URALLA SHIRE COUNCIL

Uralla Shire Council Business Paper

26 October 2015

URALLA SHIRE COUNCIL

14 October 2015

ORDINARY MEETING OF COUNCIL
1.00pm Monday 26 October 2015

Notice is hereby given that a meeting of the Council of Uralla will be held at Council Chambers, Salisbury Street, Uralla on **Monday, 26 October 2015 commencing at 1.00pm.**

Damien Connor
GENERAL MANAGER

URALLA SHIRE COUNCIL

- BUSINESS AGENDA -

Ordinary Meeting of Council

26 October 2016 at 1:00pm

1. **Opening & Welcome**
2. **Prayer**
3. **Acknowledgement of Country**
4. **Apologies/Requests for Leave of Absence**
5. **Disclosures & Declaration of Interests**
6. **Confirmation of Minutes of Previous Meeting**
   - Council Meeting held 28 September August 2015 (to be confirmed)
   - Minutes of Australia Day Committee Meeting held 9 September 2015 (to be noted)
7. **Announcements**
8. **Tabling of Reports & Petitions**
9. **Presentations**
   - Mr Kent Mayo – 'U-Watch' Proposal
10. **Deputations**
11. **Urgent Supplementary & Late Items of Business**
12. **Written Reports from Delegates**
13. **Mayoral Minute**
14. **Recommendations for Items to be Considered in Confidential Section**

Department: Infrastructure and Regulation
Submitted by: Director of Infrastructure and Regulation
Reference: 2.19.10.08
Subject: Land Compensation for L & H Parry

This report is presented to the CLOSED section of the October 2015 meeting under section 10A (2 (a) of the Local Government Act (NSW) 1993.
A council, or a committee of the council of which all the members are councillors, may close to the public so much of its meeting as comprises:
(a) the discussion of any of the matters listed in subclause (2), or
(b) the receipt or discussion of any of the information so listed.

(2) The matters and information are the following:
(a) personnel matters concerning particular individuals (other than councillors)

15. **Reports from the General Manager - Nil**
16. **Reports from the Corporate & Community Committee**

Report	Title
1.19.10.01	Draft 2014-15 Financial Statements
1.19.10.02	National Disability Insurance Scheme (NDIS) Update
1.19.10.03	Cash at Bank and Investments
1.19.10.04	New England High Country Marketing Campaign
1.19.10.05	Payment of Expenses & Provision of Facilities to Councillors

17. Reports from the Environment, Development & Infrastructure Committee

Report	Title
2.19.10.01	Development Approvals and Refusals for August 2015
2.19.10.02	Development Approvals and Refusals for September 2015
2.19.10.03	Works Progress Report to 30 September 2015
2.19.10.04	Works Planning Report October 2015
2.19.10.05	Uralla Development Control Plan 2011 Amendment No 3
2.19.10.06	Development Application 50/2015 – 48 East Street, Uralla – Stages Development - Multi dwelling housing, 2 Lot Torrens Title Subdivision and 2 Lot Strata Title Subdivision
2.19.10.07	Uralla and Bundarra Secure Yield Assessment

18. Motions on Notice - Nil

19. Schedule of Actions – As at 19/10/2015

20. Confidential Business

Called:	2.19.10.08	Land Compensation for L&H Parry

21. Authority to Affix the Common Seal - Nil

22. Meeting Close

URALLA SHIRE COUNCIL

CONFIRMATION OF MINUTES

CONFIRMATION OF MINUTES

26 October 2015

6. Confirmation of Minutes

Minutes to be confirmed or received and noted at Council Meeting held on 26 October 2015

- Council Meeting held 28 September August 2015 **(to be confirmed)**
- Minutes of Australia Day Committee Meeting held 9 September 2015 **(to be noted)**

MINUTES OF AUSTRALIA DAY COMMITTEE MEETING

HELD ON 9TH. SEPTEMBER, 2015

PRESENT - Chris Pyros, Arnold Goode, Henry Carlon and Bev Niland.

APOLOGIES – Peter Phillips, Cr. K. Dusting, Linda Bell and Tobie Redmond. Moved A. Goode, seconded H. Carlon, that the apologies be accepted. Carried.

MINUTES OF PREVIOUS MEETING – Moved A. Goode, seconded H. Carlon, that the minutes of the meeting held on 8th. January, 2015, be adopted. Carried.

MATTERS ARISING FROM THE MINUTES

Australia Day – went well until it rained. Some of the program, including the thong throwing, had to be abandoned.

Posters Display – satisfactory.

FINANCIAL REPORT

The Secretary presented a financial report, showing an amount brought forward of $423.05.

Moved B. Niland, seconded C. Pyros that the report be adopted. Carried.

CORRESPONDENCE - IN

Moved H. Carlon, seconded A. Goode, that the correspondence be dealt with as read. Carried.

1. Cr. L. Cooper & D. Connor (Council General Manager) – E-mails re insurance cover.
2. Australia Day Council – Ambassador's lapel badge.
3. Australia Day Council – National Conference.
4. Australia Day Council S.A. – Merchandise catalogue.

CORRESPONDENCE – OUT

1. Woolworths – Invitation to send a representative.
2. Uralla Shire Council- Invitation to morning tea.

GENERAL BUSINESS

It was agreed that a "Thinking of You" card be sent to Cheryl & Brendon Nolan, following the recent break-in at their home.

Jumping Castle – It was agreed that the one used this year was rather small, and it was suggested that it would be satisfactory for very small children, and that another larger one could be obtained for bigger children. C. Pyros agreed to investigate a locally owned one.

Street Stall 2016 – It was agreed to apply for a street stall for the week commencing on 11th. January, 2016.

Poster Competition Theme – Australian Wildlife.

NEXT MEETING – Wednesday, 21st. October, 2015 at 7.30 p.m.

The meeting closed at 8.15 p.m.

AUSTRALIA DAY COMMITTEE

FINANCIAL REPORT - AUSTRALIA DAY 2015

EXPENSES

	Budget Amount	Actual Amount
Certificates, Medallions and Merchandise	145.00	302.35
Wordsworth - Awards Ad.	---	--
Postage, Envelopes and Stationery	60.00	57.80
Cash Prizes - Poster Competition	475.00	505.00
Band	750.00	700.00
Jumping Castle	400.00	---
Ambassador's Gift and Engraving	40.00	35.00
Armidale Pipe Band	250.00	250.00
Ambassador's Accommodation	120.00	105.00
Morning Tea	200.00	227.15
Meal, Drink etc. Vouchers	220.00	167.00
Decorated Bikes - Prizemoney	60.00	---
Frames	---	18.00
Engraving Medallions	20.00	17.00
Thong Throwing - Prizemoney	100.00	---
Dinner - Ambassador	50.00	---
Trophies	50.00	36.00
Costs of celebrations to be held at Bundarra	300.00	300.00
Advertising – 2AD	100.00	99.00
- Armidale Express	100.00	100.00
	$3,440.00	$2,919.30

INCOME

Balance brought forward	276.85	36.85
Donations - Uralla Bowling Club	100.00	100.00
- Uralla Rotary Club	100.00	100.00
Street Stall Proceeds	1,000.00	1,105.50
	1,476.85	1,342.35
Council's Contribution	2,000.00	2,000.00
	$3,476.85	$3,342.35
	3,440.00	2,919.30
Balance Carried Forward	$36.85	$423.05

URALLA SHIRE COUNCIL

PRESENTATIONS TO COUNCIL

PRESENTATIONS TO COUNCIL

26 October 2015

10. Presentations to Council

PRESENTATIONS TO COUNCIL

ITEM NUMBER: Item 1

SUBJECT: 'U-Watch' Proposal

SPEAKER: ☐ 1. Mr Kent Mayo

URALLA SHIRE COUNCIL

REPORTS FROM THE CORPORATE & COMMUNITY COMMITTEE

26 October 2015

15. Reports from the Corporate &Community Committee

REPORTS FROM THE CORPORATE & COMMUNITY COMMITTEE

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REPORTS FROM THE CORPORATE & COMMUNITY COMMITTEE

26 October 2015

URALLA SHIRE COUNCIL

REPORT TO COUNCIL

Department:	**Finance**
Submitted by:	Chief Financial Officer
Reference:	1.19.10.01
Subject:	Draft 2014-15 Financial Statements

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	An effective and efficient organisation
Strategy:	Ensure compliance with regulatory and statutory requirements and that operations are supported by effective corporate governance
Action:	Complete and lodge annual financial statements in accordance with statutory requirements

SUMMARY:
The purpose of this report is to present to Council the Draft 2014-15 Financial Statements. In accordance with S416 of the Local Government Act, 1993 Council is required to pass a resolution to this effect along with the making of a number of other conformance statements.

COMMITTEE'S RECOMENDATION:
That the report be referred directly to Council.

OFFICER'S RECOMMENDATION:
That:

1. **Council's Draft Financial Statements are prepared in accordance with:**
   - **the Local Government Act 1993 (as amended) and the regulations made there under,**
   - **the Australian Accounting Standards, and**
   - **the Local Government Code of Accounting Practice and Financial Reporting;**
2. **The report presents fairly the Councils operating result and financial position for the year;**
3. **The report accords with Council's accounting and other records;**
4. **Council is not aware of any matter that would render this report false or misleading in any way;**

5. **Council's Draft Financial Statements be referred to audit for finalisation;**

6. **Council delegate authority to the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer to sign the 'Statement by Council and Management' for inclusion with the statements;**

7. **Council delegate authority to the General Manager to finalise the date at which the auditors report and financial statements are to be presented to the public; and,**

8. **Council delegate authority to the General Manager to set the authorised for issue date upon receipt of the auditors report.**

BACKGROUND:
Council is required annually to complete year end Financial Statements in accordance with S413 (1) of the Local Government Act. These reports are to be completed as soon as practicable after the end of financial year in accordance with Australian Accounting Standards and must include, a general purpose financial statements, special purpose financial statements for all of councils business activities, special schedules and the prescribed councillors statement.

Council has four months from the end of financial year to prepare, adopt and have audited the financial reports in accordance with S416 (1) of the Local Government Act.

REPORT:
In order to continue to progress toward lodgement of the financial statements with the appropriate bodies, it is now required that council refer the attached draft Financial Statements to audit for finalisation and it make a resolution in accordance with S413 (2c) of the Local Government Act, that the report is in accordance with:

- the Local Government Act 1993 and the regulations made there under,
- the Australian Accounting Standards, and
- the Local Government Code of Accounting Practice and Financial Reporting,
- that it presents fairly the Council's operating result and financial position for the year,
- that the Council is not aware of any matter that would render this report false or misleading in any way, and
- the statements accord with Councils accounting and other financial records.

Additionally council is also required to delegate authority to the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer to sign the 'Statement by Council and Management' that forms part of the financial report in accordance with Clause 215 of the Local Government (General) Regulation.

Given the tight timeframes within which the audited financial statements need to be lodged with the Office of Local Government and the timing for the auditors report to be presented to the general public, it would also be prudent at this time to delegate authority to the General Manager to execute the following:

- Finalise the date at which the auditors report and financial statements are to be presented to the public in compliance with S418 (1) of the Local Government Act.

- Set the authorised for issue date upon receipt of the auditors report in accordance with AASB 110.

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication**
   Once finalised the financial statements are to be publicly exhibit in accordance with the Local Government Act, including advertising of the key results in the newspaper.

   Councils auditor is also required to make presentation on the results at a Council Meeting following completion and audit of the Statements.

2. **Policy and Regulation**
   - Local Government Act 1993;
   - Local Government Regulations (General) 2005;
   - Australian Accounting Standards;
   - Local Government Code of Accounting Practice and Financial Reporting.

3. **Financial (LTFP)**
   The draft Financial Statements are a report on the financial outcome for the 2014-15 year.

4. **Asset Management (AMS)**
   No changes recommended

5. **Workforce (WMS)**
   No changes recommended

6. **Legal and Risk Management**
   N/A

7. **Performance Measures**
   Results for key macro financial indicators contained in Note 13 of the Statements.

8. **Project Management**
   N/A

Simon Paul
Chief Financial Officer

Prepared by staff member:	Simon Paul
Approved/Reviewed by Manager:	Simon Paul
Department:	Finance
TABLED AT MEETING:	A. Draft 2014-15 Financial Statements

URALLA SHIRE COUNCIL

REPORT TO COUNCIL

Department:	**Community and Culture**
Submitted by:	Executive Manager – Community & Culture
Reference:	1.19.10.02
Subject:	National Disability Insurance Scheme (NDIS) Update

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

GOAL:	**1.4 Access to and equity of services**
Strategy:	**1.4.2 Provide Quality and Community Care Ageing and Disability Services**
Action:	**1.4.2.3 Explore new opportunities to gain contracts for the provision of funded community support services**

SUMMARY:

The purpose of this report is to update Council on the schedule for implementation of the National Disability Insurance Scheme (NDIS) and resultant disability reforms occurring in the Hunter New England region.

COMMITTEE'S RECOMMENDATION:

That the report on the National Disability Insurance Scheme roll-out in the Hunter New England area be received and noted.

OFFICER'S RECOMMENDATION:

That the report on the National Disability Insurance Scheme roll-out in the Hunter New England area be received and noted.

BACKGROUND:

The implementation of the new national disability insurance scheme is moving services towards client directed care with the focus being on choice and flexibility for clients to direct their care choices and allow them to remain independent and living in the community.

26 October 2015

Recent announcements have been made that the National Disability Insurance Scheme (NDIS), (that is currently being trialled in a small number of locations across the country, including the Hunter region), will be rolled out in the rest of the Hunter New England Region from July 2016.

REPORT:

Councils current funding for disability services was for an additional 3 year period ending in June 2018. The funding agreement was at the same level as previous years, however, there is a proviso in the contract that states that if the National Disability Scheme is rolled out in the area prior to June 2018, funding will then be moved from the organisation to the individual.

From July 2016 individuals in the New England region will be given a funding allocation and will select services they want to purchase. Some details from the trial sites include:

- 94% of client's currently receiving services through FACS funding have been deemed eligible for an individualised funding package under NDIS.
- Average size of individual package is $20,000 to $40,0000
- Support Coordination was not initially included in plans but now the value ha been seen and is included in plans in the NT and ACT with a greater increase in NSW.
- Growth in required disability services has been seen in the trial sites – predicted that growth will outpace supply particular with limited workforce available to pick up the demand. Funding will increase significantly.
- The most popular goal is around social inclusion for people in the development of their plans

With the announcement of the NDIS into the Hunter New England Region from July 2016, Council staff are making preparations for the scheme to be implemented in the New England Region.

Work is currently underway on updating information, developing a clear service portfolio and moving current services to individualised service models.

A detailed disability transition plan is under development; this will clearly outline what Council can offer to clients with a disability and their families and how they can access these under the NDIS.

The area where Community Services currently provide the most services is in respite and social support. Clear offerings in these areas will need to be strengthened over the coming months.

A move to the NDIS will see a change in the current business model where clients are directly paying for services to a provider versus the bulk funding model currently in place.

Council will be required to register as an NDIS provider in early 2016 and is working towards the requirements of such.

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication (per engagement strategy)**
   Staff are currently developing communication and engagement programs and documentation for transition to the NDIS.

2. **Policy and Regulation**
   National Disability Insurance Scheme

3. **Financial (LTFP)**
   With the move to the NDIS in the New England Region, Councils funding stream for these services is no longer guaranteed by contract and accordingly exposes Council to the possibility of receiving a reduced level of income set against a predominantly fixed cost base. Considerable further business analysis and financial modelling for Councils Community Care Services are to be undertaken in the near future to get a more robust understanding of Councils risk exposure and opportunities in this area moving forward.

   Any financial loss from these business areas or an excessive level of risk would not be acceptable for Council for a service that is not a core Local Government function and one that has traditionally been undertaken at Uralla Council on behalf of the State and Federal Governments in contracted funding arrangements in order to assist organisational scale and to further disperse corporate overheads.

4. **Asset Management (AMS)**
   NA

5. **Workforce (WMS)**
   The largest portion of Councils fixed cost base for Community Care services is employee costs. With the roll-out of the NDIS and resultant ability for clients to choose their provider there is a possibility that Councils income stream may be effected either positively or negatively. Either way there will be a need to have a workforce model for this business area that is flexible and capable of responding to such.

   It will also be very important that Councils workforce model for this business area is structured with as lean a fixed component as possible in order to avoid any operating loss.

6. **Legal and Risk Management**
   Current funding agreements for services

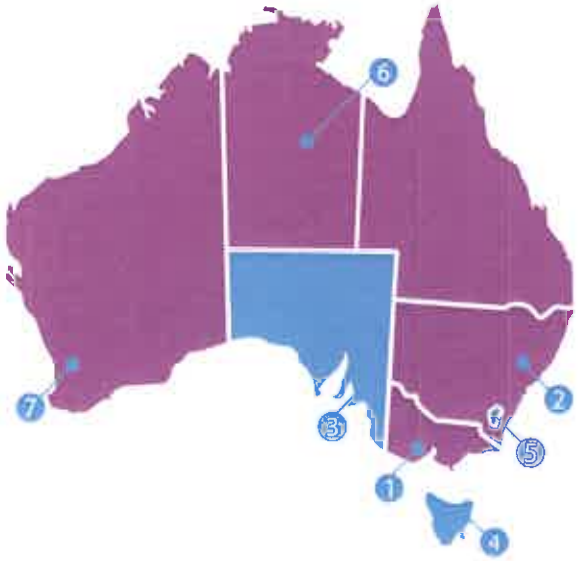
7. **Performance Measures**
   Nil

8. **Project Management**

Prepared by staff member:	Olivia Wood
Approved/Reviewed by Manager:	Olivia Wood
Department:	Community Care
Attachments:	B. What is NDIS C. HNE NDIS fact sheet D. Service Provider Guide

Where is the NDIS?

The NDIS is being trialled in the following locations because it is a big change to the current system and we want to get it right. The scheme will be rolled out nationally from 2016.



1. Barwon region, Victoria
2. Newcastle and Lake Macquarie areas New South Wales
3. South Australia (age 13 and under on 1 July 2014)
4. Tasmania (for people age 15–24)
5. Australian Capital Territory
6. Barkly region, Northern Territory
7. Perth Hills area, Western Australia

For more information

ndis.gov.au

enquiries@ndis.gov.au

1800 800 110*
8am to 8pm Monday to Friday

For people with hearing or speech loss
TTY 1800 555 677*

Speak and listen
1800 555 727*

For people who need help with English
TIS 131 450

Follow us on Twitter @NDIS

*1800 calls from fixed lines are free. Calls from mobiles may be charged.

Disclaimer

This document provides general guidance about the operation of the National Disability Insurance Scheme (NDIS) as at the date of publication and is for general purposes only.

The NDIA is not providing professional advice and users should obtain their own advice if proposing to make decisions based on this document. NDIS does not accept any liability caused directly or indirectly by any error or omission in this document or arising from any action taken by any person in reliance upon it.

DSS1401.7.14

ndis National Disability Insurance Scheme

What is the National Disability Insurance Scheme?

Information about the NDIS, what it does and how to access it

Attachment A

What is the National Disability Insurance Scheme?

The NDIS supports people with a permanent and significant disability that affects their ability to take part in everyday activities.

We will work with you to identify supports you need to live your life. Supports may help you achieve goals in many aspects of your life, including independence, involvement in your community, education, employment and health and wellbeing.

The NDIS gives you more choice and control over how, when and where your supports are provided, and gives you certainty you will receive the support you need over your lifetime.

It also focuses on early intervention where getting early supports can reduce the impact of disability on you or your child.

For people who access the NDIS (participants)

If you are able to access the NDIS as a participant, we will look at the supports you currently receive and how well they are working for you. This may include your family, friends, mainstream or other community services.

If required, the NDIS will also fund reasonable and necessary supports that help you achieve your goals such as therapies, equipment, home modifications, mobility equipment, taking part in community activities or assistance with employment.

A plan of supports tailored to your individual needs will be developed to help you achieve your goals. This could include your existing supports if you are happy with your arrangements and if they meet your needs and goals.

For people who need some assistance

Anyone with or affected by disability can ask us for information and referrals, including families and carers of people with disability.

This can include better access to information about the most effective support options, links to local support groups, clubs and programs, or referrals to relevant community services and supports.

For families and carers

We work with families and carers to make sure the support they give can be sustained.

We consider the carer's role when developing plans with participants including the support they provide, other responsibilities, and their own life plans.

We also recognise some people with disability may want the support of family and carers to make informed decisions, and we value their views, knowledge and experience.

Can I access the NDIS?

You need to meet the following requirements:

- have a permanent and significant disability that affects your ability to take part in everyday activities
- be aged less than 65 when you first access the scheme
- be an Australian citizen, a permanent resident or a New Zealand citizen who holds a Protected Special Category Visa
- live in a trial site location (during the trial).

To find out if you might be able to receive assistance from the NDIS and next steps, use **My Access Checker** on the website **ndis.gov.au/my-access-checker**

For people living outside a trial site, existing national and state-based services and supports will continue until the NDIS is introduced in your area or extended to your age group.

Next steps

Once the NDIS has confirmed you can access the scheme, a planner will arrange to meet with you.

Together, you will discuss your needs, goals and aspirations and the supports you currently receive.

This may take more than one meeting and you can bring someone with you for support.

Using this information, your planner will then develop a plan of supports that best meets your needs and your goals.

Attachment C

When will the NDIS rollout occur in Hunter New England?

Fact sheet

September 2015

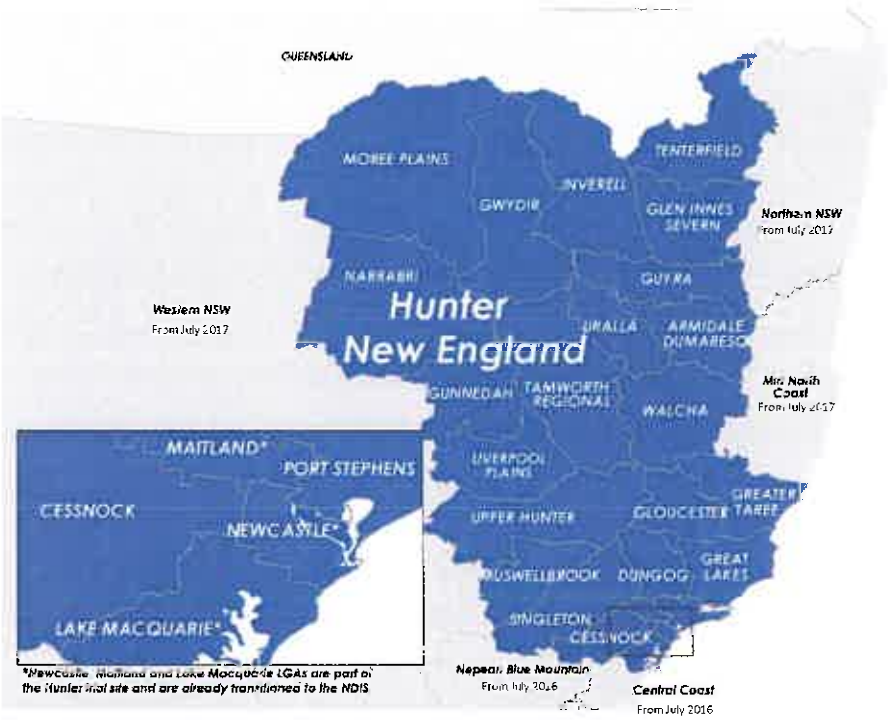
Key points:

- The remaining LGAs in the Hunter New England area, outside the Hunter trial site, will transition to the National Disability Insurance Scheme (NDIS) from 1 July 2016.
- The exact timing of when you will be able to access the NDIS depends on the type of disability supports, if any, you currently receive.

This fact sheet explains how and when you will be able to access the NDIS if you live in the Hunter New England area outside the trial site. This includes people living in the Local Government Areas (LGAs) of Armidale Dumaresq, Cessnock, Dungog, Glen Innes Severn, Gloucester, Great Lakes, Greater Taree, Gunnedah, Guyra, Gwydir, Inverell, Lake Macquarie, Liverpool Plans, Maitland, Moree Plains, Muswellbrook, Narrabri, Newcastle Port Stephens, Singleton, Tamworth Regional, Tenterfield, Upper Hunter Shire, Uralla, and Walcha.

The Hunter trial site includes people living in the LGAs of Lake Macquarie, Maitland and Newcastle. When will the NDIS roll out in the Hunter New England area?

The NDIS will become available in the entire Hunter New England area from 1 July 2016.



How soon after the NDIS is available can I access support?

To help people in NSW move to the NDIS, we have grouped the types of support people currently receive into three categories.

NSW GOVERNMENT

When will the NDIS rollout occur in Hunter New England?

Fact sheet

This means when you will access the NDIS depends on the supports, if any, you currently receive.

People currently receiving **specialist disability supports** *Includes people living in supported accommodation, accessing a community access service such as a day program, or case management service.*	The majority will be able to access the NDIS **in the first six months of each** of the two year rollout periods. They will not need to apply for access to the NDIS, but will go through a simplified access process.
People who access **specialist disability supports from time-to-time, or for a short amount of time each week** *Includes people who access respite or a community care program.*	Will be able to access the NDIS **throughout each of the two year rollout periods**. People receiving respite services will go through a simplified access process. People receiving community care services will be supported to apply for access to the NDIS.
New participants *People who do not currently receive specialist disability supports from the NSW Government.*	Will have the opportunity to access the scheme **when it starts in their local area**, if they are in immediate need of assistance, and do not currently have support.

From 1 July 2018, all eligible people living in NSW will be able to access the NDIS.

What if I currently access support in another area?

When you can access the NDIS depends on where you live, not where your service provider is located.

You may currently access disability supports from a provider outside of the Hunter New England area. If your service provider registers with the NDIA as a service provider, you will be able to purchase supports from them when you join the NDIS. This is the case regardless of where your service provider is located.

What local support is available in my area to help me prepare for the NDIS?

You will get help with your planning, be able to access information and other supports. This help will be delivered through Information, Linkages and Capacity Building supports. You will be able to access these supports in the Hunter New England area ahead of the NDIS rollout.

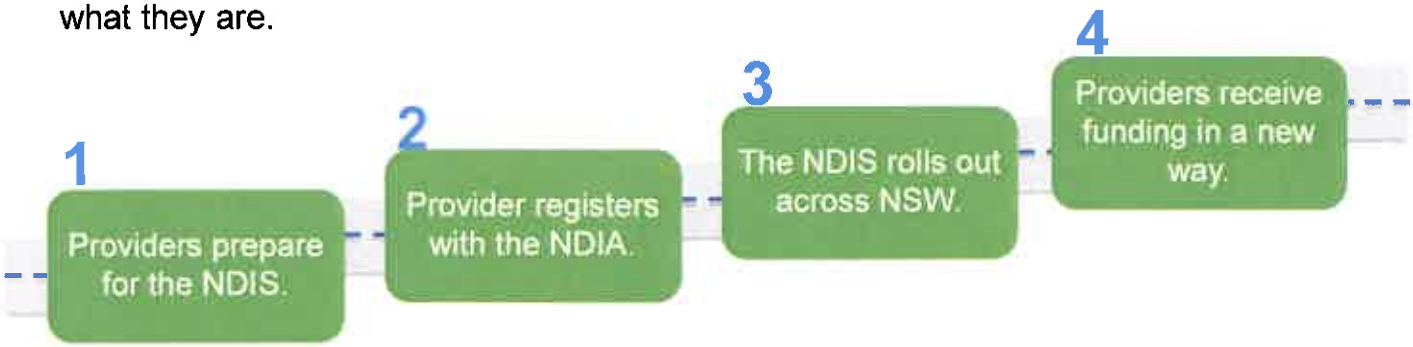
Attachment D

Service Provider Guide:

The rollout of the National Disability Insurance Scheme in NSW

This guide will help you find out when you will start providing supports under the NDIS.

There are four steps for service providers to prepare for the NDIS; this guide explains what they are.



Step 1. Providers prepare for the NDIS

- The NSW Government, the Commonwealth Government and the NDIA are committed to supporting you to prepare for the NDIS.
- In preparation for the transition, you should:
  - Ensure your client data is up-to-date and respond to any information requests from the NDIA
  - Adjust your business systems to reflect NDIS arrangements
  - Support your clients during the pre-planning process
  - Brief and train your staff on the changes
- There are already a range of tools and supports available to assist you to operate under the NDIS. These are available through the Industry Development Fund, and can be accessed at www.idfnsw.org.au/
- You can also talk to your ADHC contract manager about supports that are relevant to your organisation.

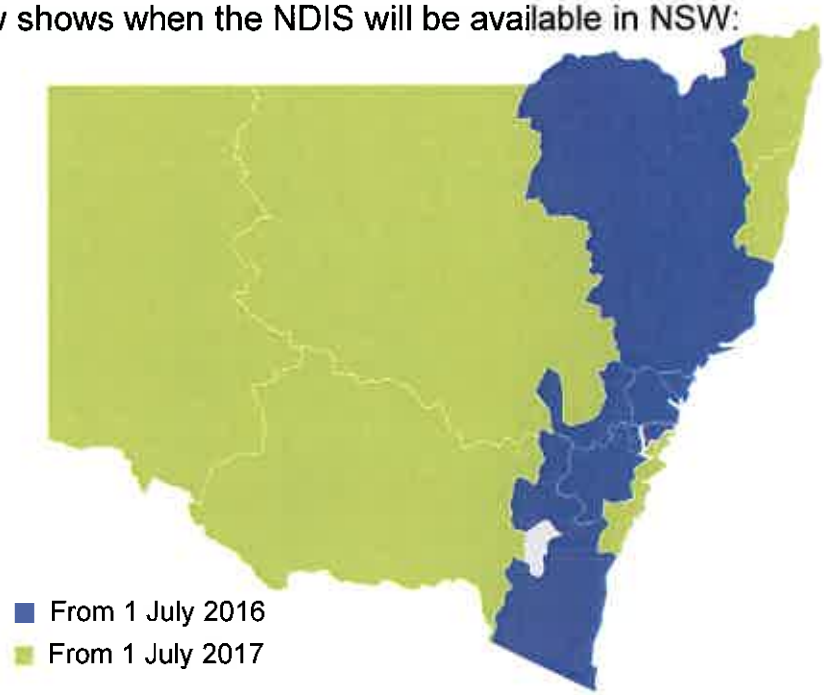
Step 2. Providers register with the NDIA

Registration with the NDIA is essential if you want to provide support to people with disability under the NDIS. After registering, you will receive an NDIS Registration Certificate which allows you to provide services in the support categories listed.

To register: For more information on registering as a provider with the NDIA refer to www.ndis.gov.au/providers/registering-provider

Step 3: The NDIS rollout across NSW

The map below shows when the NDIS will be available in NSW:



From 1 July 2016

Participants will be able to access the NDIS from 1 July 2016, if they live in the following districts:

- ✓ Central Coast
- ✓ Hunter New England
- ✓ Nepean Blue Mountains
- ✓ Northern Sydney
- ✓ South Western Sydney
- ✓ Southern NSW
- ✓ Western Sydney

From 1 July 2017

Participants will be able to access the NDIS from 1 July 2017, if they live in the following districts:

- ✓ Illawarra Shoalhaven
- ✓ Mid North Coast
- ✓ Murrumbidgee
- ✓ Northern NSW
- ✓ South Eastern Sydney
- ✓ Sydney
- ✓ Western NSW
- ✓ Far West NSW

Step 3. The NDIS rollout across NSW

To help people in NSW access the NDIS, we have grouped the types of support people currently receive into three categories. Clients will transition to the NDIS within their local area, and respective year, according to the client group they are part of.

People currently receiving **specialist disability supports**

Includes people living in supported accommodation, accessing a community access service such as a day program, or case management service.

The majority will be able to access the NDIS **in the first six months of each** of the two year rollout periods. They will not need to apply for access to the NDIS, but will go through a simplified access process.

People who access **specialist disability supports from time-to-time, or for a short amount of time each week**

Includes people who access respite or a community care program.

Will be able to access the NDIS **throughout each of the two year rollout periods**. People receiving respite services will go through a simplified access process. People receiving community care services will be supported to apply for access to the NDIS.

New participants

People who do not currently receive specialist disability supports from the NSW Government.

Will have the opportunity to access the scheme **when it starts in their local area**, if they are in immediate need of assistance, and do not currently have support.

From 1 July 2018, all eligible people with disability living in NSW will be able to access the NDIS.

Go to www.ndis.nsw.gov.au for more information on the rollout

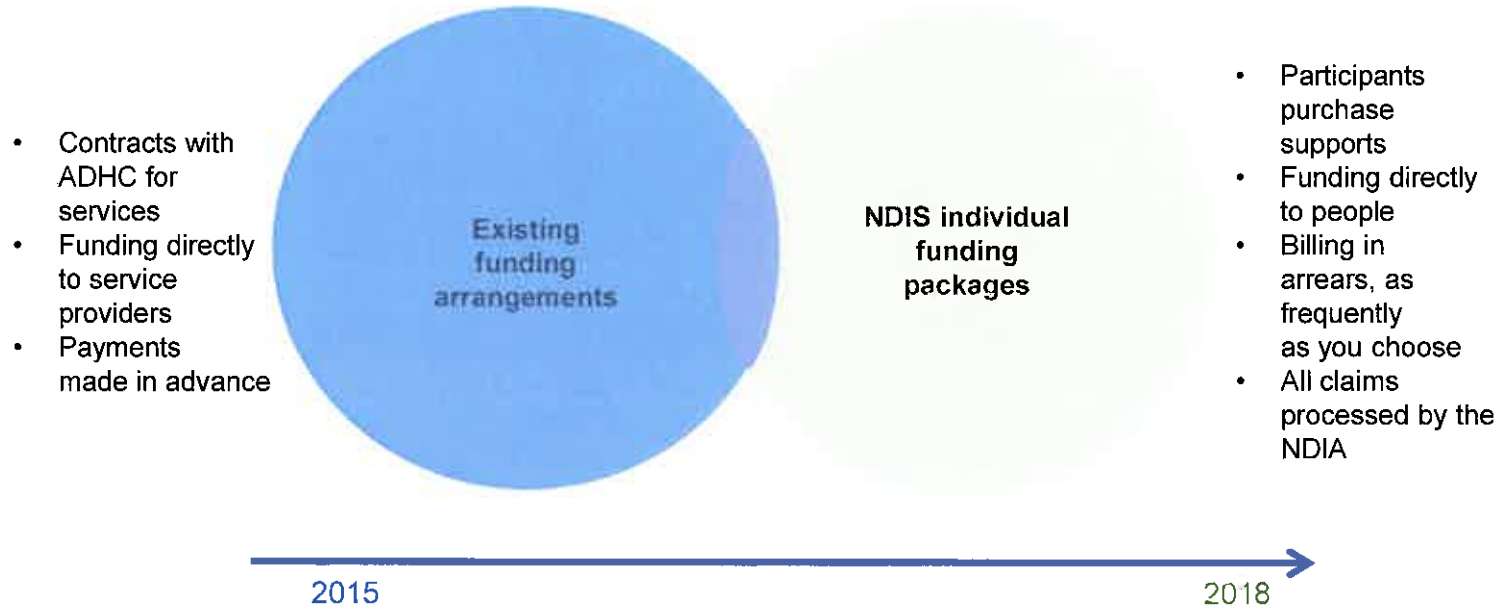
Step 4. Providers receive funding from participant individualised support packages

As your clients enter the NDIS, your ADHC contract manager will work with you to reduce your ADHC funding. This will be done through the development of a **funding transition schedule** based on anticipated transition timing for your clients.

Your clients then apply for the NDIS and if determined eligible, **receive an individual funding package**.

Participants can then choose to purchase supports from you, as set out in their NDIS Plan. The maximum prices for services will be determined by the NDIA based on 'value for money' and a reasonable cost of delivery.

The funding transition will be done by area in line with the transition schedule – for example, if you have contracts in the Central Coast (Year 1) and the Murrumbidgee (Year 2), only your contracts in the Central Coast will be varied in Year 1.



- Not all participants will access the NDIS at the same time.
- There may be a period during the rollout where you will receive a mix of NSW Government funding and NDIS funding – reconciliations will be done to ensure there is no duplication of funding.
- The NSW Government and the NDIA are working together to create an adjustment process that is simple and ensures providers have a seamless change to the new payment arrangements.

Case Study: Registering for the NDIS for one service provider

This domestic assistance service provider is in Western Sydney

Early 2016
Registering as a provider

They apply to the NDIA to be a registered provider of 'household tasks' support under the NDIS.

They receive their NDIS registration certificate to provide household tasks.

July 2016
Preparing for the rollout

They use **Industry Development Fund resources** to prepare their staff, systems and processes for the NDIS.

They decide what supports they will offer under the NDIS and the prices of these supports (following the maximum prices set by the NDIA).

July 2016 – June 2017
Rollout of the NDIS commences

The provider claims **payments from NDIA participants, and receives NSW Government funding** for clients that haven't entered the NDIS.

30 June 2017
NDIS

The provider receives funding to provide services to NDIS participants through individual funding packages. Previous funding arrangements cease.

Why do they transition in January - July 2017?

- This service provider is located in the Western Sydney area which has access to the NDIS from July 2016.
- Participants can access the NDIS anytime between July 2016 and June 2017. However, as they provide community care services most of the people currently receiving supports from this provider will likely access the NDIS between January to June 2017.

URALLA SHIRE COUNCIL

REPORT TO COUNCIL

Department:	**Finance**
Submitted by:	Chief Financial Officer
Reference:	1.19.10.03
Subject:	Cash at Bank and Investments

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Objective: 4.2 An effective and efficient organisation.

Strategy: 4.2.2 Operate in a financially responsible and sustainable manner.

Action: 4.2.2.9 Invest surplus funds to maximize the return to Council whilst complying with Council's Investment Policy risk parameters.

SUMMARY:

The purpose of this report is to provide a summary of bank accounts, term deposits, cash management account and investment in structured credit instruments.

COMMITTEE'S RECOMMENDATION:

That Council note the cash position as at 30 September 2015 consisting of cash and overnight funds of $1,158,424.64, and term deposits of $9,700,000, totalling $10,858,424.64 of readily convertible funds. (Strutt/Ward)

OFFICER'S RECOMMENDATION:

That Council note the cash position as at 30 September 2015 consisting of cash and overnight funds of $1,158,424.64, and term deposits of $9,700,000, totalling $10,858,424.64 of readily convertible funds.

BACKGROUND:

In accordance with Regulation 212 of the Local Government (General) Regulations 2005, the following report is prepared on monies not currently required for use by Council, invested in forms of investment approved by Order of the Minister.

REPORT:

Current Term Deposits of $7,900,000 spread over the next six months will receive a range of interest from 2.49% to 3.10%, with an average rate of 2.95%. A table of maturing dates and amounts is attached.

Council's General Fund bank balances (listed in the attachments) have been reconciled to the bank statement as at 30 September 2015.

KEY ISSUES:

The new Everyday Business Account has been opened, providing some improvement to the total returns from Council investments. Continual assessment of excess funds has allowed additional funds to be invested at higher interest rates, resulting in higher returns. However, continuing low interest rates will result in loss of investment income compared to prior years, with a likely plateau in investment funds by the end of the year.

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication (per engagement strategy)**
   N/A

2. **Policy and Regulation**
   - Local Government Act 1993
   - Local Government (General) Regulations 2005
   - Order of the Minister re Investments

3. **Financial (LTFP)**
   Current interest rates affect Council's ability to meet projected investment returns, therefore reducing forecast revenue in the long term.

4. **Asset Management (AMS)**
   N/A

5. **Workforce (WMS)**
   N/A

6. **Legal and Risk Management**
   Risk management involves ensuring compliance with the Minister's Orders regarding approved type of investments, thus reducing risk of future losses on investments made.

7. **Performance Measures**
   N/A

8. **Project Management**
   N/A

Prepared by staff member:	Simon Paul
Approved/Reviewed by Manager:	Simon Paul
Department:	Finance
Attachments:	E. Council's Investments as 30 September 2015

Attachment E

URALLA SHIRE COUNCIL
INVESTMENTS AT 30 SEPTEMBER 2015

Cash at Bank – Operating Accounts:

Institution	Account	Bank Statement
National Australia Bank	Main Account	$105,717.08
National Australia Bank	Trust Account	$31,296.33
Community Mutual	Bundarra RTC	$22,364.45
Total		**$159,377.86**

Business Investment (Cash Management) Account

Institution	Interest rate	Balance
National Australia Bank	0.10%	$358.72
Everyday Business	2.00%	$998,688.06
Business Cash Maximiser	1.50%	$0.00
Total		**$999,046.78**

Term Deposits:

Institution	Interest rate	Maturity	Balance
Community Mutual	2.49%	26/10/2015	$400,000.00
Community Mutual	2.53%	11/11/2015	$500,000.00
National Australia Bank	2.95%	15/11/2015	$500,000.00
National Australia Bank	2.95%	24/11/2015	$2,500,000.00
Westpac Banking Corporation	3.00%	24/12/2015	$1,000,000.00
National Australia Bank	2.95%	15/01/2016	$500,000.00
Westpac Banking Corporation	3.10%	24/01/2016	$1,000,000.00
Westpac Banking Corporation	3.00%	17/02/2016	$1,300,000.00
National Australia Bank	2.90%	28/02/2016	$500,000.00
National Australia Bank	2.90%	29/02/2016	$500,000.00
Westpac Banking Corporation	3.10%	24/03/2016	$1,000,000.00
Total			**$9,700,000.00**

Financial Instruments through Lehman Brothers Australia:

Structured Credit	Maturity Date	Face Value at Acquisition	Current Book Value at 30 June 2015
Parkes 1A AAA	Jun-15	$250,000.00	$0.00
Total		**$250,000.00**	**$0.00**

URALLA SHIRE COUNCIL

REPORT TO COUNCIL

Department:	**Community & Culture**
Submitted by:	Executive Manager – Community & Culture
Reference:	1.19.10.04
Subject:	New England High Country Marketing Campaign

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Objective: 2.2 Growing and diversified employment, education and tourism opportunities.
Strategy: 2.2.4 Partner with neighbouring Councils to effectively market the unique natural characteristics and diverse tourism opportunities available within the New England region.

Action: 2.2.4.1 Work with members of the New England Councils group and the New England High Country to effectively market the entire region.

SUMMARY:
The purpose of this report is to update Council on the current New England High Country marketing campaign branded "My Favourite Corner".

COMMITTEE'S RECOMMENDATION:
That the report on the New England High Country Marketing Campaign be received and noted.

OFFICER'S RECOMMENDATION:
That the report be received and noted.

BACKGROUND:
In June 2012, with a budget of $100,000, Armidale, Guyra, Uralla and Walcha Councils launched the very first New England High Country (NEHC) tourism marketing campaign, "Experience the Highs". With the success of that campaign came the addition of Glen Innes, Inverell and Tenterfield Councils to the NEHC marketing group and the ability to engage with the market on a greater scale.

2015 has seen the launch of the first significant marketing campaign since the expansion of the group.

REPORT:
The 2015/16 NEHC "My Favourite Corner" marketing campaign was launched during August this year and will conclude in May 2016. The campaign is designed to build upon the foundation set up by the "Experience the Highs" campaign to establish New England High Country as a recognised destination.

The $317,000 campaign is funded by the Destination NSW Regional Visitor Economy Fund (RVEF) and Armidale Dumaresq, Glen Innes Severn, Guyra Shire, Uralla Shire, Tenterfield Shire and Walcha Shire Councils.

The financial contribution by Uralla Shire Council totals $5,000.

"My Favourite Corner" is aimed at a previously un-tapped niche market that demonstrates significant potential; motorcycle touring. Approximately 60% of motorcycles are owned for pleasure, rather than merely used as a means of daily transport. Owners enjoy touring and often go away for weekends. As they are limited with what they can carry, they are great contributors to the local visitor economy, staying at farm stays, B&Bs, motels and hotels and eating in local cafes, pubs and restaurants.

No region in Australia markets itself as a motor cycling destination, which leaves the door open for New England High Country to stake a unique claim. New England High Country boasts some of the best motorcycle touring routes in Australia – Thunderbolts Way, Waterfall Way, and the Oxley, Gwydir and Bruxner Highways, which are well known for their tight hairpins, long sweeping curves and stunning scenery.

The call to action for the campaign is a "My Favourite Corner" micro-site hosted within the new "Travel In" digital platform. "Travel In" is a joint project between Inland NSW Tourism and international media giant, Bauer Media Group, which has been developed to champion regional NSW destinations. The micro-site contains destination content written specifically for motorcyclists, accommodation booking facilities, and a competition to win a motorcycle tour of New England High Country.

