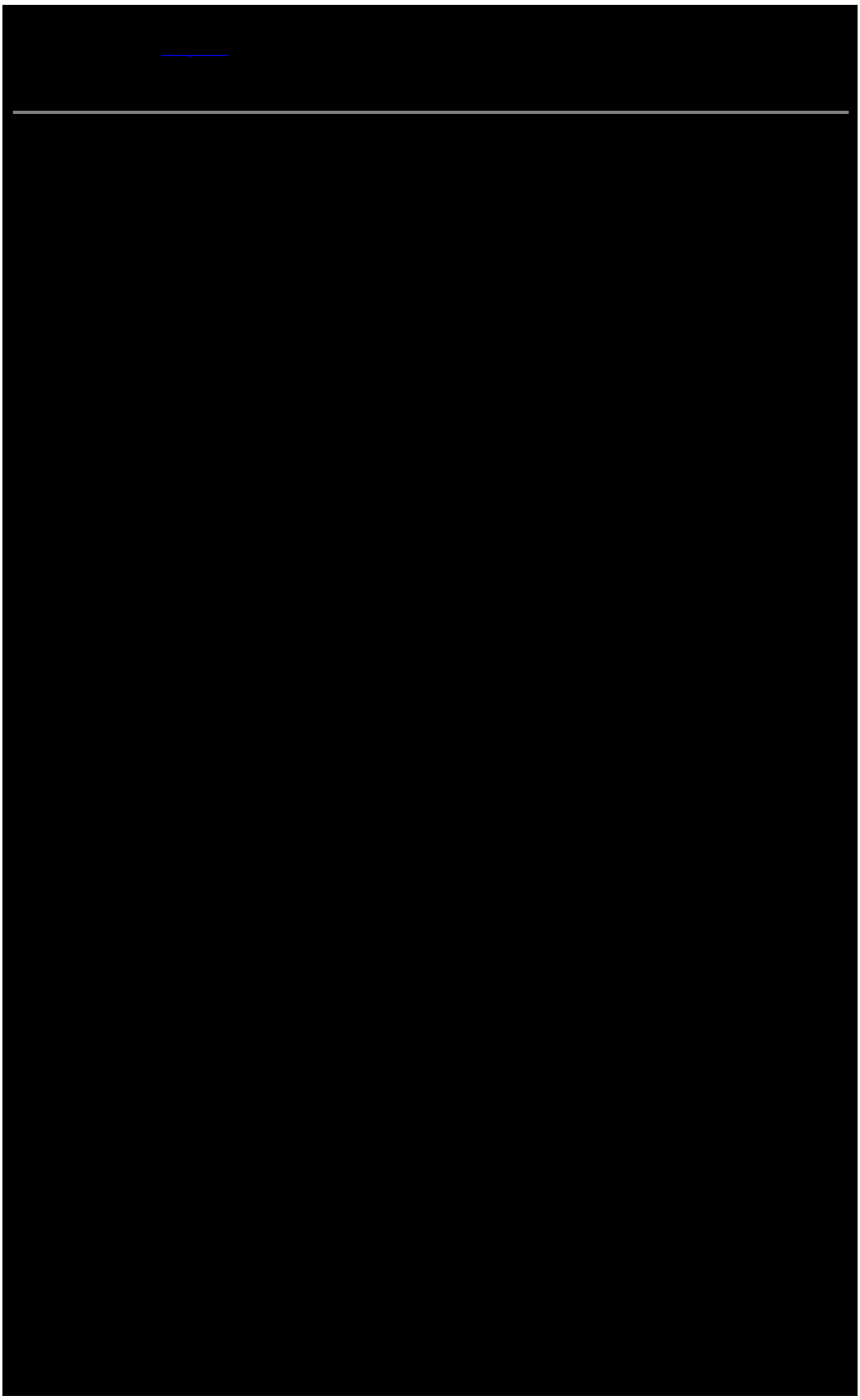
3. Transition Phase
• Upon workforce demobilisation, temporary facilities removed or repurposed for community use
• Community Benefit Funds are activated to:
  - Purchase or subsidise transfer of land and dwellings to CLT
  - Fund minor retrofits, landscaping, and services upgrades
• Legal transfer of land and housing to a Uralla CLT

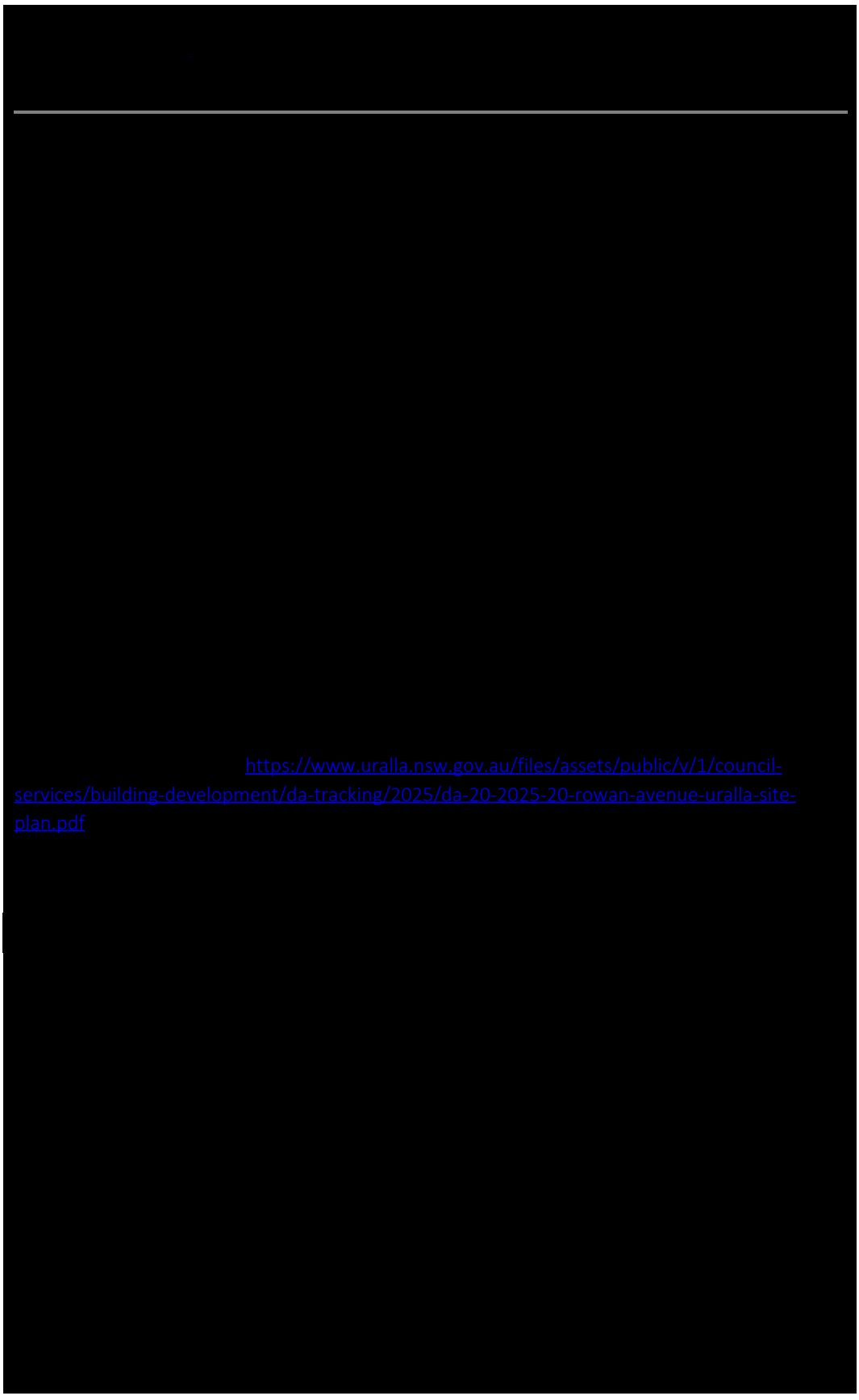
4. Legacy Use Phase
• Homes tenanted via CLT-managed allocation for affordable rental, key worker housing, aged living, shared equity or owner occupier
• CLT provides ongoing management, including repairs, compliance, and eligibility review
• Residents gain housing stability, with assets retained for future generations of community use

Key Partners:
• Uralla Shire Council
• Renewable energy developer(s)

• NSW Government (Housing, Planning)
• Community tradespeople
• Community Land Trust entity
• Local housing provider

Funding Sources:
• Initial development: renewable energy project capital
• Land & ownership transition: Community Benefit Fund allocations + potential grants
• Retrofit or site works: Clean Energy Finance Corporation, state/federal housing funds, philanthropic and impact investment





https://www.uralla.nsw.gov.au/files/assets/public/v/1/council-services/building-development/da-tracking/2025/da-20-2025-20-rowan-avenue-uralla-site-plan.pdf

image.png
Keeping Uralla Cool_Gostwyck St_16th to 19th Feb 2023 graph.docx
Keeping Uralla Cool_Plane Ave-Railtrail St_and Park and St Gostwyck St_16th to 19th Feb 2023 - alldata_.docx
Keeping Uralla Cool_Plane Ave-Railtrail St_and Anal Park 16th to 19th Feb 2023_.docx
KUC_TR Report.pdf
KUC meeting and data collected.pptx
Plan of Street accessible seating in Uralla.pdf

https://www.landscapefoundation.org.au/news-articles/keeping-uralla-cool-completion

https://static1.squarespace.com/static/6132c172d7d94b480d3def7c/t/64f637131f269b020d574114/1693857557660/061423_KUSC_Report_Appendices.pdf

From: [redacted]
To:
Cc:
Subject: CM: TfNSW Advice - (TfNSW Ref: NTH25/00126/001) - RE: Draft Uralla Local Housing Strategy for review and comment
Date: Wednesday, 30 April 2025 2:27:29 PM
Attachments: image003.png
image002.png
image005.png
image006.png

Good afternoon Emily,

I refer to your invitation to Transport for NSW (TfNSW) on 20 March 2025 to provide comment on the draft *Uralla Shire Local Housing Strategy* (USLHS) 2025-2045.

TfNSW has reviewed the draft *USLHS* (dated February 2025) and the *Key Issues Report* (dated November 2024) both prepared by REMPLAN on behalf of Uralla Shire Council.

TfNSW provides the following comments for Council's consideration:

1. The draft *USLHS* and the *Key Issues Report* both identify the future potential accommodation requirements for construction workers associated with the New England Renewable Energy Zone (NE REZ) developments, as a key factor for consideration, in addition to the need to identify suitable sites for accommodation camps.

   TfNSW recommend Council consider the following matters when identifying potential future sites and relevant infrastructure to support any future accommodation camps.

   a. Considerations for potential impacts to classified road intersections:

      i. Cumulative background traffic impacts of multiple large-scale projects occurring concurrently, including but not limited to overlaps of staged works, pre-construction and primary construction timeframes, traffic distribution and development associated peak hours for staff and project traffic movements.
      ii. Consideration of highest potential yield for traffic generation, rather than averages.
      iii. Likely turn movements to / from the camp sites and any potential queuing out onto the classified road network, either directly into site or along potential routes.
      iv. Swept Path requirements at key intersections of likely largest design vehicles intended to regularly access and / or service camp sites, and any existing vehicle restrictions along potential routes to / from camp sites.
      v. Safe Intersection Sight Distances (SISD) at any key classified road intersection or potential site access location fronting a classified road.

   b. Considerations for accommodation camp site selection:

      i. The impact of additional traffic movements of workers to / from the accommodation camp sites for social, recreational, retail purposes & guest visits on the classified road network.
      ii. The proximity to existing urban centres to encourage public and active transport usage.
      iii. The identification of potential centralised pick up / drop off locations

Katrina Wade
Case Officer Development Services North
Transport Planning | Planning Integration & Passenger
Transport for NSW

I work flexibly. Unless it suits you, I don't expect you to read or respond to my emails outside of your normal work hours.

Transport for NSW

I recognise and acknowledge that modern New South Wales is an overlay on Aboriginal land and that many of the transport routes of today follow songlines Aboriginal people have followed for tens of thousands of years. I pay my respects to the Aboriginal people of NSW and Elders past and present.
Please consider the environment before printing this email.

CAUTION: This email is sent from an external source. Do not click any links or open attachments unless you recognise the sender and know the content is safe.

https://www.uralla.nsw.gov.au/Council/Council-News-and-Media/Public-Notices/Draft-Local-Housing-Strategy

Simon Vivers

Senior Planner / Interim Manager Development & Planning

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USC Draft Housing Strategy Submission

Short Term Rental Accommodation (STRA)
The focus on the impact of the REZ has led to other factors being overlooked. The NSW STRA system allows anyone to turn rental stock or a spare room into short term accommodation without reference to Council or notification to neighbours. This also means Council has very little understanding of how much rental stock has been taken out of the housing market. In order to develop a strategy, Council needs to understand what rental stock is taken out by STRA, of what size, and what the location of these properties is in relation to the town centre.

Some of this accommodation will be used by short term workers, while some is still available for tourism. Getting a broad understanding how much we have for each is also critical if all parties to the discussion are to have a baseline to work from. While the priority has to be housing security, losing too much tourism accommodation is not helpful either. My personal experience as a tourism operator is that we are losing both and it is partly hidden by the way the STRA system operates. As the Department of Planning is the registration body for the STRA system, then the data around STRA registrations in the Uralla LGA should surely be available for Council to access.

Assumptions
There are a few long bows drawn around the data that need to be undone. They are the basis for some conclusions that are then flawed and so the recommendations need to be reconsidered.

1. *"80 year olds living in 3-4 bedroom homes have spare rooms and want to move to a studio or 1 bedroom residence"*. Sentiments like this are littered throughout the document and they are demonstrably wrong. There is no source for this assumption, only the assumption itself. In conversations with many who are aging, the resounding feedback was actually that they wanted to age in their homes, with more support to do so. How many people with a 2-4 bedroom home, who technically have a "spare room", actually want to move? Considering there are also studio accommodation options that have remained unsold in Uralla for some time, this particular assumption would appear to be more appropriate in a city context than in a rural community like Uralla.
2. The assumption that the "spare rooms" are actually unused is flawed. There are so many ways people use their homes, at all ages. People work from home, and for many years longer than previously, they have important hobbies, small businesses operating from home that require space and even small manufacturing businesses that are home based. For many these rooms also become the play space for grandchildren, a regular space for visiting family and friends or a modest income source as part of the STRA system.
3. The character of Uralla is not defined primarily by walkability. Key to our community lifestyle is also space. It is difficult to see that current residents in the majority would wish their neighbours were closer, or that the block they live on, or next door to, was

smaller. There is no evidence presented in the strategy to support the assumption that Uralla residents would prefer higher density living. The mapping of “underutilised” land is therefore significantly flawed. To increase the density of living, to reduce the lot size further, would alter the character of our community irrevocably. There is no data or conversation that directly asks our community if this is what they want, so there is therefore no data to base this assumption on. Please be careful to treat the wishes of developers very separately to the wishes of residents, their interests are quite different in relation to this question.

4. It appears the flawed assumption of “walkability” as the key characteristic of our community is driving the assumption that we don’t want to expand the footprint of Uralla. This is limiting the town unreasonably and forcing a density of living that flies in the face of what it is to live in a regional area. Expand the footprint, let the fringes of the town grow, ensure that properties on the edge of our current town boundary are able to be subdivided to reasonably lot sizes for both purpose and livability. Allow growth.
5. Regional communities like Uralla are uniquely positioned to support entrepreneurs, start ups and new ideas. The space our community offers allows room to grow, for families to put down roots and for a diverse and economically prosperous community to develop. Housing security is key here though, and an over reliance on pushing people in to smaller dwellings and smaller lots is not a solution that supports the growth of our community in ways that are in keeping with our character.
6. Retirement age doesn’t mean people are actually retired from working altogether, with many needing to maintain some level of income as part of their retirement planning, and has in part led people to move to Uralla where space is more available. This leads to more varied uses of dwellings than have been considered in this strategy, and certainly means those considered to be of retirement age are not all in the category of looking for the smaller dwellings focussed on in the strategy proposed.

Transparency around the use of Council Land

There are minimal safeguards around the transfer of Council land to other entities, or for other uses through rezoning. I am painfully aware that much of this can happen behind closed doors. I stood for Council at just such a juncture over 8 years ago. It is vital that the community is specifically asked and is listened to in relation to how their assets are used. Whether it is the Hill St units, the industrial land, or any other lot of Council owned land. The Hill St units are a good example of how important a Council owned asset is, and how it can fill the gap between living at home and requiring care at McMaugh’s for Uralla Shire residents.

Social & Affordable Housing

One of the key principles of social and affordable housing is that it isn’t located all in one place, but that it is scattered throughout communities. There have been a number of occasions, including in this strategy, where there are clear plans to use Council land for the development of social and affordable housing in a way that would concentrate it all in one location. This is the very opposite of how social and affordable housing should be delivered. It also raises questions about the use of Council land and the transparency of those discussions. Making decisions on the basis of survey responses is not the same as having clear conversations with the

community about Council's proposals. As information around the specific lots being considered is not available in the document provided it is difficult to comment in much detail, but it would be important to also understand the mechanisms being considered for the development of these assets.

Absence of pathways to home ownership, and housing security

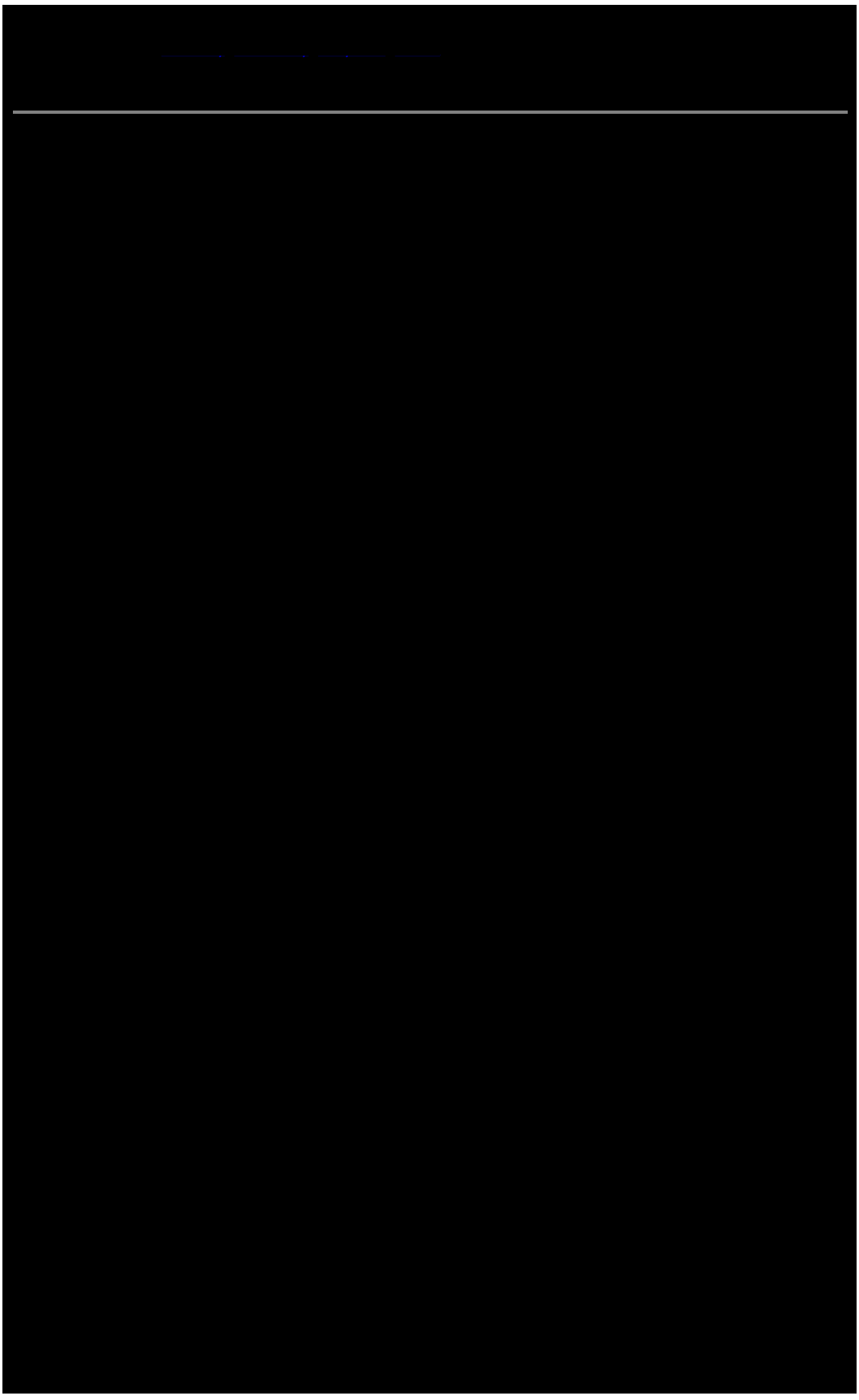
Housing security is not adequately provided by the social and affordable housing scheme models as these models are based on means testing. Should people improve their circumstances they can be faced with the risk of being asked to vacate their home. This is not a model that offers housing security, it keeps people in a rental model that can actually be limiting. While they are an important part of the housing strategy, they must not be the only support provided. I am on record having asked that rent to buy and build, rent to buy schemes be considered as part of this strategy, as these are already accepted at a state and federal level and workable models already exist. They offer actual housing security, lifting people out of the rental cycle and associated housing insecurity and providing them with the opportunity to put down roots, start a family, a business or what ever they desire as they become - I hope - a long term part of our community.

Rent to buy and build, rent to buy schemes are also not a burden on tax payers, as they do not rely on government rental assistance schemes. Surely it makes economic sense to have these options as part of our Housing Strategy.

For those who are currently able to afford a rental through the traditional model, they are faced with more frequent turnover of their homes to new owners as properties are sold more frequently in the current climate. Properties that have accommodated families in Queen Street have sold as frequently as twice in one year, leading renters to move town completely. In 2 cases, up to 6 children were also lost to our local schools and 2 busy small businesses also left town.

Developer led discussions now need Community input

It is reasonable that Council has started this discussion with developers, land owners and real estate agents. In the executive summary, the engagement activities are acknowledged as having involved "Council representatives, local business leaders, renewable energy developers, State Government departments, and elected members of Uralla Shire Council." These groups are certainly easier to find and have direct conversations with. However their agenda is very different to that of residents. It is also much more constructive for there to be a conversation as a community, rather than having everyone submit feedback individually, in isolation of one another. As this is a public submission process, all submissions should be publicly available and I would encourage Council to ensure that this happens so we can benefit from the wider discussion. I have been concerned that Councillors believe the submissions are private, when that is not actually the case.



Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**4**
ensuring development is close to existing schools, shops and services	**6**
affordable housing	**3**
good design with high environmental performance	**5**
preservation of heritage	**1**
rural lifestyle lots/ acreage	**7**
encouraging backyard trees and gardens	**2**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Small-scale farming and rural lifestyle — smaller lots for hobby farms, plant nurseries, home businesses, and farm gate sales.

,

Tell us more...:

I would support increased dwelling permissibility, but at a lower density than R5 zone, to keep identity different to invergowrie. I would suggest creating dwelling permissibility on lots say, over 5ha in this area, subject to any planning proposal being not paid for by rate payers and subject to fair developer contributions (contribution per lot to roads, parks etc)

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree,

Tell us more...:

Agree, however not at the discouragement of the development of unconstrained land in appropriate areas. For example, where not affected by biodiversity, bushfire and the like but still in connectivity to existing town footprint. Need a mix of infill and greenfield subdivision. It is also noted that some existing zones within town footprint are flawed in their servicing expectations, which may reduce actual likelihood of development. Again, any development (infill or otherwise) needs contribution policies in place. Cannot be ratepayer subsidised.

Q12 Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)	**No**
Q13 I would consider subdividing	Tell us more...: If lot size was reduced to say, 450 or 500m2 - possibly.
Q14 I would consider putting a granny flat or another dwelling (dual occupancy) on my lot	Tell us more...: Possibly.

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**2**
Create guides or toolkits for subdivisions and multi dwelling developments.	**1**
Publically available maps of infrastructure assets	**3**

Page 4: Adressing housing needs of older people

Q16 We need more options for retirement and independent living within the Uralla township.	**Agree,** Tell us more...: Recommend DCP chapter which encourages housing diversity in terms of lot size and dwelling mix, for new developments over certain size.

Q17

Thinking about the future, what kind of housing will you need next?

Unit (single person)

Q18 When do you think you might want/need to transition?	Other (please specify): N/A not really relevant
Q19 What other factors will influence your next move? (tick all that apply)	Other (please specify): Not really relevant to 38 year old

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Tell us more...:
Not relevant to me

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree

Q23

Do you agree that Council-owned land should be used for affordable housing?

Agree,
Tell us more...:
Yes, subject to site specific appropriateness.

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

82

Q25

How could a workers camp provide a positive legacy?

Going back to previous question, yes I support it but not necessarily Councils role to expressly determine where it must be located. Applicant may lodge on a less appropriate site, and be considered on its merits. Having said that, I agree that we should encourage on certain better sites.

Recommended legacy in terms of infrastructure (roads, water, sewer). Don't recommend restricting the built form to be reused. Let it be a camp, but utilise the services following. Ensure that sufficient buffering may be provided during camp use, and be an asset for the future. Only approve camps over a certain year duration if they really 'give back'. Again, ensure that a camp is levied developer charges for its loading etc.

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

Commercial and industrial growth areas. Opportunity for a southern "gateway". Less ambiguous heritage protection mechanisms (few listed buildings).

Page 8

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**4**
affordable housing	**1**
good design with high environmental performance	**2**
preservation of heritage	**3**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**5**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Small-scale farming and rural lifestyle — smaller lots for hobby farms, plant nurseries, home businesses, and farm gate sales.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**2**

Page 4: Adressing housing needs of older people

Q16 — **Agree**

We need more options for retirement and independent living within the Uralla township.

Q17

Thinking about the future, what kind of housing will you need next?

family house

Q18 — **within the next 5 years**

When do you think you might want/need to transition?

Q19 — **bigger home**

What other factors will influence your next move? (tick all that apply)

Page 5: Dwelling size

Q20 — **No,**

Are you happy with the size of your home?

Tell us more...:

Renting at the moment

Q21 — **I need the space for when family & friends visit**

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Page 6: Housing affordability

Q22 — **Strongly agree**

Do you agree that people on low incomes should be able to find housing in Uralla?

Q7

What do you feel would negatively impact Uralla's character?

Large/"Cookie Cutter" subdivision/sprawl | Environmental degradation/loss of greenspace

Loss of town character/heritage/charm; commercialisation | A supermarket on the edge of town. Loss of historic buildings with only facades preserved. Loss of trees and vegetation. Urban sprawl.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**6**
ensuring development is close to existing schools, shops and services	**2**
affordable housing	**4**
good design with high environmental performance	**1**
preservation of heritage	**3**
rural lifestyle lots/ acreage	**7**
encouraging backyard trees and gardens	**5**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural village with homes and shops — housing on smaller lots with the option for a local store, artisan food production, and community spaces.

,

Tell us more...:

The school is key focus point for Rocky River

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly agree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13	**No**
I would consider subdividing	

Q14	**Probably would**
I would consider putting a granny flat or another dwelling (dual occupancy) on my lot	

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**1**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**2**
Create guides or toolkits for subdivisions and multi dwelling developments.	**3**
Publically available maps of infrastructure assets	**4**

Page 4: Adressing housing needs of older people

Q16	**Agree**
We need more options for retirement and independent living within the Uralla township.	

Q17

Thinking about the future, what kind of housing will you need next?

Lower maintenance, better thermal performance

Q18	**10-20 years**
When do you think you might want/need to transition?	

Q19	**availability of in-home care,**
What other factors will influence your next move? (tick all that apply)	**ease of maintenance**

Page 5: Dwelling size

Q20	**Yes**
Are you happy with the size of your home?	

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Not enough services in Uralla

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree,
Tell us more...:
I particularly like the model of the Hill Street flats.

Q23

Do you agree that Council-owned land should be used for affordable housing?

Strongly agree,
Tell us more...:
Like Hill Street flats only modernised and with structured gardens and good thermal performance plus solar

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

100

Q25

How could a workers camp provide a positive legacy?

Street infrastructure, services provided like water, sewer and electricity. If some of the accommodation is good quality and self-contained with kitchen and laundry facilities it could stay in place.

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

Heritage buildings and not just lip service by maintaining facades; creating a walkable town centre; street trees; avoiding sprawl; consistent response to development applications; more efficient process for DAs; enforcing land use regulations for residential blocks; secure water supply.

Page 8

Q27

Is there any other feedback you would like to provide?

Great to see this forward planning being initiated. Well done.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**5**
affordable housing	**2**
good design with high environmental performance	**4**
preservation of heritage	**6**
rural lifestyle lots/ acreage	**3**
encouraging backyard trees and gardens	**1**

Q9

Do you support more housing development in Rocky River?

I'm not sure

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Respondent skipped this question

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Disagree,
Tell us more...:
Too much infill will destroy the rural character. Not everyone wants to be "lent on" to sell!

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

Respondent skipped this question

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Respondent skipped this question

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**1**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**3**
Create guides or toolkits for subdivisions and multi dwelling developments.	**4**
Publically available maps of infrastructure assets	**2**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Agree

Q17

Thinking about the future, what kind of housing will you need next?

Respondent skipped this question

Q18

When do you think you might want/need to transition?

5-10 years

Q19

What other factors will influence your next move? (tick all that apply)

availability of in-home care,

location

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

No

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree

Q23

Do you agree that Council-owned land should be used for affordable housing?

Strongly agree

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

85

Q25

How could a workers camp provide a positive legacy?

Well designed, conveniently located, shop facilities. So can be given positive uses when workers leave, not become an undesirable slum.

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

Integration of the whole, while still allowing local corner shops.

Page 8

Q27

Is there any other feedback you would like to provide?

We look forward to seeing READABLE maps & other quality information provided in a timely fashion - and respectful honest discussion with all in the Shire. Not just developers & out of town professional planners who believe that small towns are irrelevant & dying.

Q28

Name

First name — **I expect to be considered even**

Last name — **without supplying my name.**

Q29

Email

Email address — Formal submission **Awaiting public notice of meetings.**

Q7

What do you feel would negatively impact Uralla's character?

Mismatch with community needs | Stymied growth | Multi-story/high density 1. Lack of housing opportunity to capitalise on the tree change driven by the change in information technology with people no longer being tied to a specific location for work.
2. Not being able to recognise that the most important asset we have over a metropolitan location is space.
3. Poor understanding of people motivation to move and live in Uralla.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**1**
ensuring development is close to existing schools, shops and services	**7**
affordable housing	**5**
good design with high environmental performance	**6**
preservation of heritage	**3**
rural lifestyle lots/ acreage	**4**
encouraging backyard trees and gardens	**2**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural village with homes and shops — housing on smaller lots with the option for a local store, artisan food production, and community spaces.

,

Tell us more...:

1. The first three options are reflections of the current accelerated trend within the shire over the past decade or more. This shift started with a few artistic/artisan tree changers recognising an opportunity to experience an affordable environmental amenity, now over forty years ago. 2. The housing strategy should reflect asperation and support the financial resilience of the Ualla Shire.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly disagree,

Tell us more...:

This strategy relies heavily on convincing the current occupiers and real estate owners to give up their existing amenity.

Q12 Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)	**No**
Q13 I would consider subdividing	**No**
Q14 I would consider putting a granny flat or another dwelling (dual occupancy) on my lot	**Probably would not,** Tell us more...: 1. Privacy is one consideration

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**2**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**3**
Publically available maps of infrastructure assets	**4**

Page 4: Adressing housing needs of older people

Q16 We need more options for retirement and independent living within the Uralla township.	**Agree,** Tell us more...: I am not sure that the population is ageing, rather is aged. There seems to be migration of older people choosing Uralla Shire as a destination.

Q17

Thinking about the future, what kind of housing will you need next?

A large house (5 bedrooms) on rural residential acreage. Large garden and shed.

Q18 When do you think you might want/need to transition?	**5-10 years**

Q19 What other factors will influence your next move? (tick all that apply)	**move to acreage,** **downsize land,** **location,** Other (please specify): Privacy, large house suitable for visiting family and friends.

Page 5: Dwelling size

Q20 Are you happy with the size of your home?	**Yes,** Tell us more...: Current two person household, five bedroom three bath suitable for family and friends visiting..
Q21 Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)	**I need the space for when family & friends visit**

Page 6: Housing affordability

Q22 Do you agree that people on low incomes should be able to find housing in Uralla?	**Strongly agree**
Q23 Do you agree that Council-owned land should be used for affordable housing?	**Agree,** Tell us more...: Only if consideration is given to local community as priority, and if tenants are respectful of the amenity provided.

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24 Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?	**100**

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**2**
ensuring development is close to existing schools, shops and services	**6**
affordable housing	**1**
good design with high environmental performance	**3**
preservation of heritage	**4**
rural lifestyle lots/ acreage	**7**
encouraging backyard trees and gardens	**5**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural village with homes and shops — housing on smaller lots with the option for a local store, artisan food production, and community spaces.

,

Tell us more...:

Rocky River is an historic area within the Shire of Uralla. Its school is the focal point of potentially a village one. Should development occur, maintaining the essence of the precinct should be a high priority.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree,

Tell us more...:

Although I am in agreement with the proposed expansion of the housing within Uralla, I am deeply concerned that the increased number of permanent residential properties will put a major strain on town water supply which has already been identified as a n issue of major concern through silting up of our town's dam on Kentucky Creek.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

No

Q14 I would consider putting a granny flat or another dwelling (dual occupancy) on my lot	**Definitely would,** Tell us more...: Already have.

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**3**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**2**
Create guides or toolkits for subdivisions and multi dwelling developments.	**1**
Publically available maps of infrastructure assets	**4**

Page 4: Adressing housing needs of older people

Q16 We need more options for retirement and independent living within the Uralla township.	**Agree**

Q17

Thinking about the future, what kind of housing will you need next?

A dwelling close to the central business district, public transport and medical facilities.

Q18 When do you think you might want/need to transition?	**10-20 years**
Q19 What other factors will influence your next move? (tick all that apply)	**availability of in-home care,** **ease of maintenance,** **accessibility (e.g. no steps),** **location**

Page 5: Dwelling size

Q20 Are you happy with the size of your home?	**Yes**

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Pets and/or livestock,

Tell us more...:

It is only possible to tick one option, a fault in this survey

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Agree

Q23

Do you agree that Council-owned land should be used for affordable housing?

Agree

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

72

Q25

How could a workers camp provide a positive legacy?

Dependent upon the location, if demountable buildings were used they could either be repurposed or removed to make way for smaller, affordable housing projects.

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

Encouraging commercial development within the central business district, more flexibility with respect to the heritage nature of existing buildings through maintaining building facades rather than the whole structure and allowing flexibility with redevelopment and usage

Page 8

Q27

Is there any other feedback you would like to provide?

I am in favour of the expansion of Uralla but deeply concerned about adequate potable water supply for an increased population into the coming years. Serious consideration should be given now on securing an abundant water supply, including removal of silt in the existing dam on Kentucky Creek and water recycling.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**6**
affordable housing	**4**
good design with high environmental performance	**3**
preservation of heritage	**1**
rural lifestyle lots/ acreage	**5**
encouraging backyard trees and gardens	**2**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Small-scale farming and rural lifestyle — smaller lots for hobby farms, plant nurseries, home businesses, and farm gate sales.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Disagree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

Yes

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Definitely would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Agree

Q17

Thinking about the future, what kind of housing will you need next?

Smaller house but close to centre of town easier maintenance

Q18

When do you think you might want/need to transition?

10-20 years

Q19

What other factors will influence your next move? (tick all that apply)

affordability,

ease of maintenance,

accessibility (e.g. no steps),

downsize housing,

location

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me

Page 6: Housing affordability

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**5**
ensuring development is close to existing schools, shops and services	**4**
affordable housing	**1**
good design with high environmental performance	**3**
preservation of heritage	**7**
rural lifestyle lots/ acreage	**2**
encouraging backyard trees and gardens	**6**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Spacious residential lots — family homes on large blocks, with options for home offices or studios, but limited farming or businesses

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly disagree,
Tell us more...:
Uralla needs a higher rates base to survive. To do this USC needs to encourage subdivision to increase rates

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would,
Tell us more...:
Because I can.

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**3**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**4**

Page 4: Adressing housing needs of older people

Q16 **Strongly agree**

We need more options for retirement and independent living within the Uralla township.

Q17

Thinking about the future, what kind of housing will you need next?

Affordable

Q18 **10-20 years**

When do you think you might want/need to transition?

Q19 **affordability,**

What other factors will influence your next move? (tick all that apply) **location**

Page 5: Dwelling size

Q20 **Yes**

Are you happy with the size of your home?

Q21 **Not enough services in Uralla**

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Page 6: Housing affordability

Q22 **Strongly agree**

Do you agree that people on low incomes should be able to find housing in Uralla?

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**6**
affordable housing	**1**
good design with high environmental performance	**5**
preservation of heritage	**2**
rural lifestyle lots/ acreage	**4**
encouraging backyard trees and gardens	**3**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Small-scale farming and rural lifestyle — smaller lots for hobby farms, plant nurseries, home businesses, and farm gate sales.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**1**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**3**
Create guides or toolkits for subdivisions and multi dwelling developments.	**4**
Publically available maps of infrastructure assets	**2**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Agree

Q17

Thinking about the future, what kind of housing will you need next?

I would like to own a small farm.

Q18

When do you think you might want/need to transition?

within the next 5 years

Q19

What other factors will influence your next move? (tick all that apply)

affordability,

move to acreage,

location

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me

Page 6: Housing affordability

Q7

What do you feel would negatively impact Uralla's character?

Poor planning/governance/safety concerns | Large/"Cookie Cutter" subdivision/sprawl | traffic conditions/parking/bypass highway | Loss of town character/heritage/charm; commercialisation

Overuse of modular housing, thoughtless architectural design in the town centre as well as a lack of traffic planning in the town centre. We need the highway, but we need it to flow so as we are not bypassed for the time being and we also need to be aware of parking as well. Gardens are good but they do take a lot of parks from the main street. The right design could take the gardens back on to the footpath retaining the aesthetics and leaving more parking in the CBD.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**2**
ensuring development is close to existing schools, shops and services	**3**
affordable housing	**7**
good design with high environmental performance	**6**
preservation of heritage	**1**
rural lifestyle lots/ acreage	**4**
encouraging backyard trees and gardens	**5**

Q9

Do you support more housing development in Rocky River?

No

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Respondent skipped this question

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Neither agree nor disagree,

Tell us more...:

The current owners of this land have not been active in the development of this land to date, and some prefer to keep the space they have around them. These owners do not have the will nor the resources to develop this land. If somebody has the land, the will and the resources and the land is close to existing infrastructure why not rezone so there can be more supply. I am not saying we should spread the town far and wide but allow this development to take place where it makes sense. For example, where land adjacent to town joins sporting facilities and golf clubs and is within a short distance to existing service infrastructure. This type of development near golf clubs has shown to be enormous drawcards in other towns.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

Yes

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**3**
Publically available maps of infrastructure assets	**2**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree

Q17

Thinking about the future, what kind of housing will you need next?

A smaller home.

Q18

When do you think you might want/need to transition?

within the next 5 years

Q19

What other factors will influence your next move? (tick all that apply)

downsize housing,

location

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

No,

Tell us more...:

Too large and not designed for my current stage of life.

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me,

Tell us more...:

No real options to downsize.

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Agree

Q23

Do you agree that Council-owned land should be used for affordable housing?

Agree

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

53

Q7

What do you feel would negatively impact Uralla's character?

Poor planning/governance/safety concerns Loss of town character/heritage/charm; commercialisation Fast food outlets, knocking down heritage buildings or features, building cheap and non-descript sites on the main thoroughfare, allowing the ongoing rates of youth crime and nuisance to continue- respect your town and please install CCTV on the main street, not just outside council.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**6**
ensuring development is close to existing schools, shops and services	**5**
affordable housing	**4**
good design with high environmental performance	**1**
preservation of heritage	**3**
rural lifestyle lots/ acreage	**7**
encouraging backyard trees and gardens	**2**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Small-scale farming and rural lifestyle — smaller lots for hobby farms, plant nurseries, home businesses, and farm gate sales.

,

Tell us more...:

Large scale farming is really not sustainable and is largely not being done sustainably. We must move away from this and encourage smaller scale everything- this would encourage community involvement, the ability to be more self sustaining and better for the environment in terms of land use.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree,

Tell us more...:

I think the other problem is there are a known number of property owners who have neither tenants nor inhabitants nor in some cases completed properties in their ownership. They are wasting away vacant- is there anything that can be done about this? There are also a few blocks I can readily think of where it wouldn't be impossible to redesign into warehouse type apartment living. This could be really nice in a place like Uralla.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

Yes

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would,

Tell us more...:

At present the council has made the idea of this process bureaucratically unfeasible and overly costly. Many hoops to jump through which serve little purpose other than a cash grab. Have a set of rules in place which are clear and concise and serve the ultimate outcome of being to 'err on saying yes rather than no', to further the community and not line the pockets of council.

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**2**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**3**
Publically available maps of infrastructure assets	**4**

Page 4: Adressing housing needs of older people

Q16 We need more options for retirement and independent living within the Uralla township.	**Strongly agree,** Tell us more...: Not everyone is likely to afford McMaugh Gardens or aged facilities. The likelihood is more people will be retiring with less money, later in life and not necessarily a homeowners.

Q17

Thinking about the future, what kind of housing will you need next?

My family would potentially require a smaller place to live later in life as they are older.

Q18 When do you think you might want/need to transition?	**10-20 years**
Q19 What other factors will influence your next move? (tick all that apply)	**availability of in-home care,** **affordability,** **ease of maintenance,** **downsize housing**

Page 5: Dwelling size

Q20 Are you happy with the size of your home?	**Yes,** Tell us more...: Our home is actually quite small but on a large block
Q21 Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)	**Lack of smaller housing options that appeal to me,** Tell us more...: Simply a lack of smaller dwelling options, its not that they wouldn't appeal.

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Agree,

Tell us more...:

I think for the elderly, yes. For renters there have been a number of instances of low income renters who are actually nuisances and do not appropriately rent their properties. There should be records kept of people who leave properties a mess, fail to pay rent or are known nuisances so that properties are going to people who treat them right. In creating properties for purchase you also need to consider sustainability and the fact that we live in a cold climate for much of the year. Housing here seems woefully unprepared for cold weather.

Q23

Do you agree that Council-owned land should be used for affordable housing?

Agree,

Tell us more...:

Why not?

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

60

Q25

How could a workers camp provide a positive legacy?

I think 'workers camp' has poor connotations as far as wording goes. There also isn't necessarily much point in making large temporary accommodation unless it is going to become a retirement village or small community dwelling into the future. Either create one big place which is built to last and made well or a couple of satellite sections of housing in town which would give you more opportunity to reappropriate for varying uses in future. Build things to last and encourage people to want to live here, not a temporary workers camp, which honestly sounds poor.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**2**
ensuring development is close to existing schools, shops and services	**3**
affordable housing	**4**
good design with high environmental performance	**6**
preservation of heritage	**7**
rural lifestyle lots/ acreage	**1**
encouraging backyard trees and gardens	**5**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural village with homes and shops — housing on smaller lots with the option for a local store, artisan food production, and community spaces.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly agree,
Tell us more...:
Make use of existing land in villages with re zoning to allow building entitlements to be granted.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would not

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Create guides or toolkits for subdivisions and multi dwelling developments.	**3**
Publically available maps of infrastructure assets	**2**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree

Q17

Thinking about the future, what kind of housing will you need next?

Existing residence fir as long as possible then retirement facility.

Q18

When do you think you might want/need to transition?

10-20 years

Q19

What other factors will influence your next move? (tick all that apply)

availability of in-home care,

accessibility (e.g. no steps),

downsize housing

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree

Q7

What do you feel would negatively impact Uralla's character?

Large/"Cookie Cutter" subdivision/sprawl | Environmental degradation/loss of greenspace | Loss of town character/heritage/charm; commercialisation | Multi-story/high density | traffic conditions/parking/bypass highway

High density housing, modernization of shopping precinct, small building lots, lots of multiple dwellings on a building site, modern duplexes, chain stores, fast food outlets, large areas of paved car parks, reduction in trees, buildings very close to boundary fences

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**2**
affordable housing	**6**
good design with high environmental performance	**5**
preservation of heritage	**1**
rural lifestyle lots/ acreage	**4**
encouraging backyard trees and gardens	**3**

Q9

Do you support more housing development in Rocky River?

I'm not sure

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Respondent skipped this question

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree,
Tell us more...:
I would not like to see Uralla become a sprawling residential area, losing it's rural character. Council inadequately manages our water supply and infrastructure, without adding more.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13 I would consider subdividing	**No**
Q14 I would consider putting a granny flat or another dwelling (dual occupancy) on my lot	**Definitely would not**

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**3**
Publically available maps of infrastructure assets	**2**

Page 4: Adressing housing needs of older people

Q16 We need more options for retirement and independent living within the Uralla township.	**Neither agree nor disagree**

Q17

Thinking about the future, what kind of housing will you need next?

I hope to remain in my home for the duration of my life

Q18 When do you think you might want/need to transition?	**10-20 years**
Q19 What other factors will influence your next move? (tick all that apply)	**availability of in-home care,** **affordability,** **ease of maintenance**

Page 5: Dwelling size

Q20 Are you happy with the size of your home?	**Yes,** Tell us more...: 3 bedrooms gives space for family visiting

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

I need the space for when family & friends visit

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Agree,
Tell us more...:
There should be a balance of low income and other tiers of income. I would like to avoid the pitfalls of providing too much low income housing in Uralla, which has limited services. Social problems related to an unbalanced socioeconomic population would ruin the peaceful and harmonious character of Uralla.

Q23

Do you agree that Council-owned land should be used for affordable housing?

Agree,
Tell us more...:
So long as it is not large scale development.

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

0

Q25

How could a workers camp provide a positive legacy?

I don’t agree that it would

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

Maintenance of infrastructure, maintaining the small town artisan character of the town

Page 8

Q27

Is there any other feedback you would like to provide?

I hope this survey is not just to tick a box for community consultation. We moved to Uralla from an area that had its character destroyed by overdevelopment and too many low cost housing projects. Homes were built on tiny blocks with very narrow streets. Parking was a nightmare and many antisocial behaviors developed. What was once a tranquil coastal area was transformed into an overpopulated underserviced nightmare. We moved to Uralla because of its small town and beautiful rural character.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**4**
ensuring development is close to existing schools, shops and services	**3**
affordable housing	**1**
good design with high environmental performance	**7**
preservation of heritage	**5**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**2**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Small-scale farming and rural lifestyle — smaller lots for hobby farms, plant nurseries, home businesses, and farm gate sales.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**2**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**3**
Publically available maps of infrastructure assets	**4**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree

Q17

Thinking about the future, what kind of housing will you need next?

Family home

Q18

When do you think you might want/need to transition?

within the next 5 years

Q19

What other factors will influence your next move? (tick all that apply)

affordability,

ease of maintenance,

accessibility (e.g. no steps),

bigger home

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Pets and/or livestock

Page 6: Housing affordability

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**6**
ensuring development is close to existing schools, shops and services	**5**
affordable housing	**3**
good design with high environmental performance	**2**
preservation of heritage	**4**
rural lifestyle lots/ acreage	**1**
encouraging backyard trees and gardens	**7**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural village with homes and shops — housing on smaller lots with the option for a local store, artisan food production, and community spaces.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly agree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

Respondent skipped this question

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Respondent skipped this question

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Publically available maps of infrastructure assets	**1**

Page 4: Adressing housing needs of older people

Q16 **Strongly agree**

We need more options for retirement and independent living within the Uralla township.

Q17

Thinking about the future, what kind of housing will you need next?

A council flat with access for wheel chair and walker

Q18 **within the next 5 years**

When do you think you might want/need to transition?

Q19 **availability of in-home care**

What other factors will influence your next move? (tick all that apply)

Page 5: Dwelling size

Q20 **Yes**

Are you happy with the size of your home?

Q21 **Lack of smaller housing options that appeal to me**

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Page 6: Housing affordability

Q22 **Strongly agree**

Do you agree that people on low incomes should be able to find housing in Uralla?

Q23 **Strongly disagree**

Do you agree that Council-owned land should be used for affordable housing?

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**4**
ensuring development is close to existing schools, shops and services	**1**
affordable housing	**3**
good design with high environmental performance	**6**
preservation of heritage	**5**
rural lifestyle lots/ acreage	**2**
encouraging backyard trees and gardens	**7**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Small-scale farming and rural lifestyle — smaller lots for hobby farms, plant nurseries, home businesses, and farm gate sales.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly agree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

Yes

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Definitely would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**

Page 4: Adressing housing needs of older people

Q16 — **Strongly agree**

We need more options for retirement and independent living within the Uralla township.

Q17

Thinking about the future, what kind of housing will you need next?

assisted living

Q18 — **within the next 5 years**

When do you think you might want/need to transition?

Q19 — **availability of in-home care**

What other factors will influence your next move? (tick all that apply)

Page 5: Dwelling size

Q20 — **Yes**

Are you happy with the size of your home?

Q21 — **Lack of smaller housing options that appeal to me**

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Page 6: Housing affordability

Q22 — **Agree**

Do you agree that people on low incomes should be able to find housing in Uralla?

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**5**
affordable housing	**3**
good design with high environmental performance	**6**
preservation of heritage	**1**
rural lifestyle lots/ acreage	**2**
encouraging backyard trees and gardens	**4**

Q9

Do you support more housing development in Rocky River?

I'm not sure

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Respondent skipped this question

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Definitely would not

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**2**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**3**
Create guides or toolkits for subdivisions and multi dwelling developments.	**1**
Publically available maps of infrastructure assets	**4**

Page 4: Adressing housing needs of older people

Q16 **Strongly agree**

We need more options for retirement and independent living within the Uralla township.

Q17

Thinking about the future, what kind of housing will you need next?

Family home

Q18 **within the next 5 years**

When do you think you might want/need to transition?

Q19 **location**

What other factors will influence your next move? (tick all that apply)

Page 5: Dwelling size

Q20 **Yes**

Are you happy with the size of your home?

Q21 **I can't afford to**

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Page 6: Housing affordability

Q7

What do you feel would negatively impact Uralla's character?

Large/"Cookie Cutter" subdivision/sprawl | Infrastructure/infrastructure limits | Environmental degradation/loss of greenspace

Loss of town character/heritage/charm; commercialisation Mundane building structures, particularly in the Main Street, modular homes and streets full of same plan project homes.
Above ground power lines, lack of curb and gutter and footpaths. Overgrown waterways.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**3**
ensuring development is close to existing schools, shops and services	**4**
affordable housing	**7**
good design with high environmental performance	**1**
preservation of heritage	**2**
rural lifestyle lots/ acreage	**5**
encouraging backyard trees and gardens	**6**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Spacious residential lots — family homes on large blocks, with options for home offices or studios, but limited farming or businesses

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly disagree,
Tell us more...:
People aren't subdividing in the township. When they do, blocks are either too small (under 1000sqm), irregular block shapes, battle axe blocks or on steep hills.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13	**No**
I would consider subdividing	

Q14	**Probably would not**
I would consider putting a granny flat or another dwelling (dual occupancy) on my lot	

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**3**
Create guides or toolkits for subdivisions and multi dwelling developments.	**1**
Publically available maps of infrastructure assets	**2**

Page 4: Adressing housing needs of older people

Q16	**Disagree**
We need more options for retirement and independent living within the Uralla township.	

Q17

Thinking about the future, what kind of housing will you need next?

We have been searching for approximately a 2000sqm block in town for some time to accommodate a 4 bedroom home with good backyard access to accommodate a work shed for storage and business vehicles.

Q18	**within the next 5 years**
When do you think you might want/need to transition?	

Q19	**bigger home,**
What other factors will influence your next move? (tick all that apply)	**location**

Page 5: Dwelling size

Q20	**Yes**
Are you happy with the size of your home?	

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Not enough services in Uralla

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Neither agree nor disagree

Q23

Do you agree that Council-owned land should be used for affordable housing?

Neither agree nor disagree

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

50

Q25

How could a workers camp provide a positive legacy?

They’re spending money in the community and the rent needs to go back to someone living in the communty

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

The large scale blocks on the edges of town that are restricted from being subdivided into smaller areas, stopping the town from growing. For example the large blocks along Gostwyck Road, Somerset close, Samson Close. These areas could have accommodated great housing estates however, it’s blocked by acreage in the middle of town.

Page 8

Q27

Is there any other feedback you would like to provide?

Maybe an incentive to landholders to get them to subdivide?

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**1**
ensuring development is close to existing schools, shops and services	**4**
affordable housing	**3**
good design with high environmental performance	**5**
preservation of heritage	**2**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**7**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Spacious residential lots — family homes on large blocks, with options for home offices or studios, but limited farming or businesses

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Disagree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

Yes

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**

Page 4: Adressing housing needs of older people

Q16 **Strongly agree**

We need more options for retirement and independent living within the Uralla township.

Q17

Thinking about the future, what kind of housing will you need next?

Smaller

Q18 **10-20 years**

When do you think you might want/need to transition?

Q19 **downsize housing**

What other factors will influence your next move? (tick all that apply)

Page 5: Dwelling size

Q20 **Yes**

Are you happy with the size of your home?

Q21 **I want to downsize my land holding but not my house**

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Page 6: Housing affordability

Q22 **Strongly agree**

Do you agree that people on low incomes should be able to find housing in Uralla?

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**6**
ensuring development is close to existing schools, shops and services	**2**
affordable housing	**5**
good design with high environmental performance	**4**
preservation of heritage	**1**
rural lifestyle lots/ acreage	**3**
encouraging backyard trees and gardens	**7**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Spacious residential lots — family homes on large blocks, with options for home offices or studios, but limited farming or businesses

,

Tell us more...:

Affordable opening up of land to build new houses on larger 1 - 5 acre blocks seems to be the appeal at the moment. A good example is the Moore Creek development areas of Tamworth. We could have a mix of private and public development for ownership and rentals.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Neither agree nor disagree,

Tell us more...:

I think we need to do both, develop existing vacant land with much more streamlined council development approval for faster construction AND rezoning of land for subdivision into smaller lots for example along Devoncourt Road.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

Yes

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree,

Tell us more...:

we need smaller retirement villages that can be owned by people who are downsizing froom a house to smaller say 2 bedroom low maintenance housing in a community of up to 20 x 2 bedroom either freestanding or relocatable buildings within a precinct, close to town within range of a gopher.

Q17

Thinking about the future, what kind of housing will you need next?

hopefully I will not need to downsize as we built our house with ramps at the front, handrails and accessible bathroom.

Q18

When do you think you might want/need to transition?

10-20 years,

Other (please specify):

hopefully I will die before I have to go into a nursing home

Q19

What other factors will influence your next move? (tick all that apply)

ease of maintenance

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes,

Tell us more...:

more bedrooms than is needed on a daily basis doesn't mean wasted space, it is used for visiting friends and relatives to stay, which is very important as we get older. Having options for friends and family to visit is important for mental and physical wellbeing.

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

I need the space for when family & friends visit

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree,
Tell us more...:
Department of Housing sold all their properties in Uralla as there was no one on the waiting list. Now the public housing is managed by Homes North. Homes North has an obligation to promote public/private development of housing for affordable and low income people.

Q23

Do you agree that Council-owned land should be used for affordable housing?

Strongly agree,
Tell us more...:
negotiations with Homes North and private Developers should be a priority

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

98

Q25

How could a workers camp provide a positive legacy?

We should look at the successes of fly in fly out temporary communities, where relocatable housing is set up with services connected. As its short term (during construction) the buildings are on sold and the land then can be used for redevelopment of more permanent housing.

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

commercial precincts that incorporate manufacturing and support industries such as plumbing, electrical etc for the construction phase of the REZ on the outskirts of town would be very beneficial providing employment and skills training for locals. However retail areas such as shops would be detrimental to the town. Take for example what happened in Armidale with the development of a major shopping centre at either end of the CBD.

Page 8

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**3**
affordable housing	**5**
good design with high environmental performance	**1**
preservation of heritage	**2**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**4**

Q9

Do you support more housing development in Rocky River?

I'm not sure

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Respondent skipped this question

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Definitely would not,
Tell us more...:
I think this would be totally out of character for the area

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**3**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**4**
Publically available maps of infrastructure assets	**2**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree

Q17

Thinking about the future, what kind of housing will you need next?

Hoping to stay where we are

Q18

When do you think you might want/need to transition?

10-20 years

Q19

What other factors will influence your next move? (tick all that apply)

availability of in-home care,

downsize land,

downsize housing

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me

Page 6: Housing affordability

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**4**
affordable housing	**3**
good design with high environmental performance	**1**
preservation of heritage	**5**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**2**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Small-scale farming and rural lifestyle — smaller lots for hobby farms, plant nurseries, home businesses, and farm gate sales.

,

Tell us more...:

I like the current mix but Rocky could have more homes on residential blocks.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree,

Tell us more...:

I think there can be a mix. Probably concentrating development within the village should be a priority but satellite areas like Kentucky and Rocky could have residential development on larger blocks.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Definitely would not,

Tell us more...:

I use and enjoy the whole block. It's a refuge and habitat for many birds and animals as well as a productive garden and firewood production resource.fo

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**4**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Agree,

Tell us more...:

There will be a desire for more supported housing, preferably in well designed dwellings with privacy and excellent thermal properties.

Q17

Thinking about the future, what kind of housing will you need next?

Preferably a coffin but I could need nursing care for my wife and supported accommodation although I do not envisage it at this stage.

Q18

When do you think you might want/need to transition?

10-20 years

Q19

What other factors will influence your next move? (tick all that apply)

availability of in-home care,

ease of maintenance,

accessibility (e.g. no steps),

downsize land,

downsize housing,

location,

Other (please specify):

Ease of maintenance, privacy, a garden and excellent thermal properties.

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes,

Tell us more...:

I love my home for its spaciousness, garden and ability to accommodate family and friends in a comfortable and beautiful place.

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me,

Tell us more...:

This doesn't work. I can only tick one option

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree,

Tell us more...:

Of course there will be people who require supported accommodation.

Q23

Do you agree that Council-owned land should be used for affordable housing?

Strongly agree,

Tell us more...:

I think it's a worthy thing to support for people who can't afford to build or buy.

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

85

Q25

How could a workers camp provide a positive legacy?

The building design and construction should provide high thermal performance, privacy and be aesthetically pleasing.

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

Big question. I think it's going to be difficult to integrate a worker's camp into the village but should be attempted. Control of noise from loud and inconsiderateldriven vehicles as well as control of cats and the number and barking of dogs are worthy aims

Page 8

Q7

What do you feel would negatively impact Uralla's character?

Mismatch with community needs | Multi-story/high density | Loss of town character/heritage/charm; commercialisation High density housing, city people telling us how we should live/what's important, housing so close you can see into your neighbours windows, no lawn; chain stores; cookie-cutter houses;

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**2**
affordable housing	**4**
good design with high environmental performance	**5**
preservation of heritage	**1**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**3**

Q9

Do you support more housing development in Rocky River?

I'm not sure

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Small-scale farming and rural lifestyle — smaller lots for hobby farms, plant nurseries, home businesses, and farm gate sales.

,

Tell us more...:

Connection/transport/infrastructure

Economic development Hobby farms, but also community space to gather and perhaps have a local market for artisan products in the area. Rocky River has NO community space to gather for any purpose. Rocky used to have large community events like race days but now there is nowhere to even have a community BBQ.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Neither agree nor disagree

Q12 Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)	**No**
Q13 I would consider subdividing	**No**
Q14 I would consider putting a granny flat or another dwelling (dual occupancy) on my lot	**Probably would not,** Tell us more...: A granny flat for family visitors not for rental

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**2**
Publically available maps of infrastructure assets	**3**

Page 4: Adressing housing needs of older people

Q16 We need more options for retirement and independent living within the Uralla township.	**Neither agree nor disagree**

Q17

Thinking about the future, what kind of housing will you need next?

I plan on staying where I am after retirement

Q18 When do you think you might want/need to transition?	**10-20 years**
Q19 What other factors will influence your next move? (tick all that apply)	**ease of maintenance,** **move to acreage**

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

I need the space for when family & friends visit

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Neither agree nor disagree

Q23

Do you agree that Council-owned land should be used for affordable housing?

Agree

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

73

Q25

How could a workers camp provide a positive legacy?

Portable units which could be broken down and distributed as Farmstay accommodation? School camps/tourism? Construction phase accommodation and decommissioning accommodation?

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

More industry for more jobs for more circular economy for more resilience and potential growth

Page 8

Q27

Is there any other feedback you would like to provide?

Question 13 is very difficult to prioritise - all are important

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**6**
ensuring development is close to existing schools, shops and services	**4**
affordable housing	**3**
good design with high environmental performance	**5**
preservation of heritage	**1**
rural lifestyle lots/ acreage	**2**
encouraging backyard trees and gardens	**7**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Spacious residential lots — family homes on large blocks, with options for home offices or studios, but limited farming or businesses

,

Tell us more...:

Affordable We need more affordable family homes locals are struggling with the influx of transient workers that push up the demand and affordability for long term families

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Neither agree nor disagree,

Tell us more...:

We just need more affordable housing

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

Respondent skipped this question

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Respondent skipped this question

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**2**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Publically available maps of infrastructure assets	**3**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Agree

Q17

Thinking about the future, what kind of housing will you need next?

We have a young family and we need a family home that doesn't cost most of our weekly income

Q18

When do you think you might want/need to transition?

within the next 5 years

Q19

What other factors will influence your next move? (tick all that apply)

affordability,

bigger home

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

No,

Tell us more...:

We have a growing family and need a family home

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Respondent skipped this question

Page 6: Housing affordability

Q7

What do you feel would negatively impact Uralla's character?

Poor planning/governance/safety concerns | Large/"Cookie Cutter" subdivision/sprawl | Environmental degradation/loss of greenspace

Hived off from the town or plonked in the middle of a rural area housing estates consisting of cheek by jowl grey boxes with streets too narrow to pass safely by. The ongoing destruction of trees on private land without oversight. Councillors ignoring the concerns of ratepayers with rushed decision making pushed by administrative staff. The General Manager's position filled by candidates with little connection to the New England. Cut and pasting policies from other councils which ignore the unique characteristics of one of the smallest council areas in the state.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**5**
affordable housing	**1**
good design with high environmental performance	**2**
preservation of heritage	**4**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**3**

Q9

Do you support more housing development in Rocky River?

I'm not sure

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Respondent skipped this question

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree,
Tell us more...:
Water and sewerage are already in place. Ready accessibility to essential services - school, GP, shops and other community resources.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Definitely would not,
Tell us more...:
It would entirely defeat the purpose of living outside of town to live cheek by jowl with someone else in my backyard,

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**2**
Publically available maps of infrastructure assets	**3**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree,
Tell us more...:
The stats are clear. USC should be actively promoting increased independent living as we age. This has already proven to reduce age cared costs for the community. The Federal government's Housing Liveability Standards (all 16 of them) should be adopted for new developments. This will also see people staying in Uralla rather than leaving if there are not housing options available for them.

Q17

Thinking about the future, what kind of housing will you need next?

The house I'm in as it has been renovated to support independent living as I age - ramp access, wheelchair accessibility, solar power, etc.

Q18

When do you think you might want/need to transition?

Other (please specify):
Never. See above.

Q19

What other factors will influence your next move? (tick all that apply)

Other (please specify):
No plans to move but availability of in-home care and ease of maintenance are essential for me to remain in my current home

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes,

Tell us more...:

It is was designed to be big enough to enjoy and small enough to be practical. McMansions have destroyed Australian housing liveability and cost effectiveness.

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me,

Tell us more...:

If I did have to leave my current home, the lack of smaller housing options is an issue as is the lack of services in Uralla. The recent crisis wrought by the GP leaving is a case in point.

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree,

Tell us more...:

Council should not be encouraging but actively building social housing targeting pensioners, etc. Stop recommending and do it.

Q23

Do you agree that Council-owned land should be used for affordable housing?

