



MINUTES of

ORDINARY COUNCIL MEETING

Held on 28 April 2026 at 4:00 PM

Attendance at Meeting:

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

Apologies: Nil

Staff: Ms T Averay, General Manager
Mr M Raby, Deputy General Manager
Mr M Ahammed, Chief Financial Officer
Mr M McLindin, Group Manager Infrastructure Services
Mr B Dyer, Group Manager Community Services
Mr S Williams, Group Manager Corporate Services
Ms M Blyth, Group Support Officer Corporate Services
Ms H Nicholls, Acting Manager Planning & Development
Mr D Weiley, Manager of Assets
Ms E Sims, Strategic Planning Officer

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UNCONFIRMED

[WEBCASTING of Ordinary Meeting 28 April 2026 can be seen here.](#)

1 OPENING & WELCOME

The Chair declared the meeting opened at 4.03pm.

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

Cr Tom O'Connor declared Non-Pecurinary, Less than Significant Interest for item 13.4 due to being an officer of the Rotary Uralla .

Cr Leanne Doran declared Non-Pecurinary, Significant Interest for item 13.4 due to being an organiser of the Thunderbolts festival.

7 CONFIRMATION OF MINUTES

7.1 CONFIRMATION OF MINUTES ORDINARY MEETING HELD 24 MARCH 2026

RESOLUTION 53.04/26

Moved: Cr Sarah Burrows

Seconded: Cr Adam Blakester

That Council adopts the minutes of the Ordinary Meeting held 24 March 2026 as a true and correct record.

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

Against: Nil

CARRIED 8/0

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

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

9 WRITTEN REPORTS FROM DELEGATES

9.1 MAYOR'S ACTIVITY REPORT FOR MARCH 2026

RESOLUTION 54.04/26

Moved: Cr Leanne Doran

Seconded: Cr Adam Blakester

That Council receives the Mayor's Activity Report for March 2026.

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

Against: Nil

CARRIED 8/0

9.2 DELEGATE REPORT: ENERGYCO NORTH COMMUNITY REFERENCE GROUP MEETINGS 25 SEPTEMBER 2025 TO 20 MARCH 2026

RESOLUTION 55.04/26

Moved: Cr Sarah Burrows

Seconded: Cr Adam Blakester

That Council receives the delegate report from Cr Burrows on the EnergyCo North Community Reference Group (CRG) meetings held from 24 September 2025 to 20 March 2026.

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

Against: Nil

CARRIED 8/0

10 MAYORAL MINUTE

Nil

11 NOTICE OF MOTION/QUESTIONS WITH NOTICE

Nil

12 REPORT OF COMMITTEES

12.1 BUNDARRA COMMUNITY COMMITTEE - DRAFT MINUTES OF MEETING HELD 15 APRIL 2026

RESOLUTION 56.04/26

Moved: Cr Jen Philp

Seconded: Cr Sarah Burrows

That Council receives the Draft Minutes of the Bundarra Community Committee Meeting held on 15 April 2026.

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

Against: Nil

CARRIED 8/0

12.2 HILL STREET AFFORDABLE HOUSING - PROJECT ADVISORY COMMITTEE MEETING MINUTES 7 APRIL 2026

RESOLUTION 57.04/26

Moved: Deputy Mayor Kath Arnold

Seconded: Cr Jen Philp

That Council receives and notes the minutes of the Hill Street Project Advisory Committee meeting on the 7 April 2026.

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

Against: Nil

CARRIED 8/0

13 REPORTS TO COUNCIL

13.1 DA-9-2026 FOR ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENTIAL CARE FACILITY AT 39 KING STREET, URALLA

RESOLUTION 58.04/26

Moved: Cr Sarah Burrows

Seconded: Cr David Mailler

A DIVISION DECISION was called and resolved as follows:

1. Approves the Development Application (ref: DA-9-2026) for alterations and additions to an existing residential care facility located upon land described as Lot 4 DP 544099, Lot 1 DP 512959, Lot 3 DP 1148576, Lot 4 DP 1148576 and Lot 202 DP 1148577, and known at 39 King Street, Uralla, subject to the conditions of consent in the attached Notice of Determination.
2. Notes an amendment will be made to the design of the room to accommodate a change in the location of the door in the bathroom and other minor changes to improve comfort for residents and manoeuvrability.

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

Against: Nil

CARRIED 8/0

13.2 STAGED EXPANSION OF MCMAUGH GARDENS

RESOLUTION 59.04/26

Moved: Cr Sarah Burrows

Seconded: Deputy Mayor Kath Arnold

That Council:

1. Receives and notes the report on the proposed staged expansion of McMaugh Gardens to 50 beds and nursing accommodation.
2. Endorses the preparation and lodgement of a concept development application for the staged expansion of McMaugh Gardens to 50 beds.
3. Submits a grant application for the proposed expansion under the next Aged Care Capital Assistance Program round that Uralla Shire Council is eligible to apply for.