Additionally, through Inland NSW Tourism's relationship with Bauer Media, the campaign has been able to capitalise on other areas of Bauer Media's marketing capacity. Bauer Media publish many of Australia's top consumer magazines, including the three top motorcycling titles; Australasian Dirt Bike, Australian Motorcycle News and Motorcycle Trader. All three magazines, along with their respective websites, Facebook pages, Instagram accounts, YouTube channels and mailing lists have been utilised for the campaign and feature articles, videos (trailers and features), press advertising, digital web displays, and electronic direct mailings (EDMs). Bauer Media has also included $100,000 worth of television advertising for the campaign at no cost.

An overview of the elements of the campaign as supplied by Bauer Media has been attached to this report.

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication (per engagement strategy)**
   Nil

2. **Policy and Regulation**
   Nil

3. **Financial (LTFP)**
   As per tourism budget allocation.

4. **Asset Management (AMS)**
   Nil

5. **Workforce (WMS)**
   N/A

6. **Legal and Risk Management**
   N/A

7. **Performance Measures**
   N/A

8. **Project Management**
   N/A

Prepared by staff member:	Patrick Dogan
TRIM Reference Number:	
Approved/Reviewed by Manager:	Olivia Wood
Department:	Community & Culture
Attachments:	F. New England High Country My Favourite Corner Campaign Presentation

new england high country

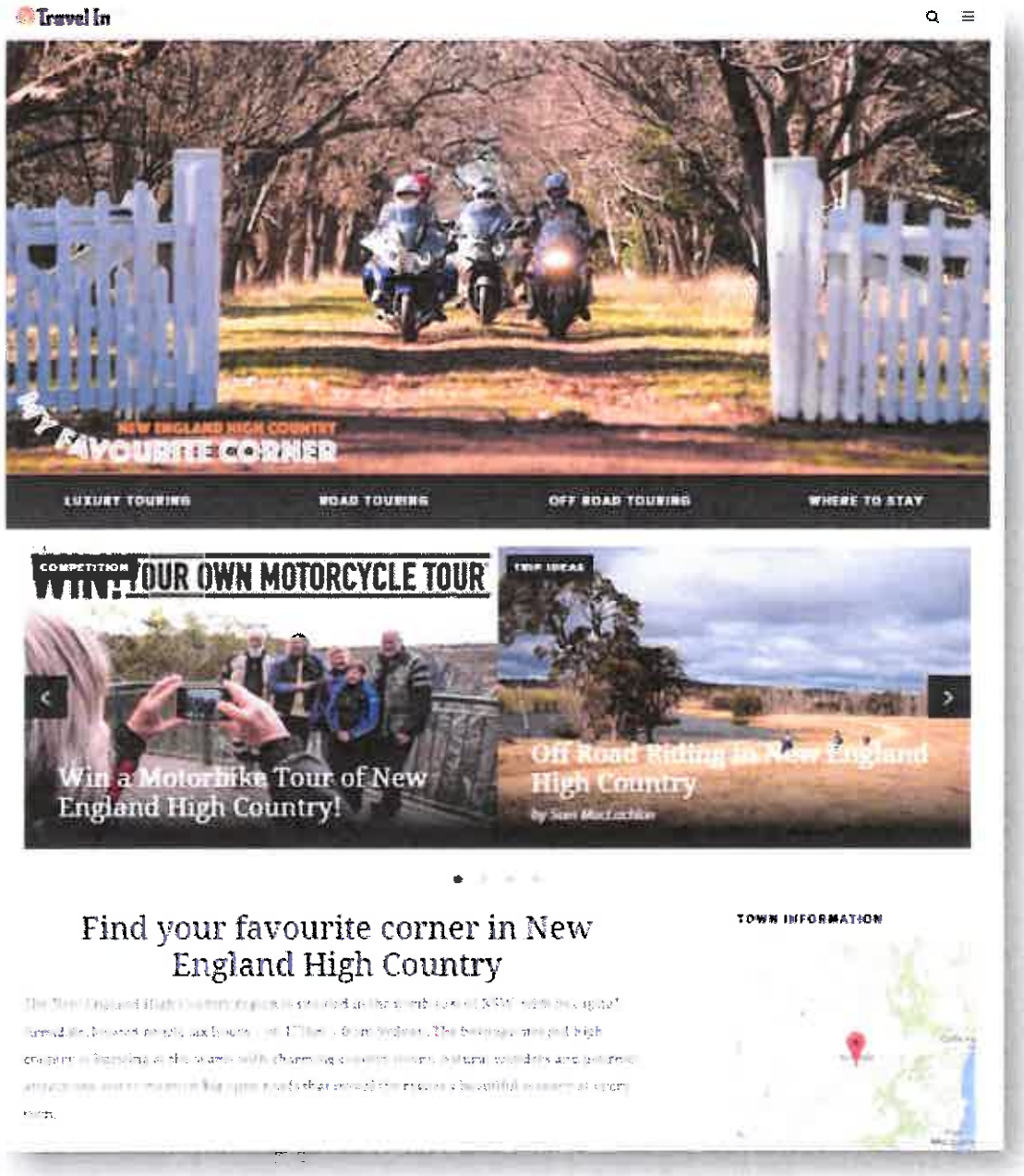
My Favourite Corner Campaign

WE THINK POPULAR.

XCEL MEDIA

Attachment 1

My Favourite Corner Hub
www.travelin.com.au/MFC
www.myfavouritecorner.com.au



Competition

#MyFavouriteCorner

@TravelInNSW

Travel In

DESTINATIONS THINGS TO DO WHERE TO STAY

COMPETITION

Win a Motorbike Tour of New England High Country!

25th Aug 2015

VIEW GALLERY

Experience the twists and turns of New England High Country for yourself with this four night touring package

Fancy fuelling up your motorbike and heading out on a new adventure? Then do we have the offer for you! *Travel In* is offering motorbike and adventure enthusiasts the chance to explore New England High Country for themselves with this fantastic four night touring package. Experience the very best corners in this picturesque pocket of inland NSW as you cruise along the winding roads that have made New England so popular with motorcyclists.

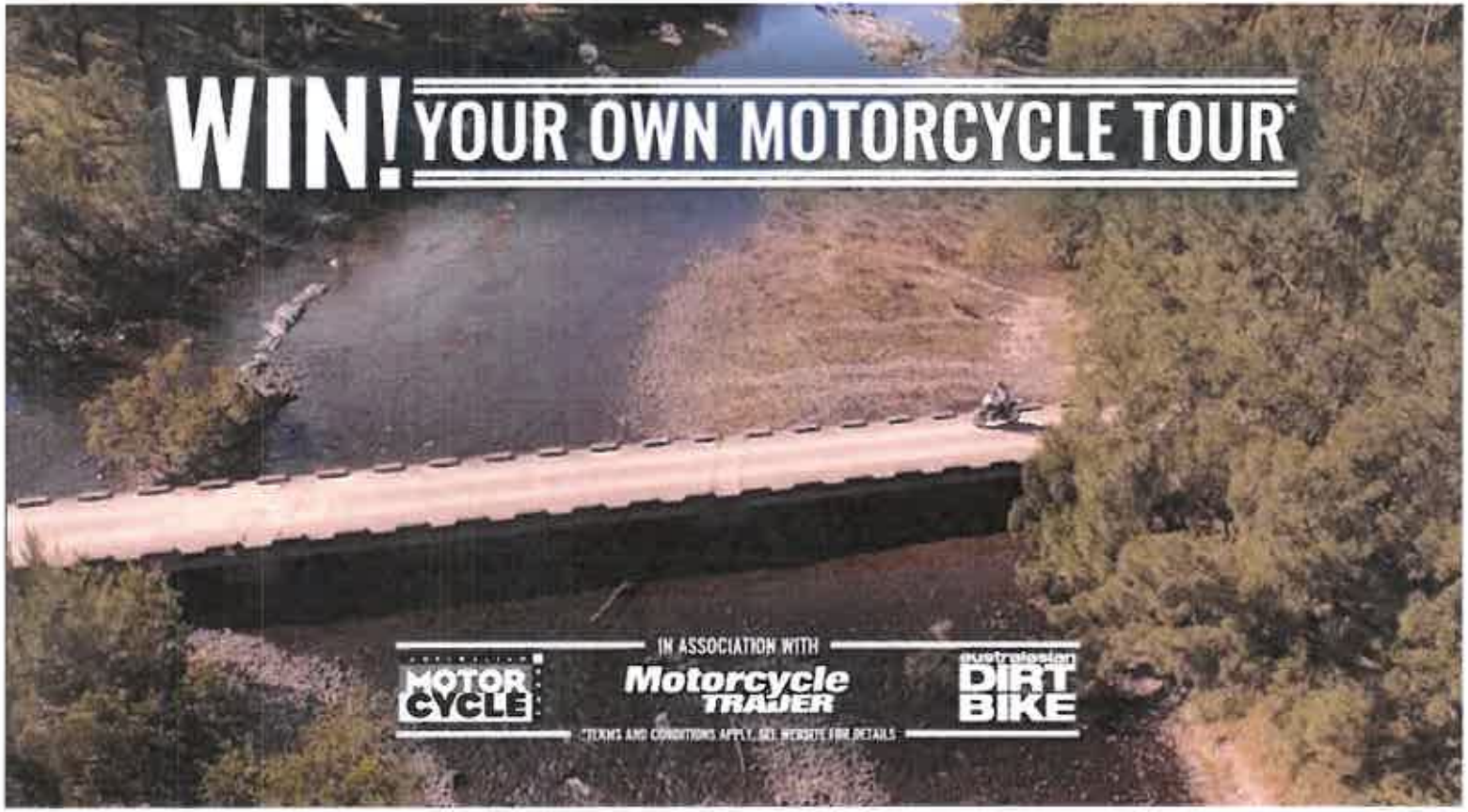
HOW TO ENTER

First step: follow @travelinnsw on Instagram.

Next, upload a photo to Instagram of you on your bike in New England High Country.

Finally, use the hash tag #myfavouritecorner and tag @travelinnsw on your upload, and you're in the draw. Easy as that!

Competition - TVC



100K of TV Media

Week: 30-Aug-2015

TCN-9 Sydney	Weekend Today - Sunday	Sunday	07:00-10:00	30	Y	1
GEM-9 Sydney	The Comedians	Sunday	13:00-16:00	30	Y	1
Go! Sydney	The Italian Job	Sunday	20:30-23:00	30	Y	1
GEM-9 Sydney	Tba	Sunday	20:30-23:00	30	Y	1
TCN-9 Sydney	A.D Kingdom And Empire	Sunday	23:10-00:10	30	Y	1
Go! Sydney	The Tom & Jerry Show	Monday	14:00-15:00	30	Y	1
Go! Sydney	Teen Titans Go!	Monday	17:00-18:00	30	Y	1
Go! Sydney	Top Gear	Monday	20:00-21:30	30	Y	1
GEM-9 Sydney	Womens Twenty/20 - Australia V	Monday	21:00-00:00	30	Y	1
TCN-9 Sydney	2 Broke Girls	Monday	22:30-23:30	30	Y	1
TCN-9 Sydney	Today	Tuesday	06:00-09:00	30	Y	1
Go! Sydney	Mike & Molly	Tuesday	19:00-20:30	30	Y	1
TCN-9 Sydney	Obsessive Compulsive Cleaners	Tuesday	22:50-23:45	30	Y	1
Go! Sydney	Extra	Wednesday	12:00-12:30	30	Y	1
GEM-9 Sydney	Poirot	Wednesday	15:30-16:30	30	Y	1
Go! Sydney	Tba	Wednesday	21:30-00:00	30	Y	1
TCN-9 Sydney	The Mysteries Of Laura	Wednesday	22:30-23:30	30	Y	1
Go! Sydney	Teen Titans Go!	Friday	17:00-18:00	30	Y	1
GEM-9 Sydney	Tba	Friday	20:30-00:30	30	Y	1
TCN-9 Sydney	Weekend Today - Saturday	Saturday	07:00-10:00	30	Y	1

Total 30-Aug-2015 20

Week: 20-Sep-2015

GEM-9 Sydney	The Illusionist	Sunday	19:00-21:15	30	Y	1
TCN-9 Sydney	CSI: Crime Scene Investigation	Tuesday	21:50-22:50	30	Y	1
TCN-9 Sydney	CSI: Crime Scene Investigation	Tuesday	22:50-23:45	30	Y	1
TCN-9 Sydney	Celebrity Apprentice	Wednesday	20:40-21:50	30	Y	1
TCN-9 Sydney	Weekend Today - Saturday	Saturday	07:00-10:00	30	Y	1
GEM-9 Sydney	Miss Congeniality 2: Armed An	Saturday	18:00-21:30	30	Y	1
TCN-9 Sydney	The Cat	Saturday	21:00-00:00	30	Y	1

Week: 23-Aug-2015

TCN-9 Sydney	John Farnham & Olivia Newton Jo	Sunday	22:10-23:40	30	Y	1
TCN-9 Sydney	Today	Monday	06:00-09:00	30	Y	1
Go! Sydney	Ground Floor	Monday	14:00-15:00	30	Y	1
Go! Sydney	Spongebob Squarepants	Monday	15:00-15:30	30	Y	1
Go! Sydney	Top Gear	Monday	20:00-21:30	30	Y	1
TCN-9 Sydney	Underbelly	Monday	22:30-00:30	30	Y	1
Go! Sydney	Tmz	Tuesday	12:30-13:00	30	Y	1
Go! Sydney	Mike & Molly	Tuesday	14:00-14:30	30	Y	1
Go! Sydney	Extra	Wednesday	12:00-12:30	30	Y	1
Go! Sydney	Mike & Molly	Wednesday	14:00-14:30	30	Y	1
Go! Sydney	Alexander	Wednesday	20:30-00:10	30	Y	1
TCN-9 Sydney	Csi: Ny	Wednesday	21:30-22:30	30	Y	1
Go! Sydney	Mike & Molly	Thursday	14:00-14:30	30	Y	1
Go! Sydney	Tmz	Friday	12:30-13:00	30	Y	1
Go! Sydney	Tmz Live	Friday	13:00-14:00	30	Y	1
TCN-9 Sydney	Brothers	Friday	13:00-15:00	30	Y	1
Go! Sydney	The Tom & Jerry Show	Friday	14:00-15:00	30	Y	1
Go! Sydney	Spongebob Squarepants	Friday	15:00-15:30	30	Y	1
Go! Sydney	The Amazing World Of Gumball	Saturday	14:00-17:00	30	Y	1

Total 23-Aug-2015 19

Medium	Program	Day	Time	Dur	Fin	Spt

Week: 06-Sep-2015

TCN-9 Sydney	Weekend Today - Sunday	Sunday	07:00-10:00	30	Y	1
TCN-9 Sydney	Movie Matinee 8 Bks	Sunday	12:00-16:00	30	Y	1
GEM-9 Sydney	Sunday Night Movie 8 Bks	Sunday	20:30-22:30	30	Y	1
Go! Sydney	Sunday Night Movie 8 Bks	Sunday	21:30-23:30	30	Y	1
TCN-9 Sydney	Stalker	Sunday	22:30-23:30	30	Y	1
Go! Sydney	The Big Bang Theory	Monday	19:00-20:00	30	Y	1
Go! Sydney	Top Gear	Monday	20:00-21:30	30	Y	1
GEM-9 Sydney	Monday Night Movie 8bks	Monday	20:30-22:30	30	Y	1
Go! Sydney	The Big Bang Theory	Tuesday	19:00-20:30	30	Y	1
GEM-9 Sydney	Midsomer Murders	Tuesday	20:30-22:30	30	Y	1
TCN-9 Sydney	Mike & Molly	Tuesday	22:30-23:30	30	Y	1
Go! Sydney	Troy	Wednesday	19:00-20:30	30	Y	1
GEM-9 Sydney	New Tricks	Wednesday	19:30-20:30	30	Y	1
GEM-9 Sydney	Spooks	Wednesday	20:30-21:30	30	Y	1
GEM-9 Sydney	Friends	Thursday	18:30-19:30	30	Y	1
Go! Sydney	The Big Bang Theory	Thursday	19:00-19:30	30	Y	1
Go! Sydney	Auction Hunters	Thursday	19:30-21:30	30	Y	1
GEM-9 Sydney	New Tricks	Thursday	20:30-23:00	30	Y	1
GEM-9 Sydney	Antiques Roadshow	Saturday	18:00-21:30	30	Y	1

Total 06-Sep-2015 19

17,041

Monthly Copy

Sales

INWARD AND UPWARD

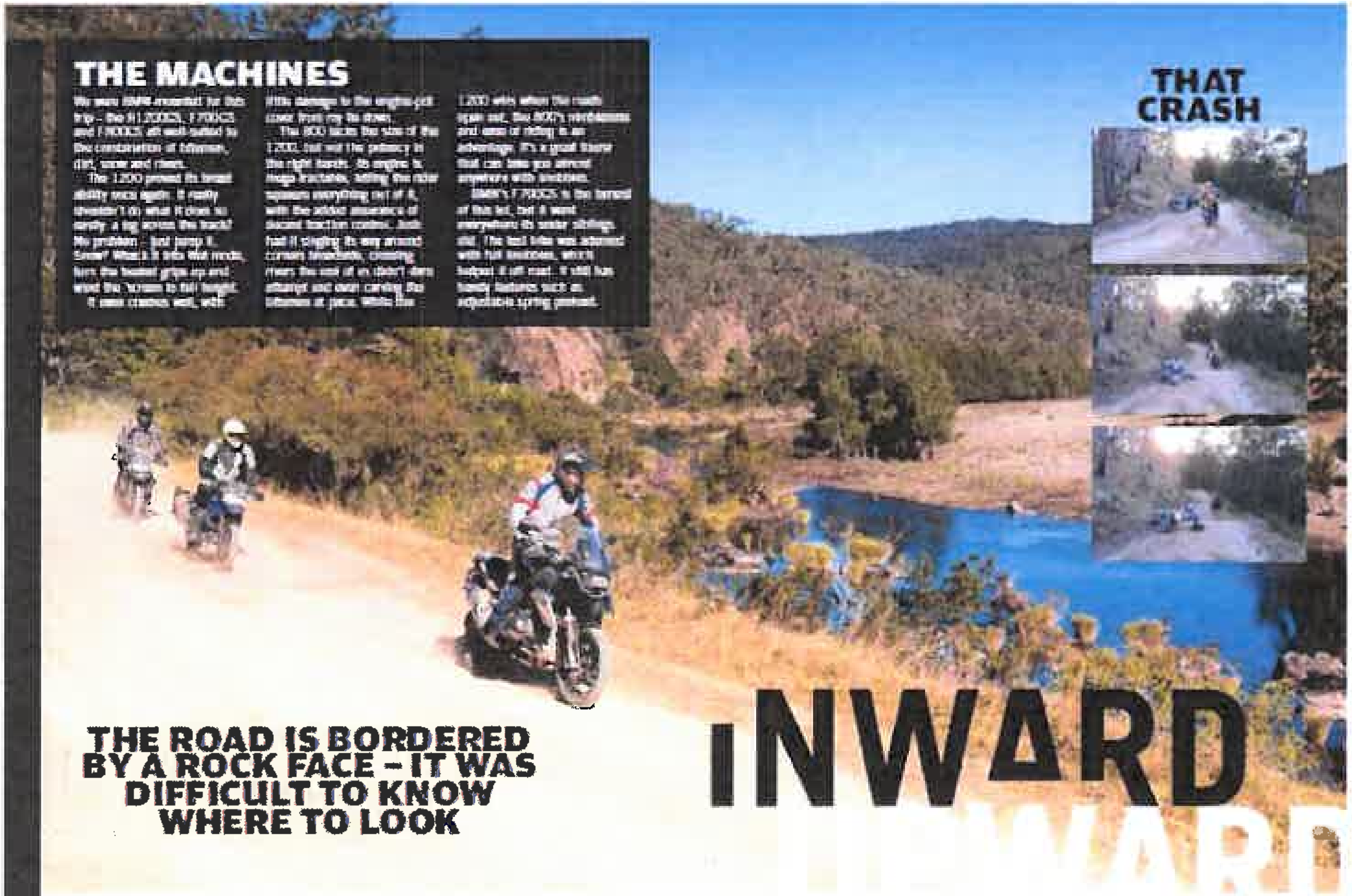
Endless erosion jumps, rock tunnels and even snow - adventure riding in New England is a ride on the wild side!

WORDS & PHOTOS: MARK JACOBS

1. Josh and Marty discuss how to take out Sam
2. Marty shares the huge fuss to get out of the cold
3. Not straight rain in this part of the world

This could well be the most memorable Wigs' encounter I have had on a dirt bike. It's already another contender for the most adventurous ride I've ever had, with another three days of snow, and what turned out to be around 40 more further on the dirt. I was blessed to be riding mates and the trip was never smooth on that score, indeed you couldn't wish for better or less "interesting" weather conditions" and unfortunately we never got it.

The middle of NSW's main event area is the stuff ever-so-



THE MACHINES

THAT CRASH

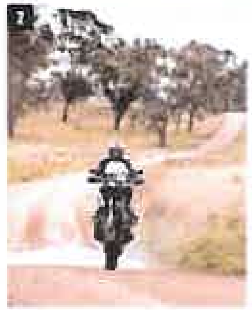
INWARD

THE ROAD IS BORDERED BY A ROCK FACE – IT WAS DIFFICULT TO KNOW WHERE TO LOOK

1

MUST SEES

2



3

AT 3AM I GOT MY FIRST TASTE OF WHAT WAS TO COME AS THE SLEET TURNED TO SNOW

WARD

THE CREW

WITH THE AREA SO LARGE AND THE BUSH SO EXTENSIVE YOU CAN VISIT AGAIN AND AGAIN

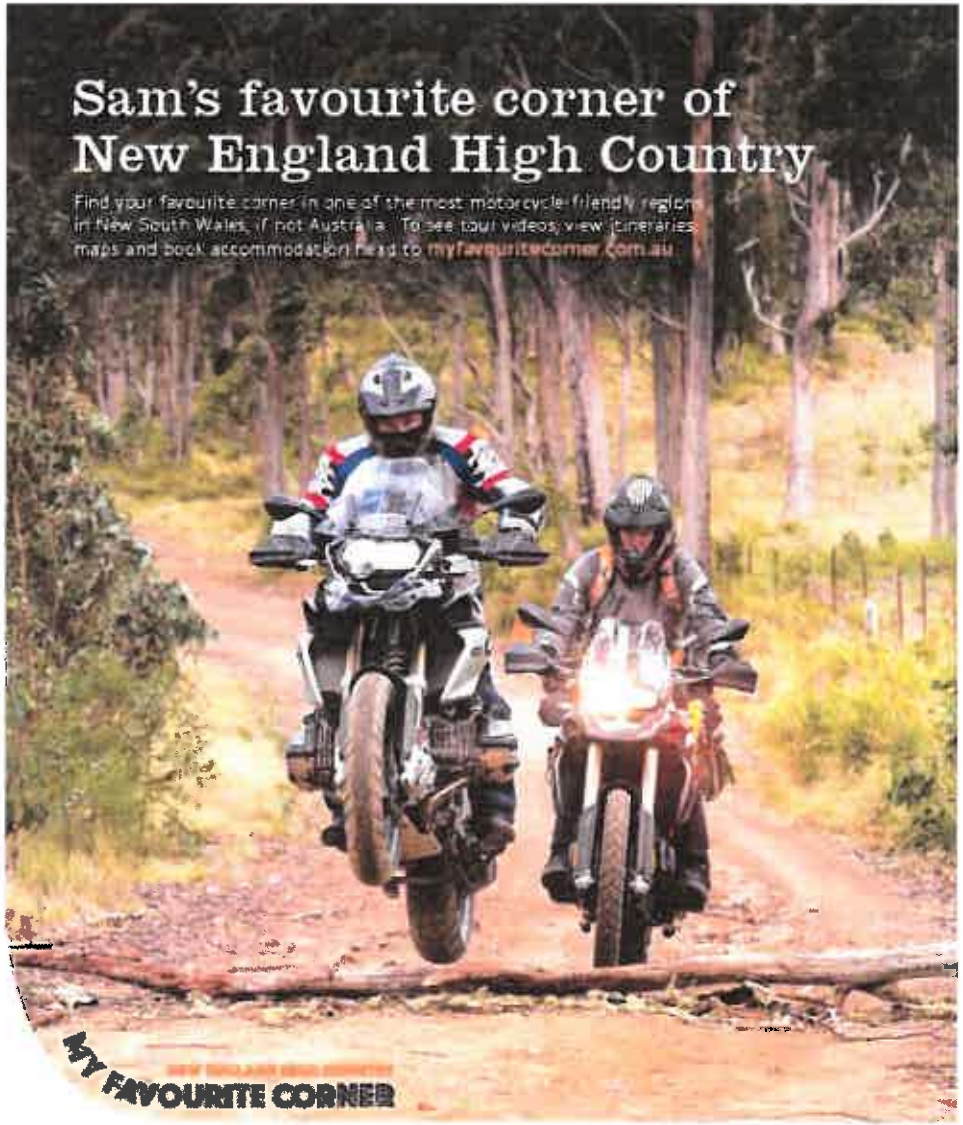
HEAD TO

WE THINK POPULAR.

australasian DIRT BIKE

XCEL MEDIA

Press Ad x 2


Sam's favourite corner of
New England High Country
Find your favourite corner in one of the most motorcycle-friendly regions in New South Wales, if not Australia. To see tour videos, view itineraries, maps and book accommodation head to myfavouritecorner.com.au
MY FAVOURITE CORNER
Travel In
Proudly supported by Destination NSW

Off-Road Teaser #1
Teaser #2
Feature

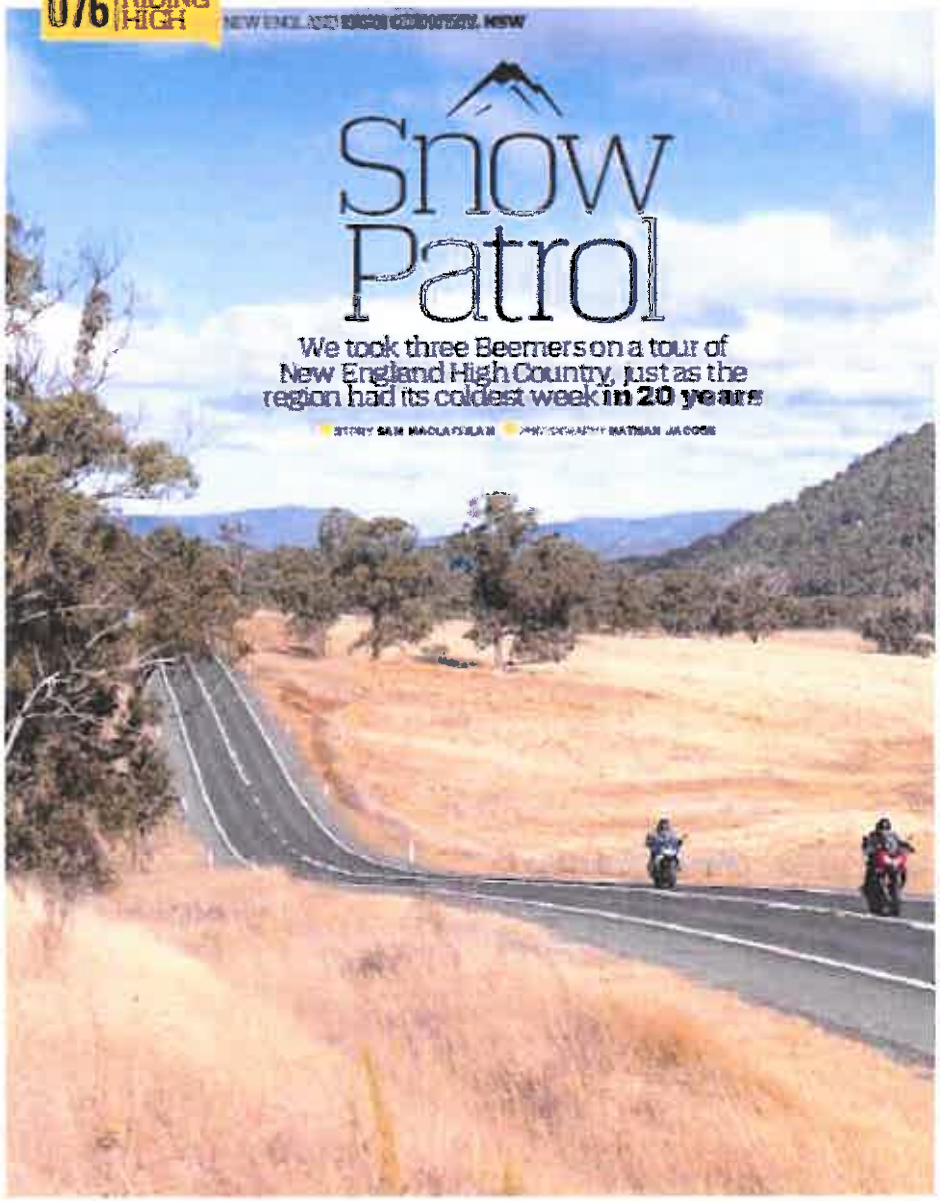
130,000
Readership

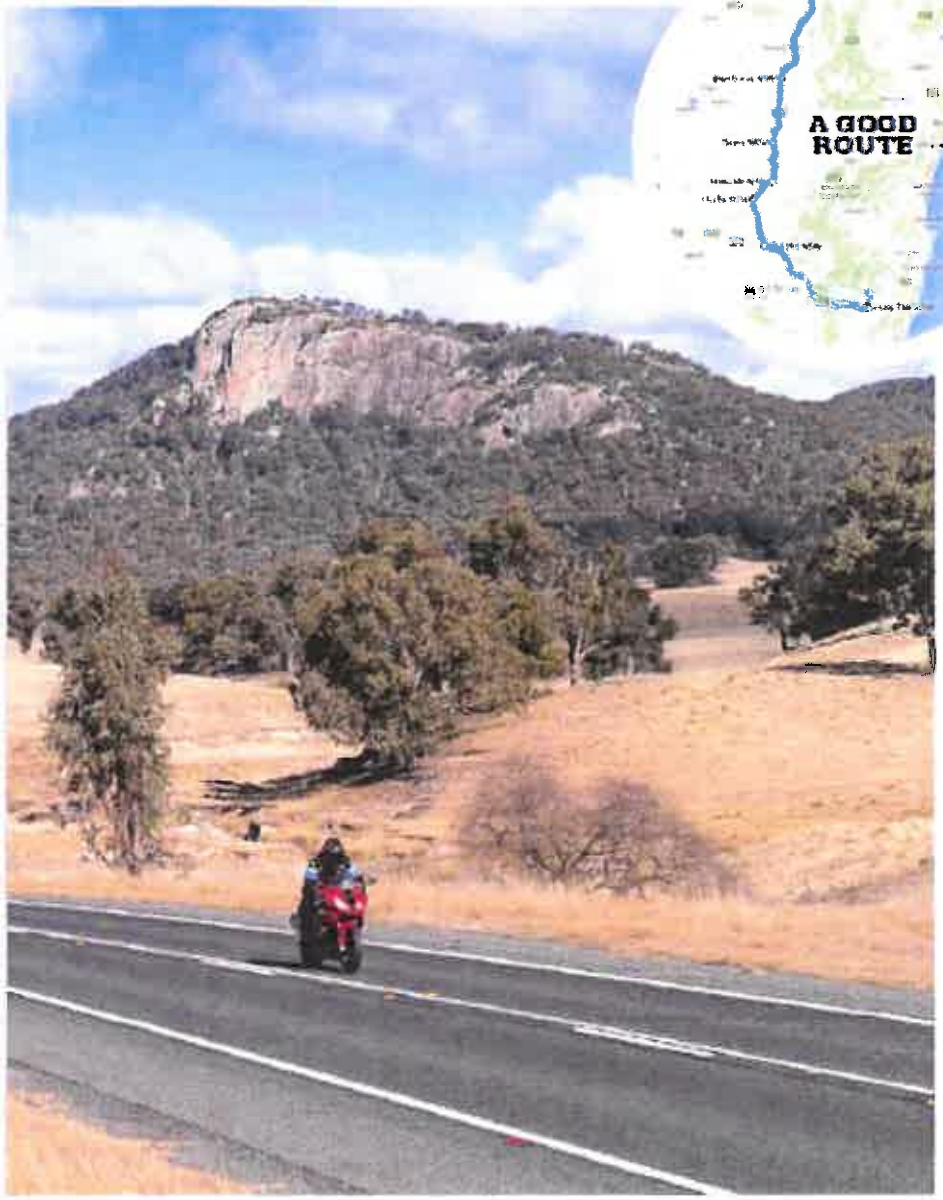
NEW ENGLAND HIGH COUNTRY, NSW

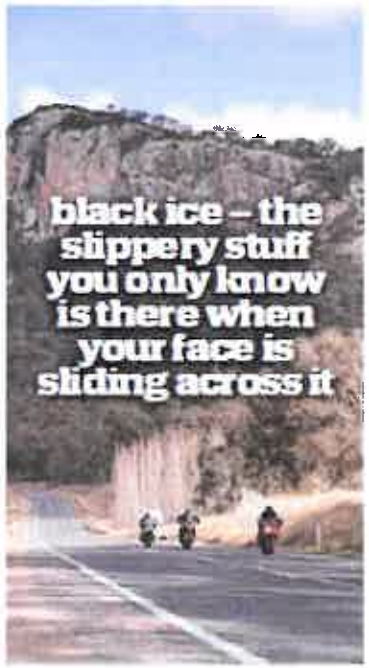
Snow Patrol

We took three Beemers on a tour of New England High Country, just as the region had its coldest week **in 20 years**

STORY SAM MACLAFFERTY PHOTOGRAPHY NATHAN JACOBS







Staring out the window at 2am, it is hard to believe what I am seeing. That's got to be idiot twitching around the streetlight, though it looks a little light to be sleet…

I get up, trip over my gear and eat my readiness for the morning's ride, and move closer to the window. With my nose pressed right up against the pane, it's clear now – that's snow, not sleet. This ride just got interesting.

I'm in Uralla, a small town in New England High Country, NSW, with two other riders from the AMCN team, all of us ready to point our BMWs out of town in the morning on our way to exploring the area, one which promises great roads and numerous surprises. We've picked a time of year known to produce snow so I'm not entirely surprised to be seeing some on our first night, but a good ride is a good ride, as long as you're ready for the conditions.

I lit me another layer of clothes on my riding-gear pile and jump back into bed.

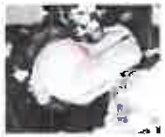
When I meet my riding companions outside our Top Pub accommodation in the morning, I see they are taking it well. AMCN road test editor Paul Young used to spend his winters test riding bikes for Triumph in the UK, so anything less than a blizzard is speeds weather to him. AMCN snapper Josh Evans has done plenty of kilometres in snow on a bike and is so excited at the prospect of doing it again he is geared up and ready to ride.

Me, well, numerous AMCN Bimbi and Dumber adventures are in my catalogue of past rides, so I have subsequently developed a fear of black ice – the slippery stuff you only know is there when your face is sliding across it.

"Let's let the ice melt a bit first, then head out," I suggest. Pompey shrugs – he doesn't care what we do – but Josh is eyeing me off, wondering how far to push me. He eventually nods, strips off a couple of layers of bike gear and joins us in the trudge to the closest Uralla eatery.

We don't need to go far. I once read an American tourist's reasons as to why Australia is such an awesome country and part of it is the ability to buy amazing coffee no matter where you are. Uralla is proving this observation insightful.

We spend two hours in Michael's Cafe on the Uralla main drag, receiving road condition updates from Michael himself, as well as unsolicited gallons of his seriously good coffee. Josh even orders a piccolo, just to be annoying, but it gets his thumbs-up at first sip. By the time I polish off my breakfast, a Michael's Mess Special (two scrambles, bacon and egg explosion in many delights, but sooo good), the snow is more flurry-like, rather than looking like Christmas in Europe. We decide



ABOVE: What does the ambient temperature gauge say? Hang on, I'll just wipe the snow off it

RIGHT: Thank God for heated grips!

The machines

We swear we are in a trendy Melbourne or Sydney pub – the Commercial's bar and dining areas are magnificent and the place is a real oasis. We have even parked the bikes under cover, so no snow on them tonight!

We book a dinner table, then head up to our rooms and are blown away again – the digs are quirky, super comfortable and everything is high-end. There's been some heavy investment here at the Commercial and it's paid off. I struggle to leave my room, mainly warm as it is, but I can't let Paul and Josh eat by themselves, so I head down and begin perusing the menu. We are looking over the top of the menu at each other, eyebrows raised. It's an impressive array of food. We all order something different – and all eat well.

The next morning we are in the Bentenfield Saddlery. From out the front, the tiny shopfront looks like any other old-style store. But walking in, we are greeted with the smell of fresh leather and numerous items made from the stuff. As well as the usual bush whips, wallets and, of course, saddles, there are ornate boxes, magnificent diaries and leather patches. I find Josh reading a clipping on the wall – something to do with Peter Allen – and half an hour later we are still reading the walls and looking for one of the volunteers who run the place so we can buy something. Well worth the visit.

TOP RIGHT: Fly or boots at the New England Brewing Co, but not easy on the extra strength, when warm!

RIGHT: Tena is a traveller – the Tenterfield Saddler is definitely a stop back to yesteryear

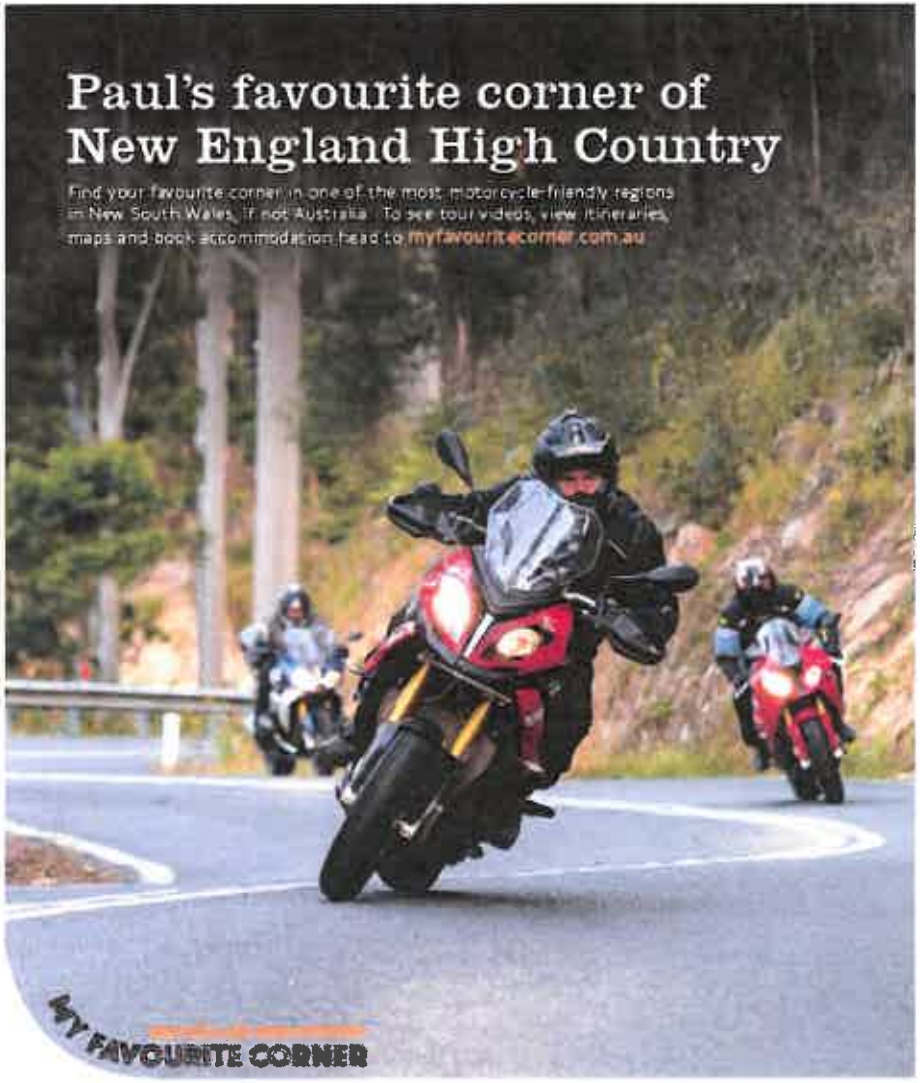
We walk back out the front of the shop, where our Beemers tick like restless metal horses, as if knowing what they have in store. Then head south again. We have a date with the Oxley. We stop at Armidale for a coffee served out of a hole in the wall and a fresh ruspberoom roll, then head for Bendemeer and The Oxley Highway signs.

The Oxley drops us off the New England highlands, leading us first through Walcha, at around 1140m, then gradually descends in a series of epic twists and turns that take us out of the area. At first the three of us travel in synchronised low-level flying formation – and here is where the S1000RR really makes sense. We wind our way through kilometres of smoothly paved bitumen, remembering why this road is the object of so many riders' infatuations, and why this is an epic way to end, or even begin, a road trip in New England High Country. Then I am on my own. Wrongy and Josh chasing each other down ahead of me somewhere, while I drink in my last day of bike riding on a bike, before heading back to work, family and all those things we need and love but also require a regular break from.

New England High Country is a great destination, even when it is snowing. The diversity it offers, as well as the many great roads leading in it, make it a perfect rider's retreat.

The Company

Press Ad x 3


Paul's favourite corner of New England High Country
Find your favourite corner in one of the most motorcycle-friendly regions in New South Wales, if not Australia. To see tour videos, view itineraries, maps and book accommodation head to myfavouritecorner.com.au
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Road	Teaser #1
	Teaser #2
	Feature

Motorcycle TRADER

15,568

Monthly Copy Sales

"Motorcycling's worst-kept secret, the Oxley Highway from Port Macquarie, is a combination of over 800 corners followed by a long section of fast sweepers"

ABOVE: The Oxley Highway allows you to test cornering clearance without breaking the law – mostly.

LEFT: Plan securely at Walcha's Cafe Divine.

BELOW: There's a practical aspect to some of the art in Walcha's open gallery.

"Motorcycling's worst-kept secret, the Oxley Highway from Port Macquarie, is a combination of over 800 corners followed by a long section of fast sweepers"

"Ya ready – up there!"

"Sure, plenty of room, and that's where you'll be meeting each other."

Not quite the worst 'shotgun' scenario I've had to endure, but there were plenty of other meaningful ways I was interested in this trip. I have a new bosom friend with a Triumph Sprint ST who lives at the University of New England and it's a case of finding out in which order these four words should be said for the pairing we have in mind to flow.

Riding a tandem for the first time makes a big difference. It started life as a joint idea of the University of Sydney's Motorcycle Club and Triumph, to create the first Australian university rental motorcycle fleet. By chance with a combination of my being a Triumph owner, Sprint aficionado and the fact I've had much interest and what was a last-minute holiday where I lived long enough to be bored, the bike landed in my lap.

The team behind the operation, understandably as well as a touch nervous. They want what's on offer to be enjoyed, memorable and the team-mates who sign up to use it safely, making the area and the corners interesting (fast and slow) possible regions.

START YOUR ENGINES

The Sydney-based Hunter Country Motorcycle Club can be relied upon to host the New England Tableland's annual rally, a relatively short ride from the Oxley Highway. There will always be the Lachlan Highland area in Australia with more twisty roads per square kilometre (SKR) than almost anywhere else, but what it means for us is the mountains and rain, cattle and sheep and possibly, perhaps, a bit of snow during winter.

Getting to Armidale effortlessly confirms the Sprint's first strength as a tall-distance tourer. Even with the screen directed at my chest rather than my head, it's smooth and relaxed.

From Sydney the conventional route is through the Hunter Valley and up the New England Highway where the climb starts from Tamworth. But it's not for us before maybe. The leader-to-be Wray runs of Grenfell to East and Pacific connections with routes that make this adventure, whether any or not, to Australia.

Making Oxley's world-class series, the Oxley Highway from Port Macquarie, is a combination of over 800 corners followed by a long section of fast sweepers with access possible to Walcha. The road runs from the Oxley Highway to Walcha. The road runs from the Oxley Highway to Walcha.

Starting out on Queensland, the Pacific Highway from Coffs Harbour to Tweed Heads is where we link up with the New England Highway to take a run to summer, and true cold weather would probably have eight of the Oxley and the Oxley & Oxley roads all the way to the Oxley Road. A great ride is around

the Oxley Highway, Walcha to Glen Innes along the Oxley Highway to join the NE Highway.

MB's outfit was collected its fleet of BMW motorcycle (R1150RT, R 1200 RT and R 850 GT) from the Motorcycle in Port Macquarie which commenced on the Oxley Highway, named after John Oxley. William Molesworth, Oxley, in early explorers of the area. The South Coast is fortunate to have a relatively short stretch. Most people will have a quality of time spent in that with the one and Pacific Coast – don't take us for one and we're a place to pass time, maybe, another to make it to.