Strongly agree,

Tell us more...:

Comment above. Council has a critical role to play in ensuring our community reflects all the groups, all the people, etc who make up our wondrous society. Those who are against social housing are racist, agist and snobs.

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

52

Q25

How could a workers camp provide a positive legacy?

It is turned into social housing with green spaces. Not sold off to a developer to turn into a ludicrously named estate for the 'right' kind of people someone decides we want to attract to Uralla.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**2**
ensuring development is close to existing schools, shops and services	**3**
affordable housing	**1**
good design with high environmental performance	**5**
preservation of heritage	**7**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**4**

Q9

Do you support more housing development in Rocky River?

No

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Respondent skipped this question

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Create guides or toolkits for subdivisions and multi dwelling developments.	**1**

Page 4: Adressing housing needs of older people

Q16 **Strongly agree**

We need more options for retirement and independent living within the Uralla township.

Q17

Thinking about the future, what kind of housing will you need next?

Larger acreage for sustainable living

Q18 **5-10 years**

When do you think you might want/need to transition?

Q19 **move to acreage**

What other factors will influence your next move? (tick all that apply)

Page 5: Dwelling size

Q20 **No,**

Are you happy with the size of your home?

Tell us more...:

Needs to be bigger

Q21 **I can't afford to**

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Page 6: Housing affordability

Q22 **Agree**

Do you agree that people on low incomes should be able to find housing in Uralla?

Q7

What do you feel would negatively impact Uralla's character?

Large/"Cookie Cutter" subdivision/sprawl | Environmental degradation/loss of greenspace | Loss of town character/heritage/charm; commercialisation | Multi-story/high density | traffic conditions/parking/bypass highway

Chain stores, removal of strip shopping,high development housing, poor quality housing design, visible industrial areas, reduction of accessible park lands, reduction of natural landscaping and continued or increased level of heavy vehicles through the main street.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**2**
ensuring development is close to existing schools, shops and services	**7**
affordable housing	**3**
good design with high environmental performance	**1**
preservation of heritage	**5**
rural lifestyle lots/ acreage	**4**
encouraging backyard trees and gardens	**6**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural village with homes and shops — housing on smaller lots with the option for a local store, artisan food production, and community spaces.

,

Tell us more...:

The area has some small lots not suitable for farming. Allowing other dwelling to be sensitively developed on these blocks would help with housing without impinging on the rural appeal of the area.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Disagree,

Tell us more...:

There are low cost housing option that are not suitable for " in town" development that could work extremely well on the outer areas. These could be thoughtfully designed and mostly off grid and less expensive than conventional housing development. A small tiny house village or one and 2 bedroom village with plenty of land around each house would be a great asset.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Other (please specify):

I have 5 acres in rocky rover zoned rural residential

Q13

I would consider subdividing

Tell us more...:

My land has 3 lots. It could easily accommodate 7 lots aor less of varying sizes with a large open park reserve for the owners.

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Definitely would,

Tell us more...:

I would like to see the space restriction lifted so it could be further away from the main house.

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**2**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**3**
Create guides or toolkits for subdivisions and multi dwelling developments.	**4**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree

Q17

Thinking about the future, what kind of housing will you need next?

Less land bigger house.

Q18 When do you think you might want/need to transition?	**within the next 5 years**
Q19 What other factors will influence your next move? (tick all that apply)	**ease of maintenance,** **accessibility (e.g. no steps),** **bigger home,** **downsize land,** **location**

Page 5: Dwelling size

Q20 Are you happy with the size of your home?	**No,** Tell us more...: I built to a budget and would lika better slightly bigger space.e
Q21 Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)	**Not enough services in Uralla,** Tell us more...: Having to travel to the coast for a better range of options makes deciding difficult.

Page 6: Housing affordability

Q22 Do you agree that people on low incomes should be able to find housing in Uralla?	**Neither agree nor disagree,** Tell us more...: It depends on whether we supply for existing residents or aim to import more. We do not have the infrastructure for a large influx of families. School, doctors , ect.
Q23 Do you agree that Council-owned land should be used for affordable housing?	**Agree,** Tell us more...: For Pensioners.

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24 Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?	**83**

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**6**
ensuring development is close to existing schools, shops and services	**7**
affordable housing	**5**
good design with high environmental performance	**1**
preservation of heritage	**3**
rural lifestyle lots/ acreage	**2**
encouraging backyard trees and gardens	**4**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural village with homes and shops — housing on smaller lots with the option for a local store, artisan food production, and community spaces.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly disagree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

Yes

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Definitely would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**3**
Create guides or toolkits for subdivisions and multi dwelling developments.	**1**
Publically available maps of infrastructure assets	**2**

Page 4: Adressing housing needs of older people

Q16 **Strongly agree**

We need more options for retirement and independent living within the Uralla township.

Q17

Thinking about the future, what kind of housing will you need next?

Affordable housing

Q18 **10-20 years**

When do you think you might want/need to transition?

Q19 **affordability**

What other factors will influence your next move? (tick all that apply)

Page 5: Dwelling size

Q20 **Yes**

Are you happy with the size of your home?

Q21 **Pets and/or livestock**

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Page 6: Housing affordability

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**5**
affordable housing	**4**
good design with high environmental performance	**2**
preservation of heritage	**1**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**3**

Q9

Do you support more housing development in Rocky River?

No

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Respondent skipped this question

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly agree,
Tell us more...:
Because most people like to be closer to facilities,transport.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would,
Tell us more...:
Family take over large house with granny flat for aged .

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Respondent skipped this question

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Agree,
Tell us more...:
Transport

Q17

Thinking about the future, what kind of housing will you need next?

Manageable green space

Q18

When do you think you might want/need to transition?

5-10 years

Q19

What other factors will influence your next move? (tick all that apply)

ease of maintenance,

location

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

No,
Tell us more...:
It's a family home that now houses one 79 year old

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Pets and/or livestock,
Tell us more...:
I live for my green space and pets

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree,
Tell us more...:
Locals want to stay in the community

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**3**
ensuring development is close to existing schools, shops and services	**7**
affordable housing	**2**
good design with high environmental performance	**6**
preservation of heritage	**4**
rural lifestyle lots/ acreage	**5**
encouraging backyard trees and gardens	**1**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural living with farming and small businesses — larger properties with options for farming, farm stays, and rural businesses (like processing firewood or selling produce).

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would not

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Create guides or toolkits for subdivisions and multi dwelling developments.	**1**
Publically available maps of infrastructure assets	**2**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree

Q17

Thinking about the future, what kind of housing will you need next?

Family

Q18

When do you think you might want/need to transition?

5-10 years

Q19

What other factors will influence your next move? (tick all that apply)

bigger home,

move to acreage

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Pets and/or livestock

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Neither agree nor disagree

Q7

What do you feel would negatively impact Uralla's character?

Mismatch with community needs | Large/"Cookie Cutter" subdivision/sprawl | Erosion of affordability/socio-economic diversity

Loss of town character/heritage/charm; commercialisation No matter your income, everyone gets along. If housing became too expensive we would lose that sense of equality. If the commercial hub of the town expanded too much and more tourists came, it would lose that community feel. (I lived in a tourist town at one time). 'Acme add water ' housing developments.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**3**
affordable housing	**2**
good design with high environmental performance	**1**
preservation of heritage	**5**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**4**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Small-scale farming and rural lifestyle — smaller lots for hobby farms, plant nurseries, home businesses, and farm gate sales.

,

Tell us more...:

Economic development I would like a combination of the small-scale farming and rural lifestyle combined with a rural village with homes and shops.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree,

Tell us more...:

Towns already have Services connected, e.g. sewerage, power, water so keeps costs down.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

Respondent skipped this question

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Definitely would,

Tell us more...:

It could help address the rental shortage or provide living space for family members, young or old.

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**3**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**4**
Publically available maps of infrastructure assets	**2**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree,

Tell us more...:

It is a conversation I have had with many older residents. All wish there were more small, low maintenance dwellings where they could walk to town.

Q17

Thinking about the future, what kind of housing will you need next?

I am in a small low maintenance dwelling I built on arriving in Uralla. I am hoping to see out my days here.

Q18

When do you think you might want/need to transition?

Other (please specify):

Aging in place

Q19 What other factors will influence your next move? (tick all that apply)	**availability of in-home care,** **affordability,** **ease of maintenance,** **accessibility (e.g. no steps),** Other (please specify): I am not moving but the above would be what I would want if I did move.

Page 5: Dwelling size

Q20 Are you happy with the size of your home?	**Yes**
Q21 Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)	**Lack of smaller housing options that appeal to me**

Page 6: Housing affordability

Q22 Do you agree that people on low incomes should be able to find housing in Uralla?	**Strongly agree,** Tell us more...: We need to maintain the feeling of equality in the town and diversity
Q23 Do you agree that Council-owned land should be used for affordable housing?	**Strongly agree,** Tell us more...: Using council owned land would help manage costs as well as giving council leverage to insist on good, creative, liveable design.

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24 Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?	**71**

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**5**
ensuring development is close to existing schools, shops and services	**3**
affordable housing	**4**
good design with high environmental performance	**1**
preservation of heritage	**2**
rural lifestyle lots/ acreage	**7**
encouraging backyard trees and gardens	**6**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Spacious residential lots — family homes on large blocks, with options for home offices or studios, but limited farming or businesses

,

Tell us more...:

Economic development I think Rocky River would be a great area to develop 1–5-acre blocks for those wishing to have a residential home on a larger block. I think this would hopefully tidy the area up as it currently looks very scrubby. This may also provide the land needed for those who have small businesses and require the space to house their vehicles and machinery at their home.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Disagree,

Tell us more...:

I mostly disagree, due to the fact that I think if landowners could/would develop the existing land within the township, it would already be done by now. Whether it be the financial constrain, lack of want to develop the land or lack of ability to undertake such a development, Council would need to incentivise and support landowners with the Councils resources e.g. kerb and gutter, water and sewer connections etc. Even preparation of housing and engineering plans could go a long way to incentivising current landowners into development. Until this could be done, I think Council should look to development on the edge of the township to rezone with landowners willing to complete development on their own will.

Q12 Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)	Other (please specify): I own a residential block but it is only 805sqm
Q13 I would consider subdividing	**No**
Q14 I would consider putting a granny flat or another dwelling (dual occupancy) on my lot	**Definitely would,** Tell us more...: I am looking to build 2-3 units/townhouses on this block

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**2**
Create guides or toolkits for subdivisions and multi dwelling developments.	**1**
Publically available maps of infrastructure assets	**3**

Page 4: Adressing housing needs of older people

Q16 We need more options for retirement and independent living within the Uralla township.	**Strongly agree**

Q17

Thinking about the future, what kind of housing will you need next?

A medium size home with a minimum of 4 bedrooms for a growing family and small business.

Q18 When do you think you might want/need to transition?	**within the next 5 years**
Q19 What other factors will influence your next move? (tick all that apply)	**affordability,** **location,** Other (please specify): I would like a larger block approx 1200sqm to house work vehicles.

Page 5: Dwelling size

Q20 Are you happy with the size of your home?	**Yes,** Tell us more...: Yes, I would just prefer more land size for an external shed/driveway.
Q21 Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)	**Lack of smaller housing options that appeal to me**

Page 6: Housing affordability

Q22 Do you agree that people on low incomes should be able to find housing in Uralla?	**Agree,** Tell us more...: I think pensioners should be able to find housing however low income earners and the unemployed should be required to look for affordable housing elsewhere. I am concerned that affordable housing could lead to government housing which I suspect could bring issues such as an increase in crime etc.
Q23 Do you agree that Council-owned land should be used for affordable housing?	**Disagree,** Tell us more...: See above

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24 Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?	**74**

Q25

How could a workers camp provide a positive legacy?

I think if this is established, it should be somewhere outside the township of Uralla. I find it hard to believe that such an establishment can be made aesthetically pleasing but am aware it will be necessary to house such a large cohort of workers.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**2**
affordable housing	**4**
good design with high environmental performance	**1**
preservation of heritage	**3**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**5**

Q9

Do you support more housing development in Rocky River?

I'm not sure

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Respondent skipped this question

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Neither agree nor disagree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would not,
Tell us more...:
multi (Bathroom Bed and living spaces) with within a complex with common spaces for kitchen laundry and lounging could be a good option for many,

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**2**
Publically available maps of infrastructure assets	**3**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree

Q17

Thinking about the future, what kind of housing will you need next?

A flat floor with 2 distinct sections, one for a carer separated by a common room which includes kitchen laundry and conversation space. Energy efficient.

Q18

When do you think you might want/need to transition?

10-20 years

Q19

What other factors will influence your next move? (tick all that apply)

affordability,

ease of maintenance,

accessibility (e.g. no steps),

location

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes,

Tell us more...:

It has too many steps up and down for elderly folk's safety

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

I need the space for when family & friends visit

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**5**
affordable housing	**1**
good design with high environmental performance	**4**
preservation of heritage	**6**
rural lifestyle lots/ acreage	**3**
encouraging backyard trees and gardens	**2**

Q9

Do you support more housing development in Rocky River?

I'm not sure

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Respondent skipped this question

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly agree,
Tell us more...:
People on rural lands more than likely have animals. Animals at times make noise and smell. Why should the people on rural land be forced to change what they do because other people have moved into that area.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

Tell us more...:
Unsure

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**3**
Publically available maps of infrastructure assets	**2**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree

Q17

Thinking about the future, what kind of housing will you need next?

If not independent living then wheel chair friendly

Q18

When do you think you might want/need to transition?

10-20 years,
Other (please specify):
20+yrs

Q19

What other factors will influence your next move? (tick all that apply)

availability of in-home care,

affordability,

ease of maintenance,

move to acreage

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Farm succession considerations

Page 6: Housing affordability

Q7

What do you feel would negatively impact Uralla's character?

Erosion of affordability/socio-economic diversity Where the cost of living here exceeds the funds of the varied population who build our character, especially lower income people. This being rising prices for land, building, insurance, cost of services and charges. Where some people are forced into destitution or away from their homes; where the financial balance of society favours the the rich. I am not sure but we may end up with people who are only here because they have valuable properties in a great town and lose the social awareness many people in Uralla have.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**6**
ensuring development is close to existing schools, shops and services	**4**
affordable housing	**2**
good design with high environmental performance	**1**
preservation of heritage	**3**
rural lifestyle lots/ acreage	**7**
encouraging backyard trees and gardens	**5**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural village with homes and shops — housing on smaller lots with the option for a local store, artisan food production, and community spaces.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Neither agree nor disagree,
Tell us more...:
While it is preferred to keep housing developments close to centres for easy of access to shops and services where they exist, there is value in creating other pockets of community out of town.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Definitely would not,
Tell us more...:
We have a large house with a section that could be divided off as a granny flat and my garden is very important to me.

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Clearer procedures for development approvals, engineering standards, and communication with stakeholders.

1

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree,
Tell us more...:
stats show that we have many single people are living in large houses they may not be able to adequately manage maintenance of. Clusters of housing create sub-communities with mixed aged groups. Baugruppen is one effective model.

Q17

Thinking about the future, what kind of housing will you need next?

Smaller housing fitted for independent living for aged people. We will likely need to move interstate to be close to family when age overtakes our ability to look after ourselves.

Q18

When do you think you might want/need to transition?

10-20 years

Q19

What other factors will influence your next move? (tick all that apply)

availability of in-home care,

ease of maintenance,

accessibility (e.g. no steps),

location,

Other (please specify):

Good sustainable build, thermal comfort and energy efficiency. Good walkability rating with green cover in the area and the route into town, with good pathways and resting points enroute. Ref ZNET Uralla LFA Report. https://static1.squarespace.com/static/6132c172d7d94b480d3def7c/t/64f637131f269b020d574114/1693857557660/061423_KUSC_Report_Appendices.pdf

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes,

Tell us more...:

Our house is large as current needs changed and felt it better to add on more instead of losing original character provide for future downsize needs with possible shared occupancy..

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me,

Tell us more...:

I would be seeking something that is sustainably built, has good thermal comfort and energy efficiency.

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree,

Tell us more...:

Low income people should be able to be properly housed. Where do they go otherwise?

Q23

Do you agree that Council-owned land should be used for affordable housing?

Neither agree nor disagree,

Tell us more...:

Council has land needs to meet many functions.

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

96

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**2**
ensuring development is close to existing schools, shops and services	**7**
affordable housing	**6**
good design with high environmental performance	**3**
preservation of heritage	**5**
rural lifestyle lots/ acreage	**1**
encouraging backyard trees and gardens	**4**

Q9

Do you support more housing development in Rocky River?

No

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Tell us more...:
I don't understand the top questions, that land is already owned, it's not up to me to say what they should do with the land,are you as a council planning to take back land?

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Neither agree nor disagree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would not

Q15 Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)	**Respondent skipped this question**

Page 4: Adressing housing needs of older people

Q16 We need more options for retirement and independent living within the Uralla township.	**Neither agree nor disagree**
Q17 Thinking about the future, what kind of housing will you need next?	**Respondent skipped this question**
Q18 When do you think you might want/need to transition?	**10-20 years**
Q19 What other factors will influence your next move? (tick all that apply)	**ease of maintenance,** **accessibility (e.g. no steps)**

Page 5: Dwelling size

Q20 Are you happy with the size of your home?	**Yes**
Q21 Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)	**Not enough services in Uralla**

Page 6: Housing affordability

Q22 Do you agree that people on low incomes should be able to find housing in Uralla?	**Agree**
Q23 Do you agree that Council-owned land should be used for affordable housing?	**Neither agree nor disagree,** Tell us more...: Only housing our elderly..

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**3**
ensuring development is close to existing schools, shops and services	**6**
affordable housing	**4**
good design with high environmental performance	**1**
preservation of heritage	**2**
rural lifestyle lots/ acreage	**7**
encouraging backyard trees and gardens	**5**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural village with homes and shops — housing on smaller lots with the option for a local store, artisan food production, and community spaces.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

Yes

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Definitely would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**2**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**3**
Create guides or toolkits for subdivisions and multi dwelling developments.	**4**
Publically available maps of infrastructure assets	**1**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree

Q17

Thinking about the future, what kind of housing will you need next?

I'm ok for now

Q18

When do you think you might want/need to transition?

10-20 years

Q19

What other factors will influence your next move? (tick all that apply)

affordability,

ease of maintenance,

accessibility (e.g. no steps)

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree

Q23

Do you agree that Council-owned land should be used for affordable housing?

Strongly disagree

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

95

Q25

How could a workers camp provide a positive legacy?

It could provide workforce accommodation for a number of projects (reducing impact on accommodation availability for others) before being converted to long term affordable housing, accessible accommodation for older people (eg a village style) or extended families. Also trunk services could be used for larger lots if the full amount of small dwellings weren't needed moving forward. The workers camp could also include units for small groups/small families and not just individual dormitory style. This could help to repurpose to community housing.

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

Opportunity for growth while retaining character, affordability and amenity. Also diversifying income - not just tourism (which will take a hit at the next pandemic) but supporting the strengthening of other industries, services and liveability.

Page 8

Q27

Is there any other feedback you would like to provide?

Good on USC for being proactive and looking at the needs of the community, the opportunities and the challenges of needing to accommodate temporary workers in a way that leaves a legacy.

Q28

Name

First name	**Heidi**
Last name	**McElnea**

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**6**
affordable housing	**4**
good design with high environmental performance	**1**
preservation of heritage	**3**
rural lifestyle lots/ acreage	**5**
encouraging backyard trees and gardens	**2**

Q9

Do you support more housing development in Rocky River?

I'm not sure

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Respondent skipped this question

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly agree,
Tell us more...:
The edge of town is already creeping outward with impact on local amenity, impact on wildlife and rural practice, traffic issues, road damages, no council services etc

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

Respondent skipped this question

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Definitely would,
Tell us more...:
My block already has more than one structure which are old and need upgrading,improvement or replacement. Current opportunities are ambiguous and seem to require over development of the site.

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**2**
Publically available maps of infrastructure assets	**3**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Agree

Q17

Thinking about the future, what kind of housing will you need next?

Current housing but with increased Sustainability,
lower maintenance, not small in order to accomodate projects and visitors, capacity for second dwelling for family or friends to be nearby.

Q18

When do you think you might want/need to transition?

5-10 years

Q19

What other factors will influence your next move? (tick all that apply)

ease of maintenance,

location

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

No,

Tell us more...:

Needs visitor/guest accomodation, more storage, project space, winter Sun room

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Pets and/or livestock,

Tell us more...:

This only allows one tick not all that apply. Would also tick need for space for friends and family to visit. Also I already have a small, well designed, accessible house.

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree

Q23

Do you agree that Council-owned land should be used for affordable housing?

Strongly agree

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

33

Q25

How could a workers camp provide a positive legacy?

The housing needs to be integrated into town, designed well for appealing, sustainable, reusable housing. Encouraging workers to relocate families and stay in New England.

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

Improving Council advice, review and approval processes.
Developing a genuine commitment to sustainable, innovative design and construction processes.
(It has a long-standing reputation for being very slow and very conservative in its approach to housing).
Support best practice models and designs demonstrating desirable elements, including innovative, low cost sustainable developments like the use of shipping containers for housing.
Explore better models for cold climate housing beyond the need for insulation and heating.
Adopt a range of pre-approval approaches to minimise Council intervention.
Look at a broader role in supporting the kind of community we want to be. We have cafes, shops the tourists like but no hardware store, no fruit and veg shop etc. There are interesting models in the UK and Europe forcommunity owned and operated ventures.
Uralla has always benefitted from proximity to Armidale. We can live in a wonderful country community but enjoy the life and services of Armidale and the University. As they struggle, and they are, there will be an impact on Uralla. I don't want to go to Tamworth or Coffs Harbour or Toowoomba for health services that used to be in Armidale. The Council needs to engage with the broader issue of regional development because it impacts on us too.
Uralla Council can benefit from providing local, even State or National leadership, demonstrating how rural communities can be different and better.

Page 8

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**6**
ensuring development is close to existing schools, shops and services	**2**
affordable housing	**4**
good design with high environmental performance	**3**
preservation of heritage	**1**
rural lifestyle lots/ acreage	**7**
encouraging backyard trees and gardens	**5**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural village with homes and shops — housing on smaller lots with the option for a local store, artisan food production, and community spaces.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly agree,
Tell us more...:
the sense of community and togetherness would be negatively affected without this

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**2**
Create guides or toolkits for subdivisions and multi dwelling developments.	**1**
Publically available maps of infrastructure assets	**3**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Neither agree nor disagree

Q17

Thinking about the future, what kind of housing will you need next?

independent living, possibly be smaller than we have now

Q18

When do you think you might want/need to transition?

10-20 years

Q19

What other factors will influence your next move? (tick all that apply)

availability of in-home care,

ease of maintenance,

downsize land,

downsize housing,

location

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree

Q23

Do you agree that Council-owned land should be used for affordable housing?

Strongly agree

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

47

Q25

How could a workers camp provide a positive legacy?

if it were reusable for other purposes, e.g. aged
terraced housing is a good example

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

Council needs to establish what the population target should be for Uralla, in terms of size, social make-up, employment, etc. planning should attempt to meet these targets

Page 8

Q27

Is there any other feedback you would like to provide?

the very existence of this strategy is a positive, but Council should be assertive about what it wants for Uralla, not necessarily just respond to what Council thinks is going to happen due to external events

Q28

Name

First name	**Louis**
Last name	**van Ekert**

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**6**
affordable housing	**1**
good design with high environmental performance	**3**
preservation of heritage	**4**
rural lifestyle lots/ acreage	**5**
encouraging backyard trees and gardens	**2**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Small-scale farming and rural lifestyle — smaller lots for hobby farms, plant nurseries, home businesses, and farm gate sales.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly agree,
Tell us more...:
Water, roads and other services already exist, and can be more intensely utilised Bush land should be conserved as much as possible Farmland should not be impinged on

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**3**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**2**
Publically available maps of infrastructure assets	**4**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree,

Tell us more...:

Supportive community housing for aging folk is very limited

Q17

Thinking about the future, what kind of housing will you need next?

Coffin

Q18

When do you think you might want/need to transition?

10-20 years

Q19

What other factors will influence your next move? (tick all that apply)

availability of in-home care,

affordability,

ease of maintenance,

downsize land

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes,

Tell us more...:

It's small, manageable, easy to access, cheap to run

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Not enough services in Uralla,

Tell us more...:

Need a taxi service, footpaths

Page 6: Housing affordability

Q7

What do you feel would negatively impact Uralla's character?

Poor planning/governance/safety concerns | Large/"Cookie Cutter" subdivision/sprawl | Any kind of 600m2 or similar type developments. In fact, out here, anything under a couple acres is silly. Definitely no colourbond fences, or development that requires that

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**4**
affordable housing	**3**
good design with high environmental performance	**6**
preservation of heritage	**5**
rural lifestyle lots/ acreage	**1**
encouraging backyard trees and gardens	**2**

Q9

Do you support more housing development in Rocky River?

No

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Tell us more...:
Answered no

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly agree,
Tell us more...:
Yes, Uralla can certainly expand towards the South And East, and presumably to the west as well.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

No

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would,

Tell us more...:

Look, in not interested in subdividing at any price, and I'd hope this option is shared by everyone else out here. Otherwise we would live in Armidale, right? But given the right circumstances and information, I'd happily share the space via a grant for or any of the small homes that are available. Lots of with to do to make water/electricity/sewerage practical

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**2**
Publically available maps of infrastructure assets	**3**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Disagree,

Tell us more...:

Based on Invergworie, the generational shift is everyone moving to the coast.

Q17

Thinking about the future, what kind of housing will you need next?

None. When I hit 80 and need supported independent living, I'll just walk into my dam with lead boots on

Q18

When do you think you might want/need to transition?

10-20 years

Q19

What other factors will influence your next move? (tick all that apply)

location

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Tell us more...:

Not interested in downsizing

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree

Q23

Do you agree that Council-owned land should be used for affordable housing?

Strongly agree

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

52

Q25

How could a workers camp provide a positive legacy?

There's not nearly enough info here to make a proper decision or have valuable input. Prima facie, brilliant idea. But what happens when the project ends? Who has skin in the game between now and then, to ensure someone is caring about it?

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

Don't turn Uralla into Armidale.

Page 8

Q27

Is there any other feedback you would like to provide?

Please share more info

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**2**
affordable housing	**3**
good design with high environmental performance	**1**
preservation of heritage	**6**
rural lifestyle lots/ acreage	**4**
encouraging backyard trees and gardens	**5**

Q9

Do you support more housing development in Rocky River?

I'm not sure

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Respondent skipped this question

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

No

Q13

I would consider subdividing

Respondent skipped this question

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**3**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**2**
Create guides or toolkits for subdivisions and multi dwelling developments.	**4**
Publically available maps of infrastructure assets	**1**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Agree

Q17

Thinking about the future, what kind of housing will you need next?

A smaller house closer to town

Q18

When do you think you might want/need to transition?

10-20 years

Q19

What other factors will influence your next move? (tick all that apply)

affordability,

ease of maintenance,

downsize housing,

location

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me

Page 6: Housing affordability

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**3**
ensuring development is close to existing schools, shops and services	**1**
affordable housing	**4**
good design with high environmental performance	**2**
preservation of heritage	**5**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**7**

Q9

Do you support more housing development in Rocky River?

I'm not sure

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Respondent skipped this question

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly agree,
Tell us more...:
Utilise existing available lots identified above by streamlining existing planning processes

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

Tell us more...:
Would consider proceeding with subdivision if current planning processes and procedures were reviewed and made easier

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would,
Tell us more...:
See previous comment

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**1**
Create guides or toolkits for subdivisions and multi dwelling developments.	**2**
Publically available maps of infrastructure assets	**3**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree,
Tell us more...:
Independent/ assisted pre- retirement home options explored - enable the opportunity to downsize/transition from existing home t

Q17

Thinking about the future, what kind of housing will you need next?

Perhaps the above

Q18

When do you think you might want/need to transition?

within the next 5 years

Q19

What other factors will influence your next move? (tick all that apply)

availability of in-home care,
affordability,
ease of maintenance,
accessibility (e.g. no steps),
location

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes,
Tell us more...:
For the present

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me,
Tell us more...:
Impediments in council approval processes

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree,
Tell us more...:
Examine innovative ways to allow long-term residents and New families to live in Uralla

Q23

Do you agree that Council-owned land should be used for affordable housing?

Agree,
Tell us more...:
Consider innovative ways to partner in provision of social housing

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

49

Q25

How could a workers camp provide a positive legacy?

Ease pressure on existing rental accommodation
Lessen community disturbace- traffic movements out of town

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

Increased off street parking for existing main street businesses

Page 8

Q27

Is there any other feedback you would like to provide?

Council plan long term outcomes using the boost of opportunity afforded by the REZ

Q28

Name

First name	**James**
Last name	**Croft**

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**5**
ensuring development is close to existing schools, shops and services	**3**
affordable housing	**2**
good design with high environmental performance	**1**
preservation of heritage	**6**
rural lifestyle lots/ acreage	**4**
encouraging backyard trees and gardens	**7**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural living with farming and small businesses — larger properties with options for farming, farm stays, and rural businesses (like processing firewood or selling produce).

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Neither agree nor disagree

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Yes

Q13

I would consider subdividing

Yes

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Definitely would not

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**2**
Create guides or toolkits for subdivisions and multi dwelling developments.	**3**
Publically available maps of infrastructure assets	**1**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree

Q17

Thinking about the future, what kind of housing will you need next?

Reduced land to manage

Q18

When do you think you might want/need to transition?

5-10 years

Q19

What other factors will influence your next move? (tick all that apply)

ease of maintenance,

downsize land

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

I want to downsize my land holding but not my house

Page 6: Housing affordability

Q9 Do you support more housing development in Rocky River?	**Respondent skipped this question**
Q10 If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?	**Respondent skipped this question**

Page 3: Land supply

Q11 Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?	**Strongly agree,** Tell us more...: It's great that our Draft Housing Strategy doesn't let the market, or Developers, dictate as happens in so many cities and towns Australia wide. However, we need to cater not just for an ageing demographic, nor the predicted influx of itinerant workers (some of whom may well be tempted to buy a four bedroom house, sublet it, then cheerfully depart after selling the place. (Air b n b merchants , aka "parasites", and we've enough of those already!) But Uralla should also allow for escapees from Sydney, "The Coast", etc, who'd love to spend their weekends on a ride-on mower, pruning the fruit trees, yelling at the kids to get out of the dam, playing social tennis or golf, and breeding pet alpacas. So, for example, land out on the Racecourse Lagoon (and elsewhere, eg Rocky River...) could be rezoned to encourage this sort of development, a lovely modern home on a few hectares ....I imagine we'd get young families rather than retirees keen on an opportunity like that.
Q12 Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)	**Yes**
Q13 I would consider subdividing	**No**
Q14 I would consider putting a granny flat or another dwelling (dual occupancy) on my lot	**Definitely would,** Tell us more...: We already operate (Uralla's first !!!) B n B, and are currently preparing to convert an existing separate shed/garage into a 2-bedroom s/c flat.

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Create guides or toolkits for subdivisions and multi dwelling developments.	**1**
Publically available maps of infrastructure assets	**2**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Strongly agree,

Tell us more...:
Council could learn from what's happened in the past.
Some years ago Dr Betty Batt, quite a visionary and civic-minded with it, had plans drawn for a subdivision on some land she owned between barley fields rd and the highway.
I was most impressed with her idea of her " Tighes' Hill Estate" (not surer if that's the right namehe highway

Q17

Thinking about the future, what kind of housing will you need next?

Sorry, what I was writing above somehow wouldn't let me finish, not a new experience I assure you. You could check with Dr Betty's son, Michael Batt who may still have the original drawings. The Estate was modelled on an English village, but without the local pub, with a village green at the centre and small house blocks and aome semi-detached dwellings (I think) all around. Dr Betty devotedly planted all those beautiful exotic trees along the creek, now the rear boundary for the unfortunate ribbon development along barleyfields rd.
Council might revisit that plan, and consider it as template for other large blocks in town, such as the one between Myles Doran's and the Walcha Rd, an ideal site for rows of two bedroom semi-detached residences around a small central green space, ideal for transient workers to rent now, and then for retirees to purchase or rent.

Q18

When do you think you might want/need to transition?

within the next 5 years

Q19

What other factors will influence your next move? (tick all that apply)

availability of in-home care,

ease of maintenance,

downsize land,

downsize housing,

location

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes,

Tell us more...:

Built in 1885 , and sensitively conserved, it has heritage charm, and over quite a few years it has been extended in a "like topsy", but respecting its and the site' heritage value. Over the years it has been

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me,

Tell us more...:

When the time comes, would prefer to buy an existing house town close to the main street.in

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Agree,

Tell us more...:

A vibrant community ideally consists of souls from all walks of life, so we don't want an obvious privileged enclave nor a ghetto, a ghettoenclave

Q23

Do you agree that Council-owned land should be used for affordable housing?

Respondent skipped this question

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

47

Q25

How could a workers camp provide a positive legacy?

Temporarily it'd ONLY have an economic benefit, and I imagine we'd need a permanently staffed police station.
I'd never enjoy life in a Transit Camp, despite the salary .
Such an institution could then house refugees, a compassionate, and indeed responsible thing to do, but I can well understand our, or any other ,community's backlash at that notion.
]

Q7

What do you feel would negatively impact Uralla's character?

Large/"Cookie Cutter" subdivision/sprawl | Environmental degradation/loss of greenspace

Loss of town character/heritage/charm; commercialisation | New development that is incongruous with the heritage values of the town

Commercial and housing development beyond the town's existing urban boundaries

The arrival of chain stores and eateries

Any loss of green zones

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**3**
affordable housing	**2**
good design with high environmental performance	**1**
preservation of heritage	**4**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**5**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural village with homes and shops — housing on smaller lots with the option for a local store, artisan food production, and community spaces.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Strongly agree,

Tell us more...:

With the caveat that not all 'under-utilised' residential-zoned land is actually under-utilised. There is a 10 acre lot near my own home that is actively utilised by a significant population of kangaroos, wallabies, possums, an abundance of birdlife and endemic native flora.

Q12 Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)	**Yes**
Q13 I would consider subdividing	Tell us more...: At this stage I would not consider subdividing as I intend to use the space for food production for my own needs and those of my neighbours
Q14 I would consider putting a granny flat or another dwelling (dual occupancy) on my lot	**Probably would,** Tell us more...: Perhaps later on when my wife and I are in our later years

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**2**
Create guides or toolkits for subdivisions and multi dwelling developments.	**1**
Publically available maps of infrastructure assets	**3**

Page 4: Adressing housing needs of older people

Q16 We need more options for retirement and independent living within the Uralla township.	**Strongly agree,** Tell us more...: Residents should not be forced to leave Uralla as they age simply because of financial and/or health constraints. Smaller, affordable options close to the town's centre are essential.

Q17

Thinking about the future, what kind of housing will you need next?

I would like to think that the house I have now is the one in which I will grow old. Multiple occupancy could potentially provide that pathway.

Q18 When do you think you might want/need to transition?	Other (please specify): Maybe 25 to 30 years, fingers-crossed.

Q19

What other factors will influence your next move? (tick all that apply)

availability of in-home care,

ease of maintenance

Page 5: Dwelling size

Q20

Are you happy with the size of your home?

Yes,

Tell us more...:

We have a four bedroom home and are a married couple with no children. We have a bedroom each, an office for my wife who works from home and a spare room for guests. It's a perfect setup for us.

Q21

Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)

Lack of smaller housing options that appeal to me,

Tell us more...:

I don't intend to downsize but I suppose if I did then a lack of appealing smaller housing options would be a factor.

Page 6: Housing affordability

Q22

Do you agree that people on low incomes should be able to find housing in Uralla?

Strongly agree,

Tell us more...:

Uralla is a community and communities consist of all kinds of people. I certainly would not wish to live in an enclave of wealthy and entitled people. I've done it before and they're purposeless, culturally bland environments filled with people who are quite happy to put their own needs above all others. Give me diversity any time!

Q23

Do you agree that Council-owned land should be used for affordable housing?

Strongly agree,

Tell us more...:

I would like to see Council explore a range of options for providing affordable, sustainable and inclusive housing solutions driven by local needs. Appropriate Council-owned land should be part of the mix. Other options could be Community Land Trusts, Cooperative housing models such as tenant-managed cooperatives and rental cooperatives, tiny home villages and modular housing.

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24

Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?

100

Q25

How could a workers camp provide a positive legacy?

It could be repurposed into permanent low-cost housing for workers, such as teachers, nurses or farm workers, or vulnerable groups, such as the homeless or the elderly.

The camps construction phase could be used to train locals in trades, such as electricians, plumbers and builders, thereby boosting long-term employability.

It could be repurposed into a neighbourhood centre, emergency shelter or youth hub.

It could be repurposed for eco-tourism or an event space.

It could be rehabilitated into a public green space or biodiversity zone.

It could be repurposed as an emergency or disaster housing reserve.

I think there are plenty of opportunities for the workers camp to seed housing, jobs and community assets. Imagination is the only limitation.

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

Uralla's historical village vibe is what draws travelers and tourists. Expansion away from the town's centre would certainly negatively impact this as well as being an unwelcome development for most existing residents. I note that, apart from a projected population spike due to the REZ, Uralla's historical and statistical growth rate is small. Perhaps, as Remplan's projections indicate, some REZ workers and their families will stay beyond the end of the project but my personal view is that those numbers are optimistic. That said, over time Uralla's population may grow or indeed contract so I would like Council to consider both possibilities. Assuming the town grows however doesn't have to mean that the township itself must grow. Smaller, centralised dwellings sympathetic to the character of the town would mitigate this, as would allowing Rocky River and Bundarra to develop as villages in their own right rather than just being satellite hamlets.

Page 8

Q27

Is there any other feedback you would like to provide?

The survey doesn't specifically address Aboriginal community housing. It would be great to see consideration given to culturally appropriate housing managed by Indigenous organisations such as the Aboriginal Housing Office NSW or Council could work with local Anaiwan people to develop such housing. I note that according to the 2016 ABS census close to 12% of the shire population identified as Indigenous. This is a significant proportion of the overall population whose needs are not addressed in this survey.

Q28

Name

First name	**Jason**
Last name	**Pickersgill**

Q6

What does village character mean to you?

Uralla: It is small and has community. It is not a suburb.

. Community minded : People say hello, you can know your community; inclusive community.

. It is walk-able, or bicycle-able , fresh air, safety, know-ability.

.Beautiful environment including wildlife, dark skies, silence, waterways, space.

. Many independent shops, pubs, cafes that are owned, operated and staffed by locals, and are social hubs.

. No obvious rich and poor divide - diversity is valued; not sterile. A broad and mostly accepting demographic, eg. I love the yard across from us with sheep, and goats and geese, and tractors - quiet and respectful neighbours [not a cookie cutter suburb].

. Acknowledgement of first nations people. Although there could be more.

. Community is valued and their input sought, inclusive local Council. You can chat with a local Councillor in the street or cafe.

. It has a community feel where people can share. It does not exist just for business (eg. tourism), peoples needs are met. Nature and the environment, the land, the waterways, the wildlife are acknowledged and valued. It is not just concrete roads and building. Small enough, large enough.

. Small-scale community – A close-knit population where people often know each other.

. Strong local identity – Shared traditions, culture, and a sense of belonging.

. Connection to nature – Surrounded by or integrated with green spaces, farmland, or natural landscapes. There could be more focus on biodiversity.

. Slower pace of life – Less anonymity and hustle compared to cities, prioritising quality of life over rapid growth.

. Able to generate creative ideas and new ways of sustaining and maintaining community with respect for all, including the land.

Q7

What do you feel would negatively impact Uralla's character?

Poor planning/governance/safety concerns | Large/"Cookie Cutter" subdivision/sprawl

Environmental degradation/loss of greenspace | Erosion of affordability/socio-economic diversity

Loss of town character/heritage/charm; commercialisation . Small towns or villages are by nature small.

. Sociologically when populations get bigger: people segregate more, and weaken community bonds.

. The desire for economic growth may overshadow and create a suburb - changing Uralla's community natural environment and character.

. The Natural Environment needs : Inclusion of biodiversity - thus far this does not appear to feature strongly as a consideration in this initial housing strategy.

. Diversity is needed : Attracting only specific age groups, SES groups, and cultures has been shown to stagnate and stifle towns and villages.

Mono-cultures (whether demographic, architectural or economic) are less healthy for people and tend to stagnate a place. A dominant culture (whether age, economic, cultural or environmental) changes the character of a place, eg. gentrification.

. Currently Uralla seems to have an inclusive culture that crosses a wide SES, sociologically this is healthier. Going down the usual developmental lines and ignoring the chance to create alternative models of housing that home a diverse range of SES population.

. To develop new housing strategies that do not simply repeat suburban sprawl seen in some regional towns, to be creative in this current world economy and environment is the challenge.

. Rapid over-development – Losing Uralla's scale and charm to unchecked housing sprawl.

. Too many buildings and concrete - lack of valuing of the biodiversity, the waterways, creeks, wildlife and environment similarly destroys the character and health of places for all. Sterile

. Limited economic models: Considering tourism as the towns only way to create economic stability, or increasing rate base.

. Large scale suburban developments, Profit over people - eg. investors buying homes as assets (not residences), eg. Too many airbnbs (note: the current ones are great) just if the market leans to investor-dominated.

. Erosion of green spaces – Sacrificing parks, waterways, and biodiversity.

. Displacement of locals – Rising costs pushing out long-term residents and small businesses.

. Cookie-cutter design – Generic architecture replacing Uralla's unique heritage character. Sterile. Lack of diversity leading to gentrification.

. Strained infrastructure

. If the driving force is economic, and not inclusive of social capital and environmental and community health.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**7**
ensuring development is close to existing schools, shops and services	**5**
affordable housing	**2**
good design with high environmental performance	**1**
preservation of heritage	**4**
rural lifestyle lots/ acreage	**6**
encouraging backyard trees and gardens	**3**

Q9

Do you support more housing development in Rocky River?

I'm not sure

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Rural village with homes and shops — housing on smaller lots with the option for a local store, artisan food production, and community spaces.

,

Tell us more...:

I would like to hear from the community of Rocky River about what they feel is needed there.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Neither agree nor disagree,

Tell us more...:

. It feels premature to respond to this. Even though I have read the nearly 200 pages of supporting documentation informing this, the data seems possibly limited in scope and interpretation. Having said that the following considerations are significant: . Uralla's rural edges appear to be working farms and are wildlife corridors—not blank canvases for sprawl. . Rezoning risks: Loss of agricultural land . Fragmentation of habitats. Urban spread, foothill suburbs. Perhaps : Rural edges: Only allow small-lot eco-villages (if at all), with strict biodiversity offsets.; or alternative housing models that exist within the biodiversity and terrain? Town centre: Incentivise mixed-use builds (homes above shops) to keep the heart alive. . It would be beneficial to see further data on environmental impact , cultural, sociological. . I'm unclear about how the REZ accommodation could work and its permanency .

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Other (please specify):
other

Q13

I would consider subdividing

Tell us more...:
dont know

Q14

I would consider putting a granny flat or another dwelling (dual occupancy) on my lot

Probably would

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Establish a regular landowner/ developer forum	**4**
Clearer procedures for development approvals, engineering standards, and communication with stakeholders.	**3**
Create guides or toolkits for subdivisions and multi dwelling developments.	**1**
Publically available maps of infrastructure assets	**2**

Page 4: Adressing housing needs of older people

Q16

We need more options for retirement and independent living within the Uralla township.

Neither agree nor disagree,
Tell us more...:
The data I read is inconclusive - I think the working age 50-64 shows up strongly too, and it depends on whether the villages want to encourage young families.
Anecdotally there are numbers of young people, single, single mums et al who work here who would like to be able to afford to live here.

Q17

Thinking about the future, what kind of housing will you need next?

what we have is sufficient

Q18

When do you think you might want/need to transition?

Other (please specify):
unknown

Q19

What other factors will influence your next move? (tick all that apply)

Other (please specify):
not sure about next move

Page 5: Dwelling size

Q20 Are you happy with the size of your home?	**Yes**
Q21 Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)	Tell us more...: The space in Uralla is one of its appeals. If downsizing meant increased noise, loss of dark skies, pollution.

Page 6: Housing affordability

Q22 Do you agree that people on low incomes should be able to find housing in Uralla?	**Strongly agree,** Tell us more...: Villages (communities) work best with a mix of demographics (including age, economic, culture, architecture, environment). Gentrification of places tends to stagnate and negatively impact communities.
Q23 Do you agree that Council-owned land should be used for affordable housing?	**Neither agree nor disagree,** Tell us more...: I need more information, is this only Council-owned land and what is it currently being used for. Does under-utilised mean vacant, or a thriving biodiverse ecology or ? Again I see no mention of the environment being a significant attractor to these villages. And important for health and well being.

Page 7: Ensuring a positive legacy from the Renewable Energy Zone development

Q24 Do you support the idea of Council identifying a large site near town for shared temporary workers' accommodation?	**12**

Q25

How could a workers camp provide a positive legacy?

A good experience for the workers and the community. Where do the workers come from ? what is the feedback from the workers and community thus far ?

May inspire a new industry around portable housing ?

Of the experience of 2000 workers arriving ? Are you imagining that some of the workers would like to stay and live in Uralla etc .?

If there is consideration of pollution : noise, light, and amenity, water supply and comfort for all.

I am trying to imagine 2000 people arriving and how long they will be here for , and anecdotally people say most don't stay longer than the work.

An idea : a Laundromat - completely powered by renewables , in town - so it could be promoted to travellers too... benefit to locals and visitors who stay and wander the cafes/ shops whilst doing laundry.

Q26

Thinking about the future planning for Uralla Township, what do you think Council needs to be attentive to?

. Could the Council form further community groups including representatives from diverse groups, and people to represent and assess environmental, wildlife needs and impact, inclusion of traditional owners. Znet already exists : there could be further 'civic groups' around diverse housing models; creative economic models. Groups for exploration of Varied Housing models; Biodiversity and environmental stewardship and inclusion [Natural Environment] ; home-grown creative solutions to diversity and sustainability.

. Natural Environment : I note there is no mention of how to grow and or care for, maintain the biodiversity of this land . Much research indicates the positive impact of space , environmental impacts of trees, allowing for wildlife corridors. . Very concerned that there is only two words in this entire document and the supporting 141 page document that refer briefly to the what I would consider the environment and biodiversity as a value. These two words are in the fourth overarching aims at the front : "natural environment'.

Consideration of the impact of pollution, noise, air quality, waterways, light, traffic, human waste and infrastructure. Be careful of how much growth is actually needed. Remember part of why people like these places and want to live here and visit is the natural environment.

. Highlight the value of Diversity : This housing strategy has the opportunity to encourage a wide range of housing models like Community Land Trusts, co-ops, co-housing, land banks, mutual housing associations, limited cooperatives, social housing, rent-buy schemes. They will require policy support and grassroots involvement, they demonstrate that housing can be a shared resource rather than only a commodity. The benefits include resisting market inflation and therefore affordable, community-led; reduces displacement and protects against gentrification, can focus on shared resources thus increasing sustainability and efficiency.

.To consider further Civic groups or similar to explore particularly with the young people, the younger families their needs and hopes.

. Resist "Copy-Paste" Development . Uralla deserves creative solutions, not recycled suburban templates from bigger cities.

. Design with Climate & Country in Mind, eg. Cooling corridors, Tree-lined streets, not heat-absorbing concrete expanses. Water-sensitive design.

. Maintain and Strengthen Social Fabric: community spaces in new developments—shared gardens, meeting halls. Avoid age-segregated housing; multi generational living keeps Uralla dynamic.

. Economic Reality Check: Tourism supports, but support and encouragement of diverse industries (agriculture, arts, renewables) to sustain a balanced population.

.Encouraging exploration of new models of economics, environment /biodiversity and social sustainability.

Q8

What do you think is important when considering new housing development?

enabling new 'greenfield' housing estates including retirement villages and land lease estates	**3**
ensuring development is close to existing schools, shops and services	**2**
affordable housing	**7**
good design with high environmental performance	**4**
preservation of heritage	**6**
rural lifestyle lots/ acreage	**5**
encouraging backyard trees and gardens	**1**

Q9

Do you support more housing development in Rocky River?

Yes

Q10

If you answered yes, which of the following best reflects the future development you'd like to see in Rocky River?

Small-scale farming and rural lifestyle — smaller lots for hobby farms, plant nurseries, home businesses, and farm gate sales.

,

Tell us more...:

Kentucky I live near Kentucky village and would to see the rezoning as proposed some years ago to go ahead to promote and support the local Kentucky village area and school.

Page 3: Land supply

Q11

Do you agree that we should prioritise development within existing towns and villages before rezoning rural land on the edge of townships?

Agree,

Tell us more...:

I agree large holdings should not be broken up, but in the case of Kentucky village there are smaller holdings as a result of previous soldier settlement that are close to the village and are not agriculturally viable that would be suitable for rural residential lifestyle. I feel Kentucky has been totally ignored in the current strategy report.

Q12

Do you own a large residential block in Uralla or Bundarra township? (over 1200sqm)

Other (please specify):

Yes at Kentucky, 10ha

Q13

I would consider subdividing

Yes

Q14	**Probably would not**
I would consider putting a granny flat or another dwelling (dual occupancy) on my lot	

Q15

Thinking about your own experience and/or plans for the future, what do you consider the most useful action Council could take to facilitate development? (1 being the most useful and 4 being the least)

Publically available maps of infrastructure assets	**1**

Page 4: Adressing housing needs of older people

Q16	**Agree**
We need more options for retirement and independent living within the Uralla township.	

Q17

Thinking about the future, what kind of housing will you need next?

Will need to downsise as I age.

Q18	**5-10 years**
When do you think you might want/need to transition?	
Q19	**availability of in-home care,**
What other factors will influence your next move? (tick all that apply)	**affordability,**
	downsize land

Page 5: Dwelling size

Q20	**Yes,**
Are you happy with the size of your home?	Tell us more...:
	If i could subdivide land to smaller land area.
Q21	**I want to downsize my land holding but not my house**
Is there anything that might make it difficult for you to downsize or downsize within Uralla Shire? (tick all that apply)	

Page 6: Housing affordability

UINT/25/20870

Dear Councillors,

Thank you for the opportunity to respond to questions and concerns and clarify the role and purpose of the Local Housing Strategy. It was encouraging because we believe most of Councillors' concerns are addressed in the recommended actions and the program of strategic land-use planning work being undertaken in 2025-2026.

What is clear is that the Council knows that there is gap in Uralla's strategic land use planning and suspects that it is wider than what the current Draft Uralla Local Housing Strategy can fill.

Our conversations with Councillors and community have revealed:

- clear appetite for the future of rural settlements to be defined;
- desire for an overarching vision for Uralla's growth;
- confusion over whether we should be planning for projected or aspirational population growth;
- desire to ensure Council activities actually influence built-form outcomes - understanding that this is often determined in the messy dynamic between land-use controls and market forces.

Uralla's successful application to the Regional Housing Strategic Planning Fund Round 3 has enabled us to procure a comprehensive Growth Management Strategy (GMS), Uralla Township Structure Plan, Developer Servicing Plans (DSPs).

- The Growth Management Strategy will address rural lands, rural settlements, and employment land (industrial and commercial). It will include finer grain land suitability analysis, building on the land supply audit undertaken by REMPLAN.
- The GMS will incorporate work undertaken previously on Biodiversity constraints in Rocky River, Kentucky, Arding and Invergowrie which is being validated and updated.
- The Uralla Township Structure Plan will provide clear spatial planning framework for future residential, commercial, industrial land. This work will look at movement networks and key opportunities for greening, recreation and build on previous strategic work on open space and recreation.
- Developer Servicing Plans cost the delivery of water and sewer infrastructure and provide price signal for the market and a mechanism for cost recovery. This is important step in identifying and providing serviced land for development.
- Additionally, we are validating and updating the 2012 Heritage Study so that Uralla's significant heritage can be properly listed and incorporated into the LEP.
- The scope also includes the preparation of a Planning Proposal which will review existing planning proposals that have come to Council (i.e. 0 Racecourse Rd residential rezoning) and introduce the outcomes GMS and the structure plan into the LEP.

It is considered that this program of strategic work will go some way to filling these gaps.

In the course of responding to your concerns and questions, we spoke with DPHI's strategic planning team. They noted that we overlooked the Department of Climate Change, Energy, the Environment (DCCEEW) and Department of Primary Industries and Regional Development (DPIRD) in our stakeholder consultation on the draft LHS and have urged us to consult with these agencies prior to adoption.

They have further advised that:

- Aspirational dwelling projections may be adopted by councils when planning for growth, but it is important the trigger points for strategy actions and deliverables are based on actual growth.

- Consistent with the New England North West Regional Plan 2041, councils should plan to maximise density for infill and greenfield development to encourage the efficient use of the land and infrastructure and help deliver new and diverse housing.
- The capacity for new greenfield areas identified for investigation in a strategy should be outlined and the demand demonstrated and justified.
- Critical key infrastructure is required to service both infill and greenfield development identified in a strategy for investigation.
- Council may wish to reconsider the timing for adoption of the draft LHS in August 2025, noting further agency consultation is encouraged and there is a growth management strategy in the early stages of preparation.

While DPHI note we *may* reconsider timing for adoption, our position is that delaying adoption creates unnecessary risks. These include the cost of out-of-scope changes, uncertainty, and ultimately delays in undertaking the actions. The LHS itself recommends the Growth Management Strategy and other actions, so adoption provides us with the framework for that and other work

Recommendation:

- Incorporate changes requested by Councillors into the draft LHS.
- Undertake targeted consultation with DCCEEW and DPIRD, as recommended by DPHI.
- Proceeds to adopt the LHS, to provide a clear strategic framework and avoid delays in responding to the Shire's housing needs.

Emily Sims
Planning Officer Strategic
13 August, 2025

Councillor concerns – Housing Strategy

1. Could we please have more information about where the Housing Strategy fits in the suite of documents that inform and are the LEP and DCP? For example, can the LEP and/or DCP only validly address issues outlined in the Housing Strategy? Or can the LEP and/or DCP address issues which are new, broader or different to the Housing Strategy?
   The LHS is one of council's strategic documents and while it must align with other strategies if these exist (for example an Economic Development Strategy) its focus is on housing. A housing strategy can influence what goes into an LEP (e.g. updated zoning) and DCP (e.g. new development guidelines) but can also include other actions that are outside the scope of what the LEP and DCP can include or control (such as supporting a local housing forum or changing council process).
   In summary:
   - The LEP is a statutory instrument and is used to implement land use zoning and development standards.
   - The DCP is non-statutory but still must be consistent with the LEP. It provides more detailed design and development guidelines. Sometimes described as "an elaboration of the LEP."
   - The LHS informs both the LEP and DCP but is broader in scope, as it includes analysis and actions that go beyond what can be embedded in statutory planning instruments.
2. Similarly, how will the Housing Strategy be implemented, noting that the Council has just adopted its 2025-2026 Budget and Operational Plan, as well as the new Community Strategic Plan and Delivery Plan. When and how can the Housing Strategy actions be incorporated into Council's formal plans?
   The LHS is a long-term strategy with a timeframe that extends beyond annual budgets and operational plans. Council will consider financial implications of LHS actions when preparing budgets and operational plans. In summary:
   - Shorter-term or more immediate actions should be considered and integrated into annual plans.
   - Medium term actions can be aligned with the Community Strategic Plan which are reflected in future updates of delivery programs, budgets, etc.
3. A need to more explicitly unpack how Council can realistically influence the outcomes which are beyond its formal role and responsibility and where informal influence is key, e.g. infill development, workers camp accommodation, vacant dwellings, etc
   Regulation, such as zoning controls or development standards, is typically a reactive tool. It sets the rules for what can or can't happen when someone chooses to act. It doesn't compel people to develop land, build infill housing, or activate vacant dwellings. For example, rezoning land might enable higher-density housing, but it won't necessarily lead to development unless there's market interest, capacity, and supporting infrastructure.

   Additionally, new development may meet the standards set in the SEPP (Exempt and Complying) and National Construction Code (NCC) but fall significantly short of community expectations. Community consultation demonstrated widespread disenchantment with typical "greenfield estate," but these tend to be what is delivered by the private sector on large greenfield subdivisions where development is regulated within the SEPP (Exempt and Complying).

   That's why proactive approaches, like providing clear strategic direction, collaborating with stakeholders, improving internal processes, sharing open data, or engaging with the community, can often be more effective in influencing real-world outcomes.
   Council can play a leadership role through:
   - Facilitation
   - Coordination
   - Information-sharing
   - Advocacy and partnerships

   These tools reflect Council's broader role under the *Local Government Act 1993*, which includes community leadership, promoting social justice, and acting in the best interests of current and future residents.
   So while regulation is necessary, it's rarely sufficient on its own. A combination of regulatory, strategic, and relational tools is needed to create the conditions where desired housing outcomes can be achieved.

Two examples of proactive recommendations from the LHS:

- Working with partner organisations to directly develop affordable housing on Council-owned land.
- Community Housing Innovation Forum

4. The underlying data that has informed the document and how it has been interpreted.
   - The interpretation of and use of histories in Uralla Shire-wide housing and building entitlements that may or may not be relevant to the current housing strategy.
     Unsure exactly what this is asking, but assume it relates to either the extrapolation of past rates of building to inform future trends **OR** historic permits or "zombie developments"? Legacy or development approvals are an issue faced by councils across NSW. While Council can't always prevent these developments from proceeding, nor compel landowners to develop their land, the LHS sets out clear objectives and actions designed to encourage development, including on land with historical approvals, in a way that aligns with the Shire's long-term vision for housing, infrastructure, and liveability.
     Please provide specific examples.
   - A lack of critical analysis of the ABS census data from 2021. The data for the Uralla Shire and the Uralla township has some interesting anomalies against NSW and Australia-wide data.
     All data sources have limitations, and there is no such thing as a perfect dataset. However, the ABS Census is the most comprehensive and reliable source of demographic and housing data available in Australia. It provides consistent, nationwide coverage and is used by all levels of government to inform policy, funding, and planning decisions.
     The Housing Strategy draws on the Census alongside other datasets where available, recognising that some local variations or anomalies may appear. In the absence of clearly identified or verified anomalies, there is no basis to discount the Census. The Strategy reflects a balanced, evidence-based approach, using the best available data to support forward planning for the Shire.
   - There are assumptions on affordability that do not adequately consider availability.
     E.g., Age demographic, affordability data, vacancy, ownership, health, indigenous, full-time work.
     Unsure exactly what this is asking but assuming it is about a more detailed breakdown of affordability by specific cohorts or characteristics.
     We acknowledge there is scope to undertake more detailed analysis for specific cohorts. However, the level of detail in the current Strategy reflects a pragmatic balance between available time, resources, and data constraints.
     As a possible future step, Council could consider including an additional action in the Strategy to undertake a targeted housing needs and affordability study, focused solely on vulnerable or underrepresented groups. This would allow for a deeper understanding of availability, accessibility, and affordability challenges specific to those cohorts, and could inform future policy or program responses.
   - Energy Co's worker numbers through and beyond the start of the NEREZ seem based only on the transmission infrastructure, not on wind, solar and storage projects around theirs.
     All projects on the NSW Major Projects portal (i.e. State Significant Applications) were considered as part of the assessment. However, the transmission project is by far and away the largest and longest project so makes an oversized impact. The workforce analysis itself took several days of research and modelling to ascertain typical timeframes for approval, commencement and construction for specific energy generation facilities and also considered changes in workforce demand over a project life cycle, as well as a likelihood of demand being within Uralla or other regional centres given the location of individual projects.
   - State regional and local policies were mostly developed prior to the NEREZ and so cannot adequately align with our housing strategy.
     The Local Housing Strategy is required to align with broader state and regional planning frameworks, regardless of when those documents were developed. This ensures consistency with overarching policy directions and supports any future planning proposals or funding applications. While many regional and state policies were developed before the formal establishment of the NEREZ, the key regional strategic plan *New England North West Regional Plan 2041* was updated

more recently. The draft LHS recognises that Uralla has historically received limited policy attention at those levels. This presents an opportunity, rather than a limitation, for the Uralla Housing Strategy to *proactively set a local vision* for how housing can respond to current conditions and future opportunities, including those emerging through the NEREZ.

5. Infill reliance as a future solution but no answer on what resources will this take, how it might feasibly be implemented, and who will lead the strategy.
   In short, "having sufficient zoned supply and prioritising that supply" is not a strategy of urban consolidation. Urban consolidation or "infill reliance" is a strategy of densification that encourages smaller lot sizes, and the replacement of single detached dwellings with townhouses, units, apartment towers etc depending on the context. Urban consolidation is an approach that has been adopted in many jurisdictions but is not proposed for Uralla.

   The Uralla LHS – in accordance with good planning practice and the NSW LEP Making Guideline – simply proposes to *"prioritise the use of existing urban-zoned land and infrastructure before zoning additional land for development" (p.9 LEP Making Guideline).*The supply analysis undertaken as part of the Housing Strategy used extremely conservative assumptions around development densities, significantly above the minimum lot sizes permitted under current controls and still found that there is ample land already zoned for residential development.

   The Strategy reflects the principle of efficient land use by identifying where existing zoned land can be better utilised through planning support, infrastructure coordination, and improved assessment processes, before considering new greenfield rezonings.

   Importantly, the Strategy also recognises the historical barriers that have limited development in Uralla in the past. These include servicing issues, fragmented ownership, and outdated information. A majority of actions in the Strategy are aimed at resolving these issues.

   It also adopts a flexible, responsive approach through Action 4.7, which establishes a monitoring framework to track development activity and identify when changes to the LEP may be needed in future.
   The strategy should not be read as a refusal to grow — it's about meeting current housing needs within existing zoning and infrastructure, to:
   - Preserve village character,
   - Minimise infrastructure costs,
   - Support a sustainable footprint.

   Future Planning Proposals that seek to rezone land will need to provide a strategic justification against these conditions.

   In summary, the Housing Strategy:
   - Identifies a substantial supply of land already zoned for housing;
   - Prioritises development of this land in line with NSW Government guidance;
   - Includes a broad suite of actions to address historic development challenges; and
   - Applies a responsive approach to rezoning, ensuring new land is only added when justified by evidence.
   - Reflects clear community feedback in favour of appropriate infill development, with many respondents opposing further greenfield expansion.
   - Provides a clear action for a Township Structure Plan that will identify areas for future residential, commercial and industrial growth.

6. A seeming dissonance in the executive summary that does not capture the information in the strategic plan and the council delivery programme.
   Noted. We would welcome further details/examples of what should be included.

7. That we are focussing too much on the NEREZ and not where and how we want our Shire to grow. By 'we', were especially wanting to give voice to people who already live here and those who want to live here longer term. We need a long-term vision beyond the NEREZ.
   The emphasis on the NE REZ was a core part of the brief:
   - The REZ is the primary short-to-medium term driver of housing demand.
   - Required to demonstrate a nexus to justify use of EnergyCo funds towards LHS.

   The long-term vision for Uralla is being explored through the *SaND* project.

   The more detailed "where and how we want our Shire to grow" will be addressed in the Growth Management Strategy work currently being procured.

   Council may choose to update its Local Strategic Planning Statement to reflect its strategic goals for Uralla Shire beyond the provision of housing.