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

Against: Cr Adam Blakester

CARRIED 7/1

13.3 OUTCOME OF PUBLIC EXHIBITION AND PUBLIC HEARING FOR PLAN OF MANAGEMENT FOR 2 THUNDERBOLTS WAY, BUNDARRA | GRACE MUNRO**RESOLUTION 60.04/26****Moved:** Cr Jen Philp**Seconded:** Cr Leanne Doran**That Council:**

1. Notes the outcome of the public exhibition of the Draft Plan of Management for Lot 24 DP 753646, 2 Thunderbolts Way, Bundarra, including that no written submissions were received, and no objections were raised at the public hearing.
2. Receives and notes the Report of the Independent Chair of the Public Hearing (Attachment 1).
3. Determines, in accordance with sections 36, 40 and 40A of the *Local Government Act 1993 (NSW)*, that Lot 24 DP 753646 be categorised as Community Land – General Community Use.
4. Adopts the Plan of Management for Lot 24 DP 753646, 2 Thunderbolts Way, Bundarra, as exhibited (Attachment 2).

For: Mayor Robert Bell, Crs Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**CARRIED 8/0****PROCEDURAL MOTION - BREAK****RESOLUTION 61.04/26****Moved:** Cr Sarah Burrows**Seconded:** Cr David Mailler**The Chair called for a short dinner break at 6.05 pm.****For:** Crs Robert Bell, Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**CARRIED 8/0****PROCEDURAL MOTION - RETURN****RESOLUTION 62.04/26****Moved:** Cr Sarah Burrows**Seconded:** Cr David Mailler**The Chair reconvened the meeting after a short break at 6.29pm.**

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

Against: Nil

CARRIED 8/0

13.4 DRAFT TERMS OF REFERENCE - S355 THUNDERBOLT FESTIVAL EVENT COMMITTEE

RESOLUTION 63.04/26

Moved: Cr Sarah Burrows

Seconded: Cr David Mailler

That Council:

1. Notes that its February 2026 resolution requires staff to progress an Expressions of Interest process for a Section 355 committee, while also noting Council's resolved position regarding capacity for additional events or expenditure.
2. Acknowledges that an Expressions of Interest process can be undertaken; however, the establishment and ongoing operation of a Section 355 committee would require ongoing governance, administrative, and compliance support by Council.
3. Receives this report as satisfying the requirement to progress the Expressions of Interest component of the February 2026 resolution and as providing advice on the implications of further implementation.
4. Notes the draft Terms of Reference attached to this report as indicative of the governance arrangements and support requirements associated with an operational Section 355 committee.
5. Discontinues efforts to convene a Section 355 committee to manage the Thunderbolt Festival having regard to the resource requirements detailed in this report and the Council resolution confirming that Council has no capacity to take on any additional events or expenditure.
6. In conjunction with Rotary Uralla, engage the community via the "Have your Say" platform to gauge if there is appetite for individuals or another organisation(s)/ structure to progress with this event.
7. That a report come back to Council on the outcome of the "Have your Say" feedback.

For: Mayor Robert Bell, Crs Sarah Burrows, David Mailler, Jen Philp and Kath Arnold

Against: Crs Leanne Doran, Tom O'Connor and Adam Blakester

CARRIED 5/3

13.5 COMPLAINTS MANAGEMENT REPORT - HALF YEARLY UPDATE 2025-26**RESOLUTION 61.04/26****Moved:** Cr Jen Philp**Seconded:** Cr David Mailler**That Council receive and note the Council's Complaints Management – Half Yearly Report 2025-26.****For:** Mayor Robert Bell, Crs Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**CARRIED 8/0****13.6 DRAFT OPERATIONAL PLAN AND BUDGET 2026 - 2027****RESOLUTION 62.04/26****Moved:** Cr Tom O'Connor**Seconded:** Cr David Mailler**That:**

1. The Draft Operational Plan 2026-2027 including the draft budget, draft statement of revenue policy and draft fees and charges be placed on public exhibition for a period of 28 day, noting minor amendments to the draft budget documents to address mapping inconsistencies with the published 2024-25 financial statements.
2. Following public exhibition, a further report is provided to Council which addresses any submissions received from the public, and any operational considerations that may arise as a result.

For: Mayor Robert Bell, Crs Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**CARRIED 8/0**

13.7 LOANS AS AT 31 MARCH 2026**RESOLUTION 63.04/26****Moved:** Cr Tom O'Connor**Seconded:** Cr Adam Blakester**That Council notes the total loan position as at 31 March 2026 was \$1,056,643.****For:** Mayor Robert Bell, Crs Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**CARRIED 8/0****13.8 INVESTMENTS AS AT 31 MARCH 2026****RESOLUTION 64.04/26****Moved:** Cr Sarah Burrows**Seconded:** Cr Adam Blakester**That Council notes:**

1. The cash position as at 31 March 2026 consisting of:
 - cash and overnight funds of \$3,567,924
 - term deposits of \$21,000,000; and
 - total cash and term deposits amount to \$24,567,924 as at 31 March 2026.
2. Restrictions are reconciled on a quarterly basis. As at 31 March 2026, total cash and investments were \$24,567,924 comprising \$19,008,509 in external restrictions and \$4,514,070 in internal restrictions, leaving an unrestricted balance of \$1,045,345. This compares to an unrestricted cash balance of \$1,112,649 as at 31 December 2025.