Riding past the Lions Park sign in Walcha, Wilfred Pike, a sign of Gilgandra Creek, a community. Gentlemen of the Oxley Highway are marvelous better organised making it more enjoyable to drive on the road than on other and now aware of the caution is required, particularly as we turn into the Oxley Highway at Walcha, where it joins The Oxley Highway Way through to Uralla where we have eight for the short ride to Armidale.

POLKA IN WALCHA

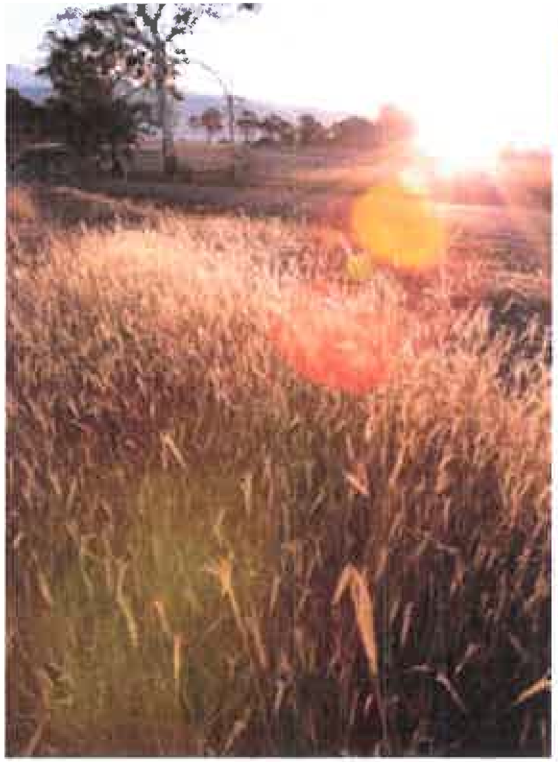
Walcha was our first town stop since we'd started the gallons. Again, the owner was friendly Royal Staff is totally disguised guest made its clear was not, since we were in our way into wilderness anyway, we wandered and almost missed at Cafe Divine, which doesn't require about that word in the inside outside of Melbourne. It also offers impressive to serve us pies in particular.

We walked in and allowed us on the owner's public art and women around all weeks of art and the owner. It contained are featured. I ever met is in Big Banana stuff – it's one of those who remember the people active in our area. We've selected and I were hungry enough with the mostly vegetarian menu, of course, and all it had to offer. Hearty delicacies. Mostly edible and only by

direction. "I know something about art, I just don't know what I like."

One friend of Walcha the other evening the local cop slang sacred my life, or what it was the four wallets, the pens for a lift on a very cool ride.

We wanted to stay two nights and visit Apsley Falls and The Falls in the Oxley Wild Rivers National Park but a change of weather

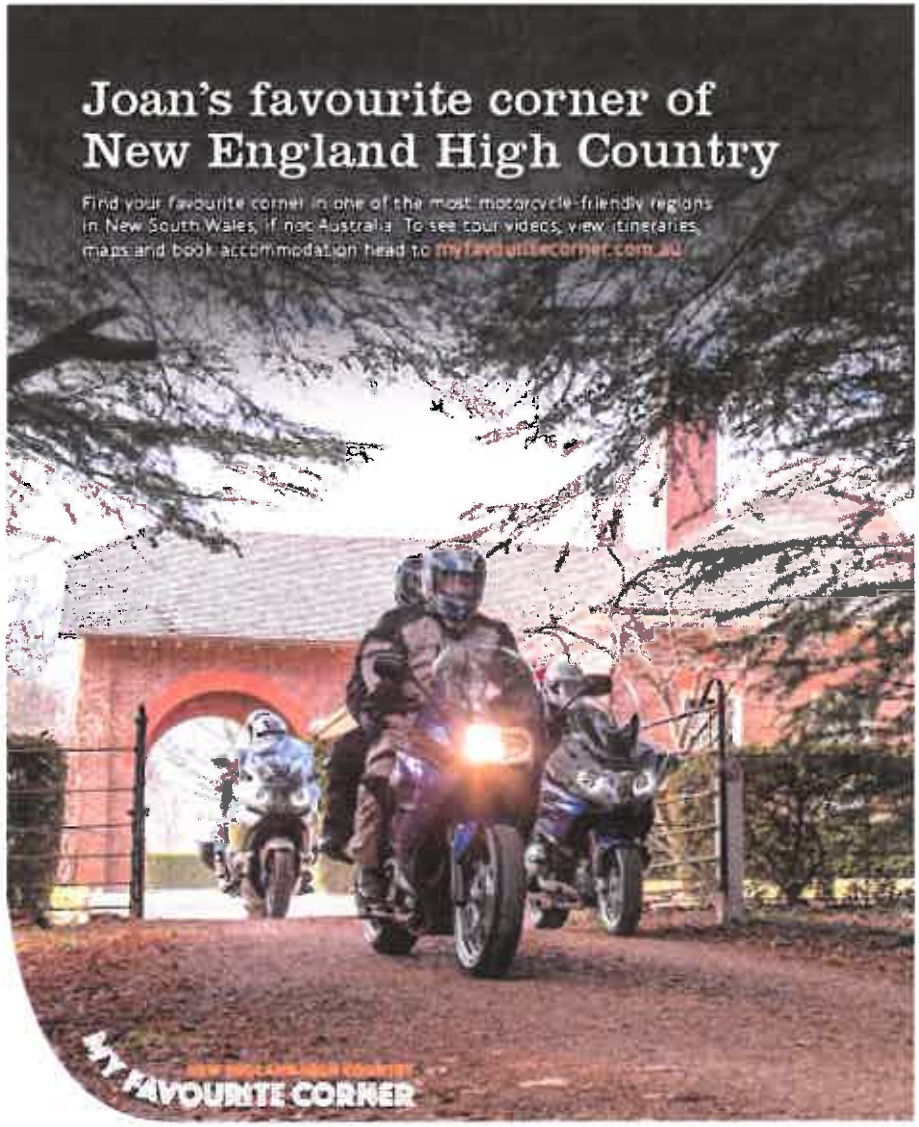


"It's not a city museum .. If you want to handle the gun which killed Thunderbolt, the volunteer assistant will pass it to you"

BAIL UP!

THE BIKES

Press Ad x 3


Joan's favourite corner of
New England High Country
Find your favourite corner in one of the most motorcycle-friendly regions in New South Wales, if not Australia. To see tour videos, view itineraries, maps and book accommodation head to myfavouritecorner.com.au
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8 x eDM sends

Brand	Item	Date
AMT	Content clip - link to High end touring trailer #2 on TravelIn website	07/09/15
AMT	Content clip - link to High end touring feature video on TravelIn website	14/09/15
AMCN	Content clip - link to road riding trip trailer #1 link to Travel In Website	02/09/15
AMCN	Content clip - link to road riding trip trailer #2 link to Travel In Website	09/09/15
AMCN	Content clip - link to road riding trip feature link to Travel In Website	16/09/15
ADB	Content clip - link to off road trailer #1 link to Travel In Website	23/09/15
ADB	Content clip - link to off road trailer #2 link to Travel In Website	30/09/15
ADB	Content clip - link to off road feature video on TravelIn	07/10/15

Example content clip

Touring New England High Country: A preview

Take a break from the ordinary and experience the twists and turns of New England High Country for yourself check out the preview from the team at AMCN. Full feature coming soon. See more at www.travelin.com.au

Driving traffic to → myfavouritecorner.com.au

URALLA SHIRE COUNCIL

REPORT TO COUNCIL

Department:	**General Managers Office**
Submitted by:	General Manager
Reference:	1.19.10.05
Subject:	Payment of Expenses and Provision of Facilities to Councillors Policy

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	4.1	A strong accountable and representative Council
Strategy:	4.1.3	Provide open, accountable and transparent decision making for the community
Action:	4.1.3.4	Councils Code of Meeting Practice and policies are maintained and reviewed

SUMMARY:
The purpose of this report is to present the Payment of Expenses and Provision of Facilities to Councillors Policy to Council following review, for re-adoption.

COMMITTEE'S RECOMMENDATION:
That Council adopt the attached Councillors – Payment of Expenses and Provision of Facilities Policy without alteration from the previous year.

OFFICER'S RECOMMENDATION:
That Council adopt the attached *Councillors – Payment of Expenses and Provision of Facilities Policy* without alteration from the previous year.

BACKGROUND:
In accordance with section 252 of the Local Government Act Council is required to adopt a Policy on Councillor expenses and the provision of facilities and equipment to Councillors by the 30th of November in each year.

Accordingly a review of Council's Payment of Expenses and Provision of Facilities to Councillors Policy has been undertaken with the intention of ensuring that Council's policy is as current and robust as possible and promotes transparency and accountability.

No changes to the policy are being recommended emanating from this review.

REPORT:
The current policy is in-line with the requirements of the Local Government Act and Regulations, as well as being guided by publications issued in this regard by the Office of Local Government and the Independent Commission Against Corruption (ICAC).

No changes to the current policy are recommended at this time.

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication**
   No exhibition required as no changes to the existing policy are being recommended.

2. **Policy and Regulation**
   - Local Government Act 1993;
   - Local Government Regulations (General) 2005;
   - Social Justice Principles;
   - DLG – Guidelines for the payment of Councillor expenses and facilities 2009;
   - ICAC – No excuse for misuse publication

3. **Financial (LTFP)**
   Expenses are contained within current budget allocations.

4. **Asset Management (AMS)**
   N/A

5. **Workforce (WMS)**
   N/A

6. **Legal and Risk Management**
   Nil

7. **Performance Measures**
   N/A

8. **Project Management**
   N/A

Damien Connor
General Manager

Prepared by staff member:	Damien Connor
Approved/Reviewed by Manager:	Damien Connor
Department:	General Managers Office
Attachments:	A. Payment of Expenses and Provision of Facilities Policy V12.1

ATTACHMENT A

URALLA SHIRE COUNCIL CLAIM FORM

COUNCILLOR'S TRAVEL, ACCOMMODATION AND OTHER EXPENSES FOR THE MONTH OF _____

I hereby present a claim for official expenses incurred by me in carrying out my duties as a Councillor. Documents are attached to support my claim for accommodation and other expenses.

Name:.....Signed:.....Date:.....

DATE	ACTIVITY	DISTANCE TRAVELLED	VEHICLE ENGINE CAPACITY *Please tick ☑ appropriate column*			TRAVEL, ACCOMMODATION AND OTHER EXPENSES
			1600cc(1.6L) or less .65cents/km	1601CC to 2600cc (1.6-2.6L) .76cents/km	2601cc(2.61L) and over .77cents/km	
		.....km = $				
		.....km = $				
		.....km = $				
		.....km = $				
		.....km = $				
		.....km = $				
		.....km = $				
		.....km = $				

APPROVED FOR PAYYMENT _____ **TOTAL$** _____ ***DATE:.....***

(Councillors to provide details in full) ***GL:.....***

Appendix B – Standards and Limits for payment

Item	Ext Reference	Limit/Standard
Travel using own vehicle		
- 1600cc (1.6L) or less	ATO	65 cents pkm
- 1601cc to 2600cc (1.6 - 2.6L)	ATO	76 cents pkm
- 2601cc (2.601L) and over	ATO	77 cents pkm
Accommodation expense		
- Metropolitan		$300 per night
- Regional areas		$200 per night
Travel Incidentals		
- Meals (full day)		$130.00 per day
- Breakfast only		$30.00
- Lunch only		$40.00
- Dinner only		$60.00
- Telephone calls		$5.00 per day
Telecommunications		
Mobile phones		
- Mayor		$150 per month
- Councillors		$25 per month
- Tablet devices - Data plans		$60 per month
Care related expenses		
- Child care (per child)		$6.00 per hour Up to $1,500 pa
- Other carer payment		$6.00 per hour Up to $1,500 pa
Legal expenses		Up to $1,500 pa

ATO - Australian Tax Office
L - Litres
pkm - per kilometre
pa - per annum for the financial year

URALLA SHIRE COUNCIL

REPORTS FROM THE ENVIRONMENT, DEVELOPMENT & INFRASRUCTURE COMMITTEE

24 August 2015

16. Reports from the Environment, Development & Infrastructure Committee

REPORTS FROM THE ENVIRONMENT, DEVELOPMENT & INFRASTRUCTURE COMMITTEE

REPORTS FROM THE ENVIRONMENT, DEVELOPMENT & INFRASTRUCTURE COMMITTEE

26 October 2015

URALLA SHIRE COUNCIL

REPORT TO COUNCIL

Department:	**Infrastructure & Regulation**
Submitted by:	**Director of Infrastructure & Regulation**
Reference:	2.19.10.01
Subject:	Development Approvals and Refusals for August 2015

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal: 2.1 An attractive environment for business, tourism and industry.

Strategy: 2.1.4 Implement tools to simplify development processes and encourage quality commercial, industrial and residential development.

Action: 2.1.4.1 Assess and determine regulatory applications, including development applications, complying development certificates, construction certificates, Section 68 certificates, Bushfire Attack Level (BAL) Certificates, and Conveyancing Certificates.

SUMMARY:

The purpose of this report is to provide details of the development approvals issued by Council and by private certification for August 2015 for the entire Local Government Area. A listing of development applications outstanding with a status as at the end of August 2015 has also been provided.

For information purposes, a summary of the development values is provided from January 2006 until the end of August 2015. Similarly, a summary of the number of dwellings approved within the Local Government Area from 1 January 2000 until the end of August 2015 is provided.

The number of applications lapsing in February 2016 is also listed for information purposes.

COMMITTEE'S RECOMMENDATION:

That Council receives and notes the development approvals and refusals for August 2015.

OFFICER'S RECOMMENDATION:

That Council receives and notes the development approvals and refusals for August 2015.

REPORTS FROM THE ENVIRONMENT, DEVELOPMENT & INFRASTRUCTURE COMMITTEE

REPORT:

Development Applications

Approvals:

Development Application Number	Applicant	Property	Development
DA-69-2014	Boresch Project Services	28 Stringybark Ridge Road, Invergowrie	3 Lot Subdivision
DA-7-2015	Mr N & Mrs T Whitton	60 Big Ridge Road, Uralla	Dwelling
DA-20-2015-2	Mr D Lowell	30-32 Bendemeer Street, Bundarra	Modification of Consent to Vary Signage Conditions
DA-45-2015	Mr M & Mrs F Welbourn	94 Bridge Street, Uralla	Café
DA-46-2015	Mr P & Mrs C Crago	4 Muirhead Street, Bundarra	Part Demolishment & Additions to Dwelling
			Monthly Estimated Value of Approvals: $423,611.00

Refusals: Nil

DAs Withdrawn: Nil

Comparison to August 2014:

August 2014:	$522,200.00	August 2015:	$423,611.00
Year to date: (Calendar Year)	$3,026,162.00	Year to date: (Calendar Year)	$4,065,183.00

Development Applications Outstanding

Application Number	Applicant	Property	Development	Status
DA-47-2015	Mr S & Mrs J Field	23 Rowan Avenue, Uralla	Garage	Under Notification
DA-48-2015	Mr K & Mrs N Fullagar	48 Park Street, Uralla	Additions to Dwelling	Under Notification
DA-49-2015	Mr I MacKintosh	56 Bridge Street, Uralla	Change of Use, Signage & Internal Renovation	Awaiting Applicant
DA-44-2015-2	Mr I & Mrs M Moore	226 Sanctuary Drive, Uralla	Modification – Garage including Office, Laundry & Bathroom and Verandah & Deck	Under Assessment
				Total: 4

REPORTS FROM THE ENVIRONMENT, DEVELOPMENT & INFRASTRUCTURE COMMITTEE

Construction Certificates

Approved:

Application Number	Applicant	Property	Construction
CC-31-2015	Mr H & Mrs S Brown	39 Panhandle Road, Uralla	Verandah & Carport
			Monthly Estimated Value of Approvals: $11,500.00

Refused: Nil
Issued by Private Certifier:

Application Number	Applicant	Property	Construction
CC-64-2014	Mr B & Mrs A Hine	165 Kentucky Road, Kentucky	Additions & Alterations to Existing Dwelling
CC-23-2015	Ms S Gousteris	38 Gostwyck Street, Uralla	Dwelling & Garage
CC-42-2015	Rossbuild Constructions	1 Phillip Avenue, Uralla	Poultry & Storage Shed
CC-44-2015	Mrs M Moore	226 Sanctuary Drive, Uralla	Garage including Office, Laundry & Bathroom
			Monthly Estimated Value of Approvals: $407,495.00

Complying Development Applications

Approvals:

Application Number	Applicant	Property	Development
CDC-19-2015	Mr W & Mrs P Swilks	12 McCrossin Street, Uralla	Double Garage
			Monthly Estimated Value of Approvals: $8,100.00

Refusals: Nil
Withdrawal: Nil

Issued by Private Certifier:

Application Number	Applicant	Property	Development
CDC-20-2015	Mr F Cepelja	1171 Retreat Road, Balala	Alterations to Existing Dwelling
CDC-21-2015	Mr B & Mrs M Dennison	30 McCrossin Street, Uralla	Additions to Dwelling
			Monthly Estimated Value of Approvals: $41,880.00

Comparison to August 2014:

August 2014:	$42,425.00	August 2015:	$49,980.00
Year to date: (Calendar Year)	$1,052,566.00	Year to date: (Calendar Year)	$2,002,167.00

Calendar Year Development Values

Year	Total Development Value $	Average Development Value $	Development Application Value $	Complying Development Value $
2006	6,310,059	42,349	6,310,059	-
2007	7,211,361	44,515	7,211,361	-
2008	9,155,533	56,169	7,393,239	1,762,294
2009	9,290,046	72,578	5,749,162	3,540,884
2010	10,586,972	80,817	5,958,887	4,628,085
2011	6,584,483	51,846	3,449,607	3,134,876
2012	11,390,780	104,503	6,158,718	5,232,062
2013	9,259,318	76,523	4,678,720	4,580,598
2014	8,246,689	69,300	5,657,845	2,588,844
2015	6,067,350	89,226	4,065,183	2,002,167

2015 to date

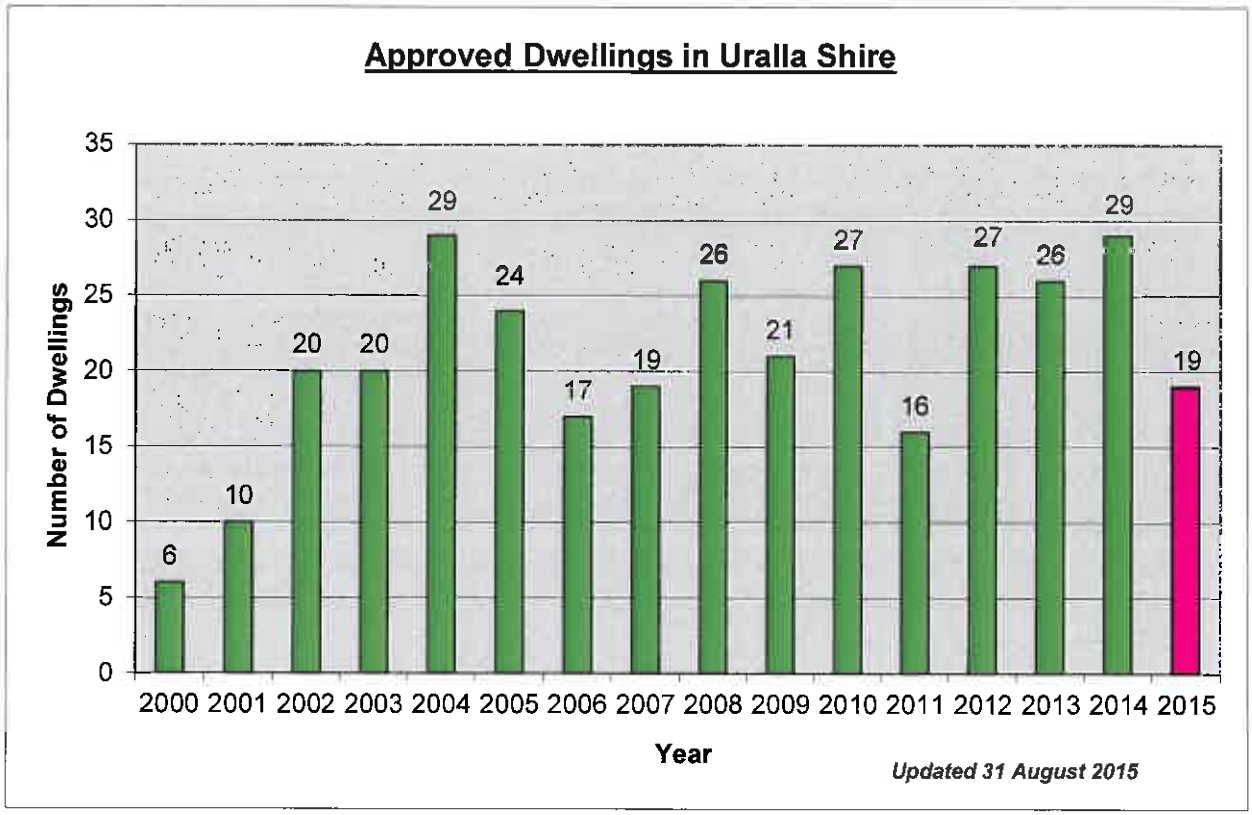
Financial Year Development Values

Year	Total Development Value $	Average Development Value $	Development Application Value $	Complying Development Value $
2005-2006	6,090,640	39,808	6,090,640	-
2006-2007	6,302,833	38,668	6,302,833	-
2007-2008	8,128,806	52,444	8,128,806	-
2008-2009	8,095,812	61,332	4,588,050	3,507,762
2009-2010	12,395,113	77,469	7,121,590	5,273,523
2010-2011	8,212,500	73,986	5,023,347	3,189,153
2011-2012	5,986,330	53,449	3,667,764	2,318,566
2012-2013	12,339,996	101,983	6,100,857	6,239,139
2013-2014	8,296,829	76,118	4,653,404	3,643,425
2014-2015	9,779,535	109,917	6,392,261	3,387,274
2015-2016	1,674,612	76,119	1,214,245	460,367

2015-2016 to date

Lapsing Applications

The review on expiring development and complying development applications has been carried out for those applications lapsing during February 2016. In February 2011 seven (7) applications were approved, with zero (0) application identified as possibly not commencing as at the end of August 2015.



KEY ISSUES:

- Development Applications approved by Council for August 2015 – 5
- Development Applications refused by Council for August 2015 – 0
- Development Applications withdrawn by Applicant for August 2015 – 0
- Outstanding Development Applications as at 31 August 2015 – 4
- Construction Certificates approved by Council for August 2015 –1
- Construction Certificates refused by Council for August 2015 – 0
- Construction Certificates issued by private certification for August 2015 – 4
- Complying Development Applications approved by Council for August 2015 – 1
- Complying Development Applications refused by Council for August 2015 – 0
- Complying Development Applications issued by private certification – 2
- Total Development Value for 2015 as at 31 August 2015 – $6,067,350
- Average Development Value for 2015 as at 31 August 2015 – $89,226
- Development Application Value for 2015 as at 31 August 2015 – $4,065,183
- Complying Development Application Value for 2015 as at 31 August 2015 – $2,002,167
- Applications lapsing in February 2016 that may not have commenced – 0
- Approved dwellings as at 31 August 2015 – 19

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication (per engagement strategy)**
   The Development Approvals and Refusals for August will be placed in the next available newsletter and uploaded to the Uralla Shire Council website.

2. **Policy and Regulation**
   Environmental Planning & Assessment Act, 1979
   Environmental Planning & Assessment Regulations, 2000

3. **Financial (LTFP)**
   Nil

4. **Asset Management (AMS)**
   Nil

5. **Workforce (WMS)**
   Nil

6. **Legal and Risk Management**
   Nil

7. **Performance Measures**
   Nil

8. **Project Management**
   Nil

Prepared by staff member:	Administration Officer
Approved/Reviewed by Manager:	Director Infrastructure & Regulation
Department:	Infrastructure & Regulation
Attachments:	Nil

REPORTS FROM THE ENVIRONMENT, DEVELOPMENT & INFRASTRUCTURE COMMITTEE

URALLA SHIRE COUNCIL

REPORT TO COUNCIL

Department:	**Infrastructure & Regulation**
Submitted by:	**Director of Infrastructure & Regulation**
Reference:	2.19.10.02
Subject:	Development Approvals and Refusals for September 2015

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Objective: 2.1 An attractive environment for business, tourism and industry.

Strategy: 2.1.4 Implement tools to simplify development processes and encourage quality commercial, industrial and residential development.

Action: 2.1.4.1 Assess and determine regulatory applications, including development applications, complying development certificates, construction certificates, Section 68 certificates, Bushfire Attack Level (BAL) Certificates, and Conveyancing Certificates.

SUMMARY:

The purpose of this report is to detail the development approvals issued by Council and by private certification for September 2015 for the entire Local Government Area. A listing of development applications outstanding with a status as at the end of September 2015 has also been provided.

For information purposes, a summary of the development values is provided from January 2006 until the end of September 2015. Similarly, a summary of the number of dwellings approved within the Local Government Area from 1 January 2000 until the end of September 2015 is provided. The number of applications lapsing in March 2016 is also listed for information purposes.

COMMITTEE'S RECOMMENDATION:

That Council receive and note the development approvals and refusals for September 2015.

OFFICER'S RECOMMENDATION:

That Council receive and note the development approvals and refusals for September 2015.

REPORTS FROM THE ENVIRONMENT, DEVELOPMENT & INFRASTRUCTURE COMMITTEE

REPORT:

Development Applications

Approvals:

Development Application Number	Applicant	Property	Development
DA-80-2013-2	New England Surveying and Engineering	2076 Kingstown Road, Balala	2 Lot Subdivision – Excision of Gravel Pit and Building Envelope for Residual Lot
DA-81-2013-2	New England Surveying and Engineering	2112 Kingstown Road, Balala	2 Lot Subdivision – Excision of Gravel Pit
DA-13-2014-2	Mr J Goode, Mr B and Mrs R Miller	99 Bridge Street, Uralla	Boundary Adjustment Modification
DA-13-2015-2	Broesch Project Services	15 Wilkens Street, Uralla	3 Lot Subdivision Modification
DA-44-2015-2	Mr I and Mrs M Moore	226 Sanctuary Drive, Uralla	Modification – Garage including Office, Laundry and Bathroom and Verandah and Deck
DA-47-2015	Mr S and Mrs J Field	23 Rowan Avenue, Uralla	Garage
DA-48-2015	Mr K and Mrs N Fullagar	48 Park Street, Uralla	Additions to Dwelling
DA-49-2015	Mr I MacKintosh	56 Bridge Street, Uralla	Staged Change of Use, Internal Renovation and Signage
			Monthly Estimated Value of Approvals: $121,600.00

Refusals: Nil

DAs Withdrawn: Nil

Comparison to September 2014:

September 2014:	$286,799.00	September 2015:	$121,600.00
Year to date: (Calendar Year)	$3,312,961.00	Year to date: (Calendar Year)	$4,186,783.00

Development Applications Outstanding

Application Number	Applicant	Property	Development	Status
DA-14-2010-3	Mr P Castle	28 Dumaresq Street, Uralla	Boundary Adjustment Modification	Under Assessment
DA-50-2015	Mr M Doran	48 East Street, Uralla	2 Lot Subdivision, Duplex and Strata Subdivision	Under Notification

Application Number	Applicant	Property	Development	Status
DA-51-2015	Mr D and Mrs J Phillips	7A Salisbury Street, Uralla	Garage, Carport, Entertainment Area and Laundry	Under Notification
DA-52-2015	G J Gardner Homes	75 Rock Abbey Road, Uralla	Dwelling	Under Notification
DA-53-2015	Mr I and Mrs K Taylor	50 Budumba Road, Invergowrie	Additions to Dwelling including Deck	Under Notification
DA-54-2015	Mr T and Mrs M Murray	26 Gostwyck Street, Uralla	New Carport and Garage	Under Notification
DA-55-2015	Ms L McGarry	148 Noalimba Avenue, Kentucky	Change of Use – Dwelling to Storage Premises and New Dwelling	Under Notification
DA-56-2015	Mr Sim and Mrs Moore	31 John Street, Uralla	2 Lot Subdivision	Under Notification
DA-57-2015	Mr I and Mrs K Taylor	50 Budumba Road, Invergowrie	2 Lot Subdivision	Under Notification
DA-58-2015	Rossbuild Constructions	7B Salisbury Street, Uralla	Staged Development of 2 Units and Strata	Under Notification
				Total: 10

Construction Certificates

Approved:

Application Number	Applicant	Property	Construction
CC-46-2015	Mr P and Mrs C Crago	4 Muirhead Street, Bundarra	Part Demolishment and Additions to Dwelling
CC-48-2015	Mr K and Mrs N Fullagar	48 Park Street, Uralla	Additions to Dwelling
			Monthly Estimated Value of Approvals: $105,000.00

Refused: Nil

Issued by Private Certifier:

Application Number	Applicant	Property	Construction
CC-44-2015-2	Mrs M Moore	226 Sanctuary Drive, Uralla	Verandah and Deck
			Monthly Estimated Value of Approvals: $17,600.00

REPORTS FROM THE ENVIRONMENT, DEVELOPMENT & INFRASTRUCTURE COMMITTEE

Complying Development Applications

Approvals: Nil

Refusals: Nil

Withdrawal: Nil

Issued by Private Certifier: Nil

Comparison to September 2014:

September 2014:	$34,778.00	September 2015:	$0.00
Year to date: (Calendar Year)	$1,087,344.00	Year to date: (Calendar Year)	$2,002,167.00

Calendar Year Development Values

Year	Total Development Value $	Average Development Value $	Development Application Value $	Complying Development Value $
2006	6,310,059	42,349	6,310,059	-
2007	7,211,361	44,515	7,211,361	-
2008	9,155,533	56,169	7,393,239	1,762,294
2009	9,290,046	72,578	5,749,162	3,540,884
2010	10,586,972	80,817	5,958,887	4,628,085
2011	6,584,483	51,846	3,449,607	3,134,876
2012	11,390,780	104,503	6,158,718	5,232,062
2013	9,259,318	76,523	4,678,720	4,580,598
2014	8,246,689	69,300	5,657,845	2,588,844
2015	6,188,950	91,014	4,186,783	2,002,167

2015 to date

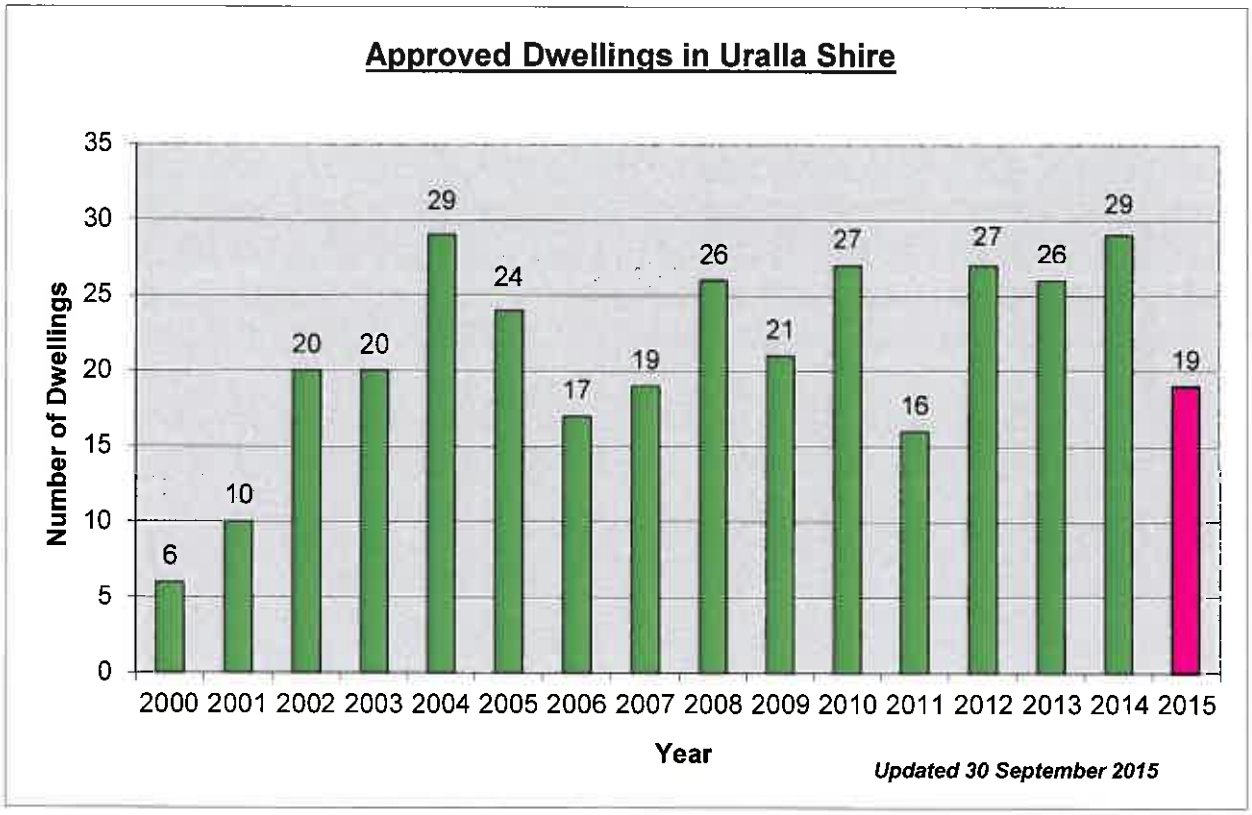
Financial Year Development Values

Year	Total Development Value $	Average Development Value $	Development Application Value $	Complying Development Value $
2005-2006	6,090,640	39,808	6,090,640	-
2006-2007	6,302,833	38,668	6,302,833	-
2007-2008	8,128,806	52,444	8,128,806	-
2008-2009	8,095,812	61,332	4,588,050	3,507,762
2009-2010	12,395,113	77,469	7,121,590	5,273,523
2010-2011	8,212,500	73,986	5,023,347	3,189,153
2011-2012	5,986,330	53,449	3,667,764	2,318,566
2012-2013	12,339,996	101,983	6,100,857	6,239,139
2013-2014	8,296,829	76,118	4,653,404	3,643,425
2014-2015	9,779,535	109,917	6,392,261	3,387,274
2015-2016	1,796,212	71,848	1,335,845	460,367

2015-2016 to date

Lapsing Applications

The review on expiring development and complying development applications has been carried out for those applications lapsing during March 2016. In March 2011 seven (7) applications were approved, with two (2) application identified as possibly not commencing as at the end of September 2015.



KEY ISSUES:

- Development Applications approved by Council for September 2015 – 8
- Development Applications refused by Council for September 2015 – 0
- Development Applications withdrawn by Applicant for September 2015 – 0
- Outstanding Development Applications as at 30 September 2015 – 10
- Construction Certificates approved by Council for September 2015 –2
- Construction Certificates refused by Council for September 2015 – 0
- Construction Certificates issued by private certification for September 2015 – 1
- Complying Development Applications approved by Council for September 2015 – 0
- Complying Development Applications refused by Council for September 2015 – 0
- Complying Development Applications issued by private certification – 0
- Total Development Value for 2015 as at 30 September 2015 – $6,188,950
- Average Development Value for 2015 as at 30 September 2015 – $91,014
- Development Application Value for 2015 as at 30 September 2015 – $4,186,783
- Complying Development Application Value for 2015 as at 30 September 2015 – $2,002,167
- Applications lapsing in January 2016 that may not have commenced – 2
- Approved dwellings as at 30 September 2015 – 19

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication (per engagement strategy)**
   The Development Approvals and Refusals for September will be placed in the next available newsletter and uploaded to the Uralla Shire Council website.

2. **Policy and Regulation**
   Environmental Planning & Assessment Act, 1979
   Environmental Planning & Assessment Regulations, 2000

3. **Financial (LTFP)**
   Nil

4. **Asset Management (AMS)**
   Nil

5. **Workforce (WMS)**
   Nil

6. **Legal and Risk Management**
   Nil

7. **Performance Measures**
   Nil

8. **Project Management**
   Nil

Prepared by staff member:	Administration Officer
Approved/Reviewed by Manager:	Director Infrastructure & Regulation
Department:	Infrastructure & Regulation
Attachments:	Nil

REPORTS FROM THE ENVIRONMENT, DEVELOPMENT & INFRASTRUCTURE COMMITTEE

URALLA SHIRE COUNCIL

REPORT TO COUNCIL

Department:	**Infrastructure & Regulation**
Submitted by:	**Director Infrastructure & Regulation**
Reference:	2.19.10.03
Subject:	Works Progress Report to 30 September 2015

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Objective: 2.3 A safe and efficient network of arterial roads and supporting infrastructure, and town streets, footpaths and cycleways that are adequate, interconnected and maintained.

Strategy: 2.3.1 Provide an effective road network that balances asset conditions with available resources and asset utilisation.

Action: 2.3.1.1 Undertake bitumen maintenance program in line with established service levels and intervention points.

2.3.1.5 Undertake maintenance grading program in line with established service levels and intervention points.

SUMMARY:

The purpose of this report is to inform Council of the works that have been completed or progressed for the previous month.

COMMITTEE'S RECOMMENDATION:

That the report be received and noted for the works completed or progressed during September 2015.

OFFICER'S RECOMMENDATION:

That the report be received and noted for the works completed or progressed during September 2015.

BACKGROUND:

Council is kept informed on the progress of maintenance and construction works within the shire.

REPORT:

1. Main Roads Maintenance
   - i. MR73 North and South — Bitumen patching
   - ii. MR124 — Bitumen patching

2. Sealed Roads Maintenance
   - i. Invergowrie area — Bitumen patching
   - ii. Kentucky area — Bitumen patching

3. Unsealed Rural Roads

i. Retreat Road	Grading completed
ii. Warrabah Road	Grading and gravel resheeting
iii. Bendemeer Road	Grading and gravel resheeting commenced

4. Construction Crew

MR73 Thunderbolts Way	Approaches to Emu Crossing Bridge completed to base level.
MR73 Thunderbolts Way	Abington Creek Bridge construction to commence on site 13 October 2015.
Bingara Road	Reconstruction - 2.6 km to 4.6 km to be finalised after completion of Emu Crossing approaches.

5. Bridge/ Sign Crew — Marsh Lane, Gostwyck Street & Faulkner Street

   Complete kerb and gutter work

6. Town Area — General Maintenance

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication (per engagement strategy)**
   Nil

2. **Policy and Regulation**
   Nil

3. **Financial (LTFP)**
   In accordance with the budget

4. **Asset Management (AMS)**
   In accordance with the Asset Management Plan

5. **Workforce (WMS)**
   Council staff and contractors

6. **Legal and Risk Management**
   Maintaining Council assets to minimise legal and risk exposure

7. **Performance Measures**
   Works completed to appropriate standard

8. **Project Management**
   Manager Infrastructure and Works and Overseer

Prepared by staff member: Robert Bell
Approved/Reviewed by Manager: Director - Infrastructure and Regulation
Department: Infrastructure and Regulation
Attachments: Nil

REPORTS FROM THE ENVIRONMENT, DEVELOPMENT & INFRASTRUCTURE COMMITTEE

URALLA SHIRE COUNCIL

REPORT TO COUNCIL

Department:	**Infrastructure & Regulation**
Submitted by:	**Director Infrastructure & Regulation**
Reference:	1.19.10.04
Subject:	Works Planning Report October 2015

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Objective: 2.3 A safe and efficient network of arterial roads and supporting infrastructure, and town streets, footpaths and cycleways that are adequate, interconnected and maintained.

Strategy: 2.3.1 Provide an effective road network that balances asset conditions with available resources and asset utilisation.

Action: 2.3.1.1 Undertake bitumen maintenance program in line with established service levels and intervention points

2.3.1.5 Undertake maintenance grading program in line with established service levels and intervention points.

SUMMARY:
The purpose of this report is to inform Council of the works proposed to be carried out in the next month.

COMMITTEE'S RECOMMENDATION:
That the report be received and noted for the works planned during October 2015.

OFFICER'S RECOMMENDATION:
That the report be received and noted for the works planned during October 2015.

BACKGROUND:
Council is kept informed of the planned maintenance and construction works within the shire.

REPORT:

1. Main Roads Maintenance
   - i. MR73 North and South — Bitumen patching
   - ii. MR124 — Bitumen patching

2. Sealed Roads Maintenance
   - i. Enmore area — Bitumen patching
   - ii. Kingstown area — Bitumen patching

3. Unsealed Rural Roads

i. Gostwyck area	Grade
ii. Balala Road	Grade
iii. Bendemeer Road	Grade and gravel resheeting
iv. Gap Road	Grade

4. Construction Crew

MR73 Thunderbolts Way	Primer Seal approaches due 7 October 2015. Guardrail to be erected to complete project
MR73 Thunderbolts Way	Abington Creek Bridge construction to commence on site 13 October 2015.
Bingara Road	Reconstruction 2.6 km to 4.6 km to be finalised after completion of Emu Crossing approaches.

5. Bridge/ Sign Crew — Marsh Lane, Gostwyck Street & Faulkner Street.

   Complete shoulder work and seal Bundarra footpath construction

6. Town Area — General Maintenance

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication (per engagement strategy)**
   Nil

2. **Policy and Regulation**
   Nil

3. **Financial (LTFP)**
   In accordance with the budget

4. **Asset Management (AMS)**
   In accordance with the Asset Management Plan

5. **Workforce (WMS)**
   Council staff and contractors

6. **Legal and Risk Management**
   Maintaining Council assets to minimise legal and risk exposure

7. **Performance Measures**
   Works completed to appropriate standard

8. **Project Management**
   Manager Infrastructure and Works and Overseer

REPORTS FROM THE ENVIRONMENT, DEVELOPMENT & INFRASTRUCTURE COMMITTEE

Prepared by staff member:	Robert Bell
Approved/Reviewed by Manager:	Director - Infrastructure and Regulation
Department:	Infrastructure and Regulation
Attachments:	Nil

REPORTS FROM THE ENVIRONMENT, DEVELOPMENT & INFRASTRUCTURE COMMITTEE

URALLA SHIRE COUNCIL

REPORT TO COUNCIL

Department:	**Infrastructure & Regulation**
Submitted by:	**Director of Infrastructure & Regulation**
Reference:	2.19.10.05
Subject:	Uralla Development Control Plan 2011 Amendment No 3

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	2.2	Growing and Diversified employment, education and tourism opportunities
Strategy:	2.2.1	Provide land use planning that facilitates employment creation
Action:	2.2.1.1	Monitor and review Council's Local Environmental Plan and other strategic and supporting planning documents

SUMMARY:

The purpose of this report is to recommend that Council endorses amendments to the Uralla Development Control Plan (DCP) 2011 and that Council resolves to publicly exhibit the amended DCP for a period of 28 days.

The draft DCP amendments involve controls and guidelines for development involving detached dual occupancies in the RU1, RU2, E3 and E4 zones. Note that detached dual occupancies are already permitted in the R5 Large Lot Residential Zone.

The draft DCP amendments provide additional controls that will guide dual occupancy development in rural areas. Development for detached dual occupancy dwellings will become 'permissible with consent' pending the gazettal of the Uralla Local Environmental Plan (LEP) draft Amendment No. 4 *'Boundary Adjustments and Detached Dual Occupancies in Rural Areas'.* Draft Amendment No. 4 has already been endorsed by Council, publicly exhibited and is presently with the NSW Parliamentary Counsel awaiting gazettal.

COMMITTEE'S RECOMMENDATION:

That Council:

1. **Endorses amendments (Amendment No 3) to the Uralla Development Control Plan 2011;**
2. **Publicly exhibits the amended DCP for a period of 28 days; and**
3. **Gives the General Manager delegated authority to adopt the Uralla Development Control Plan 2011 as amended, if no submissions are received.**

OFFICER'S RECOMMENDATION:

That Council:

1. **Endorses amendments (Amendment No 3) to the Uralla Development Control Plan 2011;**
2. **Publicly exhibits the amended DCP for a period of 28 days; and**
3. **Gives the General Manager delegated authority to adopt the Uralla Development Control Plan 2011 as amended, if no submissions are received.**

BACKGROUND:

The Uralla DCP was prepared in 2011. The DCP was amended in August 2012 for minor housekeeping reasons, and to include a section concerning regulatory advice to Council regarding the land known as the former Koppers Timber Treatment Site. The DCP was amended again recently (Amendment No 2) to:

- provide controls for emerging land uses such as the use of shipping containers, secondary dwellings and bed and breakfast accommodation;
- new flood planning controls based on the Rocky and Uralla Creeks Flood Study, 2014; and
- general housekeeping amendments to correct typographical errors and to update the document to Council's documentation standards.