   What we hear is:
   - The Shire needs diverse housing.
   - More focus on increasing population and providing structure for 'tree changers'.
   - Families and couples want to move here but can't get a house, can't get a block, can't get a rental. Most people want space, at least 2-3 bedrooms, not necessarily in town, they are not looking to replicate the urban areas they come from.
   - Less focus on 'ageing' population, recognition is good, but we must also accept that many may not want to move.
   - While some infill in Uralla township might work, it might also change the feel of the town.
   - Constraints by current rural zoning.
   - Provision for varied lot sizes.
   - There is a very limited supply of rural residential land in the immediate vicinity of Uralla, it may be more sensible to expand the Uralla township footprint.
     Noted. All the above was heard in Community consultation and through the survey and has been addressed in the Engagement report. Please provide further advice regarding specific deficiencies in that report and/or further changes to the LHS.
   - There is opportunity in Kentucky, Arding, Saumarez, Wollun, Kingstown etc for more affordable housing.
     Noted. The investigation of rural settlements is addressed in Action 4.1 – Growth Management Strategy & Township Structure Plan.
     Support for Social and affordable housing provision is addressed in Action 1.1 – Support social and affordable housing providers in the delivery of housing in Uralla, and Action 1.4 - Investigate opportunities for Council owned sites to be utilised for social and affordable housing
     These actions are Shire-wide.
     Long term planning for more trees within Uralla CBD and on any new developments.
     Noted. Could be addressed within the scope of Township Structure Plan; Action 4.1 – Growth Management Strategy & Township Structure Plan
     Need for an environmental master plan that incorporates useable linkages between natural capital areas, riparian zones and waterways
     Could be addressed Action 4.1 – Growth Management Strategy & Township Structure Plan, or as a standalone piece of strategic work subject to resources.
   - Need to incorporate sustainability considerations more broadly, such as solar power, passive solar design, low embedded energy buildings, energy efficiency, etc.
     Noting that chapter 7 of the Uralla Local Strategic Planning Statement addresses Environmental Sustainability and provides high-level actions including Action 7.2.1.
     - Baseline sustainability and environmental performance is embedded in the National Construction Code (recently strengthened to require 7 star NatHERS rating) and within the Exempt and Complying development SEPP.
     - Council levers include additional guidance in the LSPS and DCP, Shire-based incentives, facilitation and information sharing, e.g. by:
       - Updating the DCP to provide further guidance related to environmental performance

- Working with peak bodies and other regional Councils to improve the knowledge and sophistication of local builders, designers and drafts-people
- Using the Community Housing Innovation Forum to consider other impactful schemes that build of existing local initiatives like ZNET (e.g. a shire-wide energy efficiency ratings scheme for *existing* homes)

8. REZ requirements
   - Workers camps will not be within the province of council; they will be facilitated by NSW Planning as state significant projects. How can Council address this risk, e.g. through the DCP or Master Plan?
     There are two primary pathways for Temporary Workers Accommodation:
     1. SSD pathway – RE proponents include TWA in their EIS and it is approved by DPHI
     2. Housing SEPP – TWA can be approved by Council under the Housing SEP in most land-use zones including rural and industrial.

     If Council take a proactive approach, as proposed in the LHS, workers accommodation can be facilitated through the Housing SEPP in locations identified and preferred by Council, and in collaboration with EnergyCo, Renewable Energy developers and/or private investors and landowners. There are several good examples of successful partnerships in CWO REZ e.g. Dubbo Shire and Squadron Energy's Spicer's Creek accommodation agreement.
     Action 2.3 recommends inclusion of design and development controls for TWA in the DCP.

   - Could infill strategy throughout Shire be used to create blocks of land for REZ with permanent connection to available utilities for temporary buildings? Road works as required, including drop off/pick up zones for transport. Smaller areas of housing in a variety of places to lessen negative impacts and increase socialisation within our community.
     The strategy directs Council to diversify housing, prioritise existing zoned land, and achieve a positive legacy from the REZ.
     Action 2.3 recommends inclusion of design and development controls for TWA in the DCP.
     A distributed model for TWA may be possible and could be investigated via the proposed Community Housing Innovation Forum. Would require partnership with RE proponents and be feasible from a financial/operational perspective.

   - Better electrical supply within Uralla CBD.
     Noted. The Group Manager Infrastructure Services is advocating to Essential Energy to achieve this outcome.
   - Continued work with Government and projects for best possible outcomes including improved infrastructure for sustainable growth, including new health facilities.
     Noted.
   - Inclusion of optimal improvements to services, health, childcare, schools, clubs, sport & recreation, parks, transport, retail, hospitality.
     Noted.
9. Diversify the images used throughout the Strategy to be more reflective of the Shire as a whole
   Noted. We rely on a bank of Council-owned/licensed photos. We would welcome further details/examples of what should be included.
10. Removal of Remplan from each page of the document, this is a Strategy of Council, they were consultants, could their name and logo be included as an acknowledgment. A rewording of the disclaimer may be needed.
    Noted. To be removed with only one REMPLAN logo on the back or similar.
11. How will the progress and implementation of the Strategy be tracked – particularly given that there are no performance measures? Annual review or as required watching trends as they happen?
    The Local Housing Strategy Guideline requires councils to include a plan for review and monitoring. The approach applied in the LHS takes a high-level and adaptive approach to monitoring, ensuring that progress is tracked meaningfully without overcommitting to narrow indicators. This allows Council to remain responsive and focus on long-term goals, while recognising the complexities of delivering housing outcomes over time.

The inclusion of detailed performance measures was discussed during the Strategy's development, but ultimately not included. This was a conscious decision, recognising that:

- Many influencing factors are outside of Council's direct control.
- Applying overly rigid metrics can be misleading or limit responsiveness, especially in a small and variable housing market like Uralla's. They often fail to account for the long lead times, external dependencies, and market variability that shape housing outcomes.

Uralla Shire
Local Housing Strategy
2025 – 2045 (Final)

Uralla Shire Local Housing Strategy 2025 – 2045

This Strategy was developed by REMPLAN in partnership with Uralla Shire Council.

June 2025

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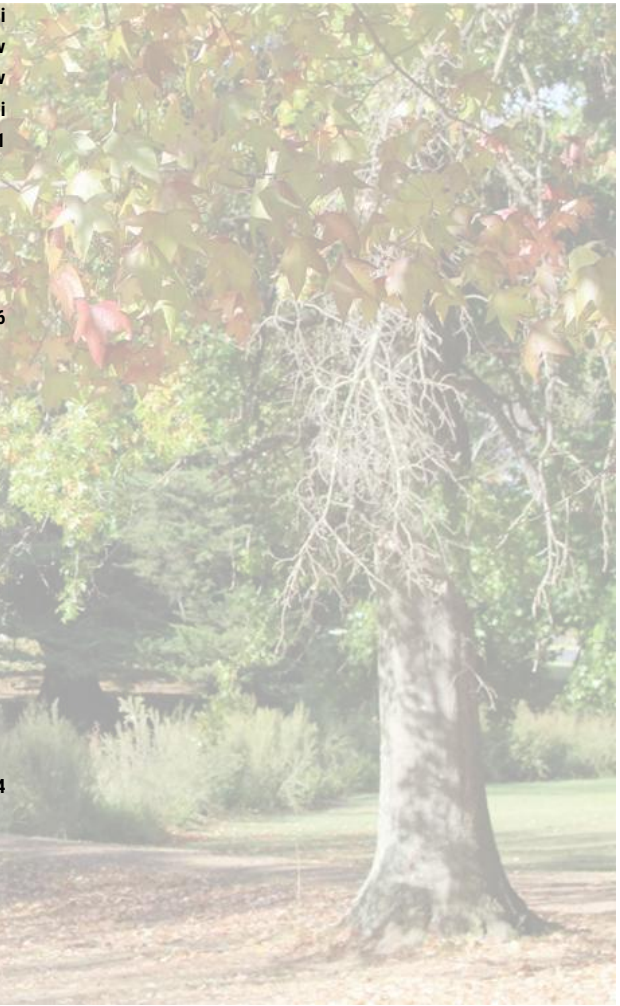
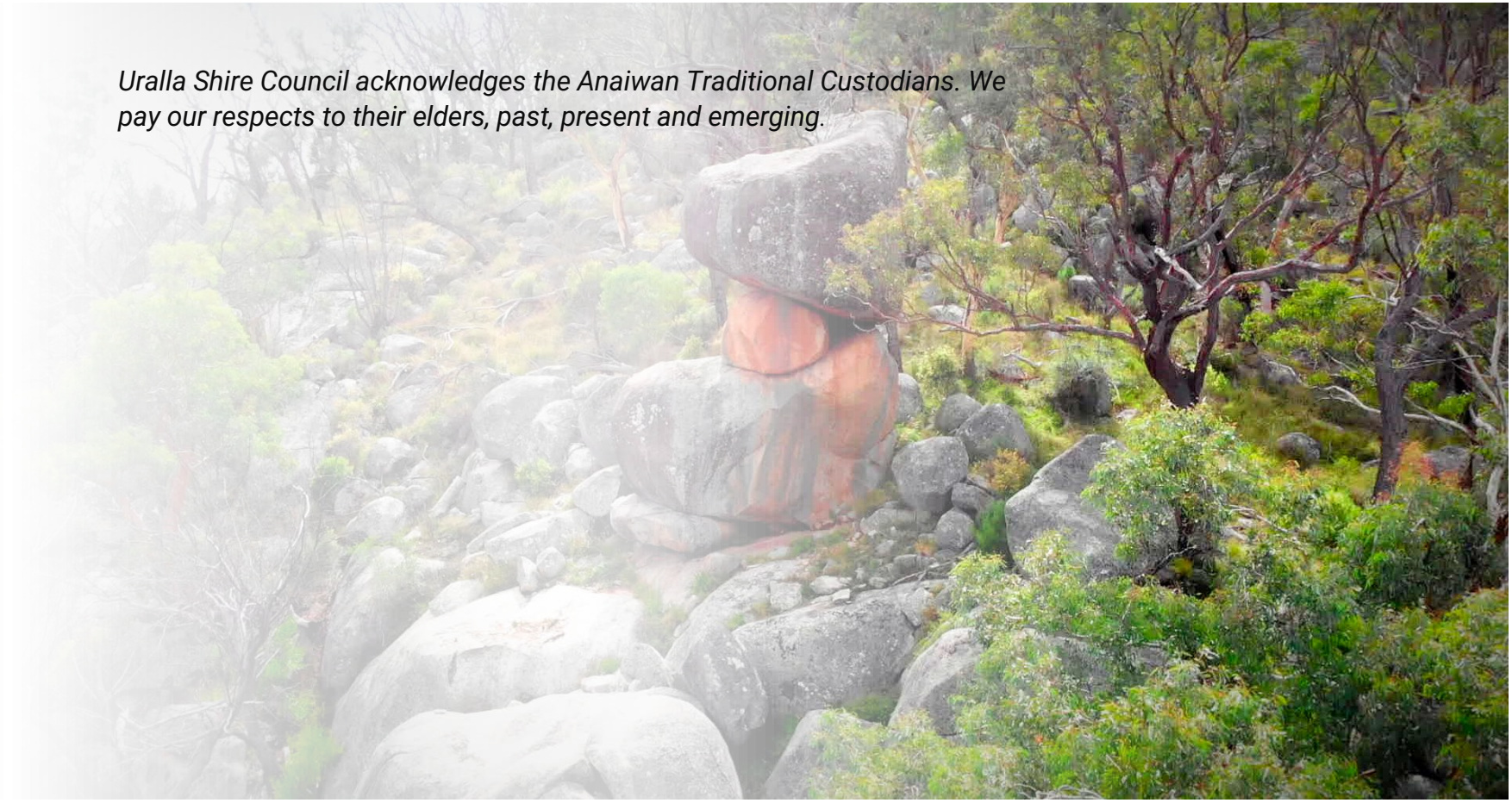


Uralla Shire Council Acknowledgement of Country



Uralla Shire Council acknowledges the Anaiwan Traditional Custodians. We pay our respects to their elders, past, present and emerging.

Message from the Mayor

Uralla Shire is a place people choose for its strong sense of community, beautiful landscapes, and quality of life. We are proud of our villages, rural areas, and vibrant town centre—and of the people who make them what they are.

This Local Housing Strategy is about planning for our future in a way that reflects the values of our community. It recognises that change is already happening—through economic growth, demographic shifts, and major regional investment in renewable energy—and ensures that we're prepared to meet it with care and clarity.

Our goal is to make sure that everyone—young families, older residents, essential workers, and long-time locals—can find a place to call home in Uralla Shire. This strategy provides the framework to do that, by supporting housing diversity, affordability, and the things that make our communities special.

Thank you to everyone who contributed their insights and experience during the development of this strategy. Your voices have shaped its direction and will continue to guide our planning into the future.

Mayor Robert Bell

Executive Summary

Purpose

The Uralla Shire Local Housing Strategy sets out a vision for the future of our community by addressing short-, medium-, and long-term housing needs while protecting the liveability of the Shire. It aims to ensure housing security, supply, suitability, and quality for all residents.

A major short- and medium-term challenge will be managing the impacts of the New England Renewable Energy Zone (NEREZ). Council is committed to realising the community's vision for a housing future that meets local needs while ensuring accommodation for itinerant workers leaves a positive and lasting legacy.

The Strategy supports a diverse housing future that preserves Uralla's vibrant and inclusive social and built character. It seeks to strengthen the Shire's strong sense of place and identity, welcome new residents into the community, and respect both our heritage and natural environment.

Uralla Shire Council is committed to realising the community's vision for a housing future that meets local needs while ensuring that accommodation for itinerant workers leaves a positive legacy. The Strategy supports a vibrant and inclusive community by ensuring housing contributes to a strong sense of place and identity, while enabling new residents to join and strengthen the community.

Strategy Development

This Strategy is the product of a suite of work including the *Uralla Shire Local Housing Strategy: Key Issues Report* and a range of stakeholder engagement activities. A draft Strategy was placed on public exhibition, receiving over 130 submissions from residents, businesses, government agencies, and community groups, which have directly shaped the final Strategy.

The exhibition process highlighted strong support for community-led approaches to housing—such as land trusts, shared equity models, and the reuse of worker accommodation—and a clear emphasis on protecting local character and fostering community connection. The Strategy has been updated to reflect these aspirations through a more place-based, community-focused approach.

Implementation

The Strategy includes an implementation plan outlining initiatives that aim to deliver on the strategic objectives and contribute to a positive housing future for Uralla Shire. Some projects may be subject to third-party funding. Ongoing review and reporting will ensure the Strategy remains relevant and continues to support the community's aspirations.

Figure 1 Uralla Housing Strategy Goals

Glossary

Acronyms

AEMO - Australian Energy Market Operator. Oversees the operation of the national electricity and gas markets in Australia.

DCP - Development Control Plan. A planning document that provides guidelines for development to ensure alignment with local objectives.

DPIE - Department of Planning, Industry and Environment.

GW/GWH – Gigawatts - a measure of electricity equal to 1 billion watts. Gigawatt Hours –electricity generation of 1GW produced over one hour.

LEP - Local Environmental Plan. A statutory document that guides land use and planning decisions in local government areas.

LGA - Local Government Area.

LSPS - Local Strategic Planning Statement. A document outlining a council's land use and planning vision.

REDS - Regional Economic Development Strategy. A framework for fostering economic growth in regional areas.

REZ - Renewable Energy Zone. A designated area for renewable energy projects, like wind or solar farms, to connect to the grid efficiently.

RET - Renewable Energy Target. A policy designed to encourage additional renewable energy generation in Australia.

SEPP - State Environmental Planning Policy. Policies that provide planning guidelines and controls on a statewide level.

ZNET - Zero Net Energy Town. A program aiming for communities to meet their energy needs sustainably.

Specific Terms

Affordable Housing - Housing that is priced so that people on low to moderate incomes can afford to live in it without financial stress.

Benefit Sharing Scheme - A program associated with renewable energy projects that channels financial benefits back into local communities.

Community Benefit Sharing Funding - Funds provided by renewable energy developers to enhance community infrastructure and amenities.

Construction Worker Accommodation - Housing facilities established to accommodate construction workers for a short period of time, typically linked to large infrastructure or energy projects.

Development Capacity - The potential for land to support new housing or other developments, considering current zoning and land use constraints.

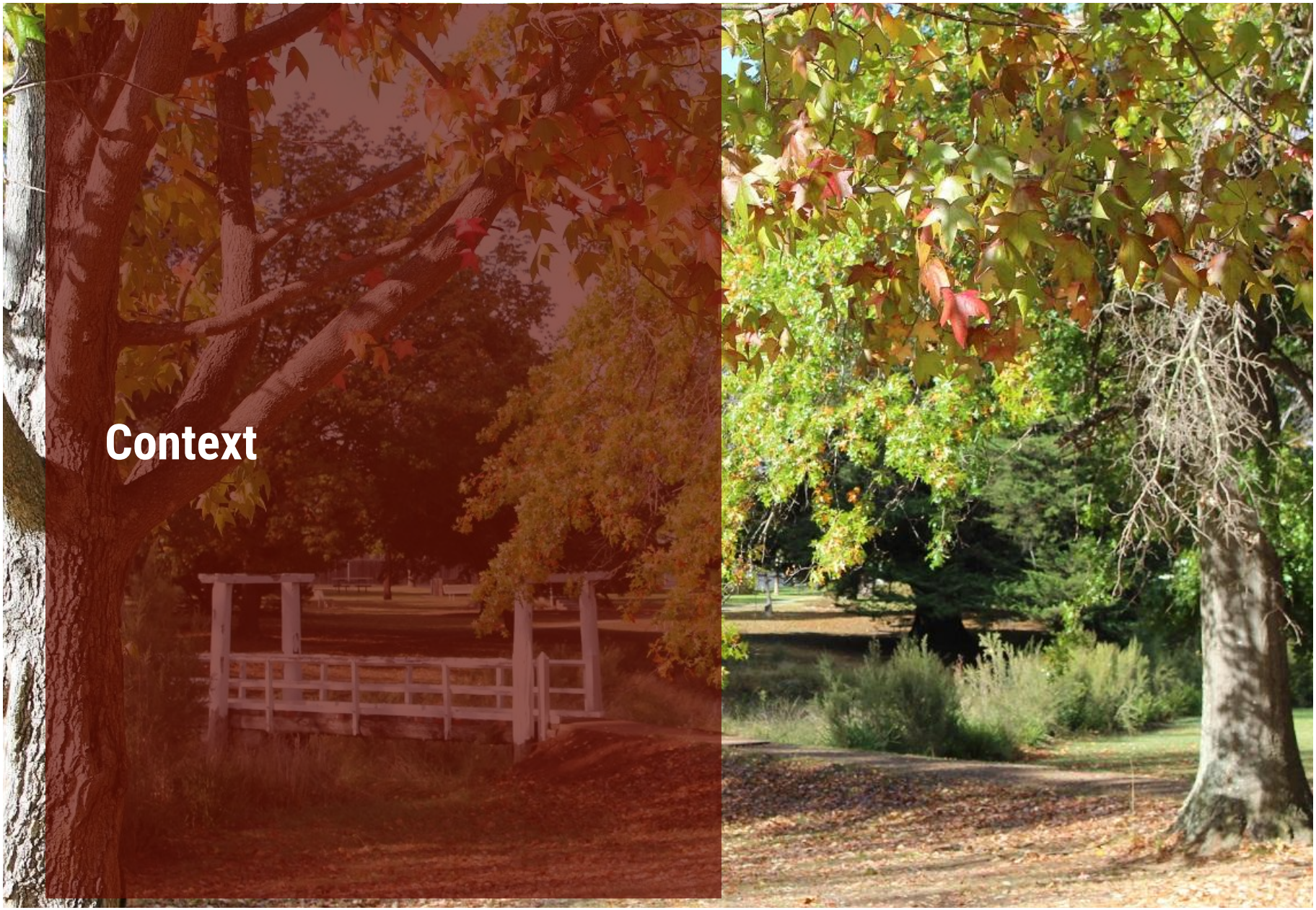
Housing Affordability - A measure of how accessible housing is in terms of cost relative to household income.

Infrastructure Servicing Strategy - A plan outlining the provision and maintenance of essential services such as water, sewerage, and stormwater systems to support development.

Median Lot Size - The middle value in the range of lot sizes in a given area, used to estimate development potential.

Settlement - A named place within the Shire, classified as a township, village, or locality based on its size, services, and planning role. The Strategy includes the following settlements: Uralla, Bundarra, Rocky River, Kentucky, Kingstown, Invergowrie, Saumarez, Arding, and Wollun.

7.11 Development Contribution Plans - Plans under the Environmental Planning and Assessment Act 1979 (NSW) that allow councils to levy contributions from developers for public infrastructure.

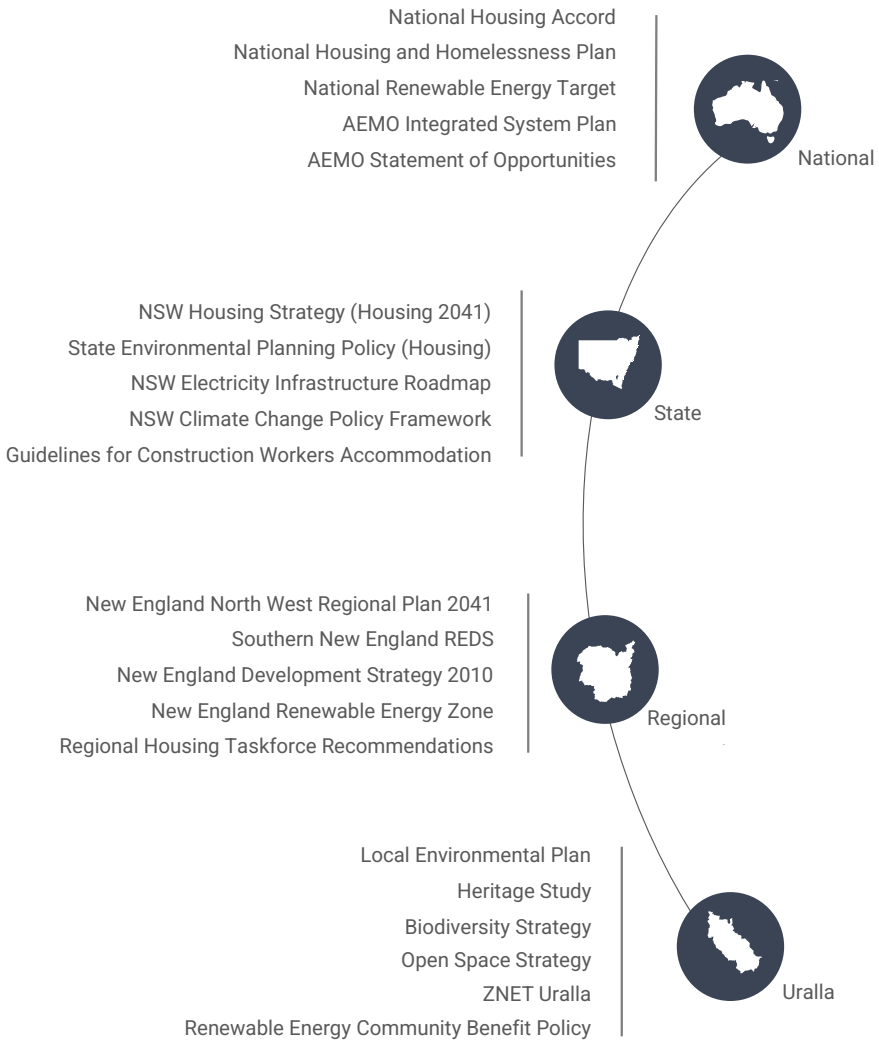

Context

Policy Context

Local, regional, state, and national policies significantly influence Uralla Shire's development, particularly in housing and energy. While state and national strategies often cater to broad or metropolitan contexts, smaller councils like Uralla Shire are typically peripheral to their focus.

The New England North West Regional Plan highlights housing affordability, diversity, and renewable energy opportunities but offers limited guidance on managing housing demand for workers linked to renewable energy projects. Uralla is identified as a third tier "centre" in the regional hierarchy, with its current housing policies focused on preserving local character. However, with major renewable energy investments under the New England Renewable Energy Zone (REZ), including substantial public and private projects, Uralla faces challenges in addressing the housing needs of a growing workforce in addition to those of the local community.

The New England REZ strengthens Uralla's role in renewable energy, promising economic growth, job creation, and infrastructure development. Construction workforce accommodation needs are acknowledged in local strategies like the Southern New England Regional Economic Development Strategy (REDS) and Uralla's LSPS, while recent amendments to the *SEPP (Housing) 2021* and the release of the *Guidelines for Construction Workers Accommodation* (2024) provide much-needed policy direction at the state level. However, further local planning is required to ensure accommodation is well located, aligned with infrastructure capacity, and designed to deliver long-term community benefit. A flexible yet robust housing strategy is essential to balance permanent and temporary housing demands, align with broader policy objectives, and sustain Uralla's environmental and cultural values. A comprehensive place-based approach will ensure that renewable energy developments benefit local communities while managing their social and economic impacts.



New England Renewable Energy Zone

The New England Renewable Energy Zone (REZ) is a significant initiative by the NSW Government to transform the New England region into a major renewable energy hub. Declared as Critical State Significant Infrastructure, the New England REZ is set to play a crucial role in NSW's transition to clean energy.

The New England REZ has an intended network capacity of 8 gigawatts (GW) and is expected to attract up to $10.7 billion in private sector investment. It aims to support around 1,250 operational jobs and 6,000 construction jobs in the region. The project's scope includes new network infrastructure, such as transmission lines and energy hubs, to connect renewable energy generators to the grid.

The New England region was chosen for its excellent natural energy resources, including strong wind potential and suitable sites for pumped-hydro development. The REZ's geographical area stretches from the Glen Innes Severn Local Government Area (LGA) to the Walcha LGA, with Armidale at its centre.

Although Armidale sits at the geographic centre of the REZ, Uralla's strategic position places it at the heart of much of the construction activity, particularly the transmission infrastructure. As a result, Uralla will play a pivotal role in the rollout of the New England REZ.

Figure 2 New England Renewable Energy Zone (REZ)

LGA Snapshot

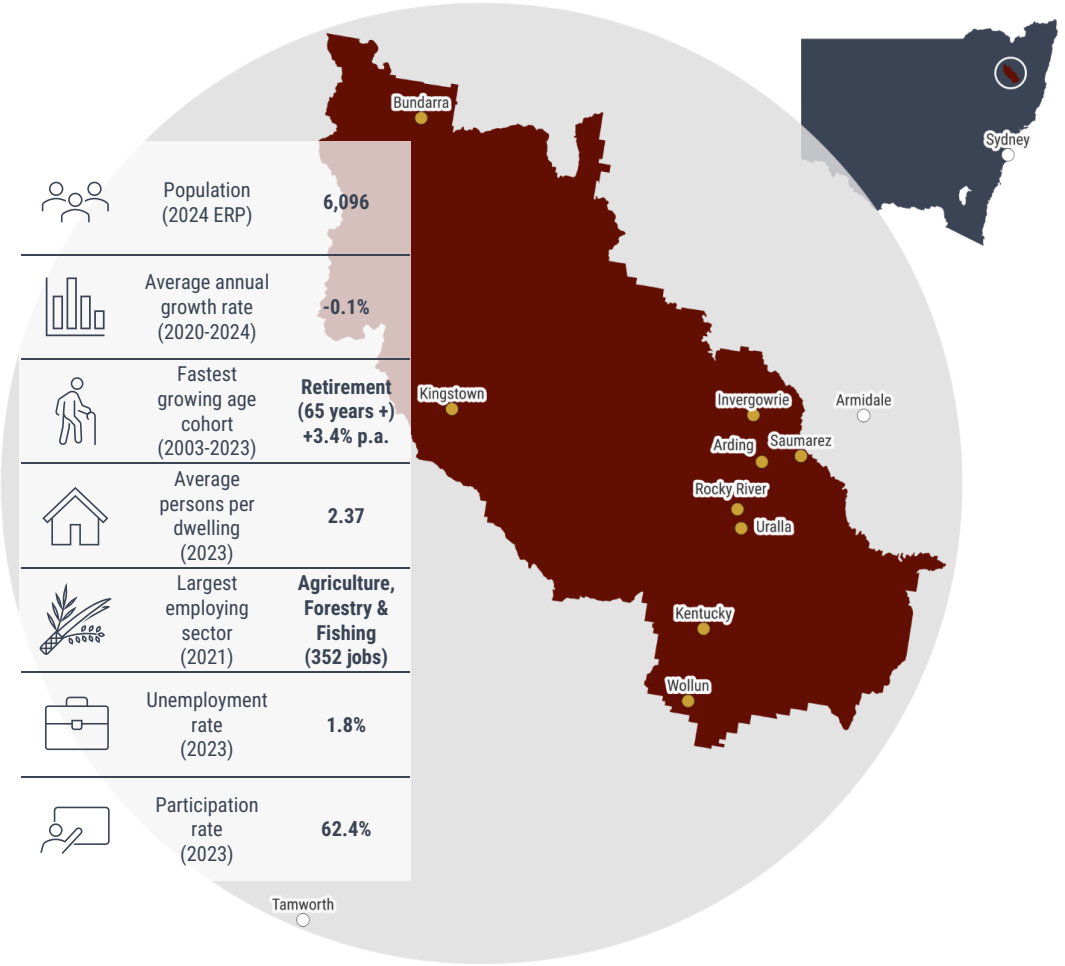
The Uralla Shire covers an area of approximately 3,230 square kilometres and is situated in the New England region between the major regional centres of Tamworth and Armidale.

As of 2024, the population of Uralla Shire was over 6,000 residents. This population is spread across several local communities, each with its own distinct history and character. While most of the Shire's residents live in the township of Uralla, a significant portion of the population resides in the township of Bundarra; the villages of Rocky River, Kentucky, and Kingstown; the localities of Invergowrie, Saumarez, Arding, and Wollun; and other rural communities across the Shire.

Uralla is known for its rich history and heritage, creative community, and picturesque rural landscapes. These appeals have made tourism a significant draw card for the town, significantly contributing to the local economy.

Uralla Shire is part of the New England Renewable Energy Zone (REZ), which is set to play a significant role in the region's future development. The REZ aims to attract large-scale renewable energy projects, including wind and solar farms, to the area. This initiative is expected to bring new economic opportunities and job creation to the Shire.

The major industries in Uralla Shire include agriculture, particularly sheep and cattle farming, as well as wool production. The region is also known for its boutique breweries and distilleries. With the development of the New England REZ, the renewable energy sector is emerging as a potential major industry for the area.



Housing Vision

Diversified housing options for a growing community

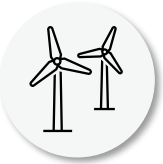
Uralla Shire will support~~offer~~ a diverse range of housing options that ~~support~~ sustain a growing, vibrant community, with renewable energy projects contributing to a lasting, positive housing legacy for the Shire.

The Uralla Shire housing vision has been developed through a widespread engagement process with residents, community and non-government organisations, local businesses and government bodies. Overwhelmingly, the community wanted to see the once-in-a-generation REZ opportunity harnessed for positive long-term outcomes in Uralla Shire. In the short-term, the community wanted to see greater diversity in housing to support the changing population and to ensure that local residents were protected from any potential negative impacts that the REZ projects might have on housing affordability and availability.

Evidence Base

Summary

There are a number of key considerations for the future of housing in Uralla Shire which have been informed by data analysis and stakeholder engagement throughout the development of the Strategy. These considerations impact how the Strategy should encourage the type, amount, and tenure of housing delivered in the Shire.



There is an anticipated influx of workers who will be required to deliver the broad range of renewable energy projects. At its peak, there is an anticipated maximum workforce requirement of around 1,100 workers who will potentially look to be accommodated in Uralla Shire. Most of these workers are anticipated to be temporary, but some are likely to permanently move to the region. These workers are expected to peak in around 2029-2030 as EnergyCo's New England REZ Transmission Line project is commissioned.

Affordability is at risk in Uralla Shire which has historically experienced high levels of housing affordability. This is putting pressure on residents, particularly renters and lower-income households who are being priced out of the market. A recent spike in rental prices appeared to coincide with the construction of Stage 1 of the New England Solar Farm, potentially foreshadowing future rental spikes as the New England REZ rolls out.

Like many parts of regional Australia, dwelling sizes in Uralla Shire are no longer well-suited to the smaller households. There is an increasingly large number of households having two, three, or four spare bedrooms and a lack of smaller low-maintenance homes.

Uralla Shire has been experiencing an ageing population, with the fastest growing demographic being retirement aged (65-79) and elderly (80+) residents. The rollout of the New England REZ is anticipated to increase the proportion of younger demographics as workers move to the Shire, some bringing their younger children.

There is sufficient land already zoned for housing in Uralla Shire to meet forecast demand over the 20-year strategy period. However, much of this capacity exists on large underutilised lots, often in fragmented ownership. Meeting future demand will therefore rely on activating this existing supply through smaller-scale residential development, subdivision, and other low-impact housing solutions, supported by targeted planning, proactive engagement, and infrastructure responses.

Demographic Overview

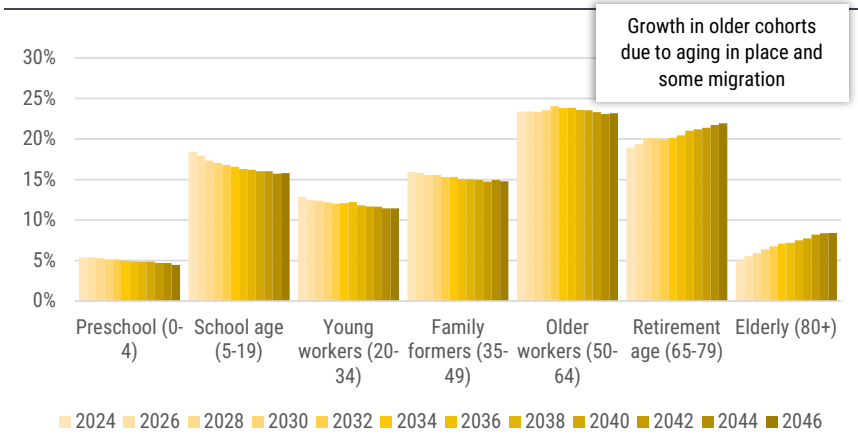


Figure 3 Uralla Shire forecast population age profile (Source: REMPLAN Forecast)

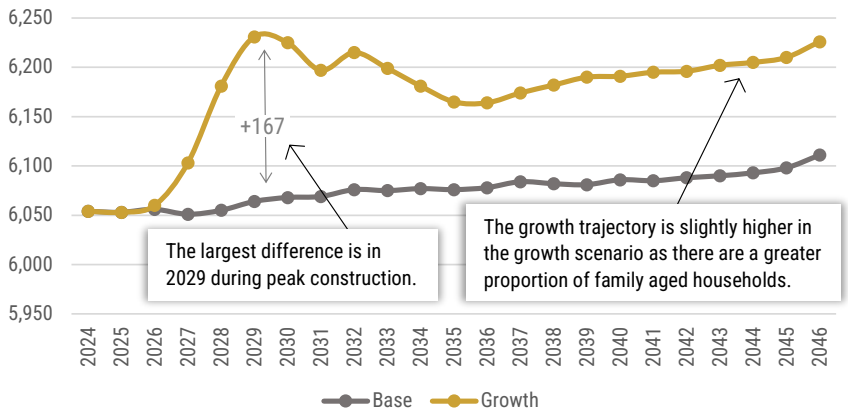


Figure 4 Base population forecast vs growth scenario, Uralla LGA

Uralla Shire's base population is forecast to experience reductions in the proportion of residents that are school age, young workers, and family formers, while retirement age and elderly demographics are forecast to grow significantly – putting pressure on services and reducing the proportion of residents who are working age.

Note on updated population projections:

The NSW Government released updated population and implied dwelling projections in late 2024, while the draft Strategy was being finalised. These new projections indicate modest but consistent growth for Uralla Shire through to 2041—a significant shift from the 2022 projections, which anticipated notable and persistent population decline. The revised government figures are higher than those used in this Strategy's modelling (3.6% higher by 2041), which applied a more conservative base scenario. This positive adjustment reinforces the importance of proactive planning to support future housing demand across a range of settlement types.

Under a growth scenario where New England REZ project workforce demands are included, Uralla Shire is anticipated to see a temporary spike in total population in 2028-30 before experiencing a slight reduction followed by steady growth. Under the base scenario, the Shire is still anticipated to experience steady growth through to 2046.

While this spike in population will put strain on local services, infrastructure and supply chains, the rollout of new renewable energy projects in the region will provide meaningful revenue for the community through the Benefit Sharing scheme for the development of infrastructure and community services.

Housing Demand

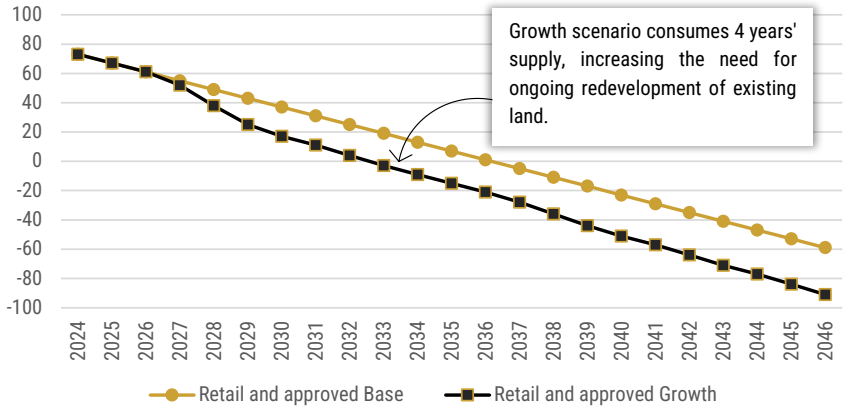


Figure 5 Demand under base and growth scenario on retail and approved sites, Uralla Township

The Uralla township is anticipated to exhaust its existing retail and approved land supply by 2036/37 under the base scenario, while the growth scenario would consume this land supply by 2032/33 – four years sooner. The township does, however, have a very high quantity of underutilised land which can be unlocked for future residential development.

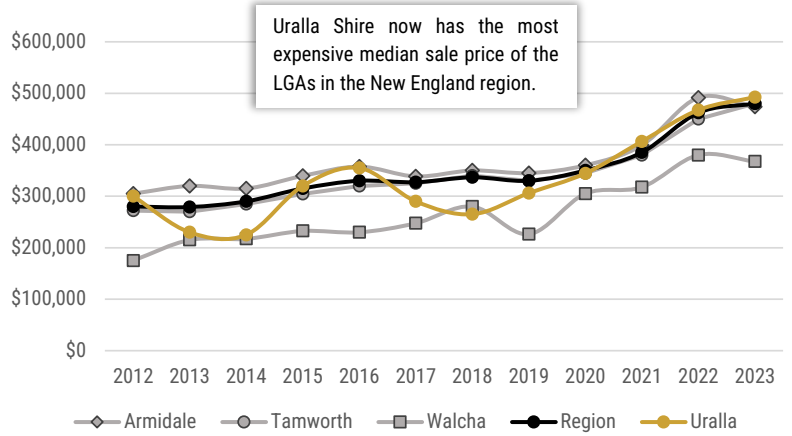


Figure 6 Median sale price, houses (Source: REMPLAN Housing)

Uralla Shire has historically been among the more affordable LGAs in the New England region to purchase a house over the last decade. In 2013-14, the Shire's median house prices were approximately on par with Walcha for the least expensive in the region at $225,000. Since then, Uralla Shire's median house price has increased significantly to become the most expensive in the region at $492,500 in 2023.

Housing Supply

Table 1 Estimated land supply yield by forecast area, 2024

	Retail	Approved	Subdividable	Underut.	Total	Retail	Approved	Subdividable	Underut.
Uralla Township	32	41	135	457	665	5%	6%	20%	69%
Invergowrie-Saumarez Ponds	9	27	11	304	351	3%	8%	3%	87%
Uralla Balance	19	1	33	31	84	23%	1%	39%	37%
Uralla LGA	**60**	**69**	**179**	**792**	**1,100**	**5%**	**6%**	**16%**	**72%**

The supply of land for residential development is not uniform across the Uralla LGA, with significantly more land available in the Uralla Township and Invergowrie-Saumarez Ponds than in the smaller settlements and localities, comprising the Uralla Balance region. Importantly, the vast majority of land supply for future development in Uralla Township will be derived from currently underutilised land rather than through the release of new growth areas.

This presents an advantageous opportunity for Uralla township to develop all the housing required for the coming decades of growth while maintaining its compact and walkable urban form. This underutilised land has highly fragmented ownership, so this potential land supply will necessarily be realised through many small developments rather than few large developments as is more common in urban growth areas.

Land which is already occupied, constrained by significant environmental, cultural, geographical or regulatory considerations, or already designated for other uses has been classified as '**unavailable**' in the land supply assessments for the Uralla Township, Invergowrie-Saumarez Ponds, and Bundarra settlements below.

Supply category definitions

- **Retail:** A retail parcel is an existing vacant parcel that is not of a size that can accommodate further subdivision based on the calculated median lot size.
- **Approved:** Approved yield applies to properties with a DA that has been approved since 2017. Where DAs are for staged subdivision, yields only include lots yet to be developed. Where a property has an existing dwelling, yields discount the existing dwelling. Approved supply excludes subdivisions classified as boundary realignments as well as any subdivisions proposed outside of the residential zones forming part of the analysis.
- **Subdividable:** A property that is vacant and also has a land area that could accommodate two or more lots (accounting for development takeouts such as access) based on the median lot size.
- **Underutilised (Underut.):** This classification is allocated to properties that are developed with a single dwelling improvement and have a land area that could accommodate two or more lots (accounting for development takeouts such as access) based on the median lot size. Yields for these properties discount the existing dwelling.

Land Use Opportunities and Constraints

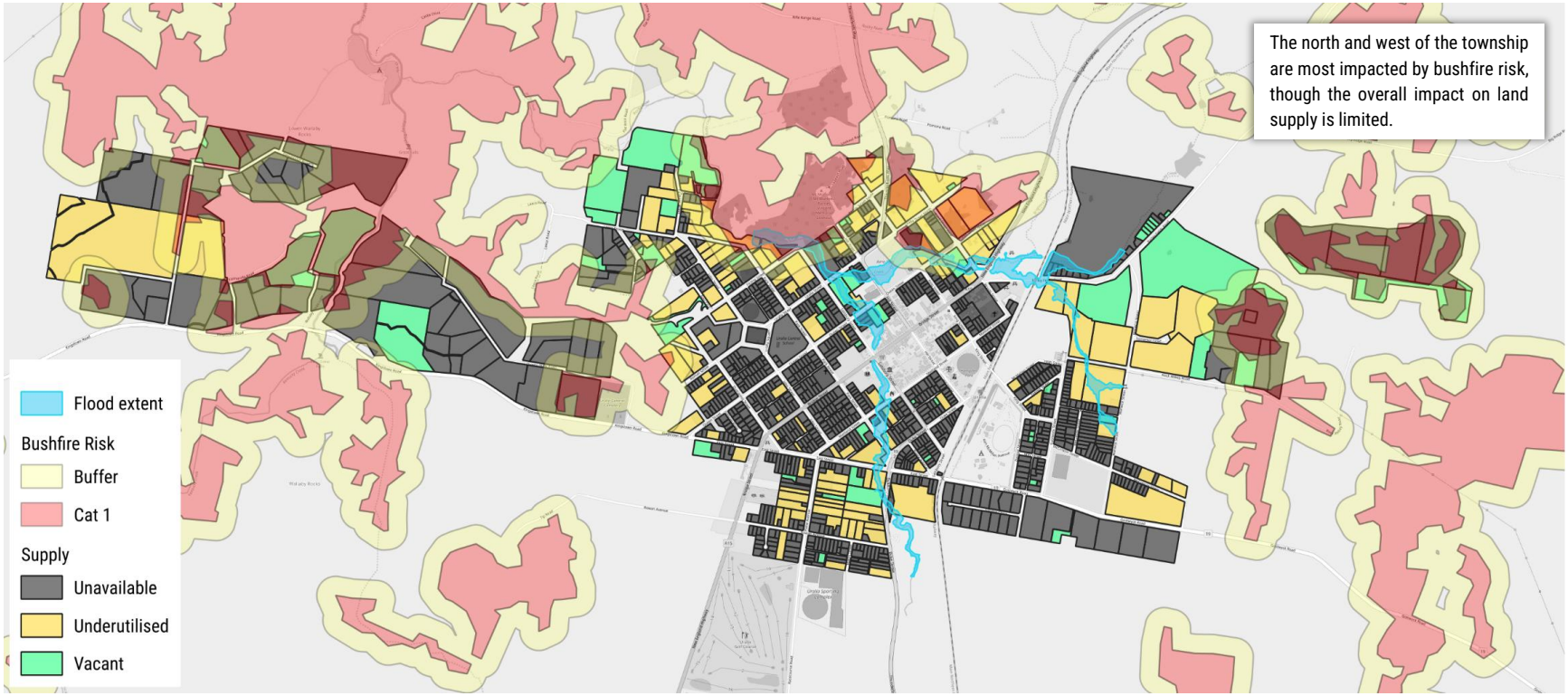


Figure 7 Flood extent and bushfire prone areas, Uralla Township

Land use constraints around the edges of Uralla township—particularly to the north, west, and east—highlight the need for coordinated growth planning. These areas contain significant land subject to Category 1 bushfire risk. While some vacant and underutilised land is also affected, the majority of developable sites remain unconstrained, limiting the overall impact on potential housing yield. Flood mapping indicates that flood planning is particularly relevant for specific properties across the township; however, the overall impact of identified flood-prone areas on land supply is also limited. This mapping reinforces the importance of prioritising well-located land and supports the preparation of a Growth Management Strategy, including a place-based land use and infrastructure plan for the township, to guide future development.

Land Use Opportunities and Constraints

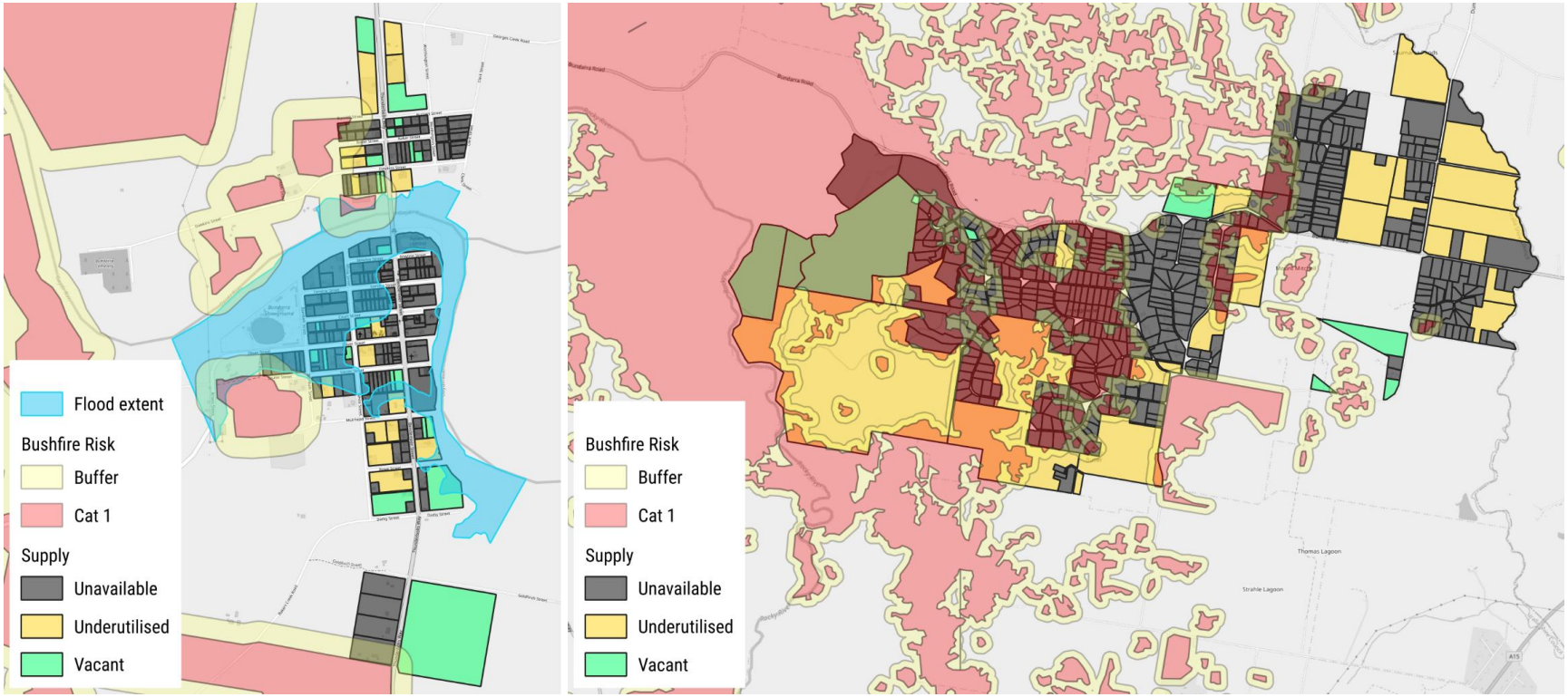


Figure 8 Flood extent and Bushfire prone areas, Bundarra & Invergowrie-Saumarez Ponds

Land use constraints also affect Bundarra and Invergowrie–Saumarez Ponds, where natural hazards and lot patterns shape development potential. In Bundarra, flood mapping indicates that a substantial portion of the township is subject to inundation risk, reinforcing the need for hazard-aware planning and targeted infrastructure investment. In Invergowrie–Saumarez Ponds, bushfire risk—particularly in the western areas—limits the suitability of smaller lots for future development.

Land Use Opportunities and Constraints

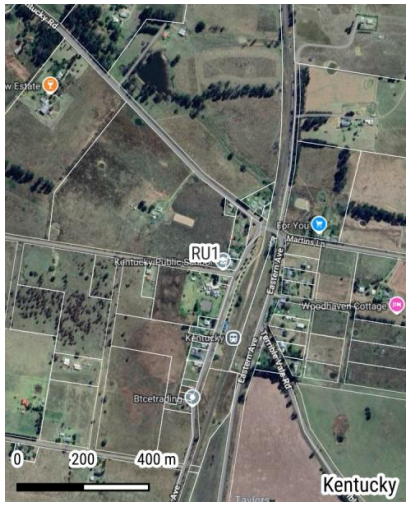
Villages and rural localities

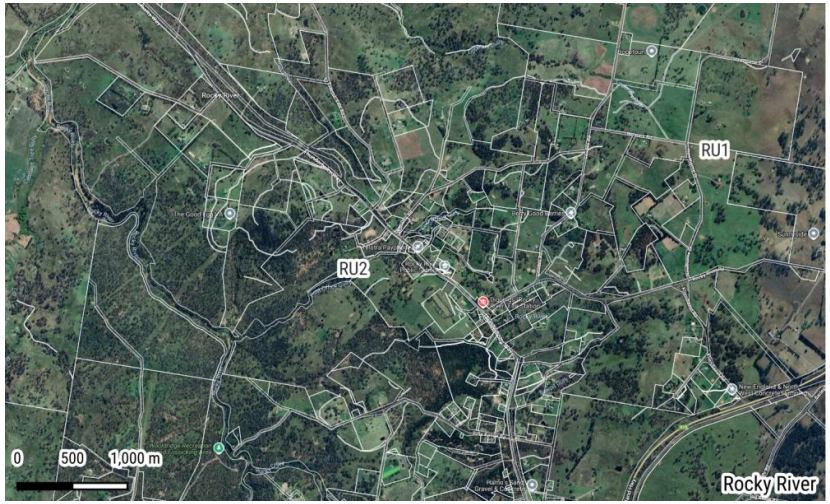
While the Strategy's land supply analysis has focused on residentially zoned areas within the Uralla township, Bundarra, and the Invergowrie–Saumarez area, it is acknowledged that other longstanding communities exist within the Shire. The villages of Rocky River, Kentucky, and Kingstown are small but historically established settlements with dispersed housing and small-scale infrastructure such as primary schools and local stores. These villages have experienced different growth trajectories in recent years: Rocky River has grown modestly, Kentucky has remained stable, and Kingstown has seen population decline.

All three villages are located within RU1 Primary Production or RU2 Rural Landscape zones (, which prioritise agriculture, rural land protection, and minimising land use conflict. While individual dwellings are permissible with consent, these zones are not intended to support concentrated residential development or village-scale growth. As such, these settlements were excluded from the detailed land supply capacity analysis. Supporting further housing in these locations would require a broader planning framework and further investigation. Although possible, township-specific studies had not been undertaken prior to this Strategy and were outside its scope.

These villages present opportunities and constraints distinct from the Shire's larger settlements. Without residential zoning, township plans, or formal development strategies, there is no clear framework to guide growth or reinvestment. Strategic planning will need to consider housing needs alongside agricultural viability, environmental sensitivity, servicing limitations, hazard risks, and regional planning goals.

By contrast, the Shire's rural localities have very limited infrastructure, public facilities, and community anchors. With dispersed populations and often remote settings, these areas are unlikely to play a significant role in future housing growth. While they may be considered in future planning, their primary role will likely remain focused on rural and agricultural functions.





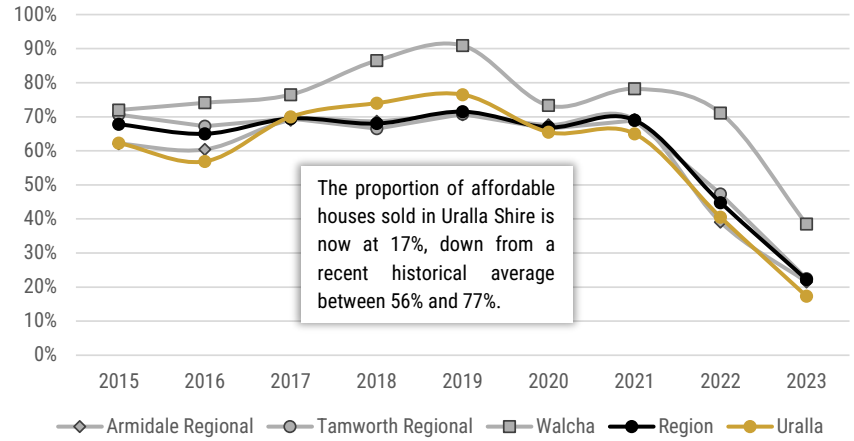


Figure 9 Affordable houses sold in Uralla Region (Source: REMPLAN Housing)

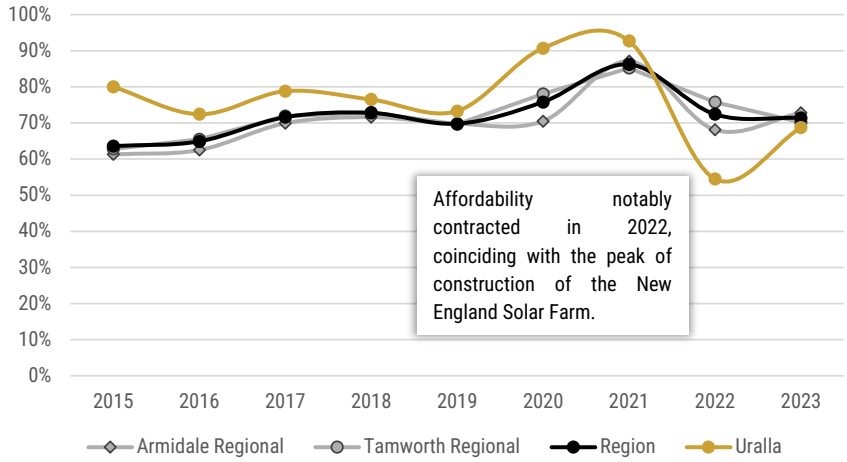


Figure 10 Affordable rentals in Uralla Region (Source: REMPLAN Housing)

The entire New England region has been severely affected by a reduction in housing purchase affordability, with steep decreases since 2021 – coinciding with the COVID-19 pandemic and the establishment of Stage 1 of the New England Solar Farm.

Notably, housing purchase affordability has not recovered since the conclusion of construction for the New England Solar Farm Stage 1.

The 2022 reduction in rental affordability demonstrates the meaningful impact that REZ projects can have on the local rental market, particularly in Uralla township where most rentals are located.

While the remainder of the New England region experienced a simultaneous reduction in rental affordability, the impact in Uralla Shire was more significant – likely due to a small existing rental market and close proximity to the New England Solar Farm.

Household size and composition

Household composition has been changing in Uralla Shire. While housing development itself has been tending towards larger dwellings with more bedrooms, household size has been moving in the opposite direction, with a noted shift towards one and two person households and a shift away from larger households of four, five, and six people. In 2021 one- and two-person households accounted for two-thirds (67%) of all households in the Shire.

This has resulted in growing cases of excessive spare bedrooms – with 340 households reporting three spare bedrooms and 79 households reporting four spare bedrooms in 2021.

Not only is there an increase in spare bedrooms, but there is also a lack of small, low-maintenance housing particularly in the Uralla township. Existing residents have highlighted a need for downsizing options within the town, while real estate agents report demand from newcomers seeking smaller homes near the town centre—options that are currently unavailable.

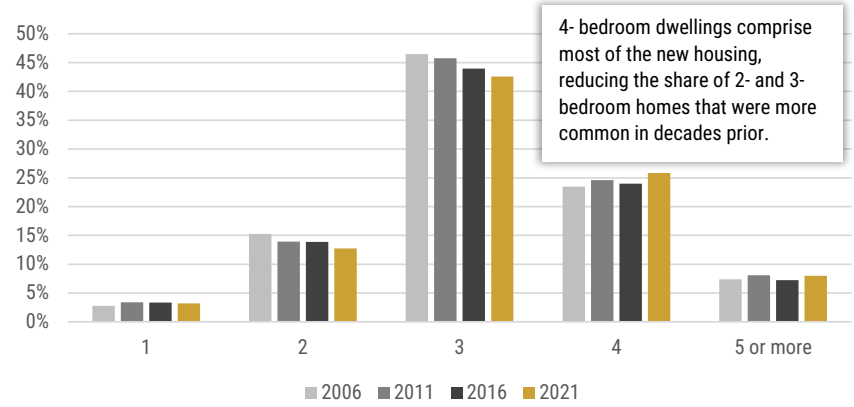


Figure 11 Dwellings by number of bedrooms in Uralla Shire 2011-2021 (Source: REMPLAN Community)
Note: Excludes bedsits and 'not stated' responses

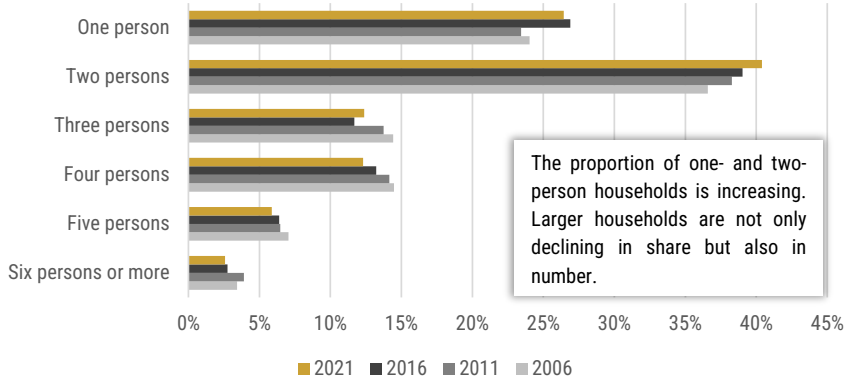


Figure 12 Persons per dwelling, Uralla Shire 2006-2021 (Source: REMPLAN Community)

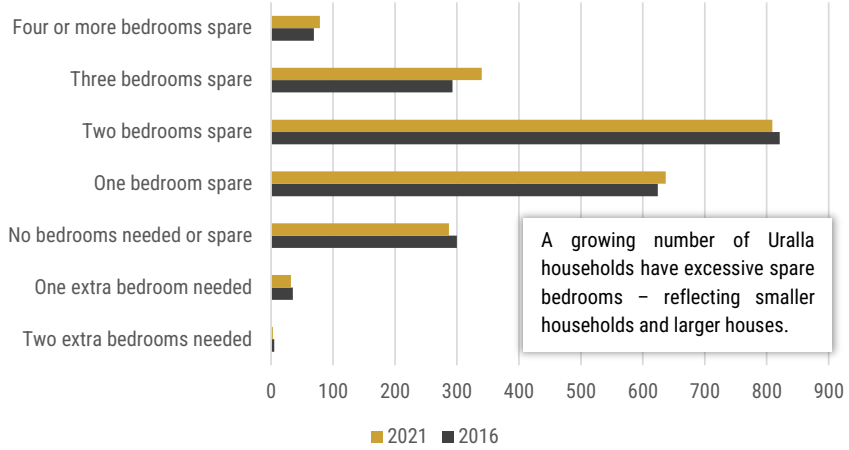


Figure 13 Dwellings by number of spare bedrooms in Uralla Shire 2016-2021 (Source: REMPLAN Community)

Housing Supply Gaps

Small infill housing in well-connected locations

There is a notable shortage of small infill housing options, particularly in areas that are well-connected to essential services and amenities. As household sizes continue to shrink and demand for low-maintenance living grows, the lack of appropriately sized and located housing restricts opportunities for younger residents, singles, and small families seeking affordable, convenient living arrangements. Addressing this gap is essential to create the diversity which supports varied needs, improves affordability, encourages growth, and reduces inequality.

Retirement and independent living options for older residents

Uralla Shire's ageing population underscores the growing need for tailored housing solutions for older residents who wish to remain in the community. Currently, the availability of suitable retirement and independent living options is limited, forcing many elderly residents to seek housing outside the Shire. This not only disrupts community ties but also puts strain on external services. Expanding the supply of accessible, age-friendly housing within settlements, particularly the Uralla township, is crucial for supporting older residents to age in place.

Affordable housing for low-income residents

Housing affordability has become a significant concern for residents across Uralla Shire, particularly those on low incomes. Rising property prices and competition from itinerant workers, who often have greater purchasing power, have exacerbated challenges in accessing affordable housing. These dynamics risk marginalising long-term residents, increasing housing stress, and exacerbating social inequalities. Policies and initiatives are needed to preserve and expand affordable housing stock to ensure the Shire remains inclusive and accessible.

Construction worker accommodation

While some REZ workers may find housing in Uralla Shire's existing and future housing stock, low vacancy rates, limited development capacity, rising housing costs, and the short stays of many workers make temporary construction worker accommodation necessary.

Identifying areas with development capacity

Clear housing gaps must be addressed to ensure a sustainable and equitable housing future for Uralla residents, with identifying suitable areas for development being a key focus of the Uralla Local Housing Strategy.

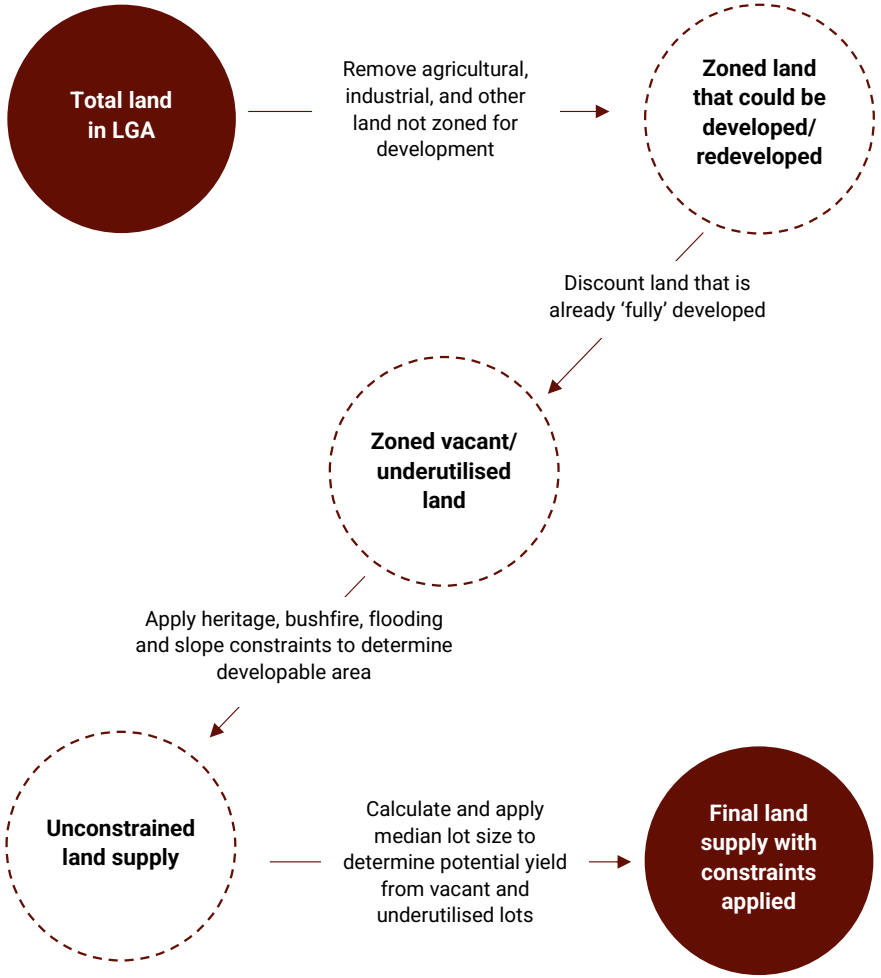
Development capacity takes two main forms:

- Vacant land that is already zoned for residential development, denoted as **'Vacant'** in the subsequent analysis. This includes retail (potential for only one dwelling) and vacant subdivisible (potential for multiple dwellings)
- Land that already has one dwelling on it but has the capacity for one or more additional dwellings to be developed on it, denoted as **'Underutilised'** in the subsequent analysis.