For: Mayor Robert Bell, Crs Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**CARRIED 8/0**

13.9 CLOSURE OF COUNCIL PUBLIC ROAD – LOT 221 DP 755814 (ACEN NEW ENGLAND SOLAR PROJECT)**RESOLUTION 65.04/26****Moved: Cr Tom O'Connor****Seconded: Cr Sarah Burrows****That Council:**

- 1. Commences the road closure process under the Roads Act 1993 (NSW) for the Council public road within Lot 221 DP 755814, with the intention that, upon closure and vesting in Council, the land be sold to the adjoining landowner/proponent;**
- 2. Delegates authority to the General Manager to undertake all necessary actions to progress the road closure process, including public notification, consultation, and submission to Crown Lands;**
- 3. Receives a further report following completion of the public notification process to:**
 - (a) consider any submissions received;**
 - (b) determine whether to proceed with the road closure; and**
 - (c) consider the classification and disposal of the land, including sale to the proponent at a value not less than an independent market valuation;**
- 4. Notes that:**
 - (a) the road is not formally closed until publication in the NSW Government Gazette;**
 - (b) any subsequent sale of the land is subject to the road being formally closed and vested in Council; and**
 - (c) all costs associated with the proposed road closure process, including valuation, survey, and legal costs, are to be borne by the Applicant.**

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

Against: Nil

CARRIED 8/0

13.10 THREE (3) SITE SPECIFIC CROWN LAND PLANS OF MANAGMENT**RESOLUTION 66.04/26****Moved:** Cr Jen Philp**Seconded:** Cr Adam Blakester**That Council:**

1. Releases the previous report from the table.
2. Grants staff further time to review and revise the draft Plans of Management for the three site specific Crown Land reserves.
3. Receives a future report on the revised Plans of Management for endorsement.

For: Mayor Robert Bell, Crs Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**CARRIED 8/0**

Councillor Doran left meeting at 7.25 pm

Councillor Doran returned to meeting at 7.26pm.

13.11 MAJOR PROJECTS AND CAPITAL WORKS - INFRASTRUCTURE & DEVELOPMENT**RESOLUTION 67.04/26****Moved:** Cr Sarah Burrows**Seconded:** Deputy Mayor Kath Arnold

1. Notes the Infrastructure Works Update as at March 2026; and
2. Notes that a number of projects remain high risk following recent procurement outcomes, including significant disparities between market pricing and available funding and constrained delivery timeframes, with mitigation strategies actively being implemented.

For: Mayor Robert Bell, Crs Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**CARRIED 8/0**

13.12 REGISTER RESOLUTIONS ACTIONS STATUS AS AT 22 APRIL 2026**RESOLUTION 68.04/26****Moved:** Cr Adam Blakester**Seconded:** Cr David Mailler**That Council notes the Resolution Actions Status Report as at 22 April 2026.****For:** Mayor Robert Bell, Crs Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**CARRIED 8/0****14 CONFIDENTIAL MATTERS****RESOLUTION 69.04/26****Moved:** Cr Tom O'Connor**Seconded:** Cr Adam Blakester**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*:****14.1 Confidential Report - Community Transport Restricted Fund**

This matter is considered to be confidential under Section 10A(2) - g 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 advice concerning litigation, or advice as comprises a discussion of this matter, that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

For: Mayor Robert Bell, Crs Sarah Burrows, Leanne Doran, Tom O'Connor, Adam Blakester, David Mailler, Jen Philp and Kath Arnold**Against:** Nil**CARRIED 8/0**

RESOLUTION 74.04/26**Moved:** Cr David Mailler**Seconded:** Deputy Mayor Kath Arnold

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

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

Against: Nil

CARRIED 8/0**15 COMMUNICATIONS OF COUNCIL DECISIONS**

The Chair communicated the Council decisions from the closed session.

14.1 CONFIDENTIAL REPORT - COMMUNITY TRANSPORT RESTRICTED FUND**RESOLUTION 73.04/26****Moved:** Cr Jen Philp**Seconded:** Cr Sarah Burrows**That Council:**

1. Notes the legal advice.
2. Approves the reclassification of \$1.575 million from the externally restricted fund "TCT Funding Delivery Shortfall" to a new internally restricted reserve titled "Community Transport Improvement Reserve".
3. Resolves that the "Community Transport Improvement Reserve" be used solely for the delivery, enhancement, and future development of community transport services delivered by Council.
4. Approves delegated authority to the General Manager to use funds from the "Community Transport Improvement Reserve" for the delivery, enhancement, and future development of community transport services delivered by Council.

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

Against: Nil

CARRIED 8/0**16 CONCLUSION OF MEETING**

The meeting was closed at 8.05pm.