The DCP will be amended following Council's endorsement on 22 March 2015 of the ***Planning Proposal Boundary Adjustment Clause and Rural Detached Dual Occupancy Dwellings.***

The Planning Proposal was exhibited from 24 April 2015 until 15 May 2015 with no submissions received. The subject DCP amendments will come into force on the same date as the Uralla Local Environmental Plan (LEP) 2012 Amendment No. 4 is gazetted.

The DCP amendments provide additional controls to guide the development of detached dual occupancy dwellings. The amendments to the DCP are shown in highlighted below in purple text:

Dual occupancies in Rural Areas

Additional considerations for dual occupancies:

- ***Attached*** **and** ***detached*** **dual occupancies are permitted in the RU1, RU2, R5 and E4 zones;**
- Dual occupancies are *not* permitted in the E3 zone;
- No additional vehicular access point to the property is permitted;
- **Consolidation of separate land parcels so that the primary dwelling and the detached dual occupancy dwelling are located within a single lot;**
- **A Site Plan is to be submitted to Council, clearly showing the location of proposed dual occupancy dwellings and the proximity of proposed dwellings to nearby land uses and buildings, including neighbouring dwellings;**
- Provision is made on-site for all weather driveway and parking spaces to serve both dwellings;
- The development is adequately landscaped to protect the scenic amenity of the area;
- Any extensions to an original dwelling (to permit dual occupancy) shall have a design relationship with the existing dwelling house;
- Building materials and colours shall blend with any existing buildings and the natural features of the area and landscape;
- Details of water supply including source of supply, and, where that is from a tank, details of calculations so as to ensure that water supply will be adequate to serve both dwellings. Water supply and storage information also needs to address Planning for Bushfire Protection 2006;
- The proposed treatment of waste water must be in accordance with Council's On-Site Waste Water Management Strategy; and
- The development must comply with the provisions of the National Building Code.

The DCP amendments are highlighted in the attached full copy of the DCP to enable readers to readily identify the changes to the document.

KEY ISSUES:

- The Uralla DCP has been amended and updated to provide controls for detached dual occupancy dwellings in rural areas.
- The proposed DCP controls will come into force when LEP Amendment No 4 is made.

CONCLUSION:

It is requested that Council endorses the DCP amendments and resolves to publicly exhibit the amended DCP for a period of not less than 28 days.

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication (per engagement strategy)**
   The amended DCP will be placed on Public Exhibition for a minimum of 28 days (Cl 18 (2) Division 2 Public Participation of *Environmental Planning and Assessment Regulation 2000*).

2. **Policy and Regulation**
   Environmental Planning and Assessment Act 1979
   Environmental Planning and Assessment Regulation 2000

3. **Financial (LTFP)**
   Nil

4. **Asset Management (AMS)**
   Nil

5. **Workforce (WMS)**
   Nil

6. **Legal and Risk Management**
   Ensuring that Council Codes meet the current state legislative standard improves Council's risk management.

7. **Performance Measures**
   Nil

8. **Project Management**
   Nil

Prepared by staff member: Keiley Hunter, Planning Consultant
Approved/Reviewed by Manager: Director Infrastructure & Regulation
Department: Infrastructure & Regulation
Attachments:

A. Chapter 4 of Draft Uralla Development Control Plan 2011 as amended

Attachment A

Uralla

URALLA SHIRE COUNCIL

Development Control Plan

Adopted 19 December 2011

As Amended

To be read in conjunction with the Uralla Local Environmental Plan 2012
Gazetted 23 March 2012

Acknowledgements

The Uralla Council recognises the traditional inhabitants of the land and recognises their rich culture and intrinsic connection to the land that stretches back over thousands of years. The Uralla Council also acknowledges Aboriginal Elders past and present and pays respect to them and their heritage.

Uralla Council wishes to thank all interested stakeholders for their valuable contributions towards the development of the Uralla Development Control Plan 2011.

Disclaimer

Information in this document is based on available data at the time of writing this strategic document which deals with technical issues in a summary way. All figures and diagrams are indicative only and should be referred to as such. Whilst Uralla Council has exercised reasonable care in preparing this document it does not warrant or represent that it is accurate or complete. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document.

For Further Information

Visit www.uralla.nsw.gov.au or contact Council on 02 6778 6300 or by email at council@uralla.nsw.gov.au

Prepared By: Uralla Shire Council

Version: v27082012

Version no.	Updated by:	Date:	Nature of changes
1	E Cumming & J Wolfenden	19.12.2011	Preparation due to the template Conversion LEP and review of existing DCP's
2	E Cumming	27.8.2012	Housekeeping
3	K Hunter, Consultant	23.3.2015	Bed & Breakfast, Shipping Containers, Flood Controls, Lane Widening, Review Code SEPP Compliance & Housekeeping
4	K Hunter, Consultant	October 2015	Detached Dual Occupancy Dwelling

Chapter 4 Rural Development

About this Chapter

This Chapter addresses various aspects of rural development including biodiversity, bushfire management, access to rural properties and dwelling development.

Where this Chapter applies

This Chapter applies to land zoned in the Uralla LEP as

- RU1 – Primary Production
- RU2 – Rural Landscape
- R5 – Large Lot Residential
- E3 – Environmental Management
- E4 – Environmental Living

Note: Development in the village zones is addressed in chapters dealing with Residential Development and Subdivision.

Biodiversity

Aims

- To support Uralla LEP by providing additional detail and guidance on addressing biodiversity issues associated with development.

Performance outcomes

- Biodiversity issues are addressed appropriately in development so that natural environment values are maintained or enhanced as a result of the development; and
- All requirements of relevant environmental legislation have been met.

Acceptable solutions

- Proposals are reviewed against the provisions of the NSW *Threatened Species Conservation Act 1995* and the NSW Office of Planning and Environment publication *"Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 Guide to implementation in NSW May 2007"*, by an appropriately qualified and experienced ecologist or environmental scientist, and, if necessary, appropriate additional environmental investigations are conducted;
- Where proposals would significantly affect areas of native vegetation, a review of the potential impact on wildlife habitat and corridors is undertaken by an appropriately qualified and experienced ecologist or environmental scientist ; and
- If the lot to be developed has an area greater than 1 hectare, or, together with any adjoining land in the same ownership, an area of more than 1 hectare, then the provisions of State and Environmental Planning Policy 44 Koala Habitat Protection apply. Among other things, this means that:
    - Council must satisfy itself that the land is not potential or actual koala habitat before giving consent to a development application;
    - Council may only satisfy itself based on information obtained from a person who is qualified and experienced in koala habitat identification; and
    - If the land proves to be core koala habitat, then a formal plan of management will need to be prepared by the applicant prior to development consent being granted.

Note: It is expected that this provision will be triggered for ALL development in zones RU1, RU2 and R5 as all would involve lots in excess of 1ha in area.

(Note: Under the precautionary principle, persons proposing development that would affect significant areas of native vegetation, including grasses, groundcovers, shrubs and trees should make preliminary enquiries with an appropriately qualified and experienced ecologist or environmental scientist prior to preparing and submitting a development application).

Alternative approaches and design suggestions

None specified.

Bushfire Management

Aims

- To support the Uralla LEP by providing additional detail and guidance on addressing bushfire management issues.

Performance outcomes

- Development of bushfire prone land is undertaken in accordance with the requirements of *Planning for Bushfire Protection 2006.*

Acceptable solutions

- Proposals falling within *bushfire prone land* undertake a review in accordance with the provisions of *Planning for Bushfire Protection 2006* published by the NSW Rural Fire Services and provide the appropriate protection to comply with that document. *(Note: if there is uncertainty as to whether a property or proposal is affected, contact Council's Planning Department for further advice).*
- *Planning for Bushfire Protection 2006* identifies six key Bush Fire Protection Measures (BPMs) that must be implemented for developments on bushfire prone lands:
    - The provision of clear separation of buildings and bush fire hazards, in the form of fuel-reduced Asset Protection Zones (and their subsets, inner and outer protection areas and defendable space),
    - Construction standards and design,
    - Appropriate access standards for residents, fire fighters, emergency service workers and those involved in evacuation,
    - Adequate water supply and pressure,
    - Emergency management arrangements for fire protection and/or evacuation, and
    - Suitable landscaping, to limit fire spreading to a building;
- Details for each of the BPMs are provided in *Planning for Bushfire Protection 2006* which is available for download from the Rural Fire Service website (www.rfs.nsw.gov.au). Applicants will need to access this document and ensure that their development proposal implements the appropriate design and construction elements specified.

Alternative approaches and design suggestions

A report by a recognised bushfire planning consultant may propose alternative solutions to those identified in *Planning for Bushfire Protection 2006*. Such solutions should involve early consultation with the Rural Fire Service prior to submission of an application.

Access to Rural Properties - General

Performance outcomes

- The development provides safe, convenient and readily maintainable access from a public road.

Acceptable solutions

- Access to rural properties is from a dedicated public road; and
- An access point is constructed at the time of creation of an allotment with such access consisting of a gate recessed 20m from the property boundary, together with a table drain crossing in accordance with Council's engineering standards.

Alternative approaches and design suggestions

Rights-of-carriageway to a rural property may only be considered in accordance with **Table 4.1**:

Note: "Right-of-Carriageway" is a strip of land over which one or more parcels of land enjoy certain right of access. Rights-of-Carriageway are private agreements between individual owners of the parcels of land involved and Council does not have responsibilities nor rights with regards to them. Council will require the approval of all owners of land over which a Right-of-Carriageway is proposed prior to a Development Application for subdivision being lodged. Construction and maintenance of a Right-of-Carriageway is not the responsibility of Council but is the full responsibility of the relevant landholders.

Table 4.1 Rights of Carriageway

Benefited lots	Standard of Access	Requirement
Up to 2	Access is maintained at all times to a good trafficable standard suitable for two-wheel drive vehicles	A notation is placed on the title of every benefitting lot such that maintenance of the right-of-carriageway is required, to the standard specified, with the cost being borne proportionally by each owner based on the distance of the access point of their allotment to the public road.
More than 2	Dedicated public road	The access shall be constructed at developer cost to a standard suitable for a dedicated public road.

Access to Rural Properties – Land subdivided for agricultural purposes

General

Council acknowledges that a subdivision which creates land for sale to another owner may not, in some circumstances, warrant the construction of an independent access to that allotment in accordance with the provisions in this section. This is particularly the case when a subdivision is undertaken for agricultural purposes.

Performance Outcomes

- All created allotments have legal access; and
- Adequate physical access is available to a new allotment, being an allotment created for agricultural purposes.

Acceptable Solutions

- Each allotment created has legal access to a dedicated public road either through direct frontage, a right-of-way arrangement, or by consolidation with an existing allotment that has such access;
- A covenant is provided on the title to any allotment created (that does not have constructed physical access provided or already available at the time of creation) to require the construction of such access at such time as the allotment is no longer in the same ownership as a directly abutting allotment; and
- Any such access is constructed prior to transfer of title, and in accordance with Council's Technical Specifications. *Note: this includes provisions relating to rights-of-carriageway where relevant.*

Rural Dwellings

General

Council will give consideration to applications for rural dwellings either as a "right to build" application, or a full application including full design details of the dwelling.

Note regarding permissibility

A dwelling must be permissible with consent under Uralla LEP on the land. This means the dwelling or the "right to build" application must either meet the minimum requirements for the size of land under the LEP or must be permissible with consent under the "existing holding" provisions in the LEP. Applicants are advised to seek legal advice that their proposal is permissible under the LEP prior to submitting an application.

Note regarding consultation

Prior to submitting an application, applicants are encouraged to consult with any neighbours regarding the proposed dwelling site.

Basic information to be provided – all applications

The following information provides a guide to the minimum information requirements that Council will need to assess the application:

- An extract of a topographic (or similar) map showing the property (including the allotment proposed for the dwelling and any holding/overall property boundary), the location of the dwelling and the location of powerlines;
- Evidence of the size of the allotment, property and/or holding (e.g. copy of the Deposited Plan, title certificates or similar);
- The location of the proposed access road to the dwelling, and its proposed point of connection with the public road network. This point of connection must comply with the Uralla LEP and must comply with the access requirements for rural properties;
- A site location that is suitable for providing suitable asset protection zones and related Bushfire Protection Measures if the land is bush fire prone land; and
- The location of dams, streams and the like.

Additional information

- Details of the dwelling including plan and elevations, drawn to an appropriate metric scale, and indicating north point;
- Details of water supply including source of supply, and, where that is from a tank, details of calculations so as to ensure that water supply will be adequate to serve the dwelling. Water supply and storage information also needs to address Planning for Bushfire Protection 2006;
- Details of waste water disposal, including type of system; and
- Submission of a BASIX assessment.

Performance Outcomes

- Dwelling sites are identified and are provided with safe connection to the public road network;
- Visual and other impacts on neighbours are minimised; and
- Adequate area exists for on-site waste water disposal.

Acceptable Solutions

- For RU1 and RU2 zones:
    - The dwelling is not within 50m of any boundary of the holding;
- For R5, E3 and E4 zones:
    - The dwelling is not within 25m of any boundary of the holding;
- The dwelling complies with the bushfire standards indicated elsewhere in this DCP;
- The dwelling complies with the flood provisions of this DCP;
- Access to the dwelling from the public road network complies with the provisions of this DCP relating to access to rural properties;
- The dwelling is located so that effluent disposal can be managed in accordance with Council's On-Site Waste Water Management Strategy (Note: This is to ensure that on-site disposal of waste water – e.g. septic – is not located where there is a risk of contamination of waterways);
- The dwelling is not located adjacent to or within close proximity of:
    - Old sheep and cattle yard sites,
    - Old livestock dip sites,
    - Orchard areas,
    - Disused mining areas; and
- The dwelling is not located adjacent to or within close proximity of an approved feedlot or other similar operation.

Alternative approaches and design suggestions

- Variation to acceptable solutions would need to be supported by a comprehensive statement of environmental effects which addresses the performance outcomes sought for rural dwellings and which demonstrates that the acceptable solutions are unreasonable or unnecessary in the circumstances of the case.

Dual occupancies in Rural Areas

Additional considerations for dual occupancies:

- *Attached* and *detached* dual occupancies are permitted in the RU1, RU2, R5 and E4 zones;
- Dual occupancies are *not* permitted in the E3 zone;
- No additional vehicular access point to the property is permitted;
- Consolidation of separate land parcels so that the primary dwelling and the detached dual occupancy dwelling are located within a single lot.
- A Site Plan is to be submitted to Council clearly show the location of proposed dual occupancy dwellings and the proximity of proposed dwellings to nearby land uses and buildings, including neighbouring dwellings.
- Provision is made on-site for all weather driveway and parking spaces to serve both dwellings;
- The development is adequately landscaped to protect the scenic amenity of the area;
- Any extensions to an original dwelling (to permit dual occupancy) shall have a design relationship with the existing dwelling house;
- Building materials and colours shall blend with any existing buildings and the natural features of the area and landscape;
- Details of water supply including source of supply, and, where that is from a tank, details of calculations so as to ensure that water supply will be adequate to serve both dwellings. Water supply and storage information also needs to address Planning for Bushfire Protection 2006;

- The proposed treatment of waste water must be in accordance with Council's On-Site Waste Water Management Strategy; and
- The development must comply with the provisions of the National Building Code.

URALLA SHIRE COUNCIL

REPORT TO COUNCIL

Department:	**Infrastructure & Regulation**
Submitted by:	**Director – Infrastructure & Regulation**
Reference:	2.19.10.06
Subject:	Development Application 50/2015 – 48 East Street, Uralla – Stages Development - Multi dwelling housing, 2 Lot Torrens Title Subdivision and 2 Lot Strata Title Subdivision

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Objective: 2.1 An attractive environment for business, tourism and industry

Strategy: 2.1.4 Implement tools to simplify development processes and encourage quality commercial, industrial and residential development

Action: 2.1.4.1 Assess and determine regulatory applications, including development applications, complying development certificates, construction certificates, Section 68 certificates, Bushfire Attach Level (BAL) Certificates, and Conveyancing Certificates

SUMMARY:
The purpose of this report is to consider a proposed development in relation to a submission received.

COMMITTEE'S RECOMMENDATION:
That Development Application 50/2015 being for a staged development consisting of:

a) **Stage One - Multi dwelling housing,**
b) **Stage Two - 2 Lot Torrens Title Subdivision, and**
c) **Stage Three - 2 Lot Strata Title Subdivision**

Located on Lot 2 DP 502101 known as 48 East Street, Uralla be approved subject to the conditions listed in the report to Council.

OFFICER'S RECOMMENDATION:
That Development Application 50/2015 being for a staged development consisting of:

d) **Stage One - Multi dwelling housing,**
e) **Stage Two - 2 Lot Torrens Title Subdivision, and**
f) **Stage Three - 2 Lot Strata Title Subdivision**

Located on Lot 2 DP 502101 known as 48 East Street, Uralla be approved subject to the following conditions:

Conditions – All Stages

GENERAL CONDITIONS

1. **The development must take place in accordance with the approved plans (bearing the**

Council approval stamp) and documents submitted with the application, drawn by Glenn Hinds Design including highlighted proposed Torrens and Strata Subdivision, Project Number GH18082015 (19 pages) and dated 27 August 2015, and subject to the conditions below to ensure the development is consistent with Council's consent.

2. All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Council's Engineering Code, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.

3. All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer.

Conditions – Stage One

PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)

Compliance with National Construction Code & insurance requirements under the Home Building Act 1989

Please Note: *A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant:*

a) *development consent, in the case of a temporary structure that is an entertainment venue, or*
b) *construction certificate, in every other case.*

4. The work must be carried out in accordance with the requirements of the *National Construction Code*.

5. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

6. For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the *National Construction Code*.

Erection of signs

Please Note: *This does not apply in relation to:*

a) *building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or*
b) *Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.*
c) *a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.*

7. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

   a) showing the name, address and telephone number of the principal certifying authority for the work, and
   b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
   c) stating that unauthorised entry to the site is prohibited.

8. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Please Note: *Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of $1,100).*

Notification of *Home Building Act 1989* requirements

Please Note*: This does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.*

9. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

   a) in the case of work for which a principal contractor is required to be appointed:
      (i) the name and licence number of the principal contractor, and
      (ii) the name of the insurer by which the work is insured under Part 6 of that Act,

   b) in the case of work to be done 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 that Act, the number of the relevant owner-builder permit.

10. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the above becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

136D Fulfilment of BASIX commitments

11. This clause applies to the following development:

   a) BASIX affected development,
   b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).

12. **A complying development certificate for development to which this clause applies must be issued subject to a condition that the commitments listed in each relevant BASIX certificate for the development must be fulfilled.**

> **ADVISING: Certifications from appropriate manufacturers and installers confirming each BASIX commitment are to be provided prior to the issue of an Occupation Certificate. These may be in the form of an invoice or a simple written statement by the tradesman, including their details and signature.**

Shoring and adequacy of adjoining property

> ***Please Note: This does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.***

13. **If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:**

    a) **protect and support the adjoining premises from possible damage from the excavation, and**
    b) **where necessary, underpin the adjoining premises to prevent any such damage.**

GENERAL CONDITIONS

14. **A Construction Certificate must be obtained from a Certifying Authority before work commences, in accordance with Cl.146 of the EP&A Regulations 2000.**

15. ***The dwellings are to be inspected at the following stages of construction:**

- **before the pouring of footings****
- **before covering drainage (under hydrostatic test)**
- **before pouring any reinforced concrete structure ****
- **before covering the framework for any wall, roof or other building element ****
- **before covering waterproofing in any wet area****
- **before covering any stormwater drainage connections**
- **when the building work is completed and all conditions of consent have been addressed****
- **in the case of a swimming pool, after the construction of the swimming pool is completed and the barrier (if one is required under the *Swimming Pools Act 1992*) has been erected and before the pool is filled with water,**

***** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a development where a critical stage or other nominated inspection has not been carried out.***

Applicants should give at least 24 hours notice to guarantee an inspection.

**** All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer.***

16. A landscaping plan is to be submitted and approved by the Director of Infrastructure and Regulation showing 30% of the site area with landscaping. This plan is to detail the species to be planted.

17. A group of mailboxes is to be provided on East Street, located west of the access to the dwellings located at the rear. Detail of the mailbox construction is to be provided for approval by the Director of Infrastructure and Regulation.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

18. The plans and specification accompanying the Construction Certificate are to demonstrate compliance with the requirements of the deemed-to-satisfy provisions of the National Construction Code for a Class 1a building:

    Amended plans are to be submitted to the Principal Certifying Authority for authentication of NCC compliance and issue of a Construction Certificate.

    Should the external configuration of the building be modified as a result of achieving NCC compliance, the plans accompanying this development consent must also be modified.

19. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The Application must be approved prior to the issue of a Construction Certificate, to ensure pedestrian and vehicular safety during construction.

20. Connection to the water main is required for each dwelling to be constructed. This fee is set out in Council's Operational Plan and is adjusted every financial year. The current fee for the 2015/2016 year is $930.00 per connection.

21. A 38 mm internal water line is to be extended along the eastern side of the lot, ending 2 metres past the proposed battle axe handle. This is to be constructed as per the requirements of the Director of Infrastructure and Regulation at the cost fo the developer.

22. Connection to the sewer main is required for the dwellings to be constructed. This can exist with one shared connection. This fee is set out in Council's Operational Plan and is adjusted every financial year. The current fee for the 2015/2016 year is $525.00 per connection.

23. The sewer for the dwellings at the rear is to be run by way of a macerated pump line to the sewer junction provided at the East Street boundary. The sewer is to be located on the eastern side of the property. Details are to be provided to Council's Director of Infrastructure and Regulation for approval.

24. The land is to be adequately drained to East Street by way of collection and pumping. Details are to be provided to the Director of Infrastructure and Regulation for approval. Alternatively arrangements are to be provided to and approved by the Director of Infrastructure and Regulation as to how the land may be drained to Plane Avenue by way of easement.

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING

25. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with the cl 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent.

    For development involving both building and subdivision work authorised by the same development consent, a separate appointment of a Principal Certifying Authority for each type of work is required, in accordance with Section 109E of the Environmental Planning & Assessment Act 1979.

26. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:

    - divert contaminated run-off away from disturbed areas,
    - erect silt fencing along the downhill side of the property boundary,
    - prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and
    - stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate.

    Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act.

27. A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenienced. The erected hoarding is to be sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed.

CONDITIONS TO BE COMPLETED DURING CONSTRUCTION

28. Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.

29. Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be connected to an accredited sewage management facility approved by the council or some other sewage management facility approved by the council.

30. Materials must not be burned on site. All waste generated on site must be disposed of at Council's Waste Disposal Depot or Waste Transfer Station, to protect the amenity of the area and avoid the potential of air pollution.

31. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.

32. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.

33. Retaining walls associated with the erection of the building or other approved methods for preventing the movement of the soil must be provided where soil conditions are inadequate, ensuring adequate provision is made for drainage.

34. Excavations and backfilling must be executed safely and in accordance with appropriate professional standards and be properly guarded and protected to prevent them from being dangerous to life or property.

    If excavations associated with the erection of a building extend below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made, must preserve and protect the building from damage, and if necessary, underpin and support the building in an approved manner.

    Notice of intention to do so must be given to the owner of the adjoining land at least seven days before the commencement of excavation work. The owner of the adjoining allotment of land is not liable for any part of the cost of work, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING

35. An Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning and Assessment Act 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. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).*

36. Approval must be obtained from the Council as the Local Water Supply and Sewer Authority for any potable water supply, sewerage or on-site waste water system serving the site, pursuant to Chapter 7 of the Local Government Act 1993 with all relevant work completed in accordance with such approval.

37. The Principle Certifying Authority is to contact Council to ensure all the Section 68 conditions of approval have been completed prior to the issue of an Occupation Certificate.

38. The street numbers shall be clearly and permanently displayed on or adjacent to the doorway for each dwelling to identify the premises to the public and to essential/emergency services. Numbers shall be 100mm high x 50mm wide (minimum) and of a colour contrasting with the surface to which they are affixed.

39. A group of mailboxes is to be provided on East Street, located west of the access to the dwellings located at the rear. They are to be constructed as per the approved plan and the numbers shall be 100mm high x 50mm wide (minimum) and of a colour contrasting with the surface to which they are affixed.

40. A backflow prevention device suitable to the degree of hazard must be installed to the premises. The type of device will be determined at the time of processing the application for a water service. All external hose taps must be fitted with a backflow prevention device in accordance with AS/NZS 3500.1:2003 before use or occupation of the building, to maintain public health.

    ADVISING: For information regarding the installation and type of backflow prevention device to be fitted, please contact Council.

41. Roof and surface stormwater from paved and impervious areas is to be collected and directed to protect the site and adjoining property from the effects of flooding. Such work must be completed prior to the use and/or occupation of the premises commencing.

42. The development is to be landscaped as per the approved landscaping plan.

43. All internal driveways are to be concrete or bitumen seal. This is to be constructed to a standard approved by the Director of Infrastructure and Regulation.

CONDITIONS RELATING TO ONGOING OPERATIONS

44. A further application is to be made for any change, enlargement or intensification of the premises or land use, including the display/erection of any new structure such as signage, partition walls or building fit-out (unless the proposed work is exempt from the need for consent under *State Environmental Planning Policy (Codes SEPP) 2008* for exempt development).

COUNCIL ADVICE ONLY

45. Compliance with the National Construction Code:

    All building work must be carried out in the following manner to ensure compliance with the National Construction Code (Volume 2: Housing Provisions):-

    - The timber primary building elements of the building are to be protected from subterranean termites in accordance with AS 3660.1, and a durable notice must be permanently fixed to the building in a prominent position (e.g. inside the electricity meter box) indicating:
        - method of protection,
        - date of installation of system,
        - where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label, and
        - the maintenance requirements of the system.
    - An approved polythene moisture barrier is to be provided to the underside of the concrete floor slab to prevent external moisture entering the building.
    - Footings and floor slabs to be constructed in accordance with the requirements of AS 2870 - Residential Slabs and Footings, to ensure the structural integrity of the building.
    - Sub-floor ventilation is to be provided as detailed in 3.4.1.2 of the NCC (copy available on request) to prevent moisture damage to structural elements of the building, and to assist in the prevention of termite attack.
    - Timber framing to comply with the requirements of AS 1684 - Timber Framing Code, to

ensure structural integrity of the building. The frame is to be adequately braced and 'tied-down' to the footings to prevent movement of the structure by wind forces.

- Brickwork to be constructed in accordance with AS 3700 "Masonry Code", to ensure structural integrity of the building. Minimum clearance between the outer edge of the eaves and gutter and side boundary is 450mm, and 900mm between the wall and side boundary.
- Wet areas to be finished with an impervious floor surface, and care taken to seal floor/wall junctions adequately, to protect the structure of the building and to maintain the amenity of the occupants.
- Smoke alarms to be provided and located in accordance with 3.7.2 of the NCC (copy available on request), to safeguard the occupants of the building in the event of a fire.
- The door to a fully enclosed sanitary compartment must open outwards, slide or be readily removable from the outside of the compartment to enable unconscious occupants to be removed from the compartment.
- Stair construction is to be in accordance with 3.9.1 of the NCC (copy available on request) and steps and landings higher than 1,000mm above the adjacent floor level must be provided with handrails and balustrades as detailed in 3.9.2 of the NCC (copy available on request) to provide safe access to and within a building.
- Any plumbing, drainage and electrical work to be carried out by a licensed tradesperson.

46. Drainage of surface water surrounding the building: Finished ground or paving level must be at least 150mm below the level of any floor. Such finished ground level is measured not more than one (1) metre from external walls with the ground surface graded to allow effective drainage of surface water away from the building (in accordance with AS 2870 – 1996).

47. Tempering valves: Hot water units are to deliver hot water at the outlet of the closest sanitary fixture at a maximum temperature of 50 degrees Celsius (Part 4, National Plumbing and Drainage Code AS 3500), to restrict the temperature of the hot water supply to sanitary fixtures such as baths, showers and hand basins to limit the potential risk of scalding to the occupants of the building.

48. Covenant/s: The applicant/owner has the responsibility of being aware of any covenant which may affect the proposal.

49. Greywater Disposal: Greywater disposal must be carried out below surface level (i.e. porous piping – not sprinklers) and must not impact on adjoining properties.

50. Sewer & Sanitary Water Supply Work: a separate approval must be obtained from the Council as the Local Water Supply and Sewer Authority pursuant to Chapter 7 of the Local Government Act 1993 for any activity associated with water supply, sewer or on-site waste water systems serving the site.

51. Rainwater Tanks: Council requires rainwater tanks to be installed in accordance with the State Environmental Planning Policy No 4. Direct connection between the rainwater tank and reticulated potable water supply will not be permitted; however, the reticulated potable supply may be used to top up the tank via a physical air gap. Maintenance of the tank or tanks should be in accordance with the guidelines from the New South Wales Department of Health for the use and maintenance of rainwater tanks.

52. Dial Before You Dig: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

53. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

Conditions – Stage Two

54. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.

55. Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e. water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.

56. The dwelling facing East Street is to have a minimum setback of 900mm to the eastern boundary. This includes the existing set of steps at the rear of the dwelling.

Conditions – Stage Three

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

57. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of

consent is completed and lodged with the application.

58. **Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e. water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.**

BACKGROUND:
A development application has been submitted by M Doran, at 48 East Street, Uralla for a staged development being:

1. Multi dwelling housing – Three detached dwellings on the same parcel of land;
2. Torren Title subdivision into two lots excising the front dwelling;
3. Strata Title.

The development is compliant, but there has been one submission received during the notification process which needs to be considered.

REPORT:
A staged development has been submitted for consideration being:

1. Multi dwelling housing - Three detached dwellings on the same parcel of land;
2. Torren Title subdivision into two lots excising the front dwelling;
3. Strata Title.

at 48 East Street, Uralla. Attached is a copy of the plans detailing the development. Also attached is a development assessment report which shows that the development is compliant with the provisions of the *Uralla Local Environmental Plan 2012, Uralla Development Control Plan 2011 and the National Building Code 2015*. As per the *Uralla Development Control Plan 2011*, the development was notified to possible affected neighbours. One submission was received and is attached.

Submission Maker	**R Dickson**
Issues: • In principle has no problem in general; • Concerned at overcrowding; • Questioned development in Dumaresq Street that has no garage or carport; • Requested provision of written advice from Council as to what proportion of his land may be developed; • Submission is an objection until Council provides advice on his land development potential, withthe objection being withdrawn upon receipt of that advice.	

The development fits the minimum lot size provisions for a dwelling under the Uralla LEP. The minimum lot size is 560m^2. The total land area is 2007m^2. The land cannot be considered to be overcrowded when it meets council minimum standards.

In regards to the development in Dumaresq Street - it cannot be considered as part of this

development application, but Council should be aware that undercover parking is not required, only enough room for parking onsite. It is up to each owner to decide if cover is necessary and the type of cover to be provided.

Council cannot take into account the advice that the submission will change from an objection to a letter of support if the objector is given written advice on the development potential of his land. As no formal application has been lodged, Council cannot take this into account, as technically there is no approved development for this proposed multi dwelling development to affect. The only affect will be on that development either constructed or already approved by Council. It should also be noted that the objector's property does not immediately adjoin the land on which this application relates.

KEY ISSUES:

- The submission maker has not provided any indication as to the impact of this proposed development on him;
- His property does not adjoin the proposed development; and
- Any issue created can be managed by way of imposition of a development consent condition.

CONCLUSION:

This development meets all the requirements of the *Uralla Local Environmental Plan 2012, Uralla Development Control Plan 2011 and the Nation al Building Code 2015*; therefore there is no reason that this development can be refused.

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication (per engagement strategy)**
   Nil

2. **Policy and Regulation**
   Environmental Planning & Assessment Act 1979

3. **Financial (LTFP)**
   Nil

4. **Asset Management (AMS)**
   Nil

5. **Workforce (WMS)**
   Nil

6. **Legal and Risk Management**
   Nil

7. **Performance Measures**
   Nil

8. **Project Management**
   Nil

Prepared by staff member:	Elizabeth Cumming, Consultant Planner
Approved/Reviewed by Manager:	Robert Bell, Director of Infrastructure & Regulation
Department:	Infrastructure & Regulation
Attachments:	B. Assessment Report C. Plans D. Submission dated 19 September 2015

Attachment B

Development Assessment Report

DA Number: **DA-50-2015** **Council:** Uralla Shire Council

Location: 48 East Street URALLA

Development Description: Multi dwelling housing, 2 Lot Torrens Title Subdivision and 2 Lot Strata Title Subdivision

Title Details: **Lot: 2 DP: 502101**

Proposal Overview

Staged Development being:

1. Multi dwelling housing - 3 detached dwellings on the same parcel of land
2. Torren Title subdivision into two lots excising the front dwelling
3. Strata Title

Property Details/History

	Checked	Comments
File History	Yes	
Title Plan	Yes	
Check Ownership	Yes	

Is there any other issue that requires notation? No

Application Type

Is this application an Integrated Development Application? No

Is this application a Designated Development Application? No

Is this application for State Significant Development? No

Is this application submitted by/on behalf of a Public Authority? No

Is this application a staged Development? Yes No

Details of Staging:

Is this application a section 96 amendment? No

Concurrence/Referral

Section 79b – EP & A Act

Does this application require concurrence referral? No

Does this application require courtesy comment? No

Is there any other issue that requires notation? No

Does this application been require referral to the Environment & Infrastructure Committee? Yes

Reason: Receipt of submission

Does this application require referral for decision by Council? Yes

Local Environmental Plan
Section 79c(1)(a)(i) – EP & A Act

This land is zoned: R1 General Residential

List the relevant clause/clauses applicable under the LEP		
Clause	**Compliance**	**Comment**
Land Use Table	Yes	Is permissible development
Min Lot Size	Yes	Land is 2007m² which equates to 3 lots. Each lot is more than 560m².
Definitions	Yes	multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Is there a draft LEP or draft LEP amendment which may affect this proposal? No

Is there any other issue/feature that requires notation? No

Do 'existing use' provisions apply to this development? No

Development Control Plan
Section 79c(1)(a)(iii) – EP & A Act

Does Uralla DCP 2011 apply to this land/proposal? Yes

List the relevant chapter/clause under the Uralla DCP			
Chapter	**Clause**	**Compliance**	**Comment**
3	Density	Yes	Classified as being extra large dwelling size as each is over 125m²
3	Setbacks	Yes	
3	Landscaping	No	No landscaping provided but can be conditioned that plan be approved with species with a minimum of 45m2 per dwelling.
3	Secluded open space	Yes	
3	Privacy	Yes	
3	Fencing	Yes	1800 colourbond fencing to act as separation.
3	Solar Access	Yes	The design of the two new dwelling have taken into account the north facing aspect where practicable. The garages on both dwellings take a prominent position of the north eastern side, but due to the constraints on the land the design has taken into account the constraints.
3	Multi dwelling - landscaping	No	landscaping needs to be 30% of the site which is higher than general landscaping provision. This may be conditioned.

3	Multi dwelling - battle axe allotments	Yes	Multi dwelling housing may not be located on battle axe allotments. This is not a battle axe allotment with the 3 dwellings, but once the torrens title subdivision takes place, excising the dwelling at the front, it will become a dual occupancy development with two dwellings on the land.
6	Access & traffic generatio n	Yes	
6	Parking	Yes	2 spaces are provided within each garage and there is provision for a further 2 each in front of each garage, therefore 4 spaces have been provided for each dwelling.
13	Notification	Yes	1 Submission received

Is there a draft DCP which may affect this proposal? No

Is there any other issue that requires notation? No

Regional Environmental Plan

There is no REP applicable to this area.

State Environmental Planning Policy

Is this proposal affected by a SEPP? No

Is there any other issue that requires notation? No

Planning Agreement

Section 93F (10) – EP & A Act

Is there a Planning Agreement in force under section 93F of the EP&A Act? No

Has a Planning Agreement been offered under this development? No

Planning Strategies/Local Policy

Section 79c(1)(b) – EP & A Act

Is there a Planning Strategy or Local Policy that requires notation? No

Has the applicant submitted any supporting planning assessments? No

Is there any other issue/feature that requires notation? No

Subdivision

Is this application for subdivision? Yes

How many new lots are being created? 2 Torrens and 2 strata title lots

Comment: This application is for Torrens title subdivision of two lots with the larger lot then being strata titled into two after construction of detached units.

Environmental Impacts
Section 79c(1)(b) – EP & A Act

Does this proposal have any potential impact on?

	Impact	Comment
Social	No	
Economical	No	
Siting & Configuration	No	
Setbacks	No	
Privacy	No	
Overshadowing	No	
Solar Access	No	
Visual	No	
Significant Views	No	
Amenity	No	
Water	No	
Air	No	
Noise	Yes	There will be an increase in residential background noise, but it will not be excessive. Council has already determined that the noise increase by this type of development is suitable for residential areas, as it was considered adequate at the time of adopting the minimum lot size of 560m^2 per lot i.e. dwelling. This development meets the minimum lot size requirements of the Uralla LEP.
Land Degradation	No	
Tree Loss	No	
Flora	No	
Fauna	No	

Environmental Impacts – Threatened Species
Section 79c(1)(b) – EP & A Act

Has a Threatened Species Impact Assessment been prepared? No

Are there any species/communities listed under the TSC Act? No

Does the proposed development require approval under the EPBC Act? No

Environmental Impacts – Heritage
Section 79c(1)(b) – EP & A Act

Does this proposal have any potential impact on?

Heritage	Impact	Comment
European	No	
Aboriginal	No	

Is this land classified as containing an item of environmental heritage? No

Is there an impact on and adjoining or in close vicinity to an item of environmental heritage? No

Is this proposal in a heritage conservation Zone? No

Is this proposal in an adjoining or in close vicinity to a conservation zone? No

Has a Heritage Impact Statement been prepared for this proposal? No

Has an Archaeological Survey been prepared for this proposal? No

Flooding
Section 79c(1)(b) – EP & A Act

Is this property flood affected? No

Bush Fire Prone Land
Section 79c(1)(b) – EP & A Act

Is this property bush fire prone as per the Bush Fire Prone Map? No

Contaminated Land
Section 79c(1)(b) – EP & A Act

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

Is it a possibility this land may be contaminated? No

Has a Contaminated Land Site Investigation been completed? No

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

Infrastructure

Has an engineering assessment been completed? Yes

Does this proposal have any potential impact on?

	Impact	Comment
Sewer	Yes	Connection to sewer main is required. The sewer for the dwellings at the rear is to be run by way of a macerated pump line to the sewer junction provided at the East Street boundary. The sewer is to be located on the eastern side of the property.
Water	Yes	Connection to reticulated supply required. A 38 mm internal water line is to be extended along the eastern side of the lot, ending 2 metres past the proposed battle axe handle.

Drainage	Yes	The land is to be adequately drained to East Street by way of collection and pumping. Details are to be provided the Director of Infrastructure and Regulation for approval. Alternatively arrangements are to be provided to and approved by the Director of Infrastructure and Regulation as to how the land may be drained to Plane Avenue by way of easement.
Access	Yes	All internal driveways are to be concrete or bitumen seal.
Kerb & Gutter	No	Land already has kerb and gutter.
Upgrade Existing Road	No	Not Required
Road Network	No	No Impact
Existing Easement	No	There are no existing easements.
Electricity	No	
Telecommunications	No	
Pedestrian Access	No	
Loading & Unloading	No	Not Applicable
Parking	No	
Energy Conservation	No	

Does the development require any new easements? Yes

Has an Erosion and Soil Control Plan been submitted? No

Was there any outstanding issues requiring attention? No

Construction Assessment

Is a construction assessment required? No

Section 68 Assessment
Section 68 – LGA Act

Is a section 68 assessment required? No

Developer Contributions
Section 94 – EP & A Act

Does this proposal require any Developer Contribution? No

Signage

Does this proposal require signage? No

Notification
Section 79c(1)(d) – EP & A Act

Is this application an advertised development application? Yes

Was this application advertised as per the provisions of? DCP

Was this application notified as per the provisions of Council's Notification Policy? Yes

Were there any written submissions received? Yes

If Yes, what was the number of submissions received? 1

Submission Maker	**R Dickson**

Issues:

- In principle has no problem in general
- Concerned at overcrowding
- Questioned development in Dumaresq Street that has no garage or carport
- Requested provision of written advice from Council as to what proportion of his land may be developed.
- Submission is an objection until Council provides advice on his land development potential, with the objection being withdrawn upon receipt of that advice.

Comment: The development fist the minimum lot size provisions for a dwelling under the Uralla LEP. The minimum lot size is 560m^2. The total land area is 2007m^2. The land cannot be considered to be overcrowded when it meets council minimum standards.

In regards to the development in Dumaresq Street - it cannot be considered as part of this development application, but Council should be aware that undercover parking is not required, only enough room for parking onsite. It is up to each owner as to if cover is necessary and the type of cover to be provided.

Council cannot take into account the advice that the submission with change from an objection to a letter of support if the objector is given written advice on the development potential of his land. As no formal application has been lodged, Council cannot take this into account, as technically there is no approved development for this proposed multi dwelling development to affect. The only affect will be on that development either constructed or already approved by Council. It should also be noted that the objector's property does not immediately adjoin the land on which this application relates.

Is there any other issue/feature that requires notation? No

Section 88b Instrument

Does Council require a Section 88b instrument to be prepared? No

Public Interest
Section 79c(1)(e) – EP & A Act

Does this proposal have any construction or safety issues? No

Is there any public health issues? No

Are there any other public interest issues? No

Site Suitability
Section 79c(1)(c) – EP & A Act

Is this a suitable site for this proposal Yes

Assessing Officer General Comment

Comment: This development fit the criteria as set out for residential development within the Uralla Local Environmental plan and the Uralla Development Control plan. There are no issues for which this development does not already comply with or cannot be conditioned accordingly.

Recommendation

This development application be approved subject to the following conditions, including any necessary engineering or construction conditions that result from the conclusion of the engineering and construction assessment.

Conditions – All Stages

GENERAL CONDITIONS

1. The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, drawn by Glenn Hinds Design including highlighted proposed Torrens and Strata Subdivision, Project Number GH18082015 (19 pages) and dated 27 August 2015, and subject to the conditions below to ensure the development is consistent with Council's consent.

2. All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Council's Engineering Code, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.

3. All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer.

Conditions – Stage One

PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)

Compliance with National Construction Code & insurance requirements under the Home Building Act 1989

Please Note: *A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant*

a) development consent, in the case of a temporary structure that is an entertainment venue, or
b) construction certificate, in every other case

4. The work must be carried out in accordance with the requirements of the *National Construction Code*.

5. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

6. For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the *National Construction Code*.

Erection of signs

Please Note: *This does not apply in relation to:*

a) *building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or*
b) *Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws*
c) *a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date*

7. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

   a) showing the name, address and telephone number of the principal certifying authority for the work, and
   b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
   c) stating that unauthorised entry to the site is prohibited.

8. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Please Note: *Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of $1,100).*

Notification of *Home Building Act 1989* requirements

Please Note: *This does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.*

9. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

   a) in the case of work for which a principal contractor is required to be appointed:
      (i) the name and licence number of the principal contractor, and
      (ii) the name of the insurer by which the work is insured under Part 6 of that Act,

   b) in the case of work to be done 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 that Act, the number of the relevant owner-builder permit.

10. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the above becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

136D Fulfillment of BASIX commitments

11. This clause applies to the following development:

   a) BASIX affected development,
   b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).

12. A complying development certificate for development to which this clause applies must be issued subject to a condition that the commitments listed in each relevant BASIX certificate for the development must be fulfilled.

ADVISING: Certifications from appropriate manufacturers and installers confirming each BASIX commitment are to be provided prior to the issue of an Occupation Certificate. These may be in the form of an invoice or a simple written statement by the tradesman, including their details and signature.

Shoring and adequacy of adjoining property

Please Note: *This does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.*

13. If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:

    a) protect and support the adjoining premises from possible damage from the excavation, and
    b) where necessary, underpin the adjoining premises to prevent any such damage.

GENERAL CONDITIONS

14. A Construction Certificate must be obtained from a Certifying Authority before work commences, in accordance with Cl.146 of the EP&A Regulations 2000.

15. *The **dwellings** are to be inspected at the following stages of construction:

    - before the pouring of footings**
    - before covering drainage (under hydrostatic test)
    - before pouring any reinforced concrete structure **
    - before covering the framework for any wall, roof or other building element **
    - before covering waterproofing in any wet area**
    - before covering any stormwater drainage connections
    - when the building work is completed and all conditions of consent have been addressed**
    - in the case of a swimming pool, after the construction of the swimming pool is completed and the barrier (if one is required under the *Swimming Pools Act 1992*) has been erected and before the pool is filled with water,

    *** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a development where a critical stage or other nominated inspection has not been carried out.*

    Applicants should give at least 24 hours notice to guarantee an inspection.