In rural and regional contexts like Uralla, most housing capacity is found on underutilised land where dwellings occupy lots much larger than the minimum or median lot size. This allows for subdivision and the development of additional dwellings while maintaining relatively standard densities.

By contrast, in suburban growth areas of cities, development capacity is typically concentrated on entirely undeveloped vacant land along growth corridors, where new detached housing can be developed.

In developed urban areas, housing capacity is often derived from redeveloping underutilised lots with existing low-density housing—such as detached dwellings and duplexes—into higher-density housing like townhouses and apartments.



Uralla Township Land Supply

The Uralla Township is characterised by significant amounts of smaller, underutilised lots on the boundaries of the central area, and larger vacant and underutilised lots on the outskirts of the township.

Retail: 32

Approved: 41

Vacant Subdividable: 135

Underutilised: 457

Total lots available for development: 665

See 'Supply category definitions' for more detail on land supply categories.

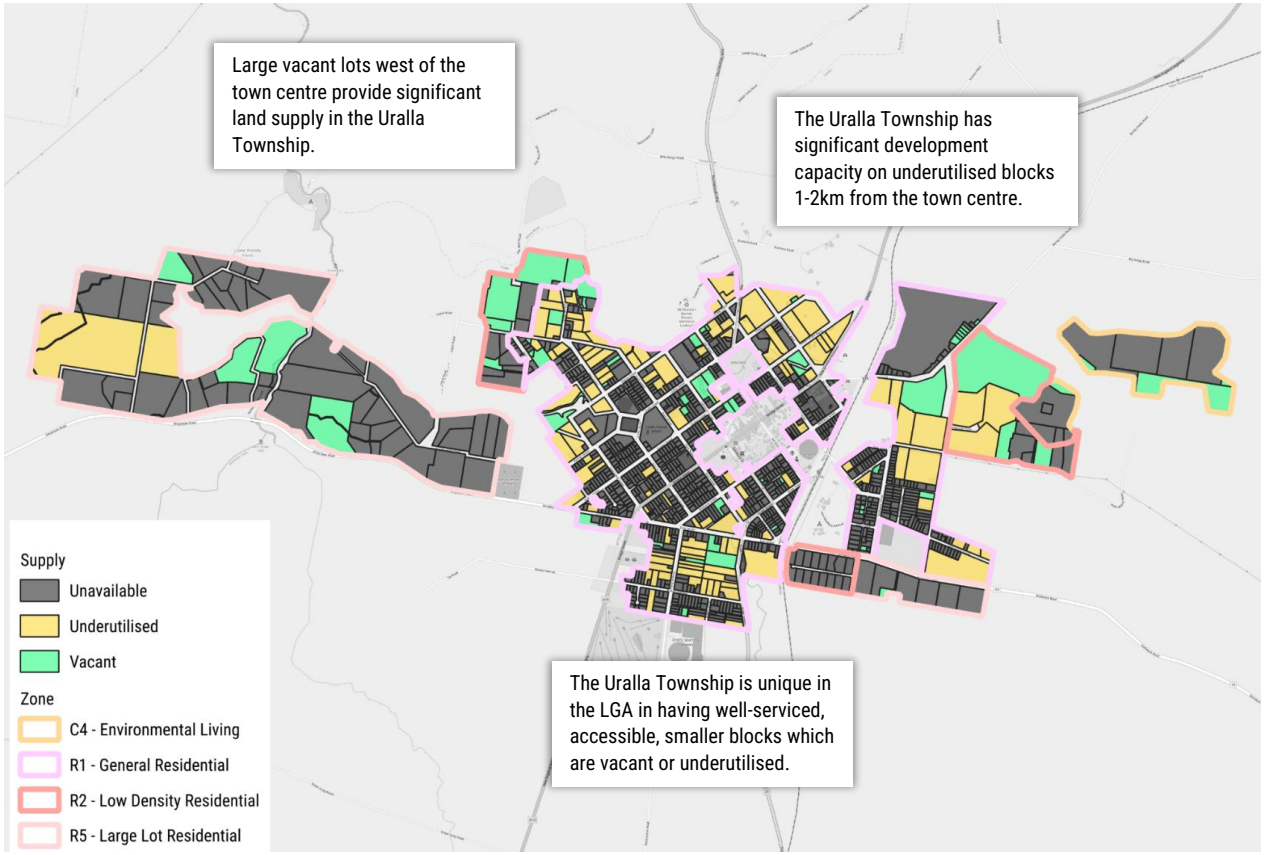


Figure 14 Supply status, Uralla Township

Invergowrie-Saumarez Ponds Land Supply

Invergowrie-Saumarez Ponds is characterised by large, underutilised blocks on the outskirts of the developed area. These blocks are somewhat constrained by bushfire risk, and minimum lot sizes should be larger in these areas to enable appropriate bushfire management practices[1] and reduce risk to life and property.

Retail: 9

Approved: 27

Vacant Subdividable: 11

Underutilised: 304

Total lots available for development: 351

See 'Supply category definitions' for more detail on land supply categories.

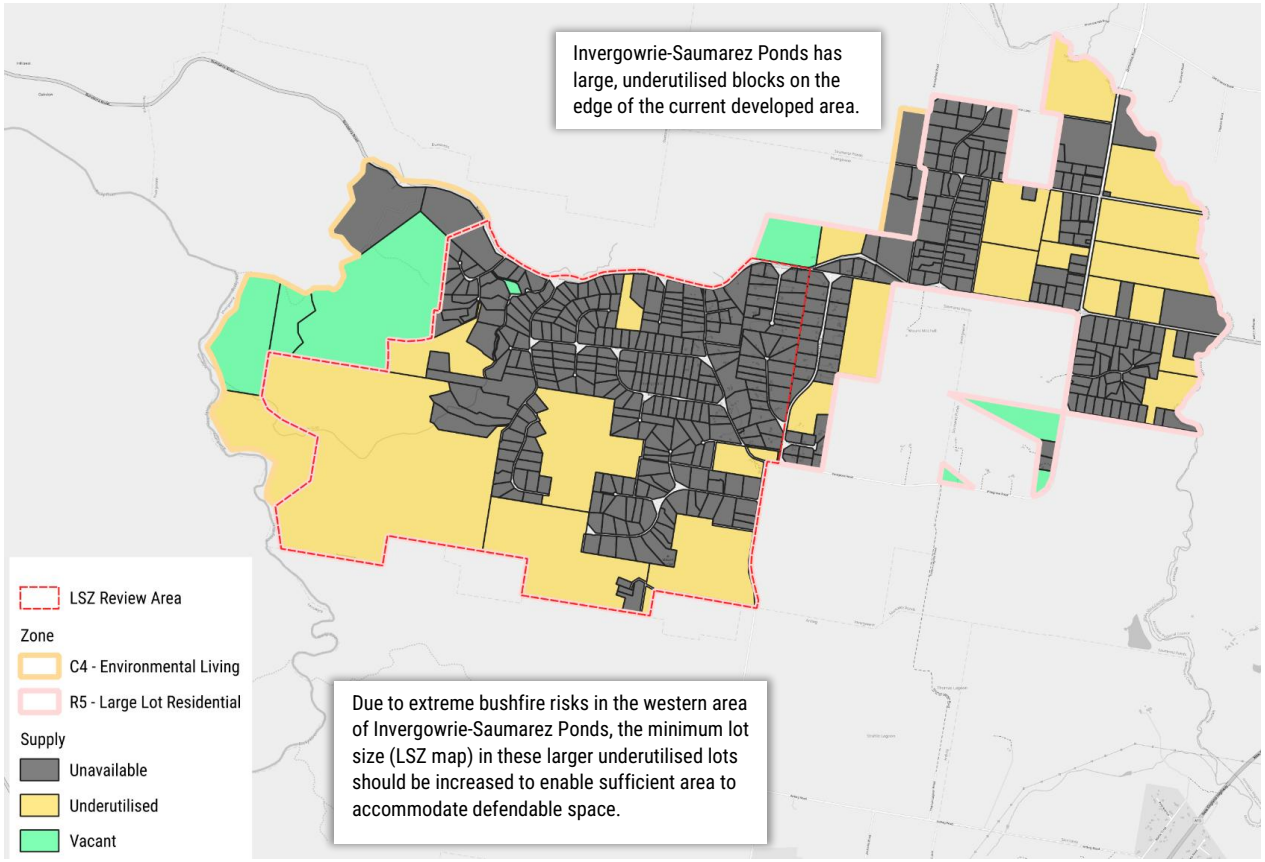


Figure 15 Supply status, Invergowrie-Saumarez Ponds

1. Uralla Shire Council Biodiversity Strategy 2012; New England Bushfire Risk Management Plan

Bundarra Land Supply

Bundarra is the only village with residentially zoned land and makes up almost all supply in the defined 'Uralla Balance' area. With a very high median lot size applied, there is still considerable supply of land in the township. With very low demand, vacant and underutilised supply.

Retail: 19

Approved: 1

Vacant Subdividable: 33

Underutilised: 31

Total lots available for development: 84

See 'Supply category definitions' for more detail on land supply categories.

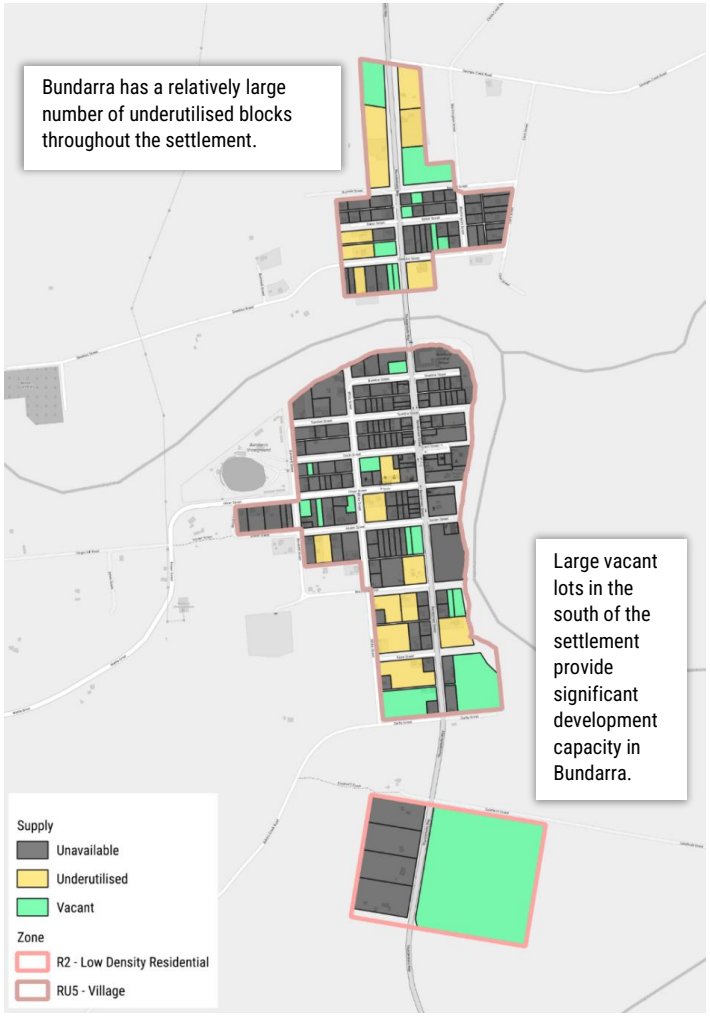


Figure 16 Supply status, Bundarra

Planning for Worker Accommodation

The construction of renewable energy projects within the New England Renewable Energy Zone (REZ) is expected to generate a significant short- to medium-term demand for worker accommodation. While some projects have proposed that workers find housing within local towns, this approach presents risks for smaller communities like those in Uralla Shire where the housing market is already constrained.

Discussions with EnergyCo and private proponents highlighted the potential value of a coordinated, semi-permanent accommodation solution that could mitigate impacts on the local housing market while supporting legacy infrastructure outcomes for the community. A centralised site—designed with repurposing potential—could enable longer-term benefits, such as infrastructure upgrades or future affordable housing.

While no specific proposal has been lodged to date, general site suitability criteria were identified through stakeholder engagement. These include appropriate land area (typically 10+ hectares), flat topography, good access to major roads, minimal environmental risks, proximity to services, and separation from residential areas.

Figure 17 identifies broad investigation areas that may warrant further assessment should a proposal be advanced. Areas south of Uralla township appear least constrained, offering access advantages and fewer risks related to topography or bushfire exposure. These locations may also represent logical areas for future township expansion over the longer term, and coordinated planning for temporary accommodation may help support that transition and deliver broader legacy benefits for the community.

This mapping is indicative only and does not limit the consideration of other suitable sites. Depending on the scale and staging of accommodation needs, other options—such as smaller or distributed sites within or near the township—may also be appropriate.

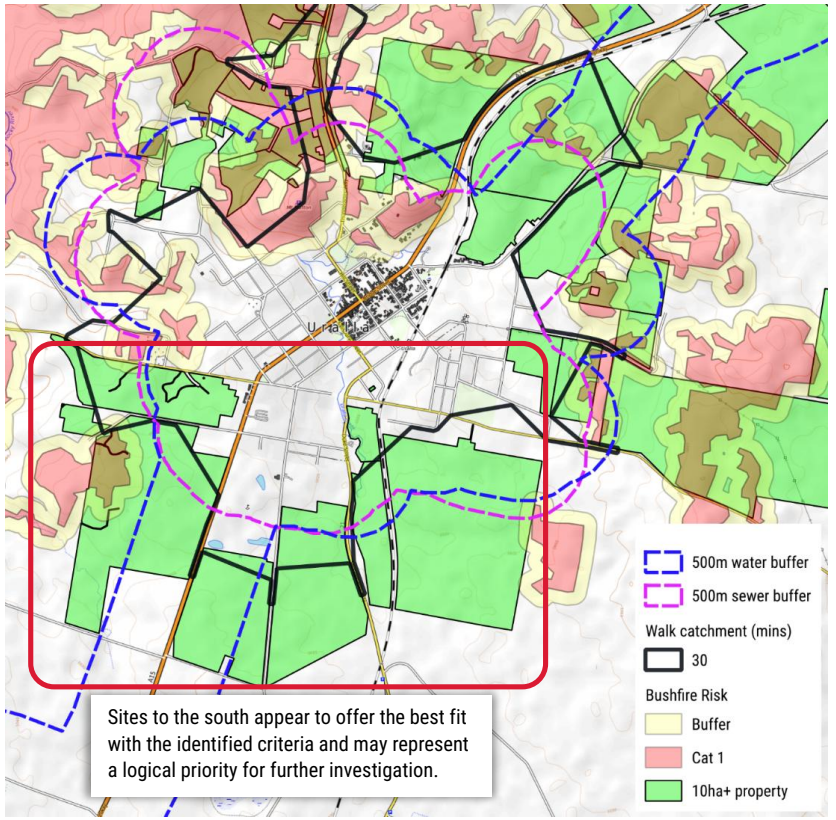


Figure 17 Potential temporary worker investigation areas

Engaging with the Uralla Community

The development of the Uralla Local Housing Strategy has been informed by a comprehensive two-phase engagement process involving local residents, government agencies, housing providers, landowners, businesses, and renewable energy stakeholders.

- In the first phase, undertaken during strategy preparation, engagement included one-on-one meetings with key stakeholders, an in-person community drop-in session, and online meetings to explore housing challenges and priorities.
- The second phase was conducted during the exhibition period of the Draft Strategy during March to May in 2025. This included targeted presentations to community groups and stakeholders, as well as a formal public submission process.

During the exhibition period a total of 135 submissions were received, including 12 individual written submissions and 123 responses to a community survey. These inputs have directly shaped the final Strategy and confirmed strong community interest in issues such as housing diversity, affordability, growth management, and the future role of rural settlements.

Early – stage engagement

Uralla Shire Council undertook early engagement with key stakeholders, State government departments, renewable energy developers, housing providers, neighbouring councils, and local community members over three weeks in August and September 2024. This phase focused on gathering insights into housing needs, local issues, and community aspirations to inform the development of the Draft Housing Strategy.

The engagement was instrumental in identifying the key regulatory, environmental, and financial opportunities and constraints affecting housing in the Shire. These findings helped shape the strategy's vision, objectives, and initial actions. Key themes raised through this early engagement are summarised in the adjacent table.

	Renewable energy projects have overlapping timelines, and there's concern about how the local community will manage them.
	There are opportunities to repurpose worker accommodations as permanent housing – particularly for retiree housing.
	Rising housing demand from renewable energy projects has increased rents and displaced local residents.
	The growth of short-term rentals has reduced long-term housing availability, worsening affordability.
	The retiree population in Uralla Shire is growing, creating demand for suitable low-maintenance housing and aged care facilities.
	Uralla's character should be maintained, and sustainable development should be encouraged to fund needed infrastructure.
	Perception that Council's historical service delivery and resistance to development has hindered growth and development.
	The community should be involved in the future of housing and in creating a positive legacy from renewable energy projects.
	Housing development is constrained by infrastructure limitations and incorrect zoning.

Exhibition – period engagement

The Draft Uralla Local Housing Strategy was placed on public exhibition in March through to early May 2025. During this period, Council received extensive feedback from the community, government agencies, housing stakeholders, and the development industry. This feedback has directly shaped the final Strategy and helped refine its priorities, actions, and implementation approach.

In total, more than 130 submissions were received, including individual submissions from key government agencies and local stakeholders, as well as survey responses from community members. The insights gathered during this phase reinforced many of the key issues identified in early engagement and also raise important new themes for consideration.

The public exhibition of the Draft Strategy revealed strong support for many aspects of the proposed approach, along with valuable feedback challenging certain elements, both of which have assisted to refine the final Strategy.

Broadly Supported

- ✓ Greater housing diversity, especially for downsizers, renters, and older residents
- ✓ Support for affordable housing and use of Council land
- ✓ Use of existing zoned land before expanding town boundaries
- ✓ Monitoring of short-term rental activity and housing data
- ✓ Stronger planning for REZ-related worker accommodation
- ✓ Place-based planning to maintain character and guide long-term growth

Areas of Concern or Challenge

- ≈ Strategy perceived to rely too heavily on infill without addressing feasibility barriers
- ≈ Requests for inclusion of specific sites for future growth
- ≈ Focus on Rocky River and a lack of actions for other rural villages raised concerns about equity and strategic justification
- ≈ Lack of formal township boundaries or clear structure for future expansion
- ≈ Concerns the strategy did not do enough to support non-market housing models and delivery methods

Key themes from submissions

Worker accommodation and legacy housing linked to the REZ
Submissions called for a proactive, coordinated approach to planning for temporary worker accommodation, with a focus on long-term community benefit. There was strong support for well-located sites, clearer planning, and adaptable housing models that could transition to permanent use.

Support for community-led and non-market housing models
Many submissions advocated for alternative housing delivery models, such as Community Land Trusts, rent-to-buy, and cooperative housing. These were seen as ways to improve affordability, promote ownership, support local values, and encourage deliberative rather than speculative development.

Character, heritage, and preserving Uralla's identity
Community members expressed a strong desire to retain the Uralla township's village feel, heritage character, and public realm quality. Concerns were raised about inappropriate densification, streetscape loss, and lack of design guidance to maintain what makes the township unique.

Housing diversity and downsizing needs
There was strong support for more diverse housing types, especially smaller, low-maintenance homes for downsizers, older residents, and intergenerational households. Respondents called for greater flexibility (e.g. granny flats, compact homes with gardens), citing a mismatch with current supply.

Growth areas, urban expansion and township boundaries
Several submissions challenged the focus on infill development, calling for a more balanced approach that includes edge-of-town expansion. Others supported establishing a township boundary to guide growth and avoid ad hoc rezonings.

Data gaps and the need for improved monitoring
Respondents noted limitations in the evidence base—particularly relating to STRA, land uptake, and demographic assumptions. There was strong support for improved data access and greater transparency.

Transparency, community involvement, and the use of Council land
Submissions emphasised inclusive decision-making and asked for clarity on how Council-owned land could support housing delivery. There was clear interest in community-led planning and better engagement.

The Strategy

The Role of Council in Local Housing

Uralla Shire Council does not directly develop housing. However, it does play a vital role in facilitating housing delivery across the Shire. Most housing is provided by the private sector, supplemented by contributions from government and non-government organisations.

The Council's responsibilities include planning, zoning, delivering enabling infrastructure, and supporting social and affordable housing. It also serves as a central conduit, fostering collaboration between developers, NGOs, and State government agencies, while advocating for funding and policy support. Community engagement, provision of information, and promotion of innovative housing models are other methods by which Council addresses local housing needs.

The Strategy provides a framework to guide planning, development, and advocacy, ensuring sustainable and inclusive housing outcomes for Uralla Shire.

Facilitation

Bringing stakeholders together to enable collaborative housing solutions.

Planning

Setting strategic land use and zoning policies.

Investment Attraction

Promoting opportunities to attract private and public investment in housing projects.

Investigation

Conducting research to understand housing needs or to derisk specific key sites.

Advocacy

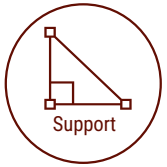
Championing local housing priorities to higher levels of government and other stakeholders.

Service Provision

Delivering traditional or new services to support sustainable housing development.

Lead

Setting a vision to drive initiatives and leading specific housing projects and initiatives.



Support

Supporting housing initiatives that are led by other government and non-government organisations.

Information Provision

Providing accurate and accessible housing data to guide stakeholders.

Uralla Local Housing Strategy Overview

Housing Vision	Diversified housing options for a growing community: Uralla Shire will have a diverse range of housing options that accommodate for a reinvigorated local population, with renewable energy projects creating a positive housing legacy for the Shire.
Council Commitment	*Lead:* Council will lead initiatives and priorities in pursuit of our objectives. *Collaborate*: Council will proactively partner with stakeholders and community groups to pursue and deliver priorities. *Facilitate*: Council will assist others to pursue and deliver their priorities that are aligned to our objectives. *Advocate*: Council will communicate our community's interests and priorities to government and other decision makers.

Strategic Goals	Diverse housing for all residents	Ensuring a positive legacy from REZ investments	Proactive council supporting great housing outcomes	Maintaining the village character of existing settlements
Key Actions	1.2 Investigate and facilitate options for retirement and independent living within the Uralla township. 1.4 Investigate opportunities for Council owned sites to be utilised for social and affordable housing.	2.1 Identify large site(s) for well-located worker accommodation. 2.2 Establish agreements for future use of construction worker accommodation.	3.2 Establish a Community Housing Innovation Forum. 3.4 Implement clear, consistent, and transparent procedures for approvals, standards and communication.	4.1 Develop a Growth Management Strategy for Uralla Shire inform planning policies and controls. 4.4 Prepare an infrastructure plan to prioritise upgrades in areas with infill potential and support new housing.

Goals and Objectives

The Uralla Shire Local Housing Strategy identifies key housing challenges and opportunities, providing a framework to guide housing development that aligns with the needs and aspirations of the community.

Grounded in strong evidence and informed by local priorities, the Strategy sets out clear objectives to ensure diverse, accessible, and affordable housing options for all residents, while preserving the unique character of the region.

These objectives will shape planning policies, guide future development, and support collaborative efforts to achieve sustainable and inclusive housing outcomes for Uralla Shire.

Diverse housing for all residents
Foster housing development that meets the diverse needs of Uralla Shire, offering smaller, accessible homes while ensuring affordability through innovative partnerships and tenure models.

Ensuring a positive legacy from REZ investments
Facilitate construction workers accommodation associated with REZ projects in a way that manages short-term demand and allows for seamless repurposing of assets that support long-term community needs.

Proactive council supporting great housing outcomes
Adopt a proactive, customer-centred approach to housing development, ensuring the council is open, consistent, and responsive in its planning and facilitation roles.

Maintaining the village character of existing settlements
Protect the essence of Uralla's townships by ensuring new development occurs in ways that respect and enhance local character.

Land use planning approach

The goals and objectives of the Strategy can be put into two broad categories:

1. Addressing underlying housing needs of residents.
2. Managing the short-term spike in demand from the REZ projects.

The land use planning approach to achieve the objectives of the Strategy for these two categories will vary, as they are inherently distinct in their nature and requirements.

These approaches ensure that both long-term and short-term objectives are met while maintaining the liveability and sustainability of Uralla. By leveraging existing resources and planning proactively for temporary demands, the Strategy aligns with community's needs and growth patterns.

In addition to the land use planning approaches outlined here, there will be a range of other non-planning mechanisms intended to achieve the objectives of the Strategy.

Addressing underlying housing needs of residents (Now – Long Term)

Context: Given the character, scale, demand, and capacity of Uralla's residential locations, consolidation and better utilisation of existing zoned land is essential.

Approach: This will primarily be delivered through a diverse mix of low-density housing types, including detached houses, semi-detached houses, terraces, and multi-dwelling developments.

Benefits:

- Supports gradual growth while retaining the town's character.
- Ensures efficient use of existing infrastructure.
- Provides housing options suited to an ageing population and changing household sizes.

Managing the short-term spike in demand from REZ projects (Now – Medium Term)

Context: The REZ projects will generate a short-term spike in housing demand, necessitating the provision of construction worker accommodation.

Approach: Temporary accommodation solutions will be located in suitable areas, ensuring minimal disruption to existing residential zones, compatibility with local land use policies, and potential for infrastructure to catalyse future development. Where feasible, these structures can be designed for repurposing after the demand subsides, contributing to long-term housing or community uses.

Benefits:

- Addresses immediate demand without overextending permanent housing supply.
- Provides a flexible solution that aligns with the temporary nature of REZ-related demand.

Goal 1 Diverse housing for all residents

Objective

Foster housing development that meets the diverse needs of Uralla Shire, offering smaller, accessible homes while ensuring affordability through innovative partnerships and tenure models.

Uralla's changing demographics are driving demand for more diverse housing. Downsizing options are limited, rental availability is low, and the lack of housing variety can deter new residents. Subdivision and secondary dwellings offer flexible, affordable options for downsizers, renters, and intergenerational households. While already permitted, uptake may be limited by infrastructure constraints and design challenges. Meeting the needs of lower-income households also requires targeted support for social and affordable housing. Importantly, housing diversity goes beyond just size and type, it includes a range of price points and tenure options, such as renting, ownership, rent-to-buy, and shared equity models, to better reflect the varied circumstances of the community.

Challenges and opportunities

- ✓ Uralla can accommodate substantial amounts of infill development through low-density forms of housing that is compatible with local character.
- ≈ Uralla has become the least affordable location in the region with many households being on relatively low incomes. A current lack of social and affordable housing puts pressure on locals wishing to remain in Uralla.
- ✓ Increased house prices can be an issue but they can also improve the economics to undertake smaller format housing development and may therefore support additional delivery of this form of housing.
- ≈ The dominance of large detached dwellings in Uralla has set expectations in the local market—making it harder for different housing types to be imagined, valued, or pursued. This inhibits innovation and contributes to a lack of diversity in the housing stock
- ✓ Leveraging Council-owned land for social and affordable housing presents an opportunity to increase diversity and affordability while also allowing Council to guide development outcomes to best meet community needs.
- ≈ Limited construction in recent decades means the industry is slow to respond to demand, with limited experience delivering the new housing types needed in Uralla.

Actions

1.1. Support social and affordable housing providers in the delivery of housing in Uralla.
1.2. Support retirement and independent living in a range of forms, with preference for sites near the town centre. Consider rezoning where appropriate, particularly for sites adjacent to existing residential areas.
1.3. Introduce a streamlined Council-led approval process for infill development that complies with local planning controls and design standards, distinct from existing SEPP (Exempt and Complying Development Code) pathways.
1.4. Investigate opportunities for Council owned sites to be utilised for social and affordable housing.
1.5. Facilitate collaboration between local landowners and developers to support the consolidation of adjacent underutilised properties, enabling coordinated infill development and maximising land potential.
1.6. Continue to support the delivery of a range of dwelling types in existing zoned land, including detached houses, semi-detached houses, dual occupancies, terraces, multi-dwelling developments, and secondary dwellings, to support housing diversity and respond to the changing needs of the community.
1.7. Investigate opportunities and implement mechanisms for cost recovery of capital investment in infrastructure that benefits and unlocks underutilised land, through Development Servicing Plans for identified precincts where large underutilised and vacant properties are present.
1.8. Update the DCP to incorporate updated design guidelines for low density development.

Goal 2 Ensuring a positive legacy from REZ investments

Objective

Facilitate construction workers accommodation associated with REZ projects in a way that manages short-term demand and allows for seamless repurposing of assets that support long-term community needs.

Temporary construction workers and their families are expected to drive housing demand in Uralla in the near future. This spike in demand will impact the housing market, as seen during the construction of Stage 1 of the New England Solar Farm. Developing construction worker accommodation in Uralla can help mitigate these effects while supporting the delivery of REZ projects. With forward planning, partnerships, and coordination, this development can also leave a positive legacy for the community.

Challenges and opportunities

- ≈ It is difficult to determine the exact demand for construction workers accommodation over time across multiple projects to ensure there is an appropriate - but not oversupplied - amount of accommodation.
- ✓ Delivery of construction workers accommodation in desirable locations can create opportunities for utilisation for other uses at the conclusion of REZ project development as the utility infrastructure may easily enable the development of more permanent housing.
- ≈ If not adequately managed, the significant influx of workers from multiple overlapping projects will put pressure on the housing market, driving up prices and restricting supply.
- ✓ Utilising existing dwelling with spare capacity (e.g. lone person in a 4-bedroom home) can benefit local homeowners as well as absorb some of the short-term spikes in demand to minimise rental market impacts.
- ≈ A lack of adequate permanent housing may act as a deterrent to potential new working residents and their families moving to the region.
- ✓ The state government is implementing standardised changes to permit construction worker accommodation, particularly in response to REZ project demand. Council can introduce local provisions to tailor development controls, such as specifying location, design, infrastructure requirements, or decommissioning plans.

Actions

2.1. Engage with local landowners, EnergyCo and renewable energy developers to identify large site(s) for well-located construction worker accommodation.
2.2. Establish agreements for future use of construction workers accommodation and/or sites once the construction phase winds down (see Action 2.7).
2.3. Incorporate design and development controls for construction worker accommodation into the DCP, including guidance on layout, built form, visual amenity, and integration/separation with surrounding land uses.
2.4. Encourage the use of Community Benefit Sharing funding for enhancements to the public realm that support the needs of an ageing population, such as improved accessibility, pedestrian-friendly infrastructure, and amenities.
2.5. Facilitate options for REZ developers to construct permanent housing for new working residents.
2.6. Explore and support options, such as a local online marketplace, where temporary construction workers can find lodging or boarding with local residents.
2.7. Implement future use agreements for construction workers accommodation (see Action 2.2).

Goal 3 Proactive council supporting great housing outcomes

Objective

Adopt a proactive, customer-centred approach to housing development, ensuring the council is open, consistent, and responsive in its planning and facilitation roles.

Uralla Shire Council has a renewed commitment to facilitating the development of housing for local residents and the workers that will be required for the development and operation of renewable energy projects. Council will work collaboratively with local residents, landholders, housing developers, community housing providers, renewable energy developers, state and federal agencies, and community groups to support great housing outcomes in Uralla Shire.

Challenges and opportunities

- ≈ Developers report inconsistent guidance, delays, and unclear requirements from staff previously at council, impacting project timelines and trust.
- ✓ Implementing clear, consistent, and transparent procedures for development approvals, engineering standards, and communication with stakeholders.
- ≈ Aging infrastructure, poor maintenance, inadequate engineering standards, and unresolved stormwater issues are considered to hinder development and planning efforts.
- ✓ Improved infrastructure planning through a comprehensive audit of existing assets and establishing a forward looking infrastructure servicing strategy will enable the council to prioritise upgrades, address capacity constraints, and support sustainable growth while providing clear guidance to developers and ensuring cost-effective service delivery for future housing needs.
- ≈ As a small council, Uralla Shire has limited resources to deliver the types of projects and services that are provided in larger centres.
- ✓ Council can act as a leader in housing provision by leveraging existing assets and resources through effective partnerships with other organisations.

Actions

3.1. Develop a standardised engineering code to improve consistency, efficiency and clarity for the development sector working in the region.
3.2. Establish a Community Housing Innovation Forum to explore and support alternative housing models, including community land trusts, rent-to-buy, shared equity, co-housing, and other locally driven initiatives.
3.3. Conduct an audit of existing council-owned land to identify opportunities for community-benefit housing outcomes, ensuring any use supports diverse and innovative housing types and is subject to transparent processes and alignment with planning objectives.
3.4. Implement clear, consistent, and transparent procedures for development approvals, engineering standards, and communication with stakeholders.
3.5. Create development guides or toolkits for subdivisions and multi dwelling developments to assist local developers with the process.
3.6. Develop a comprehensive map of infrastructure assets, including water, sewer, stormwater, and power and make this information publicly accessible through the Council's GIS platform to support transparency and informed decision-making for development.
3.7. Undertake a detailed survey of the Shire's townships to a 1-metre contour level, providing accurate topographical data to enhance planning processes and guide infrastructure improvements.
3.8. Review the minimum subdivision lot size in the Lot Size Map in the western portion of the Invergowrie R5 land to reflect the environmental risk factors in the area.

Goal 4 Maintaining the village character of existing settlements

Objective

Protect the essence of Uralla's townships by ensuring new development occurs in ways that respect and enhance local character.

Uralla Shire's townships and rural settlements are valued for their distinct identity, strong sense of community, and landscape setting. While there is substantial capacity for additional housing within existing residential zones, development must be carefully managed to ensure it strengthens local character and amenity, including protection of heritage values.

There are opportunities for future growth in areas where constraints are limited and long-term land use potential may align with infrastructure investment linked to the REZ. A similar approach may be required in rural settlements, where development pressure or land use change will necessitate coordinated planning. As growth pressures evolve, a place-based strategy will be essential to guide township structure, land use, and future expansion in a way that balances development with community expectations.

Challenges and opportunities

- ≈ The vast majority of developable land within the Uralla township is in underutilised lots which already have a dwelling on them. As this capacity is dispersed among many small landholders, unlocking this capacity will require many smaller, incremental developments rather than a few large-scale subdivisions which may be easier to deliver.
- ✓ Uralla Shire includes a range of rural settlements of varying scale, character, and function. There is a need for more detailed assessment of the competing land uses and values in these areas—including residential demand, environmental protection, natural hazard risks, large-scale agriculture, small-scale hobby farming, and other rural economic activities. This work will help clarify the future role of each settlement and guide potential zoning changes.
- ≈ There is currently no strategic, place-based framework to guide the development and management of Uralla township or other settlements in a cohesive manner. No official or implied township boundaries have been established, which limits the ability to plan for infrastructure, land use, and growth. In the absence of clear spatial structure, one-off development proposals, such as commercial precincts on the outskirts of town, risk undermining the integrity and function of the town centre.
- ✓ Increased house prices may incentivise infill development that was previously not financially viable.
- ≈ Infrastructure assets within established areas are constraining development in certain areas of existing zoned land.
- ✓ Uralla's compact form and walkable streets enable informal daily interactions that build community identity, cohesion, and a sense of belonging. Preserving these spatial qualities is key to maintaining the town's unique village feel.

Actions

4.1. Prepare a Growth Management Strategy for Uralla Shire, including a place-based land use and infrastructure framework for Uralla township and strategic planning for rural settlements.
4.2. Develop a 'Good design guide' for infill development that is tailored to the Uralla context and supports local developers to make improved design choices.
4.3. Review and update the Uralla Community Based Heritage Study (2012) and implement its findings through LEP heritage controls.
4.4. Develop a local infrastructure plan to prioritise infrastructure upgrades in areas with significant infill development potential to ensure they are "shovel-ready" for new housing projects.
4.5. Update the DCP to incorporate new design guidelines for low-density development.
4.6. Focus on the efficient use of existing residential land within established settlements, prioritising the development of vacant and underutilised land before considering rezoning for new residential purposes.
4.7. Prepare a residential development monitor to track levels and locations of development, estimated land supply, and short term accommodation to understand need and timing of LEP changes in the future.

Implementation and Delivery Plan

Implementation and Delivery Plan

This Local Housing Strategy has been developed within Uralla Shire Council's existing strategic framework, the foundation of which is the Local Strategic Planning Statement (2021).

Activities outlined in this Implementation and Delivery Plan align with the following state, regional and local policies:

- New England North West Regional Plan 2041, (2022)
- Government Response to the Regional Housing Taskforce, DPIE, (2022)
- Uralla Shire Community Strategic Plan 2022-2031, (2022)
- Uralla Shire Council Operational Plan 2023-2024, (2024)
- Southern New England High Country Regional Economic Development Strategy, (2023)
- New England Development Strategy (2010)
- NSW Housing SEPP (State Environmental Planning Policy) (2021)
- Uralla Local Environmental Plan (2012)
- Uralla Shire Local Strategic Planning Statement (2021)
- NSW Housing Strategy: Housing 2041(2021)
- Future Directions for Social Housing in NSW 2016-2025 (2015)
- Land and Housing Corporation Portfolio Strategy (2020)
- National Agreement on Social Housing and Homelessness (2024)
- Uralla Shire Council Biodiversity Strategy (2012)
- Draft Benefit Sharing Guideline (2024)
- Guidelines for Construction Workers Accommodation (2024)

Ongoing Responsibilities

The following activities reflect the day-to-day function and role of Uralla Shire Council to supporting the development of housing within the Shire. In addition to those listed below, a number of project oriented actions will become an ongoing responsibility once they have been established.

Role	Activity
Advocacy	• Lobby state and federal governments for funding to support affordable housing initiatives – including through successive rounds of the Regional Housing Fund. • Promote Uralla Shire's housing opportunities to potential residents and investors. • Champion sustainable housing practices to align with the Shire's environmental goals. • Represent community housing needs at regional planning forums.
Statutory planning	• Review and update the Local Environmental Plan (LEP) to support housing diversity. • Develop specific Development Control Plan (DCP) provisions for housing types. • Streamline development application processes for priority housing projects. • Implement zoning changes to facilitate appropriate housing development. • Enforce building codes and standards to ensure quality housing outcomes.
Strategic planning	• Identify potential sites for future housing developments. • Integrate housing strategy with other Council strategic documents, such as the Community Strategic Plan. • Prepare Development Servicing Plans. • Review developer contributions.
Partnerships	• Collaborate with local community groups to understand diverse housing needs. • Engage with neighbouring councils on regional housing initiatives. • Partner with local businesses to address workforce housing requirements. • Work with Community Housing Providers to increase amount of housing available to people on low incomes.
Industry Engagement	• Engage with local housing developers, modular home builders, and renewable energy developers to coordinate desirable short-, medium- and long-term housing solutions. • Coordinate with renewable energy developers and EnergyCo to enable supply of construction workers accommodation.
Infrastructure Development	• Determine and deliver the required infrastructure to support the development of housing and construction workers accommodation in desirable locations.

Action Plan

The following actions represent project-focused activities that have been prioritised for the strategy timeframe (2025-2045). These actions have been selected to concentrate Council efforts and accelerate the achievement of the four housing goals:

- Diverse housing for all residents
- Ensuring a positive legacy from REZ investments
- Proactive council supporting great housing outcomes
- Maintaining the village character of existing settlements

The following actions have been identified as having the greatest priority and greatest impact on housing in Uralla within the capacity of Uralla Shire and within the Strategy's timeframe.

Project oriented actions include detail for each initiative, Council role, potential partners, and timing.

The following timeframes has been allocated to each delivery:

- Now (Short: undertaken in approximately 1-2 years).
- Next (Medium: undertaken in approximately 2-5 years).
- Later (Long: undertaken in approximately 5+ years).

A number of project oriented actions will become an ongoing responsibility for the Uralla Shire Council once the activity has been undertaken and this is indicated in the last column of each action table.

Diverse housing for all residents

Objective

Foster housing development that meets the diverse needs of Uralla Shire, offering smaller, accessible homes while ensuring affordability through innovative partnerships and tenure models.

Outcomes

- **Increased availability of social and affordable housing**
  Collaborative partnerships with housing providers, utilisation of Council-owned sites, and streamlined processes lead to the delivery of social and affordable housing within Uralla.

- **Enhanced housing options for an ageing population**
  Retirement and independent living opportunities are expanded through targeted investigations and facilitation within the Uralla township.

- **Improved housing diversity and better use of existing residential land**
  A more diverse housing mix, encompassing a range of types, tenures, and price points, is supported through flexible planning controls, promotion of secondary dwellings and development within established residential zones, targeted initiatives to unlock underutilised land, and community-led housing models.

- **Streamlined planning and infrastructure support**
  Updated LEP and DCP frameworks, along with mechanisms for infrastructure cost recovery, support efficient development approvals and the unlocking of underutilised land.

- **Engaged developers, landowners, and communities driving sustainable development**
  Active engagement with developers, landowners, and the broader community fosters innovative solutions, better use of existing land, and sustainable development aligned with local needs.

Actions	Council Role Lead Partner Support	Potential Partners	Timeframe Now Next Later	Ongoing Following action completion
1. Diverse housing for all residents				
1.1. Support social and affordable housing providers in the delivery of housing in Uralla.	Partner	Community Housing Providers, Homes North	Now	✓
1.2. Support retirement and independent living in a range of forms, with preference for sites near the town centre. Consider rezoning where appropriate, particularly for sites adjacent to existing residential areas.	Support	Property developers, McMaughs	Now	✓
1.3. Introduce a streamlined Council-led approval process for infill development that complies with local planning controls and design standards, distinct from existing SEPP (Exempt and Complying Development Code) pathways.	Lead	NSW Government	Now	
1.4. Investigate opportunities for Council owned sites to be utilised for social and affordable housing.	Partner	Community Housing Providers, Homes North	Now	
1.5. Facilitate collaboration between local landowners and developers to support the consolidation of adjacent underutilised properties, enabling coordinated infill development and maximising land potential.	Partner	Local land owners	Now	✓
1.6. Continue to support the delivery of a range of dwelling types in existing zoned land, including detached houses, semi-detached houses, dual occupancies, terraces, multi-dwelling developments, and secondary dwellings, to support housing diversity and respond to the changing needs of the community.	Support	-	Now	✓
1.7. Investigate opportunities and implement mechanisms for cost recovery of capital investment in infrastructure that benefits and unlocks underutilised land, through Development Servicing Plans for identified precincts where large underutilised and vacant properties are present.	Lead	-	Next	
1.8. Update the DCP to incorporate updated design guidelines for low density development.	Lead	-	Next	

Ensuring a positive legacy from REZ investments

Objective

Facilitate temporary construction workers accommodation associated with REZ projects in a way that manages short-term demand and allows for seamless repurposing of assets that support long-term community needs.

Outcomes

- **Well-planned temporary construction worker accommodation**
  Strategic partnerships with landowners, EnergyCo, and renewable energy developers result in the identification and establishment of well-located construction worker accommodation sites.

- **Long-term legacy use of infrastructure**
  Agreements ensure that temporary construction worker accommodation is repurposed effectively to meet community housing or infrastructure needs post-construction.

- **Enhanced public realm and accessibility**
  Community Benefit Sharing funding supports public realm improvements, particularly accessibility and pedestrian-friendly infrastructure, benefiting Uralla's ageing population.

- **Integrated planning frameworks**
  Local planning instruments, including the DCP, are updated to incorporate design and development controls for temporary construction worker accommodation, and to support permanent housing options for new residents linked to REZ projects.

- **Increased community engagement in housing solutions**
  Initiatives such as a local online marketplace connect temporary construction workers with lodging opportunities offered by local residents, fostering community collaboration.

Actions	Council Role Lead Partner Support	Potential Partners	Timeframe Now Next Later	Ongoing Following action completion
2. Ensuring a positive legacy from REZ investments				
2.1. Engage with local landowners, EnergyCo and renewable energy developers to identify large site(s) for well-located construction worker accommodation.	Partner	Local landowners, EnergyCo, renewable energy developers, property developers	Now	
2.2. Establish agreements for future use of construction workers accommodation and/or sites once the construction phase winds down (see Action 2.7).	Partner	Renewable energy developers, property developers	Now	✓
2.3. Incorporate design and development controls for construction worker accommodation into the DCP, including guidance on layout, built form, visual amenity, and integration/separation with surrounding land uses.	Lead	NSW Government	Now	
2.4. Encourage the use of Community Benefit Sharing fund for enhancements to the public realm that support the needs of an ageing population, such as improved accessibility, pedestrian-friendly infrastructure, and amenities.	Partner	Uralla Shire community	Next	✓
2.5. Facilitate options for REZ developers to construct permanent housing for new working residents.	Support	Renewable energy developers	Next	✓
2.6. Explore and support options, such as a local online marketplace, where temporary construction workers can find lodging or boarding with local residents.	Support	Uralla Shire community	Next	✓
2.7. Implement future use agreements for construction workers accommodation (see Action 2.2).	Partner	Renewable energy developers, property developers, aged service providers	Later	

Proactive council supporting great housing outcomes

Objective

Adopt a proactive, customer-centred approach to housing development, ensuring the council is open, consistent, and responsive in its planning and facilitation roles.

Outcomes

- **Enhanced development support and guidance**
  Developers and landowners benefit from standardised engineering codes, development toolkits, and regular forums, fostering clarity, efficiency, and collaboration in the housing development process.

- **Improved infrastructure transparency and planning**
  A publicly accessible GIS platform with comprehensive infrastructure mapping and detailed topographical data enables informed decision-making and supports strategic development through better understanding of hazards, infrastructure needs, and development feasibility.

- **Environmentally responsible land use**
  Revised subdivision lot sizes in areas such as Invergowrie-Saumarez Ponds reflect environmental risks, promoting sustainable land use practices in the Shire.

- **Innovative and diverse housing opportunities**
  An audit of Council-owned land identifies opportunities to support diverse housing types and showcase innovative housing solutions that align with local needs.

- **Streamlined and transparent development processes**
  Consistent and transparent procedures for approvals, engineering standards, and stakeholder communication enhance trust and efficiency in achieving housing outcomes.

Actions	Council Role Lead Partner Support	Potential Partners	Timeframe Now Next Later	Ongoing Following action completion
3. Proactive council supporting great housing outcomes				
3.1. Develop a standardised engineering code to improve consistency, efficiency and clarity for the development sector working in the region.	Lead	Armidale Regional Council	Now	
3.2. Establish a Community Housing Innovation Forum to explore and support alternative housing models, including community land trusts, rent-to-buy, shared equity, co-housing, and other locally driven initiatives.	Support	Residents, Community Housing Providers, Homes North, Property developers	Now	✓
3.3. Conduct an audit of existing council-owned land to identify opportunities for community-benefit housing outcomes, ensuring any use supports diverse and innovative housing types and is subject to transparent processes and alignment with planning objectives.	Lead	-	Now	
3.4. Implement clear, consistent, and transparent procedures for development approvals, engineering standards, and communication with stakeholders.	Lead	-	Now	✓
3.5. Create development guides or toolkits for subdivisions and multi dwelling developments to assist local developers with the process.	Lead	-	Next	
3.6. Develop a comprehensive map of infrastructure assets, including water, sewer, stormwater, and power and make this information publicly accessible through the Council's GIS platform to support transparency and informed decision-making for development.	Lead	Utilities providers	Next	✓
3.7. Undertake a detailed survey of the Shire's townships to a 1-metre contour level, providing accurate topographical data to enhance planning processes and guide infrastructure improvements.	Lead	-	Next	✓
3.8. Review and consider increasing the minimum subdivision lot size in the Lot Size Map in the western portion of the Invergowrie R5 land to reflect the environmental risk factors in the area.	Lead	-	Next	

Maintaining the village character of existing settlements

Objective

Protect the essence of Uralla's townships by ensuring new development occurs in ways that respect and enhance local character.

Outcomes

- **Optimised use of existing residential land**
  Development is prioritised on vacant and underutilised land, minimising the need for rezoning and preserving the existing village character of Uralla's settlements.

- **Informed and strategic planning decisions**
  A residential development monitor provides accurate data on development trends and land supply, guiding timely and evidence-based LEP updates.

- **Enhanced design standards for development and protection of heritage values**
  Updated DCP design guidelines for low-density development and streetscape amenity ensure that new housing aligns with the scale and character of local communities, while implementing heritage controls to protect valued historic assets.

- **Improved infill development outcomes**
  A tailored 'Good Design Guide' equips developers with practical tools to create high-quality, context-sensitive infill housing, maintaining the charm of Uralla's townships.

- **Overarching Growth Management Strategy to guide future development**
  A Growth Management Strategy for the Shire will provide a coordinated approach to land use, infrastructure planning, and settlement structure—balancing future growth with the preservation of Uralla's character and the distinct identity of its rural settlements.

Actions	Council Role Lead Partner Support	Potential Partners	Timeframe Now Next Later	Ongoing Following action completion
4. Maintaining the village character of existing settlements				
4.1. Prepare a Growth Management Strategy for Uralla Shire, including a place-based land use and infrastructure framework for Uralla township and strategic planning for rural settlements.	Lead	-	Now	
4.2. Develop a 'Good design guide' for infill development that is tailored to the Uralla context and supports local developers to make improved design choices.	Lead	Uralla Shire community, property developers	Now	
4.3. Review and update the Uralla Community Based Heritage Study (2012) and implement its findings through LEP heritage controls.	Lead	-	Now	
4.4. Develop a local infrastructure plan to prioritise infrastructure upgrades in areas with significant infill development potential to ensure they are "shovel-ready" for new housing projects.	Lead	-	Now	✓
4.5. Update the DCP to incorporate new design guidelines for low-density development.	Lead	-	Next	
4.6. Focus on the efficient use of existing residential land within established settlements, prioritising the development of vacant and underutilised land before considering rezoning for new residential purposes.	Lead	-	Later	
4.7. Prepare a residential development monitor to track levels and locations of development, estimated land supply, and short-term accommodation to understand need and timing of LEP changes in the future.	Lead	Armidale Regional Council and Walcha Shire Council	Later	

Monitoring our success

Monitoring and evaluation of the Local Housing Strategy is required to understand the performance and success of actions taken to achieve Uralla's housing objectives.

The Local Housing Strategy will be reviewed every 5 years but may be reviewed more regularly if considered necessary. More regular reviews may be required if considerable changes in the local conditions occur which would alter the underlying information that was relied upon to make recommendations. Reviews should include an update of the key evidence base of land supply and demand, renewable energy developments, as well as updates to any regional strategies or plans.

Uralla Shire Local Housing Strategy 2025-2045
May 2025 (Adopted June 2025).

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Postal address: PO Box 103 Uralla NSW 2358
Telephone: (02) 6778 6300
Email: council@uralla.nsw.gov.au
Website: www.uralla.nsw.gov.au
Municipal office: 32 Salisbury Street Uralla NSW 2358

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MINUTES of

AGED CARE COMPLIANCE & ASSURANCE COMMITTEE

Held on 5 August 2025 at 3:00 PM

Attendance at Meeting:

ACCA
Dr M Caelli
Cr K Arnold
P Cooper

Apologies: Raffaele D'Angelo

Staff:
Mr B Dyer, Interim Group Manager – Aged and Community Care
J Goodwin, Interim Manager Community Care, Table
J Sutherland, Director of Nursing, Facility Manager, McMaugh Gardens.
S McKeown, Quality and Risk Coordinator, McMaugh Gardens
S Williams, Acting Manager Governance and Service Centre
Mrs T Averay, General Manager

CONFIRMED

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CONFIRMED

1 OPENING & WELCOME

The Chair declared the meeting opened at 3:06.

2 ACKNOWLEDGEMENT OF COUNTRY

The Chair read the acknowledgement of country.

3 APOLOGIES & APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS /COMMITTEE MEMBERS

There was an apology from Raffaele D'Angelo who was delayed due to flight rescheduling.

4 DISCLOSURE & DECLARATION OF INTEREST/S

Dr Meredith Caelli declared that she is a member of the Audit Risk and Improvement Committee for Uralla Shire Council and Walcha Council.

5 CONFIRMATION OF MINUTES

As this is the inaugural meeting of the Committee, there are no previous minutes to confirm.

6 LATE REPORT/S

No late reports.

7 REPORTS TO COMMITTEE

7.1 ADOPTION OF TERMS OF REFERENCE

RESOLUTION

The Aged Care Compliance and Assurance Committee adopts the Aged Care Compliance and Assurance Committee Terms of Reference.

Carried

ACTIONS:

- Question on notice - Guidelines for Risk Management and Internal Audit – should Internal Audit be removed? Taken on notice by Blake Dyer.
- Code of Conduct Training – All members of the Committee have been provided with a copy of Council's Code of Conduct. A short video will be prepared for Committee members to view online.

7.2 ANNUAL WORK PLAN

RESOLUTION

The Aged Care Compliance and Assurance Committee adopts the Annual Work Plan attached to this report, subject to the following amendments outlined below:

1. **Dates across the top of the work plan to be changed, starting from Q1 2025.**
2. **Review of incident reports and adverse events to be moved under the Clinical Governance heading in the work plan.**
3. **Biennial review of the Committee's Terms of Reference (ToR) to be moved out to following financial year in the work plan, as the ToR to be reviewed each financial year.**

Carried

7.3 TIMETABLE - QUARTERLY MEETINGS FOR THE FINANCIAL YEAR

RESOLUTION

The Aged Care Compliance and Assurance Committee will hold the meetings on the following dates in the 2025/2026 financial year:

- **6 November 2025 at 2pm**
- **3 February 2026 at 2pm**
- **5 May 2026 at 2pm**

Carried

7.4 PERFORMANCE AGAINST THE AGED CARE QUALITY STANDARDS - GAP ANALYSIS

RESOLUTION

The Aged Care Compliance and Assurance Committee:

1. **Receives and reviews the completed self-assessments from Tablelands Community Support/Tablelands Community Transport and McMaugh Gardens against the selected standards.**
2. **Notes the discussion around Aged Care Quality Standards Checklist.**

Carried

ACTION:

- Dashboard style reporting to be used for the reports to the Committee – include high level details regarding the number and type of feedback – compliments vs. complaints, themes, and process improvements, where appropriate.
- Two self-assessments are to be provided to each Committee meeting to ensure all Standards are reviewed annually.
- Ensure the self-assessments being provided for Committee review are prioritised using risk assessments.

7.5 COMPLIANCE MONITORING AND REPORTING - MCMAUGH GARDENS

RESOLUTION

The Aged Care Compliance and Assurance Committee receives and notes the Compliance Monitoring and Reporting for McMaugh Gardens for Q4 FY 24/25, April to June 2025.

Carried

ACTIONS:

- Where feasible use the reports that are developed for mandatory reporting and add context using by exception reporting. Focusing on areas of concerns, or achievement.

- Align dashboard reporting to the Standards. Where opportunities for improvement are being identified, demonstrate that these are being acted on.
- The Committee and Council staff will work towards maturing the reporting and reducing any additional workload.
- The Chair will discuss reporting preferences with Committee members offline and identify dashboard reporting preferences and will bring back before next Committee meeting.

7.6 CLINICAL GOVERNANCE AND RISK MANAGEMENT

RESOLUTION

That the Aged Care Compliance and Assurance Committee receives and notes the information provided to it regarding clinical governance and risk management.

Carried

ACTIONS:

- Looking to see the evolution of clinical risk register, with the focus moving towards strategic rather than operational risk management and reporting. The Acting Manager Governance says that the Tool for reporting should be ready for the next meeting.
- Report to come back to the Committee on both corporate and clinical risks including mitigation measures.
- Summary of any significant clinical risks to be reported to the Committee including treatment plans, who is responsible and when actions are due.

7.7 WORKFORCE DEVELOPMENT

RESOLUTION

The Aged Care Compliance and Assurance Committee note the Uralla Shire Council Workforce Management Strategy, and the training that is provided to Tablelands Community Support and McMaugh Gardens.

Carried

7.8 COMPLAINTS AND FEEDBACK ANALYSIS - TABLELANDS COMMUNITY SUPPORT, TABLELANDS COMMUNITY TRANSPORT AND MCMAUGH GARDENS

RESOLUTION

The Aged Care Compliance and Assurance Committee receives and notes the Complaints and Feedback Analysis for Tablelands Community Support and McMaugh Gardens.

Carried

ACTIONS:

- Dashboard style reporting to be used for the reports to the Committee – include high level details regarding the number and type of feedback – compliments vs. complaints, themes, and process improvements, where appropriate.

7.9 LEGISLATIVE AND REGULATORY UPDATES

RESOLUTION

The Aged Care Compliance and Assurance Committee notes the report on the legislative and regulatory update.

Carried

ACTION:

- Ensure future reports outline changes to the legislative and regulatory frameworks and impact to the business units and Council more broadly where appropriate.

7.10 CONTINUOUS IMPROVEMENT INITIATIVES

RESOLUTION

The Aged Care Compliance and Assurance Committee note the information provided regarding continuous improvement.

Carried

ACTION:

- Higher-level reporting to be provided to future Committee meetings.

7.11 CURRENT REPORTING REQUIREMENTS FOR AGED CARE AND COMMUNITY CARE

RESOLUTION

The Aged Care Compliance and Assurance Committee notes the abovementioned reporting requirements.

Carried

7.12 COMPLIANCE MONITORING AND REPORTING - TABLELANDS COMMUNITY SUPPORT AND TABLELANDS COMMUNITY TRANSPORT

RESOLUTION

The Aged Care Compliance and Assurance Committee receives and notes the Compliance Monitoring and Reporting for Community Care for the Q4 FY 24/25.

Carried

ACTION:

- Higher-level reporting to be provided to future Committee meetings.

7.13 GENERAL BUSINESS

The Aged Care Compliance and Assurance Committee notes the discussion around the response to the Snow Event over the weekend of 2 – 3 August 2025, and notes that it will receive a further report on any improvements that can be implemented following the event.

Carried

7.14 AGED CARE COMPLIANCE AND ASSURANCE COMMITTEE - QUARTERLY REPORT MATTERS

RECOMMENDATION

The Aged Care Compliance and Assurance Committee provides the following Quarterly Report to the next ordinary meeting of Council:

1. **Any formal resolutions of the Aged Care Compliance and Assurance Committee for Council**

   No.

2. **The Aged Care Compliance and Assurance Committee's assessment of any audits conducted.**

   Nothing to report.

3. **Any breaches or control deficiencies requiring immediate fix/response from Council.**

   No.

4. **Opportunities for longer-term improvements.**

   More targeted reporting to the Committee to reduce reporting workload and to allow for easier high-level review of issues.

5. **Key opinions or takeouts from the committee's meeting.**

   Positive effort from Council staff. Everyone is very engaged.

Carried

8 CONCLUSION OF MEETING

The meeting was closed at 5:00.

CONFIRMED

Annual Operational Plan update as at 30/06/2025

Attachment 1 : Operational Plan Action Report as at 30/06/2025

Society

A growing community with an active volunteer base and participation in community events

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
1.1.1	Coordinate and facilitate Council volunteer programs	1.1.1.1	Encourage volunteering to support McMaugh Garden operations	Manager McMaugh Garden aged care DON	Achieved/Completed	100%	In 2024/2025 McMaugh Gardens continued to collaborate with Oxley Community to implement its volunteer program to deliver social and activity programs to residents. Oxley Community has an active and ongoing volunteer recruitment program.
1.1.1	Coordinate and facilitate Council volunteer programs	1.1.1.2	Host a civic reception to thank volunteers		Achieved/Completed	100%	Council held a volunteer appreciation morning tea during volunteer week in May 2025 and produced a video which highlights volunteers in the community.
1.1.1	Coordinate and facilitate Council volunteer programs	1.1.1.3	Maintain TCT Volunteer numbers to support paid drivers	Coordinator - TCT	Achieved/Completed	100%	TCT has maintained 10 volunteer drivers which is considered sufficient to support operational needs.
1.1.1	Coordinate and facilitate Council volunteer programs	1.1.1.4	Recruit 1 volunteer to support delivery of library services	Librarian	Achieved/Completed	100%	Council has recruited 1 Volunteer to assist with library programs. The volunteer input to story time and craft preparations and delivery has been invaluable to both Uralla Library and Bundarra Pre-school,
1.1.1	Coordinate and	1.1.1.5	Support volunteers to	Librarian	Achieved/Completed	100%	The Bundarra Library is coordinated by a volunteer from the Bundarra CWA. In February

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
	facilitate Council volunteer programs		maintain operation of the Bundarra Library				2025 a new coordinator was appointed and our librarian met with her in Bundarra to discuss the library service requirements. This has resulted in improved delivery of library services to Bundarra.
1.1.2	Review Volunteer Strategy	1.1.2.1	Draft and Adopt a Volunteer Framework to facilitate the opportunities for volunteers at Council	Manager Human Resources	Achieved/Completed	100%	Volunteer program documents have been developed. Recruitment has successfully commenced using this framework, supporting structured and consistent onboarding of volunteers.
1.1.3	Support Council approved community events with in-kind support and/or sponsorship	1.1.3.1	Actively promote significant local community events such as the Uralla Show, Seasons of New England, Thunderbolts Festival through online channels and at the centre.	Coordinator Grants and Communication	Achieved/Completed	100%	Throughout 2024/2025 Council worked with Community to actively promote their events, working collaboratively to develop messaging, branding and communication strategies.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
1.1.3	Support Council approved community events with in-kind support and/or sponsorship	1.1.3.2	Administer Council community event sponsorship allocations	Manager Governance and Service Centre	Achieved/Completed	100%	In 2024/2025 Council provided in-kind support to the Bundarra Barrel racing events, the Thunderbolt Festival, Fairy Festival, Christmas Street fair and the Park week festival at Bundarra.
1.1.3	Support Council approved community events with in-kind support and/or sponsorship	1.1.3.2	Administer Council community sponsorship	Manager Governance and Service Centre	Achieved/Completed	100%	In 2024/2025 Council continued to provide in kind support and donations to community groups in line with the Operational Plan and adopted budget
1.1.3	Support Council approved community events with in-kind support and/or sponsorship	1.1.3.3	Coordinate the Australia Day Activities	Executive Assistant to GM and Mayor	Achieved/Completed	100%	Council administration in conjunction with the Australia Day Committee hosted the Australia Day Celebrations for 2025 at Alma Park.
1.1.3	Support Council approved community	1.1.3.3	Coordinate Youth Week activities	Coordinator Grants and Communication	Achieved/Completed	100%	In 2024/2025 Council secured external funding to deliver a comprehensive youth week program incorporating the Mayors Youth forum, a series of concerts hosted in each school around the

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
	events with in-kind support and/or sponsorship						Shire and a high-profile forum at the Court House focused on our renewable energy future. Youth week activities were held in April 2025.
1.1.3	Support Council approved community events with in-kind support and/or sponsorship	1.1.3.4	Coordinate National Aborigines and Islanders Day Observance Committee Week events	Executive Assistant to GM and Mayor	Achieved/Completed	100%	In collaboration with local elders Council planned and hosted the NAIDOC observance ceremonies and activities in July 2024
1.1.3	Support Council approved community events with in-kind support and/or sponsorship	1.1.3.4	Deliver the official opening of Councils new community spaces - Constellation of the South at The Glen, Pioneer Park, Rotary Park.	Coordinator Grants and Communication	Achieved/Completed	100%	Council delivered the official opening of Constellation of the South at The Glen, Pioneer Park, Rotary Park in June 2024.
1.1.3	Support Council approved community	1.1.3.5	Coordinate Seniors Week events	Coordinator Grants and Communication	Cancelled/not achievable	0%	Whilst Council continues to host morning tea events to acknowledge and celebrate senior's week its grant application or a more significant event in 2024/2025 was unsuccessful. Future

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
	events with in-kind support and/or sponsorship						grant opportunities will be pursued to raise the profile of this observance
1.1.3	Support Council approved community events with in-kind support and/or sponsorship	1.1.3.5	Deliver the inaugural Christmas Street Fair at Pioneer Park	Coordinator Grants and Communication	Achieved/Completed	100%	Council worked collaboratively with our community to design and deliver a highly successful inaugural Christmas street fair. Over 4000 people attended and our evaluation program documented significant social and economic return on investment. Council is pleased to confirm that it has secured funding for this event for a further three years
1.1.3	Support Council approved community events with in-kind support and/or sponsorship	1.1.3.6	Coordinate Volunteers Week events	Coordinator Grants and Communication	Achieved/Completed	100%	In 2024/2025 Council held a large scale Community Volunteer event at the Uralla Courthouse as part of the Annual Volunteer week celebration, a video was produced which highlights volunteers in the community which was well received.
1.1.4	PROJECT: Seek grant funding and undertake a staged expansion of	1.1.4.1	PROJECT: Apply for funding for McMaugh Gardens Stage 1 Expansion (SUBJECT	Manager Governance and Service Centre	Achieved/Completed	100%	Council has applied for a number of grants to support the McMaugh Gardens expansion plans. We are awaiting the outcome of the grant funding application to expand the facility to 50 beds and to provide nursing accommodation.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
	McMaugh Gardens		TO FUTURE DIRECTION AND GRANT FUNDING)				
1.1.4	PROJECT: Seek grant funding and undertake a staged expansion of McMaugh Gardens	1.1.4.2	PROJECT: Progress staged expansion designs for McMaugh Gardens (SUBJECT TO FUTURE DIRECTION AND GRANT FUNDING)	Manager Governance and Service Centre	Achieved/Completed	100%	A grant application was lodged for expansion of the McMaugh Gardens Aged Care Facility to expand to 50 beds. Council is waiting for the outcome of that application. A financial feasibility report is being prepared by external experts to provide Council with further information on options.

A safe, active and healthy shire

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
1.2.1	Maintain Council's footpath network	1.2.1.1	Maintain and inspect footpath network.	Manager Civil Infrastructure - Grade 12	Achieved/Completed	100%	Council completed the inspection of its footpath stock in December 2024. The details are being used to inform the Asset Management Plan

Attachment 1 : Operational Plan Action Report as at 30/06/2025

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
1.2.4	Support participation in sport	1.2.4.1	Provide sports field facilities.	Manager Civil Infrastructure - Grade 12	Achieved/Completed	100%	In 2024/2025 Council continued its ongoing maintenance and servicing program for sports fields and facilities
1.2.4	Support participation in sport	1.2.4.1	Support the Sports through Council programs and programs run by other organisations and businesses.	Manager Governance and Service Centre	Achieved/Completed	100%	Council has continued to provide Council provides support to the sporting fraternity through facility and grounds maintenance/preparation in line with seasonal activities.
1.2.4	Support participation in sport	1.2.4.2	Support participation in sport through the Northern Inland Academy of Sport membership.	Manager Governance and Service Centre	Achieved/Completed	100%	In 2024/2025 Council maintained its membership of NIAS.
1.2.6	Participate on the Local Emergency Management Committee	1.2.6.1	Participate as Local Emergency Management Officer on the New England Local	Director Infrastructure & Deve	Achieved/Completed	100%	Representation has been achieved at all LEMC meetings, during emergency event preparations (x2) and training deployments. No actual activations of the Emergency Operations Centre have occurred during the reporting period.

Attachment 1 : Operational Plan Action Report as at 30/06/2025

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
			Emergency Management Committee				
1.2.7	Liaise with police, community organisations and the community to address crime, anti-social behaviour and maintain community safety	1.2.7.1	Liaise with the police, emergency services and community groups to support community safety	Director Infrastructure & Deve	Achieved/Completed	100%	Liaison has occurred with Police now being stationed in Uralla and collaborating with Council on current issues.
1.2.8	Plan for Uralla Shire Council response to natural disasters including bushfires, major storms and flood events	1.2.8.1	Review Emergency Management Plan	Director Infrastructure & Deve	Achieved/Completed	100%	Review to be completed by November 2025
1.2.9	ADVOCACY: Lobby government, companies	1.2.9.1	Apply for Youth Week funding	Coordinator Grants and Communication	Achieved/Completed	100%	Activities were successful with community inclusion a high point of the funding opportunity

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
	and other individuals to secure funding for cultural and creative expression fields						
1.2.9	ADVOCACY: Lobby government, companies and other individuals to secure funding for cultural and creative expression fields	1.2.9.1	Research funding opportunities and apply for grants across State and Federal Government in consultation with project owners and community stakeholders.	Coordinator Grants and Communication	Achieved/Completed	100%	In FY 24/25 Council has submitted 17 grant applications valued at $2.36 million: 9 applications have so far been successful, generating $230,535 5 applications are pending, valued at $2.04 million 3 applications have been unsuccessful.
1.2.9	ADVOCACY: Lobby government, companies and other individuals to secure funding for cultural and creative	1.2.9.2	Apply for NAIDOC Week funding	Coordinator Grants and Communication	Achieved/Completed	100%	Funding was successful, however the level of funding was below application to be $2,500.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
	expression fields						
1.2.9	ADVOCACY: Lobby government, companies and other individuals to secure funding for cultural and creative expression fields	1.2.9.2	Apply for National Aborigines and Islanders Day Observance Committee week funding	Coordinator Grants and Communication	Achieved/Completed	100%	Funding was successful, however only $2,500 was received this year, 2025
1.2.9	ADVOCACY: Lobby government, companies and other individuals to secure funding for cultural and creative expression fields	1.2.9.3	Apply for Seniors Week funding	Coordinator Grants and Communication	Achieved/Completed	100%	No activities were funded in Senior Week this year.
1.2.9	ADVOCACY: Lobby government, companies and other	1.2.9.4	Apply for Volunteers Week funding	Coordinator Grants and Communication	Achieved/Completed	100%	No grant funding was identified for this year, 2025.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
	individuals to secure funding for cultural and creative expression fields						
1.2.9	ADVOCACY: Lobby government, companies and other individuals to secure funding for cultural and creative expression fields	1.2.9.5	Apply for Australia Day funding	Coordinator Grants and Communication	Achieved/Completed	100%	Grant funding was secured at $10,000 for nominal activities with $5,000 for indigenous activities for 2025
1.2.9	ADVOCACY: Lobby government, companies and other individuals to secure funding for cultural and creative expression fields	1.2.9.6	Investigate opportunities to apply for suitable grants to facilitate events in the community	Coordinator Grants and Communication	Achieved/Completed	100%	A number of events have successfully be funded this year, including: 1. Christmas Street Fair 2. NAIDOC week 3. Australia Day Activities

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
1.2.10	Operate Uralla community swimming pool (seasonal)	1.2.10.1	Operate Pool for open season	Swimming Pool Manager	Achieved/Completed	100%	The Uralla Swimming Pool opened for the summer season in October 2024 and operated 7days per week from 12pm to 6pm each day and for two hours on weekday mornings for lap swimmers. The season closed on 30 March 2025.
1.2.11	Integration of Safety System throughout organisation	1.2.11.1	Utilise system to extract management report to identify improvement initiatives.	Manager Human Resources	Achieved/Completed	100%	Council has seen the positive improvements within the WHS program and have moved to a new app to support key relationship data with our Insurer.
1.2.11	Integration of Safety System throughout organisation	1.2.11.2	Implement actions as outlined in the Statecover annual action plan.	Manager Human Resources	Achieved/Completed	100%	Action plan was not required for 2025

A diverse and creative culture that celebrates our history

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
1.3.1	Support a culture inclusive of the arts	1.3.1.1	Promote library services and programs at community events during the year	Librarian	Achieved/Completed	100%	The Library has reached out to outlying areas to support the community, including Bundarra, McMaugh Gardens and Schools.
1.3.1	Support a culture inclusive of the arts	1.3.1.1	Support the arts through Arts North West membership	Manager Governance and Service Centre	Achieved/Completed	100%	in 2024/2025 Council maintained its support of ArtsNW through ongoing membership
1.3.1	Support a culture inclusive of the arts	1.3.1.1	Support the Arts through Council programs and other organisations and businesses.	Manager Governance and Service Centre	Achieved/Completed	100%	During 2024/2025 Council worked collaboratively with community groups to profile their community events and to create opportunities to work together on council lead events. Council commissioned local creatives to create a regional work for display in the Uralla courthouse and VIC. Council also hosted the artist of the Month display at the Uralla library
1.3.1	Support a culture inclusive of the arts	1.3.1.2	Provide library services and programs	Librarian	Achieved/Completed	100%	2024-2025 188 programs were hosted with adults and children. Total attendees 1,781. The services reached out to a broad range of the community thought accessibility and awareness.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
1.3.1	Support a culture inclusive of the arts	1.3.1.3	Prepare a Library Service delivery strategy and plan to increase activation of the Uralla Library facility	Librarian	Achieved/Completed	100%	188 programs were delivered in 2024-2025.
1.3.1	Support a culture inclusive of the arts	1.3.1.4	Manage the Service Level Agreement with Central Northern Regional Library	Librarian	Achieved/Completed	100%	Uralla Library continues to work with CNRL for sourcing of books through meetings and training sessions.
1.3.3	Liaise with Elders	1.3.3.1	Liaise with Elders and provide venue for meetings		Achieved/Completed	100%	Tablelands Community Support makes meeting rooms available for community groups generally. Local Elders meet weekly at TCS under government funded activities. NAIDOC week event is held at TCS meeting rooms.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
1.3.4	PROJECT: Develop the Uralla Old Court House as a community entertainment venue (subject to grant funding)	1.3.4.2	Engage with the community to activate the Old Court House community space	Manager Governance and Service Centre	Achieved/Completed	100%	Council has adopted fees and charges for the use of the Courthouse. Community events are now being held at the Courthouse, and Council will continue to engage with the community on uses for the Courthouse.
1.3.5	Implement Council's Disability Inclusion Action Plan	1.3.5.1	Reporting and review of the Disability Inclusion Action Plan		Cancelled/not achievable	0%	Reporting on the progress of DIAP actions has not progressed due to staff shortages. This will be reviewed early next financial year.
1.3.5	Implement Council's Disability Inclusion Action Plan	1.3.5.1	Review and identify Council webpage improvements in line with the 2022-2026 DIAP	Tourism Officer	Cancelled/not achievable	0%	Resource constraints have meant that available resources have been focused on the improvement of the USC website framework.
1.3.5	Implement Council's Disability Inclusion Action Plan	1.3.5.2	Encourage progression of DIAP across Council and report on achievements.		Achieved/Completed	100%	There was toolbox meeting with staff around Council's DIAP in April 2025, and there was general awareness raised of DIAP at MANEX.

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Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
1.3.5	Implement Council's Disability Inclusion Action Plan	1.3.5.2	Promote correct use of accessibility language		Achieved/Completed	100%	TCS periodically issues fact sheets on the appropriate use of accessibility language to the broader organisation.
1.3.6	Support sustainable population growth and develop infrastructure to meet the needs of this regional growth	1.3.6.1	Convene a Community Advisory Body for the Renewable Energy Community Benefit fund per Council's policy	Planning Officer	Achieved/Completed	100%	Council has undertaken significant community engagement through the SaNDS project. An outcome of this engagement will be a recommendation t for the governance arrangements for the CAB. This will then allow council to progress the initiative in line with the Policy intent.
1.3.6	Support sustainable population growth and develop infrastructure to meet the needs of this regional growth	1.3.6.2	Commence Housing Strategy	Planning Officer	Achieved/Completed	100%	The Draft housing Strategy was exhibited for two months concluding in April. The Draft Housing Strategy will be presented to Council in Q1 2025/2026

Access to and equity of services

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
1.4.2	Provide community support services	1.4.2.1	Coordinate Seniors Week events	Manager McMaugh Garden aged care DON	Achieved/Completed	100%	McMaugh Gardens hosts a morning tea event for residents and family each year to acknowledge seniors week.
1.4.2	Provide community support services	1.4.2.2	Maintain currency of policies, procedures and practise to meet audit requirements.		Achieved/Completed	100%	TCS subscribes to a third party provider to ensure that policies and standards are up to date at all times. TCS also subscribes to Moving on Audits which provides a program and schedule of audits against current standards.
1.4.3	Provide community transport services	1.4.3.1	Co-ordinate drivers to deliver trips to eligible clients in accordance with Funding Body requirements	Coordinator - TCT	Achieved/Completed	100%	TCT utilises bespoke software to schedule and coordinate drivers. Client eligibility is confirmed through MyAged Care and/or through referrals from the Community Transport Program.
1.4.3	Provide community transport services	1.4.3.3	Undertake Service Review		Achieved/Completed	100%	TCS undertook a service review in Q1 24/25 FY. A report to Council on the options for the continuation of the service was provided to Council in May 2025, and the resolution of Council to continue the service and implement improvements is being carried out.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
1.4.4	Operate and maintain the McMaugh Gardens Aged Care Facility	1.4.4.1	Maintain McMaugh Gardens Accreditation, quality and compliance.	Manager McMaugh Garden aged care DON	Achieved/Completed	100%	McMaugh Gardens continues to implement its quality assurance program in line with the current aged care standards.
1.4.4	Operate and maintain the McMaugh Gardens Aged Care Facility	1.4.4.2	Manage McMaugh Gardens in a financially sustainable manner	Manager McMaugh Garden aged care DON	Achieved/Completed	100%	McMaugh Gardens continues to be financially sustainable.
1.4.4	Operate and maintain the McMaugh Gardens Aged Care Facility	1.4.4.3	Successfully complete Aged Care Quality and Safety Commission Audits	Manager McMaugh Garden aged care DON	Achieved/Completed	100%	Accreditation was completed in 2023, no further requirements have been requested.
1.4.4	Operate and maintain the McMaugh Gardens	1.4.4.4	Convene a Quality Care and Compliance Advisory Board	Manager Governance and Service Centre	Achieved/Completed	100%	The Committee Terms of Reference were adopted at the June 2025 meeting. A committee has been formed following an EOI process with the inaugural meeting held on 5 August 2025.

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Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
	Aged Care Facility						
1.4.5	Conduct citizenship ceremonies	1.4.5.1	Liaise with Department of Home Affairs for the facilitation of citizenship ceremonies	Executive Assistant to GM and Mayor	Achieved/Completed	100%	Department of Home Affairs has facilitated all requests from Council in supporting a number of Ceremonies throughout the year.

Economy

An attractive environment for the business sector

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
2.1.1	Operate the Uralla Visitor Information Centre	2.1.1.1	Hold Uralla VIC to industry standards to maintain Accreditation.	Tourism Officer	Achieved/Completed	100%	Visitor Information Centre is maintaining accreditation requirements along with upgrading key visitor information on what is happening in Uralla Shire.
2.1.1	Operate the Uralla Visitor Information Centre	2.1.1.2	Collaborate with other Councils and tourism bodies to promote Uralla Shire within the region	Tourism Officer	Achieved/Completed	100%	Uralla Council has worked closely with Walcha, Glen Innes and Armidale Councils to support the promotion of activities throughout the year.
2.1.1	Operate the Uralla Visitor Information Centre	2.1.1.3	PROJECT: Develop and publish a printable tourism map for the Uralla Shire (SUBJECT TO GRANT FUNDING)	Tourism Officer	Cancelled/not achievable	0%	Fact sheets for Uralla Shire attractions are on track to take a prominent display within the VIC.
2.1.2	Operate the Uralla Caravan Park	2.1.2.1	Oversee the contracted management of the Queen St Caravan Park.	Asset Manager	Achieved/Completed	100%	2024/2025 saw above expected revenue for the Queen Street Carvan Park and a continuation of positive customer feedback under the current management regime.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
2.1.2	Operate the Uralla Caravan Park	2.1.2.2	Prepare a Business Plan for the Queen St Caravan Park	Asset Manager	Cancelled/not achievable	20%	Council continues to work with Crown Lands to determine site tenure. The outcome of this process will inform the basis of a longer term business plan. In the meantime, Council continues to focus on site safety and operational improvement with a view to compounding current revenue growth
2.1.3	Maintain camping sites (Bundarra Caravan Park, Emu Crossing, Yarrowyck Crossing, Uralla Fossicking Area)	2.1.3.1	Promote Shire camping sites (Bundarra Caravan Park, Emu Crossing, Yarrowyck Crossing, Uralla Fossicking Area)	Tourism Officer	Achieved/Completed	100%	The VIC promotes the Shire camping areas with in house produced brochures as well as online promotion and VIC staff direction.
2.1.3	Maintain camping sites (Bundarra Caravan Park, Emu Crossing, Yarrowyck Crossing, Uralla Fossicking Area)	2.1.3.2	Maintain camping sites	Manager Civil Infrastructure - Grade 12	Achieved/Completed	100%	Council has recently upgraded to regular checks on some specific camping sites to ensure cleanliness and safety.

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Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
2.1.4	ADVOCACY: Lobby for the transition to renewable energy vehicles to occur without increasing the cost to ratepayers	2.1.4.1	Engage internally and externally to assess viability of EV chargers being installed on Council property and seek funding subject to recommendations.	Coordinator Grants and Communication	Achieved/Completed	100%	Council sought external advice on the feasibility of installing EV charges on Council owned properties. There was insufficient electrical capacity on any of the identified sites. Council will now work collaboratively with property developers through the DA process to identify future opportunities.
2.1.5	ADVOCACY: Lobby for opportunities and benefits from the NEREZ optimising the benefits to the community	2.1.5.1	Engage with industry and state agencies to minimise the impact and maximise the benefits of renewable energy developments with reference to the Community Benefits Policy	Planning Officer	Achieved/Completed	100%	In 2024/2025 Council engaged with EnergyCo and DPHI, New England Skills and Workforce Working Group (DPIRD), existing and prospective renewable energy developers/operators, Re-Alliance Regional Leaders Network. These actions supported Council's objective to minimise impacts and maximise community benefit from renewable energy development.

Grow and diversify employment, through existing and new businesses

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
2.2.1	Maintain business support resources on Council's website	2.2.1.1	Liaise with Uralla Shire businesses to maintain a current Business Directory.	Coordinator Grants and Communication	Achieved/Completed	100%	Council collaborated with the Uralla Shire business Chamber who identified a duplication of business directory services between themselves and Council. USC agreed to close its service and redirect users to Chamber directory. Council works collaboratively with the Chamber to help maintain their database.
2.2.1	Maintain business support resources on Council's website	2.2.1.2	Review and update business support services on Councils Website	Coordinator Grants and Communication	Achieved/Completed	100%	Council is currently undertaking a holistic review and redesign of its websites including business support services

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
2.2.3	ADVOCACY: Lobby for government-funded infrastructure and services to keep pace with business and industry development in the region (education, transport, health)	2.2.3.4	Advocate to State agencies, Ministers and the local members and in partnership with other Councils as appropriate on services and infrastructure requirements for Uralla Shire.	Director Infrastructure & Deve	Achieved/Completed	100%	Council continues to actively advocate for new business within the Shire.
2.2.6	Review and update the Local Environmental Plan to provide desired land use zonings to encourage growth	2.2.6.1	Commence preparation for LEP review	Manager - Planning and Development	Achieved/Completed	100%	The LEP is set to be reviewed within the first year of the local government elections Sept 2025
2.2.8	Review and update the Development Control Plan	2.2.8.1	Commence Review of Development Control Plan	Manager - Planning and Development	Cancelled/not achievable	0%	The review of the DCP is tied to the review of the LEP which will be progressed subject to grant funding. An application has been submitted and the outcome is awaited.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
2.2.9	Encourage quality commercial, industrial and residential development	2.2.9.1	Pursue development opportunities to optimise return on investment for Rowan Avenue Industrial Land	General Manager	Achieved/Completed	100%	Council officers have continued to work with EnergyCo and other potential businesses to consider development or temporary use options for the land. Several companies have shown interest. The land is a valuable strategic asset for Council as the planning for the Renewable Energy Zone progresses. Consideration of development and investment options will continue into the new financial year.

Communities that are well serviced with essential infrastructure

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
2.3.1	Upgrade/expand Council's road network (subject to grant funding)	2.3.1.1	Implement capital road upgrading program in accordance with approved funding project schedules.	Manager Civil Infrastructure - Grade 12	Achieved/Completed	100%	At the conclusion of 2024/2025 Council had completed works on Hawthorn Drive, Terrible Vale road. Completion of work on Gostwyck road has been delayed due to adverse weather condition however this will carry over into 2025/2026 when condition improve The bitumen resealing program was 95% completion notwithstanding the prevailing weather. Preparation for ongoing works on Thunderbolts way have commenced under the restart NSW program

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Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
2.3.1	Upgrade/expand Council's road network (subject to grant funding)	2.3.1.2	Undertake maintenance grading and road surface patching program.	Manager Civil Infrastructure - Grade 12	Achieved/Completed	100%	Councils addressed all scheduled road surface patching and completed 90% of the required maintenance. The balance of work was assessed as not requiring immediate attention
2.3.2	Maintain and renew Council's road network	2.3.2.2	Prepare and complete Road Resealing annual program	Manager Civil Infrastructure - Grade 12	Achieved/Completed	100%	Council completed the 2024/2025 road resealing program including Thunderbolts way near the Gwydir Bridge, Kingstown Road and other minor urban roads
2.3.3	Operate Uralla Water Treatment Plant	2.3.3.1	Operate the Uralla Water Treatment Plant to reliably produce safe drinking water	Manager Water & Sewerage	Achieved/Completed	100%	Council operates the water treatment plant within guidelines and regulations. Council undertakes sample testing to ensure drinking water meets drinking water guidelines.
2.3.4	Operate Bundarra Water Treatment Plant	2.3.4.1	Operate the Bundarra Water Treatment Plant to reliably produce safe drinking water	Manager Water & Sewerage	Achieved/Completed	100%	Council operates the Bundarra Water Treatment Plant under guidance with the Australian Drinking Water Guidelines.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
2.3.5	Operate Uralla Sewage Treatment Plant	2.3.5.1	Operate the Uralla Sewage Treatment Plant in accordance with licence conditions	Manager Water & Sewerage	Achieved/Completed	100%	Council operates the Uralla Sewage Treatment Plant in accordance with licence conditions.
2.3.6	Operate Bundarra Sewage Treatment Plant	2.3.6.1	Operate the Bundarra Sewage Treatment Plant in accordance with best practice	Manager Water & Sewerage	Achieved/Completed	100%	Council operates the plant within guidelines and regulations. Whilst the plant meets regulatory requirements, Council continuous to seek improvements where necessary to reduce the impact of the plant onto the community.
2.3.7	Maintain parks, gardens, recreation facilities and open spaces	2.3.7.1	Undertake Park maintenance schedule	Coordinator Civil Infrastructure	Achieved/Completed	100%	The scheduled program was hindered by adverse weather throughout the year and persistent wet ground conditions at recreational facilities. Uncompleted scheduled work will be carried forward to 2025/2026 and undertaken when conditions improve.
2.3.8	Provide cemetery services	2.3.8.1	Undertake Cemetery services as required	Executive Support Officer - I & R	Achieved/Completed	100%	All service levels successfully delivered across the period.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
2.3.9	Review and analyse plant and equipment requirements to fit current and future needs	2.3.9.1	Undertake Analysis of Purchases and Plant usage to streamline Procurement	Manager Fleet, Stores and Workshop	Achieved/Completed	100%	Plant fund has been effectively managed to achieve maximum efficiency of plant usage and expenditure.
2.3.9	Review and analyse plant and equipment requirements to fit current and future needs	2.3.9.2	Review utilisation for Plant and Equipment from previous financial year against current year works program	Manager Civil Infrastructure - Grade 12	Achieved/Completed	100%	Council has undertaken a review of major plant utilization and is the process of benchmarking this against equivalent industry operations to establish asset utilization KPI's
2.3.10	Maintain built and natural stormwater drainage	2.3.10.1	Verify stormwater drainage structures and pipes in accordance with the Asset Management Plan for future revaluation and maintenance.	Manager Civil Infrastructure - Grade 12	Achieved/Completed	100%	Council has completed 95% of the CCTV inspection reports and will now utilize this information inform future works programs on a priority basis. An adjunct to this work is to utilize the CCTV data to develop a stormwater mapping layer for future reference.

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Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
2.3.11	Maintain and renew building infrastructure	2.3.11.1	Develop an efficient rental condition assessment and inspection procedure	Asset Manager	Achieved/Completed	100%	Achieved and completed. Now provided under contract via third party professional service.

Environment

To preserve, protect and renew our beautiful natural environment

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
3.1.1	Review and monitor vegetation and environmental protection measures for sensitive Council managed land	3.1.1.1	Commence the tree planting for the Ecological restoration of the Racecourse lagoon	Manager Environment & Waste	Achieved/Completed	100%	Phase 1 tree planting completed. Phase 2 will start in Spring 2025
3.1.4	Apply for grant funding to support environmental projects	3.1.4.1	Commence the tree planting for the Ecological restoration of the Racecourse lagoon	Manager Environment & Waste	Achieved/Completed	100%	Phase 1 tree planting completed. Phase 2 will start in Spring 2025
3.1.4	Apply for grant funding to support environmental projects	3.1.4.2	Apply for the Biodiversity Conservation Grant	Manager Environment & Waste	Achieved/Completed	100%	Unsuccessful application. Will continue to search for other environmental related grants/funding for the 2025-26 FY

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
3.1.5	Manage Crown Lands under Council care and control	3.1.5.1	Finalise and adopt the Plan of Management for Racecourse lagoon	Manager Environment & Waste	Achieved/Completed	100%	The Racecourse lagoon PoM has been finalised and presented to Crown Lands for review Ministerial consent. Whilst the action is all but completed final sign off will not be achieved until the 2025-2026 FY.
3.1.5	Manage Crown Lands under Council care and control	3.1.5.2	Continue development of the Plan of Management for the Gostwyck Road Reserve and the Bundarra Downs Reserve	Manager Environment & Waste	Achieved/Completed	100%	Draft PoMs for Gostwyck Road Reserve and the Bundarra Downs Reserve have received the minister's consent. Native title manger's advice has been sought, and PoMs will be presented to Council in the August Ordinary Meeting for consideration to be placed on public exhibition.
3.1.8	Promote community greening projects and involvement in environmental conservation efforts	3.1.8.1	Complete the revegetation of the Mt Mutton Koala Habitat	Manager Environment & Waste	Achieved/Completed	100%	Project is tracking behind time schedule but will be completed in the 2025/26 FY.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
3.1.10	Commence development of a Climate Change Policy	3.1.10.1	Draft the proposed Uralla Shire Council Climate Change Policy	Manager Environment & Waste	Achieved/Completed	100%	Policy will be presented to Council for adoption in Q1 of 2025-26 FY

Maintain a healthy balance between development and the environment

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
3.2.1	Provide education and information to assist in providing effective, regulatory, and compliance services for the community	3.2.1.1	Produce educational material for sustainable development and PRE-DA advice	Manager - Planning and Development	Achieved/Completed	100%	Positive progress has been made in continuing valuable pre-DA services and advice to applicants. A review of application and certificate processes in response to feedback from applicants has also been undertaken.

Avoid, reduce, reuse (repair), and recycle (recover) wastage to minimise waste disposal

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
3.3.1	Operate Uralla landfill and recycling centre	3.3.1.1	Maintain compliance with environmental protection licence requirements for the Uralla landfill	Manager Environment & Waste	Achieved/Completed	100%	The Uralla Landfill compliance reporting were all fulfilled
3.3.1	Operate Uralla landfill and recycling centre	3.3.1.2	Investigate increased recycling opportunities in public spaces (e.g. Return and Earn)	Manager Environment & Waste	Achieved/Completed	100%	Return and earn machine is operational. Council will continue to investigate and seek funding for the use of recycling bins in public places.
3.3.4	Operate the Kingstown waste transfer service	3.3.4.1	Maintain cost effective service levels the Kingstown waste transfer service	Manager Environment & Waste	Achieved/Completed	100%	The facility is currently being managed in a very effective and efficient manner.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
3.3.5	Support anti-littering campaign and promote recycling	3.3.5.1	Develop and implement a consultation plan to inform the community about the Waste Management Strategy	Manager Environment & Waste	Cancelled/Not Achievable	0%	Bin audits conducted by third party are scheduled for November 2025. The results of this audit will inform future educational programs including a community consultation plan.
3.3.6	Provide kerbside waste collection services	3.3.6.1	Expand Kerbside Waste collection routes to achieve greater efficiency through economy of scale of operation	Manager Environment & Waste	Achieved/Completed	100%	Successfully expended the Kerbside Waste collection routes. Council will work in line with residents' request to continuously add on more collection routs after assessment is completed.
3.3.7	Establish and Operate the Bundarra waste transfer service	3.3.7.1	PROJECT: Progress the development of the Bundarra Transfer Station (SUBJECT TO GRANT FUNDING)	Manager Environment & Waste	Achieved/Completed	100%	Some budgetary allocation has been provided to improve the current transfer station.

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Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
3.3.8	Investigate opportunities for waste disposal from developers	3.3.8.1	Commence implementation of the Uralla Land Fill Master Plan including a Filling Plan and a Post Closure Plan	Manager Environment & Waste	Achieved/Completed	100%	Council staff are now implementing the extended landfilling plan and preparing for post closure activities.

Secure sustainable and environmentally sound water-cycle infrastructure and services

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
3.4.1	Provide water cycle infrastructure services and encourage efficient water use practice	3.4.1.1	Promote efficient water use practices	Manager Water & Sewerage	Achieved/Completed	100%	Council is undertaking the Integrated Water Cycle Management Plan for strategic planning of efficient water use through the engagement of Public Works. To improve water service efficiency Council is undertaking water main leakage investigations funded through the Regional Leakage Reduction Program sponsored by DPIE.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
3.4.1	Provide water cycle infrastructure services and encourage efficient water use practice	3.4.1.2	PROJECT: Progress the Integrated Water Cycle Management (IWCM) (Water security) Plan for bulk water, water security, demand projections, demand management and delivery capacity	Manager Water & Sewerage	Achieved/Completed	100%	Both PWA and Becscomm have updated their work programs to ensure that the programs are complementary and will achieve a completion date of 31 December 2025.
3.4.1	Provide water cycle infrastructure services and encourage efficient water use practice	3.4.1.3	Investigate the quality of water supply to Uralla	Manager Water & Sewerage	Achieved/Completed	100%	The Department of Climate Change, Energy the Environment and Water (DCCEEW) is assisting Council in the preparation of Terms of Reference for a Consultant to undertake further studies to minimize the risk of drinking water quality exceeding ADWG both aesthetically and chemically. Testing of mains supply at locations reporting bad water in the household/business have continued across the period.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
3.4.1	Provide water cycle infrastructure services and encourage efficient water use practice	3.4.1.4	PROJECT: Compile Groundwater drilling business case to determine viable supplementary water supply for Uralla township	Manager Water & Sewerage	Achieved/Completed	100%	The groundwater drilling business case has been completed. Two bores have been developed and testing completed. A licence application for an emergency potable supply has been submitted to the regulator. A licence for the 10 exploratory bores has been renewed.
3.4.1	Provide water cycle infrastructure services and encourage efficient water use practice	3.4.1.5	PROJECT: Roll out new integrated water and sewer telemetry system for Uralla and Bundarra	Manager Water & Sewerage	Cancelled/not achievable	0%	This project is a lengthy process over several financial years. Council is in the process engaging a consultant to provide investigations and design early 2025/26 financial year. Implementation to follow upon completion of investigations and design.

Leadership

Informed and collaborative leadership in our community

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.1.1	Elected members govern Council in accordance with the Local Government Act 1993 (NSW)	4.1.1.1	Workshops and briefings scheduled for Council to provide relevant information prior to preparing Council reports for decision.	Executive Assistant to GM and Mayor	Achieved/Completed	100%	Council hosts Councillor Information Sessions monthly and as required.
4.1.1	Elected members govern Council in accordance with the Local Government Act 1993 (NSW)	4.1.1.2	Ensure Councillors are kept informed of legislative changes, current issues and opportunities.	Executive Assistant to GM and Mayor	Achieved/Completed	100%	Councillors are kept abreast of legislative changes through a weekly Bulletin.
4.1.1	Elected members govern Council in accordance with the Local Government Act 1993 (NSW)	4.1.1.4	Conduct Council meetings as required by legislation.	Executive Assistant to GM and Mayor	Achieved/Completed	100%	Council conducts an Ordinary Council meeting monthly (except January) and convenes any Extraordinary Meeting as required.

Attachment 1 : Operational Plan Action Report as at 30/06/2025

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.1.1	Elected members govern Council in accordance with the Local Government Act 1993 (NSW)	4.1.1.5	Facilitate Council transparency by keeping to a minimum the number of closed Council meeting agenda items.	General Manager	Achieved/Completed	100%	As at 30 June 2025 Council had considered 176 agenda items in open session and 26 items in closed session for the entire financial year 2024-2025 . All closed session items were consistent with the provision of section 10A(2) of the Loval Government Act 1993.
4.1.2	Local Government Elections	4.1.2.1	Prepare for 2024 Local Government elections	Manager Governance and Service Centre	Achieved/Completed	100%	Local Government elections were held on 14 September 2024. In the Uralla Shire the number of candidates nominated was equal to the number to be elected. Therefore, the NSW Electoral Commission declared candidates as being elected uncontested.
4.1.4	Collaborate with the New England Weeds Authority to manage declared noxious weeds	4.1.4.1	Appoint a proactive Council delegate to represent Council at all NEWA meetings	General Manager	Achieved/Completed	100%	The NEWA (New England County Council) has been dissolved in accordance with the Ministerial declaration effective June 2025. Biodiversity and weed control functions transferred to each of the four member Councils along with staff and equipment. Former NEWA staff welcomed as Council staff.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.1.5	ADVOCACY: Advocate for the interests of the community through the NSW Country Mayors Association	4.1.5.1	Participate and attend Country Mayors Association meetings	General Manager	Achieved/Completed	100%	The GM and Mayor continued to attend CMA meetings and engage regularly with other rural and regional council Mayors and GMs on the range of strategic advocacy priorities.
4.1.6	ADVOCACY: Advocate for the interests of the community through the LGNSW Association	4.1.6.1	Continue to engage with LGNSW and participate in forums and inquiries relevant to the interests of Uralla Shire.	General Manager	Achieved/Completed	100%	Ongoing engagement with LGNSW on key strategic issues affecting NSW local government and attendance at CMA meetings. GM and Mayor attended the annual LGNSW conference in Tamworth in November 2024. Regular meetings also held with local State and Federal members and engagement with key agencies including OLG and EnergyCo on key strategic issues.
4.1.7	ADVOCACY: Engage and collaborate with groups, businesses and potential developers	4.1.7.1	Undertake a community survey to identify desired library services	Librarian	Achieved/Completed	100%	In 2024/2025 Uralla Library prepared a community survey to gauge the library needs of the Bundarra Community. The survey has been completed and the results will inform future services.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.1.7	ADVOCACY: Engage and collaborate with groups, businesses and potential developers	4.1.7.2	Ensure an open-door approach is applied to encourage developers and investors considering projects in Uralla Shire and provide relevant planning and infrastructure advice.	Manager - Planning and Development	Achieved/Completed	100%	Relevant staff resources have been accessible and have provided significant early advice to all parties who have enquired. Active efforts have been made to respond efficiently to developers'/potential developers' questions and requests for information. There has been a significant lift in the service standard over the past 12 months.

A strategic, accountable and representative Council

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.2.1	Local government integrated planning and reporting documents prepared.	4.2.1.1	Undertake a review of the Community Strategic Plan	Manager Governance and Service Centre	Achieved/Completed	100%	The revised Community Strategic Plan 2022/2032 was adopted by Council in June 2025.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.2.1	Local government integrated planning and reporting documents prepared.	4.2.1.2	Prepare 2026 - 2030 Delivery Program	Manager Governance and Service Centre	Achieved/Completed	100%	The 2025-2029 Delivery Program was adopted by Council in July 2025 following public exhibition.
4.2.1	Local government integrated planning and reporting documents prepared.	4.2.1.3	Present end of term report	Manager Governance and Service Centre	Achieved/Completed	100%	The State of the Shire End of Term report was presented to Council at its Ordinary meeting on 22 October 2024. Council resolved to note the report and submit it to the Office of Local Government to fulfill its statutory reporting obligation.
4.2.2	Annual Operational Plan, budget and resourcing strategy prepared	4.2.2.1	Prepare Budget for 2025-2026 in coordination with the budget officers	Manager Finance and IT	Achieved/Completed	100%	The 2025/2026 Budget was present and adopted by Council in May 2025
4.2.3	Prepare annual reports	4.2.3.1	Present 2023/2024 annual report to November 2024 ordinary meeting.	Manager Governance and Service Centre	Achieved/Completed	100%	The 2023/2024 annual report was presented to the ordinary meeting of Council on 26 November 2024. Council resolved unanimously to adopt and publish the report.

Attachment 1 : Operational Plan Action Report as at 30/06/2025

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.2.7	Provide leadership and allocate resources to enable efficient operations in order to deliver the USC mission.	4.2.7.1	Review and improve the presentation of the Rates notice	Senior Finance Officer	Cancelled/not achievable	0%	Whilst the intended review of the rates notice presentation and production was not possible due to resource constraints the Finance team continue to improve general messaging. A review of the core content confirmed that Council rates notice meet legislative requirements and are functional and easy to understand. Future changes are proposed to improve communication of overdue instalments as a precursor to debt recovery efforts.
4.2.7	Provide leadership and allocate resources to enable efficient operations in order to deliver the USC mission.	4.2.7.2	Continue to develop customer service procedures and service standards	Service Centre Team Leader	Achieved/Completed	100%	To ensure continuity and consistency of service and to facilitate comprehensive instruction and training of new staff the Customer Service team has documented all work instruction and service procedures

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.2.8	Provide an operational, risk managed, governance framework to support the achievement of Council's strategic objectives and legislative compliance	4.2.8.1	Convene an annual Consumer Advisory forum		Achieved/Completed	100%	TCS conducted a Consumer Advisory Forum in August 2024. A further forum was held in June 2025.
4.2.8	Provide an operational, risk managed, governance framework to support the achievement of Council's strategic objectives and legislative compliance	4.2.8.2	Coordinate Audit Risk and Improvement Committee	Manager Governance and Service Centre	Achieved/Completed	100%	Council has provided secretariat support to the Uralla Shire Council Audit Risk & Improvement committee and has coordinated quarterly meetings of the committee in line with the OLG guidelines. The final meeting for the calendar year was held in June 2025.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.2.8	Provide an operational, risk managed, governance framework to support the achievement of Council's strategic objectives and legislative compliance	4.2.8.2	Undertake service review of the TCS/ TCT business function		Achieved/Completed	100%	A report was presented to Council in May 2025, and the resolution following that report is currently being implemented to improve the sustainability of the TCS/TCT business function.
4.2.8	Provide an operational, risk managed, governance framework to support the achievement of Council's strategic objectives and legislative compliance	4.2.8.3	Develop a standard reporting framework to provide ARIC business papers	Manager Governance and Service Centre	Achieved/Completed	100%	Council has compiled a standing meeting agenda and 4-year strategic work plan for the ARIC which meets all of the heads of consideration under section 428A of the Local Government Act. The ARIC adopted the work plan at its quarterly meeting in March 2025. the plan will be submitted to Council at the April 2025 Ordinary meeting for endorsement.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.2.8	Provide an operational, risk managed, governance framework to support the achievement of Council's strategic objectives and legislative compliance	4.2.8.4	Undertake new Councillor induction and professional development program	Manager Governance and Service Centre	Achieved/Completed	100%	The new Councillor induction program was delivered between October and December 2024. Each Councillor has the opportunity to develop a unique professional development program which is undertaken throughout the term of office.

An efficient and effective independent local government

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.1	Operate in a financially compliant manner	4.3.1.1	Design and develop monthly cash restrictions reporting	Manager Finance and IT	Achieved/Completed	100%	The Governing Body receives quarterly finance and budget updates.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.1	Operate in a financially compliant manner	4.3.1.2	Implement improved debt recovery process.	Corporate Accountant	Achieved/Completed	100%	The Finance team has reviewed the Debt Recovery Policy and procedure to improve efficiency and ensure more timely action on aging debts. Council has also engaged a dedicated debt recovery firm to oversee and report on recovery action. The percentage of outstanding debts has been greatly reduced since the beginning of the financial year.
4.3.1	Operate in a financially compliant manner	4.3.1.3	Complete OLG re- valuations for TAMP and STAMP	Asset Manager	Achieved/Completed	100%	All required actions completed for the year.
4.3.2	Review Council's performance against the Long Term Financial Plan	4.3.2.1	Review and revise Long Term Financial Plan	Manager Finance and IT	Achieved/Completed	100%	The Governing Body adopted a Long Term Financial Plan in May 2025
4.3.3	Efficiently own and operate depots, workshop, plant and equipment to undertake asset management and related services	4.3.3.1	Implement updates to the Procurement Policy & Procedures and deliver organisation wide training	Procurement & Stores officer	Achieved/Completed	100%	Council has finalized a revised Procurement procedure which guides transparency, fairness and value in all procurement activities

Attachment 1 : Operational Plan Action Report as at 30/06/2025

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.3	Efficiently own and operate depots, workshop, plant and equipment to undertake asset management and related services	4.3.3.2	Complete an internal audit of workshop and depot compliance requirements	Manager Fleet, Stores and Workshop	Achieved/Completed	100%	Significant improvements have been made over the past 12 months, and will need to continue to be made over the next 12 months from July 2025.
4.3.3	Efficiently own and operate depots, workshop, plant and equipment to undertake asset management and related services	4.3.3.3	Update Supplier Panels in accordance with the procurement policy.	Manager Fleet, Stores and Workshop	Achieved/Completed	100%	The establishment of Vendor Panels will continue over the first 2 quarters of the 2025/26 FY

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.3	Efficiently own and operate depots, workshop, plant and equipment to undertake asset management and related services	4.3.3.4	Undertake compliance safety audit of the fuel management system	Manager Fleet, Stores and Workshop	Achieved/Completed	100%	An action plan for improvements will be finalised in June 2025 for the 25/25 FY.
4.3.6	Implement the Workforce Management Strategy	4.3.6.1	Deliver 2024/25 Workforce Management Strategies	Manager Human Resources	Achieved/Completed	100%	Progress on 2024/25 Workforce Management Strategy actions is on track, with several initiatives progressed to completion during the reporting period.
4.3.6	Implement the Workforce Management Strategy	4.3.6.1	PROJECT: IT upgrade to facilitate staff's ability to perform their roles successfully.	Service Centre Officer	Achieved/Completed	100%	The Authority Altitude, Content Manager, Procure-to-Pay, BIS viewer, and Work Order Budgeting projects are all now complete. Planning Portal integration is nearing completion, pending final configurations.
4.3.6	Implement the Workforce Management Strategy	4.3.6.2	Oversee the implementations of actions in the Workforce Management Strategy.	Manager Human Resources	Achieved/Completed	100%	WMS actions are ongoing. Key 24/25 deliverables and training included Position Descriptions, engagement survey, updated IT systems, more trainees/apprentices, timely incident reporting. Workers comp premium didn't reduce, though strong Return-to-Work (RTW) programs are in place; lost time could not be controlled.

Attachment 1 : Operational Plan Action Report as at 30/06/2025

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.6	Implement the Workforce Management Strategy	4.3.6.6	Continue to offer confidential exit interviews.	Manager Human Resources	Achieved/Completed	100%	Confidential exit interviews are offered to all departing staff. Feedback gathered provides valuable insights into employee experience and helps identify areas for improvement to enhance the workplace.
4.3.6	Implement the Workforce Management Strategy	4.3.6.8	Continue the system for staff to provide informal feedback to General Manager and Executive. This system should allow for anonymous feedback	Manager Human Resources	Achieved/Completed	100%	The feedback mechanism to Executive Leadership Team ELT was updated from QR code to the AskAQuestion email. While less anonymous, employee identity is protected in ELT responses and actions. Correspondence remains restricted to ELT.
4.3.6	Implement the Workforce Management Strategy	4.3.6.15	Regularly review Work Health & Safety reports and statistics to identify opportunities to improve Work Health & Safety performance and drive down workers compensation premium	Manager Human Resources	Achieved/Completed	100%	WHS reports are reviewed regularly to drive improvements. Workers comp premium reduced in 24/25, though some injuries will impact the 25/26 premium. Strong RTW programs are in place, but lost time was a challenge for complex injuries during the reporting period. Ongoing analysis supports performance.

Attachment 1 : Operational Plan Action Report as at 30/06/2025

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.9	Review, update and maintain asset management plans and registers	4.3.9.1	Review and update Water Asset Management Plan (WAMP) renewals program	Manager Water & Sewerage	Achieved/Completed	100%	An Internal gap analysis reviews has been undertaken to enable the compilation of an updated plan in 2025/2026
4.3.9	Review, update and maintain asset management plans and registers	4.3.9.2	Review and update Sewerage Asset Management Plan (SAMP) renewals program	Manager Water & Sewerage	Achieved/Completed	100%	Council is in the process of engaging a specialist contractor to undertake the drafting of the updated Sewerage Asset Management Plan (SAMP) renewals program.
4.3.9	Review, update and maintain asset management plans and registers	4.3.9.3	Review and update Asset Management Policy	Asset Manager	Achieved/Completed	100%	Council has reviewed both the Asset Management Policy and Asset Management Strategy to guide its focus and efforts for all asset classes. This in turn informs the Long-Term Financial Plan
4.3.9	Review, update and maintain asset management plans and registers	4.3.9.4	Review and Update Asset Management Strategy	Asset Manager	Achieved/Completed	100%	Completed for 25/26 Budget.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.10	Facilitate the community's access to Council services	4.3.10.2	Progress the backlog of disposal of records	Service Centre Team Leader	Achieved/Completed	100%	Progress on the disposal backlog is on track
4.3.10	Facilitate the community's access to Council services	4.3.10.3	Undertake annual self-audit Record Act compliance report	Service Centre Team Leader	Cancelled/not achievable	0%	This action was cancelled as the next scheduled State Record self-audit is not until 2026
4.3.10	Facilitate the community's access to Council services	4.3.10.4	Progress transition to e-records	Service Centre Team Leader	Achieved/Completed	100%	The scanning of historic DA files is progressing as planned.
4.3.11	Deliver an effective IT platform and support the organisation to be current, innovative and efficient	4.3.11.1	Commence action identified in USC Cyber Security Maturity Assessment audit	Service Centre Officer	Achieved/Completed	100%	The USC Cyber Security Maturity Assessment audit has informed our cyber security improvement plan, and we have achieved Level 1 compliance with the Essential 8 framework

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.11	Deliver an effective IT platform and support the organisation to be current, innovative and efficient	4.3.11.1	Transition information technology platform to new Managed Service provider	Service Centre Officer	Achieved/Completed	100%	The transition to RMT's managed services has been largely completed, with the next action focused on the integration of Microsoft Intune and a modern desktop environment.
4.3.11	Deliver an effective IT platform and support the organisation to be current, innovative and efficient	4.3.11.2	Create and deliver a IT induction and refresher training video	Service Centre Officer	Cancelled/not achievable	0%	In addition to an in person induction Council has engaged an Australian third-party provider to deliver an up-to-date IT induction/ refresher training video package for staff to ensure all staff remain abreast of IT and cyber security changes.
4.3.11	Deliver an effective IT platform and support the organisation to be current, innovative and efficient	4.3.11.2	Provide a help desk service	Service Centre Officer	Achieved/Completed	100%	The help desk service remains fully operational and is consistently available to provide support for all staff.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.11	Deliver an effective IT platform and support the organisation to be current, innovative and efficient	4.3.11.3	Maintain uptime of information technology services during operating hours	Service Centre Officer	Achieved/Completed	100%	In 2024/2025 IT services have consistently maintained continuous uptime throughout all operating hours.
4.3.11	Deliver an effective IT platform and support the organisation to be current, innovative and efficient	4.3.11.3	Undertake a desktop scenario test of Business Continuity Plan for IT	Service Centre Officer	Cancelled/not achievable	0%	Resource constraints in the IT department have delayed commencement of this activity. A desktop scenario drill for IT and Disaster Recovery will commence in 1st quarter 2025/2026 FY
4.3.11	Deliver an effective IT platform and support the organisation to be current, innovative and efficient	4.3.11.4	Develop and implement a cyber security framework and strategy.	Service Centre Officer	Achieved/Completed	100%	Council has adopted a Cyber Security Executive Direction which sets the parameters for a cyber Security framework and strategy. Implementation of the framework and strategy is underway

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.11	Deliver an effective IT platform and support the organisation to be current, innovative and efficient	4.3.11.4	Undertake a desktop scenario test of Business Continuity Plan	Manager Governance and Service Centre	Cancelled/not achievable	0%	A review of the BCP and a subsequent desktop scenario drill is scheduled for May 2026. This is contingent upon Council qualifying for assistance from Statewide Mutual (Council's insurer).
4.3.11	Deliver an effective IT platform and support the organisation to be current, innovative and efficient	4.3.11.5	Draft a Cyber Security Policy	Service Centre Officer	Achieved/Completed	100%	A Cyber Crime and Security Incidents Policy 2025 has been endorsed as a General Manager Directive
4.3.11	Deliver an effective IT platform and support the organisation to be current, innovative and efficient	4.3.11.5	Undertake Council wide cyber security training.	Service Centre Officer	Achieved/Completed	100%	In 2024/2025 Council delivered Cybersecurity staff training addressing key risks & reporting.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.11	Deliver an effective IT platform and support the organisation to be current, innovative and efficient	4.3.11.6	Develop and deliver a finance training module for non-finance staff	Manager Finance and IT	Achieved/Completed	100%	In 2024/2025 the Finance team delivered one-on-one, hands-on training covering various areas of finance, including budgeting, long-term financial planning, quarterly budget reviews, and drafting analytical commentaries.
4.3.11	Deliver an effective IT platform and support the organisation to be current, innovative and efficient	4.3.11.7	Commence Authority Altitude software version	Service Centre Officer	Achieved/Completed	100%	Full implementation of the Authority Altitude software has been achieved and is fully operational.
4.3.12	Optimise information technology to support efficient service delivery	4.3.12.1	Complete Authority Altitude	Service Centre Officer	Achieved/Completed	100%	Full implementation of the Authority Altitude software has been achieved and is fully operational.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.13	Provide human resource services that support a high performing team culture that can deliver the USC mission	4.3.13.1	Deliver training on identifying corrective actions and close out incidents.	Manager Human Resources	Achieved/Completed	100%	The WHS Advisor is supporting supervisors with tailored training to identify corrective actions and close out incidents, improving their ability to address issues promptly and effectively.
4.3.13	Provide human resource services that support a high performing team culture that can deliver the USC mission	4.3.13.2	Renew the onboarding process, including policy and procedures for the induction programme.	Manager Human Resources	Achieved/Completed	100%	The onboarding process, including policies and procedures, is under review. Proposed changes are being evaluated for alignment with goals. Feedback from each Corporate Induction session continues to be analysed to enhance the onboarding experience.
4.3.13	Provide human resource services that support a high performing team culture that can deliver the USC mission	4.3.13.3	Deliver training for induction programme.	Manager Human Resources	Achieved/Completed	100%	Induction programme includes supervisor, departmental (GM, finance, governance, people & wellbeing, EA), and corporate inductions. Corporate inductions are now scheduled quarterly to ensure consistent onboarding.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.13	Provide human resource services that support a high performing team culture that can deliver the USC mission	4.3.13.4	Renew the offboarding process, including policy and procedures.	Manager Human Resources	Achieved/Completed	100%	As per 4.3.13.5
4.3.13	Provide human resource services that support a high performing team culture that can deliver the USC mission	4.3.13.5	Implement offboarding process.	Manager Human Resources	Cancelled/not achievable	0%	The offboarding process is under review. Effectiveness and efficiency are being evaluated, with feedback from recent experiences analysed to identify improvements. The process was not finalised during this reporting period.
4.3.13	Provide human resource services that support a high performing team culture that can deliver the USC mission	4.3.13.6	Investigate shared services opportunities	General Manager	Achieved/Completed	100%	We continued to work collaboratively with Walcha Council on shared WHS advisor and Ranger, and coordination of ARIC. meetings. USC played a key role in the coordination of actions to facilitate dissolution of the NECC/NEWA effective 16th June 2025 in partnership with the Administrator and Armidale, Glen Innes and Walcha. Established shared weed control function with Walcha.

Attachment 1 : Operational Plan Action Report as at 30/06/2025

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.15	Integrate Asset data with resource planning systems, data modelling, capital expenditure, Asset Management Plans preparation and financial management	4.3.15.1	Identify and strategise any asset renewal and maintenance backlogs	Asset Manager	Achieved/Completed	100%	The process of preparing the Long Term Financial Plan (LTFP) included identifying Council's capital renewal requirements over all asset classes. The LTFP will inform future Asset Management Plan reviews.
4.3.15	Integrate Asset data with resource planning systems, data modelling, capital expenditure, Asset Management Plans preparation and financial management	4.3.15.2	Receive updated assessment and revaluation data. Refer audit analysis. Update all AMP's for new Council	Asset Manager	Achieved/Completed	100%	All actions relevant to 24/25 FY have been achieved on time. The further reviews cited to are time calendared to occur in step with the rolling 4 year plan.

Delivery Plan Activity Code	Delivery Plan Activity	Action Code	Action Name	Responsible Officer Position	Status	Progress	Annual Comment
4.3.15	Integrate Asset data with resource planning systems, data modelling, capital expenditure, Asset Management Plans preparation and financial management	4.3.15.3	Review Asset Management Information Systems.	Asset Manager	Achieved/Completed	100%	This is an ongoing action, remaining actions transferred to the 25/26 FY.
4.3.16	Optimise grant funding to deliver Council's operations	4.3.16.1	Identify funding opportunities and risk, lead internal processes to prepare and acquit grants and maintain accurate records on all funded projects.	Coordinator Grants and Communication	Achieved/Completed	100%	Council has implemented a Grant application control process in line with Council officer's financial delegations. Grant opportunities are being pursued where resources allow for the application and delivery process.

Local Government Grants Commission

Reference: A971400

Clr Robert Bell
Mayor
Uralla Shire Council

By email: mayor@uralla.nsw.gov.au
cc: taveray@uralla.nsw.gov.au
council@uralla.nsw.gov.au

18 August 2025

Dear Clr Bell,

Thank you for your Council's engagement with the NSW Grants Commission in order to support the allocation of the Commonwealth Government's Federal Assistance Grants. As your new Chair of the NSW Local Government Grants Commission's (Commission), alongside the Deputy Chair and Commissioners, we appreciate the local government sector's commitment to preserving the integrity of this important grant allocation process.

In accordance with our policy of providing information to councils about the way the Commission calculates financial assistance grants (FA Grants), please find attached a summary of Council's 2025-26 estimated FA Grants entitlement **(Appendix A)**.

2025-26 Estimated entitlements

The Federal Government's FA Grants total estimated entitlement for 2025-26 is $3.45 billion and is made up of $2.39 billion for the general purpose component (GPC) and $1.06 billion for the local roads component (LRC). The national estimated entitlement for 2025-26 increased by $170 million to account for final adjustments to the Consumer Price Index (CPI) and population shares for the year.

The national GPC is distributed across the states and territories on a population basis. Therefore, NSW received 31.52% or $744 million in the GPC, which represents a 4.65% increase on last year's final figure. The LRC is based on a historical formula. NSW's share of the total national road funding is a fixed 29% share, or $307 million, which represents a 5.2% increase. The total 2025-26 FA Grants estimated entitlement for NSW is $1.052 million.

T 02 4428 4100 TTY 02 4428 4209 E grantscommission@olg.nsw.gov.au
Locked Bag 3015 NOWRA NSW 2541
www.olg.nsw.gov.au

External factors impacting the GPC pool of funds in NSW

During recent years, NSW communities and councils have been faced with a number of challenges including devastating climate disasters and a substantially reduced CPI. In 2021, the CPI has continued to trend towards previously average levels of about 3.5% to 4% over the past two years. But further fluctuations cannot be ruled out.

Council's 2025-26 FA Grants estimated entitlement, compared to the 2024-25 final entitlement is as follows:

Uralla Shire Council				
Year	General Purpose	Local Roads	Total	
2024-25 final	$4,356,431	$1,225,339	$3,582,073	Change
2025-26 est	$2,477,142	$1,274,513	$3,751,655	4.7%

The NSW Schedule of Payments (**Appendix B**) and the 2025-26 Fact Sheet (**Appendix C**) is also enclosed for Council's information.

Impact of advanced payments

The Commonwealth Government made an early payment of the 2025-26 estimated FA Grant entitlement. In June 2025, all councils were paid 50% of the estimated entitlement for 2025-26 in advance, as calculated at that point in time. This has resulted in the quarterly instalments for 2025-26 being reduced and will be paid in quarterly instalments in August 2025, November 2025, February 2026 and May 2026.

The Commission continues to be concerned about the unpredictability that the practice of advance payments creates. Long-term and annual budgeting forecasts are subject to changes, and annual financial reporting can often be skewed. Councils are advised not to rely on either the availability of future advance payments or the value of those advances if received.

Challenges in fairly distributing the GPC funds

As councils will be aware, the Commission is required to adhere to the National Principles which mandate a per capita payment based on population growth/decline. This inhibits the full application of the Horizontal Fiscal Equalisation (HFE) Principle to distribute the grants based on greatest relative need. It is also the policy of the NSW Government to explore opportunities to direct grants to communities with the greatest relative need. The Commission has had regard to these policies in allocating the grants.

Resuming the annual negative floor on the GPC

The Commission has been investigating ways to direct funds to councils with greatest relative need. Information about the methodology review and subsequent transition has

T 02 4428 4100 TTY 02 4428 4209 E grantscommission@olg.nsw.gov.au
Locked Bag 3015 NOWRA NSW 2541
www.olg.nsw.gov.au

been provided to councils, including about the recommendations for model refinements. The Commission commenced the pathway out of transition, resuming the negative floor in 2025-26 as previously advised to councils. It is no longer sustainable to protect those councils with greatest relative advantage. The pathway out of transition is essential to distribute the GPC more fairly, allowing greater application of the HFE, consistent with the National Principles and NSW policy.

There is no guarantee that a council will receive an increased FA Grant each year. There are a number of changing variables, including a council's changing measure of relative disadvantage compared to the state average measure and the size of the total FA Grant pool.

The Commission is proposing to review the methodology for 2026-27. This will include consultation with the sector and key stakeholders, and the Commission encourages Council's input during this process.

I would ask that this letter please be tabled at the next Council meeting.

If you have any questions concerning these matters, please contact the Commissions Secretariat on (02) 4428 4100 or grantscommission@olg.nsw.gov.au.

Yours sincerely

Linda Scott
Chair
Local Government Grants Commission

Enc:

- Council Entitlement – Appendix A
- 2025-26 Fact Sheet
- NSW Schedule of Payments – Appendix B

T 02 4428 4100 TTY 02 4428 4209 E grantscommission@olg.nsw.gov.au
Locked Bag 3015 NOWRA NSW 2541
www.olg.nsw.gov.au

Local Government Grants Commission

Reference: A971400

Clr Robert Bell
Mayor
Uralla Shire Council

By email: mayor@uralla.nsw.gov.au
cc: taveray@uralla.nsw.gov.au
council@uralla.nsw.gov.au

20 August 2025

Dear Clr Bell,

With apologies, please accept this amended notification letter replacing the version sent on 18 August 2025, with my apologies for any inconvenience and confusion this may have caused. The amount reported for the 2024-25 general purpose component in the table below was incorrect. However, all other details were accurate, and the error does not affect the payment of any funds to Council.

Thank you for your Council's engagement with the NSW Grants Commission in order to support the allocation of the Commonwealth Government's Federal Assistance Grants. As your new Chair of the NSW Local Government Grants Commission's (Commission), alongside the Deputy Chair and Commissioners, we appreciate the local government sector's commitment to preserving the integrity of this important grant allocation process.

In accordance with our policy of providing information to councils about the way the Commission calculates financial assistance grants (FA Grants), please find attached a summary of Council's 2025-26 estimated FA Grants entitlement **(Appendix A)**.

2025-26 Estimated entitlements
The Federal Government's FA Grants total estimated entitlement for 2025-26 is $3.45 billion and is made up of $2.39 billion for the general purpose component (GPC) and $1.06 billion for the local roads component (LRC). The national estimated entitlement for 2025-26 increased by $170 million to account for final adjustments to the Consumer Price Index (CPI) and population shares for the year.

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The national GPC is distributed across the states and territories on a population basis. Therefore, NSW received 31.52% or $744 million in the GPC, which represents a 4.65% increase on last year's final figure. The LRC is based on a historical formula. NSW's share of the total national road funding is a fixed 29% share, or $307 million, which represents a 5.2% increase. The total 2025-26 FA Grants estimated entitlement for NSW is $1.052 million.

External factors impacting the GPC pool of funds in NSW

During recent years, NSW communities and councils have been faced with a number of challenges including devastating climate disasters and a substantially reduced CPI. In 2021, the CPI has continued to trend towards previously average levels of about 3.5% to 4% over the past two years. But further fluctuations cannot be ruled out.

Council's 2025-26 FA Grants estimated entitlement, compared to the 2024-25 final entitlement is as follows:

Uralla Shire Council				
Year	General Purpose	Local Roads	Total	
2024-25 final	$2,356,734	$1,225,339	$3,582,073	Change
2025-26 est	$2,477,142	$1,274,513	$3,751,655	4.7%

The NSW Schedule of Payments (**Appendix B**) and the 2025-26 Fact Sheet (**Appendix C**) is also enclosed for Council's information.

Impact of advanced payments

The Commonwealth Government made an early payment of the 2025-26 estimated FA Grant entitlement. In June 2025, all councils were paid 50% of the estimated entitlement for 2025-26 in advance, as calculated at that point in time. This has resulted in the quarterly instalments for 2025-26 being reduced and will be paid in quarterly instalments in August 2025, November 2025, February 2026 and May 2026.

The Commission continues to be concerned about the unpredictability that the practice of advance payments creates. Long-term and annual budgeting forecasts are subject to changes, and annual financial reporting can often be skewed. Councils are advised not to rely on either the availability of future advance payments or the value of those advances if received.

Challenges in fairly distributing the GPC funds

As councils will be aware, the Commission is required to adhere to the National Principles which mandate a per capita payment based on population growth/decline. This inhibits the full application of the Horizontal Fiscal Equalisation (HFE) Principle to distribute the grants based on greatest relative need.

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It is also the policy of the NSW Government to explore opportunities to direct grants to communities with the greatest relative need. The Commission has had regard to these policies in allocating the grants.

Resuming the annual negative floor on the GPC

The Commission has been investigating ways to direct funds to councils with greatest relative need. Information about the methodology review and subsequent transition has been provided to councils, including about the recommendations for model refinements. **The Commission commenced the pathway out of transition, resuming the negative floor in 2025-26 as previously advised to councils.** It is no longer sustainable to protect those councils with greatest relative advantage. The pathway out of transition is essential to distribute the GPC more fairly, allowing greater application of the HFE, consistent with the National Principles and NSW policy.

There is no guarantee that a council will receive an increased FA Grant each year. There are a number of changing variables, including a council's changing measure of relative disadvantage compared to the state average measure and the size of the total FA Grant pool.

The Commission is proposing to review the methodology for 2026-27. This will include consultation with the sector and key stakeholders, and the Commission encourages Council's input during this process.

I would ask that this letter please be tabled at the next Council meeting.

If you have any questions concerning these matters, please contact the Commissions Secretariat on (02) 4428 4142 or grantscommission@olg.nsw.gov.au.

Yours sincerely

Linda Scott
Chair
Local Government Grants Commission

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Financial assistance grants 2025-26

Local Government Financial Assistance Grants (FA Grants) help local councils deliver services to their communities. The Australian Government determines the pool of FA Grants available, and this is paid annually to councils by the NSW Government based on recommendations from the Local Government Grants Commission.

The Commission uses a refined model to direct funding to councils with the greatest relative disadvantage. This is typically rural and remote councils with limited revenue capacity.

This funding is untied and paid to NSW's 128 councils, as well as the Lord Howe Island Board, and the Village Committees of Silverton and Tibooburra.

The NSW Local Grants Commission consists of four members appointed for maximum terms of five years.