    * *All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer*

16. A landscaping plan is to be submitted and approved by the Director of Infrastructure and Regulation showing 30% of the site area with landscaping. This plan is to detail the species to be planted.

17. A group of mailboxes is to be provided on East Street, located west of the access to the dwellings located at the rear. Detail of the mailbox construction is to be provided for approval by the Director of Infrastructure and Regulation.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

18. The plans and specification accompanying the Construction Certificate are to demonstrate compliance with the requirements of the deemed-to-satisfy provisions of the National Construction Code for a Class 1a building:

    Amended plans are to be submitted to the Principal Certifying Authority for authentication of NCC compliance and issue of a Construction Certificate.

    Should the external configuration of the building be modified as a result of achieving NCC compliance, the plans accompanying this development consent must also be modified.

19. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The Application must be approved prior to the issue of a Construction Certificate, to ensure pedestrian and vehicular safety during construction.

20. Connection to the water main is required for each dwelling to be constructed. This fee is set out in Council's Operational Plan and is adjusted every financial year. The current fee for the 2015/2016 year is $930.00 per connection.

21. A 38 mm internal water line is to be extended along the eastern side of the lot, ending 2 metres past the proposed battle axe handle. This is to be constructed as per the requirements of the Director of Infrastructure and Regulation at the cost fo the developer.

22. Connection to the sewer main is required for the dwellings to be constructed. This can exist with one shared connection. This fee is set out in Council's Operational Plan and is adjusted every financial year. The current fee for the 2015/2016 year is $525.00 per connection.

23. The sewer for the dwellings at the rear is to be run by way of a macerated pump line to the sewer junction provided at the East Street boundary. The sewer is to be located on the eastern side of the property. Details are to be provided to Council's Director of Infrastructure and Regulation for approval.

24. The land is to be adequately drained to East Street by way of collection and pumping. Details are to be provided the Director of Infrastructure and Regulation for approval. Alternatively arrangements are to be provided to and approved by the Director of Infrastructure and Regulation as to how the land may be drained to Plane Avenue by way of easement.

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING

25. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with the cl 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent.

    For development involving both building and subdivision work authorised by the same development consent, a separate appointment of a Principal Certifying Authority for each type of work is required, in accordance with Section 109E of the Environmental Planning & Assessment Act 1979.

26. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:

    - divert contaminated run-off away from disturbed areas,
    - erect silt fencing along the downhill side of the property boundary,
    - prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and
    - stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate.

    Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act.

27. A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenient. The erected hoarding is to be sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed.

CONDITIONS TO BE COMPLETED DURING CONSTRUCTION

28. Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.

29. Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be connected to an accredited sewage management facility approved by the council or some other sewage management facility approved by the council.

30. Materials must not be burned on site. All waste generated on site must be disposed of at Council's Waste Disposal Depot or Waste Transfer Station, to protect the amenity of the area and avoid the potential of air pollution.

31. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.

32. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.

33. Retaining walls associated with the erection of the building or other approved methods for preventing the movement of the soil must be provided where soil conditions are inadequate, ensuring adequate provision is made for drainage.

34. Excavations and backfilling must be executed safely and in accordance with appropriate professional standards and be properly guarded and protected to prevent them from being dangerous to life or property.

    If excavations associated with the erection of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made, must preserve and protect the building from damage, and if necessary, underpin and support the building in an approved manner.

    Notice of intention to do so must be given to the owner of the adjoining land at least seven days before the commencement of excavation work. The owner of the adjoining allotment of land is not liable for any part of the cost of work, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING

35. An Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning and Assessment Act 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. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).*

36. Approval must be obtained from the Council as the Local Water Supply and Sewer Authority for any potable water supply, sewerage or on-site waste water system serving the site, pursuant to Chapter 7 of the Local Government Act 1993 with all relevant work completed in accordance with such approval.

37. The Principle Certifying Authority is to contact Council to ensure all the Section 68 conditions of approval have been completed prior to the issue of an Occupation Certificate.

38. The street numbers shall be clearly and permanently displayed on or adjacent to the doorway for each dwelling to identify the premises to the public and to essential/emergency services. Numbers shall be 100mm high x 50mm wide (minimum) and of a colour contrasting with the surface to which they are affixed.

39. A group of mailboxes is to be provided on East Street, located west of the access to the dwellings located at eth rear. They are to be constructed as per the approved plan and the numbers shall be 100mm high x 50mm wide (minimum) and of a colour contrasting with the surface to which they are affixed.

40. A backflow prevention device suitable to the degree of hazard must be installed to the premises. The type device will be determined at the time of processing the application for a water service. All external hose taps must be fitted with a backflow prevention device in accordance with AS/NZS 3500.1:2003 before use or occupation of the building, to maintain public health.

ADVISING: *For information regarding the installation and type of backflow prevention device to be fitted, please contact Council.*

41. Roof and surface stormwater from paved and impervious areas is to be collected and directed to protect the site and adjoining property from the effects of flooding. Such work must be completed prior to the use and/or occupation of the premises commencing.

42. The development is to be landscaped as per the approved landscaping plan.

43. All internal driveways are to be concrete or bitumen seal. This is to be constructed to a standard approved by the Director of Infrastructure and Regulation.

CONDITIONS RELATING TO ONGOING OPERATIONS

44. A further application is to be made for any change, enlargement or intensification of the premises or land use, including the display/erection of any new structure such as signage, partition walls or building fit-out (unless the proposed work is exempt from the need for consent under *State Environmental Planning Policy (Codes SEPP) 2008* for exempt development.

COUNCIL ADVICE ONLY

45. **Compliance with the National Construction Code:**

All building work must be carried out in the following manner to ensure compliance with the National Construction Code (Volume 2: Housing Provisions):-

- The timber primary building elements of the building are to be protected from subterranean termites in accordance with AS 3660.1, and a durable notice must be permanently fixed to the building in a prominent position (eg. inside the electricity meter box) indicating:
    - method of protection,
    - date of installation of system,
    - where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label, and
    - the maintenance requirements of the system.
- An approved polythene moisture barrier is to be provided to the underside of the concrete floor slab to prevent external moisture entering the building.
- Footings and floor slabs to be constructed in accordance with the requirements of AS 2870 - Residential Slabs and Footings, to ensure the structural integrity of the building.
- Sub-floor ventilation is to be provided as detailed in 3.4.1.2 of the NCC (copy available on request) to prevent moisture damage to structural elements of the building, and to assist in the prevention of termite attack.

- Timber framing to comply with the requirements of AS 1684 - Timber Framing Code, to ensure structural integrity of the building. The frame is to be adequately braced and 'tied-down' to the footings to prevent movement of the structure by wind forces.
- Brickwork to be constructed in accordance with AS 3700 "Masonry Code", to ensure structural integrity of the building. Minimum clearance between the outer edge of the eaves and gutter and side boundary is 450mm, and 900mm between the wall and side boundary.
- Wet areas to be finished with an impervious floor surface, and care taken to seal floor/wall junctions adequately, to protect the structure of the building and to maintain the amenity of the occupants.
- Smoke alarms to be provided and located in accordance with 3.7.2 of the NCC (copy available on request), to safeguard the occupants of the building in the event of a fire.
- The door to a fully enclosed sanitary compartment must open outwards, slide or be readily removable from the outside of the compartment to enable unconscious occupants to be removed from the compartment.
- Stair construction is to be in accordance with 3.9.1 of the NCC (copy available on request) and steps and landings higher than 1000mm above the adjacent floor level must be provided with handrails and balustrades as detailed in 3.9.2 of the NCC (copy available on request) to provide safe access to and within a building.
- Any plumbing, drainage and electrical work to be carried out by a licensed tradesperson.

46. **Drainage of surface water surrounding the building:** Finished ground or paving level must be at least 150mm below the level of any floor. Such finished ground level is measured not more than one (1) metre from external walls with the ground surface graded to allow effective drainage of surface water away from the building (in accordance with AS 2870 – 1996).

47. **Tempering valves:** Hot water units are to deliver hot water at the outlet of the closest sanitary fixture at a maximum temperature of 50 degrees Celsius (Part 4, National Plumbing and Drainage Code AS 3500), to restrict the temperature of the hot water supply to sanitary fixtures such as baths, showers and hand basins to limit the potential risk of scalding to the occupants of the building.

48. **Covenant/s:** The applicant/owner has the responsibility of being aware of any covenant which may affect the proposal.

49. **Greywater Disposal:** Greywater disposal must be carried out below surface level (i.e. porous piping – not sprinklers) and must not impact on adjoining properties.

50. **Sewer & Sanitary Water Supply Work:** a separate approval must be obtained from the Council as the Local Water Supply and Sewer Authority pursuant to Chapter 7 of the Local Government Act 1993 for any activity associated with water supply, sewer or on-site waste water systems serving the site.

51. **Rainwater Tanks:** Council requires rainwater tanks to be installed in accordance with the State Environmental Planning Policy No 4. Direct connection between the rainwater tank and reticulated potable water supply will not be permitted; however, the reticulated potable supply may be used to top up the tank via a physical air gap. Maintenance of the tank or tanks should be in accordance with the guidelines from the New South Wales Department of Health for the use and maintenance of rainwater tanks.

52. **Dial Before You Dig:** Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

53. **Telecommunications Act 1997 (Commonwealth):** Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

Conditions – Stage Two

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

54. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.

55. Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.

56. The dwelling facing East Street is to have a minimum setback of 900mm to the eastern boundary. This includes the existing set of steps at the rear of the dwelling.

Conditions – Stage Three

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

57. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.

58. Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.

Conclusion

I confirm that I am familiar with the relevant heads of consideration under the Environmental Planning & Assessment Act and Local Government Act (if applicable) and have considered them in the assessment of this application.

I certify that I have no pecuniary or non-pecuniary interest in this application.

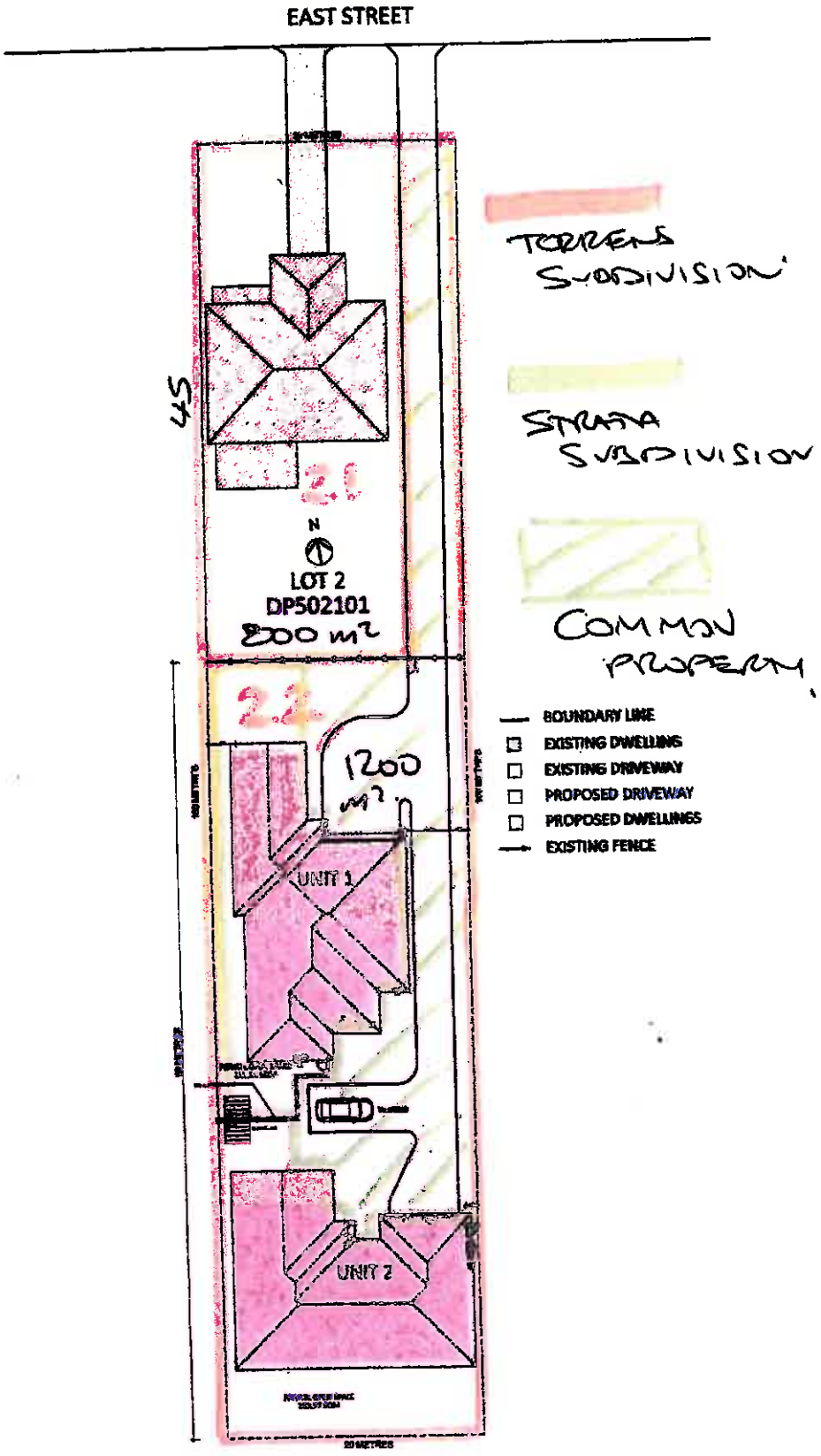
Additional Notes Attached: No

Signed:

Date: 24 September 2015

Attachment C

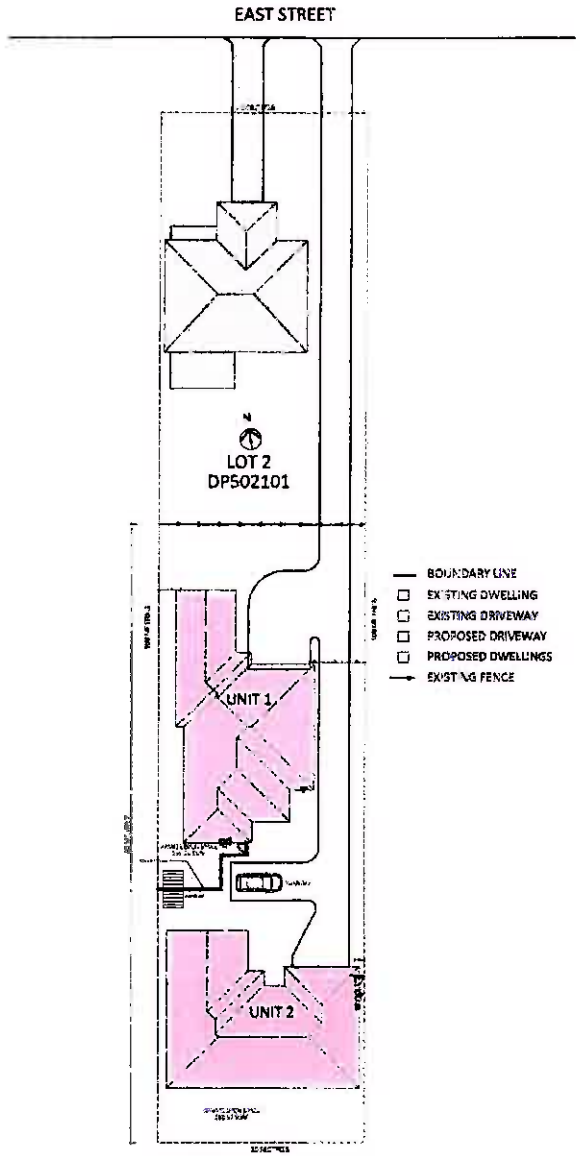
PROPOSED SUBDIVISION



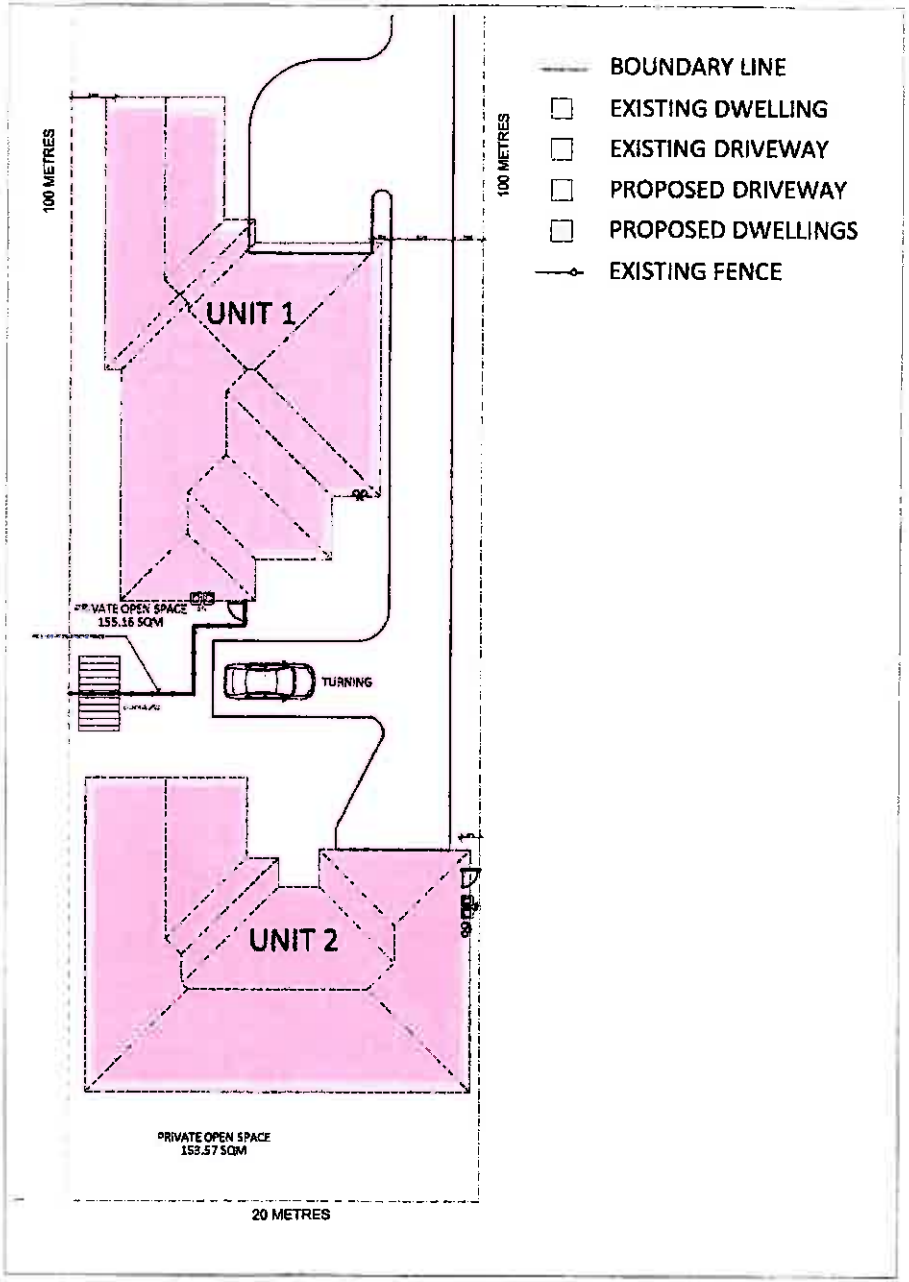
SUBD OF LOT 2 DP 502101.

A1 SITE 1:500

100 length in millimetres at full size



A1 SITE 1:500



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DRAWING NO.
DA0.1

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DRAWING TITLE:
A1/ SITE PLAN

DATE: 27/08/2015
SCALE: 1:500, 1:250
STATUS: PRELIMINARY
PROJECT NO.
GH18082015

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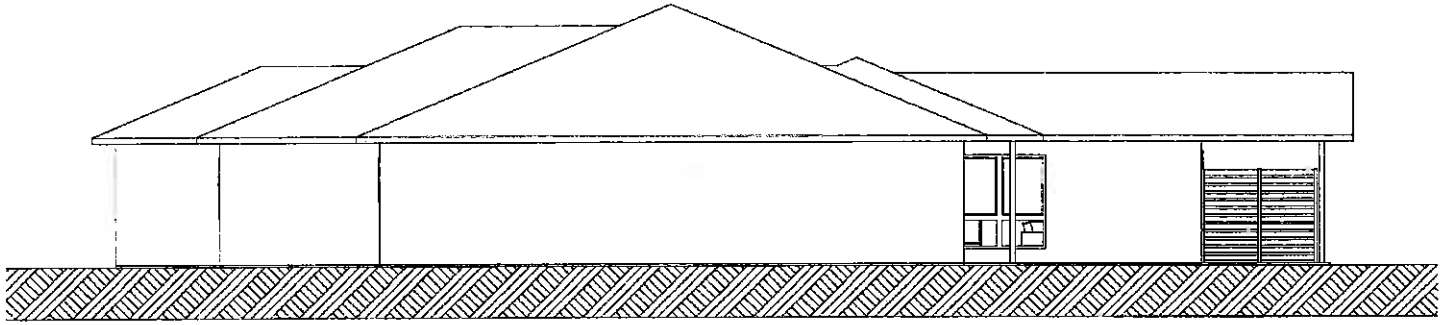

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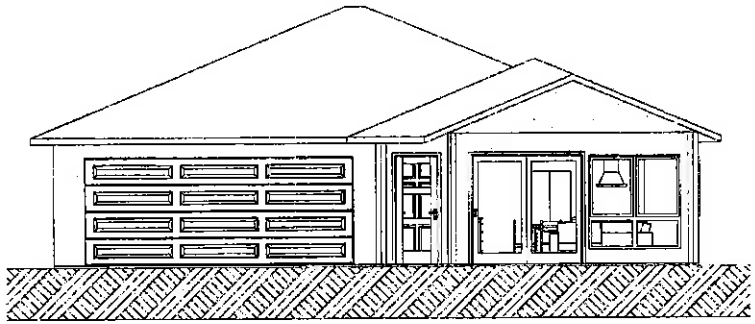

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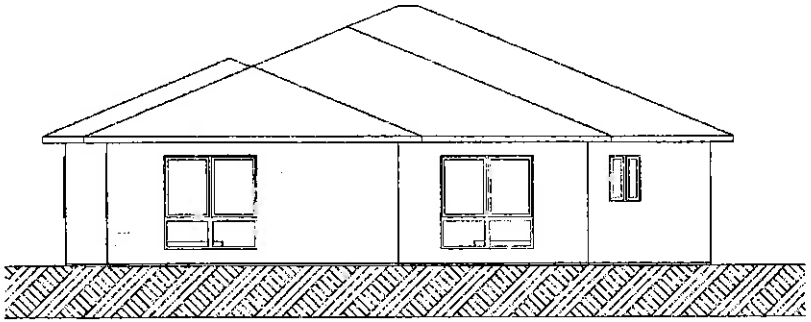

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DRAWING TITLE:
E/05, E/06, E/07, E/08/ UNIT 1 ELEVATIONS

DATE: 27/08/2015

SCALE: 1:100

STATUS: PRELIMINARY

PROJECT NO.
GH18082015

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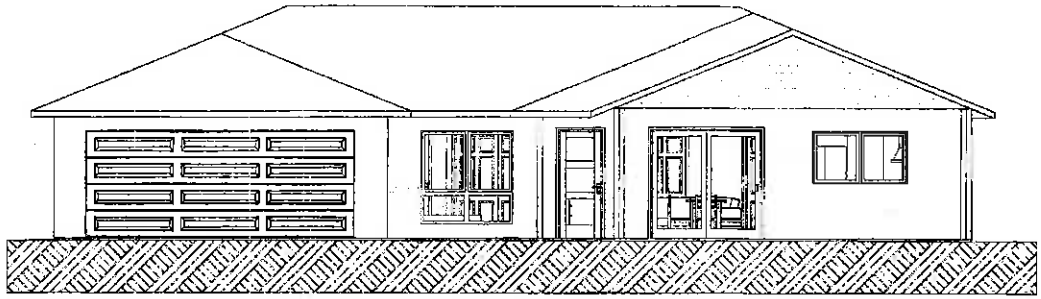

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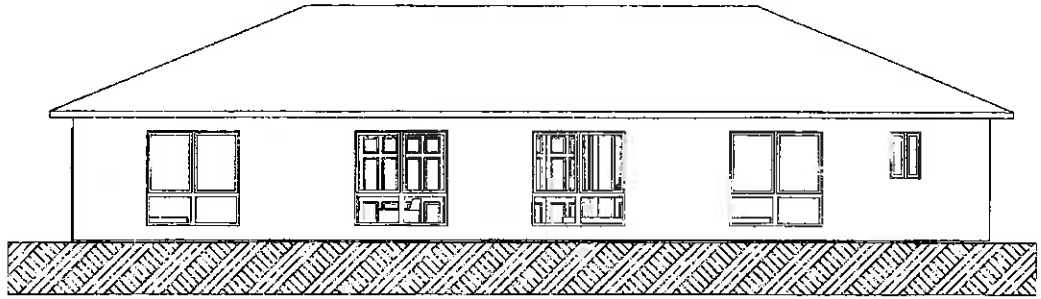

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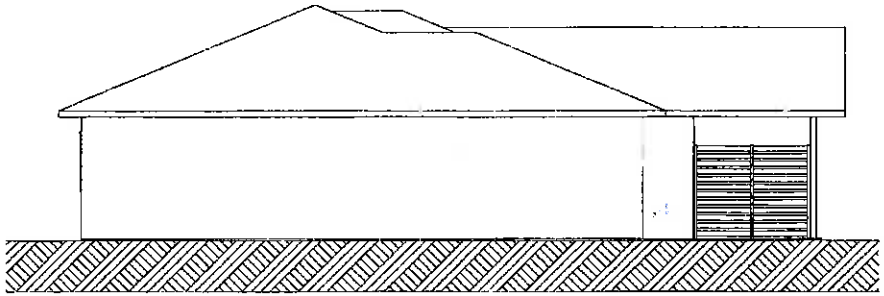

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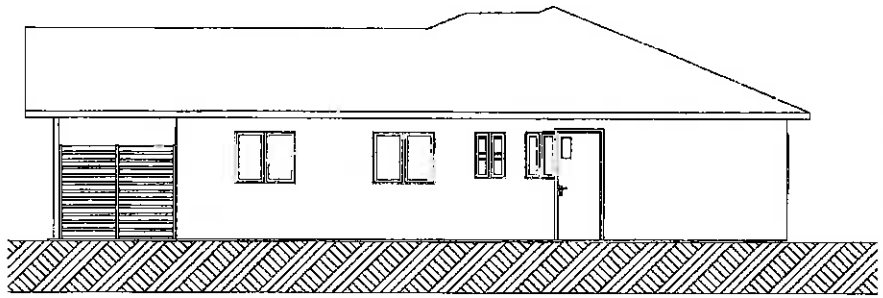

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DRAWING NO.
DA302

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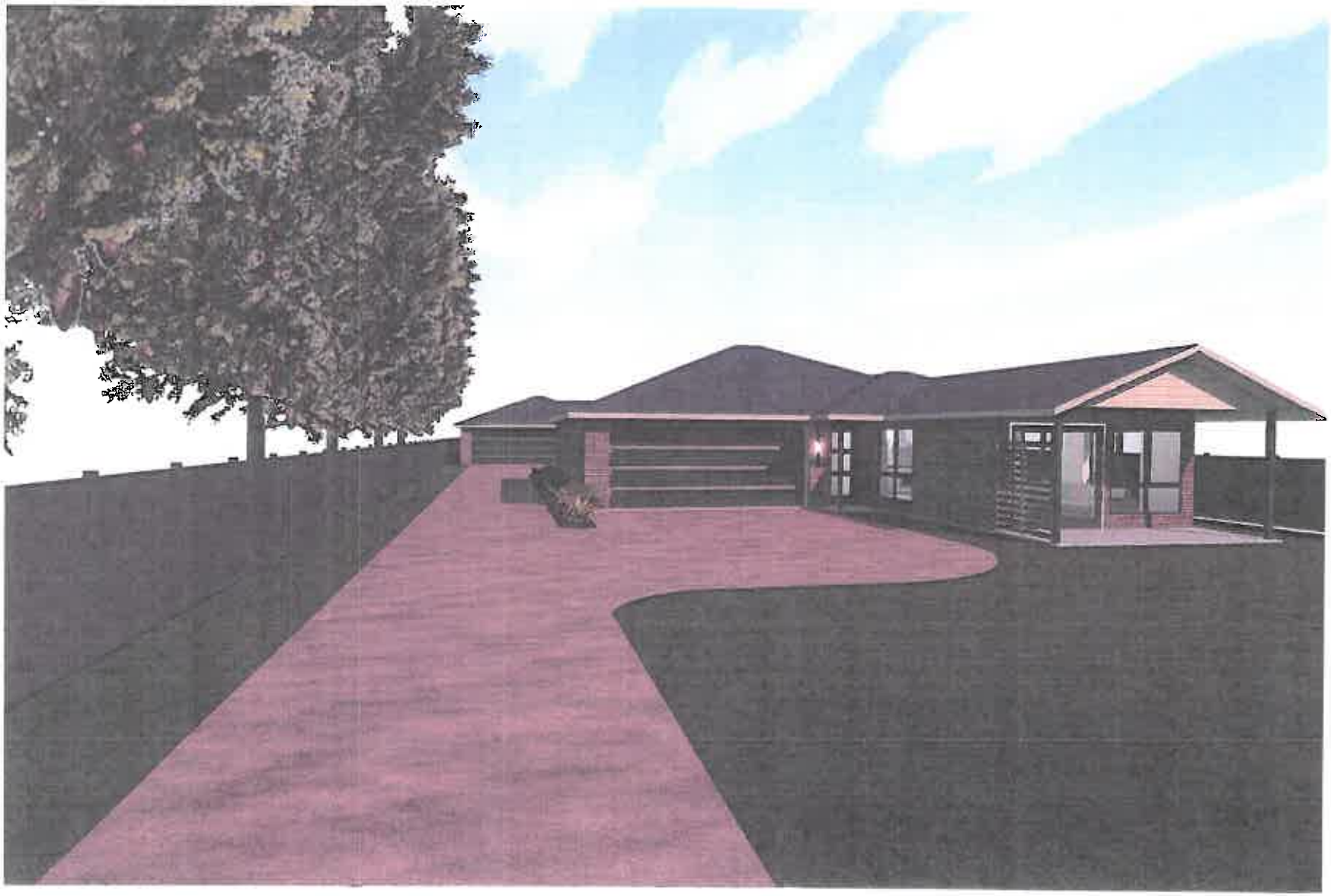
DRAWING TITLE:
E/01, E/03, E/02, E/04/ UNIT 2 ELEVATIONS

DATE: 27/08/2015
SCALE: 1:100
STATUS: PRELIMINARY

PROJECT NO.
GH18082015



A1

UNIT 1 PERSPECTIVE

DRAWING NO.
DA7.1

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DRAWING TITLE:
A1/ UNIT 1 EXTERNAL PERSPECTIVE

DATE: 27/08/2015

SCALE: 1:0.83

STATUS: PRELIMINARY

PROJECT NO.
GH18082015

A1

UNIT 2 PERSPECTIVE

DRAWING NO.
DA7.2

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COUNCIL: URALLA S.C

DRAWING TITLE:
A1/ UNIT 2 EXTERNAL PERSPECTIVE

DATE: 27/08/2015

SCALE: 1:0.63

STATUS: PRELIMINARY

PROJECT NO.
GH18082015

Attachment D

Robert Dickson

160 Bridge Street

Uralla NSW 2358

19th September 2015

Director –Infrastructure & Regulation

Dear Mr. Bell,

I am in receipt of your Letter of Notification, Application No. DA-50-2015.

For a proposed Duplex Subdivision and Strata title at 48 East Street Uralla, By Mr. M Doran.

In principle I don't have any problem in general with the development, other than the overcrowding of the space that is allowed for the Two dwellings shown in the proposal.

When the total area of the Two dwellings, and the driveway areas are deducted from the land area, which appears to be 1,200 sq. metres. This leaves a very small area for lawn and landscaping in relation to the area of the Two homes. I would like to know what the permissible open land area is to the area that is allowable to be built on ?

There are Two houses built on land with a 10.5 Metre frontage to Dumaresq Street, opposite Fuller Park, the most recent of these Two houses was a transportable home which is close to both boundary's and no provision has been provided for a garage or car port. I question that ruling!!!

I intend at a later date to develop the Eastern portion of my land for special purpose housing, I request that Council provide me with written details of what proportion of the available land is allowable to build on. Using the same set of rules that that have been applied to Mr. Doran's application.

My letter stands as an objection until such time as I receive written confirmation to my request in the above paragraph, after which time I will withdraw it. I am aware that the building code has been reviewed and changed in recent years to meet demands for greater use of building land.

I look forward to meeting with you on Thursday to discuss this matter further, and to receive a satisfactory answer to all concerned.

Yours sincerely,

R Dickson

Robert Dickson.

REPORTS FROM THE ENVIRONMENT, DEVELOPMENT & INFRASTRUCTURE COMMITTEE

URALLA SHIRE COUNCIL

REPORT TO COUNCIL

Department:	**Infrastructure and Regulation**
Submitted by:	**Director Infrastructure & Regulation**
Reference:	2.19.10.07
Subject:	Uralla and Bundarra Secure Yield Assessment

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	3.4 Secure, sustainable and environmentally sound water-cycle infrastructure services
Strategy:	3.4.1 Maintain and renew water network infrastructure to ensure the provision of secure, quality and reliable dinking water supplies
Action:	3.4.1.2 Review Council's Secure Yield Study

SUMMARY:
The purpose of this report is to inform Council of the Secure Yield Assessment carried out for Uralla Shire Council for the Uralla and Bundarra water supplies. This assessment was prepared by SMEC Pty Ltd in conjunction with Public Works and Uralla Shire Council staff.

COMMITTEE'S RECOMMENDATION:
That the report be received and noted and placed on exhibition for public comment for a period of 28 days.

OFFICER'S RECOMMENDATION:
That the report be received and noted and placed on exhibition for public comment for a period of 28 days.

BACKGROUND:
Council supplies water to Uralla from Kentucky Dam. While it has a design capacity of 500 ML, this is reduced to 425ML with allowance for dead water and siltation. Annual extraction varies between 230 ML/ annum and 350 ML/annum, depending on annual rainfall patterns. USC is licenced to extract 621 ML/annum. The modelled unrestricted dry year demand for Uralla is 381 ML/annum in 2011 and 433 ML/annum in 2044.

Council supplies Bundarra from Taylors Pond on the Gwydir River. It has storage of approximately 83 ML, with 8 ML dead water. USC is licenced to extract 93 ML/annum. Demand records from 2003 vary between 38 ML/annum and 56 ML/annum. The modelled unrestricted dry year usage is 62 ML/annum for 2011 and 71 ML/annum for 2044.

REPORT:

The report determines a Secure Yield for 5/10/10 for Uralla and Bundarra of 310 ML/annum for Uralla and 75 ML/annum for Bundarra. The 5/10/10 rule is that the total duration of restrictions should not exceed 5% of the time; the frequency of events during which restrictions are applied should not exceed 10% (that is that the probability of the community being under water restrictions should not be greater than 1 in 10 for any year); and the severity of the restrictions (supply reduction) should be no greater than 10% of unrestricted dry year demand.

The current average demand is met under these conditions.

The estimated 2050 Observed Data Secure Yield using 5/10/10 rule is 196 ML/annum for Uralla and 41 ML/annum for Bundarra. Uralla does not meet this requirement.

The estimated 2050 Observed Data Secure Yield using 10/15/25 rule is 228 ML/annum for Uralla and 61 ML/ annum for Bundarra. Uralla does not meet these requirements.

The report highlights the problem with a relatively small catchment rather than the quantity of water in storage.

The methodology runs 15 Global Climate Change models to assess the secure yield.

With Council's adoption of Drought Management Plan and the water fund income focusing on usage as well as access, it is in an excellent position to manage current and ongoing demand for the next 10 to15 years.

The emergency supply for Bundarra would come from Inverell Shire Council's standpipe at Gilgai. Uralla's emergency supply would come from Armidale.

Council staff will need to continue to monitor annual usage and investigate the options for additional storage at Kentucky Dam or off stream at Bundarra.

KEY ISSUES:

- Climate variability will have a significant impact on the reliability of Uralla and Bundarra's water supply.
- Council's water management will need to be regularly reviewed to ensure a reliable supply to both communities.
- Uralla's water supply will need augmenting before 2050 to ensure a reliable supply.

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication (per engagement strategy)**
   The report will be placed on public exhibition for 28 days, and public comments invited.

2. **Policy and Regulation**
   Nil

3. **Financial (LTFP)**
   The cost of increased storage capacity will be in the millions. Council will need to consider budget and funding after 2030.

4. **Asset Management (AMS)**
   In accordance with Asset Management Plan

5. **Workforce (WMS)**
   Nil

6. **Legal and Risk Management**
   Nil

7. **Performance Measures**
   Annual consumption and water restriction reviews

8. **Project Management**
   Director

Prepared by staff member:	Robert Bell, Director Infrastructure & Regulation
Approved/Reviewed by Manager:	Robert Bell, Director of Infrastructure & Regulation
Department:	Infrastructure & Regulation

Attachments

E. Uralla and Bundarra Secure Yield Assessment – SMEC Pty Ltd

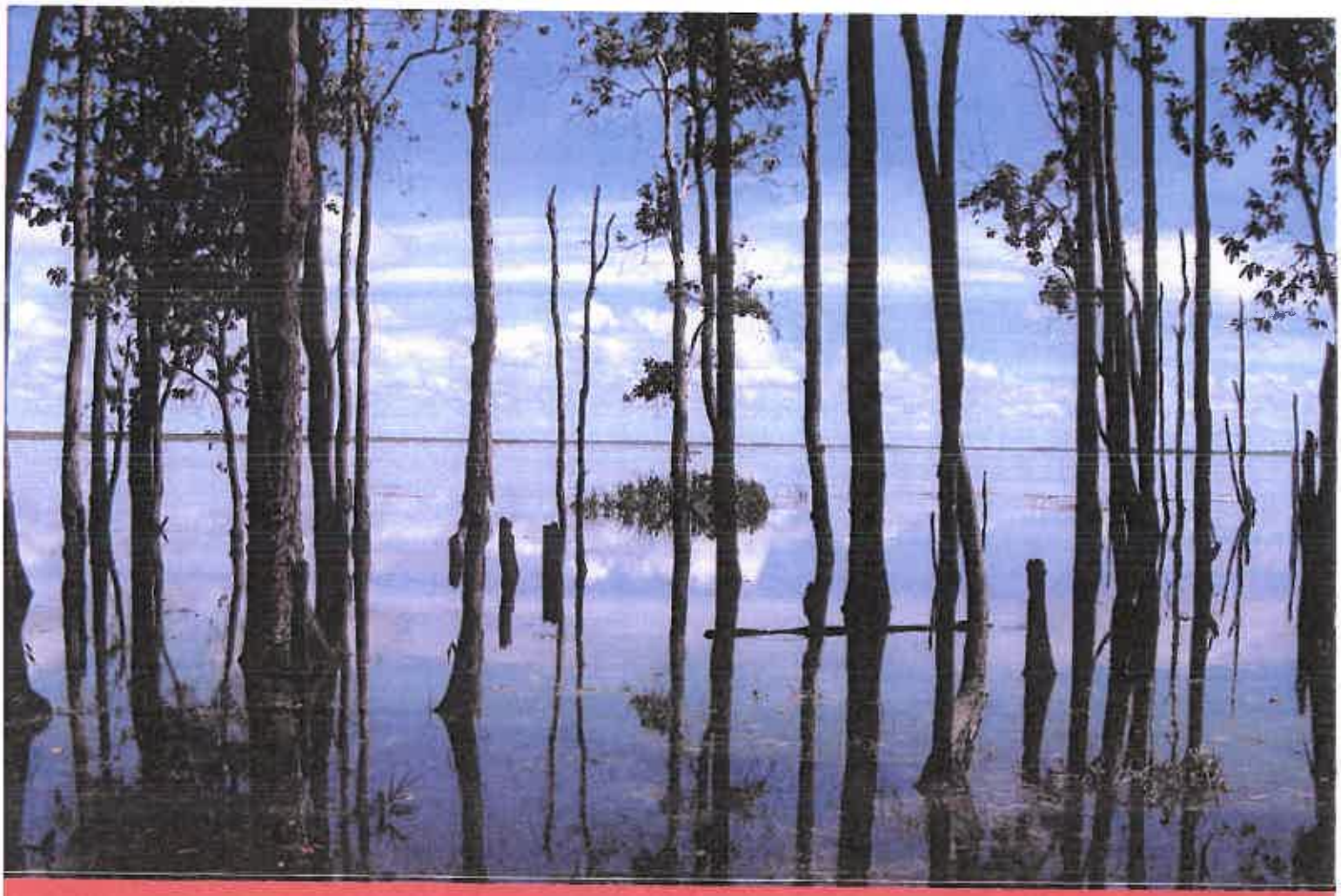
Attachment E

SMEC

Uralla and Bundarra Secure Yield Assessment

Prepared for : Uralla Shire Council

July 2015



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EXECUTIVE SUMMARY

Introduction

The Shire of Uralla is currently developing its water supply strategy for the townships of Uralla and Bundarra. As part of this review, the Shire is required to estimate the secure yield for those townships.

SMEC Australia Pty Ltd was commissioned to carry out an assessment of the secure yield associated with the water supply systems for each of those townships in accordance with the NSW Office of Water draft guidelines (NOW 2013). The steps involved in this process are outlined below:

- Develop a calibrated rainfall runoff model for the catchment.
- Develop a water balance model for the water supply scheme which incorporates key variables such as extractions, spills, environmental releases and evaporation.
- Run the models with a 120 year stationary climate data set and assess the secure yield for the system through an application of the 5/10/10 rule and through assessing the system performance in the worst drought in the climate data series.
- Run the models with 15 Global Climate Model (GCM) climate data sets and assess the secure yield for each GCM.
- Run the models with the GCM model resulting in the lowest secure yield and assess the secure yield for each system through an application of a 10/15/25 rule.

Demand

Uralla Township

Uralla township is serviced by Kentucky Dam with a total storage capacity of around 500 ML, of which 75 ML is dead storage, leaving an effective storage of 425 ML. Current extraction of water for the Uralla township varies between 230 ML/annum and 350 ML/annum with an average of 300 ML/annum. Uralla Shire Council is licensed to extract up to 621 ML/annum for urban demand from the Rocky Creek catchment of which Kentucky Creek is a tributary. The modelled unrestricted dry year demand for Uralla is 381 ML/annum for 2011 and 433 for the year 2044.

Bundarra Township

Bundarra township is serviced by Taylors Pond with a total storage capacity of around 83 ML, of which 8 ML is dead storage, leaving an effective storage of 75 ML. Uralla Shire Council is licensed to extract 93 ML/annum from Taylors Pond on the Gwydir River at Bundarra for the urban supply at Bundarra. The catchment area of the Gwydir River at Bundarra is around 3,948 km^2 and it encompasses the Kentucky Dam catchment. Demand records are available from 2003 to date indicating that demand varies between 38 ML/annum and 56 ML/annum with the average demand being 47 ML/annum. The modelled unrestricted dry year demand for Bundarra is 62 ML/annum for 2011 and 71 for the year 2044.

Modelling

The analysis undertaken for the yield assessments involved the following elements:

- Develop a calibrated daily time step rainfall runoff model for the water storage
- Develop a spreadsheet model to simulate the operation of the storage
- Undertake an assessment of yield for historic and climate change scenarios

A calibrated rainfall runoff model was developed to simulate the catchment using the AWBM software package. Rainfall and evapotranspiration data for the modeling was sourced from the NSW Office of Water for historic conditions and 15 climate change scenario models. An inflow data sequence was developed for each water supply storage and a volume balance model set up in a spreadsheet was used to replicate the performance of each water supply between 1889 and the present.

Outcomes

The outcomes of the modeling for each of the water supply schemes are presented in Tables E1 and E2 below.

Table E1 – Uralla Modelled Outcomes

Scenario	Values
Observed Data Yield 5/10/10 Rule	310 ML/annum
Estimated 2050 Observed Data Secure Yield a	196 ML/annum
Estimated 2050 Observed Data Secure Yield b	228 ML/annum
Current Average Demand	300 ML/annum
Unrestricted Dry Year Demand - 2011 Conditions	381 ML/annum
Unrestricted Dry Year Demand - 2044 Conditions	433 ML/annum

Table E2 – Bundarra Modelled Outcomes

Scenario	Values
Observed Data Yield 5/10/10 Rule	75 ML/annum
Estimated 2050 Observed Data Secure Yield a	41 ML/annum
Estimated 2050 Observed Data Secure Yield b	61 ML/annum
Current Average Demand	47 ML/annum
Unrestricted Dry Year Demand - 2011 Conditions	62 ML/annum
Unrestricted Dry Year Demand - 2044 Conditions	71 ML/annum

The 'Secure Yield a' scenario is the yield computed for climate change conditions using the 5/10/10 rule. The 'Secure Yield b' scenario is the yield computed for climate change conditions using the 10/15/25 rule

The modelling indicates that the Uralla water supply system would need to be augmented to provide a secure yield which matches the dry year demand. The modelling indicates that the secure yield is constrained by the drought frequency rather than the quantum of water in the storage.