The current membership of the Commission is:

Linda Scott – Chair

Brett Whitworth – Deputy Chair

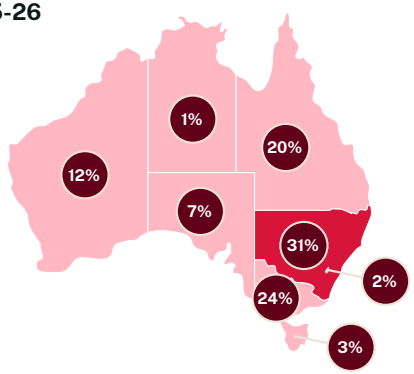
Leanne Barnes PSM OAM – Commissioner

Jason Hamling – Commissioner

The Commission has started the process of reviewing the formula for the allocation of FA Grants. This will open for consultation later in the 2025-26 financial year.

In June 2025, the Australian Government paid approximately 50% of the 2025-26 grants in advance. The remainder of the grant allocation will be paid in quarterly instalments.

Financial Assistance Grant Distribution for 2025-26



National Total
$3.45 billion

NSW Total
$1.052 billion

General Purpose Component
$744 million

Local Roads Component
$307 million

Funds allocated to NSW are based on the National Principles as part of Federal legislation, being the Local Government (Financial Assistance) Act 1995.

Total Grant Calculation

The FA Grant comprises two components: the General Purpose Component (GPC) and the Local Roads Component (LRC). Grant distribution is based on operational expenditure, not capital works. While 65% of the state's population lives in metropolitan councils, they receive only 25% of the grant funding. The remaining funds are distributed to regional, rural, and remote councils.

General Purpose Component (GPC)

The GPC allocation is based on council expenditure and is also subject to a minimum grant per capita. In 2025-26, that amount is $26.34.

Compared to 2024-25, in 2025-26 the range to which an individual council's annual GPC can vary will be a maximum increase of 6% or a maximum decrease of 4%.

Range of general purpose grants	$468,454 - $27,412,231
Population of NSW (as of 30 June 2024)	8,478,330
Average per capita general purpose grant	$429.64
Highest per capita general purpose grant	$3,804.04
Minimum per capita general purpose grant	$26.34

Local Roads Component (LRC)

The LRC is allocated so that local government entities can preserve their road assets. As much as possible, allocations are based on the relative needs of each local government entity's expenditure on roads.

Local road length in NSW	149,463 km
Bridge length (>6m) in NSW	176,834 M
Average local roads grant/km	$2,400,403
Highest local roads grant/km	$7,417,072
Lowest local roads grant/km	$163,870

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Uralla (S) Council
Appendix A

General Purpose Component

Expenditure Allowance

Expenditure Functions	State ave cost per capita
Recreation and cultural	$261.67
Admin and governance	$300.86
Education and community	$70.33
Roads, bridges, footpaths and aerodromes	$260.06
Public order, safety, health and other	$226.98
Housing amenity	$80.97

Recreation and cultural			Pop <SS = relative disadvantage Pop >SS = 0 ATSI <SS = 0 ATSI >SS = relative disadvantage
Disadvantage Measure	LGA measure	State Std (SS)	Weighted DF%
Population	6,096	66,237	33.6%
Aboriginal & Torres Strait Islander	11.5%	3.4%	15.5%

Admin and governance			
Disadvantage Measure	LGA measure	State Std	Weighted DF%
Population	6,096	66,237	110.0%

Education and community			
Disadvantage Measure	LGA measure	State Std	Weighted DF%
Population	6,096	66,237	104.0%

Roads, bridges, footpaths and aerodromes			
Disadvantage Measure	LGA measure	State Std	Weighted DF%
Population	6,096	66,237	211.7%
Road Length	782	1,184	0.0%

Public order, safety, health and other			RTD <SS = 0 RTD >SS = relative disadvantage Env <SS = 0 Env >SS = relative disadvantage
Disadvantage Measure	LGA measure	State Std	Weighted DF%
Population	6,096	66,237	76.5%
Rainfall, topography and drainage index	132%	161%	0.0%
Environment (Ha of environmental lands)	3,168	57,330	0.0%

Housing amenity			
Disadvantage Measure	LGA Std	State Std	Weighted DF%
Population	6,096	66,237	18.7%

Isolation Allowance

Outside the Greater Statistical Area	Yes

Local Government Grants Commission 2025-26 Financial Assistance Grants

Pensioner Rebate Allowance

PR <SS = relative disadvantage (+ allowance) PR >SS = relative advantage (- allowance)	
LGA % Pensioner Rebates (PR) Res Props:	24.0%
State Standard (SS) % PR	13.7%

Revenue Allowance

Revenue Allowance CV <SS = relative disadvantage (+ allowance) CV >SS = relative advantage (- allowance)	
No. of Urban Properties:	2,497
Standard Value Per Property:	$764,243
Council Value (CV):	$178,623

No. of Non-urban Properties:	602
Standard Value Per Property:	$1,637,417
Council Value (CV):	$1,921,049

Relative Disadvantage Allowance

Unsealed roads; Isolation; Population Decline	$21,983
Special Submission/other adjustments	$0

Total General Purpose Grant	**$2,477,142**

Local Roads Component

Population:	6,096
Local Road Length (km):	779
Length of Bridges on Local Roads (m):	1,014

Road/Population Allowance:	$1,168,614
Bridge Length Allowance:	$105,899
Local Roads Total:	**$1,274,513**

Total Grant	**$3,751,655**

Quarterly Instalments Payable in 2025-26

	August 2025	
GPC	$311,360.00	
LRC	$158,119.00	$469,479.00
	November 2025	
GPC	$311,360.00	
LRC	$158,119.00	$469,479.00
	February 2026	
GPC	$311,360.00	
LRC	$158,119.00	$469,479.00
	May 2026	
GPC	$311,360.00	
LRC	$158,119.00	$469,479.00
	TOTAL	
GPC	$1,245,440.00	
LRC	$632,476.00	$1,877,916.00

2025-26 FA Grants Quarterly Installment Payment Schedule		1st Instalment
	GPC	93149055
	LRC	38289913
	TOTAL	131438968

	2nd Instalment
GPC	93149055
LRC	38289913
TOTAL	131438968

	3rd Instalment
GPC	93149055
LRC	38289913
TOTAL	131438968

	4th Instalment
GPC	93149056
LRC	38289913
TOTAL	131438969

GPC	**372596221**
LRC	**153159652**
TOTAL	**525755873**

Councils	Population	Recommended General Purpose Entitlement	Recommended Local Roads Entitlement	1st Instalment	Recommended General Purpose Entitlement	Recommended Local Roads Entitlement	2nd Instalment	Recommended General Purpose Entitlement	Recommended Local Roads Entitlement	3rd Instalment	Recommended General Purpose Entitlement	Recommended Local Roads Entitlement	4th Instalment	Total Recommended General Purpose Entitlement	Total Recommended Local Roads Entitlement	Total Total Payments
Albury (C)	58,317	814,994.00	253,952.00	1,068,946.00	814,994.00	253,952.00	1,068,946.00	814,994.00	253,952.00	1,068,946.00	814,994.00	253,952.00	1,068,946.00	3,259,976	1,015,808	4,275,784
Armidale Regional	29,646	714,796.00	392,979.00	1,107,775.00	714,796.00	392,979.00	1,107,775.00	714,796.00	392,979.00	1,107,775.00	714,796.00	392,979.00	1,107,775.00	2,859,184	1,571,916	4,431,100
Ballina (S)	47,935	555,477.00	252,221.00	807,698.00	555,477.00	252,221.00	807,698.00	555,477.00	252,221.00	807,698.00	555,477.00	252,221.00	807,698.00	2,221,908	1,008,884	3,230,792
Balranald (S)	2,219	573,975.00	226,729.00	800,704.00	573,975.00	226,729.00	800,704.00	573,975.00	226,729.00	800,704.00	573,975.00	226,729.00	800,704.00	2,295,900	906,916	3,202,816
Bathurst Regional	44,939	731,257.00	337,574.00	1,068,831.00	731,257.00	337,574.00	1,068,831.00	731,257.00	337,574.00	1,068,831.00	731,257.00	337,574.00	1,068,831.00	2,925,028	1,350,296	4,275,324
Bayside	185,880	628,359.00	199,116.00	827,475.00	628,359.00	199,116.00	827,475.00	628,359.00	199,116.00	827,475.00	628,359.00	199,116.00	827,475.00	2,513,436	796,464	3,309,900
Bega Valley (S)	36,593	879,202.00	351,394.00	1,230,596.00	879,202.00	351,394.00	1,230,596.00	879,202.00	351,394.00	1,230,596.00	879,202.00	351,394.00	1,230,596.00	3,516,808	1,405,576	4,922,384
Bellingen (S)	13,278	516,551.00	158,210.00	674,761.00	516,551.00	158,210.00	674,761.00	516,551.00	158,210.00	674,761.00	516,551.00	158,210.00	674,761.00	2,066,204	632,840	2,699,044
Berrigan (S)	8,666	592,327.00	245,118.00	837,445.00	592,327.00	245,118.00	837,445.00	592,327.00	245,118.00	837,445.00	592,327.00	245,118.00	837,445.00	2,369,308	980,472	3,349,780
Blacktown (C)	438,843	1,976,576.00	635,204.00	2,611,780.00	1,976,576.00	635,204.00	2,611,780.00	1,976,576.00	635,204.00	2,611,780.00	1,976,576.00	635,204.00	2,611,780.00	7,906,304	2,540,816	10,447,120
Bland (S)	5,454	844,206.00	515,407.00	1,359,613.00	844,206.00	515,407.00	1,359,613.00	844,206.00	515,407.00	1,359,613.00	844,206.00	515,407.00	1,359,613.00	3,376,824	2,061,628	5,438,452
Blayney (S)	7,767	337,063.00	146,656.00	483,719.00	337,063.00	146,656.00	483,719.00	337,063.00	146,656.00	483,719.00	337,063.00	146,656.00	483,719.00	1,348,252	586,624	1,934,876
Blue Mountains (C)	78,891	1,124,338.00	227,172.00	1,351,510.00	1,124,338.00	227,172.00	1,351,510.00	1,124,338.00	227,172.00	1,351,510.00	1,124,339.00	227,172.00	1,351,511.00	4,497,353	908,688	5,406,041
Bogan (S)	2,407	567,530.00	246,451.00	813,981.00	567,530.00	246,451.00	813,981.00	567,530.00	246,451.00	813,981.00	567,531.00	246,451.00	813,982.00	2,270,121	985,804	3,255,925
Bourke (S)	2,349	861,067.00	328,409.00	1,189,476.00	861,067.00	328,409.00	1,189,476.00	861,067.00	328,409.00	1,189,476.00	861,067.00	328,409.00	1,189,476.00	3,444,268	1,313,636	4,757,904
Brewarrina (S)	1,408	689,842.00	222,993.00	912,835.00	689,842.00	222,993.00	912,835.00	689,842.00	222,993.00	912,835.00	689,842.00	222,994.00	912,836.00	2,759,368	891,973	3,651,341
Broken Hill (C)	17,541	824,697.00	73,863.00	898,560.00	824,697.00	73,863.00	898,560.00	824,697.00	73,863.00	898,560.00	824,697.00	73,863.00	898,560.00	3,298,788	295,452	3,594,240
Burwood	43,346	150,873.00	46,650.00	197,523.00	150,873.00	46,650.00	197,523.00	150,873.00	46,650.00	197,523.00	150,873.00	46,650.00	197,523.00	603,492	186,600	790,092
Byron (S)	37,826	305,168.00	208,728.00	513,896.00	305,168.00	208,728.00	513,896.00	305,168.00	208,728.00	513,896.00	305,168.00	208,728.00	513,896.00	1,220,672	834,912	2,055,584
Cabonne	13,897	524,516.00	352,527.00	877,043.00	524,516.00	352,527.00	877,043.00	524,516.00	352,527.00	877,043.00	524,516.00	352,527.00	877,043.00	2,098,064	1,410,108	3,508,172
Camden	141,133	478,699.00	303,070.00	781,769.00	478,699.00	303,070.00	781,769.00	478,699.00	303,070.00	781,769.00	478,699.00	303,070.00	781,769.00	1,914,796	1,212,280	3,127,076
Campbelltown (C)	188,303	1,212,114.00	321,341.00	1,533,455.00	1,212,114.00	321,341.00	1,533,455.00	1,212,114.00	321,341.00	1,533,455.00	1,212,114.00	321,341.00	1,533,455.00	4,848,456	1,285,364	6,133,820
Canada Bay (C)	92,255	301,750.00	102,057.00	403,807.00	301,750.00	102,057.00	403,807.00	301,750.00	102,057.00	403,807.00	301,750.00	102,057.00	403,807.00	1,207,000	408,228	1,615,228
Canterbury-Bankstown	385,242	1,266,803.00	456,856.00	1,723,659.00	1,266,803.00	456,856.00	1,723,659.00	1,266,803.00	456,856.00	1,723,659.00	1,266,803.00	456,856.00	1,723,659.00	5,067,212	1,827,424	6,894,636
Carrathool (S)	2,767	728,991.00	395,827.00	1,124,818.00	728,991.00	395,827.00	1,124,818.00	728,991.00	395,827.00	1,124,818.00	728,991.00	395,827.00	1,124,818.00	2,915,964	1,583,308	4,499,272
Central Coast	354,803	3,473,800.00	759,829.00	4,233,629.00	3,473,800.00	759,829.00	4,233,629.00	3,473,800.00	759,829.00	4,233,629.00	3,473,800.00	759,829.00	4,233,629.00	13,895,200	3,039,316	16,934,516
Central Darling (S)	1,767	848,557.00	273,154.00	1,121,711.00	848,557.00	273,154.00	1,121,711.00	848,557.00	273,154.00	1,121,711.00	848,557.00	273,154.00	1,121,711.00	3,394,228	1,092,616	4,486,844
Cessnock (C)	69,352	890,810.00	312,103.00	1,202,913.00	890,810.00	312,103.00	1,202,913.00	890,810.00	312,103.00	1,202,913.00	890,810.00	312,103.00	1,202,913.00	3,563,240	1,248,412	4,811,652
Clarence Valley	56,037	1,260,577.00	633,865.00	1,894,442.00	1,260,577.00	633,865.00	1,894,442.00	1,260,577.00	633,865.00	1,894,442.00	1,260,577.00	633,865.00	1,894,442.00	5,042,308	2,535,460	7,577,768
Cobar (S)	4,015	771,262.00	293,759.00	1,065,021.00	771,262.00	293,759.00	1,065,021.00	771,262.00	293,759.00	1,065,021.00	771,262.00	293,759.00	1,065,021.00	3,085,048	1,175,036	4,260,084
Coffs Harbour (C)	81,248	863,510.00	382,051.00	1,245,561.00	863,510.00	382,051.00	1,245,561.00	863,510.00	382,051.00	1,245,561.00	863,510.00	382,051.00	1,245,561.00	3,454,040	1,528,204	4,982,244
Coolamon (S)	4,613	441,989.00	221,047.00	663,036.00	441,989.00	221,047.00	663,036.00	441,989.00	221,047.00	663,036.00	441,989.00	221,047.00	663,036.00	1,767,956	884,188	2,652,144
Coonamble (S)	3,871	533,977.00	279,375.00	813,352.00	533,977.00	279,375.00	813,352.00	533,977.00	279,375.00	813,352.00	533,977.00	279,375.00	813,352.00	2,135,908	1,117,500	3,253,408
Cootamundra-Gundagai Re	11,424	635,415.00	263,561.00	898,976.00	635,415.00	263,561.00	898,976.00	635,415.00	263,561.00	898,976.00	635,415.00	263,561.00	898,976.00	2,541,660	1,054,244	3,595,904
Cowra (S)	12,680	589,351.00	246,415.00	835,766.00	589,351.00	246,415.00	835,766.00	589,351.00	246,415.00	835,766.00	589,351.00	246,415.00	835,766.00	2,357,404	985,660	3,343,064
Cumberland	252,399	928,310.00	305,084.00	1,233,394.00	928,310.00	305,084.00	1,233,394.00	928,310.00	305,084.00	1,233,394.00	928,310.00	305,084.00	1,233,394.00	3,713,240	1,220,336	4,933,576
Dubbo Regional	56,997	1,293,970.00	588,637.00	1,882,607.00	1,293,970.00	588,637.00	1,882,607.00	1,293,970.00	588,637.00	1,882,607.00	1,293,970.00	588,637.00	1,882,607.00	5,175,880	2,354,548	7,530,428
Dungog (S)	9,905	329,743.00	165,440.00	495,183.00	329,743.00	165,440.00	495,183.00	329,743.00	165,440.00	495,183.00	329,743.00	165,440.00	495,183.00	1,318,972	661,760	1,980,732
Edward River	8,411	694,045.00	259,031.00	953,076.00	694,045.00	259,031.00	953,076.00	694,045.00	259,031.00	953,076.00	694,045.00	259,031.00	953,076.00	2,776,180	1,036,124	3,812,304
Eurobodalla (S)	41,142	868,947.00	287,479.00	1,156,426.00	868,947.00	287,479.00	1,156,426.00	868,947.00	287,479.00	1,156,426.00	868,947.00	287,479.00	1,156,426.00	3,475,788	1,149,916	4,625,704
Fairfield (C)	212,210	1,013,098.00	287,718.00	1,300,816.00	1,013,098.00	287,718.00	1,300,816.00	1,013,098.00	287,718.00	1,300,816.00	1,013,098.00	287,718.00	1,300,816.00	4,052,392	1,150,872	5,203,264
Federation	13,075	762,606.00	390,003.00	1,152,609.00	762,606.00	390,003.00	1,152,609.00	762,606.00	390,003.00	1,152,609.00	762,606.00	390,003.00	1,152,609.00	3,050,424	1,560,012	4,610,436
Forbes (S)	9,295	619,678.00	329,608.00	949,286.00	619,678.00	329,608.00	949,286.00	619,678.00	329,608.00	949,286.00	619,678.00	329,608.00	949,286.00	2,478,712	1,318,432	3,797,144
Georges River	161,593	535,476.00	186,913.00	722,389.00	535,476.00	186,913.00	722,389.00	535,476.00	186,913.00	722,389.00	535,476.00	186,913.00	722,389.00	2,141,904	747,652	2,889,556
Gilgandra (S)	4,305	490,165.00	229,694.00	719,859.00	490,165.00	229,694.00	719,859.00	490,165.00	229,694.00	719,859.00	490,165.00	229,694.00	719,859.00	1,960,660	918,776	2,879,436
Glen Innes Severn	8,978	506,502.00	225,158.00	731,660.00	506,502.00	225,158.00	731,660.00	506,502.00	225,158.00	731,660.00	506,502.00	225,158.00	731,660.00	2,026,008	900,632	2,926,640
Goulburn Mulwaree	33,112	608,741.00	306,682.00	915,423.00	608,741.00	306,682.00	915,423.00	608,741.00	306,682.00	915,423.00	608,741.00	306,682.00	915,423.00	2,434,964	1,226,728	3,661,692
Greater Hume (S)	11,582	572,470.00	355,700.00	928,170.00	572,470.00	355,700.00	928,170.00	572,470.00	355,700.00	928,170.00	572,470.00	355,700.00	928,170.00	2,289,880	1,422,800	3,712,680
Griffith (C)	27,340	744,435.00	260,847.00	1,005,282.00	744,435.00	260,847.00	1,005,282.00	744,435.00	260,847.00	1,005,282.00	744,435.00	260,847.00	1,005,282.00	2,977,740	1,043,388	4,021,128
Gunnedah (S)	13,392	525,677.00	274,555.00	800,232.00	525,677.00	274,555.00	800,232.00	525,677.00	274,555.00	800,232.00	525,677.00	274,555.00	800,232.00	2,102,708	1,098,220	3,200,928
Gwydir (S)	4,893	544,316.00	376,660.00	920,976.00	544,316.00	376,660.00	920,976.00	544,316.00	376,660.00	920,976.00	544,316.00	376,660.00	920,976.00	2,177,264	1,506,640	3,683,904
Hawkesbury (C)	68,704	393,188.00	290,000.00	683,188.00	393,188.00	290,000.00	683,188.00	393,188.00	290,000.00	683,188.00	393,188.00	290,000.00	683,188.00	1,572,752	1,160,000	2,732,752
Hay (S)	2,861	468,091.00	138,353.00	606,444.00	468,091.00	138,353.00	606,444.00	468,091.00	138,353.00	606,444.00	468,091.00	138,353.00	606,444.00	1,872,364	553,412	2,425,776
Hills (S)	215,612	724,349.00	370,423.00	1,094,772.00	724,349.00	370,423.00	1,094,772.00	724,349.00	370,423.00	1,094,772.00	724,349.00	370,423.00	1,094,772.00	2,897,396	1,481,692	4,379,088
Hilltops	19,300	890,570.00	476,670.00	1,367,240.00	890,570.00	476,670.00	1,367,240.00	890,570.00	476,670.00	1,367,240.00	890,570.00	476,670.00	1,367,240.00	3,562,280	1,906,680	5,468,960
Hornsby (S)	154,834	504,275.00	239,435.00	743,710.00	504,275.00	239,435.00	743,710.00	504,275.00	239,435.00	743,710.00	504,275.00	239,435.00	743,710.00	2,017,100	957,740	2,974,840
Hunters Hill (M)	14,062	59,371.00	20,062.00	79,433.00	59,371.00	20,062.00	79,433.00	59,371.00	20,062.00	79,433.00	59,371.00	20,062.00	79,433.00	237,484	80,248	317,732
Inner West	190,939	646,705.00	218,987.00	865,692.00	646,705.00	218,987.00	865,692.00	646,705.00	218,987.00	865,692.00	646,705.00	218,987.00	865,692.00	2,586,820	875,948	3,462,768
Inverell (S)	18,080	713,278.00	379,442.00	1,092,720.00	713,278.00	379,442.00	1,092,720.00	713,278.00	379,442.00	1,092,720.00	713,278.00	379,442.00	1,092,720.00	2,853,112	1,517,768	4,370,880
Junee (S)	6,458	345,069.00	154,667.00	499,736.00	345,069.00	154,667.00	499,736.00	345,069.00	154,667.00	499,736.00	345,069.00	154,667.00	499,736.00	1,380,276	618,668	1,998,944
Kempsey (S)	31,718	773,229.00	320,696.00	1,093,925.00	773,229.00	320,696.00	1,093,925.00	773,229.00	320,696.00	1,093,925.00	773,229.00	320,696.00	1,093,925.00	3,092,916	1,282,784	4,375,700
Kiama (M)	23,173	206,859.00	71,512.00	278,371.00	206,859.00	71,512.00	278,371.00	206,859.00	71,512.00	278,371.00	206,859.00	71,512.00	278,371.00	827,436	286,048	1,113,484

Ku-ring-gai	128,362	420,511.00	192,155.00	612,666.00	420,511.00	192,155.00	612,666.00	420,511.00	192,155.00	612,666.00	420,511.00	192,155.00	612,666.00	1,682,044	768,620	2,450,664
Kyogle	9,582	560,805.00	507,895.00	1,068,700.00	560,805.00	507,895.00	1,068,700.00	560,805.00	507,895.00	1,068,700.00	560,805.00	507,895.00	1,068,700.00	2,243,220	2,031,580	4,274,800
Lachlan (S)	6,113	1,053,248.00	580,514.00	1,633,762.00	1,053,248.00	580,514.00	1,633,762.00	1,053,248.00	580,514.00	1,633,762.00	1,053,248.00	580,514.00	1,633,762.00	4,212,992	2,322,056	6,535,048
Lake Macquarie (C)	221,859	2,195,150.00	475,108.00	2,670,258.00	2,195,150.00	475,108.00	2,670,258.00	2,195,150.00	475,108.00	2,670,258.00	2,195,150.00	475,108.00	2,670,258.00	8,780,600	1,900,432	10,681,032
Lane Cove (M)	42,566	150,656.00	48,686.00	199,342.00	150,656.00	48,686.00	199,342.00	150,656.00	48,686.00	199,342.00	150,656.00	48,686.00	199,342.00	602,624	194,744	797,368
Leeton (S)	11,438	624,051.00	178,102.00	802,153.00	624,051.00	178,102.00	802,153.00	624,051.00	178,102.00	802,153.00	624,051.00	178,102.00	802,153.00	2,496,204	712,408	3,208,612
Lismore (C)	43,783	743,477.00	329,495.00	1,072,972.00	743,477.00	329,495.00	1,072,972.00	743,477.00	329,495.00	1,072,972.00	743,477.00	329,495.00	1,072,972.00	2,973,908	1,317,980	4,291,888
Lithgow (C)	20,740	642,491.00	213,981.00	856,472.00	642,491.00	213,981.00	856,472.00	642,491.00	213,981.00	856,472.00	642,491.00	213,981.00	856,472.00	2,569,964	855,924	3,425,888
Liverpool (C)	254,905	959,599.00	410,170.00	1,369,769.00	959,599.00	410,170.00	1,369,769.00	959,599.00	410,170.00	1,369,769.00	959,599.00	410,170.00	1,369,769.00	3,838,396	1,640,680	5,479,076
Liverpool Plains (S)	7,670	438,888.00	232,895.00	671,783.00	438,888.00	232,895.00	671,783.00	438,888.00	232,895.00	671,783.00	438,888.00	232,895.00	671,783.00	1,755,552	931,580	2,687,132
Lockhart (S)	3,474	411,104.00	229,319.00	640,423.00	411,104.00	229,319.00	640,423.00	411,104.00	229,319.00	640,423.00	411,104.00	229,319.00	640,423.00	1,644,416	917,276	2,561,692
Lord Howe Island (Bd)	445	45,313.00	-	45,313.00	45,313.00	-	45,313.00	45,313.00	-	45,313.00	45,313.00	-	45,313.00	181,252	-	181,252
Maitland (C)	98,163	917,310.00	259,586.00	1,176,896.00	917,310.00	259,586.00	1,176,896.00	917,310.00	259,586.00	1,176,896.00	917,310.00	259,586.00	1,176,896.00	3,669,240	1,038,344	4,707,584
Mid-Coast	98,582	2,105,823.00	915,904.00	3,021,727.00	2,105,823.00	915,904.00	3,021,727.00	2,105,823.00	915,904.00	3,021,727.00	2,105,823.00	915,904.00	3,021,727.00	8,423,292	3,663,616	12,086,908
Mid-Western Regional	26,214	748,090.00	421,310.00	1,169,400.00	748,090.00	421,310.00	1,169,400.00	748,090.00	421,310.00	1,169,400.00	748,090.00	421,310.00	1,169,400.00	2,992,360	1,685,240	4,677,600
Moree Plains (S)	12,816	873,530.00	490,493.00	1,364,023.00	873,530.00	490,493.00	1,364,023.00	873,530.00	490,493.00	1,364,023.00	873,530.00	490,493.00	1,364,023.00	3,494,120	1,961,972	5,456,092
Mosman (M)	29,253	99,472.00	37,792.00	137,264.00	99,472.00	37,792.00	137,264.00	99,472.00	37,792.00	137,264.00	99,472.00	37,792.00	137,264.00	397,888	151,168	549,056
Murray River	13,562	922,679.00	500,039.00	1,422,718.00	922,679.00	500,039.00	1,422,718.00	922,679.00	500,039.00	1,422,718.00	922,679.00	500,039.00	1,422,718.00	3,690,716	2,000,156	5,690,872
Murrumbidgee	3,658	546,391.00	279,180.00	825,571.00	546,391.00	279,180.00	825,571.00	546,391.00	279,180.00	825,571.00	546,391.00	279,180.00	825,571.00	2,185,564	1,116,720	3,302,284
Muswellbrook (S)	16,817	486,594.00	152,920.00	639,514.00	486,594.00	152,920.00	639,514.00	486,594.00	152,920.00	639,514.00	486,594.00	152,920.00	639,514.00	1,946,376	611,680	2,558,056
Nambucca Valley	20,986	522,373.00	208,213.00	730,586.00	522,373.00	208,213.00	730,586.00	522,373.00	208,213.00	730,586.00	522,373.00	208,213.00	730,586.00	2,089,492	832,852	2,922,344
Narrabri (S)	12,796	837,969.00	409,294.00	1,247,263.00	837,969.00	409,294.00	1,247,263.00	837,969.00	409,294.00	1,247,263.00	837,969.00	409,294.00	1,247,263.00	3,351,876	1,637,176	4,989,052
Narrandera (S)	5,687	574,770.00	267,149.00	841,919.00	574,770.00	267,149.00	841,919.00	574,770.00	267,149.00	841,919.00	574,770.00	267,149.00	841,919.00	2,299,080	1,068,596	3,367,676
Narromine (S)	6,432	521,737.00	247,874.00	769,611.00	521,737.00	247,874.00	769,611.00	521,737.00	247,874.00	769,611.00	521,737.00	247,874.00	769,611.00	2,086,948	991,496	3,078,444
Newcastle (C)	176,860	1,670,896.00	299,556.00	1,970,452.00	1,670,896.00	299,556.00	1,970,452.00	1,670,896.00	299,556.00	1,970,452.00	1,670,896.00	299,556.00	1,970,452.00	6,683,584	1,198,224	7,881,808
North Sydney	72,909	239,114.00	77,569.00	316,683.00	239,114.00	77,569.00	316,683.00	239,114.00	77,569.00	316,683.00	239,114.00	77,569.00	316,683.00	956,456	310,276	1,266,732
Northern Beaches	270,772	887,128.00	367,360.00	1,254,488.00	887,128.00	367,360.00	1,254,488.00	887,128.00	367,360.00	1,254,488.00	887,128.00	367,360.00	1,254,488.00	3,548,512	1,469,440	5,017,952
Oberon	5,604	348,735.00	164,607.00	513,342.00	348,735.00	164,607.00	513,342.00	348,735.00	164,607.00	513,342.00	348,735.00	164,607.00	513,342.00	1,394,940	658,428	2,053,368
Orange (C)	44,610	615,391.00	203,756.00	819,147.00	615,391.00	203,756.00	819,147.00	615,391.00	203,756.00	819,147.00	615,391.00	203,756.00	819,147.00	2,461,564	815,024	3,276,588
Parkes (S)	14,236	740,367.00	362,770.00	1,103,137.00	740,367.00	362,770.00	1,103,137.00	740,367.00	362,770.00	1,103,137.00	740,367.00	362,770.00	1,103,137.00	2,961,468	1,451,080	4,412,548
Parramatta (C)	274,956	1,058,719.00	341,030.00	1,399,749.00	1,058,719.00	341,030.00	1,399,749.00	1,058,719.00	341,030.00	1,399,749.00	1,058,719.00	341,030.00	1,399,749.00	4,234,876	1,364,120	5,598,996
Penrith (C)	228,661	1,253,348.00	445,550.00	1,698,898.00	1,253,348.00	445,550.00	1,698,898.00	1,253,348.00	445,550.00	1,698,898.00	1,253,348.00	445,550.00	1,698,898.00	5,013,392	1,782,200	6,795,592
Port Macquarie-Hastings	90,835	1,036,694.00	480,397.00	1,517,091.00	1,036,694.00	480,397.00	1,517,091.00	1,036,694.00	480,397.00	1,517,091.00	1,036,694.00	480,397.00	1,517,091.00	4,146,776	1,921,588	6,068,364
Port Stephens	78,906	887,442.00	217,324.00	1,104,766.00	887,442.00	217,324.00	1,104,766.00	887,442.00	217,324.00	1,104,766.00	887,442.00	217,324.00	1,104,766.00	3,549,768	869,296	4,419,064
Queanbeyan-Palerang Reg	66,855	602,643.00	456,148.00	1,058,791.00	602,643.00	456,148.00	1,058,791.00	602,643.00	456,148.00	1,058,791.00	602,643.00	456,148.00	1,058,791.00	2,410,572	1,824,592	4,235,164
Randwick (C)	144,598	471,470.00	169,993.00	641,463.00	471,470.00	169,993.00	641,463.00	471,470.00	169,993.00	641,463.00	471,470.00	169,993.00	641,463.00	1,885,880	679,972	2,565,852
Richmond Valley	23,892	642,413.00	267,480.00	909,893.00	642,413.00	267,480.00	909,893.00	642,413.00	267,480.00	909,893.00	642,413.00	267,480.00	909,893.00	2,569,652	1,069,920	3,639,572
Ryde (C)	139,047	461,676.00	161,459.00	623,135.00	461,676.00	161,459.00	623,135.00	461,676.00	161,459.00	623,135.00	461,676.00	161,459.00	623,135.00	1,846,704	645,836	2,492,540
Shellharbour (C)	81,566	698,578.00	182,176.00	880,754.00	698,578.00	182,176.00	880,754.00	698,578.00	182,176.00	880,754.00	698,578.00	182,176.00	880,754.00	2,794,312	728,704	3,523,016
Shoalhaven (C)	110,803	1,347,605.00	608,286.00	1,955,891.00	1,347,605.00	608,286.00	1,955,891.00	1,347,605.00	608,286.00	1,955,891.00	1,347,605.00	608,286.00	1,955,891.00	5,390,420	2,433,144	7,823,564
Silverton (VC)	35	5,713.00	-	5,713.00	5,713.00	-	5,713.00	5,713.00	-	5,713.00	5,713.00	-	5,713.00	22,852	-	22,852
Singleton	25,639	371,237.00	231,019.00	602,256.00	371,237.00	231,019.00	602,256.00	371,237.00	231,019.00	602,256.00	371,237.00	231,019.00	602,256.00	1,484,948	924,076	2,409,024
Snowy Monaro Regional	22,292	1,111,786.00	466,916.00	1,578,702.00	1,111,786.00	466,916.00	1,578,702.00	1,111,786.00	466,916.00	1,578,702.00	1,111,786.00	466,916.00	1,578,702.00	4,447,144	1,867,664	6,314,808
Snowy Valleys	14,955	756,621.00	235,370.00	991,991.00	756,621.00	235,370.00	991,991.00	756,621.00	235,370.00	991,991.00	756,621.00	235,370.00	991,991.00	3,026,484	941,480	3,967,964
Strathfield (M)	48,495	148,142.00	50,313.00	198,455.00	148,142.00	50,313.00	198,455.00	148,142.00	50,313.00	198,455.00	148,142.00	50,313.00	198,455.00	592,568	201,252	793,820
Sutherland (S)	238,614	807,213.00	345,651.00	1,152,864.00	807,213.00	345,651.00	1,152,864.00	807,213.00	345,651.00	1,152,864.00	807,213.00	345,651.00	1,152,864.00	3,228,852	1,382,604	4,611,456
Sydney (C)	237,278	793,657.00	241,028.00	1,034,685.00	793,657.00	241,028.00	1,034,685.00	793,657.00	241,028.00	1,034,685.00	793,656.00	241,029.00	1,034,685.00	3,174,627	964,113	4,138,740
Tamworth Regional	65,908	1,057,941.00	728,660.00	1,786,601.00	1,057,941.00	728,660.00	1,786,601.00	1,057,941.00	728,660.00	1,786,601.00	1,057,941.00	728,658.00	1,786,599.00	4,231,764	2,914,638	7,146,402
Temora (S)	6,023	426,189.00	223,857.00	650,046.00	426,189.00	223,857.00	650,046.00	426,189.00	223,857.00	650,046.00	426,189.00	223,857.00	650,046.00	1,704,756	895,428	2,600,184
Tenterfield (S)	7,081	602,522.00	269,581.00	872,103.00	602,522.00	269,581.00	872,103.00	602,522.00	269,581.00	872,103.00	602,522.00	269,581.00	872,103.00	2,410,088	1,078,324	3,488,412
Tibooburra (VC)	95	12,829.00	-	12,829.00	12,829.00	-	12,829.00	12,829.00	-	12,829.00	12,829.00	-	12,829.00	51,316	-	51,316
Tweed (S)	99,793	1,220,300.00	488,746.00	1,709,046.00	1,220,300.00	488,746.00	1,709,046.00	1,220,300.00	488,746.00	1,709,046.00	1,220,300.00	488,746.00	1,709,046.00	4,881,200	1,954,984	6,836,184
Upper Hunter (S)	14,408	557,229.00	332,224.00	889,453.00	557,229.00	332,224.00	889,453.00	557,229.00	332,224.00	889,453.00	557,229.00	332,224.00	889,453.00	2,228,916	1,328,896	3,557,812
Upper Lachlan (S)	8,875	531,128.00	309,163.00	840,291.00	531,128.00	309,163.00	840,291.00	531,128.00	309,163.00	840,291.00	531,128.00	309,163.00	840,291.00	2,124,512	1,236,652	3,361,164
Uralla (S)	6,096	311,360.00	158,119.00	469,479.00	311,360.00	158,119.00	469,479.00	311,360.00	158,119.00	469,479.00	311,360.00	158,119.00	469,479.00	1,245,440	632,476	1,877,916
Wagga Wagga (C)	68,951	1,083,309.00	565,286.00	1,648,595.00	1,083,309.00	565,286.00	1,648,595.00	1,083,309.00	565,286.00	1,648,595.00	1,083,309.00	565,286.00	1,648,595.00	4,333,236	2,261,144	6,594,380
Walcha	2,990	305,655.00	160,012.00	465,667.00	305,655.00	160,012.00	465,667.00	305,655.00	160,012.00	465,667.00	305,655.00	160,012.00	465,667.00	1,222,620	640,048	1,862,668
Walgett (S)	5,497	848,161.00	390,063.00	1,238,224.00	848,161.00	390,063.00	1,238,224.00	848,161.00	390,063.00	1,238,224.00	848,161.00	390,063.00	1,238,224.00	3,392,644	1,560,252	4,952,896
Warren (S)	2,593	371,050.00	174,979.00	546,029.00	371,050.00	174,979.00	546,029.00	371,050.00	174,979.00	546,029.00	371,050.00	174,979.00	546,029.00	1,484,200	699,916	2,184,116
Warrumbungle (S)	9,239	821,757.00	419,876.00	1,241,633.00	821,757.00	419,876.00	1,241,633.00	821,757.00	419,876.00	1,241,633.00	821,757.00	419,876.00	1,241,633.00	3,287,028	1,679,504	4,966,532
Waverley	72,857	240,772.00	71,374.00	312,146.00	240,772.00	71,374.00	312,146.00	240,772.00	71,374.00	312,146.00	240,772.00	71,374.00	312,146.00	963,088	285,496	1,248,584
Weddin (S)	3,608	345,706.00	173,149.00	518,855.00	345,706.00	173,149.00	518,855.00	345,706.00	173,149.00	518,855.00	345,706.00	173,149.00	518,855.00	1,382,824	692,596	2,075,420
Wentworth (S)	7,804	699,838.00	299,389.00	999,227.00	699,838.00	299,389.00	999,227.00	699,838.00	299,389.00	999,227.00	699,838.00	299,389.00	999,227.00	2,799,352	1,197,556	3,996,908
Willoughby (C)	79,634	264,057.00	97,464.00	361,521.00	264,057.00	97,464.00	361,521.00	264,057.00	97,464.00	361,521.00	264,057.00	97,464.00	361,521.00	1,056,228	389,856	1,446,084
Wingecarribee (S)	53,552	496,951.00	319,234.00	816,185.00	496,951.00	319,234.00	816,185.00	496,951.00	319,234.00	816,185.00	496,951.00	319,234.00	816,185.00	1,987,804	1,276,936	3,264,740
Wollondilly (S)	59,782	365,516.00	240,281.00	605,797.00	365,516.00	240,281.00	605,797.00	365,516.00	240,281.00	605,797.00	365,516.00	240,281.00	605,797.00	1,462,064	961,124	2,423,188
Wollongong (C)	221,894	2,442,475.00	418,754.00	2,861,229.00	2,442,475.00	418,754.00	2,861,229.00	2,442,475.00	418,754.00	2,861,229.00	2,442,475.00	418,754.00	2,861,229.00	9,769,900	1,675,016	11,444,916
Woollahra (M)	55,175	180,098.00	69,156.00	249,254.00	180,098.00	69,156.00	249,254.00	180,098.00	69,156.00	249,254.00	180,098.00	69,156.00	249,254.00	720,392	276,624	997,016
Yass Valley	17,647	332,011.00	241,595.00	573,606.00	332,011.00	241,595.00	573,606.00	332,011.00	241,595.00	573,606.00	332,011.00	241,595.00	573,606.00	1,328,044	966,380	2,294,424
	8478905	**93,149,055.00**	**38,289,913.00**	**131,438,968.00**	**93,149,055.00**	**38,289,913.00**	**131,438,968.00**	**93,149,055.00**	**38,289,913.00**	**131,438,968.00**	**93,149,056.00**	**38,289,913.00**	**131,438,969.00**	**372,596,221.00**	**153,159,652.00**	**525,755,873.00**

Australian Government

Department of Infrastructure, Transport, Regional Development, Communications and the Arts

State Summary

GENERAL PURPOSE AND LOCAL ROAD FINANCIAL ASSISTANCE GRANT

New South Wales

	Financial Assistance Grant Entitlement for 2024-25						
	Early Payments from 2024-25 made in 2024			Cash Payments to be made in 2024-25			Total of the early and cash payments
Local Government Area	General Purpose	Local Roads	Total	General Purpose	Local Roads	Total	Grant Total
Albury City Council	$5,149,124	$1,656,985	$6,806,109	$931,851	$302,015	$1,233,866	$8,039,975
Armidale Regional Council	$4,813,583	$2,577,346	$7,390,929	$906,016	$469,832	$1,375,848	$8,766,777
Ballina Shire Council	$3,477,118	$1,640,016	$5,117,134	$654,410	$298,950	$953,360	$6,070,494
Balranald Shire Council	$3,647,775	$1,474,753	$5,122,528	$659,559	$268,841	$928,400	$6,050,928
Bathurst Regional Council	$4,609,204	$2,242,671	$6,851,875	$846,712	$408,792	$1,255,504	$8,107,379
Bayside Council	$3,964,880	$1,298,588	$5,263,468	$731,195	$236,722	$967,917	$6,231,385
Bega Valley Shire Council	$5,716,132	$2,311,141	$8,027,273	$1,059,308	$421,366	$1,480,674	$9,507,947
Bellingen Shire Council	$3,398,969	$1,069,854	$4,468,823	$639,549	$195,001	$834,550	$5,303,373
Berrigan Shire Council	$3,950,505	$1,512,668	$5,463,173	$743,021	$275,914	$1,018,935	$6,482,108
Blacktown City Council	$12,424,938	$4,147,951	$16,572,889	$2,342,632	$755,994	$3,098,626	$19,671,515
Bland Shire Council	$5,506,360	$3,356,164	$8,862,524	$995,960	$611,814	$1,607,774	$10,470,298
Blayney Shire Council	$2,181,137	$963,627	$3,144,764	$410,444	$175,653	$586,097	$3,730,861
Blue Mountains City Council	$7,668,561	$1,468,077	$9,136,638	$1,387,830	$267,660	$1,655,490	$10,792,128
Bogan Shire Council	$3,585,658	$1,611,764	$5,197,422	$648,282	$293,820	$942,102	$6,139,524
Bourke Shire Council	$5,430,426	$2,143,351	$7,573,777	$981,791	$390,721	$1,372,512	$8,946,289
Brewarrina Shire Council	$4,220,665	$1,455,789	$5,676,454	$762,755	$265,384	$1,028,139	$6,704,593
Burwood Council	$961,102	$306,492	$1,267,594	$180,933	$55,864	$236,797	$1,504,391
Byron Shire Council	$2,332,594	$1,366,446	$3,699,040	$438,536	$249,061	$687,597	$4,386,637
Cabonne Shire Council	$3,396,016	$2,294,476	$5,690,492	$639,088	$418,258	$1,057,346	$6,747,838
Campbelltown City Council	$7,617,475	$2,067,187	$9,684,662	$1,436,220	$376,839	$1,813,059	$11,497,721
Canterbury-Bankstown Council	$8,229,965	$2,848,760	$11,078,725	$1,518,137	$519,544	$2,037,681	$13,116,406
Carrathool Shire Council	$4,662,275	$2,614,777	$7,277,052	$843,069	$476,609	$1,319,678	$8,596,730
Central Coast Council (NSW)	$21,970,122	$4,853,996	$26,824,118	$3,976,079	$884,973	$4,861,052	$31,685,170
Central Darling Shire Council	$5,355,986	$1,777,809	$7,133,795	$968,337	$324,084	$1,292,421	$8,426,216
Cessnock City Council	$5,715,791	$2,075,874	$7,791,665	$1,034,403	$378,380	$1,412,783	$9,204,448
City of Canada Bay Council	$1,980,089	$675,481	$2,655,570	$365,561	$123,140	$488,701	$3,144,271
City of Lithgow Council	$4,015,563	$1,394,275	$5,409,838	$755,810	$254,184	$1,009,994	$6,419,832
City of Parramatta Council	$6,783,527	$2,188,076	$8,971,603	$1,278,985	$398,865	$1,677,850	$10,649,453
Clarence Valley Council	$7,973,135	$3,787,674	$11,760,809	$1,442,895	$690,021	$2,132,916	$13,893,725
Cobar Shire Council	$4,985,407	$1,914,487	$6,899,894	$901,627	$349,001	$1,250,628	$8,150,522
Coffs Harbour City Council	$5,455,885	$2,526,024	$7,981,909	$987,472	$460,399	$1,447,871	$9,429,780
Coolamon Shire Council	$2,915,355	$1,438,463	$4,353,818	$545,158	$262,220	$807,378	$5,161,196
Coonamble Shire Council	$3,415,943	$1,825,164	$5,241,107	$623,352	$332,717	$956,069	$6,197,176
Cootamundra-Gundagai Regional Council	$4,246,467	$1,744,912	$5,991,379	$798,628	$318,089	$1,116,717	$7,108,096
Council of the City of Broken Hill	$5,380,102	$591,448	$5,971,550	$1,011,830	$107,622	$1,119,452	$7,091,002
Council of the City of Ryde	$2,940,634	$1,049,682	$3,990,316	$542,204	$191,330	$733,534	$4,723,850
Council of the City of Shellharbour	$4,416,724	$1,144,088	$5,560,812	$799,322	$208,577	$1,007,899	$6,568,711
Council of the Municipality of Woollahra	$1,184,348	$448,665	$1,633,013	$221,217	$81,794	$303,011	$1,936,024
Cowra Shire Council	$3,772,995	$1,619,837	$5,392,832	$709,984	$295,275	$1,005,259	$6,398,091
Cumberland Council	$5,926,826	$1,960,030	$7,886,856	$1,117,461	$357,293	$1,474,754	$9,361,610
Dubbo Regional Council	$8,369,689	$3,828,580	$12,198,269	$1,514,656	$697,874	$2,212,530	$14,410,799
Dungog Shire Council	$2,047,318	$1,029,243	$3,076,561	$385,265	$187,641	$572,906	$3,649,467
Edward River Council	$4,614,746	$1,687,685	$6,302,431	$850,316	$307,662	$1,157,978	$7,460,409
Eurobodalla Shire Council	$5,789,166	$1,886,406	$7,675,572	$1,063,785	$343,850	$1,407,635	$9,083,207
Fairfield City Council	$6,869,973	$1,850,191	$8,720,164	$1,295,284	$337,326	$1,632,610	$10,352,774
Federation Council	$5,127,110	$2,499,439	$7,626,549	$943,024	$455,630	$1,398,654	$9,025,203
Forbes Shire Council	$4,123,356	$2,154,336	$6,277,692	$775,434	$392,731	$1,168,165	$7,445,857
Georges River Council	$3,424,579	$1,211,876	$4,636,455	$631,506	$220,908	$852,414	$5,488,869
Gilgandra Council	$3,183,852	$1,490,127	$4,673,979	$586,780	$271,667	$858,447	$5,532,426
Glen Innes Severn Council	$3,369,323	$1,529,284	$4,898,607	$633,911	$278,784	$912,695	$5,811,302
Goulburn Mulwaree Council	$3,819,970	$2,009,941	$5,829,911	$719,093	$366,398	$1,085,491	$6,915,402
Greater Hume Shire Council	$3,826,771	$2,343,244	$6,170,015	$719,905	$427,152	$1,147,057	$7,317,072
Griffith City Council	$4,611,358	$1,807,501	$6,418,859	$867,684	$329,245	$1,196,929	$7,615,788
Gunnedah Shire Council	$3,513,656	$1,796,085	$5,309,741	$661,170	$327,414	$988,584	$6,298,325
Gwydir Shire Council	$3,503,727	$2,425,702	$5,929,429	$658,385	$442,202	$1,100,587	$7,030,016
Hawkesbury City Council	$2,508,670	$1,862,987	$4,371,657	$472,983	$339,628	$812,611	$5,184,268
Hay Shire Council	$2,982,026	$900,051	$3,882,077	$544,665	$164,074	$708,739	$4,590,816
Hilltops Council	$5,953,067	$3,123,557	$9,076,624	$1,106,839	$569,416	$1,676,255	$10,752,879
Hornsby Shire Council	$3,338,395	$1,547,894	$4,886,289	$615,934	$282,210	$898,144	$5,784,433
Hunter's Hill Council	$373,115	$133,485	$506,600	$70,241	$24,324	$94,565	$601,165
Inner West Council	$4,080,542	$1,427,969	$5,508,511	$753,597	$260,307	$1,013,904	$6,522,415
Inverell Shire Council	$4,631,572	$2,471,455	$7,103,027	$871,534	$450,535	$1,322,069	$8,425,096
Junee Shire Council	$2,308,988	$1,021,897	$3,330,885	$434,502	$186,286	$620,788	$3,951,673
Kempsey Shire Council	$4,838,037	$2,115,840	$6,953,877	$910,651	$385,691	$1,296,342	$8,250,219
Kiama Municipal Council	$1,393,122	$636,219	$2,029,341	$262,208	$115,655	$377,863	$2,407,204
Ku-Ring-Gai Council	$2,751,411	$1,228,428	$3,979,839	$507,517	$223,950	$731,467	$4,711,306
Kyogle Council	$3,439,884	$1,778,707	$5,218,591	$647,029	$324,258	$971,287	$6,189,878
Lachlan Council	$6,879,136	$3,770,579	$10,649,715	$1,244,280	$687,380	$1,931,660	$12,581,375
Lake Macquarie City Council	$13,880,027	$3,165,011	$17,045,038	$2,511,959	$576,799	$3,088,758	$20,133,796
Lane Cove Municipal Council	$950,050	$316,294	$1,266,344	$178,796	$57,653	$236,449	$1,502,793

	Financial Assistance Grant Entitlement for 2024-25						
	Early Payments from 2024-25 made in 2024			Cash Payments to be made in 2024-25			Total of the early and cash payments
Local Government Area	General Purpose	Local Roads	Total	General Purpose	Local Roads	Total	Grant Total
Leeton Shire Council	$4,023,586	$1,164,141	$5,187,727	$756,900	$212,221	$969,121	$6,156,848
Lismore City Council	$4,674,153	$2,172,505	$6,846,658	$867,222	$396,042	$1,263,264	$8,109,922
Liverpool City Council	$6,033,782	$2,666,914	$8,700,696	$1,137,627	$486,057	$1,623,684	$10,324,380
Liverpool Plains Shire Council	$2,913,186	$1,528,166	$4,441,352	$548,059	$278,580	$826,639	$5,267,991
Lockhart Shire Council	$2,695,981	$1,502,666	$4,198,647	$498,769	$273,927	$772,696	$4,971,343
Lord Howe Island Board	$294,937	$0	$294,937	$54,404	$0	$54,404	$349,341
Maitland City Council	$5,799,226	$1,608,635	$7,407,861	$1,049,522	$293,316	$1,342,838	$8,750,699
Mid-Coast Council	$13,224,357	$6,053,657	$19,278,014	$2,417,050	$1,103,532	$3,520,582	$22,798,596
Mid-Western Regional Council	$4,776,604	$2,749,685	$7,526,289	$898,880	$501,229	$1,400,109	$8,926,398
Moree Plains Shire Council	$5,756,623	$3,212,259	$8,968,882	$1,045,332	$585,584	$1,630,916	$10,599,798
Mosman Municipal Council	$768,612	$249,087	$1,017,699	$144,285	$45,405	$189,690	$1,207,389
Murray River Council	$6,135,087	$3,287,656	$9,422,743	$1,129,839	$599,302	$1,729,141	$11,151,884
Murrumbidgee Council	$3,541,244	$1,818,900	$5,360,144	$643,727	$331,576	$975,303	$6,335,447
Muswellbrook Shire Council	$3,065,459	$1,006,102	$4,071,561	$576,928	$183,398	$760,326	$4,831,887
Nambucca Valley Council	$3,260,185	$1,384,067	$4,644,252	$613,603	$252,299	$865,902	$5,510,154
Narrabri Shire Council	$5,573,569	$2,611,633	$8,185,202	$1,024,535	$476,089	$1,500,624	$9,685,826
Narrandera Shire Council	$3,795,843	$1,762,508	$5,558,351	$698,096	$321,300	$1,019,396	$6,577,747
Narromine Shire Council	$3,460,272	$1,610,148	$5,070,420	$647,615	$293,530	$941,145	$6,011,565
Newcastle City Council	$10,664,134	$2,008,437	$12,672,571	$1,929,957	$366,012	$2,295,969	$14,968,540
North Sydney Council	$1,560,367	$512,642	$2,073,009	$287,844	$93,439	$381,283	$2,454,292
Northern Beaches Council	$5,805,202	$2,372,924	$8,178,126	$1,070,967	$432,615	$1,503,582	$9,681,708
Oberon Council	$2,177,465	$1,075,304	$3,252,769	$409,655	$196,022	$605,677	$3,858,446
Orange City Council	$3,865,043	$1,336,220	$5,201,263	$727,601	$243,583	$971,184	$6,172,447
Parkes Shire Council	$4,883,575	$2,377,062	$7,260,637	$918,651	$433,289	$1,351,940	$8,612,577
Penrith City Council	$7,879,831	$2,845,682	$10,725,513	$1,485,687	$518,813	$2,004,500	$12,730,013
Port Macquarie Hastings Council	$6,550,863	$3,366,450	$9,917,313	$1,185,542	$613,617	$1,799,159	$11,716,472
Port Stephens Council	$5,604,826	$1,390,028	$6,994,854	$1,014,327	$253,399	$1,267,726	$8,262,580
Queanbeyan-Palerang Regional Council	$3,797,244	$2,873,956	$6,671,200	$687,179	$523,853	$1,211,032	$7,882,232
Randwick City Council	$3,104,071	$983,730	$4,087,801	$585,251	$179,511	$764,762	$4,852,563
Richmond Valley Council	$4,016,725	$1,750,502	$5,767,227	$756,039	$319,118	$1,075,157	$6,842,384
Shoalhaven City Council	$9,188,996	$3,937,601	$13,126,597	$1,662,988	$717,817	$2,380,805	$15,507,402
Silverton Village Committee Incorporated	$37,187	$0	$37,187	$6,857	$0	$6,857	$44,044
Singleton Council	$2,849,182	$1,521,917	$4,371,099	$536,284	$277,385	$813,669	$5,184,768
Snowy Monaro Regional Council	$7,451,509	$3,091,974	$10,543,483	$1,362,819	$563,695	$1,926,514	$12,469,997
Snowy Valleys Council	$4,989,495	$1,548,306	$6,537,801	$938,686	$282,254	$1,220,940	$7,758,741
Strathfield Municipal Council	$1,106,312	$331,140	$1,437,452	$207,678	$60,359	$268,037	$1,705,489
Sutherland Shire Council	$5,092,503	$2,218,257	$7,310,760	$939,605	$404,429	$1,344,034	$8,654,794
Tamworth Regional Council	$6,654,458	$4,786,756	$11,441,214	$1,230,609	$872,550	$2,103,159	$13,544,373
Temora Shire Council	$2,814,358	$1,458,677	$4,273,035	$529,378	$265,909	$795,287	$5,068,322
Tenterfield Shire Council	$3,871,998	$1,852,440	$5,724,438	$727,998	$337,688	$1,065,686	$6,790,124
The Council of Camden	$2,921,025	$1,976,050	$4,897,075	$538,278	$360,088	$898,366	$5,795,441
The Council of the City of Sydney	$5,007,068	$1,419,454	$6,426,522	$924,358	$258,947	$1,183,305	$7,609,827
The Hills Shire Council	$4,505,974	$2,378,773	$6,884,747	$830,624	$433,536	$1,264,160	$8,148,907
Tibooburra Village Committee Incorporated	$83,503	$0	$83,503	$15,402	$0	$15,402	$98,905
Tweed Shire Council	$8,048,321	$3,222,258	$11,270,579	$1,456,525	$587,359	$2,043,884	$13,314,463
Upper Hunter Shire Council	$3,678,157	$2,173,678	$5,851,835	$692,062	$396,256	$1,088,318	$6,940,153
Upper Lachlan Shire Council	$3,383,686	$2,233,331	$5,617,017	$636,624	$406,741	$1,043,365	$6,660,382
Uralla Shire Council	$1,989,811	$1,037,641	$3,027,452	$374,372	$189,157	$563,529	$3,590,981
Wagga Wagga City Council	$7,274,470	$3,672,567	$10,947,037	$1,316,489	$669,483	$1,985,972	$12,933,009
Walcha Council	$1,953,974	$1,050,229	$3,004,203	$367,008	$191,454	$558,462	$3,562,665
Walgett Shire Council	$5,479,577	$2,176,431	$7,656,008	$990,989	$396,754	$1,387,743	$9,043,751
Warren Shire Council	$2,390,379	$1,157,649	$3,548,028	$442,444	$211,035	$653,479	$4,201,507
Warrumbungle Shire Council	$5,421,216	$2,733,739	$8,154,955	$990,324	$498,357	$1,488,681	$9,643,636
Waverley Council	$1,547,366	$463,857	$2,011,223	$285,402	$84,554	$369,956	$2,381,179
Weddin Shire Council	$2,246,449	$1,129,493	$3,375,942	$422,334	$205,901	$628,235	$4,004,177
Wentworth Shire Council	$4,677,475	$1,950,693	$6,628,168	$851,193	$355,588	$1,206,781	$7,834,949
Willoughby City Council	$1,687,339	$628,318	$2,315,657	$311,247	$114,542	$425,789	$2,741,446
Wingecarribee Shire Council	$3,365,694	$2,162,703	$5,528,397	$609,059	$394,249	$1,003,308	$6,531,705
Wollondilly Shire Council	$2,471,491	$1,557,951	$4,029,442	$447,281	$283,938	$731,219	$4,760,661
Wollongong City Council	$16,658,757	$2,714,840	$19,373,597	$3,014,845	$494,968	$3,509,813	$22,883,410
Yass Valley Council	$2,059,591	$1,562,076	$3,621,667	$387,551	$284,742	$672,293	$4,293,960
Totals	**$602,491,370**	**$247,925,346**	**$850,416,716**	**$111,134,962**	**$45,193,661**	**$156,328,623**	**$1,006,745,339**

Notes

The 2024-25 cash payment consists of the 2024-25 estimated entitlement and the adjustment created from the difference between the 2023-24 final entitlement and 2023-24 estimated entitlement.

Street Stall Allocation Policy 2025

ADOPTED BY COUNCIL <ENTER DATE>
To be completed by Governance

1. PURPOSE

The principal means of helping local organisations, in lieu of cash donations, is the provision of free of charge use of the Community Store at Bridge Street.

This Policy is drafted to provide a structured and equitable framework for the allocation and operation of the Uralla Shire Council's Community Store, enabling eligible community organisations to raise funds through access to a rent-free kiosk facility. The policy aims to ensure fair distribution of store usage, prioritise local groups, and establish clear operational responsibilities for users.

2. APPLICATION

This policy applies to:

- Charities, non-profit organisations, and non-profit sporting clubs seeking to use the Community Store located at 60 Bridge Street, Uralla.
- Council staff responsible for managing applications, allocations, and operational oversight of the Community Store.
- Community Store users who have been allocated a date for use and are responsible for adhering to operational requirements.

The policy is applicable:

- Annually, during the allocation process conducted in October and November.
- Weekly, during the operational use of the Community Store by allocated organisations.

3. POLICY INTENT

The objectives of this policy are to:

- Ensure fair and orderly allocation of Community Store usage to eligible organisations.
- Prioritise Uralla Shire-based groups while maintaining inclusivity for broader community organisations.
- Provide a structured process for application, allocation, and management of the Community Store.
- Promote responsible use of the facility, including cleanliness, security, and accountability.
- Support community fundraising efforts in lieu of ad hoc Council donations.
- Maintain the integrity and accessibility of the Community Store for future users.

4. COMMUNITY STRATEGIC PLAN OBJECTIVES

Pillar	Goal	Objective
Community Minded	An accessible, inclusive and sustainable community	A growing community minded Shire Access to and equity of services
Independent	An independent shire and well-governed community	Informed and collaborative community leaders

5. DEFINITIONS

Umbrella Organisation: A parent or coordinating body that represents multiple affiliated community groups, clubs, or organisations. For the purposes of Community Store allocation, only one booking date

per calendar year will be granted to the umbrella organisation, regardless of the number of affiliated groups it represents.

Waiting List: A register maintained by Council of eligible organisations that were not allocated a date for Community Store use during the annual allocation process. These organisations will be considered for any dates that become available due to cancellations or non-use and will be automatically included in the following year's allocation process.

6. POLICY

Uralla Shire Council supports community fundraising efforts by providing access to the Community Store, located at 60 Bridge Street, Uralla, rent-free to eligible community organisations. This policy outlines the procedures for allocating and operating the Community Store to ensure fair access, responsible use, and effective management.

6.1. Allocation of Community Store Use:

- Subject to ongoing tenancy arrangements Council will maintain the Community Store premises for use by community groups to raise funds in lieu of ad hoc donations.
- Applications for use will be invited annually in October, using a standard form provided by Council.
- Allocations will be determined in November for the following calendar year.
- Priority will be given to Uralla Shire-based charities, non-profit organisations, and sporting clubs. Groups outside the Shire may be considered but will receive lower priority.
- Only one date per year will be allocated to umbrella organisations. Additional dates may be considered after all local parent organisations are accommodated.
- Council will endeavour to prioritise allocation to community groups where the date requested represents a significant date in the groups calendar. Where multiple requests are made for the same period Council will allocate on a first in first served basis
- Groups on the waiting list will be automatically considered for the next year's allocation.
- Late applications and requests for additional weeks will be considered after initial allocations.
- Failure to use an allocated date without providing two weeks' notice may result in exclusion from future allocations.
- Sub-letting of allocated dates is prohibited. Unused dates may be reallocated by Council.
- Evidence of public liability insurance coverage of at least $20 million must be provided.

6.2. Operation of the Community Store:

- A key will be issued only to a representative of the organisation allocated for that week, upon payment of a refundable $50 deposit.
- The key must be returned by the Monday following the allocated week. Failure to return the key will result in forfeiture of the deposit and may incur lock replacement costs.
- The allocated organisation is responsible for daily cleaning, waste removal, and securing the facility at close of business.
- Any damage incurred during use must be reported to Council immediately. The organisation is liable for any such damage.
- Council is not responsible for any items left in the Store.

- A sandwich board may be used to advertise the organisation's presence but must be stored inside overnight and cleared at the end of the week.
- Non-compliance with operational requirements may result in exclusion from future allocations.
- Animals are not permitted inside the Store, except for companion or assistance dogs.

7. LEGISLATIVE REQUIREMENTS

Local Government Act 1993 (NSW) and associated Regulations

8. REVIEW

This Policy will be reviewed every four years from the date of each adoption of the policy, or more frequently as required.

9. REPORTING

Council staff will maintain records of Community Store allocations and usage, and report annually on compliance and outcomes.

10. RESPONSIBLE OFFICER

Service Centre Team Leader

- Implement the operative provisions of this policy.
- Providing a point of contact about the meaning and application of the policy.

11. ROLES AND RESPONSIBILITIES

Manager Governance: Oversees policy implementation and approves allocations.
Service Centre Team Leader Manages application and allocation processes.
Community Organisations: Responsible for compliance with operational requirements.

12. RELATED PROCEDURES

Community Store application form.