The modelling indicates that Bundarra has a secure yield which meets the dry year demand in stationary climate conditions. The water supply is also demonstrated to provide for the current

average demand in climate change conditions when applying the 10/15/25 rule, but not the 5/10/10 rule. The water supply would need to be augmented to provide a secure yield meeting average current demand in climate change conditions applying the 5/10/10 rule. The yield of the Bundarra system is constrained by relatively short low flow periods which constitute a drought and place a short term stress on the water supply system.

Two figures are presented below which represent the performance of the storages using the observed data set and applying the 5/10/10 rules.

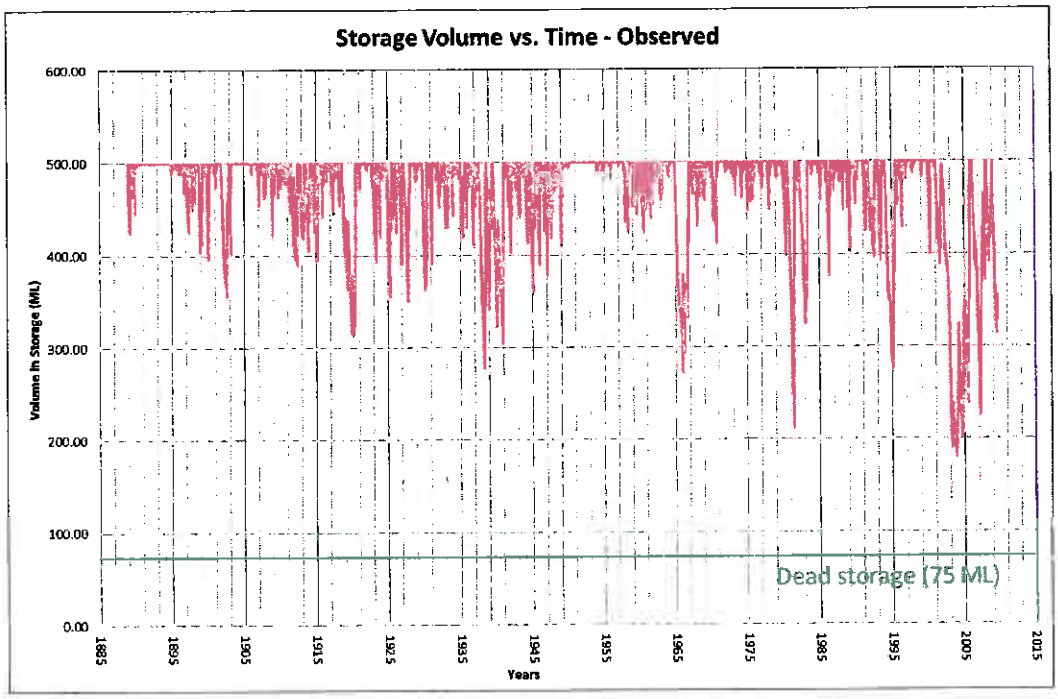

Figure E1 – Uralla Observed Secure Yield Under 5/10/10 Rule (310 ML/annum)

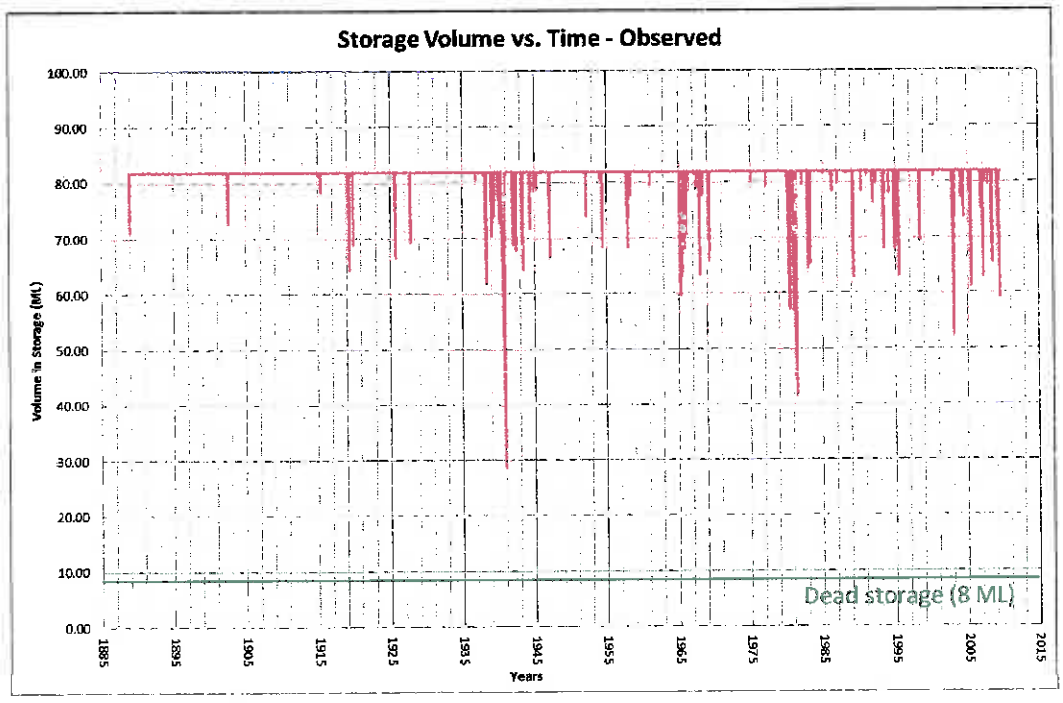

Figure E2 – Bundarra Observed Secure Yield Under 5/10/10 Rule (75 ML/annum)

TABLE OF CONTENTS

1 INTRODUCTION

1.1 Background

The Shire of Uralla is currently developing its water supply strategy for the townships of Uralla and Bundarra. As part of this review, the shire is required to estimate the secure yield for those townships.

SMEC Australia Pty Ltd was commissioned to carry out an assessment of the secure yield associated with the water supply systems for each of those townships in accordance with the NSW Office of Water draft guidelines (NOW 2013).

1.2 Scope

1.2.1 Overview

The yield study is required to be undertaken in accordance with NOW (2013) and the required works comprise an assessment of:

- The secure yield of Bundarra and Uralla Water Supply Schemes in accordance with the best practice guidelines including consideration of the 5/10/10 rules; and
- The secure yield of Bundarra and Uralla Water Supply Schemes under climate change conditions.

1.2.2 Methodology

As noted above, the methodology to be applied for this assessment is to be in accordance with the procedures described in NOW (2013). The steps involved in this process are outlined below:

- Develop a calibrated rainfall runoff model for the catchment.
- Develop a water balance model for the water supply scheme which incorporates key features such as extractions, spills, environmental releases and evaporation.
- Run the models with a 120 year stationary climate data set and assess the secure yield for the system through an application of the 5/10/10 rule and through assessing the system performance in the worst drought in the climate data series.
- Run the models with 15 Global Climate Model (GCM) climate data sets and assess the secure yield for each GCM.
- Run the models with the GCM model resulting in the lowest secure yield and assess the secure yield for each system through an application of a 10/15/25 rule.

The above method may be used to determine whether the secure yield for the relevant township is consistent with current and projected demand. Further iterations of the secure yield methodology can be used to assess various water supply augmentations where appropriate.

1.3 Existing Water Supply Network

1.3.1 Infrastructure

Uralla Township

The Uralla township is serviced by Kentucky Dam located on Kentucky Creek with a catchment area of 132 km^2. This dam is understood to have been constructed in the 1960's, was raised in the mid 1980's and has a storage capacity of 500 ML. The water storage is understood to have a dead storage volume of around 75 ML which means that the total effective storage for the purposes of this analysis is 425 ML. Water from this storage is delivered to the township via a treatment plant with a capacity of around 5 ML/D. From the treatment plant, water is distributed to one of three service reservoirs in the township with a combined storage capacity of around 5 ML.

Bundarra Township

The Bundarra water supply network comprises a pumping station which extracts run of river flows from the Gwydir River. The extraction point is at a feature locally referred to as Taylors Pond which has a storage capacity of around 52 ML at the point when inflows cease. An additional on stream pond exists immediately upstream of Taylors Pond and is known as Worrabinda Pond with a capacity of 30 ML, providing a combined storage capacity of 82 ML for the Bundarra township. It may be noted that USC (2010) reports that the total storage capacity is 120 ML rather than 82 ML. It is understood, however that 82 ML represents cease to flow conditions and the cease to flow volume is the relevant figure to apply to a yield analysis. The water storages are understood to have a dead storage volume of around 8 ML which means that the total effective storage for the purposes of this analysis is 75 ML. The extractions are transferred to the township via a treatment plant with a capacity of around 0.8 ML/D.

1.3.2 Demand

Uralla Township

Current extraction of water for the Uralla township from Kentucky Dam varies between 230 ML/annum and 350 ML/annum. Uralla Shire Council is licensed to extract up to 621 ML/annum for urban demand from the Rocky Creek catchment of which Kentucky Creek is a tributary. The urban volume comprises around 91% of the total licenced extraction from the Rocky Creek catchment. In dry periods, however, extractions for irrigation are controlled, while urban and stock and domestic licenced extractions are preserved. The current average demand from the storage is 300 ML/annum. Records of historic extractions from the dam are available over the period 2003 to date. The modelled unrestricted dry year demand for Uralla is 381 ML/annum for 2011 and 433 for the year 2044 as assessed in NSW Public Works (2014).

Bundarra Township

Uralla Shire Council is licensed to extract 93 ML/annum from Taylors Pond on the Gwydir River at Bundarra for the urban supply at Bundarra. The urban volume represents around 1.6% of the total licensed extraction for the Gwydir River catchment at this point. There are two additional irrigation extraction licenses from Taylors Pond, but these licensees are restricted and no pumping from Taylors Pond is allowable once inflows to that pond cease. The catchment area of the Gwydir River at Bundarra is around 3,948 km^2 and it encompasses the Kentucky Dam catchment. Demand records are available from 2003 to date and these records show that demand varies between 38 ML/annum and 56 ML/annum with the average demand being 47 ML/annum. The modelled unrestricted dry year demand for Bundarra is 62 ML/annum for 2011 and 71 for the year 2044 as assessed in NSW Public Works (2014).

2 YIELD MODELLING DESCRIPTION

2.1 Overview of Yield Modelling Methodology

Yield modelling is a process of accounting for all inputs and outputs of the catchment and reservoir water balance using a time series of data inputs to simulate the performance of the reservoir system.

The process used for this investigation was the application of a rainfall runoff model to generate streamflows which were then input to a water balance model to simulate the water supply performance under various extraction quantities. This process is shown schematically in Figure 2.1, where inputs and outputs to the catchment and reservoir water balance are depicted.

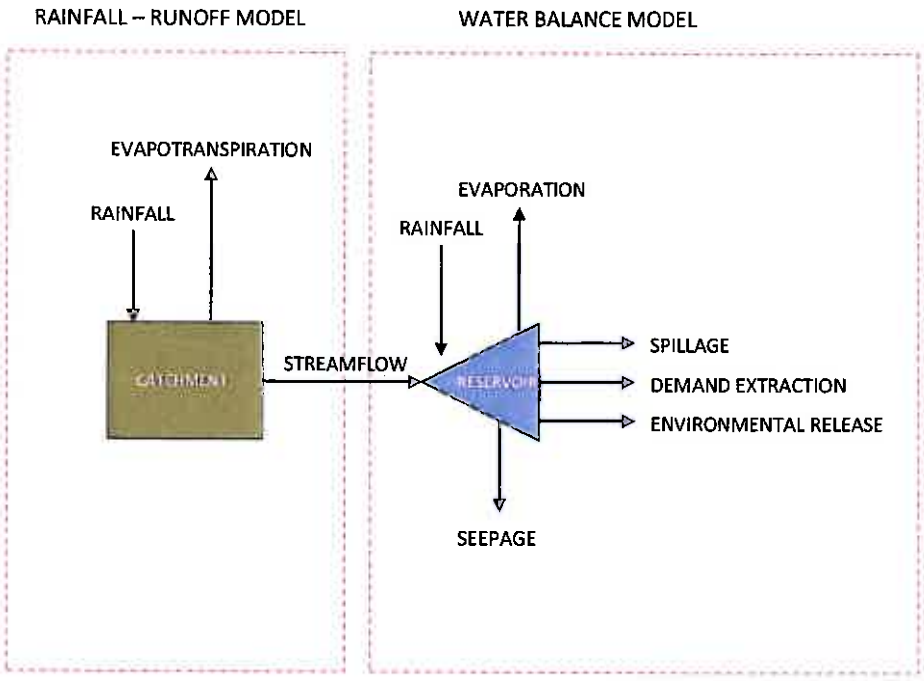

Figure 2.1 – Yield Modelling Components

The rainfall-runoff model used for this study was AWBM. To model the reservoir water balances, a spreadsheet was applied.

More details on these models are provided in the following sections.

2.2 Model Descriptions

2.2.1 AWBM (Rainfall-Runoff) Model

A long term continuous daily inflow series at both Kentucky Dam and the Gwydir River at Bundarra has been developed using the AWBM model.

AWBM is a lumped conceptual rainfall-runoff model that utilises a series of storages to represent the passage of rainfall to streamflow. A conceptual diagram of the AWBM model is shown in Figure 2.2. Inputs to AWBM are daily rainfall and evaporation or evapotranspiration and the output is streamflow. The model may be calibrated using a historic data sequence where available. Once the model is calibrated, it is used to generate a time series of runoff, using rainfall and evaporation/evapotranspiration as the input data.

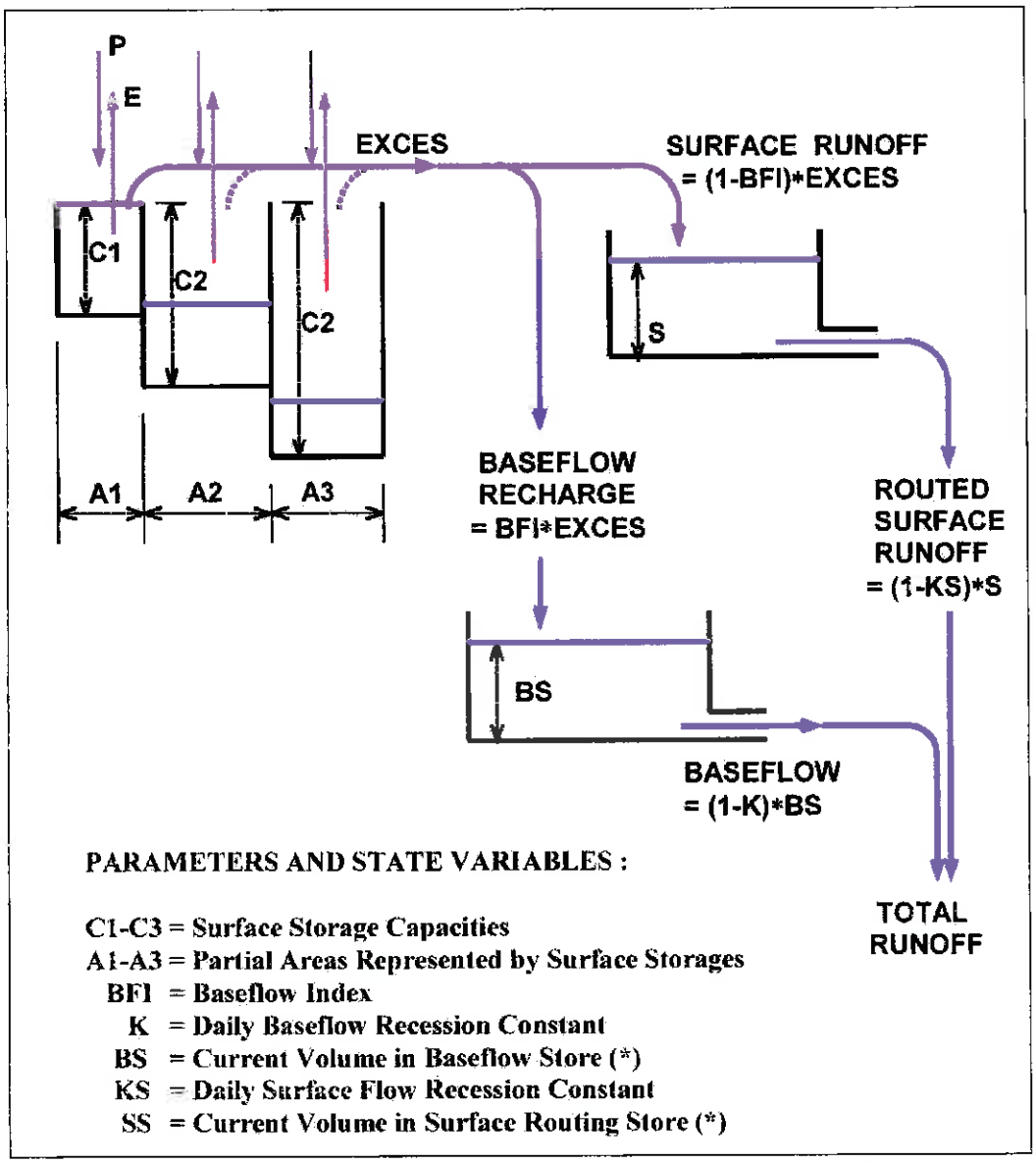

Figure 2.2 - Structure of the AWBM rainfall-runoff model (source RRL Library)

The AWBM model has been run at a daily time step for this analysis. The model estimates runoff using a saturated overland flow mechanism. The generated runoff is divided into surface runoff and baseflow.

The two baseflow parameters BFI and K affect the timing at which water discharges from the base store. BFI defines the amount of water which enters the groundwater store and K defines the rate at which the groundwater store discharges water to the stream.

The daily surface flow routing parameter KS describes the attenuating effect of larger storages, but is typically less important during model calibration.

2.2.2 SILO Data Drill

The method for assessing secure yield described in NOW (2013) requires that the historic analysis of system performance should encompass the period 1889 to date. There is a limited number of climate stations that include data stretching back to 1889. To facilitate the analysis, therefore, a composite data set was used. This data set has been derived by interpolating the

available data record across all of Australia. The method used in deriving the data set is described in Jeffrey at.al. (2001).

Data is available for purchase at http://www.longpaddock.qld.gov.au/silo/publications.html in several forms. The data may be purchased as individual data points on a 5 km grid across Australia. All relevant data within the study catchments was obtained and the data sets within each catchment were averaged for application in the AWBM model. The catchments for which data was collected were the Kentucky Dam catchment, the catchment for the Gwydir River gauging station and the catchment for the Gwydir River at Taylors Pond.

2.2.3 Climate Change Data

The analysis requires that the impact of climate change be assessed in accordance with NOW (2013). Evaporation and rainfall data was supplied by NSW Office of Water for the 15 climate change scenarios considered in the assessment. The climate change climate data sets are available for the time period between 1889 and 2009.

The climate change data supplied by NSW Office of Water was derived by CSIRO in 2009 using a similar methodology to that applied for an analysis of the Murray Darling Basin described in CSIRO (2012). The climate change scenarios included in the analysis are listed in Table 2.1.

Table 2.1 – Climate Change Models

Global Climate Model	Modelling Group
CCCMA_T47	Canadian Climate Centre, Canada
CCCMA_T63	Canadian Climate Centre, Canada
CNRM	Meteo-France, France
CSIRO	Mk 3.0, CSIRO, Australia
GFDL	V 2.0, Geophysical Fluid, Dynamics Lab, USA
GISS_AOM	NASA/Goddard Institute for Space Studies, USA
IAP	LASG/Institute of Atmospheric Physics, China
INMCM	Institute of Numerical Mathematics, Russia
IPSL	Institute Pierre Simon Laplace, France
MIROC	Med Res, Centre for Climate Research, Japan
MIUB	Meteorological Institute of the University of Bohn, Germany Meteorological Research Institute of KMA, Korea
MPI	Max Planck Institute for Meteorology DKRZ, Germany
MRI	Meteorological Research Institute, Japan
NCAR_CCSM	National Centre for Atmospheric Research, USA
NCAR_PCM	National Centre for Atmospheric Research, USA

The climate change data used in this analysis was for a scenario where there is assumed to be a 1 degree increase in temperature.

The climate change data sets have been derived by scaling the historic data set as provided from the SILO Data drill. In addition to the climate change data sets, NOW also supply the historic data set from which the climate change data sets were scaled. All of the supplied data sets are available up to August 2009 only as they were derived at that time. The analysis has not been repeated or updated since that time.

It has been reported by NOW that the historic data set used for developing the climate change scenario data sets does not match precisely with the data currently supplied from the SILO Data Drill. It is postulated that there have been subsequent updates to the SILO data which are responsible for the discrepancy. This difference along with the requirement to use data from the entire record to date means that an adjustment must be made to the climate change yield estimates. The procedure for adjusting the yields is described in greater detail in following sections.

2.2.4 Water Balance Model

A water balance model for the Uralla and Bundarra water supply networks was developed in a spreadsheet. The models were set up to run at a daily time step. The structure of the spreadsheet is relatively simple with inputs to and extractions from a storage being calculated at each time step. Inputs to the storage are direct rainfall and inflows, while the extractions are evaporation, seepage where appropriate, water supply offtakes, environmental, statutory or riparian releases and reservoir spills.

2.3 Input Data Sources

2.3.1 Overview

Various climate data, dam operations and physical data have been utilised to prepare and calibrate water balance models of the Uralla and Bundarra water supply networks. The data available for the yield assessments included:

- Rainfall Data
- Evaporation Data
- Evapotranspiration Data
- Streamflow Data
- Topographic Information
- Historic Demands
- Dam Bathymetry and spillway characteristics

The sources and availability of data are discussed below.

2.3.2 Rainfall Data

Daily rainfall data has been used in running the model. All rainfall data used in the analysis has been sourced from either the SILO Data drill or from NSW Office of Water for climate change scenarios as discussed above.

2.3.3 Evaporation Data

Evaporation data is used to determine evaporative loss from the reservoir surface. The evaporation data has been received in a form which represents the loss from an open water

body. The data has been sourced from either the SILO Data Drill or from the NSW Office of Water. Only the data point at the location of the reservoir has been used in the analysis.

2.3.4 Evapotranspiration Data

Evapotranspiration (ET) is the loss of water from the land surface through both evaporation from soil and water bodies and transpiration from vegetation. ET data has been used for rainfall runoff modelling. The data was obtained from the same source as the evaporation data. Evapotranspiration is not measured directly, but rather is calculated. The method used to calculate evapotranspiration in the data set used for this analysis is described in Morton (1983). The evapotranspiration data has been applied in its 'areal potential' form in the rainfall runoff model.

2.3.5 Streamflow Data

Streamflow data was used to calibrate the AWBM rainfall runoff model. Data was available upstream of Kentucky Dam on Kentucky Creek and also on the Gwydir River downstream of Taylors Pond.

The streamflow gauge on Kentucky Creek is owned and operated by Uralla Shire Council. Data is available from 1991 to present with approximately 14% of the data missing. It is considered that a more accurate calibration would be obtained using an infilled data set rather than either excluding missing data or leaving the missing data as blanks. The data set was therefore modified using an infilling procedure to ensure that the data sequence is continuous data. The procedure applied is as follows:

- For missing data sequences of up to 5 days the sequence is infilled by interpolating between the days using the data bracketing the missing data period.
- Where missing sequences are longer than 5 days, but less than 1 month, the sequence is infilled with a monthly average flow. To determine the appropriate monthly average flow, the rainfall data for the same time period as the missing flow data was interrogated. The month with both a complete flow data record and the closest rainfall total to that with the missing data sequence was identified. The average runoff from that closest month was used to infill the missing data.
- For longer sequences, the missing data period was infilled with a period of recorded runoff data from elsewhere within the record. The period of record used for infilling was the one with the closest match to the recorded rainfall for the period of missing data.

The streamflow gauge on the Gwydir River is located downstream of both the pumping station on Taylors Pond and the confluence of the Gwydir River and Moredun Creek. Moredun Creek has a catchment area which is approximately 29% of the catchment area upstream of Taylors Pond. Therefore, it is expected that flows measured at the gauging station will be larger than those at the pumping station by around 29%. The streamflow gauge is owned and operated by NSW Office of Water. The details of the gauge are presented in Table 2.2.

Table 2.2 Streamflow Gauging Station Details

Station Name	Station No.	Catchment Area (km^2)	Period of Record	Missing Data (%)
Gwydir River at Bundarra	418008	3990	1936-2002 Daily 2002-Date Instantaneous	1.7
Kentucky Creek upstream of Kentucky Dam	NA	132	1991-Date, Daily	14

Data for the Gwydir River was obtained from the online data store at the following address: http://waterinfo.nsw.gov.au/water.shtml?ppbm=SURFACE_WATER&rs&3&rskm_url

Missing data for the Gwydir River was infilled using the same procedure described above for the Kentucky Creek data sequence.

2.3.6 Topographic Information

Catchment boundaries for the areas under consideration were identified and supplied by NSW Department of Public Works.

2.3.7 Dam Bathymetry and Spillway Characteristics

The stage-volume curve for Kentucky Dam was supplied by Uralla Shire Council. There is no stage-volume relationship available for Taylors Pond, but there is an estimated storage volume. These details have been used as supplied, and are inputs to the water balance modelling for the storage.

The surface area-elevation relationships for Kentucky Dam and for Taylors Pond have been derived from the storage elevation relationship.

2.3.8 Historic Dam Levels and Releases

It is understood that there is no long term monitoring of levels in either Kentucky Dam reservoir or in Taylors Pond. The only records made available for this assessment are monthly demand patterns. It is understood that there is no specific environmental release requirement for the Uralla and Bundarra systems that restrict the urban extractive licence. No environmental flow release has been included in this analysis.

2.4 Climate Change

The climate change data used in the analysis are described in Section 2.2.3. There are 15 separate climate change models that are assessed as part of NOW (2013). The models data sets incorporate evapotranspiration, evaporation and rainfall data. The data used in this assessment is for a mid-range level of climate change (Scenario A1B from CSIRO (2007)) which corresponds to around 1 degree of warming by the year 2050. This is the target year for which NOW (2013) requires that climate change planning be implemented.

The impact of climate change on storage yield has been estimated by applying the predicted changes in the rainfall and potential evapotranspiration to the long time series input data for the water balance. The AWBM model is re-run with these adjusted inputs and a different streamflow data sequence is then developed for use in the water balance model.

2.5 Level of Service Objectives

One of the key objectives of this study is to determine the secure yield for the existing water supply networks. The secure yield is to be determined with respect to an appropriate set of level of service objectives. The level of service objectives to be applied for regional townships in NSW are defined in NOW (2013) and are referred to as the 5/10/10 rules. The rules are an evolution of an earlier set of level of service objectives known as the 5/10/20 rules which have been superseded. The key elements of the 5/10/10 rules are as follows:

- The total duration of restrictions should not exceed 5% of the time
- The frequency of events during which restrictions are applied should not exceed 10%. That is the probability of the community being under water restrictions should be no greater than 1 in 10 for any year
- The severity of restrictions (supply reduction) should be no greater than 10% of unrestricted dry year demand.

In addition to the above objectives there are additional criteria that must be met to ensure that the risk of the community's water supply running dry is appropriately low. The criteria to meet this objective are as follows:

- In a replication of the worst drought on record, where the drought commences at a time when the storage is at the level where 10% restrictions have just been evoked, the storage should not run dry.

The secure yield is defined as the maximum yield that meets all of the above criteria.

NOW (2013) requires that the impact of climate change should be taken into account when assessing the secure yield. The method applied incorporating climate change is as follows:

- The secure yield is determined for the historic data inflow sequence applying the level of service objectives described above.
- The secure yield is determined using the same procedure for each of 15 separate climate change data sequences, being the mid range climate scenario from 15 separate models for 1 degree of warming by 2050.
- The secure yield is defined as the lowest yield from each of the 16 modelled data sequences.
- In addition, the model is run with the data sequence that produces the lowest secure yield, but applying different level of service objectives being a 10/15/25 rule set

The 10/15/25 rule has a similar basis to the 5/10/10 rule in that it allows for a maximum drought duration of 10% of the time, 15% maximum frequency of restrictions and 25% maximum reduction in unrestricted demand.

The council may elect to develop their network to meet the secure yield as defined by the 5/10/10 level of service objectives in the most severe modelled drought. In the circumstance where this is difficult to achieve, the council may instead elect to develop the network to meet the lesser of the secure yield in median climate change conditions with 5/10/10 level of service objectives or the severest climate change conditions with 10/15/25 level of service objectives .

It should be recognised that, in practice, the secure yield is defined by an analysis of historic data and estimated climate change data sequences using around 120 years of data. The data sequences represent a range of sequences that may or may not be representative of future climate conditions. The accuracy of the secure yield estimate is constrained by the degree to which the generated data sequences represent existing and future climate conditions.

In addition, the procedure adopted assumes that restrictions are applied as a single stage only of 10%. The reality of many water supply water management plans is that restrictions are applied in multiple stages with 3 to 4 stages being typical. The implications of this modelling simplification is that the actual frequency and duration at which restrictions are applied will be more frequent than 10% and 5% respectively, but the severity of those more frequent restrictions will be less than 10%.

3 URALLA YIELD

3.1 General

3.1.1 Background

Kentucky Dam services the urban demand from the township of Uralla with a population of around 2,300. It is understood that there have been no previous studies to estimate the secure yield for the township. Water restrictions for the township are reported to be rare and when they are applied, they typically comprise sprinkler usage bans.

3.1.2 Catchment Description

The township of Uralla is located on the New England Tablelands approximately 540km from Sydney and 225km inland from the NSW mid north coast. The dam catchment is within the Gwydir River basin and has an area of around 132km^2.

The catchment is located in a sub-humid temperate region where the wettest months are November to January and April to May are driest. Annual rainfall at Uralla is approximately 800mm per year. Average monthly rainfall is illustrated in Figure 3.1.

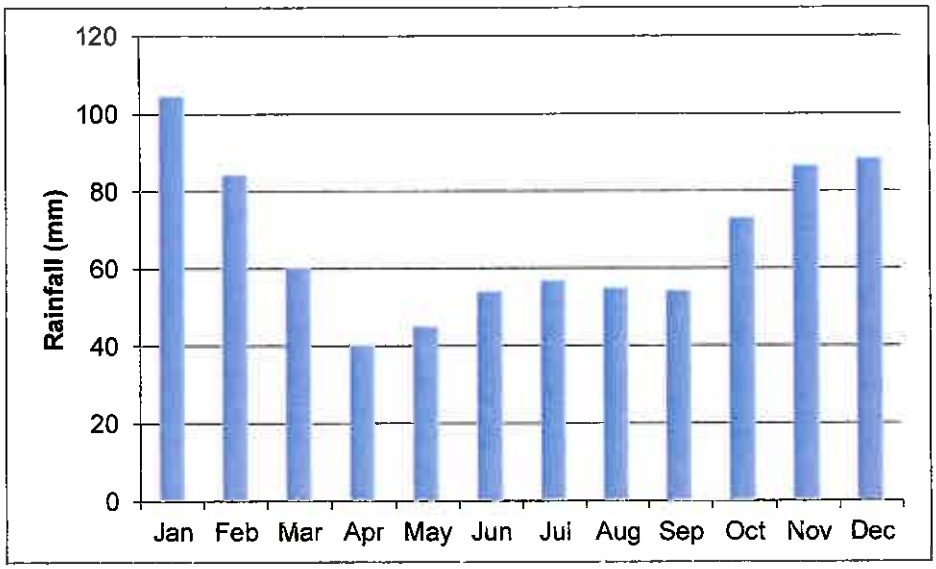

Figure 3.1 – Average Uralla Rainfall

Average annual evaporation for Uralla is approximately 1,400mm. The average demand pattern is illustrated in Figure 3.2.

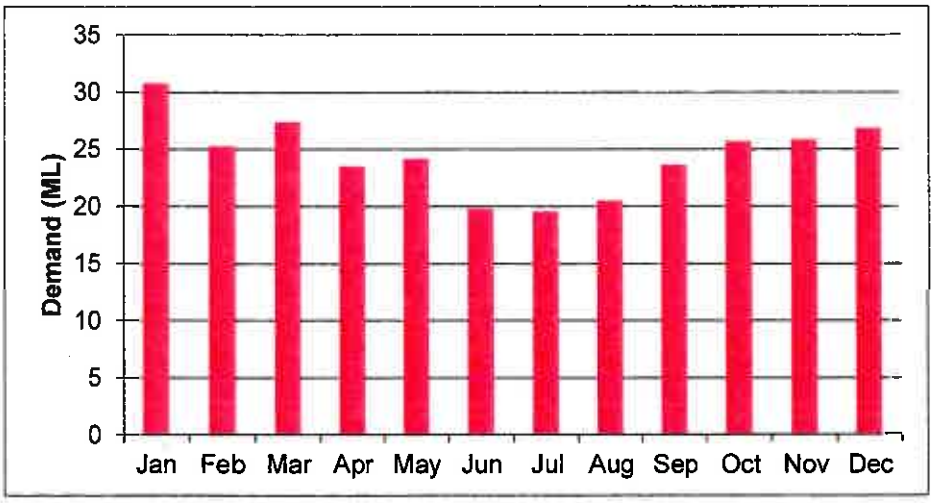

Figure 3.2 – Uralla Average Demand Pattern

3.1.3 Analysis

The analysis undertaken for the Uralla yield assessment involved the following elements:

- Develop a calibrated daily time step rainfall runoff model for the Kentucky Dam catchment
- Develop a spreadsheet model to simulate the operation of the storage
- Undertake an assessment of yield for historic and climate change scenarios

3.2 Rainfall Runoff Modelling

3.2.1 Model Description

Rainfall runoff modelling has been undertaken for the purposes of providing a continuous inflow data set for the water balance model. The AWBM software package has been applied to generate the inflows.

The AWBM model requires an input data set comprising rainfall and potential evapotranspiration data. The model also requires that some number of model parameters are quantified. The parameters may be developed from a calibration where an appropriate data set is available.

The modelling process described in NOW (2013) requires yield modelling to be undertaken using the following data sets:

- The historic data extracted from the SILO data drill at the time this analysis was undertaken (2013)
- The historic data extracted from the SILO data drill in 2009, supplied by NOW
- The climate change data sequences which were developed by factoring the historic data extracted from the SILO data drill in 2009

3.2.2 Rainfall

The rainfall sequence used for the yield modelling has been provided by NSW Office of Water as discussed above. The data sequence applied to the modelling is the average daily data for all available grid points in the Kentucky Dam catchment.

As discussed in Section 2.2.3, The NSW Office of Water data set extends only as far as 2009. The SILO data drill data, however, is available through to 2013. It is observed that there are differences in the 2009 and 2013 data sets from the two sources. The SILO data drill website reports that the method by which the data sets are spatially interpolated was revised and implemented on 26 January 2012. It is unknown if there were any other updates between 2009 and 2012, but 2012 is understood to represent a major update and is further understood to have resulted in the greatest changes in hilly terrain.

The two data sets were reviewed over the time period for which concurrent data is available and the following differences were noted:

- The SILO rainfall depth data is greater on average by around 4%
- The SILO rainfall data is more variable with the standard deviation being around 4% greater

It may be noted that it has been reported that the SILO data drill has again been updated in late July 2014. The changes from that most recent update were implemented subsequent to the analysis described in this report and are not reflected in the modelled outcomes.

3.2.3 Evapotranspiration

Evapotranspiration data was extracted in a similar fashion to the rainfall data. In addition, evaporation data was extracted from a single grid point closest to the dam for the purposes of estimating evaporative loss from the reservoir. It was assumed that lake evaporative loss is equal to the daily evaporation total.

The SILO supplied data and NSW Office of Water supplied historic evapotranspiration data sets were compared and the following differences were noted:

- The SILO evapotranspiration is less on average by around 4%
- The SILO evapotranspiration data is less variable with the standard deviation being around 9% lesser

3.2.4 AWBM Parameter Calibration

The parameter set for the AWBM rainfall runoff model was developed from a calibration undertaken using historic data. The parameter set was then validated against a separate data series.

In order to undertake a calibration or validation, the model requires three independent data sets being:

- Rainfall data sequence
- Evapotranspiration data sequence
- Streamflow data sequence

The time periods for which data sets were available for calibration and validation were:

- 01/01/1997 – 31/12/2007 (calibration)
- 01/01/2008 – 31/08/2009 (validation)

The rainfall and evapotranspiration data sets used for the calibration are taken from the NSW Office of Water data set. There is some degree of interpolation and extrapolation with this data set and it is anticipated that these processes would introduce errors. The data set, nevertheless represents the best available for the purposes of this analysis.

The model calibration was undertaken using the RRL software package available from the following site: http://www.toolkit.net.au/tools/RRL

The calibration allows a variety of optimisers to be used along with a variety of objective functions. The methods applied in the calibration process were as follows:

- Optimisation Method – Pattern Search Multi-Start
- Primary Objective – Sum of Square Roots
- Secondary Objective – Runoff Difference in Percent

This automated calibration was then further reviewed and additional manual computations were undertaken. The calibration matches were prioritised by applying the following objectives in decreasing order of importance.

- Long dry sequences in the observed data series should be preserved
- Volume of runoff should be preserved
- As close a match as possible should be provided for the low flow portion of the flow duration curve
- Nash Sutcliffe efficiency should be maximised

Given that the Uralla water supply network incorporates an on-line storage with a large capacity relative to annual demand, it is considered less important to match peak flows and it is far more important to match dry spells and volume. This is where the emphasis was placed during calibration.

Following the above steps, a further check was undertaken to determine whether the computed yield for the calibration data set was similar to that calculated using the observed data set. This is considered to be an important step in the calibration procedure, as the ultimate output we are computing is a yield rather than a flow data set. The yield for the storage was calculated using the procedure described in Section 3.3 using gauged streamflow data only over the period 1991 to 2013. The yield was also computed using the flow data set output from the AWBM model with the SILO data set and the NOW (historic) data set. In the case where the yield calculated using either the SILO or NOW data sets varied significantly from the yield computed from the gauged streamflow data, the calibration was revised. During this process, the same restriction level was used for all computations. The comparative yields for the gauged stream flow data and flows computed using the adopted AWBM calibration parameter sets are shown in Table 3.4.

It should be recognised that it is not possible to absolutely define the best calibration parameter set for a given catchment. This is due to the large number of possible parameter sets, limitations of optimisation algorithms and the lack of an objective function which adequately defines the best set. While recognising this limitation, the calibration procedure identified a parameter set which is considered to provide a reasonable match to the observed data set. The results of the calibration and validation are presented in figures 3.3 to 3.6.