APPROVAL & REVIEW

Responsible Business Unit	*Customer Service*	
Responsible Officer	*Team Leader Customer Service and Records*	
Date Adopted & Resolution No#	*<enter date>*	*<enter resolution No# >*
Date of Next Review	*Four years from adoption date*	
Content Manager Reference	*UINT/25/20493*	

Document History of previous adoptions

Version	Date Amended	Details/Comments e.g. Resolution No.	Content Manager Ref
1.	*August 2025*	Draft review	UINT/24/20493
2	*August 2025*	Draft presented to Council for exhibition	UINT/24/20493

3	*October*	Pursuant to Resolution XX/XX/25 Policy adopted - no submission received during exhibition Or Further report to Council with community feedback	

Council Policy
Complaints and Other Feedback Policy
2025

ADOPTED BY COUNCIL <ENTER DATE>
To be completed by Governance

1. PURPOSE

This policy outlines Council's commitment to managing complaints and feedback in a fair, transparent, and responsive manner. It aims to improve service delivery, enhance community confidence, and ensure accountability in handling complaints and feedback from the public.

2. APPLICATION

This policy applies to all complaints and feedback received by Council from members of the public, stakeholders, and other entities. It covers complaints about Council services, staff conduct, decision-making processes, and other matters within Council's jurisdiction.
Specifically, the Policy applies to:

- Council employees
- Councillors
- Council consultants and contractors
- Council owned businesses
- Community volunteers

3. POLICY INTENT

The intent of this policy is to provide a structured framework for receiving, managing, and resolving complaints and feedback. It ensures that all complaints are handled with integrity, dignity, and respect, and that feedback is used constructively to improve Council operations.
The main objectives of this policy are to:

Improve Service Delivery: Ensure that complaints and feedback are used constructively to enhance the quality, efficiency, and responsiveness of Council services.

Ensure Fair and Consistent Complaint Handling: Provide a clear, structured framework for managing complaints in a timely, impartial, and respectful manner.

Strengthen Community Confidence: Demonstrate Council's commitment to transparency, accountability, and responsiveness in addressing public concerns.

Support Continuous Improvement: Use insights from complaints and feedback to identify areas for operational improvement and innovation.

Protect Rights and Promote Procedural Fairness: Uphold principles of natural justice and confidentiality while ensuring that complainants and staff are treated with dignity and respect.

4. COMMUNITY STRATEGIC PLAN OBJECTIVES

Pillar	Goal	Objective
Independent	An independent shire and well-governed community	A strategic, accountable and representative Council

3. DEFINITIONS

Complaint: For this policy a complaint is any expression of dissatisfaction with:

- Level and quality of service or policies or procedures.
- Service provided by Council staff, contractors and systems.
- Impact of a particular policy and procedure.
- Council's decision making process.
- Corrupt conduct or failure to declare pecuniary interest/conflict of interest.

- Breach of Code of Conduct.
- Wrong or misleading advice.

Additionally, a valid Complaint is one where Council has or would appear to have failed to respond appropriately to a request for a service or a report.

A Complaint for the purpose of this policy **does not include**:

- Matters or services not related to Council, Council staff or Councillors
- A request for services
- A request for information or explanation of policies or procedures or decisions of Council
- Reports of damaged or faulty infrastructure (e.g., road pothole)
- Reports of hazards (e.g., fallen tree branch)
- Reports concerning neighbours or neighbouring property (e.g. noise or unauthorised building works)
- Lodgement of an appeal to a Council decision, policy or procedure (e.g., a complaint about an approved development or draft policy or plan - unless this is a recorded as a complaint about Council's decision-making process)

4. POLICY

Council's policy aims to minimise Complaints by ensuring all services, policies and procedures are effectively managed, communicated and delivered to the community. However, Council recognises that at times Complaints will arise. This Policy provides clear guidelines to ensure all Complaints are dealt with on a prompt and equitable basis and a timely response is provided to the complainants.

4.1 COMPLIMENTS AND SUGGESTIONS

Council has a Customer Service Charter that details our commitment to excellent customer service. When our community has positive experiences with Council with City staff or services, Council encourages feedback to ensure that relevant staff are commended for providing quality service to the community.

Compliments are an important way for Council to identify what is working well. Council also encourages suggestions on ways that it can improve the effectiveness and efficiency of service delivery. Suggestions are an important way for Council to identify areas for improvement and innovation.

4.2 LODGING A COMPLAINT

Complaints may be lodged with Council by:

- Direct personal contact with a staff member or Councillor.
- By telephone to our customer service staff
- By personal email
- By personal letter

Complaints should detail the name, address and contact phone numbers of the complainant together with a brief description of the issue(s) giving rise to the complaint. This allows Council staff to follow up on any further details needed to resolve the issue. Staff must follow the procedures set out in this policy. Any Councillor in receipt of a complaint should (preferably in writing) refer the matter directly to the General Manager's Office.

4.3 The Public Officer

Council's Public Officer is charged under the *Local Government Act 1993* with the responsibility of overseeing the management of Complaints from the public concerning Council's affairs.

4.4 Complaints that may not be investigated

The General Manager or Public Officer may determine that a Complaint will not be investigated where that Complaint:

- is considered frivolous, vexatious or not made in good faith or concerns a trivial matter.
- involves a matter where an adequate remedy or right of appeal already exists, whether or not the complainant uses the remedy or right of appeal.
- relates to a decision of Governing Body.
- relates to conduct before a court, coroner or tribunal.
- relates to matters under investigation by the Minister for Local Government, ICAC, the NSW Ombudsman's office, a Minister of the Crown or government department or the NSW Police Service.
- relates to the appointment or dismissal of any employee or an industrial or disciplinary issue.
- relates to a decision, recommendation, act or omission which is more than one year old unless the complainant can show to the satisfaction of the General Manager that there were strong and extenuating circumstances that prevented the Complaint being made within the one-year period.
- relates to a matter awaiting determination by the Governing Body.
- relates to the actions or conduct of private individuals.
- relates to a matter where there is insufficient information available.
- involves a matter where the complainant declines or refuses to provide further information and/or there are threats made against Council.

Should the General Manager or Public Officer determine that a Complaint will not be investigated, the complainant will be advised of the reason(s) for the decision.

4.5 Anonymous Complaints

Anonymous Complaints will not be accepted. However, a complainant can ask to have their details withheld by the General Manager when the Complaint is being investigated and for these details to be kept confidential. Confidentiality in regards to disclosure of sensitive information will be applied to all complaints according to the relevant privacy legislation. Complete anonymity, however, cannot be guaranteed within the Council if a Complaint is to be fully addressed.

4.6 Serious Complaints

All Complaints, including those received verbally, alleging corrupt conduct, pecuniary interest breaches, improper use of position, criminal action or maladministration are to be registered as detailed in the Procedure section of this Policy (section 4.8) and referred to the General Manager or Public Officer.

Complaints of this nature will be dealt with in accordance with Council's Code of Conduct and Council's Public Interest Disclosure Policy. If the allegation relates to the General Manager, the matter must be reported to the Mayor. Complaints against the General Manager will be managed in accordance with section 4.10 of this policy.

4.7 Confidentiality

Confidentiality will be given to complaints according to the principles in the *Government Information (Public Access) Act 2009*. Wherever possible complaints are to be resolved and reviewed locally and have the fewest people necessary involved. Complaints are treated confidentially and information is only used for the purposes for which it was collected unless:

- either the consent of the individual(s) is obtained.
- Council has reasonable grounds for believing the use of the information will reduce a threat to the life or health of any person.
- The use is authorised by law.

4.8 COMPLAINT HANDLING SYSTEM

The procedure for handling Complaints directly relating to the General Manager and Councillors is outlined in the Council Code of Conduct. For all other Complaints Council has adopted a three-tier approach:

4.8.1 Tier 1a and 1b- Frontline complaint handling

Tier 1a – immediate resolution

Staff resolve Complaints wherever possible at first contact. Staff will register all complaints and the resolution/action taken in the Records Electronic Document Management System.

Tier 1b – referred resolution

Frontline staff may need to refer the Complaint to the appropriate Council Officer for resolution.

4.8.2 Tier 2 – Resolution via internal review

The General Manager, Public Officer or a designated senior officer, designated by the General Manager reviews unresolved Complaints.

4.8.3 Tier 3 – Resolution via external review

Unresolved Complaints referred externally. This may take the form of:

- Alternative dispute resolution procedure, such as mediation or conciliation.
- Complaint referred to external agency, such as the Ombudsman.
- Complainant informed of appeal procedure or other legal remedy.

4.9 COMPLAINT HANDLING PROCEDURE

4.9.1 Tier 1a - Complaints that can be resolved directly

Any staff member approached by persons enquiring how to lodge a Complaint must advise that person of the methods available. There is no need to record the enquiry. A record is only made when the Complaint is lodged regardless of how minor the Complaint may be.

Upon receipt of a Complaint, the staff member receiving the Complaint must ensure that the Complaint is registered in Council's electronic data management system using the file naming protocol “Complaint- [customer name] – [incident address] – [nature of Complaint] – [date of Complaint].

Any verbal Complaint should be recorded in full detail as a Customer Request in Council's electronic data management system. Any written Complaint in the form of a letter must be referred to the Records Section to be registered in Council's electronic data management system.

Any electronic Complaint (email) if received via the corporate mailbox is registered by

Records, or by the officer receiving the email if sent to the relevant officer's mailbox.

Upon receipt of a written tier 1a Complaint, the responsible officer shall forward a letter of acknowledgement of receipt and course of action to be taken. A copy of this response is to be registered in Council's electronic data management system.

4.9.2 Tier 1b - Complaints that can be resolved following investigation

A staff member receiving a verbal Complaint of a minor nature should deal with the Complaint at that time or refer it immediately to a more appropriate staff member who may be able to resolve the problem on the spot. The staff member who resolves the Complaint should immediately register the Complaint in Council's electronic data management system using the above filer naming protocols.

All Complaints of a more serious or complex nature or minor verbal Complaints that cannot be resolved on the spot must be registered in Council's electronic data management system and referred/tasked to the relevant senior officer for investigation, action and a response to the complainant.

The senior officer investigating the Complaint will determine what, if any, remedial action will be taken and must ensure that all details of the investigation and remedial action taken or offered to the complainant and the subsequent response to the complainant are reported in Council's electronic data management system and linked to the original Complaint registration.

All Complaints should be acknowledged in writing with the complainant being provided with confirmation that the Complaint has been recorded within Council's electronic data management system and the appropriate contact details for further enquiries.

4.9.3 Tier 2 - Unresolved complaint referred for internal review.

Complaints that have not been resolved to the satisfaction of the complainant under the Tier 1 procedure, will be then subject to internal review.

A Council officer upon being advised, by the complainant, that the Complaint has not been dealt with satisfactorily must refer the matter to the General Manager's Office or Public Officer. The General Manager or Public Officer will advise the complainant that the matter will undergo an internal review.

The internal review will be supervised by the General Manager or Public Officer or a senior officer (not the Tier 1 reviewer) designated by the General Manager. The final report of investigation will be reviewed by the General Manager. The focus of the investigation will be to resolve the Complaint wherever possible.

The General Manager or Public Officer or designated senior officer has the delegation to:

- reconsider the original decision or remedial action afresh and take any appropriate corrective action.
- overturn previous decisions and issue instructions as needed.
- Consider appropriate actions to be taken in cases where maladministration or detriment is revealed arising from the Council's dealing with the complaint.

The internal review must be conducted within fourteen days of referral of the matter in writing to the General Manager or Public Officer.

The General Manager or Public Officer shall forward a letter to the complainant advising of the result of the review, any action taken and of the right to an external review.

4.9.4 Tier 3 - External review

Should a Complaint and subsequent review not be resolved to the satisfaction of the complainant under Tier 2, the General Manager or Public Officer will advise the complainant that the Complaint may be referred to an external agency for external review or offer the option of a dispute resolution process such as mediation or conciliation.

Complaints, dependent on their nature, can be referred to the following external agencies for an external review:

- The NSW Ombudsman who investigates complaints concerning maladministration
- NSW Office of Local Government who investigates complaints concerning:
  - serious noncompliance with the Act and regulations.
  - systematic and serious deficiencies in Council functions and operations.
  - pecuniary interests.
  - failure to disclose.
  - councillor misconduct.
- The Independent Commission Against Corruption who investigates complaints concerning corrupt conduct in the NSW public sector.
- Anti-Discrimination Board who investigates complaints concerning:
  - Discrimination.
  - Disability.
  - Vilification.
  - Victimisation.
  - Harassment.
- Australian Competition and Consumer Commission who investigates complaints concerning competitive neutrality.
- Privacy NSW Investigates complaints concerning Breaches of the *Privacy and Personal Information Act 1998*.
- NSW Audit Office Who investigates Complaints concerning serious and substantial waste of public money

4.10 COMPLAINTS AGAINST THE GENERAL MANAGER AND COUNCILLORS

A Complaint against a Councillor or the General Manager is to be managed in accordance with the Uralla Shire Council Code of Conduct and Procedures for Administration of the Code of Conduct.

5. LEGISLATIVE REQUIREMENTS

Local Government Act (NSW)1993
Public Interest Disclosures Act (NSW) 1994
Independent Commission Against Corruption (ICAC) Act (NSW) 1988

6. REVIEW

This Policy will be reviewed every four years from the date of each adoption of the policy, or more frequently as required.

7. REPORTING

A Complaints and Other Feedback report will be compiled and reported to the Governing Body every 6 months.

Serious Complaints and Complaints referred to external agencies will be reported to Council as required.

8. RESPONSIBLE OFFICER

The Manager Governance and Service Centre (also the Public Officer) is responsible for the oversight and application of this Policy.

9. ROLES AND RESPONSIBILITIES

Mayor and Councillors

Are responsible to ensure that complaints they receive are promptly referred to the General Manager and staff.

General Manager

The General Manager is responsible to:

- ensure that the Complaints Handling system is implemented and is operating in accordance with the associated procedures for the handling of complaints.
- ensure that when a request is made for review it is investigated under tier 1 of the system.
- To carry out a review where a review has been requested under tier 2 of the system.
- To work with any complaint that has escalated to tier 3 and ensure that the complaint is referred to the appropriate external organisation for investigation or for mediation or conciliation.

Managers and Supervisors

Are responsible to:

- ensure that complaints within their area of operation are appropriately investigated and managed by their staff in accordance with this policy.
- Undertake Tier 1 reviews as required or if it cannot be resolved at a local level is referred to the General Manager for Tier 2 review.

Staff

Are responsible for the implementation of this complaints management policy within their area of operation.

If staff cannot resolve the issue, then the matter should be referred to their manager or supervision for Tier 1 review.

10. RELATED PROCEDURES

Model Code of Conduct

Relevant NSW Ombudsman Guidelines and Manuals

APPROVAL & REVIEW

Responsible Business Unit	*Governance*	
Responsible Officer	*Manger Governance and Service Centre*	
Date Adopted & Resolution No#	*<enter date>*	*<enter resolution No# >*
Date of Next Review	*<enter date four years from adoption>*	
Content Manager Reference	*UINT/25/18868*	

Document History of previous adoptions

Version	Date Amended	Details/Comments eg Resolution No.	Content Manager Ref
1	*August 2025*	Draft presented to OCM for Public Exhibition	
1.2	*August 2025*	Pursuant to Res.XX.XX/25 Draft exhibited for community feedback	
1.3	*October 2025*	Adopted Pursuant to Res.XX.XX/25 - no submission received during exhibition period Or Report on community feedback returned to Council	

Fraud and Corruption Prevention Policy 2025

ADOPTED BY COUNCIL <ENTER DATE>
To be completed by Governance

1. PURPOSE

The purpose of this policy is to establish a clear framework for preventing, detecting, and responding to fraud and corruption within Uralla Shire Council. It aims to promote ethical conduct, protect public resources, and uphold community trust by educating Council Officials and volunteers, implementing robust internal controls, and ensuring compliance with legislative obligations. Through a zero-tolerance approach and proactive risk management, the policy supports a culture of integrity, transparency, and accountability across all Council operations.

2. APPLICATION

This policy applies to all areas of Uralla Shire Council and to all individuals engaged in Council activities, including Councillors, employees, contractors, subcontractors, delegates, and volunteers. It is relevant in any circumstance where Council resources, information, or authority are used, and it establishes expectations for ethical conduct and accountability in preventing, detecting, and reporting fraud and corruption across all levels of Council operations.

3. POLICY INTENT

This policy reflects Council's commitment to maintaining a culture of integrity, transparency, and accountability across all operations. It supports management's intent to proactively prevent, detect, and respond to fraud and corruption, and aligns with Council's broader governance framework and organisational values. The policy reinforces Council's zero-tolerance stance on unethical conduct and ensures consistency with related policies such as the Code of Conduct and Internal Reporting.

The main objectives of this policy are to:

1. Educate and empower Council Officials and volunteers to identify, prevent, and report fraudulent or corrupt behaviour.
2. Establish robust systems and controls that minimise the risk of fraud and corruption and promote ethical decision-making.

4. COMMUNITY STRATEGIC PLAN OBJECTIVES

Independent	An independent shire and well-governed community	1. A strategic, accountable, and representative Council 2. An efficient and effective independent local government

5. DEFINITIONS

Council	Uralla Shire Council
Corruption	Corruption and corrupt conduct are defined in the *Independent Commission Against Corruption Act 1988 (NSW)* (**ICAC Act**) as: • Conduct of a person (whether or not a public official) that adversely affects, or could affect the honest and impartial exercise of public official functions, or • Conduct of a public official that involves the dishonest or partial exercise of any of his or her public official functions, or • A breach of public trust, or • Misuse of information or material acquired in the course of a public official's functions. Corrupt conduct is also any conduct of any person (whether or not a public official) that adversely affects or could affect the exercise of official functions by any public official, any group or body of public officials or any public authority which involves conduct such as: • Official misconduct (including breach of trust, fraud, oppression, extortion, or imposition) • Bribery, • Blackmail, • Obtaining secret commissions • Fraud, • Election bribery, election funding offices and election fraud • Forgery Further examples can be found in Section 8(2) of the ICAC Act.
Fraud	Fraud is dishonest activity causing actual or potential financial loss to any person or entity including theft of moneys or other property by employees or persons external to the entity and where deception is used at the time, immediately before or immediately following the activity. This also includes the deliberate falsification, concealment, destruction or use of falsified documentation used or intended for use for a normal business purpose or the improper use of information or position for personal financial benefit.
ICAC	Independent Commission Against Corruption.
Volunteers	Individuals who voluntarily assist in the provision of Uralla Shire Council services or in the delivery of its projects, programmes and events without financial payment.
Council Official	A person authorised in writing by Council to undertake duties for Council (including Councillors, Council's employees, contractors, subcontractors, and delegates of Council).

6. POLICY

Council is committed to a work environment that is resistant to Fraud and Corruption and is dedicated to implementing effective measures to minimise Fraud and Corruption risks. Fraud and Corruption can cause significant financial and reputational damage to Council and undermine public confidence in Council's ability to provide strong, effective and accountable local government.

Council has a zero-tolerance approach to Fraud and Corruption and does not tolerate fraudulent or corrupt behaviour. In accordance with its legal and statutory obligations, Council will take appropriate action against Council Officials and Volunteers who have participated in fraudulent or corrupt conduct, and those who have allowed it to occur.

6.1 Principles

Council is committed to building a corruption resistant culture through:

- The prevention and deterrence of an opportunity for fraudulent or corrupt conduct by Council Officials and Volunteers;
- The detection, investigation and disciplining and/or prosecution of fraudulent or corrupt conduct; and
- The reporting of any fraudulent or corrupt conduct to the ICAC or relevant external agency, where appropriate.

Council's commitment to preventing fraudulent or corrupt conduct, and avoiding or managing conflicts of interests, will be addressed through implementing appropriate auditing systems to deter and identify corrupt activities.

6.2 Fraud and Corruption Prevention Control Plan

The Fraud and Corruption Prevention Control Plan outlines the key activities to be undertaken to prevent, detect, investigate and respond to fraud and corruption. The Fraud and Corruption Prevention Control Plan will detail Council's current and emerging key risks and the key internal controls and actions that Council will employ to minimise or eliminate these risks, and provides the tools to prevent detect and report fraud and corruption. All Council officers are to be involved in developing and implementing fraud and corruption prevention procedures within their areas which will form part of Council's Fraud and Corruption Prevention Control Plan.

The promotion of the Fraud and Corruption Prevention Control Plan will include activities such as:

- Training sessions;
- Regular review and promotion of Council's Code of Conduct;
- Use of the NSW Auditor General's Better Practice Guide – Fraud Control Improvement Kit.

7. LEGISLATIVE REQUIREMENTS

7.1 Independent Commission Against Corruption Act 1988

The ICAC Act defines corruption, sets out the functions of the ICAC, describes the referral responsibilities, constitutes and sets out the functions of the Committee of the ICAC and Inspector of the ICAC, and makes provisions for referrals from and reports to NSW Parliament. The ICAC Act requires the General Manager, as the principal officer of a public authority, to report to the ICAC any matter that they reasonably suspect concerns or may concern corrupt conduct.

7.2 Local Government Act 1993

The *Local Government Act 1993 (NSW)* provides the legal framework for the system of local government for New South Wales and sets out the responsibilities and powers of Staff. The *Local Government Act 1993 (NSW)*:

- Requires all Staff to act honestly and exercise a reasonable degree of care and diligence in carrying out their functions under the *Local Government Act 1993 (NSW)*;
- Outlines the penalties for Council Officials who engage in serious corrupt conduct or misconduct; and

- Details Council Officials' duties of disclosure, including disclosure of pecuniary interests, and outlines the disclosure complaints process.

7.3 Public Interest Disclosure Act 2022

The objectives of the *Public Interest Disclosure Act 2022 (NSW)* are to encourage and facilitate the disclosure, in the public interest, of corrupt conduct, maladministration, and serious and substantial waste in the public sector. The *Public Interest Disclosure Act 2022 (NSW)*:

- Provides avenues by which public officials, including Staff, can make disclosures about corrupt conduct, maladministration or other serious wrongdoing;
- Clarifies that for a public official, including Staff, to be protected under the *Public Interest Disclosure Act 2022 (NSW)*, the disclosure must be properly made through a defined appropriate channel; and
- Provides protection by imposing penalties on a person who takes detrimental action against another person in reprisal for a protected disclosure.

8. REVIEW

This Policy will be reviewed every four years from the date of each adoption of the policy, or more frequently as required.

9. REPORTING

Council Officials, contractors, and volunteers are obligated to report any suspected fraudulent or corrupt conduct. Reports can be made through:

- Council's internal reporting procedure,
- Directly to external agencies, such as:
  - NSW ICAC – for corrupt conduct.
  - NSW Ombudsman – for maladministration.
  - NSW Office of Local Government – for serious and substantial waste.
  - NSW Information and Privacy Commission – for information contraventions.
  - NSW Police Force – for criminal matters.
- The General Manager is responsible for managing fraud and corruption risks and must report suspected corrupt conduct to ICAC or other relevant agencies. If the complaint concerns the General Manager, the Mayor assumes this responsibility.
- Council maintains a robust internal and external reporting framework, supported by the *Public Interest Disclosure Act 1994 (NSW)*, which protects individuals making disclosures through appropriate channels.

10. RESPONSIBLE OFFICER

The General Manager is the Responsible Officer for the Fraud and Corruption Prevention Policy.
They are accountable for ensuring appropriate procedures are in place to maintain records and registers related to fraud and corruption, overseeing internal and external reporting mechanisms, ensuring the policy remains current and compliant with legislative changes, and investigating breaches while enforcing compliance.

The Manager Governance leads communication, education, and monitoring strategies to promote a corruption-resistant culture and serves as the primary point of contact for interpreting and applying the policy.

In cases where the General Manager is the subject of a complaint, the Mayor assumes these responsibilities to ensure impartiality and procedural integrity.

11. ROLES AND RESPONSIBILITIES

Council Officials

- Must act honestly and with integrity in all Council-related activities.
- Are responsible for reporting suspected fraud or corruption through internal procedures or directly to external agencies.
- Must comply with the Code of Conduct and other relevant policies.
- Are expected to support a culture of ethical behaviour and accountability.

Councillors

- Must uphold the highest standards of ethical conduct and transparency.
- Are required to disclose pecuniary interests and avoid conflicts of interest.
- Must report any suspected corrupt conduct and support investigations.
- Are accountable for decisions that reflect fairness and public trust.

Group Managers

- Provide strategic oversight of fraud and corruption risk management across their departments.
- Ensure that internal controls are in place and functioning effectively.
- Support the General Manager in policy enforcement and compliance.
- Lead by example in fostering a corruption-resistant culture.

Managers

- Are responsible for implementing fraud and corruption prevention measures within their teams.
- Must ensure staff are aware of and comply with the policy and reporting procedures.
- Are expected to investigate Tier 1 complaints and escalate unresolved issues.
- Play a key role in promoting ethical practices and monitoring risks.

The Organisation as a Whole

- Commits to a zero-tolerance approach to fraud and corruption.
- Maintains robust internal and external reporting frameworks.
- Promotes transparency, accountability, and continuous improvement.
- Ensures all staff, contractors, and volunteers are educated and empowered to prevent and report unethical conduct.

12. RELATED PROCEDURES and POLICIES

Fraud & Corruption Control Plan
PID Policy and *associated Procedures*

APPROVAL & REVIEW

Responsible Business Unit	*Governance*	
Responsible Officer	*Manager Governance*	
Date Adopted & Resolution No#	*<enter date>*	*<enter resolution No# >*
Date of Next Review	*Four years from adoption*	
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4	*August 2025*	Adopted by Council Res. 00.00/25	

URALLA SHIRE COUNCIL

Policy:

Code of Meeting Practice

2025

INFORMATION ABOUT THIS DOCUMENT

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1	September 2022	Adopted by Council at its Meeting 27 September 202234.04/22
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Prepared in accordance with the prescribed provisions of the NSW Model Code of Meeting Practice 2018, under section 360 of the *Local Government Act 1993* (the Act) and the *Local Government (General) Regulation 2005* (the Regulation).

This code applies to all meetings of councils and committees of councils of which all the members are Councillors (committees of council).

Related Legislation*	*Local Government Act 1993* *Local Government (General) Regulation 2021*
Related Policies	Code of Conduct 2020
Related Procedures/ Protocols, Statements, documents	NSW Model Code of Meeting Practice 2018

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1 INTRODUCTION

This Code of Meeting Practice 2025 is prepared In accordance with the prescribed NSW Model Code of Meeting Practice 2018, under section 360 of the *Local Government Act 1993* (the Act) and the *Local Government (General) Regulation 2021* (the Regulation).

This code applies to all meetings of councils and committees of councils of which all the members are councillors (committees of council).

Council committees whose members include persons other than councillors may adopt their own rules for meetings unless the council determines otherwise.

A council and a committee of the council of which all the members are councillors must conduct its meetings in accordance with the code of meeting practice adopted by the council.

2 MEETING PRINCIPLES

2.1 Council and committee meetings should be:

Transparent: Decisions are made in a way that is open and accountable.

Informed: Decisions are made based on relevant, quality information.

Inclusive: Decisions respect the diverse needs and interests of the local community.

Principled: Decisions are informed by the principles prescribed under Chapter 3 of the Act.

Trusted: The community has confidence that councillors and staff act ethically and make decisions in the interests of the whole community.

Respectful: Councillors, staff and meeting attendees treat each other with respect.

Effective: Meetings are well organised, effectively run and skilfully chaired.

Orderly: Councillors, staff and meeting attendees behave in a way that contributes to the orderly conduct of the meeting.

3 BEFORE THE MEETING

Timing of ordinary council meetings

3.1 Ordinary meetings of the council will be held on the following occasions:

- February to November: on the fourth (4th) Tuesday of the month
- December – on the third (3rd) Tuesday of the month.
- January – No meeting held in January.
- Meetings to commence at 4:00pm and held at Uralla Shire Council Chambers.

3.2 Omitted

Note: Councils must use either clause 3.1 or 3.2

Note: Under section 365 of the Act, councils are required to meet at least ten (10) times each year, each time in a different month unless the Minister for Local Government has approved a reduction in the number of times that a council is required to meet

each year under section 365A.

Note: Under section 396 of the Act, county councils are required to meet at least four (4) times each year.

Note: Under section 400T of the Act, boards of joint organisations are required to meet at least four (4) times each year, each in a different quarter of the year.

Extraordinary meetings

3.3 If the mayor receives a request in writing, signed by at least two (2) councillors, the mayor must call an extraordinary meeting of the council to be held as soon as practicable, but in any event, no more than fourteen (14) days after receipt of the request. The mayor can be one of the two councillors requesting the meeting.

Note: Clause 3.3 reflects section 366 of the Act.

Notice to the public of council meetings

3.4 The council must give notice to the public of the time, date and place of each of its meetings, including extraordinary meetings and of each meeting of committees of the council.

Note: Clause 3.4 reflects section 9(1) of the Act.

3.5 For the purposes of clause 3.4, notice of a meeting of the council and of a committee of council is to be published before the meeting takes place. The notice must be published on the council's website, and in such other manner that the council is satisfied is likely to bring notice of the meeting to the attention of as many people as possible.

3.6 For the purposes of clause 3.4, notice of more than one (1) meeting may be given in the same notice.

Notice to Councillors of ordinary council meetings

3.7 The general manager must send to each Councillor, at least three (3) days before each meeting of the council, a notice specifying the time, date and place at which the meeting is to be held, and the business proposed to be considered at the meeting.

Note: Clause 3.7 reflects section 367(1) of the Act.

3.8 The notice and the agenda for, and the business papers relating to, the meeting may be given to councillors in electronic form, but only if all councillors have facilities to access the notice, agenda and business papers in that form.

Note: Clause 3.8 reflects section 367(3) of the Act.

Notice to councillors of extraordinary meetings

3.9 Notice of less than three (3) days may be given to councillors of an extraordinary meeting of the council in cases of emergency.

Note: Clause 3.9 reflects section 367(2) of the Act.

Giving notice of business to be considered at council meetings

3.10 A councillor may give notice of any business they wish to be considered by the council at its next ordinary meeting by way of a notice of motion. To be included on the agenda of the

meeting, the notice of motion must be in writing and must be submitted **eight (8)** business days before the meeting is to be held.

3.11 A councillor may, in writing to the general manager, request the withdrawal of a notice of motion submitted by them prior to its inclusion in the agenda and business paper for the meeting at which it is to be considered.

3.12 If the general manager considers that a notice of motion submitted by a councillor for consideration at an ordinary meeting of the council has legal, strategic, financial or policy implications which should be taken into consideration by the meeting, the general manager may prepare a report in relation to the notice of motion for inclusion with the business papers for the meeting at which the notice of motion is to be considered by the council.

3.13 A notice of motion for the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the notice of motion. If the notice of motion does not identify a funding source, the general manager must either:

(a) prepare a report on the availability of funds for implementing the motion if adopted for inclusion in the business papers for the meeting at which the notice of motion is to be considered by the council, or

(b) by written notice sent to all councillors with the business papers for the meeting for which the notice of motion has been submitted, defer consideration of the matter by the council to such a date specified in the notice, pending the preparation of such a report.

Questions with notice

3.14 A councillor may, by way of a notice submitted under clause 3.10, ask a question for response by the general manager about the performance or operations of the council.

3.15 A councillor is not permitted to ask a question with notice under clause 3.14 that comprises a complaint against the general manager or a member of staff of the council, or a question that implies wrongdoing by the general manager or a member of staff of the council.

3.16 The general manager or their nominee may respond to a question with notice submitted under clause 3.14 by way of a report included in the business papers for the relevant meeting of the council or orally at the meeting.

Agenda and business papers for ordinary meetings

3.17 The general manager must cause the agenda for a meeting of the council or a committee of the council to be prepared as soon as practicable before the meeting.

3.18 The general manager must ensure that the agenda for an ordinary meeting of the council states:

(a) all matters to be dealt with arising out of the proceedings of previous meetings of the council, and
(b) if the mayor is the chairperson – any matter or topic that the chairperson proposes, at the time when the agenda is prepared, to put to the meeting, and
(c) all matters, including matters that are the subject of staff reports and reports of committees, to be considered at the meeting, and

(d) any business of which due notice has been given under clause 3.10.

3.19 Nothing in clause 3.18 limits the powers of the mayor to put a mayoral minute to a meeting under clause 9.6.

3.20 The general manager must not include in the agenda for a meeting of the council any business of which due notice has been given if, in the opinion of the general manager, the business is, or the implementation of the business would be, unlawful. The general manager must report, without giving details of the item of business, any such exclusion to the next meeting of the council.

3.21 Where the agenda includes the receipt of information or discussion of other matters that, in the opinion of the general manager, is likely to take place when the meeting is closed to the public, the general manager must ensure that the agenda of the meeting:

(a) identifies the relevant item of business and indicates that it is of such a nature (without disclosing details of the information to be considered when the meeting is closed to the public), and
(b) states the grounds under section 10A(2) of the Act relevant to the item of business.

Note: Clause 3.21 reflects section 9(2A)(a) of the Act.

3.22 The general manager must ensure that the details of any item of business which, in the opinion of the general manager, is likely to be considered when the meeting is closed to the public, are included in a business paper provided to councillors for the meeting concerned. Such details must not be included in the business papers made available to the public and must not be disclosed by a councillor or by any other person to another person who is not authorised to have that information.

Statement of ethical obligations

3.23 Business papers for all ordinary and extraordinary meetings of the council and committees of the council must contain a statement reminding councillors of their oath or affirmation of office made under section 233A of the Act and their obligations under the council's code of conduct to disclose and appropriately manage conflicts of interest.

Availability of the agenda and business papers to the public

3.24 Copies of the agenda and the associated business papers, such as correspondence and reports for meetings of the council and committees of council, are to be published on the council's website, and must be made available to the public for inspection, or for taking away by any person free of charge at the offices of the council, at the relevant meeting and at such other venues determined by the council.

Note: Clause 3.24 reflects section 9(2) and (4) of the Act.

3.25 Clause 3.24 does not apply to the business papers for items of business that the general manager has identified under clause 3.21 as being likely to be considered when the meeting is closed to the public.

Note: Clause 3.25 reflects section 9(2A)(b) of the Act.

3.26 For the purposes of clause 3.24, copies of agendas and business papers must be published on the council's website and made available to the public at a time that is as close as possible to the time they are available to councillors.

Note: Clause 3.26 reflects section 9(3) of the Act.

3.27 A copy of an agenda, or of an associated business paper made available under clause 3.24, may in addition be given or made available in electronic form.

Note: Clause 3.27 reflects section 9(5) of the Act.

Agenda and business papers for extraordinary meetings

3.28 The general manager must ensure that the agenda for an extraordinary meeting of the council deals only with the matters stated in the notice of the meeting.

3.29 Despite clause 3.28, business may be considered at an extraordinary meeting of the council, even though due notice of the business has not been given, if:

(a) a motion is passed to have the business considered at the meeting, and
(b) the business to be considered is ruled by the chairperson to be of great urgency on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of the council.

3.30 A motion moved under clause 3.29(a) can be moved without notice but only after the business notified in the agenda for the extraordinary meeting has been dealt with.

3.31 Despite clauses 10.20–10.30, only the mover of a motion moved under clause 3.29(a) can speak to the motion before it is put.

3.32 A motion of dissent cannot be moved against a ruling of the chairperson under clause 3.29(b) on whether a matter is of great urgency.

Pre-meeting briefing sessions

3.33 Prior to each ordinary meeting of the council, the general manager may arrange a pre-meeting briefing session to brief councillors on business to be considered at the meeting. Pre-meeting briefing sessions may also be held for extraordinary meetings of the council and meetings of committees of the council.

3.34 Omitted

3.35 Pre-meeting briefing sessions may be held by audio-visual link.

3.36 The general manager or a member of staff nominated by the general manager is to preside at pre-meeting briefing sessions.

3.37 Councillors must not use pre-meeting briefing sessions to debate or make preliminary decisions on items of business they are being briefed on, and any debate and decision-making must be left to the formal council or committee meeting at which the item of business is to be considered.

3.38 Councillors (including the mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of a briefing at a pre-meeting briefing session, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at pre-meeting briefing sessions and how the conflict of interest was managed by the councillor who made the declaration.

PUBLIC FORUMS

4.1 The council may hold a public forum at the start of each ordinary meeting of the council for the purpose of hearing oral submissions from members of the public on items of business to be considered at the meeting. Public forums may also be held prior to extraordinary council meetings and meetings of committees of the council.

4.2 Public forums may be held by audio-visual link.

4.3 Omitted

4.4 To speak at a public forum, a person must first make an application to the Council in the approved form. Applications to speak at the public forum must be received 1 day before the date which the public forum is held, and must identify the item of business on the agenda of the Council meeting the person wishes to speak on, or the topic, and whether they wish to comment on, or speak for or against the item.

4.5 A person may apply to speak on no more than one (1) item of business on the agenda of the council meeting; additional items permitted if agreed by council.

4.6 Legal representatives acting on behalf of others are not to be permitted to speak at a public forum unless they identify their status as a legal representative when applying to speak at the public forum.

4.7 The general manager or their delegate may refuse an application to speak at a public forum. The general manager or their delegate must give reasons in writing for a decision to refuse an application and this must be communicated as soon as practicable. This communication must include the right to make a written appeal to Council through the Mayor.

4.8 No more than three (3) speakers are to be permitted to speak 'for' or 'against' each item of business on the agenda for the council meeting.

4.9 If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the general manager or their delegate may request the speakers to nominate from among themselves the persons who are to address the council on the item of business. If the speakers are not able to agree on whom to nominate to address the council, the general manager or their delegate is to determine who will address the council at the public forum.

4.10 If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the general manager or their delegate may, in consultation with the mayor or the mayor's nominated chairperson, increase the number of speakers permitted to speak on an item of business, where they are satisfied that it is necessary to do so to allow the council to hear a fuller range of views on the relevant item of business.

4.11 Approved speakers at the public forum are to register with the council any written, visual or audio material to be presented in support of their address to the council at the public forum, and to identify any equipment needs no more than four (4) business days before the public forum. The general manager or their delegate may refuse to allow such material to be presented and must provide written reasons for doing so. This communication must include the right to make a written appeal to Council through the Mayor.

4.12 The general manager or their delegate is to determine the order of speakers at the public forum.

4.13 Each speaker will be allowed five (5) minutes to address the council. This time is to be strictly enforced by the chairperson.

4.14 Speakers at public forums must not digress from the item on the agenda of the Council meeting or the topic they applied to address Council on. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.

4.15 A councillor (including the chairperson) may, through the chairperson, ask questions of a speaker following their address at a public forum. Questions put to a speaker must be direct, succinct and without argument.

4.16 Speakers are under no obligation to answer a question put under clause 4.14. Answers by the speaker, to each question are to be limited to three (3) minutes at the discretion of the Chairperson.

4.17 Speakers at public forums cannot ask questions of the council, councillors or council staff.

4.18 The general manager or their nominee may, with the concurrence of the chairperson, address the council for up to five (5) minutes in response to an address to the council at a public forum after the address and any subsequent questions and answers have been finalised.

4.19 Where an address made at a public forum raises matters that require further consideration by council staff, the general manager may recommend that the council defer consideration of the matter pending the preparation of a further report on the matters.

4.20 When addressing the council, speakers at public forums must comply with this code and all other relevant council codes, policies and procedures. Speakers must refrain from engaging in disorderly conduct, publicly alleging breaches of the council's code of conduct or making other potentially defamatory statements.

4.21 If the chairperson considers that a speaker at a public forum has engaged in conduct of the type referred to in clause 4.19, the chairperson may request the person to refrain from the inappropriate behaviour and to withdraw and unreservedly apologise for any inappropriate comments. Where the speaker fails to comply with the chairperson's request, the chairperson may immediately require the person to stop speaking.

4.22 Clause 4.20 does not limit the ability of the chairperson to deal with disorderly conduct by speakers at public forums in accordance with the provisions of Part 15 of this code.

4.23 Where a speaker engages in conduct of the type referred to in clause 4.19, the Council may refuse further applications from that person to speak at public forums for such a period as the Council considers appropriate. Council will consider advice from the General Manager in reaching their decision.

4.24 Councillors (including the mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of an address at a public forum, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at public forums and how the conflict of interest was managed by the councillor who made the declaration.

Note: Public forums should not be held as part of a council or committee meeting. Council or committee meetings should be reserved for decision-making by the council or committee of council. Where a public forum is held as part of a council or

committee meeting, it must be conducted in accordance with the other requirements of this code relating to the conduct of council and committee meetings.

4 COMING TOGETHER

Attendance by councillors at meetings

5.1 All councillors must make reasonable efforts to attend meetings of the council and of committees of the council of which they are members.

Note: A councillor may not attend a meeting as a councillor (other than the first meeting of the council after the councillor is elected or a meeting at which the councillor takes an oath or makes an affirmation of office) until they have taken an oath or made an affirmation of office in the form prescribed under section 233A of the Act.

5.2 A councillor cannot participate in a meeting of the council or of a committee of the council unless personally present at the meeting, unless permitted to attend the meeting by audio-visual link under this code.

5.3 Omitted

5.4 Where a councillor is unable to attend one or more ordinary meetings of the council, the councillor should request that the council grant them a leave of absence from those meetings. This clause does not prevent a councillor from making an apology if they are unable to attend a meeting. However, the acceptance of such an apology does not constitute the granting of a leave of absence for the purposes of this code and the Act.

5.5 A councillor's request for leave of absence from council meetings should, if practicable, identify (by date) the meetings from which the councillor intends to be absent and the grounds upon which the leave of absence is being sought.

5.6 The council must act reasonably when considering whether to grant a councillor's request for a leave of absence.

5.7 A councillor's civic office will become vacant if the councillor is absent from three (3) consecutive ordinary meetings of the council without prior leave of the council, or leave granted by the council at any of the meetings concerned, unless the holder is absent because they have been suspended from office under the Act, or because the council has been suspended under the Act, or as a consequence of a compliance order under section 438HA.

Note: Clause 5.7 reflects section 234(1)(d) of the Act.

5.8 A councillor who intends to attend a meeting of the council despite having been granted a leave of absence should, if practicable, give the general manager at least two (2) days' notice of their intention to attend.

The quorum for a meeting

5.9 The quorum for a meeting of the council is a majority of the councillors of the council who hold office at that time and are not suspended from office.

Note: Clause 5.9 reflects section 368(1) of the Act.

5.10 Clause 5.9 does not apply if the quorum is required to be determined in accordance with directions of the Minister in a performance improvement order issued in respect of the council.

Note: Clause 5.10 reflects section 368(2) of the Act.

5.11 A meeting of the council must be adjourned if a quorum is not present:

(a) at the commencement of the meeting where the number of apologies received for the meeting indicates that there will not be a quorum for the meeting, or
(b) within half an hour after the time designated for the holding of the meeting, or
(c) at any time during the meeting.

5.12 In either case, the meeting must be adjourned to a time, date, and place fixed:

(a) by the chairperson, or
(b) in the chairperson's absence, by the majority of the councillors present, or
(c) failing that, by the general manager.

5.13 The general manager must record in the council's minutes the circumstances relating to the absence of a quorum (including the reasons for the absence of a quorum) at or arising during a meeting of the council, together with the names of the councillors present.

5.14 Where, prior to the commencement of a meeting, it becomes apparent that a quorum may not be present at the meeting, or that the health, safety or welfare of councillors, council staff and members of the public may be put at risk by attending the meeting because of a natural disaster or a public health emergency, the mayor may, in consultation with the general manager and, as far as is practicable, with each councillor, cancel the meeting. Where a meeting is cancelled, notice of the cancellation must be published on the council's website and in such other manner that the council is satisfied is likely to bring notice of the cancellation to the attention of as many people as possible.

5.15 Where a meeting is cancelled under clause 5.14, the business to be considered at the meeting may instead be considered, where practicable, at the next ordinary meeting of the council or at an extraordinary meeting called under clause 3.3.

Meetings held by audio-visual link

5.16 A meeting of the council or a committee of the council may be held by audio-visual link where the mayor determines that the meeting should be held by audio-visual link because of a natural disaster or a public health emergency. The mayor may only make a determination under this clause where they are satisfied that attendance at the meeting may put the health and safety of councillors and staff at risk. The mayor must make a determination under this clause in consultation with the general manager and, as far as is practicable, with each councillor.

5.17 Where the mayor determines under clause 5.16 that a meeting is to be held by audio-visual link, the general manager must:

(a) give written notice to all councillors that the meeting is to be held by audio-visual link, and
(b) take all reasonable steps to ensure that all councillors can participate in the meeting by audio-visual link, and
(c) cause a notice to be published on the council's website and in such other manner the general manager is satisfied will bring it to the attention of as many people as possible, advising that the meeting is to be held by audio-visual link and providing information about where members of the public may view the meeting.

5.18 This code applies to a meeting held by audio-visual link under clause 5.16 in the same way it would if the meeting was held in person.

Note: Where a council holds a meeting by audio-visual link under clause 5.16, it is still required under section 10 of the Act to provide a physical venue for members of the public to attend in person and observe the meeting.

Attendance by councillors at meetings by audio-visual link

5.19 Councillors may attend and participate in meetings of the council and committees of the council by audio-visual link with the approval of the council or the relevant committee.

5.20 A request by a councillor for approval to attend a meeting by audio-visual link must be made in writing to the general manager prior to the meeting in question and must provide reasons why the councillor will be prevented from attending the meeting in person.

5.21 Councillors may request approval to attend more than one meeting by audio-visual link. Where a councillor requests approval to attend more than one meeting by audio-visual link, the request must specify the meetings the request relates to in addition to the information required under clause 5.20.

5.22 The council must comply with the Health Privacy Principles prescribed under the *Health Records and Information Privacy Act 2002* when collecting, holding, using and disclosing health information in connection with a request by a councillor to attend a meeting by audio-visual link.

5.23 A councillor who has requested approval to attend a meeting of the council or a committee of the council by audio-visual link may participate in the meeting by audio-visual link until the council or committee determines whether to approve their request and is to be taken as present at the meeting. The councillor may participate in a decision in relation to their request to attend the meeting by audio-visual link.

5.24 A decision whether to approve a request by a councillor to attend a meeting of the council or a committee of the council by audio-visual link must be made by a resolution of the council or the committee concerned. The resolution must state:

(a) the meetings the resolution applies to, and
(b) the reason why the councillor is being permitted to attend the meetings by audio-visual link where it is on grounds other than illness, disability, or caring responsibilities.

5.25 If the council or committee refuses a councillor's request to attend a meeting by audio-visual link, their link to the meeting is to be terminated.

5.26 A decision whether to approve a councillor's request to attend a meeting by audio-visual link is at the council's or the relevant committee's discretion. The council and committees of the council must act reasonably when considering requests by councillors to attend meetings by audio-visual link. However, the council and committees of the council are under no obligation to approve a councillor's request to attend a meeting by audio-visual link where the technical capacity does not exist to allow the councillor to attend the meeting by these means.

5.27 The council and committees of the council may refuse a councillor's request to attend a meeting by audio-visual link where the council or committee is satisfied that the councillor has failed to appropriately declare and manage conflicts of interest, observe confidentiality or to comply with this code on one or more previous occasions they have attended a meeting of the council or a committee of the council by audio-visual link.

5.28 This code applies to a councillor attending a meeting by audio-visual link in the same way it would if the councillor was attending the meeting in person. Where a councillor is permitted to attend a meeting by audio-visual link under this code, they are to be taken as attending the meeting in person for the purposes of the code and will have the same voting rights as if they were attending the meeting in person.

5.29 A councillor must give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link. Councillors may leave the meeting for short periods as appropriate and cameras must be on when speaking or voting.

5.30 A councillor must be appropriately dressed when attending a meeting by audio-visual link and must ensure that no items are within sight of the meeting that are inconsistent with the maintenance of order at the meeting or that are likely to bring the council or the committee into disrepute.

Entitlement of the public to attend council meetings

5.31 Everyone is entitled to attend a meeting of the council and committees of the council. The council must ensure that all meetings of the council and committees of the council are open to the public.

Note: Clause 5.31 reflects section 10(1) of the Act.

5.32 Clause 5.31 does not apply to parts of meetings that have been closed to the public under section 10A of the Act.

5.33 A person (whether a councillor or another person) is not entitled to be present at a meeting of the council or a committee of the council if expelled from the meeting:

(a) by a resolution of the meeting, or
(b) by the person presiding at the meeting if the council has, by resolution, authorised the person presiding to exercise the power of expulsion.

Note: Clause 5.33 reflects section 10(2) of the Act.

Note: If adopted, clauses 15.14 and 15.15 confer a standing authorisation on all chairpersons of meetings of the council and committees of the council to expel persons from meetings. If adopted, clause 15.14 authorises chairpersons to expel any person, including a councillor, from a council or committee meeting. Alternatively, if adopted, clause 15.15 authorises chairpersons to expel persons other than councillors from a council or committee meeting.

Webcasting of meetings

5.34 All meetings of the council and committees of the council are to be webcast on the council's website. Uralla Shire Council meetings webcast will comprise of an audio recording of the meeting uploaded to the council website at a later time.

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5.35 At the start of each meeting of the council or a committee of the council, the chairperson must inform the persons attending the meeting that:

(a) the meeting is being recorded and made publicly available on the council's website, and
(b) persons attending the meeting should refrain from making any defamatory statements.

5.36 The recording of a meeting is to be made publicly available on the council's website:

(a) at the same time as the meeting is taking place, or

(b) as soon as practicable after the meeting.

5.47 A recording or each meeting of the Council and Committee of the Council is be retained on the Council's website for 12 months. Recordings of meetings may be disposed of in accordance with the State Records Act 1998.

Attendance of the general manager and other staff at meetings

5.38 A staff member must give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link. Staff members may leave the meeting for short periods as appropriate and cameras must be on when speaking.

5.39 A staff member must be appropriately dressed when attending a meeting by audio-visual link and must ensure that no items are within sight of the meeting that are inconsistent with the maintenance of order at the meeting or that are likely to bring the council or the committee into disrepute.

5.40 Staff members attending a meeting by audio-visual link must ensure that no other person is within sight or hearing of the meeting at any time that the meeting is closed to the public under section 10A of the Act.

5.41 The general manager is entitled to attend, but not to vote at, a meeting of the council or a meeting of a committee of the council of which all of the members are councillors.

Note: Clause 5.42 reflects section 376(3) of the Act.

5.42 The general manager is entitled to attend a meeting of any other committee of the council and may, if a member of the committee, exercise a vote.

Note: Clause 5.42 reflects section 376(3) of the Act.

5.43 The general manager may be excluded from a meeting of the council or a committee while the council or committee deals with a matter relating to the standard of performance of the general manager or the terms of employment of the general manager.

Note: Clause 5.42 reflects section 376(3) of the Act.

5.44 The attendance of other council staff at a meeting, (other than as members of the public) shall be with the approval of the general manager.

5.45 The general manager and other council staff may attend meetings of the council and committees of the council by audio-visual-link. Attendance by council staff at meetings by audio-visual link (other than as members of the public) shall be with the approval of the general manager.

5 THE CHAIRPERSON

The chairperson at meetings

6.1 The mayor, or at the request of or in the absence of the mayor, the deputy mayor (if any) presides at meetings of the council.

Note: Clause 6.1 reflects section 369(1) of the Act.

6.2 If the mayor and the deputy mayor (if any) are absent, a councillor elected to chair the meeting by the councillors present presides at a meeting of the council.

Note: Clause 6.2 reflects section 369(2) of the Act.

Election of the chairperson in the absence of the mayor and deputy mayor

6.3 If no chairperson is present at a meeting of the council at the time designated for the holding of the meeting, the first business of the meeting must be the election of a chairperson to preside at the meeting.

6.4 The election of a chairperson must be conducted:

(a) by the general manager or, in their absence, an employee of the council designated by the general manager to conduct the election, or

(b) by the person who called the meeting or a person acting on their behalf if neither the general manager nor a designated employee is present at the meeting, or if there is no general manager or designated employee.

6.5 If, at an election of a chairperson, two (2) or more candidates receive the same number of votes and no other candidate receives a greater number of votes, the chairperson is to be the candidate whose name is chosen by lot.

6.6 For the purposes of clause 6.5, the person conducting the election must:

(a) arrange for the names of the candidates who have equal numbers of votes to be written on similar slips, and

(b) then fold the slips so as to prevent the names from being seen, mix the slips and draw one of the slips at random.

6.7 The candidate whose name is on the drawn slip is the candidate who is to be the chairperson.

6.8 Any election conducted under clause 6.3, and the outcome of the vote, are to be recorded in the minutes of the meeting.

Chairperson to have precedence

6.9 When the chairperson rises or speaks during a meeting of the council:

(a) any councillor then speaking or seeking to speak must cease speaking and, if standing, immediately resume their seat, and

(b) every councillor present must be silent to enable the chairperson to be heard without interruption.

6 MODES OF ADDRESS

7.1 If the chairperson is the mayor, they are to be addressed as 'Mr Mayor' or 'Madam Mayor'.

7.2 Where the chairperson is not the mayor, they are to be addressed as either 'Mr Chairperson' or 'Madam Chairperson'.

7.3 A councillor is to be addressed as 'Councillor [surname]'**.**

7.4 A council officer is to be addressed by their official designation or as Mr/Ms [surname]**.**

7 ORDER OF BUSINESS FOR ORDINARY COUNCIL MEETINGS

8.1 At a meeting of the Council, the general order of business is as fixed by resolution of the Council [See Resolution 15.08/22, 23 August 2022].

8.2 Omitted
Note: Councils must use either clause 8.1 or 8.2.

8.3 The order of business as fixed under clause 8.1 may be altered for a particular meeting of the council if a motion to that effect is passed at that meeting. Such a motion can be moved without notice.

Note: If adopted, Part 13 allows council to deal with items of business by exception.

8.4 Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 8.3 may speak to the motion before it is put.

8 CONSIDERATION OF BUSINESS AT COUNCIL MEETINGS

Business that can be dealt with at a council meeting

9.1 The council must not consider business at a meeting of the council:

(a) unless a councillor has given notice of the business, as required by clause 3.10, and

(b) unless notice of the business has been sent to the councillors in accordance with clause 3.7 in the case of an ordinary meeting or clause 3.9 in the case of an extraordinary meeting called in an emergency.

9.2 Clause 9.1 does not apply to the consideration of business at a meeting, if the business:

(a) is already before, or directly relates to, a matter that is already before the council, or

(b) is the election of a chairperson to preside at the meeting, or

(c) subject to clause 9.9, is a matter or topic put to the meeting by way of a mayoral minute, or

(d) is a motion for the adoption of recommendations of a committee, including, but not limited to, a committee of the council.

9.3 Despite clause 9.1, business may be considered at a meeting of the council even though due notice of the business has not been given to the councillors if:

(a) a motion is passed to have the business considered at the meeting, and

(b) the business to be considered is ruled by the chairperson to be of great urgency on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of the council.

9.4 A motion moved under clause 9.3(a) can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 9.3(a) can speak to the motion before it is put.

9.5 A motion of dissent cannot be moved against a ruling by the chairperson under clause 9.3(b).

Mayoral minutes

9.6 Subject to clause 9.9, if the mayor is the chairperson at a meeting of the council, the mayor may, by minute signed by the mayor, put to the meeting without notice any matter or topic that is within the jurisdiction of the council, or of which the council has official knowledge.

9.7 A mayoral minute, when put to a meeting, takes precedence over all business on the council's agenda for the meeting. The chairperson (but only if the chairperson is the mayor) may move the adoption of a mayoral minute without the motion being seconded.

9.8 A recommendation made in a mayoral minute put by the mayor is, so far as it is adopted by the council, a resolution of the council.

9.9 A mayoral minute must not be used to put without notice matters that are routine and not urgent or matters for which proper notice should be given because of their complexity. For the purpose of this clause, a matter will be urgent where it requires a decision by the council before the next scheduled ordinary meeting of the council.

9.10 Where a mayoral minute makes a recommendation which, if adopted, would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan, it must identify the source of funding for the expenditure that is the subject of the recommendation. If the mayoral minute does not identify a funding source, the council must defer consideration of the matter, pending a report from the general manager on the availability of funds for implementing the recommendation if adopted.

Staff reports

9.11 A recommendation made in a staff report is, so far as it is adopted by the council, a resolution of the council.

Reports of committees of council

9.12 The recommendations of a committee of the council are, so far as they are adopted by the council, resolutions of the council.

9.13 If in a report of a committee of the council distinct recommendations are made, the council may make separate decisions on each recommendation.

Questions

9.14 A question must not be asked at a meeting of the council unless it concerns a matter on the agenda of the meeting or notice has been given of the question in accordance with clauses 3.10 and 3.14.

9.15 A councillor may, through the chairperson, put a question to another councillor about a matter on the agenda.

9.16 A councillor may, through the general manager, put a question to a council employee about a matter on the agenda. Council employees are only obliged to answer a question put to them through the general manager at the direction of the general manager.

9.17 A councillor or council employee to whom a question is put is entitled to be given reasonable notice of the question and, in particular, sufficient notice to enable reference to be made to other persons or to information. Where a councillor or council employee to whom a question is put is unable to respond to the question at the meeting at which it is put, they may take it on notice and report the response to the next meeting of the council.

9.18 Councillors must put questions directly, succinctly, respectfully and without argument.

9.19 The chairperson must not permit discussion on any reply to, or refusal to reply to, a question put to a councillor or council employee.

9 RULES OF DEBATE

Motions to be seconded

10.1 Unless otherwise specified in this code, a motion or an amendment cannot be debated unless or until it has been seconded.

Notices of motion

10.2 A councillor who has submitted a notice of motion under clause 3.10 is to move the motion the subject of the notice of motion at the meeting at which it is to be considered.

10.3 If a councillor who has submitted a notice of motion under clause 3.10 wishes to withdraw it after the agenda and business paper for the meeting at which it is to be considered have been sent to councillors, the councillor may request the withdrawal of the motion when it is before the council.

10.4 In the absence of a councillor who has placed a notice of motion on the agenda for a meeting of the council:

(a) any other councillor may, with the leave of the chairperson, move the motion at the meeting, or

(b) the chairperson may defer consideration of the motion until the next meeting of the council.

Chairperson's duties with respect to motions

10.5 It is the duty of the chairperson at a meeting of the council to receive and put to the meeting any lawful motion that is brought before the meeting.

10.6 The chairperson must rule out of order any motion or amendment to a motion that is unlawful or the implementation of which would be unlawful.

10.7 Before ruling out of order a motion or an amendment to a motion under clause 10.6, the chairperson is to give the mover an opportunity to clarify or amend the motion or amendment.

10.8 Any motion, amendment, or other matter that the chairperson has ruled out of order is taken to have been lost.

Motions requiring the expenditure of funds

10.9 A motion or an amendment to a motion which if passed would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the motion. If the motion does not identify a funding source, the council must defer consideration of the matter, pending a report from the general manager on the availability of funds for implementing the motion if adopted.

Amendments to motions

10.10 An amendment to a motion must be moved and seconded before it can be debated.

10.11 An amendment to a motion must relate to the matter being dealt with in the original motion before the council and must not be a direct negative of the original motion. An amendment to a motion which does not relate to the matter being dealt with in the original motion, or which is a direct negative of the original motion, must be ruled out of order by the chairperson.

10.12 The mover of an amendment is to be given the opportunity to explain any uncertainties in the proposed amendment before a seconder is called for.

10.13 If an amendment has been lost, a further amendment can be moved to the motion to which the lost amendment was moved, and so on, but no more than one (1) motion and one (1) proposed amendment can be before council at any one time.

10.14 While an amendment is being considered, debate must only occur in relation to the amendment and not the original motion. Debate on the original motion is to be suspended while the amendment to the original motion is being debated.

10.15 If the amendment is carried, it becomes the motion and is to be debated. If the amendment is lost, debate is to resume on the original motion.

10.16 An amendment may become the motion without debate or a vote where it is accepted by the councillor who moved the original motion.

Foreshadowed motions

10.17 A councillor may propose a foreshadowed motion in relation to the matter the subject of the original motion before the council, without a seconder during debate on the original motion. The foreshadowed motion is only to be considered if the original motion is lost or withdrawn and the foreshadowed motion is then moved and seconded. If the original motion is carried, the foreshadowed motion lapses.

10.18 Where an amendment has been moved and seconded, a councillor may, without a seconder, foreshadow a further amendment that they propose to move after the first amendment has been dealt with. There is no limit to the number of foreshadowed amendments that may be

put before the council at any time. However, no discussion can take place on foreshadowed amendments until the previous amendment has been dealt with and the foreshadowed amendment has been moved and seconded.

10.19 Foreshadowed motions and foreshadowed amendments are to be considered in the order in which they are proposed. However, foreshadowed motions cannot be considered until all foreshadowed amendments have been dealt with.

Limitations on the number and duration of speeches

10.20 A councillor who, during a debate at a meeting of the council, moves an original motion, has the right to speak on each amendment to the motion and a right of general reply to all observations that are made during the debate in relation to the motion, and any amendment to it at the conclusion of the debate before the motion (whether amended or not) is finally put.

10.21 A councillor, other than the mover of an original motion, has the right to speak once on the motion and once on each amendment to it.

10.22 A councillor must not, without the consent of the council, speak more than once on a motion or an amendment, or for longer than five (5) minutes at any one time.

10.23 Despite clause 10.22, the chairperson may permit a councillor who claims to have been misrepresented or misunderstood to speak more than once on a motion or an amendment, and for longer than five (5) minutes on that motion or amendment to enable the councillor to make a statement limited to explaining the misrepresentation or misunderstanding.

10.24 Despite clause 10.22, the council may resolve to shorten the duration of speeches to expedite the consideration of business at a meeting.

10.25 Despite clauses 10.20 and 10.21, a councillor may move that a motion or an amendment be now put:

(a) if the mover of the motion or amendment has spoken in favour of it and no councillor expresses an intention to speak against it, or

(b) if at least two (2) councillors have spoken in favour of the motion or amendment and at least two (2) councillors have spoken against it.

10.26 The chairperson must immediately put to the vote, without debate, a motion moved under clause 10.25. A seconder is not required for such a motion.

10.27 If a motion that the original motion or an amendment be now put is passed, the chairperson must, without further debate, put the original motion or amendment to the vote immediately after the mover of the original motion has exercised their right of reply under clause 10.20.

10.28 If a motion that the original motion or an amendment be now put is lost, the chairperson must allow the debate on the original motion or the amendment to be resumed.

10.29 All councillors must be heard without interruption and all other councillors must, unless otherwise permitted under this code, remain silent while another councillor is speaking.

10.30 Once the debate on a matter has concluded and a matter has been dealt with, the chairperson must not allow further debate on the matter.

10 VOTING

Voting entitlements of councillors

11.1 Each councillor is entitled to one (1) vote.

Note: Clause 11.1 reflects section 370(1) of the Act.

11.2 The person presiding at a meeting of the council has, in the event of an equality of votes, a second or casting vote.

Note: Clause 11.2 reflects section 370(2) of the Act.

11.3 Where the chairperson declines to exercise, or fails to exercise, their second or casting vote, in the event of an equality of votes, the motion being voted upon is lost.

Voting at council meetings

11.5 A councillor who is present at a meeting of the council but who fails to vote on a motion put to the meeting is taken to have voted against the motion.

11.6 Omitted.

11.7 Omitted.

11.8 Omitted.

11.9 Omitted.

11.10 Voting at a meeting, including voting in an election at a meeting, is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system). However, the council may resolve that the voting in any election by councillors for mayor or deputy mayor is to be by secret ballot.

11.11 All voting at council meetings, (including meetings that are closed to the public), must be recorded in the minutes of meetings with the names of councillors who voted for and against each motion or amendment, (including the use of the casting vote), being recorded.

Note: If clause 11.11 is adopted, clauses 11.6 – 11.9 and clause 11.13 may be omitted.

Voting on planning decisions

11.12 The general manager must keep a register containing, for each planning decision made at a meeting of the council or a council committee (including, but not limited to a committee of the council), the names of the councillors who supported the decision and the names of any councillors who opposed (or are taken to have opposed) the decision.

11.13 Omitted.

11.14 Each decision recorded in the register is to be described in the register or identified in a manner that enables the description to be obtained from another publicly available document.

11.15 Clauses 11.12–11.14 apply also to meetings that are closed to the public.

Note: Clauses 11.12–11.15 reflect section 375A of the Act.

Note: The requirements of clause 11.12 may be satisfied by maintaining a register of the minutes of each planning decision.

11 COMMITTEE OF THE WHOLE

12.1 The council may resolve itself into a committee to consider any matter before the council.

Note: Clause 12.1 reflects section 373 of the Act.