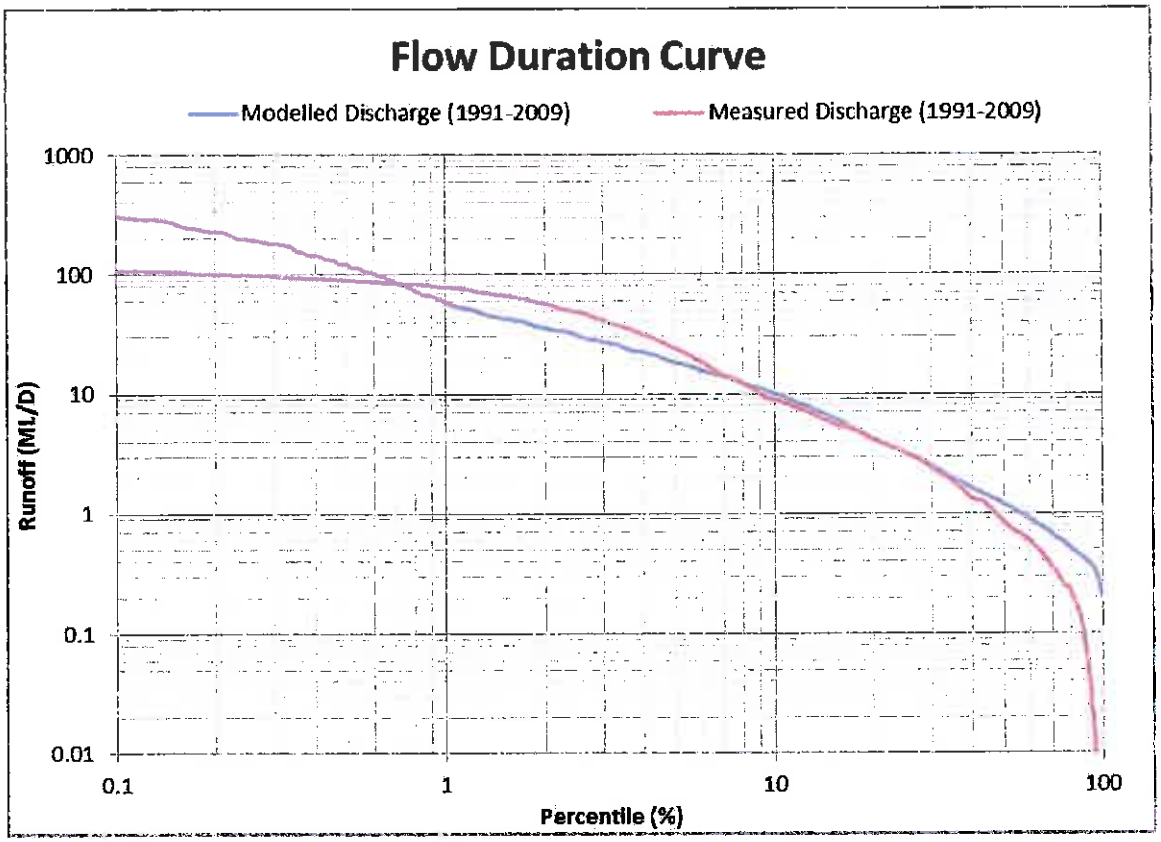

Figure 3.3 – Model Calibration, Flow Duration Curve

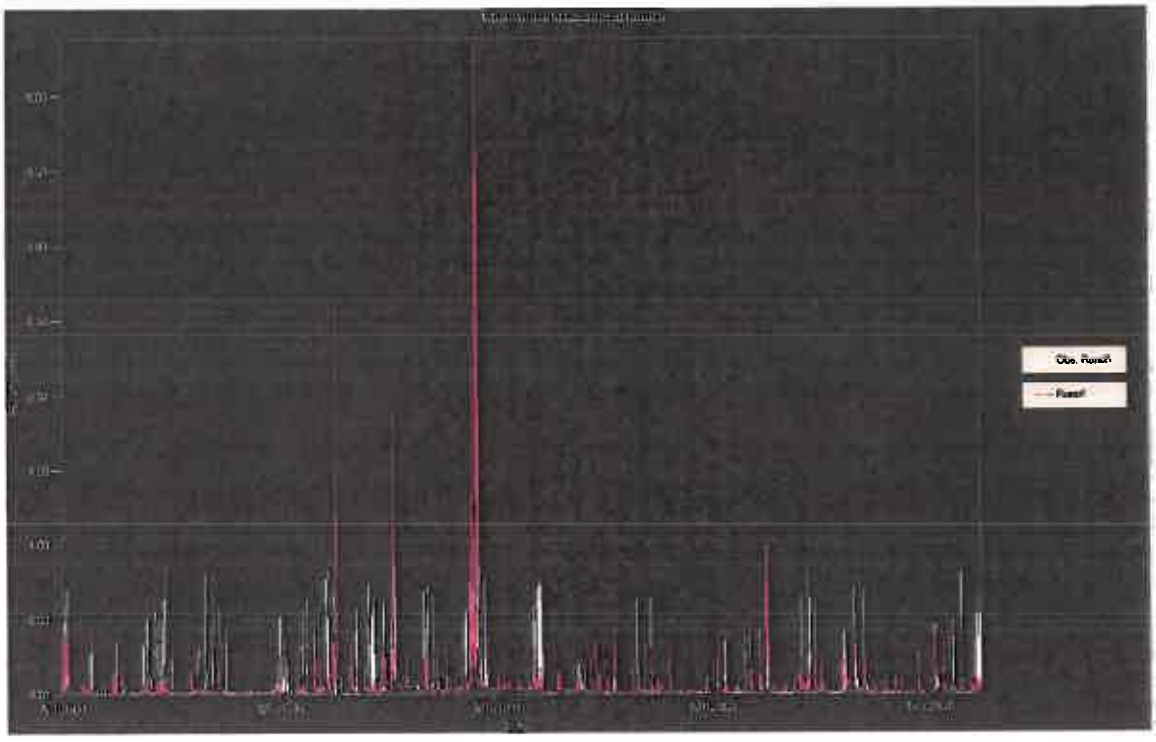

Figure 3.4 – Model Calibration, 1991 to 2007

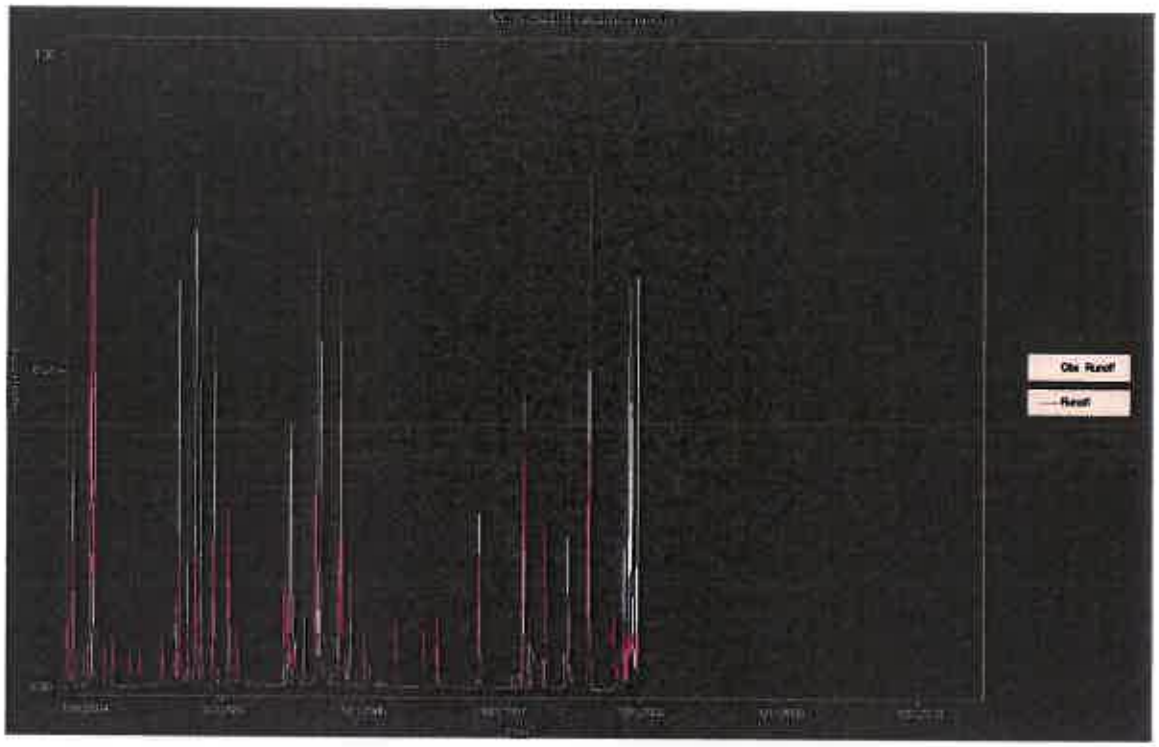

Figure 3.5 – Model Calibration, 2004 to 2007

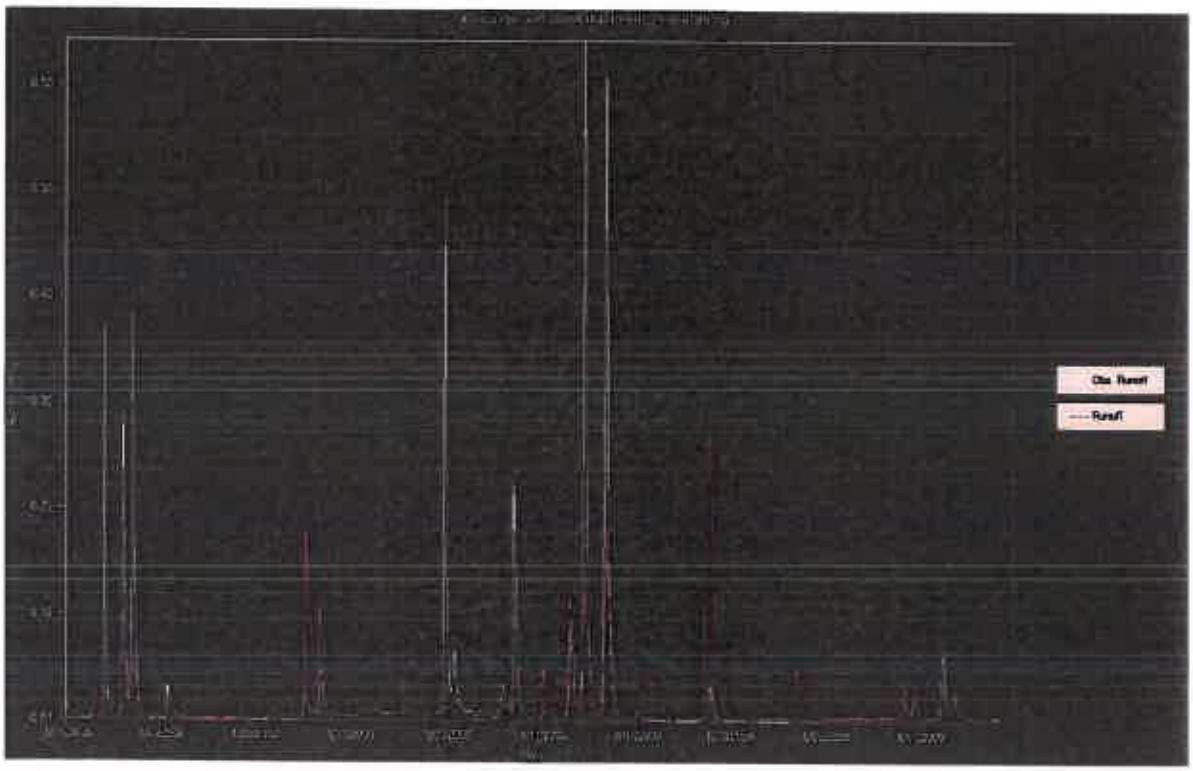

Figure 3.6 – Model Validation, 2008 to 2009

Figure 3.3 details the flow duration curves for the calibration period. The match is considered to be a fair fit given the quality of the input data set. The more frequent flows are slightly overestimated while a range of less frequent flows are slightly underestimated.

In the figures 3.4 to 3.6, the red line is the modelled data and the white line is the observed data. Figure 3.4 details the flow duration curves for the calibration period. Figure 3.5 shows the entire data set, while Figure 3.5 shows a shorter time period to provide a clearer indication of the calibration. The match is considered to be a fair fit given the quality of the input data set.

The verification data set in Figure 3.6 shows a reasonable fit between the modelled and observed data sets with respect to the timing for runoff events, but there is a significant mismatch in the magnitude of flow and volume in runoff events. The mismatch between the data sets indicates that the rainfall data set used for the modelling is not representing the actual excess rainfall experienced within the catchment.

Some characteristics of the calibration and verification are detailed in Table 3.1.

Table 3.1 – Calibration/Verification Statistics

Parameter	Observed data	Calibration
Total Runoff Volume (mm)	235.3	237.6
Standard Deviation (mm)	0.100	0.158
Skew	4.8	14.0
Nash Sutcliffe Efficiency	-1.03	
Correlation	0.46	
Parameter	**Observed data**	**Verification**
Total Runoff Volume (mm)	6.9	7.2
Standard Deviation (mm)	0.054	0.033
Skew	8.5	4.2
Nash Sutcliffe Efficiency	0.10	
Correlation	0.39	

The calibration fit is considered to be reasonable, given the quality of the rainfall data. The key characteristics of runoff volume and flow duration curve are reasonable fits. The poor match in standard deviation, skew and Nash-Sutcliffe efficiency are indications of poor peak flow matches. This is considered to be of lesser importance in this analysis, since peak flows are often overtopping the storage. In developing a compromise calibration, the match with volume and flow duration curve is considered to be of greater importance. Overall, it is considered that the parameter set provides a reasonable basis for simulating the inflows to the storage.

The adopted calibrated model parameters are listed in Table 3.2.

Table 3.2 – Adopted AWBM model parameters (NOW Data)

Parameter	Adopted Values
Surface Storage C1	16.3
Surface Storage C2	146.5
Surface Storage C3	237.9
Partial Area A1	0.04
Partial Area A2	0.40
Partial Area A3	0.56
Baseflow Index BFI	0.16
Daily Baseflow Recession Constant K	0.997
Daily Surface Flow Recession Constant KS	0.790

The above calibration has been developed using the NSW Office of Water data. The calibration was tested using the SILO data set for the same time period. It was found that the above parameter set resulted in a poor calibration using the SILO data set. As noted above, there are differences in the rainfall and evapotranspiration data sets extracted from the SILO data drill in 2009 and 2013. The process of calibrating the AWBM model has demonstrated that these differences are sufficient to affect the calibration procedure and a separate optimised calibration is, therefore, required for each data set.

The data extracted from the SILO data drill is used in part to establish the observed yield. The data sets provided by NOW are used to establish factors that are used to determine the secure yield for a range of climate scenarios. It is therefore required that a reasonable calibration be achieved for both data sets. The parameter set used for the data extracted from the SILO data drill in 2013 is listed in Table 3.3.

Table 3.3 – Adopted AWBM model parameters (2013 SILO Data)

Parameter	Adopted Values
Surface Storage C1	19.5
Surface Storage C2	150.0
Surface Storage C3	333.5
Partial Area A1	0.04
Partial Area A2	0.19

Parameter	Adopted Values
Partial Area A3	0.77
Baseflow Index BFI	0.13
Daily Baseflow Recession Constant K	0.998
Daily Surface Flow Recession Constant KS	0.82

As a matter of interest, the yield was calculated separately using the data sets between 1889 and 2009 and between 1889 and 2013. In the case of Uralla, it was found that the years between 2009 and 2013 have been relatively wet. The yield estimates tend to be controlled by sequences of dry years and it has been found that the years 2009 to 2013 do not have an impact upon the yield.

The outputs from the comparative yield assessment are detailed in Table 3.4 and show the yield computed over time period 1991-2013 where flow data is available from three data sets.

Table 3.4 – Comparative Yield Estimates

Data Source	Restrictions Level (m)	Yield (ML/annum)
Gauged Streamflow Data (1991 2013)	6.7	292
AWBM output with SILO data (1991 2013)	6.7	278
AWBM output with NOW supplied data (1991 2013)	6.7	284

The outputs above indicate that there is reasonable agreement between the various data sets over the nominated time period.

3.3 Water Balance Model

3.3.1 General

The potential yield for Kentucky Dam has been modelled utilising a spreadsheet. The water balance model runs on a daily time step, utilising the input time series developed as described in the preceding sections of this report. The output from the water balance is the daily storage level, and it is from this storage level time series that the scenario reliability is determined. A schematic showing how the model operates is shown in Figure 3.7.

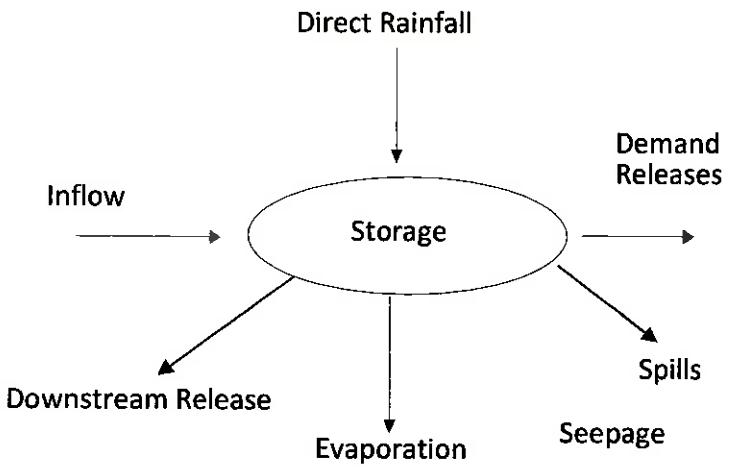

Figure 3.7 – Dam Inflows and Outflows

The model inputs are discussed below.

3.3.2 Inflows

The secure yield estimation procedure described in NOW (2013) requires a range of different inflow sequences as follows:

- An observed inflow sequence is required for the purposes of computing the 'Observed Data Secure Yield'
- An historic inflow sequence is required for the purposes of computing the 'Historic Data Secure Yield'
- A range of climate change inflow data series are required for the purposes of computing the various climate change secure yields

The observed inflow sequence was developed from a combination of the stream gauge data from the station at Kentucky Dam and outputs from the AWBM model using the data extracted in 2013 from the Silo data drill. The inflow data sequence was extended back to 1889 using the flows generated from the AWBM model.

The historic and climate change inflow data sequences were computed using the AWBM generated flow series only.

3.3.3 Losses

Seepage and evaporation losses for Kentucky Dam were computed as follows:

- The seepage loss rate has been assumed to be negligible and has been ignored for the purposes of yield assessment.
- The evaporation loss rate has been determined using the evaporation data set described in Section 3.2.3.

3.3.4 Demand

The township of Uralla has a licence to extract up to 621 ML/annum to meet urban demand. Records of usage in the township have been kept since 2003. The actual usage has varied between 230 ML and 350 ML. The historic annual demand pattern is illustrated in Figure 3.8.

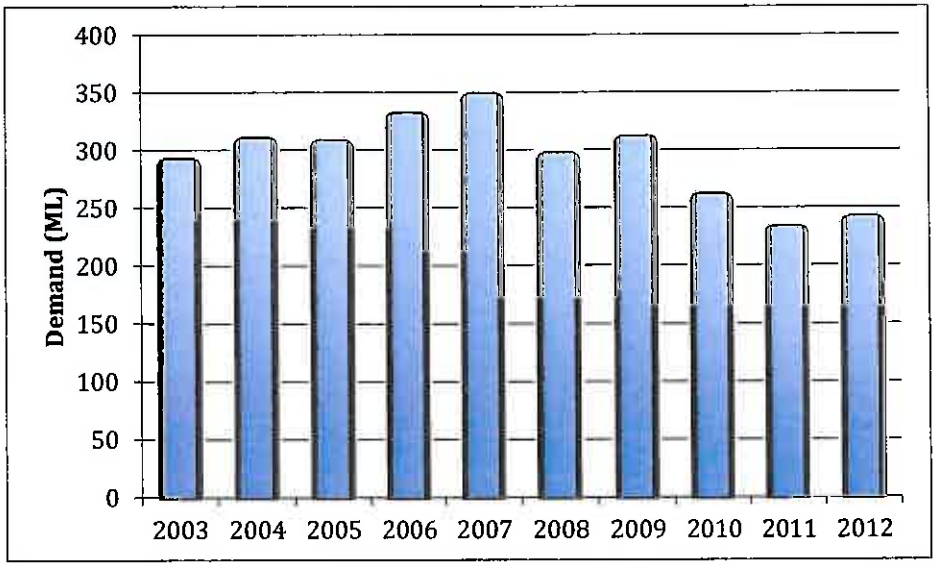

Figure 3.8 – Historic Uralla Demand

The sub-annual demand pattern varies somewhat between dry and wet years, but it is not considered that the modelled outcomes would be sensitive to that pattern.

3.3.5 Restrictions

There is no published data describing the precise storage level at which restrictions are enforced. It is presumed that there is some flexibility and a decision is made on whether to put restrictions in place depending upon the prevailing conditions. It is expected that any restrictions enforced for the Uralla township would be progressively staged to be more severe as the water level in Kentucky Dam reduces. Typically, restrictions are enforced in three or four stages. There is no guarantee as to the demand reduction that will be achieved by any particular stage of restrictions. The actual reduction in demand will be dependent on a range of factors such as severity, but it is considered that the most significant factor is the community perception of the level of water supply stress.

The defined process for estimating yield as described in NOW (2013) and applied in this study assumes only a single stage of restrictions and it is further assumed that the restrictions will achieve a 10% reduction in demand. This computational assumption in effect averages the multiple stages of restrictions that would be applied in reality. The storage level at which restrictions are assumed to be imposed for the computation, in effect, approximately represents the stage of restrictions at which a 10% reduction in demand is achieved.

In reality, it is impossible to prescribe the level at which a 10% reduction in demand is achieved, as it is dependent upon community response to restrictions. It is assumed that a 10% reduction in demand may typically be achieved at either stage 2 or stage 3 restrictions depending upon the severity of those restrictions.

3.3.6 Storage Characteristics

The storage characteristics relative to the yield analysis are:

- Storage elevation relationship
- Spillway elevation

The information was sourced from Uralla Shire Council

Stage storage and area characteristics of Kentucky Dam are presented in Appendix A.

3.4 Yield Modelling

3.4.1 General

The modelling of the secure yield for Uralla township has been undertaken utilising a spreadsheet. The spreadsheet incorporates macros which enables the yield to be optimised for both maximising the yield and for minimising the occurrence of restrictions. The method applied is described in Section 1.2.2 and incorporates the following elements

- Run the model with a 120 year stationary climate data set and assess the secure yield for the system through an application of the 5/10/10 rule.
- Run the model with the worst drought on record with the storage level starting at the 10% restriction level and re-check the secure yield.
- Undertake the above analysis for all of the 15 Global Climate Model (GCM) climate data sets and assess the secure yield for each GCM.
- Undertake the above analysis for the GCM model resulting in the lowest secure yield and assess the secure yield for an application of a 10/15/25 rule.

The historic data sequence has been modelled assuming that the storage level starts full.

3.4.2 Drought

The worst drought must be defined in terms of the critical duration. The critical duration may be a single year or multiple years depending upon the water supply system, storage capacity and demand. The critical duration drought cannot be intuitively determined and has been identified through a process of trial and error.

3.4.3 Results

Outputs are presented for the various modelled scenarios. The outputs presented are secure yield, optimised 10% restriction level and the controlling criteria for secure yield. The criteria that may control the secure yield are:

- Most severe drought criterion.
- Total duration of restrictions criterion.
- Maximum drought frequency criterion.
- In some cases, two or more criteria jointly control the secure yield

The analysis outcomes are presented in Table 3.3.

Table 3.3 Modelled Outcomes

Climate Data Set	5/10/10 Rule		
	Secure Yield	Restrictions Level	Controlling Criteria
Observed Data	309.9	277.9	Restriction Frequency
Historic	339.0	313.5	Restriction Frequency
GCM 1: CCCMA_T47	317.7	277.9	Worst Drought
GCM 2: CCCMA_T63	332.5	277.9	Worst Drought
GCM 3: CNRM	249.9	277.9	Worst Drought
GCM 4: CSIRO	214.3	260.7	Worst Drought
GCM 5 GFDL	325.5	295.7	Restriction Frequency
GCM 6: GISS_AOM	281.5	295.7	Restriction Frequency
GCM 7: IAP	291.8	295.7	Restriction Frequency
GCM 8: INMCM	241.0	277.9	Restriction Frequency
GCM 9: IPSL	343.2	260.7	Worst Drought
GCM 10: MIROC	368.8	277.9	Worst Drought
GCM 11: MIUB	355.2	295.7	Restriction Frequency
GCM 12: MPI	285.7	277.9	Worst Drought
GCM 13: MRI*	308.0	295.7	Worst Drought
GCM 14: NCAR_CCSM	292.4	295.7	Restriction Frequency
GCM 15: NCAR_PCM	352.1	295.7	Restriction Frequency
10/15/25 Rule			
CSIRO	249.6	260.7	Restriction Frequency

* Median Scenario

It is of interest to note that the observed data yield is lower than the historic data yield by around 20%. There is a long observed data period dating back to 1934. The historic yield is generated using modelled runoff only, so it indicates that the modelled data is under representing the frequency of low flow periods.

The observed data secure yield has been estimated using the procedure defined in NOW (2013) and is detailed in Table 3.4.

Table 3.4 – Uralla Modelled Outcomes

Item No.	Scenario	Values (ML/annum)
A	Historic Yield 5/10/10 Rule	339.0
B	GCM 1 Yield 5/10/10 Rule	317.7
	GCM 2 Yield 5/10/10 Rule	332.5
	GCM 3 Yield 5/10/10 Rule	249.9
	GCM 4 Yield 5/10/10 Rule	214.3
	GCM 5 Yield 5/10/10 Rule	325.5
	GCM 6 Yield 5/10/10 Rule	281.5
	GCM 7 Yield 5/10/10 Rule	291.8
	GCM 8 Yield 5/10/10 Rule	241.0
	GCM 9 Yield 5/10/10 Rule	343.2
	GCM 10 Yield 5/10/10 Rule	368.8
	GCM 11 Yield 5/10/10 Rule	355.2
	GCM 12 Yield 5/10/10 Rule	285.7
	GCM 13 Yield 5/10/10 Rule	308.0
	GCM 14 Yield 5/10/10 Rule	292.4
	GCM 15 Yield 5/10/10 Rule	352.1
C	Median Climate Change Scenario Yield 5/10/10 Rule	308.0
D	Severest Climate Change Scenario Yield 5/10/10 Rule	214.3
E	Severest Climate Change Scenario Yield 10/15/25 Rule	249.6
F	Lesser of Items C and E	249.6
G1	Estimated Change in 2050 Yield a (D versus A)	-36.8%
G2	Estimated Change in 2050 Yield a (F versus A)	-26.4%
H	Observed Data Yield 5/10/10 Rule	309.9
I1	Estimated 2050 Observed Data Secure Yield a	195.9
I2	Estimated 2050 Observed Data Secure Yield b	228.1

Several plots of storage behaviour for various scenarios have been prepared and are included below.

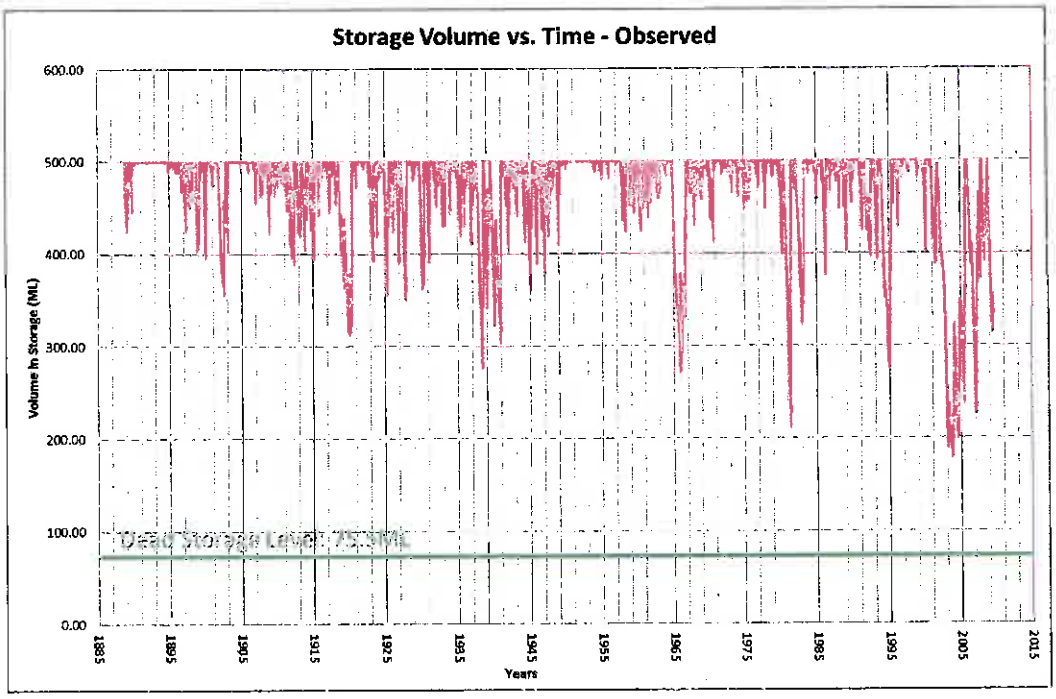

Figure 3.9 – Observed Secure Yield Under 5/10/10 Rule (310 ML/annum)

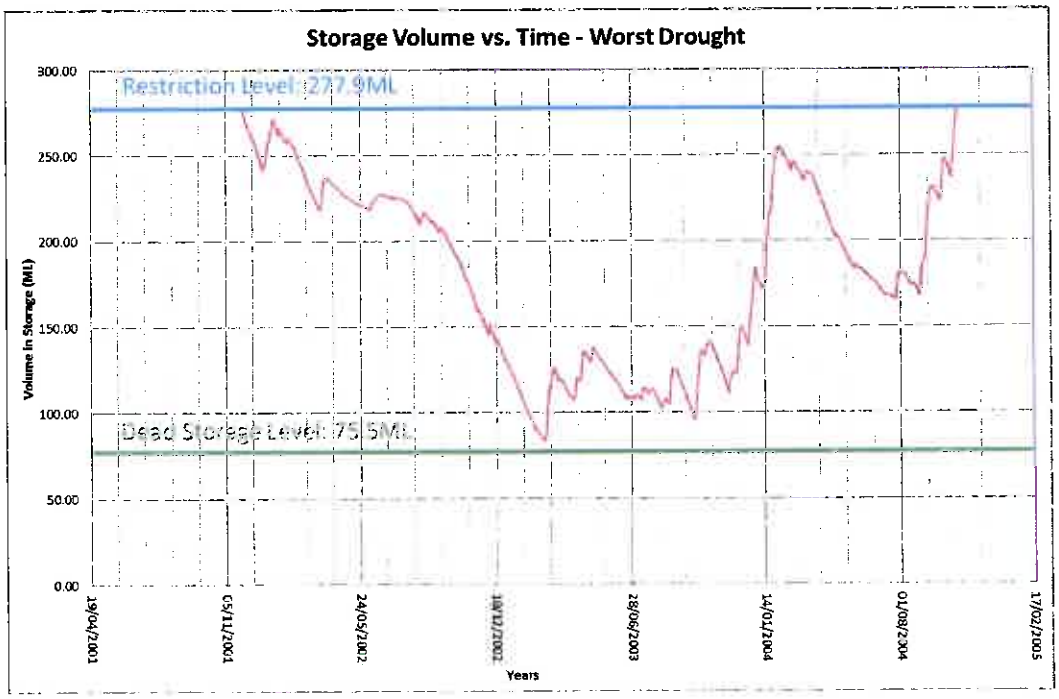

Figure 3.10 – Worst Drought Conditions, Historic Scenario

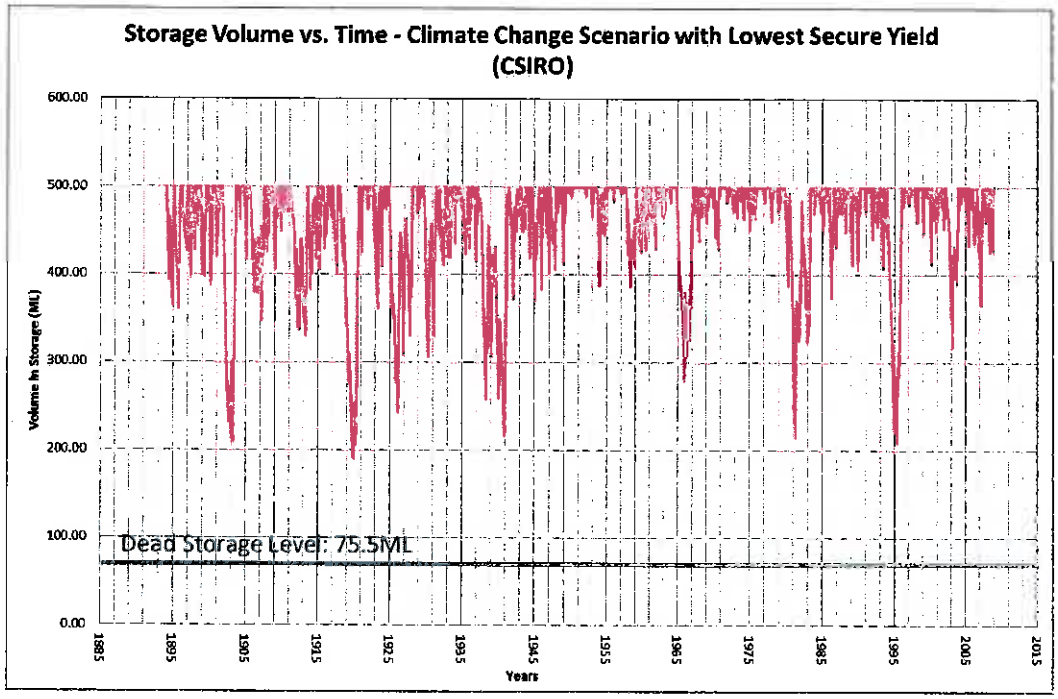

Figure 3.11 – Lowest Secure Yield Under 5/10/10 Rule (214 ML/annum)

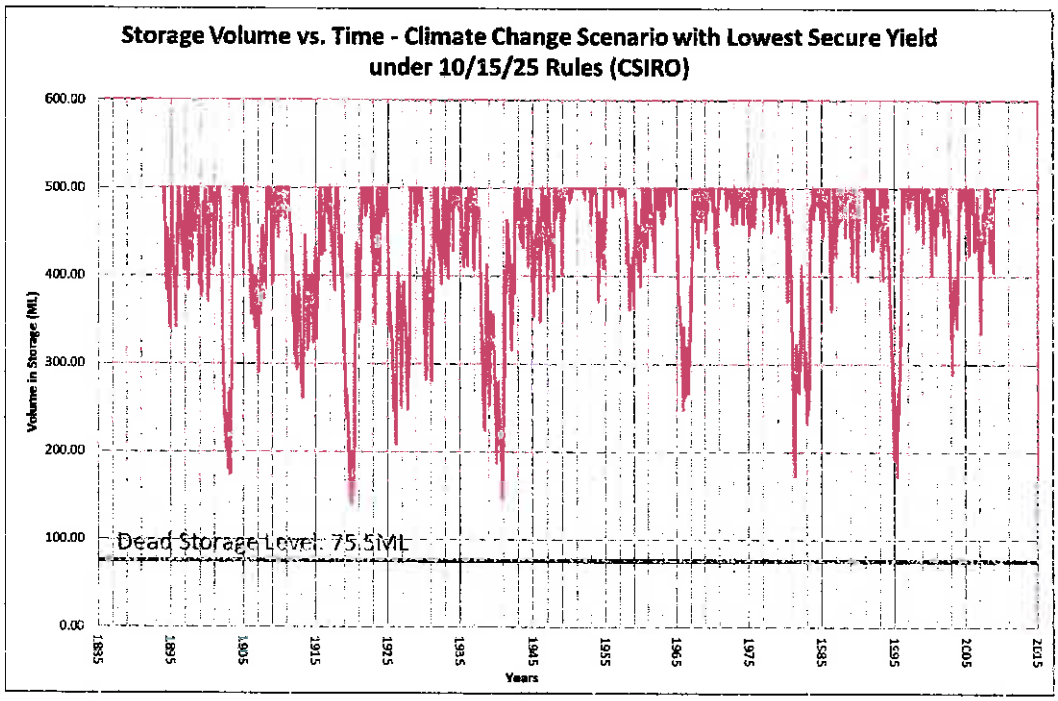

Figure 3.12 – Lowest Secure Yield Under 10/15/25 Rule (250 ML/annum)

Each of the above graphs indicates that the storage does not empty. This indicates that it is the frequency or duration of drought conditions which are controlling the secure yield estimates.

3.4.4 Kentucky Dam Reservoir Operations

Summary data for the Uralla water supply is presented in Table 3.5.

Table 3.5– Uralla Modelled Outcomes

Scenario	Values
Observed Data Yield 5/10/10 Rule	310 ML/annum
Estimated 2050 Observed Data Secure Yield a	196 ML/annum
Estimated 2050 Observed Data Secure Yield b	228 ML/annum
Current Average Demand	300 ML/annum

The outcomes indicate that the current water storage provide a secure yield for the Uralla township which is around 8% lower than the current average demand in stationary climate conditions. The yield is constrained by drought frequency rather than storage volume. In the most severe modelled climate changed environment, however, the simulation indicates that droughts would become more frequent. This increased frequency would severely limit the secure yield, with the secure yield dropping by around 37%.

The modelled outcomes indicate that restrictions should be imposed when the storage level drops to around 278 ML in stationary climate conditions and 261 ML in climate changed conditions in order that the yield may be maximised.

It is not recommended that restrictions should be based upon the outcomes of this study alone. If it is desired to optimise the trigger levels, then a separate study should be commissioned which explicitly considers multi-stage restriction levels and models the impacts of alternate trigger levels.

While an official dry year demand is yet to be established for Uralla, the above outcomes indicate that the water supply system would need to be augmented to provide for that demand.

4 BUNDARRA YIELD

4.1 General

4.1.1 Background

Taylors Pond on the Gwydir River services the urban demand for the township of Bundarra with a population of around 330. It is understood that there have been no previous studies to estimate the secure yield for the township. Water restrictions for the township are reported to be frequent and they usually comprise controls on outdoor water usage. It is of interest to note that restrictions on usage are applied before Gwydir River reaches a cease to flow condition.

4.1.2 Catchment Description

The township of Bundarra is located on the New England Tablelands approximately 540km from Sydney and 225km inland from the NSW mid north coast. The offtake is located at Taylors Pond on the Gwydir River basin and the catchment area at that point is around 3,350km^2.

The catchment is located in a sub-humid temperate region where the wettest months are November to January and April to May are driest. Annual rainfall at Bundarra is approximately 770mm per year. Average monthly rainfall is illustrated in Figure 4.1.

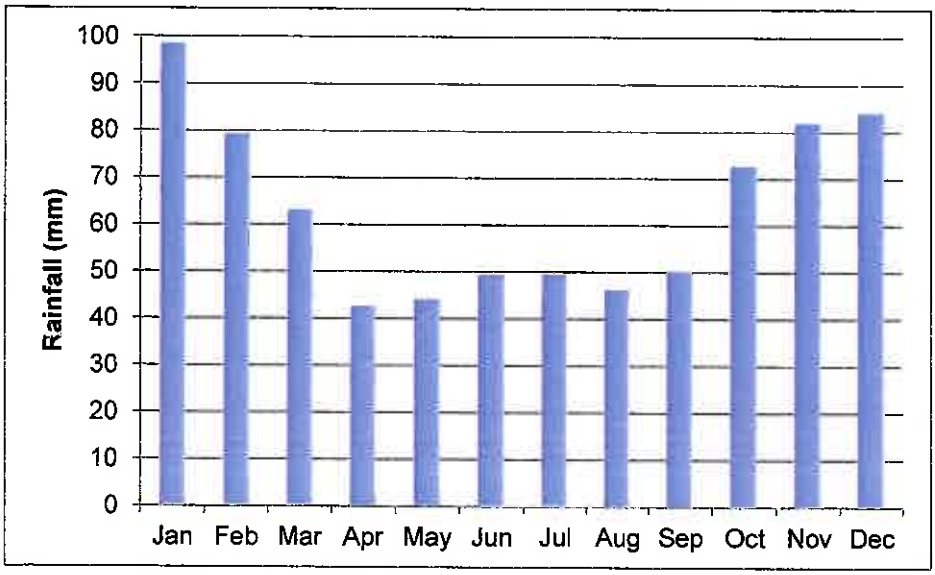

Figure 4.1 – Average Bundarra Rainfall

Average annual evaporation for Bundarra is approximately 1,400mm. The average demand pattern is illustrated in Figure 4.2.

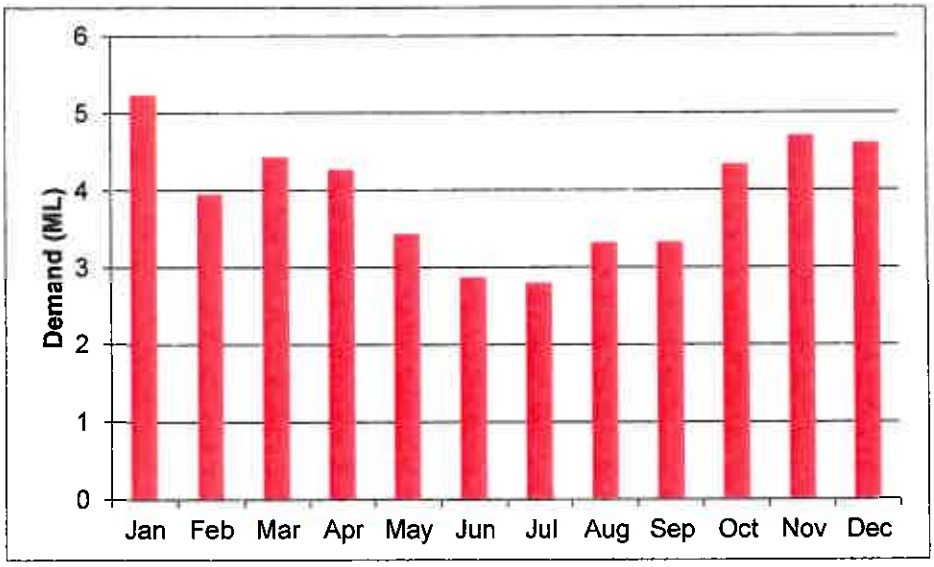

Figure 4.2 – Bundarra Average Demand Pattern

4.1.3 Analysis

The analysis undertaken for the Bundarra yield assessment involved the following elements:

- Develop a calibrated daily time step rainfall runoff model for the Gwydir River at Bundarra streamflow gauge catchment
- Extrapolate the model to the location of Taylors Pond on the Gwydir River
- Develop a spreadsheet model to simulate the operation of the storage
- Undertake an assessment of yield for historic and climate change scenarios

4.2 Rainfall Runoff Modelling

4.2.1 Model Description

The rainfall runoff model used for the assessment is the same as that used for the Uralla modelling, being AWBM.

4.2.2 Rainfall

The rainfall sequence used for the yield modelling has been provided by NSW Office of Water as discussed above. The data sequence applied to the modelling is the average daily data for all available grid points in the Taylors Pond catchment. The calibration, however, was undertaken for a location with a larger catchment area including the Moredun Creek catchment flows. This was necessary because flow data was not available at Taylors Pond, but rather was available only at a streamflow gauging station further downstream.

As discussed in Section 2.2.3, The NSW Office of Water data set extends only as far as 2009. The SILO data drill data, however, is available through to 2013. It is observed that there are differences in the 2009 and 2013 data sets from the two sources. The SILO data drill website reports that the method by which the data sets are spatially interpolated was revised and implemented on 26 January 2012. It is unknown if there were any other updates between 2009 and 2012, but 2012 is understood to represent a major update and is further understood to have resulted in the greatest changes in hilly terrain.

The two data sets were reviewed over the time period for which concurrent data is available and the following differences were noted:

- The SILO rainfall depth data is greater on average by around 1%
- The SILO rainfall data is more variable with the standard deviation being around 2% greater

4.2.3 Evapotranspiration

Evapotranspiration data was extracted in a similar fashion to the rainfall data. In addition, evaporation data was extracted from a single grid point closest to Taylors Pond for the purposes of estimating evaporative loss from the pond

The SILO supplied data and NSW Office of Water supplied historic evapotranspiration data sets were compared and the following differences were noted:

- The SILO evapotranspiration is less on average by around 3%
- The SILO evapotranspiration data is less variable with the standard deviation being around 9% lesser

4.2.4 AWBM Parameter Calibration

The parameter set for the AWBM rainfall runoff model was developed from a calibration undertaken using historic data. The parameter set was then validated against a separate data series.

In order to undertake a calibration or validation, the model requires three independent data sets being:

- Rainfall data sequence
- Evapotranspiration data sequence
- Streamflow data sequence

The time periods for which data sets were available for calibration and validation were:

- 09/12/1936 – 31/07/2007 (calibration)
- 01/01/2008 – 31/08/2009 (validation)

The calibration allows a variety of optimisers to be used along with a variety of objective functions. The methods applied in the calibration process were as follows:

- Optimisation Method – Rosenbrock Multi-Start
- Primary Objective – Nash-Sutcliffe Coefficient
- Secondary Objective – Runoff Difference in Percent

Following the above steps, the same check on yield estimates were undertaken as described for Uralla. Flow data was available for the time period of 1936 to 2013. The comparative yields for the gauged streamflow data and the adopted AWBM calibration parameter sets are shown in Table 4.4.

The results of the calibration and validation are presented in figures 4.3 and 4.6.