12.2 All the provisions of this code relating to meetings of the council, so far as they are applicable, extend to and govern the proceedings of the council when in committee of the whole, except the provisions limiting the number and duration of speeches.

Note: Clauses 10.20–10.30 limit the number and duration of speeches.

12.3 The general manager or, in the absence of the general manager, an employee of the council designated by the general manager, is responsible for reporting to the council the proceedings of the committee of the whole. It is not necessary to report the proceedings in full, but any recommendations of the committee must be reported.

12.4 The council must ensure that a report of the proceedings (including any recommendations of the committee) is recorded in the council's minutes. However, the council is not taken to have adopted the report until a motion for adoption has been made and passed.

12 DEALING WITH ITEMS BY EXCEPTION

13.1 The council or a committee of council may, at any time, resolve to adopt multiple items of business on the agenda together by way of a single resolution.

13.2 Before the council or committee resolves to adopt multiple items of business on the agenda together under clause 13.1, the chairperson must list the items of business to be adopted and ask councillors to identify any individual items of business listed by the chairperson that they intend to vote against the recommendation made in the business paper or that they wish to speak on.

13.3 The council or committee must not resolve to adopt any item of business under clause 13.1 that a councillor has identified as being one they intend to vote against the recommendation made in the business paper or to speak on.

13.4 Where the consideration of multiple items of business together under clause 13.1 involves a variation to the order of business for the meeting, the council or committee must resolve to alter the order of business in accordance with clause 8.3.

13.5 A motion to adopt multiple items of business together under clause 13.1 must identify each of the items of business to be adopted and state that they are to be adopted as recommended in the business paper.

13.6 Items of business adopted under clause 13.1 are to be taken to have been adopted unanimously.

13.7 Councillors must ensure that they declare and manage any conflicts of interest they may have in relation to items of business considered together under clause 13.1 in accordance with the

requirements of the council's code of conduct.

13 CLOSURE OF COUNCIL MEETINGS TO THE PUBLIC

Grounds on which meetings can be closed to the public

14.1 The council or a committee of the council may close to the public so much of its meeting as comprises the discussion or the receipt of any of the following types of matters:

(a) personnel matters concerning particular individuals (other than councillors),
(b) the personal hardship of any resident or ratepayer,
(c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,
(d) commercial information of a confidential nature that would, if disclosed:
  (i) prejudice the commercial position of the person who supplied it, or
  (ii) confer a commercial advantage on a competitor of the council, or
  (iii) reveal a trade secret,
(e) information that would, if disclosed, prejudice the maintenance of law,
(f) matters affecting the security of the council, councillors, council staff or council property,
(g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,
(h) information concerning the nature and location of a place or an item of Aboriginal significance on community land,
(i) alleged contraventions of the council's code of conduct.

Note: Clause 14.1 reflects section 10A(1) and (2) of the Act.

14.2 The council or a committee of the council may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public.

Note: Clause 14.2 reflects section 10A(3) of the Act.

Matters to be considered when closing meetings to the public

14.3 A meeting is not to remain closed during the discussion of anything referred to in clause 14.1:

(a) except for so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security, and

(b) if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret – unless the council or committee concerned is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

Note: Clause 14.3 reflects section 10B(1) of the Act.

14.4 A meeting is not to be closed during the receipt and consideration of information or advice referred to in clause 14.1(g) unless the advice concerns legal matters that:

(a) are substantial issues relating to a matter in which the council or committee is involved, and

(b) are clearly identified in the advice, and

(c) are fully discussed in that advice.

Note: Clause 14.4 reflects section 10B(2) of the Act.

14.5 If a meeting is closed during the discussion of a motion to close another part of the meeting to the public (as referred to in clause 14.2), the consideration of the motion must not include any consideration of the matter or information to be discussed in that other part of the meeting other than consideration of whether the matter concerned is a matter referred to in clause 14.1.

Note: Clause 14.5 reflects section 10B(3) of the Act.

14.6 For the purpose of determining whether the discussion of a matter in an open meeting would be contrary to the public interest, it is irrelevant that:

(a) a person may misinterpret or misunderstand the discussion, or
(b) the discussion of the matter may:
    (i) cause embarrassment to the council or committee concerned, or to councillors or to employees of the council, or
    (ii) cause a loss of confidence in the council or committee.

Note: Clause 14.6 reflects section 10B(4) of the Act.

14.7 In deciding whether part of a meeting is to be closed to the public, the council or committee concerned must consider any relevant guidelines issued by the Departmental Chief Executive of the Office of Local Government.

Note: Clause 14.7 reflects section 10B(5) of the Act.

Notice of likelihood of closure not required in urgent cases

14.8 Part of a meeting of the council, or of a committee of the council, may be closed to the public while the council or committee considers a matter that has not been identified in the agenda for the meeting under clause 3.21 as a matter that is likely to be considered when the meeting is closed, but only if:

(a) it becomes apparent during the discussion of a particular matter that the matter is a matter referred to in clause 14.1, and

(b) the council or committee, after considering any representations made under clause 14.9, resolves that further discussion of the matter:
    (i) should not be deferred (because of the urgency of the matter), and

    (ii) should take place in a part of the meeting that is closed to the public.

Note: Clause 14.7 reflects section 10B(5) of the Act.

Representations by members of the public

14.9 The council, or a committee of the council, may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

Note: Clause 14.9 reflects section 10A(4) of the Act.

14.10 A representation under clause 14.9 is to be made after the motion to close the part of the

meeting is moved and seconded.

14.11 Where the matter has been identified in the agenda of the meeting under clause 3.21 as a matter that is likely to be considered when the meeting is closed to the public, in order to make representations under clause 14.9, members of the public must first make an application to the council in the approved form. Applications must be received by **one (1)** business days before the meeting at which the matter is to be considered.

14.12 The general manager (or their delegate) may refuse an application made under clause 14.11. The general manager or their delegate must give reasons in writing for a decision to refuse an application.

14.13 No more than **three (3)** speakers are to be permitted to make representations under clause 14.9.

14.14 If more than the permitted number of speakers apply to make representations under clause 14.9, the general manager or their delegate may request the speakers to nominate from among themselves the persons who are to make representations to the council. If the speakers are not able to agree on whom to nominate to make representations under clause 14.9, the general manager or their delegate is to determine who will make representations to the council.

14.15 The general manager (or their delegate) is to determine the order of speakers.

14.16 Where the council or a committee of the council proposes to close a meeting or part of a meeting to the public in circumstances where the matter has not been identified in the agenda for the meeting under clause 3.21 as a matter that is likely to be considered when the meeting is closed to the public, the chairperson is to invite representations from the public under clause 14.9 after the motion to close the part of the meeting is moved and seconded. The chairperson is to permit no more than **three (3)** speakers to make representations in such order as determined by the chairperson.

14.17 Each speaker will be allowed **five (5)** minutes to make representations, and this time limit is to be strictly enforced by the chairperson. Speakers must confine their representations to whether the meeting should be closed to the public. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.

Expulsion of non-councillors from meetings closed to the public

14.18 If a meeting or part of a meeting of the council or a committee of the council is closed to the public in accordance with section 10A of the Act and this code, any person who is not a councillor and who fails to leave the meeting when requested, may be expelled from the meeting as provided by section 10(2)(a) or (b) of the Act.

14.19 If any such person, after being notified of a resolution or direction expelling them from the meeting, fails to leave the place where the meeting is being held, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the first-mentioned person from that place and, if necessary restrain that person from re-entering that place for the remainder of the meeting.

Obligations of councillors attending meetings by audio-visual link

14.20 Councillors attending a meeting by audio-visual link must ensure that no other person is

within sight or hearing of the meeting at any time that the meeting is closed to the public under section 10A of the Act.

Information to be disclosed in resolutions closing meetings to the public

14.21 The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting. The grounds must specify the following:

(a) the relevant provision of section 10A(2) of the Act,
(b) the matter that is to be discussed during the closed part of the meeting,
(c) the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Note: Clause 14.21 reflects section 10D of the Act.

Resolutions passed at closed meetings to be made public

14.22 If the council passes a resolution during a meeting, or a part of a meeting, that is closed to the public, the chairperson must make the resolution public as soon as practicable after the meeting, or the relevant part of the meeting, has ended, and the resolution must be recorded in the publicly available minutes of the meeting.

14.23 Resolutions passed during a meeting, or a part of a meeting, that is closed to the public must be made public by the chairperson under clause 14.22 during a part of the meeting that is webcast.

14 KEEPING ORDER AT MEETINGS

Points of order

15.1 A councillor may draw the attention of the chairperson to an alleged breach of this code by raising a point of order. A point of order does not require a seconder.

15.2 A point of order cannot be made with respect to adherence to the principles contained in clause 2.1.

15.3 A point of order must be taken immediately it is raised. The chairperson must suspend the business before the meeting and permit the councillor raising the point of order to state the provision of this code they believe has been breached. The chairperson must then rule on the point of order – either by upholding it or by overruling it.

Questions of order

15.4 The chairperson, without the intervention of any other councillor, may call any councillor to order whenever, in the opinion of the chairperson, it is necessary to do so.

15.5 A councillor who claims that another councillor has committed an act of disorder, or is out of order, may call the attention of the chairperson to the matter.

15.6 The chairperson must rule on a question of order immediately after it is raised but, before doing so, may invite the opinion of the council.

15.7 The chairperson's ruling must be obeyed unless a motion dissenting from the ruling is passed.

Motions of dissent

15.8 A councillor can, without notice, move to dissent from a ruling of the chairperson on a point of order or a question of order. If that happens, the chairperson must suspend the business before the meeting until a decision is made on the motion of dissent.

15.9 If a motion of dissent is passed, the chairperson must proceed with the suspended business as though the ruling dissented from had not been given. If, as a result of the ruling, any motion or business has been rejected as out of order, the chairperson must restore the motion or business to the agenda and proceed with it in due course.

15.10 Despite any other provision of this code, only the mover of a motion of dissent and the chairperson can speak to the motion before it is put. The mover of the motion does not have a right of general reply.

Acts of disorder

15.11 A councillor commits an act of disorder if the councillor, at a meeting of the council or a committee of the council:

(a) contravenes the Act, the Regulation or this code, or
(b) assaults or threatens to assault another councillor or person present at the meeting, or
(c) moves or attempts to move a motion or an amendment that has an unlawful purpose or that deals with a matter that is outside the jurisdiction of the council or the committee, or addresses or attempts to address the council or the committee on such a motion, amendment or matter, or
(d) insults, makes unfavourable personal remarks about, or imputes improper motives to any other council official, or alleges a breach of the council's code of conduct, or
(e) says or does anything that is inconsistent with maintaining order at the meeting or is likely to bring the council or the committee into disrepute.

Note: Clause 15.11 reflects section 182 of the Regulation.

15.12 The chairperson may require a councillor:

(a) to apologise without reservation for an act of disorder referred to in clauses 15.11(a), (b), or (e), or
(b) to withdraw a motion or an amendment referred to in clause 15.11(c) and, where appropriate, to apologise without reservation, or
(c) to retract and apologise without reservation for any statement that constitutes an act of disorder referred to in clauses 15.11(d) and (e).

Note: Clause 15.12 reflects section 233 of the Regulation.

How disorder at a meeting may be dealt with

15.13 If disorder occurs at a meeting of the council, the chairperson may adjourn the meeting for a period of not more than fifteen (15) minutes and leave the chair. The council, on reassembling, must, on a question put from the chairperson, decide without debate whether

the business is to be proceeded with or not. This clause applies to disorder arising from the conduct of members of the public as well as disorder arising from the conduct of councillors.

Expulsion from meetings

15.14 Omitted.

15.15 All chairpersons of meetings of the council and committees of the council are authorised under this code to expel any person other than a councillor, from a council or committee meeting, for the purposes of section 10(2)(b) of the Act. Councillors may only be expelled by resolution of the council or the committee of the council.

Note: Councils may use either clause 15.14 or clause 15.15.

15.16 Clause 15.15 does not limit the ability of the council or a committee of the council to resolve to expel a person, including a councillor, from a council or committee meeting, under section 10(2)(a) of the Act.

15.17 A councillor may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for having failed to comply with a requirement under clause 15.12. The expulsion of a councillor from the meeting for that reason does not prevent any other action from being taken against the councillor for the act of disorder concerned.

Note: Clause 15.17 reflects section 233(2) of the Regulation.

15.18 A member of the public may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for engaging in or having engaged in disorderly conduct at the meeting.

15.19 Where a councillor or a member of the public is expelled from a meeting, the expulsion and the name of the person expelled, if known, are to be recorded in the minutes of the meeting.

15.20 If a councillor or a member of the public fails to leave the place where a meeting of the council is being held immediately after they have been expelled, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the councillor or member of the public from that place and, if necessary, restrain the councillor or member of the public from re-entering that place for the remainder of the meeting.

How disorder by councillors attending meetings by audio-visual link may be dealt with

15.21 Where a councillor is attending a meeting by audio-visual link, the chairperson or a person authorised by the chairperson may mute the councillor's audio link to the meeting for the purposes of enforcing compliance with this code.

15.22 If a councillor attending a meeting by audio-visual link is expelled from a meeting for an act of disorder, the chairperson of the meeting or a person authorised by the chairperson, may terminate the councillor's audio-visual link to the meeting.

Use of mobile phones and the unauthorised recording of meetings

15.23 Councillors, council staff and members of the public must ensure that mobile phones are turned to silent during meetings of the council and committees of the council.

15.24 A person must not live stream or use an audio recorder, video camera, mobile phone or any other device to make a recording of the proceedings of a meeting of the council or a committee of the council without the prior authorisation of the council or the committee.

15.25 Without limiting clause 15.18, a contravention of clause 15.24 or an attempt to contravene that clause, constitutes disorderly conduct for the purposes of clause 15.18. Any person who contravenes or attempts to contravene clause 15.24, may be expelled from the meeting as provided for under section 10(2) of the Act.

15.26 If any such person, after being notified of a resolution or direction expelling them from the meeting, fails to leave the place where the meeting is being held, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the first-mentioned person from that place and, if necessary, restrain that person from re-entering that place for the remainder of the meeting.

15 CONFLICTS OF INTEREST

16.1 All councillors and, where applicable, all other persons, must declare and manage any conflicts of interest they may have in matters being considered at meetings of the council and committees of the council in accordance with the council's code of conduct. All declarations of conflicts of interest and how the conflict of interest was managed by the person who made the declaration must be recorded in the minutes of the meeting at which the declaration was made.

16.2 Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with the council's code of conduct. Where a councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the councillor's audio-visual link to the meeting must be suspended or terminated and the councillor must not be in sight or hearing of the meeting at any time during which the matter is being considered or discussed by the council or committee, or at any time during which the council or committee is voting on the matter.

16 DECISIONS OF THE COUNCIL

Council decisions

17.1 A decision supported by a majority of the votes at a meeting of the council at which a quorum is present is a decision of the council.

Note: Clause 17.1 reflects section 371 of the Act

17.2 Decisions made by the council must be accurately recorded in the minutes of the meeting at which the decision is made.

Rescinding or altering council decisions

17.3 A resolution passed by the council may not be altered or rescinded except by a motion to that effect of which notice has been given under clause 3.10.

Note: Clause 17.3 reflects section 372(1) of the Act.

17.4 If a notice of motion to rescind a resolution is given at the meeting at which the resolution is carried, the resolution must not be carried into effect until the motion of rescission has been dealt with.

Note: Clause 17.4 reflects section 372(2) of the Act.

17.5 If a motion has been lost, a motion having the same effect must not be considered unless notice of it has been duly given in accordance with clause 3.10.

Note: Clause 17.5 reflects section 372(3) of the Act.

17.6 A notice of motion to alter or rescind a resolution, and a notice of motion which has the same effect as a motion which has been lost, must be signed by three (3) councillors if less than three (3) months has elapsed since the resolution was passed, or the motion was lost.

Note: Clause 17.6 reflects section 372(4) of the Act.

17.7 If a motion to alter or rescind a resolution has been lost, or if a motion which has the same effect as a previously lost motion is lost, no similar motion may be brought forward within three (3) months of the meeting at which it was lost. This clause may not be evaded by substituting a motion differently worded, but in principle the same.

Note: Clause 17.7 reflects section 372(5) of the Act.

17.8 The provisions of clauses 17.5–17.7 concerning lost motions do not apply to motions of adjournment.

Note: Clause 17.8 reflects section 372(7) of the Act.

17.9 A notice of motion submitted in accordance with clause 17.6 may only be withdrawn under clause 3.11 with the consent of all signatories to the notice of motion.

17.10 A notice of motion to alter or rescind a resolution relating to a development application must be submitted to the general manager no later than **three (3)** after the meeting at which the resolution was adopted.

17.11 A motion to alter or rescind a resolution of the council may be moved on the report of a committee of the council and any such report must be recorded in the minutes of the meeting of the council.

Note: Clause 17.11 reflects section 372(6) of the Act.

17.12 Subject to clause 17.7, in cases of urgency, a motion to alter or rescind a resolution of the council may be moved at the same meeting at which the resolution was adopted, where:

(a) a notice of motion signed by three councillors is submitted to the chairperson, and

(b) a motion to have the motion considered at the meeting is passed, and

(c) the chairperson rules the business that is the subject of the motion is of great urgency on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of the council.

17.13 A motion moved under clause 17.12(b) can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 17.12(b) can speak to the motion before it is put.

17.14 A motion of dissent cannot be moved against a ruling by the chairperson under clause 17.12(c).

Recommitting resolutions to correct an error

17.15 Despite the provisions of this Part, a councillor may, with the leave of the chairperson, move to recommit a resolution adopted at the same meeting:

(a) to correct any error, ambiguity or imprecision in the council's resolution, or

(b) to confirm the voting on the resolution.

17.16 In seeking the leave of the chairperson to move to recommit a resolution for the purposes of clause 17.15(a), the councillor is to propose alternative wording for the resolution.

17.17 The chairperson must not grant leave to recommit a resolution for the purposes of clause 17.15(a), unless they are satisfied that the proposed alternative wording of the resolution would not alter the substance of the resolution previously adopted at the meeting.

17.18 A motion moved under clause 17.15 can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 17.15 can speak to the motion before it is put.

17.19 A motion of dissent cannot be moved against a ruling by the chairperson under clause 17.15.

17.20 A motion moved under clause 17.15 with the leave of the chairperson cannot be voted on unless or until it has been seconded.

17 TIME LIMITS ON COUNCIL MEETINGS

18.1 Meetings of the council and committees of the council are to conclude no later than **9pm.**

18.2 If the business of the meeting is unfinished at **9pm** the council or the committee may, by resolution, extend the time of the meeting.

18.3 If the business of the meeting is unfinished at **9pm,** and the council does not resolve to extend the meeting, the chairperson must either:

(a) defer consideration of the remaining items of business on the agenda to the next ordinary meeting of the council, or

(b) adjourn the meeting to a time, date and place fixed by the chairperson.

18.4 Clause 18.3 does not limit the ability of the council or a committee of the council to resolve to adjourn a meeting at any time. The resolution adjourning the meeting must fix the time, date and place that the meeting is to be adjourned to.

18.5 Where a meeting is adjourned under clause 18.3 or 18.4, the general manager must:

(a) individually notify each councillor of the time, date and place at which the meeting will reconvene, and

(b) publish the time, date and place at which the meeting will reconvene on the council's website and in such other manner that the general manager is satisfied is likely to bring notice of the time, date and place of the reconvened meeting to the attention of as many people as possible.

18 AFTER THE MEETING

Minutes of meetings

19.1 The council is to keep full and accurate minutes of the proceedings of meetings of the council.

Note: Clause 19.1 reflects section 375(1) of the Act.

19.2 At a minimum, the general manager must ensure that the following matters are recorded in the council's minutes:

(a) the names of councillors attending a council meeting and whether they attended the meeting in person or by audio-visual link,

(b) details of each motion moved at a council meeting and of any amendments moved to it,

(c) the names of the mover and seconder of the motion or amendment,

(d) whether the motion or amendment was passed or lost, and

(e) such other matters specifically required under this code.

19.3 The minutes of a council meeting must be confirmed at a subsequent meeting of the council.

Note: Clause 19.3 reflects section 375(2) of the Act.

19.4 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the meeting they relate to.

19.5 When the minutes have been confirmed, they are to be signed by the person presiding at the subsequent meeting.

Note: Clause 19.5 reflects section 375(2) of the Act.

19.6 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.

19.7 The confirmed minutes of a council meeting must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of its meetings on its website prior to their confirmation.

Access to correspondence and reports laid on the table at, or submitted to, a meeting

19.8 The council and committees of the council must, during or at the close of a meeting, or during the business day following the meeting, give reasonable access to any person to inspect correspondence and reports laid on the table at, or submitted to, the meeting.

Note: Clause 19.8 reflects section 11(1) of the Act.

19.9 Clause 19.8 does not apply if the correspondence or reports relate to a matter that was received or discussed or laid on the table at, or submitted to, the meeting when the meeting was closed to the public.

Note: Clause 19.9 reflects section 11(2) of the Act.

19.10 Clause 19.8 does not apply if the council or the committee resolves at the meeting, when open to the public, that the correspondence or reports are to be treated as confidential because they relate to a matter specified in section 10A(2) of the Act.

Note: Clause 19.10 reflects section 11(3) of the Act.

19.11 Correspondence or reports to which clauses 19.9 and 19.10 apply are to be marked with the relevant provision of section 10A(2) of the Act that applies to the correspondence or report.

Implementation of decisions of the council

19.12 The general manager is to implement, without undue delay, lawful decisions of the council.

Note: Clause 19.12 reflects section 335(b) of the Act.

19 COUNCIL COMMITTEES

Application of this Part

20.1 This Part only applies to committees of the council whose members are all councillors.

Council committees whose members are all councillors

20.2 The council may, by resolution, establish such committees as it considers necessary.

20.3 A committee of the council is to consist of the mayor and such other councillors as are elected by the councillors or appointed by the council.

20.4 The quorum for a meeting of a committee of the council is to be:

(a) such number of members as the council decides, or

(b) if the council has not decided a number – a majority of the members of the committee.

Functions of committees

20.5 The council must specify the functions of each of its committees when the committee is established but may from time to time amend those functions.

Notice of committee meetings

20.6 The general manager must send to each councillor, regardless of whether they are a committee member, at least three (3) days before each meeting of the committee, a notice specifying:

(a) the time, date and place of the meeting, and

(b) the business proposed to be considered at the meeting.

20.7 Notice of less than three (3) days may be given of a committee meeting called in an emergency.

Attendance at committee meetings

20.8 A committee member (other than the mayor) ceases to be a member of a committee if the committee member:

(a) has been absent from three (3) consecutive meetings of the committee without having given reasons acceptable to the committee for the member's absences, or

(b) has been absent from at least half of the meetings of the committee held during the immediately preceding year without having given to the committee acceptable

reasons for the member's absences.

20.9 Clause 20.8 does not apply if all of the members of the council are members of the committee.

Non-members entitled to attend committee meetings

20.10 A councillor who is not a member of a committee of the council is entitled to attend, and to speak at a meeting of the committee. However, the councillor is not entitled:

(a) to give notice of business for inclusion in the agenda for the meeting, or

(b) to move or second a motion at the meeting, or

(c) to vote at the meeting.

Chairperson and deputy chairperson of council committees

20.11 The chairperson of each committee of the council must be:

(a) the mayor, or

(b) if the mayor does not wish to be the chairperson of a committee, a member of the committee elected by the council, or

(c) if the council does not elect such a member, a member of the committee elected by the committee.

20.12 The council may elect a member of a committee of the council as deputy chairperson of the committee. If the council does not elect a deputy chairperson of such a committee, the committee may elect a deputy chairperson.

20.13 If neither the chairperson nor the deputy chairperson of a committee of the council is able or willing to preside at a meeting of the committee, the committee must elect a member of the committee to be acting chairperson of the committee.

20.14 The chairperson is to preside at a meeting of a committee of the council. If the chairperson is unable or unwilling to preside, the deputy chairperson (if any) is to preside at the meeting, but if neither the chairperson nor the deputy chairperson is able or willing to preside, the acting chairperson is to preside at the meeting.

Procedure in committee meetings

20.15 Subject to any specific requirements of this code, each committee of the council may regulate its own procedure. The provisions of this code are to be taken to apply to all committees of the council unless the council or the committee determines otherwise in accordance with this clause.

20.16 Whenever the voting on a motion put to a meeting of the committee is equal, the chairperson of the committee is to have a casting vote as well as an original vote unless the council or the committee determines otherwise in accordance with clause 20.15.

20.17 Omitted.

Note: Clause 20.17 reflects section 397E of the Regulation.

20.18 Voting at a council committee meeting is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system).

Closure of committee meetings to the public

20.19 The provisions of the Act and Part 14 of this code apply to the closure of meetings of committees of the council to the public in the same way they apply to the closure of meetings of the council to the public.

20.20 If a committee of the council passes a resolution, or makes a recommendation, during a meeting, or a part of a meeting that is closed to the public, the chairperson must make the resolution or recommendation public as soon as practicable after the meeting or part of the meeting has ended, and report the resolution or recommendation to the next meeting of the council. The resolution or recommendation must also be recorded in the publicly available minutes of the meeting.

20.21 Resolutions passed during a meeting, or a part of a meeting that is closed to the public must be made public by the chairperson under clause 20.20 during a part of the meeting that is webcast.

Disorder in committee meetings

20.22 The provisions of the Act and this code relating to the maintenance of order in council meetings apply to meetings of committees of the council in the same way as they apply to meetings of the council.

Minutes of council committee meetings

20.23 Each committee of the council is to keep full and accurate minutes of the proceedings of its meetings. At a minimum, a committee must ensure that the following matters are recorded in the committee's minutes:

(a) the names of councillors attending a meeting and whether they attended the meeting in person or by audio-visual link,

(b) details of each motion moved at a meeting and of any amendments moved to it,

(c) the names of the mover and seconder of the motion or amendment,

(d) whether the motion or amendment was passed or lost, and

(e) such other matters specifically required under this code.

20.24 All voting at meetings of committees of the council (including meetings that are closed to the public), must be recorded in the minutes of meetings with the names of councillors who voted for and against each motion or amendment, (including the use of the casting vote), being recorded.

20.25 The minutes of meetings of each committee of the council must be confirmed at a subsequent meeting of the committee.

20.26 Any debate on the confirmation of the minutes is to be confined to whether the minutes are

a full and accurate record of the meeting they relate to.

20.27 When the minutes have been confirmed, they are to be signed by the person presiding at that subsequent meeting.

20.28 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.

20.29 The confirmed minutes of a meeting of a committee of the council must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of meetings of committees of the council on its website prior to their confirmation.

20 IRREGULARITES

21.1 Proceedings at a meeting of a council or a council committee are not invalidated because of:

(a) a vacancy in a civic office, or

(b) a failure to give notice of the meeting to any councillor or committee member, or

(c) any defect in the election or appointment of a councillor or committee member, or

(d) a failure of a councillor or a committee member to declare a conflict of interest, or to refrain from the consideration or discussion of, or vote on, the relevant matter, at a council or committee meeting in accordance with the council's code of conduct, or

(e) a failure to comply with this code.

Note: Clause 21.1 reflects section 374 of the Act.

21 DEFINITIONS

the Act	means the *Local Government Act 1993*
act of disorder	means an act of disorder as defined in clause 15.11 of this code
amendment	in relation to an original motion, means a motion moving an amendment to that motion
audio recorder	any device capable of recording speech
audio-visual link	means a facility that enables audio and visual communication between persons at different places
business day	means any day except Saturday or Sunday or any other day the whole or part of which is observed as a public holiday throughout New South Wales
chairperson	in relation to a meeting of the council – means the person presiding at the meeting as provided by section 369 of the Act and clauses 6.1 and 6.2 of this code, and in relation to a meeting of a committee – means the person presiding at the meeting as provided by clause 20.11 of this code
this code	means the council's adopted code of meeting practice
committee of the council	means a committee established by the council in accordance with clause 20.2 of this code (being a committee consisting only of councillors) or the council when it has resolved itself into committee of the whole under clause 12.1
council official	has the same meaning it has in the Model Code of Conduct for Local Councils in NSW
day	means calendar day
foreshadowed amendment	means a proposed amendment foreshadowed by a councillor under clause 10.18 of this code during debate on the first amendment
foreshadowed motion	means a motion foreshadowed by a councillor under clause 10.17 of this code during debate on an original motion
open voting	means voting on the voices or by a show of hands or by a visible electronic voting system or similar means
planning decision	means a decision made in the exercise of a function of a council under the *Environmental Planning and Assessment Act 1979* including any decision relating to a development application, an environmental planning instrument, a development control plan or a development contribution plan under that Act, but not including the making of an order under Division 9.3 of Part 9 of that Act
performance improvement order	means an order issued under section 438A of the Act
quorum	means the minimum number of councillors or committee members necessary to conduct a meeting
the Regulation	means the *Local Government (General) Regulation 2021*
webcast	a video or audio broadcast of a meeting transmitted across the internet either concurrently with the meeting or at a later time
year	means the period beginning 1 July and ending the following 30 June

Subject **ELECTION OF MAYOR, DEPUTY MAYOR AND DELEGATES TO COMMITTEES FOLLOWING GENERAL ELECTION**

Description: This document describes Council's policy toward election of the Mayor, Deputy Mayor and Delegates to Committees following the Declaration of the Poll. All Councillors, except the Mayor, cease to hold office on the date of a general election. New Councillors take office when the Poll is declared. The incumbent Mayor continues to hold that office, whether or not he or she is elected to the new Council, until such time as an election is held for the new Mayor. Further, there is no Deputy Mayor until that election is held.

Objective: To avoid any concern or misunderstandings regarding the timing of the Mayoral election and those associated with the election of Councillors to Committees

PART 1 – POLICY

Following Declaration of the Poll by the Returning Officer for the Ordinary Local Government Election, the General Manager will immediately issue a notice of an extraordinary meeting, providing three working days notice. The purpose of the extraordinary meeting will be to hold the election of the Mayor, the Deputy Mayor and positions on Committees. The meeting is to be held on the first working day after that period of notice.

PART 2 – EXEMPTIONS

Nil

PART 3 – CRITERIA

Nil

PART 4 – OTHER MATTERS

Nil

Review: This policy is to be reviewed as necessary or every four (4) years in accordance with Section 165, Local Government Act, 1993.

Resolution No:498/99; Reviewed September 03; March 05: 94/05; Revised September 09; Revieved and Revised February 2011 (45/11), Adopted without Change August 2013 (249/13).

Council's Role as a Provider of Community Services Policy

Section: 1.2.16 - Governance

Subject : This document is the enabling Policy for creation of Governance Policies for Community Services Activities of Council.

Description: This document is the enabling Policy for creation of Governance Policies for Community Services Activities of Council.

Applies to: Council's Community Service Providers

Objectives:

- To enable Governance and Operational Policies to be developed specifically for Community Service Activities auspiced, managed or provided by Council.

Policy:

Policy Statement:

- The Uralla Shire Council will provide Community Services to the Uralla and wider community by means of auspiced, contracted and own funded programs.
- The governance of the programs will be through Council's Director Administrative Services with the assistance of Community Advisory Committees created under Section 355 of the Local Government Act 1993.
- Council will provide Community Services that meet Community Care Common Standards, Aged Care Standards and Disability Services Standards.
- Council will be mindful of the Community expectations in the provision of Community Services and will assist the Federal and State Governments in meeting achievable expectations by means of contracts for auspiced programs, whenever these services can be managed by Council.

Exemptions: Nil.

Other Matters: Each Community Service program will prepare Governance and Operational Policies specific to the operation of that program. A list of these policies to be provided annually to Council for endorsement.

Responsibility: **Councillors** are responsible for adopting the Policy.

The **General Manager** has the responsibility to review, update, and authorise the Policy.

Directors and Managers are responsible for implementing the Policy.

Employees are responsible for following the Policy.

Related Documents:

Review: This Policy will be reviewed as necessary or at least every four (4) years from date of adoption.

Last review: August 2013

Reviewer: General Manager

Resolution # 10/12 Advertised for submissions (January 2012), Adopted without change 249/13 (August 2013).

Authorised by: …….. ……..

General Manager Date

Subject **DONATIONS - SECTION 356**

Description: This document describes Council's policy towards the provision of donations under Section 356 of the Local Government Act, 1993.

Section 356 states that:

1. A council may, in accordance with a resolution of the Council, contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions.

2. A proposed recipient who acts for private gain is not ineligible to be granted financial assistance but must not receive any benefit under this section until at least 28 days' public notice of the Council's proposal to pass the necessary resolution has been given.

Objective: The objectives of this policy are:

(a) To ensure an equitable distribution of Section 356 funds.
(b) To ensure expenditure is within the allocation agreed to in the annual estimates.

PART 1 - POLICY

1. The principal means of providing assistance to local organisations, in lieu of cash donations, is the provision of free of charge use of the Community Store at Bridge Street.

2. The allocation of the use of the Community Store is set out in "Community Store Policy" and "Community Store – Operating Practice Note".

3. There will, from time to time, be applications from non-local organisations or for projects and proposals that can not be accommodated by the allocation of the use of the Community Store. Such applications will be considered by Council on their merits.

4. Applications involving the use of Council Plant are required to be on the basis of supervision and operation by approved Council staff to the satisfaction of the Director of Engineering Services. Section 67 (2) of the Local Government Act requires full cost recovery.

5. All expenditure created by resolution of Council for use of plant, equipment or property of Council, or work undertaken at less than the approved scale of charges are to be recorded as Section 356 expenditure. Section 67 (3) of the Local Government Act and Clause 217 (a4) of the Local Government (General) Regulations 2005 require that the cost of such resolutions be recorded and reported in the Annual Report of Council.

6. Any application, of an urgent nature, which is not submitted in sufficient time to be considered by Council, is to be treated as Section 67 (1) works, that is. private works will require a payment in advance; subject to a subsequent decision of Council.

7. All applications for expenditure under Section 356 must be made to Council in writing.

PART 2 - EXEMPTIONS

The following are approved annual applicants for donations and the amounts prescribed have been included in Council's Budget.

School Presentation Nights

Uralla Central School	$200
Bundarra Central School	$200
St Joseph's School	$100
Kingstown School	$100
Kentucky School	$100
Rocky River School	$100

Bundarra CWA

In recognition of the use of the CWA building to house the Bundarra Library, Council will donate an amount equivalent to the annual rates and charges each year.

PART 3 - CRITERIA

In formulating this policy, Council considered:

1. The requirement to consider applications for donations of money, plant, time, equipment and property.

2. The need to define annual amounts to be included in the Budget Estimates for this purpose.

3. That a system was required to prevent the haphazard and *ad hoc* consideration of donations.

4. The requirement to organise the application and approval process to prevent lengthy delays.

5. All applications are to be in writing.

PART 4 - OTHER MATTERS

Nil

Review: This policy is to be reviewed as necessary or every four (4) years in accordance with Section 165, Local Government Act, 1993.

Resolution No: 265/97; *(Amended after December 1999 Council Meeting);* Reviewed: June 2000: 249/00; *(Amended after October 2003 Council Meeting);* March 05: 94/05; August 08: 279/08; Reviewed September 09; Revieved and Revised February 2011 (45/11), Adopted without Change August 2013 (249/13)

Subject **GOODS AND SERVICES TAX (GST)**

Description: This document describes the manner in which Council will make acquisitions to comply with the Goods and Services Tax Regulations.

Objective: To have its services provided at the lowest possible cost

PART 1 – POLICY

1. **Australian Business Number**
   Council not generally purchase goods and services from suppliers who are unable to quote an ABN. The exception being prize awards and persons who sign declaration that the good is derived from either a private recreational pursuit, hobby, private or domestic nature, non-resident or exempt from income tax.

2. **GST Registration**
   Council give preference to GST registered suppliers unless the net cost of using an unregistered supplier is lower and the quality of goods or services provided is of an equivalent standard. Suppliers without GST registration to provide a declaration that they hold an ABN without a registration for GST.

3. **Recipient Created Invoices**
   Council delegates authority to the General Manager to enter into written agreements allowing Council to provide recipient created invoices to providers as required.

PART 2 – EXEMPTIONS

Nil

PART 3 – CRITERIA

Nil

PART 4 – OTHER MATTERS

Nil

Review: This policy is to be reviewed as necessary or every four (4) years in accordance with Section 165, Local Government Act, 1993.

Resolution No: **182/00; Reviewed April 2001: 275/01; Revised March 05: 94/05; Revised September2009: 419/09; Revised June 2011: 207/11; Adopted without Change August 2013 (249/13).**

URALLA SHIRE COUNCIL
INCOME STATEMENT & CAPEX SUMMARY
For the period ending 31 July 2025 (FY 2025-26)

Amt in '000

Income from continuing operations	Actuals to July	Proportionate Budget	Orginal Budget
Rates and annual charges	8,874	8,949	8,949
User charges and fees	384	425	6,732
Other revenues	56	64	583
Grants and contributions provided for operating purposes (1)	460	404	11,767
Interest and investment income	117	58	687
Net loss/(gain) from the disposal of assets	-	-	314
Total income from operational activities	**9,889**	**9,900**	**29,032**
Expenses from continuing operations			
Employee benefits and on-costs (2)	(1,382)	(1,365)	(15,568)
Materials and services	(994)	(845)	(7,963)
Borrowing costs	(0)	(7)	(86)
Councillors and Mayoral fees and associated expenses (Exlcuding O/H)	(18)	(17)	(201)
Audit fees	(16)	(11)	(128)
Other expenses	(2)	(42)	(579)
Total expenses from continuing operations	**(2,412)**	**(2,287)**	**(24,526)**
Operating result prior to consideration of capital grants and depreciation	**7,477**	**7,614**	**4,507**
Less: Depreciation, amortisation and impairment	(574)	(538)	(6,454)
Operating result after depreciation	6,903	7,076	**(1,947)**
Add: Grants and contributions provided for capital purposes	-	0	1,719
Overall result with capital grants	**6,903**	**7,076**	**(228)**

Capital Expenditures	Actuals to July	Proportionate Budget	Orginal Budget
Employee benefits and on-costs	(65)	(106)	(1,274)
Materials and services	(883)	(785)	(9,354)
Total Capex	**(948)**	**(891)**	**(10,629)**

1. The $45,994 grant received for the Christmas Street Fair was not included in the original budget due to the uncertainty of funding. This amount will be incorporated through QBRS1.

2. The actual cost in Materials and Services (Operational) for July is slightly higher than the proportionate budget, primarily due to $105k in water operations and $56k in town planning administration costs. These amounts were carried forward as commitments from 2024–25 and paid in July 2025–26.

URALLA SHIRE COUNCIL
INCOME STATEMENT AND CAPEX BY FUND
For the period ending 31 July 2025 (FY 2025-26)

Amounts in '000

	General Fund			McMaugh Gardens			Water Fund			Sewer Fund		
Income from continuing operations	**Actuals to July**	**Proportionate Budget**	**Original Budget**	**Actuals to July**	**Proportionate Budget**	**Original Budget**	**Actuals to July**	**Proportionate Budget**	**Original Budget**	**Actuals to July**	**Proportionate Budget**	**Original Budget**
Rates and annual charges	7,054	7,106	7,106	-	-	-	694	707	707	1,125	1,136	1,136
User charges and fees	236	272	4,192	131	123	1,476	5	1	981	12	29	82
Other revenues	28	64	581	28	0	2	-	-	-	-	-	-
Grants and contributions provided for operating purposes	106	50	7,625	354	354	4,105	-	-	37	-	-	-
Interest and investment income	112	36	320	-	13	161	3	2	119	1	7	88
Net loss/(gain) from the disposal of assets	-	-	314	-	-	-	-	-	-	-	-	-
Total income from operational activities	**7,536**	**7,528**	**20,137**	**513**	**491**	**5,745**	**702**	**709**	**1,845**	**1,139**	**1,173**	**1,306**
Expenses from continuing operations												
Employee benefits and on-costs	(965)	(956)	(10,647)	(341)	(344)	(4,133)	(60)	(55)	(655)	(16)	(11)	(133)
Materials and services	(664)	(606)	(5,038)	(104)	(116)	(1,420)	(169)	(83)	(1,026)	(57)	(40)	(478)
Borrowing costs	(0)	(7)	(79)	(0)	(1)	(8)	-	-	-	-	-	-
Councillor and Mayoral fees and associated expenses	(18)	(17)	(201)	-	-	-	-	-	-	-	-	-
Audit fees	(16)	(11)	(128)	-	-	-	-	-	-	-	-	-
Other expenses	(2)	(42)	(579)	-	-	-	-	-	-	-	-	-
Total expenses from continuing operations	**(1,666)**	**(1,637)**	**(16,673)**	**(445)**	**(461)**	**(5,561)**	**(228)**	**(138)**	**(1,681)**	**(73)**	**(51)**	**(610)**
Operating result prior to consideration of capital grants and depreciation	**5,870**	**5,890**	**3,464**	**68**	**30**	**184**	**473**	**572**	**164**	**1,066**	**1,122**	**696**
Less: Depreciation, amortisation and impairment	(461)	(422)	(5,062)	(19)	(19)	(233)	(53)	(54)	(646)	(42)	(43)	(512)
Operating result after depreciation	**5,409**	**5,469**	**(1,599)**	**49**	**10**	**(49)**	**421**	**518**	**(483)**	**1,024**	**1,079**	**183**
Add: Grants and contributions provided for capital purposes	-	-	1,030	-	-	-	-	-	689	-	-	-
Overall result with capital grants	**5,409**	**5,469**	**(568)**	**49**	**10**	**(49)**	**421**	**518**	**206**	**1,024**	**1,079**	**183**

Capital Expenditures	General Fund			McMaugh Gardens			Water Fund			Sewer Fund		
	Actuals to July	Proportionate Budget	Original Budget	Actuals to July	Proportionate Budget	Original Budget	Actuals to July	Proportionate Budget	Original Budget	Actuals to July	Proportionate Budget	Original Budget
Employee benefits and on-costs	(36)	(75)	(903)	(1)	(1)	(11)	(27)	(27)	(323)	(1)	(3)	(36)
Materials and services	(630)	(496)	(5,957)	(21)	(50)	(603)	(232)	(172)	(1,999)	-	(66)	(796)
Total Capex	**(666)**	**(571)**	**(6,859)**	**(21)**	**(51)**	**(615)**	**(260)**	**(199)**	**(2,322)**	**(1)**	**(69)**	**(832)**

REGISTER ACTIONS STATUS REPORT

Printed: 20 August 2025 1:35 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** **CARRIED 9/0**	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 **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. **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. **20 Aug 2025** Solicitors are awaiting receipt of final valuation. Expected late August.
Council 23/07/2024	15.2	The Uralla Landfill Master Plan and Residual Waste Options Assessment	**RESOLUTION 39.07/24** **Moved: Deputy Mayor Robert Crouch** **Seconded: Cr Lone Petrov** **That Council:** **1. Notes and receives the Talis Uralla Landfill Master Plan and the Residual Waste Options Assessment** **2. 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.** **3. Receives a future report and advice following further staff analysis and research of the issues raised in the Talis report.** **4. Creates a protected Waste Reserve Fund.** **5. Assesses the financial implications of the Talis report and incorporates appropriate issues into Council's Long Term Financial Plan** **6. Undertakes best-practice re-profiling at the Uralla Landfill in order to maximise the remaining life of that facility.** **7. Investigate the Curby soft plastic scheme or similar as part of the further staff analysis.**	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. **18 Jun 2025** Manager Environment & Waste is in discussion with ARC to establish a timeline. **16 Jul 2025** MEW 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., MEW will continue to monitor. **20 Aug 2025** ARC requires an EPA licence variation to accommodate any USC waste as they are almost at their tonnage limit. They are anticipating that this will take at least 12 months. In the interim, it has been identified that the existing Uralla landfill cell can be re-cut and increased in height with a standard batter design. This will provide an additional 18-24 months capacity.

			8. Notes that community engagement and education including with schools will be an important part of any future waste management solution. **For:** Crs Robert Bell, Robert Crouch, Tim Bower, Sarah Burrows, Leanne Doran, Bruce McMullen, Tom O'Connor, Lone Petrov and Tara Toomey **Against:** Nil **CARRIED 9/0**	
Council 23/07/2024	15.3	Interim Kerbside Waste Collection Contract	**RESOLUTION 46.07/24** **Moved:** Cr Sarah Burrows **Seconded:** Cr Leanne Doran **That Council:** 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.** **For:** Crs Robert Bell, Robert Crouch, Tim Bower, Sarah Burrows, Leanne Doran, Bruce McMullen, Tom O'Connor, Lone Petrov and Tara Toomey **Against:** Nil **CARRIED 9/0**	A record of previous actions can be found on the Infocouncil system for this item or in the May – July 2025 business paper. The following are the last 5 months of actions taken by staff **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. **16 Jul 2025** Draft contract has been returned to Council for review. MWE and GMIS are currently assessing the amendments. **20 Aug 2025** The initial 6 months contract drafted by Talis Consultants has changed to a 10-year contract with many specifications needing streamlining before the execution. The revised contract is being reviewed by officers before being provided to the contractor for their final review.

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:** **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** **CARRIED 7/2**	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 6 months of actions taken by staff **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. **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. **20 Aug 2025** No potential buyer has been found at this point. **20 Aug 2025** A large regional waste collection company is currently considering purchasing the truck. The company's Chief Operating Officer inspected the truck on 18 August 2025. Officers are awaiting further advice.
Council 22/10/2024	14.7	Draft Terms of Reference - Renewable Energy Community Benefit Community Advisory Body	**RESOLUTION 10.10/24** **Moved: Cr Sarah Burrows** **Seconded: Cr Leanne Doran** **That Council:** **1. Delay the establishment of the Community Advisory Body until the Striking a New Deal project is substantially progressed.** **2. Review and revise the draft Terms of Reference on the basis of broader, more substantive community and**	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 **16 Apr 2025** On hold pending outcome of Striking a New Deal project. **03 Jun 2025** Currently reviewing subject to Striking a New Deal project outcomes.

			stakeholder engagement as part of the Striking a New Deal project. **For:** **Crs Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, Jen Philp, Kath Arnold** **Against:** **Nil** **Absent:** **Crs Robert Bell and David Mailler** **CARRIED 7/0**	**16 Jul 2025** Councillor Workshop conducted Tuesday 15 July. Raw community input and data was discussed. Slide Deck has been uploaded for Councillor access. Next Step will be the issue to Councillors of the Draft Renewable Energy Strategic Plan (targeting Aug 6th), Draft contents to include:, • Current state, • Interaction with Renewable Energy development, • Risks and opportunities, • Building on regional strengths, Appendix - , Benefits governance and decision- making , Measuring progress based on wellbeing economy indicators. **20 Aug 2025** Awaiting Striking a New Deal project outcomes.
Council 25/02/2025	14.5	Draft Local Housing Strategy	**MOTION** **Moved:** **Deputy Mayor Tom O'Connor** **That Council:** **1. Endorses the Draft Uralla Local Housing Strategy for Public Exhibition for a period of 56 days.** **2. Receives a further report following the public exhibition period subject to the receipt of submissions and/or if any amendments are proposed.** **3. Adopts the Draft Uralla Local Housing Strategy if no submissions are received, and/or no substantive changes are proposed.** **Motion lapsed.**	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 **26 Jun 2025** 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. **16 Jul 2025** Noting further feedback received on 9 July from Councillors the report has been moved out to 26 August Ordinary Meeting. **20 Aug 2025** Reports presented to Council: June 2025 Ordinary meeting - resolution 56.07/25, August 2025 Ordinary meeting – this meeting. Resolution to be resolved at meeting. Item is considered CLOSED,

Council 25/03/2025	15.3	McMaugh Gardens Aged Care Facility - Strategic Direction	**RESOLUTION 19.03/25** **Moved: Cr David Mailler** **Seconded: Deputy Mayor Tom O'Connor** **That Council:** **1. Endorses Option 2 as discussed in this report as the basis of for seeking grant funding, detailed design, and business planning.** **2. Submits a grant application for grant funding under the Aged Care Capital Assistance (ACCA) Program.** **3. Prepares a detailed design for Option 2 to support the grant application.** **4. Undertakes a revised financial analysis in the context of the new aged care legislative and funding provisions.** **5. Receives a further report on the financial analysis and the outcome of the grant application.** **For: Crs Robert Bell, Sarah Burrows, Tom O'Connor, Lone Petrov, David Mailler, Jen Philp and Kath Arnold** **Against: Crs Leanne Doran and Adam Blakester** **CARRIED 7/2**	**22 Apr 2025** The Grant application is being prepared for final review and will be lodged prior to 20 May 2025. **12 Jun 2025** 21 May 2025, Grant application has been lodged. Awaiting outcome.

Council 29/04/2025	14.5	Uralla Courthouse Schedule of Fees and Charges	**RESOLUTION 09.04/25** **Moved: Cr Sarah Burrows** **Seconded: Cr Lone Petrov** **That Council:** **1. Notes the information provided in this report regarding future venue.** **2. Implements a 6 month booking management trial for the Courthouse.** **3. 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.** **4. Receives advice on corporate overheads for the Courthouse.** **For:** **Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold** **Against:** **Nil** **CARRIED 9/0**	**20 May 2025** MOU has been entered into with Venue Manager. **12 Jun 2025** The engaged Venue Manager has resigned from managing the Court House. We are exploring other avenues to support the management of the Court House. **13 Jun 2025** 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. **16 Jul 2025** Currently being managed with in-house resources while continuing to explore alternative longer-term options for venue management.
Council 29/04/2025	14.6	Procure to Pay	**RESOLUTION 10.04/25** **Moved: Cr Adam Blakester** **Seconded: Cr Lone Petrov** **That Council:** **1. Notes the progress on implementation of the Civica Authority Procure to Pay system.** **2. Receives a future report on the revised Procurement Policy.**	**12 Jun 2025** 1. Implementation is ongoing, 2. A future report will be presented to Council post implementation **20 Aug 2025** Procure to pay has been rolled out. Some further training for staff is required for business areas that were previously doing purchasing outside of the Council system such as McMaugh Gardens and Community Care.

			3. Receives a future report on the performance and functionality of the new procurement system post implementation. **For:** **Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold** **Against:** **Nil** **CARRIED 9/0**	There are minor implementation issues mainly around changing processes, but on the whole it appears to be rolled out well and working as promised. The future report as required at Recommendation 3 will be prepared post-implementation.
Council 27/05/2025	15.1	Hill Street Affordable Housing Development	**RESOLUTION 45.05/25** **Moved: Mayor Robert Bell** **Seconded: Deputy Mayor Tom O'Connor** **That Council:** **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.** **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;**	**02 Jun 2025** Advice to Residents of Hill St was completed with a personal visit by the GM and Asset Manager delivering a letter explaining the resolution., Advice has been sent to Neighbouring residents explaining the resolution. Communications plan including media release and Your Say webpage planned for 13 June., , 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. **16 Jul 2025** Homes North/staff inception meeting for project planning has been arranged. **20 Aug 2025** Report to Council 26 August. Further actions will be managed through this resolution. **Item is considered CLOSED**

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.** 10. **Affixes the Common Seal of the Uralla Shire Council to any documents required to be sealed.** 11. **Authorises the General Manager to sign any documentation necessary to give effect to this resolution.** 12. **Considers the ongoing housing requirements of the current tenants of 15 Hill St in the agreement with DCJ.** 13. **Incorporates Council's expectations regarding tenant selection and mix in the agreement with DCJ.** 14. **Undertakes community consultation on the plans once developed** **For:** **Crs Robert Bell, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler and Jen Philp** **Against:** **Crs Sarah Burrows and Kath Arnold** **CARRIED 7/2**	
Council 27/05/2025	14.3	Update - Sewer & Water Debtors in Arrears	**RESOLUTION 32.05/25** **Moved:** **Cr Sarah Burrows** **Seconded:** **Cr Leanne Doran** **That Council notes:** 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.**	**16 Jun 2025** Placeholder report added to July meeting. **16 Jul 2025** Moved to August meeting **20 Aug 2025** Reminder letters have been sent to the most significant overdue outstanding water debtors. Report on recovery actions will be prepared for the September meeting

			For: **Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold** **Against:** **Nil** **CARRIED 9/0**	
Council 27/05/2025	14.5	DRAFT Long Term Financial Plan 2026-2035	**RESOLUTION 36.05/25** **Moved:** **Deputy Mayor Tom O'Connor** **Seconded:** **Cr Leanne Doran** **That Council:** **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).** **For:** **Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold** **Against:** **Nil**	**18 Jun 2025** Draft preparations have commenced for community engagement program on the SRV. Updates will continue as work is progressed., , 16 July 2025, A review is being prepared on the current rating strategy to present to council on the first quarter of financial year 25/26. **20 Aug 2025** Community engagement for the proposed SRV is ongoing. The rating strategy is currently under review, and an information session has already been held with Councillors. All other items have been completed.

			CARRIED 9/0	
Council 27/05/2025	15.2	Review of Council's Community Care Services	**RESOLUTION 46.05/25** **Moved: Deputy Mayor Tom O'Connor** **Seconded: Cr David Mailler** **That Council** **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.** **For: Crs Robert Bell, Sarah Burrows, Tom O'Connor, Lone Petrov, David Mailler, Jen Philp and Kath Arnold** **Against: Crs Leanne Doran and Adam Blakester** **CARRIED 7/2**	**12 Jun 2025** A staff meeting was held to discuss Council's decision, and work is underway to identify efficiencies and improvements. 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. **Item is considered CLOSED**
Council 24/06/2025	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.**	**16 Jul 2025** The following Policies are now on Exhibition - closing 31 August 2025, 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., The following Policies have been rescinded and removed from the Website, 5.Rescinds the Gifts & Benefits Policy 2020., 6.Rescinds the Adverse Events Plan 2021., The following actions have been noted:,

			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**	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., 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. **20 Aug 2025** Awaiting completion of exhibition period on 31 August 2025
Council 24/06/2025	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**	**16 Jul 2025** Report has been moved to Aug 2025 Ordinary Meeting **20 Aug 2025** Report presented to this Ordinary meeting 26 August 2025. Future actions will be reported against this report. **Item is considered CLOSED**

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	**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.***	**16 Jul 2025** Information sent to OLG - timeline is approx. 6 weeks to Minister and Governor to sign off on.

			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**	
Council 24/06/2025	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**	**20 Aug 2025** No submissions received – Amendments adopted as per resolution #62.06/25 **Item is now CLOSED**

Council 22/07/2025	14.7	Draft Asset Management Strategy 2025	**RESOLUTION 87.07/25** **Moved: Cr Kath Arnold** **Seconded: Cr Sarah Burrows** **That Council:** **i. Seeks community feedback on the Draft Asset Management Strategy 2025-29 through public exhibition for a period of not less than 28 days;** **ii. Receive an updated report for further consideration if community feedback prompts material changes;** **iii. Adopt the Asset Management Strategy 2025-29 if there are no material changes received during the public exhibition period.** **For: Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold** **Against: Nil** **CARRIED 9/0**	**20 Aug 2025** Draft Asset Management Strategy on public exhibition - closing 22 August 2025 - https://yoursay.uralla.nsw.gov.au/draft-asset-management-strategy
Council 22/07/2025	11.2	Mayoral Minute - Cost Shifting onto Local Government	**RESOLUTION 80.07/25** **Moved: Mayor Robert Bell** **Seconded: Cr Sarah Burrows** **That Council:** **1. Notes the findings of the LGNSW Cost Shifting report for the 2023/2024 financial year.** **2. Places a copy of the cost shifting report on Council's website so that the community is aware.** **3. Writes to the Premier, the NSW Treasurer, Federal Member for New England and the NSW Minister for Local Government seeking that they urgently address these costs through a combination of regulatory reform and appropriate funding.**	**15 Aug 2025** Cost shifting report placed on Council's website. Letters sent to the Premier, NSW Treasurer, Federal Member for New England, and NSW Minister for Local Government. **Item is now CLOSED**

			For: **Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold** **Against:** **Nil** **CARRIED 9/0**	
Council 22/07/2025	14.3	Exhibition of 2 Generic Crown Land Plans of Management	**RESOLUTION 81.07/25** **Moved:** **Deputy Mayor Tom O'Connor** **Seconded:** **Cr David Mailler** **That Council:** **i. Seeks community feedback on the two Draft Plans of Management through public exhibition for a period of not less than 28 days.** **ii. Receive an updated report for further consideration if community feedback prompts material changes.** **iii. Adopt the Plans of Management if there are no material changes received during the public exhibition period** **For:** **Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold** **Against:** **Nil** **CARRIED 9/0**	**20 Aug 2025** The 2 generic POMS are currently on public exhibition. No submission has been received as of 20 August 2025. Public exhibition closes 22 August 2025.
Council 22/07/2025	14.10	Policy Review	**RESOLUTION 90.07/25** **Moved:** **Cr Lone Petrov** **Seconded:** **Deputy Mayor Tom O'Connor** **That Council:** **i. Seeks community feedback on the Draft Investment Policy through public exhibition for a period of not less than 28 days.**	**23 Jul 2025** 23/07/2025 - Disposal of Asset Policy and Investment Policy posted to Have Your Say for Public Exhibition **20 Aug 2025** Public Exhibition closes 22 August 2025 - https://yoursay.uralla.nsw.gov.au/draft-disposal-of-assets-policy-2025

			ii. **Seeks community feedback on the Draft Disposal of Assets Policy through public exhibition for a period of not less than 28 days.** iii. **Receive updated reports for further consideration if community feedback prompts material changes.** iv. **Adopts the Draft Investment Policy and Draft Disposal of Assets Policy if there are no material changes received during the public exhibition period.** **For:** **Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold** **Against:** **Nil** **CARRIED 9/0**	
Council 22/07/2025	11.1	Mayoral Minute - Regulation and enforcement of tobacco shops	**RESOLUTION 79.07/25** **Moved:** **Mayor Robert Bell** **Seconded:** **Deputy Mayor Tom O'Connor** **That Council:** 1. **Writes to the NSW Department of Planning, Housing, and Infrastructure (DPHI) to formally express its serious concerns regarding the unlawful sale of tobacco products from tobacco shops within the Uralla Shire Local Government Area and greater Northern Tablelands and respectfully, but firmly, requests that DPHI urgently considers an amendment to the NSW Standard Instrument – Principal Local Environmental Plan as follows:** a. **Introduce a new standalone land use definition for "Tobacconist".** b. **Exclude tobacconists from existing definitions of "shop", "retail premises", and "specialised retail premises".** c. **Create a transitional provision deeming existing tobacconist premises as having**	**23 Jul 2025** Emailed Glen Innes Severn Council advising Uralla Shire Council's support and willingness to sign off on their submission **20 Aug 2025** Letter to Minister Scully on 30 July 2025. **Item is now considered CLOSED**

development consent, subject to but not limited to the following standard conditions:

i. Compliance with All Relevant Legislation:

a) Public Health (Tobacco) Act 2008 (NSW)

b) Tobacco Advertising Prohibition Act 1992 (Cth)

c) Therapeutic Goods Act 1989 (Cth)

d) Customs Act 1901 (Cth) regarding import restrictions

e) Excise Act 1901 and the Excise Tariff Act 1921 (Cth); and

ii. Prohibition of Sale of Prohibited or Illicit Products:

a) The sale, display, possession, or distribution of products prohibited under Commonwealth or NSW law—including non-prescription vapes, flavoured tobacco, or illicit (non-duty paid) cigarettes—is strictly prohibited.

2. Supports the proposal by Glen Innes Severn Council for all councils within the Northern Tablelands and relevant regional organisations to:

a. Present a joint representation to the NSW Minister for Planning and Public Spaces to implement the Standard Instrument amendment state-wide, and

b. Sign the coordinated submission to the upcoming Senate inquiry presented by Glen

			Innes Severn Council with councils in the Northern Tablelands outlining the effects of illegal tobacco shops in our Local Government Areas (A draft submission is included as Annexure **For:** **Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold** **Against:** **Nil** **CARRIED 9/0**	
Council 22/07/2025	14.1	Development Application - DA-19-2025 - Multi Dwelling Housing, carports, rainwater tanks, fencing, retaining walls and demolition of sheds - Lot 28 DP 584841 - 16 Everett St Uralla	**RESOLUTION 77.07/25** **Moved:** **Deputy Mayor Tom O'Connor** **Seconded:** **Cr Kath Arnold** **Following a DIVISION DECISION the following has been resolved:** **That Council** **i. Approves the Development Application (DA-19-2025) for multi dwelling housing and associated ancillary works on Lot 28 DP 584841, land also known as 16 Everett Street, Uralla subject to the attached conditions of consent, noting the following recommendations;** **a. Prior to issue of a construction certificate, amended drawings are to be provided to Council to demonstrate pedestrian access from Unit 2 and Unit 3 to Everett St for the purposes of access to letterboxes, and for waste management. Access is to maintain the privacy of the Private Open Space (POS) to Unit 1, and maintain vehicle access for Unit 1 without impeding pedestrian access to the street;** **b. The final design for the lane way upgrade at Condition 18 is to be determined to the satisfaction of Council;** **ii. Consider an all-weather upgrade of the lane way from the property boundary to King St as a future capital**	**20 Aug 2025** DID - Applicant advised of outcome. **Item is considered CLOSED**

			project and progress the naming of the, as yet unnamed, access lane through the Geographical Names Board to assist in emergency navigation and access to the rear units. **For:** **Crs Robert Bell, Sarah Burrows, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold** **Against:** **Cr Leanne Doran** **CARRIED 8/1**	
Council 22/07/2025	14.2	Development Application - DA-21-2025 - Multi Dwelling Housing - Lot 1 DP 794835 - 28 Uralla Street URALLA	**RESOLUTION 78.07/25** **Moved:** **Deputy Mayor Tom O'Connor** **Seconded:** **Cr Leanne Doran** **Following a DIVISION DECISION the following has been resolved:** **That Council defer consideration of DA-21-2025 Multi Dwelling Housing at Lot 1 DP 794835, land also known as 28 Uralla Street, Uralla pending receipt of further information.** **For:** **Crs Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, David Mailler, Jen Philp and Kath Arnold** **Against:** **Crs Robert Bell and Adam Blakester** **CARRIED 7/2**	**20 Aug 2025** DID - Applicant met with Council on 19th August. Applicant effectively demonstrated that all elements of Council's recently issued RFI consequent to the deferral resolution have now been satisfactorily dealt with. Council will reconsider the matter at its Ordinary Meeting of 26 August.
Council 22/07/2025	14.5	Strategic Water Planning Study (Integrated Water Cycle Management Project) - July 2025	**RESOLUTION 83.07/25** **Moved:** **Cr David Mailler** **Seconded:** **Cr Sarah Burrows** **That Council:** **1. Notes the reports of the Department of Primary Industry and Regional Development(NSW Public Works) Workshop held on 18 June 2025.**	**14 Aug 2025** Rodney Williams is to write a Letter to the Department regarding the Community engagement program additional funding. **20/8/2025** Letter to Sheree Livingstone (DCCEEW) was sent on Tuesday 12 August 2025 by Mick Raby **Item now considered CLOSED**

			2. Notes the proposed program of tasks being undertaken by Department of Primary Industry and Regional Development (NSW Public Works) and the complementary community engagement tasks of Becscomm Pty Ltd. 3. Notes the email response to the Council regarding additional funding that was sought for community engagement and additional First Nations consultation. 4. Endorses the revised program for the community engagement component of the Communications Program at no additional cost to the Project. 5. Writes to the Department seeking its agreement for the revised community engagement program under the current Deed of Agreement dated 17 April 2024. 6. Seeks additional funds for the project management and communications tasks due to the extension of the project by a further 6 months. **For:** Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold **Against:** Nil **CARRIED 9/0**	
Council 22/07/2025	8.1	Request for release of funds from Water Reserve for Hill Street Water Main Replacement Works	**RESOLUTION 75.07/25** **Moved:** Cr Lone Petrov **Seconded:** Cr Leanne Doran **That Council approves the release of $172,000 from the Water Fund Reserve for the purpose of undertaking water main replacement works in Hill Street, between 36 and 52 Hill Street, in the current financial year.** **For:** Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Lone Petrov, Adam Blakester, David Mailler, Jen Philp and Kath Arnold **Against:** Nil **CARRIED 9/0**	**20 Aug 2025** Contract issued and works now underway with a prospective completion end of August 2025. **Item is now considered CLOSED**