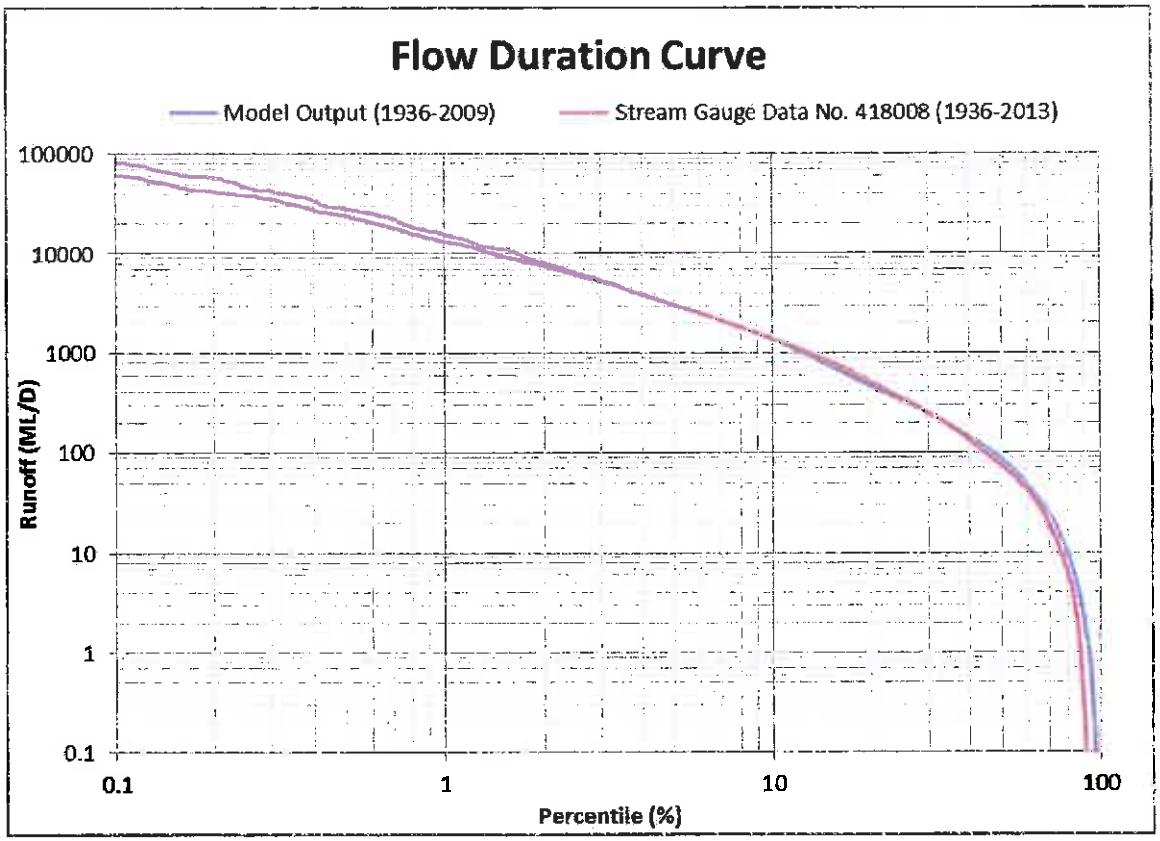

Figure 4.3 – Model Calibration, Flow Duration Curve

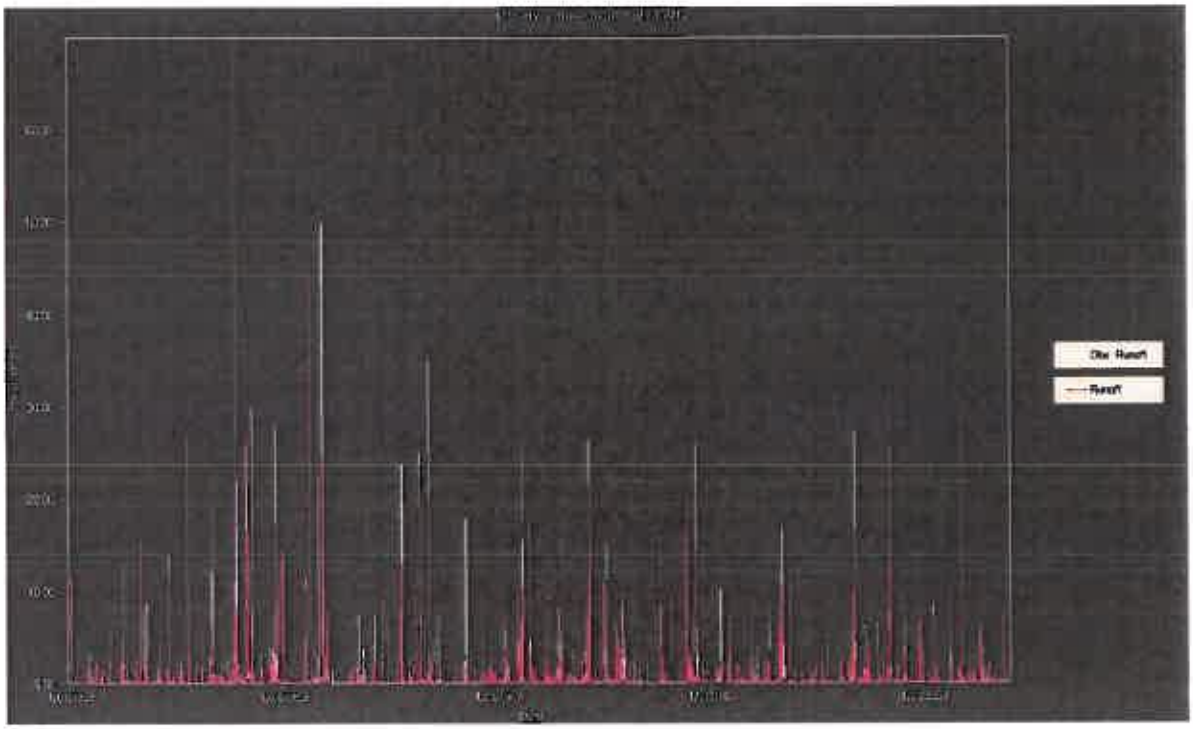

Figure 4.4 – Model Calibration, 1937 to 2007

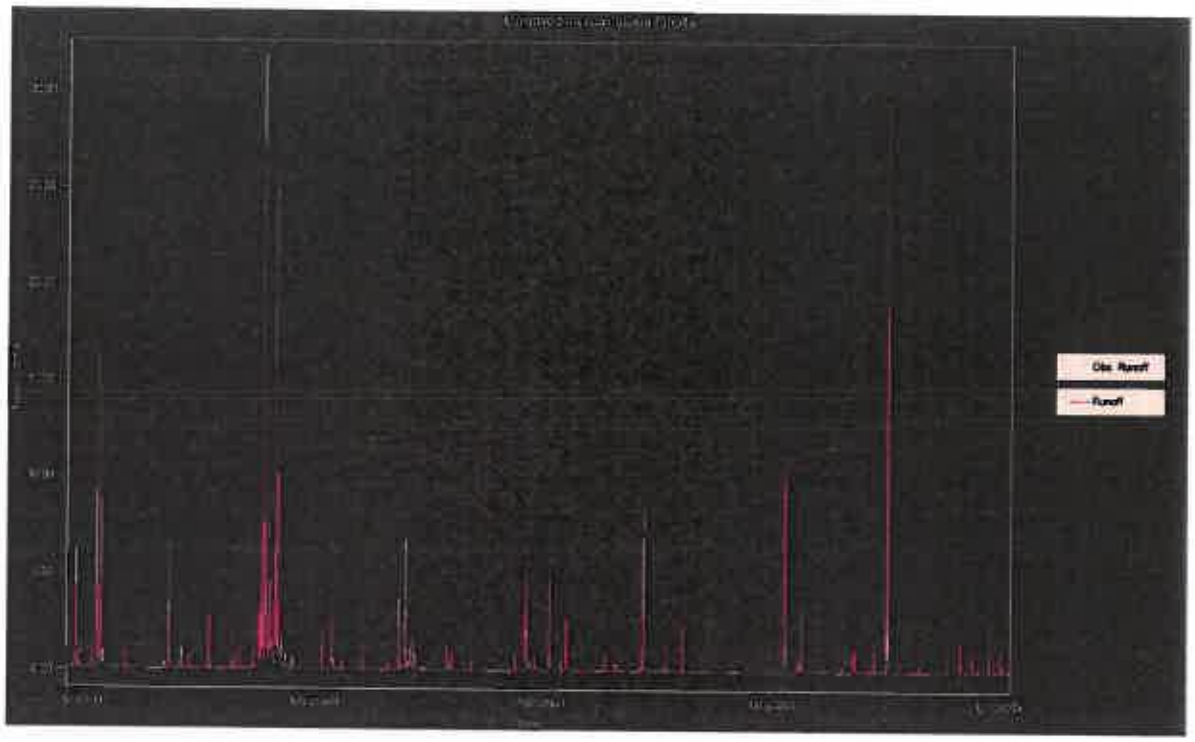

Figure 4.5 – Model Calibration, 1997 to 2005

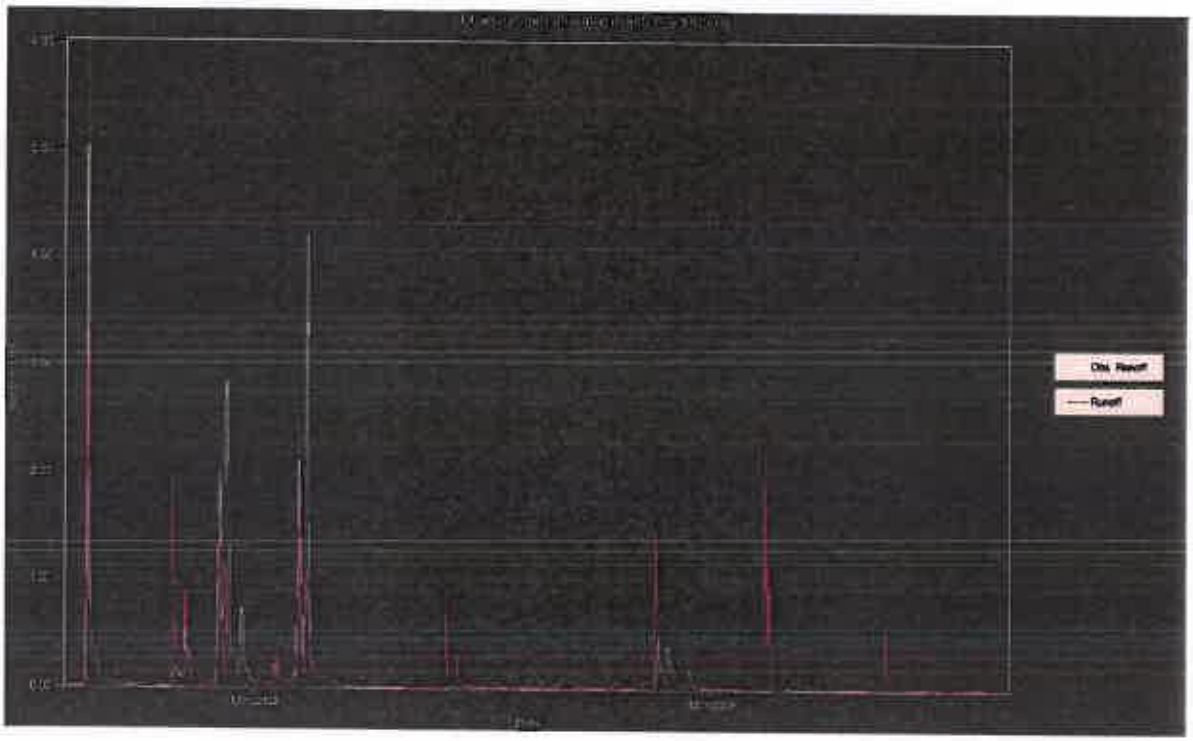

Figure 4.6 – Model Validation, 2008 to 2009

Figure 4.3 details the flow duration curves for the calibration period. The match is considered to be a good fit. The more frequent flows are slightly overestimated while very large and rare flows are slightly underestimated.

In the Figures 4.4 to 4.6, the red line is the modelled data and the white line is the observed data. Figure 4.4 details the flow duration curves for the calibration period. Figure 4.5 shows the entire data set, while Figure 4.6 shows a shorter time period to provide a clearer indication of the calibration. The match is considered to be a reasonably good fit and certainly offers a superior match to that achieved for the Uralla storage.

The verification data set presents a fair match to the observed data set, providing confidence that the model is simulating the catchment performance relatively well. Some characteristics of the calibration and verification are detailed in Table 4.1.

Table 4.1 – Calibration/Verification Statistics

Parameter	Observed data	Calibration
Total Runoff Volume (mm)	6163	5451
Standard Deviation (mm)	1.34	1.04
Skew	17.9	15.7
Nash Sutcliffe Efficiency	0.63	
Correlation	0.79	
Parameter	**Observed data**	**Verification**
Total Runoff Volume (mm)	28.4	28.7
Standard Deviation (mm)	0.24	0.18
Skew	12.1	7.8
Nash Sutcliffe Efficiency	0.18	
Correlation	0.50	

The calibration fit is considered to be reasonable, given the quality of the rainfall data. The key characteristics of runoff volume and flow duration curve are reasonable fits. The skew and Nash-Sutcliffe efficiency are considered to be a fair match as well for the calibration data while the validation data provide a poorer match. This is considered to be of lesser importance in this analysis, since peak flows are often overtopping the storage. In developing a compromise calibration, the match with volume and flow duration curves are considered to be of greater importance. Overall, it is considered that the parameter set provides a reasonable basis for simulating the inflows to the storage. The adopted calibrated model parameters are listed in Table 4.2.

Table 4.2 – Adopted AWBM model parameters (NOW Data)

Parameter	Adopted Values
Surface Storage C1	21.1
Surface Storage C2	71.8
Surface Storage C3	107.3
Partial Area A1	0.226
Partial Area A2	0.630
Partial Area A3	0.144
Baseflow Index BFI	0.387
Daily Baseflow Recession Constant K	0.951
Daily Surface Flow Recession Constant KS	0.267

The above calibration has been developed using the NSW Office of Water data. The calibration was tested using the SILO data set for the same time period. It was found that the above parameter set resulted in a poor calibration using the SILO data set. As noted above, there are differences in the rainfall and evapotranspiration data sets extracted from the SILO data drill in 2009 and 2013. The process of calibrating the AWBM model has demonstrated that these differences are sufficient to affect the calibration procedure and a separate optimised calibration is, therefore, required for each data set.

The data extracted from the SILO data drill is used in part to establish the observed yield. The data sets provided by NOW are used to establish factors that are used to determine the secure yield for a range of climate scenarios. It is therefore required that a reasonable calibration be achieved for both data sets. The parameter set used for the data extracted from the SILO data drill in 2013 is listed in Table 4.3.

Table 4.3 – Adopted AWBM model parameters (2013 SILO Data)

Parameter	Adopted Values
Surface Storage C1	32.9
Surface Storage C2	70.3
Surface Storage C3	59.8
Partial Area A1	0.20
Partial Area A2	0.56
Partial Area A3	0.24
Baseflow Index BFI	0.679
Daily Baseflow Recession Constant K	0.371
Daily Surface Flow Recession Constant KS	0.968

As a matter of interest, the yield was calculated separately using the data sets between 1889 and 2009 and between 1889 and 2013. In the case of Bundarra, it was found that the years between 2009 and 2013 have been relatively wet. The yield estimates tend to be controlled by sequences of dry years and it has been found that the years 2009 to 2013 do not have an impact upon the yield.

The outputs from the comparative yield assessment are detailed in Table 4.4 and show the yield computed over time period 1936-2013 where flow data is available from three data sets.

Table 4.4 – Comparative Yield Estimates

Data Source	Restrictions Depth (m)	Yield (ML/annum)
Gauged Streamflow Data (1936 2013)	3	71
AWBM output with SILO data (1936 2013)	3	76
AWBM output with NOW supplied data (1936 2013)	3	56

The outputs above indicate that there is reasonable agreement between the various data sets over the nominated time period.

4.3 Water Balance Model

4.3.1 General

The potential yield of the Bundarra water supply network has been modelled in a similar manner to that for the Uralla town water supply described above. The model inputs are discussed below.

4.3.2 Inflows

Inflows have been computed using the AWBM rainfall runoff model described above. Inflows are generated at a daily time interval.

4.3.3 Losses

Seepage and evaporation losses for Taylors Pond were computed as follows:

- The seepage loss rate has been assumed to be negligible and has been ignored for the purposes of yield assessment.
- The evaporation loss rate has been determined using the evaporation data set described in Section 4.2.3

4.3.4 Demand

The township of Bundarra has a licence to extract up to 93ML/annum to meet urban demand. Records of usage in the township have been kept since 2003. The actual usage has varied between 38ML and 56ML. The historic annual demand pattern is illustrated in Figure 4.7.

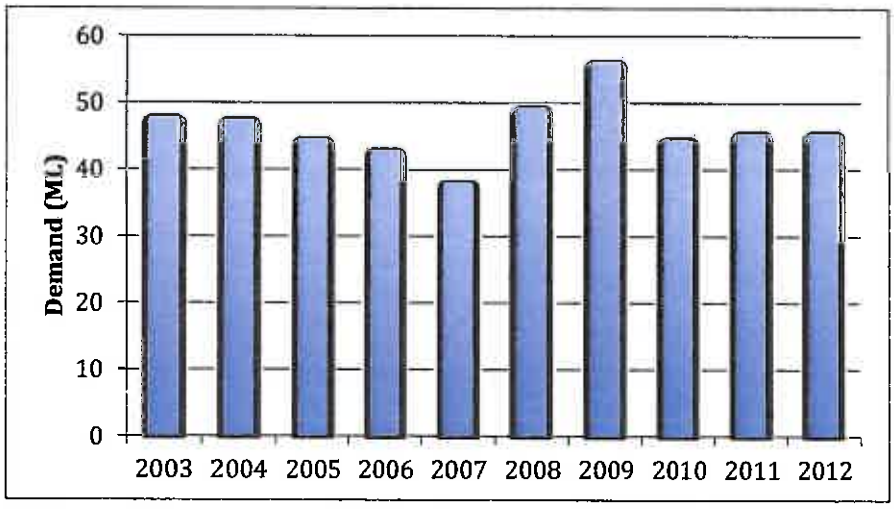

Figure 4.7 – Historic Bundarra Demand

The sub-annual demand pattern varies somewhat between dry and wet years, but it is not considered that the modelled outcomes would be sensitive to that pattern.

4.3.5 Restrictions

The restrictions which are applied at Bundarra are as follows:

- Level 1 restrictions put in place at 58ML storage. The restrictions comprise limits on the times at which outside sprinklers and hoses may be used.
- Level 2 restrictions put in place at 47ML storage. Restrictions as above, but sprinklers are banned, and there are some restrictions on outside water use activities.
- Level 3 restrictions put in place at 40ML storage. As above, but hoses are banned and there are further restrictions on outside water usage.
- Level 4 restrictions put in place at 29ML storage. Outside use of water is banned for most activities.
- Level 5 restrictions put in place at 20ML storage. As above, but evaporative coolers are banned.

The differences between the modelled and actual restrictions for the purposes of yield modelling are described in Section 3.3.5. As stated in that section, it is assumed that a 10%

reduction in demand may typically be achieved at either stage 2 or stage 3 restrictions depending upon the severity of those restrictions.

4.3.6 Storage Characteristics

The storage characteristics relative to the yield analysis are:

- Storage elevation relationship
- Spillway elevation

The information was sourced from Uralla Shire Council.

Stage storage and area characteristics of Taylors Pond are presented in Appendix A.

4.4 Yield Modelling

4.4.1 General

The modelling of the secure yield for Bundarra has been undertaken using the same process as for Uralla described in Section 3.4.1

4.4.2 Results

Outputs are presented for the various modelled scenarios. The outputs presented are secure yield, optimised 10% restriction level and the controlling criteria for secure yield. The criteria that may control the secure yield are:

- Most severe drought criterion.
- Total duration of restrictions criterion.
- Maximum drought frequency criterion.
- In some cases, two or more criteria jointly control the secure yield

The analysis outcomes are presented in Table 4.3.

Table 4.3 Modelled Outcomes

Climate Data Set	5/10/10 Rule		
	Secure Yield	Restrictions Level	Controlling Criteria
Observed Data	74.8	59.1	Worst Drought
Historic	68.8	63.6	Worst Drought
GCM 1: CCCMA_T47	67.8	63.6	Worst Drought
GCM 2: CCCMA_T63	62.5	63.6	Worst Drought/Restriction Frequency
GCM 3: CNRM	38.5	59.1	Restriction Frequency
GCM 4: CSIRO	38.0	50.7	Worst Drought
GCM 5 GFDL	63.8	63.6	Worst Drought
GCM 6: GISS_AOM	62.5	63.6	Worst Drought
GCM 7: IAP	62.1	63.6	Worst Drought
GCM 8: INMCM	48.7	54.8	Worst Drought/Restriction Frequency
GCM 9: IPSL	54.6	68.3	Worst Drought
GCM 10: MIROC	66.4	63.6	Worst Drought
GCM 11: MIUB	64.2	63.6	Worst Drought
GCM 12: MPI	54.7	59.1	Restriction Frequency
GCM 13: MRI	46.0	54.8	Worst Drought
GCM 14: NCAR_CCSM*	57.3	68.3	Restriction Frequency
GCM 15: NCAR_PCM	65.9	68.3	Worst Drought
10/15/25 Rule			
CSIRO	55.8	54.8	Worst Drought

* Median Scenario

The observed data secure yield has been estimated using the procedure defined in NOW (2013) and is detailed in Table 4.4.

Table 4.4 – Bundarra Modelled Outcomes

Item No.	Scenario	Values (ML/annum)
A	Historic Yield 5/10/10 Rule	68.8
B	GCM 1 Yield 5/10/10 Rule	67.8
	GCM 2 Yield 5/10/10 Rule	62.5
	GCM 3 Yield 5/10/10 Rule	38.5
	GCM 4 Yield 5/10/10 Rule	38.0
	GCM 5 Yield 5/10/10 Rule	63.8
	GCM 6 Yield 5/10/10 Rule	62.5
	GCM 7 Yield 5/10/10 Rule	52.1
	GCM 8 Yield 5/10/10 Rule	48.7
	GCM 9 Yield 5/10/10 Rule	54.6
	GCM 10 Yield 5/10/10 Rule	66.4
	GCM 11 Yield 5/10/10 Rule	64.2
	GCM 12 Yield 5/10/10 Rule	54.7
	GCM 13 Yield 5/10/10 Rule	46.0
	GCM 14 Yield 5/10/10 Rule	57.3
	GCM 15 Yield 5/10/10 Rule	65.9
C	Median Climate Change Scenario Yield 5/10/10 Rule	57.3
D	Severest Climate Change Scenario Yield 5/10/10 Rule	38.0
E	Severest Climate Change Scenario Yield 10/15/25 Rule	55.8
F	Lesser of Items C and E	55.8
G1	Estimated Change in 2050 Yield a (D versus A)	-44.8%
G2	Estimated Change in 2050 Yield a (F versus A)	-18.9%
H	Observed Data Yield 5/10/10 Rule	74.8
I1	Estimated 2050 Observed Data Secure Yield a	41.3
I2	Estimated 2050 Observed Data Secure Yield b	60.7

Several plots of storage behaviour for various scenarios have been prepared and are included below.

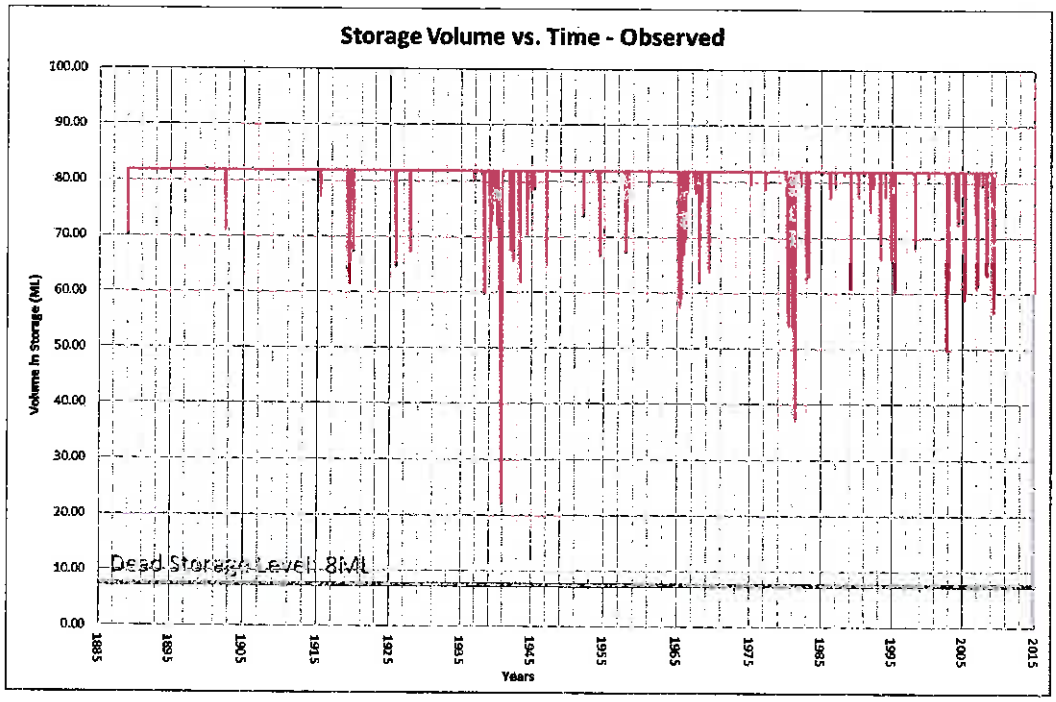

Figure 4.8 – Observed Secure Yield Under 5/10/10 Rule (75 ML/annum)

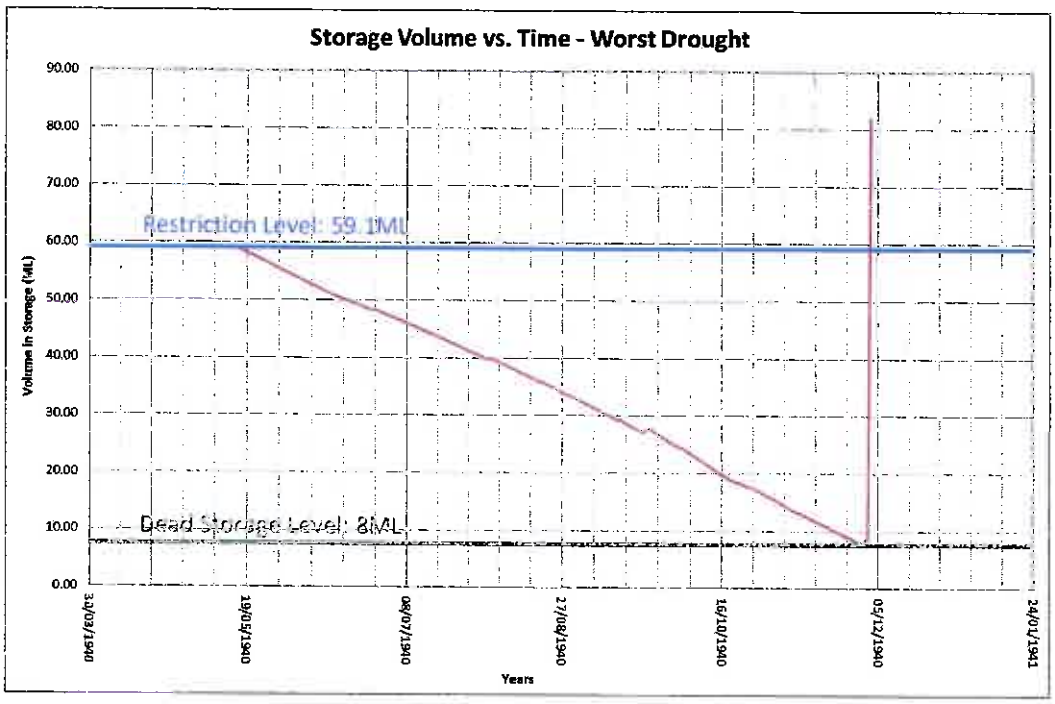

Figure 4.9 – Worst Drought Conditions, Observed Scenario

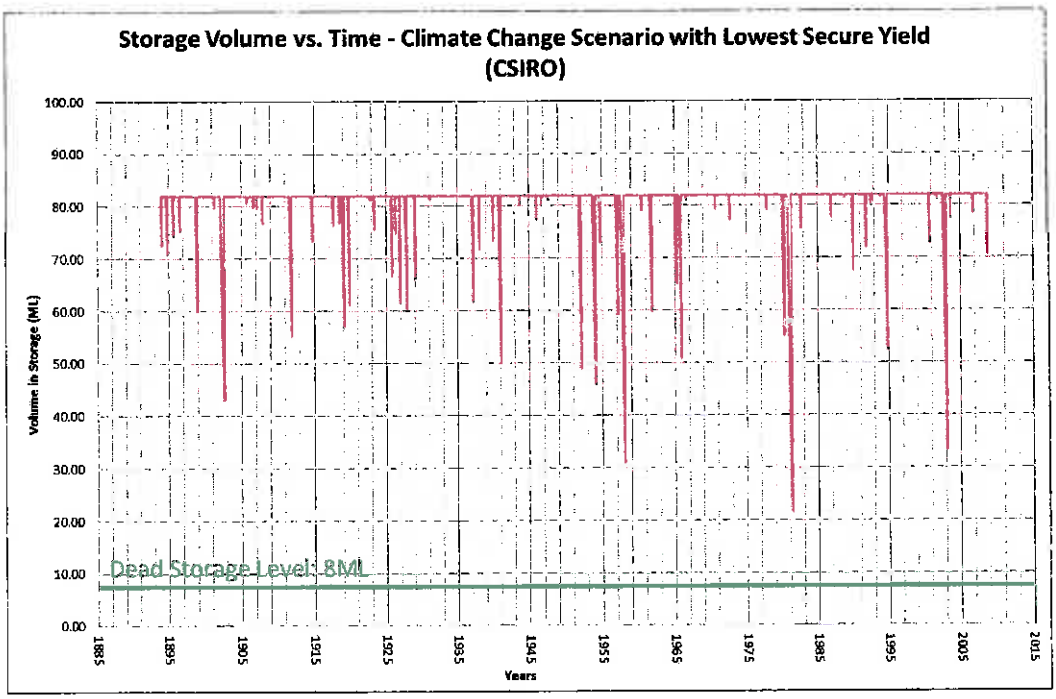

Figure 4.10 – Lowest Secure Yield Under 5/10/10 Rule (38 ML/annum)

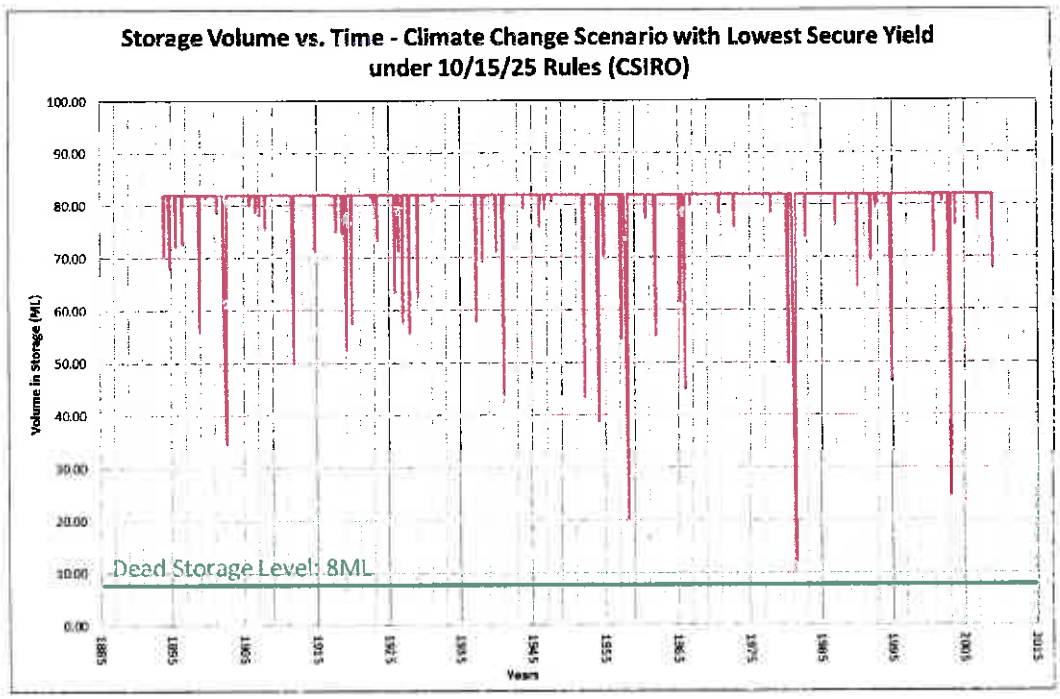

Figure 4.11 – Lowest Secure Yield Under 10/15/25 Rule (56 ML/annum)

The above graphs are far more variable than those presented for Uralla. This variability is indicative of the small storage size and relatively frequent flood flows. The storage comes close to empty in the above graphs indicating that it is the drawdown criteria which is the limiting factor for secure yield at Bundarra.

4.4.3 Taylors Pond Operations

Summary Data for the Bundarra water supply is presented in Table 4.5.

Table 4.5 – Bundarra Modelled Outcomes

Scenario	Values
Observed Data Yield 5/10/10 Rule	75 ML/annum
Estimated 2050 Observed Data Secure Yield a	41 ML/annum
Estimated 2050 Observed Data Secure Yield b	61 ML/annum
Current Average Demand	47 ML/annum

The modelling indicates that Bundarra has a secure yield which meets the average demand in stationary climate conditions. The water supply is also demonstrated to provide for the current average demand in climate change conditions when applying the 10/15/25 rule, but not the 5/10/10 rule. The water supply would need to be augmented to provide a secure yield meeting average current demand in climate change conditions applying the 5/10/10 rule. The yield of the Bundarra system is constrained by relatively short low flow periods which constitute a drought and place a short term stress on the water supply system.

5 REFERENCES

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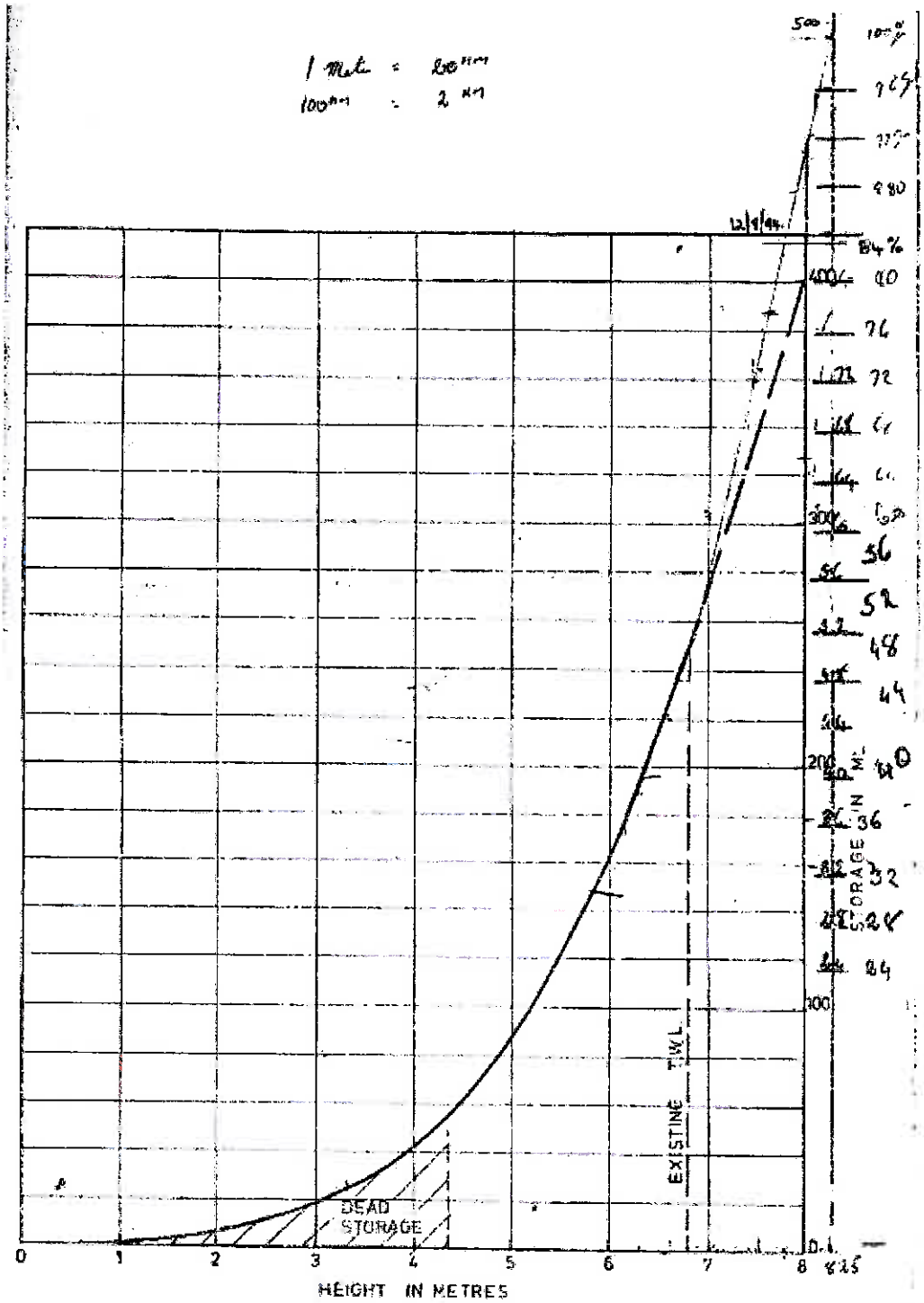
APPENDIX A STORAGE ELEVATION RELATIONSHIPS

Kentucky Dam Relationship



URALLA W.S. AUGMENTATION

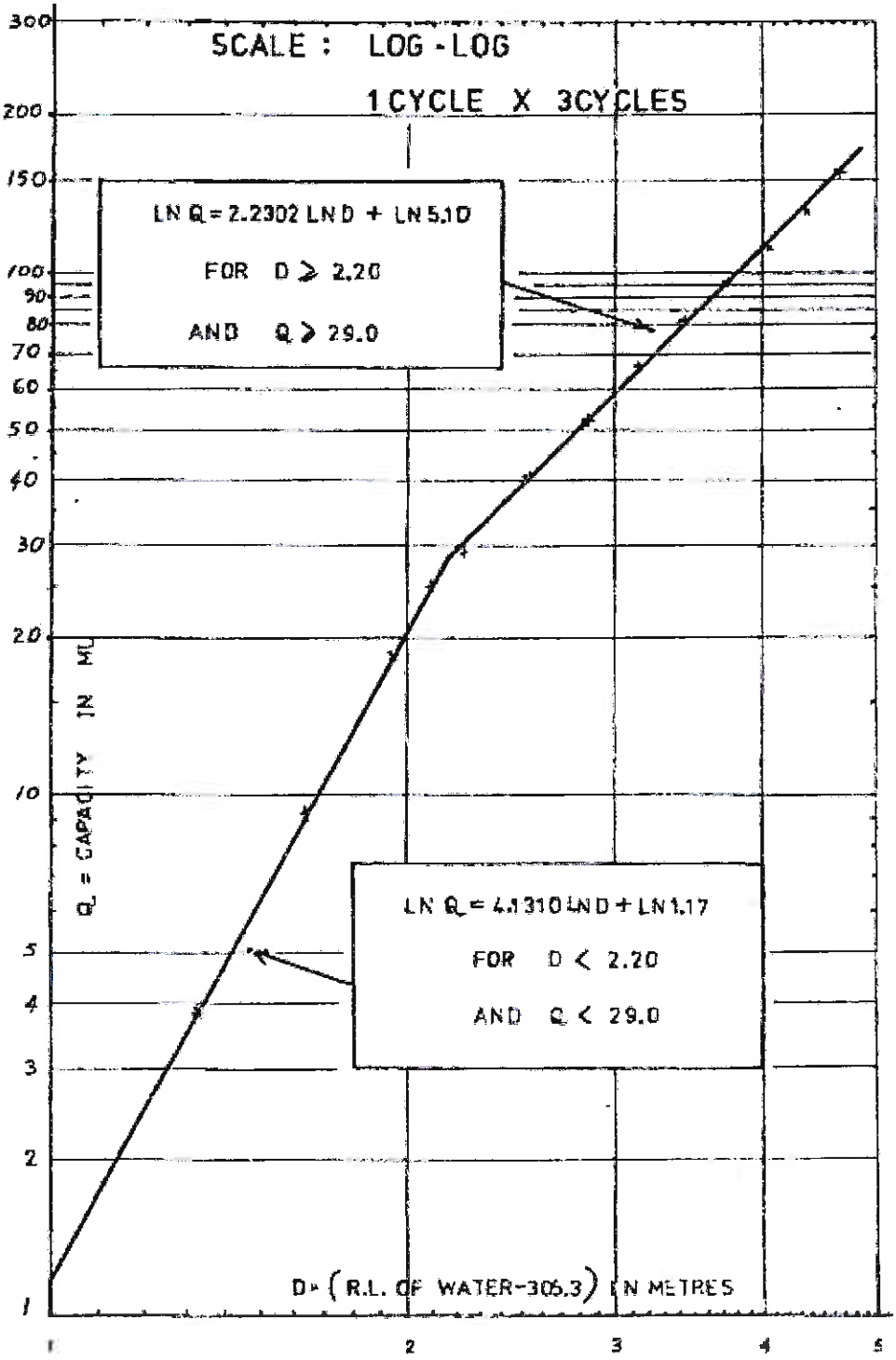
KENTUCKY CREEK DAM CAPACITY CURVE

Taylors Pond Relationship

BUNDARRA WATER SUPPLY

TAYLOR'S POND CAPACITY CURVE

MARCH 1981



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URALLA SHIRE COUNCIL

SCHEDULE OF ACTIONS

SCHEDULE OF ACTIONS

26 October 2015

18. Schedule of Actions

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Community Engagement Assessment Completed	Media Release Required	Budget Variation Completed	Action Date	Comments	Status	Minute No. TRIM
	12.05/15	**Visitor Information Centre** That: 1. Council adopt the strategic approach towards visitor services of strengthened Regional collaboration, increased digital presence and less reliance on a physical Visitor Information Centre (VIC) as the connection point with visitors; 2. A Uralla Information Hub be developed using a range of digital tools; 3. The Visitor Information services be relocated to the Library building with refurbishments completed to incorporate information services into the current Library; and 4. Council investigate future options for the VIC building.	Executive Manager Community & Culture				6 October	Stakeholder and staff consultations held. Precinct Plan in development based on feedback NEHC Motorcycle Campaign underway – report included in Council papers October	B C	

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22JUNE15	15.06/15	**Amend Uralla Local Environmental Plan - Uralla Flood Planning Map** That: 1. The Uralla Local Environmental Plan 2012 be amended to include an additional Flood Planning Map in the Uralla Local Environmental Plan 2012 that identifies land within a "flood planning area" derived from the Rocky and Uralla Creeks Flood Study. 2. Council forwards the amendment to the Uralla Local Environmental Plan 2012 to Parliamentary Counsel Office to: a) Make arrangements for drafting of the necessary instrument under section 59(1) of the Environmental Planning & Assessment Act 1979, and b) Obtain an Opinion from which the plan can be made. 3. The General Manager be given delegated authority to: a) Make any minor alterations requested by Parliamentary Counsel, and b) To exercise Council's delegation to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the Environmental Planning & Assessment Act 1979 as per the instrument of delegation dated 14 October 2012.	MP/DIR				20/7/2015	Draft LEP Maps being prepared prior to PC Opinion request being drafted.	B	

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

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Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Community Engagement Assessment Completed	Media Release Required	Budget Variation Completed	Action Date	Comments	Status	Minute No. TRIM
	16.06/15	**Amend Uralla Local Environmental Plan - Boundary Adjustment Clause and Rural Detached Dual Occupancy Dwellings** 1. The Uralla Local Environmental Plan 2012 be amended: a) To include the 'standard' LEP rural and environmental boundary adjustment clause. b) To expand permissible uses within rural and environmental zones to include detached dual occupancies with certain restrictions within the RU1, RU2, E3 and E4 Zones while ensuring that they remain in close proximity to the primary dwelling, share the same access and remain on the same title. 2. Forward this amendment to the Uralla Local Environmental Plan 2012 to the Parliamentary Counsel Office to: a) Make arrangements for drafting of the necessary instrument under section 59(1) of the Environmental Planning & Assessment Act 1979, and b) Obtain an Opinion from which the plan can be made. 3. The General Manager be given delegated authority to: a) Make any minor alterations requested by Parliamentary Counsel, and b) To exercise Council's delegation to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the Environmental Planning & Assessment Act 1979 as per the instrument of delegation dated 14 October 2012.	MP/DIR				(2.) 21/7/15	PC Opinion requested	C	

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Community Engagement Assessment Completed	Media Release Required	Budget Variation Completed	Action Date	Comments	Status	Minute No. TRIM
	25.06/15	**Naming of "Emu Crossing" Bridge** Council advertise for public comments on the naming of two bridges due for completion in 2015, the bridge at Emu Crossing and the bridge over Abington Creek.	DIR	**Advertised and submissions received.**			August 2015	Report to August Meeting	C	
	26.06/15	**Uralla Local Traffic Committee** That: (i) Traffic calming in Uralla's CBD- Council staff prepare a report for the next Traffic Committee (ii) Plane Avenue – Speed review – That Council staff place a traffic classifier at the 50/100 signage to determine 85th percentile speed and AADT; note that does not meet warrant for extension of 50km/hr zone; and erect Pedestrian warning signs at either end of Plane Avenue (iii) Request for automatic speed board at Kentucky- That Council place a traffic classifier near 40km/hr school sign& erect 4 x 50km/hr advance warning signs for Kentucky Village. (iv) Bundarra Central School – that Council arranges signage for bus zones and "no parking" zone. (v) Kingstown Road – that Council reviews the size of the Cemetery warning sign and investigates additional parking in Quartz Gully Road (vi) Corner of Bridge Street/ East Street- relocate "no stopping" sign to south of access to 158 Bridge Street.	DIR						B C C C B C	

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Community Engagement Assessment Completed	Media Release Required	Budget Variation Completed	Action Date	Comments	Status	Minute No. TRIM
	27.06/15	**GATEWAY DETERMINATION: Planning Proposal – D & J Heagney - Part Lot 12 DP 529709 – Rowan Avenue, Uralla** That: 1. the Planning Proposal seeking to amend the Zoning and Minimum Lot Size maps applicable to Part Lot 12 DP 529709 be forwarded to NSW Planning and Environment for a Gateway Determination: 2. the General Manager be given delegated authority to make any minor alterations requested by NSW Planning and Environment; 3. the Planning Proposal is advertised as per the provisions of Section 57 of the Environmental Planning & Assessment Act, 1979 once a Gateway Determination has been issued; and 4. Council advise the NSW Department of Planning & Environment that it does not wish to have delegated authority to make the amendment due to possible conflict of interest due to Council purchasing the residue Part Lot 12 DP 529709 encompassing the IN2 Light Industrial zoning.	MP/DIR				1. 15.7.15 3. 20.7.15 4. 10.7.15	Gateway determination received Exhibition in progress from 24.7.15 until 24.8.15 completed	C C C	

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

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Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Community Engagement Assessment Completed	Media Release Required	Budget Variation Completed	Action Date	Comments	Status	Minute No. TRIM
	14.07/15	**Infrastructure Asset Management Policy** That the draft Infrastructure Asset Management Policy be adopted and the policy be placed on exhibition for 14 days to allow for public comment prior to final adoption.	DIR					Policy is on exhibition from 10 August to 24 August 2015	C	
	18.07/15	**Septic Tank Effluent Disposal** That Council advises all Shire residents that the Bundarra Landfill site will no longer accept septic tank effluent.	DIR						c	
	23.07/15	**Disused former Service Station site, Bridge Street, Uralla** That a report be provided to Council detailing available options, with costings, for action which can be taken by Council.	DIR					Attempting to track down owners after deregistration of company. Solicitor checking births deaths register.	B	

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

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Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Community Engagement Assessment Completed	Media Release Required	Budget Variation Completed	Action Date	Comments	Status	Minute No. TRIM
24 AUGUST 2015	6.08/15	**Bridge Naming: New Bridges Over The Gwydir River and Abington Creek** That Council, after considering the content and views of the public submissions: 1. Names the new bridge over the Gwydir River as "The Emu Crossing Bridge." 2. Names the bridge, under construction over the Abington Creek, as the "Abington Bridge". 3. Places a plaque/s to honour the work of Nurse May Yarrowyck at a location to be determined.	DIR						B	

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Community Engagement Assessment Completed	Media Release Required	Budget Variation Completed	Action Date	Comments	Status	Minute No. TRIM
	9.08/15	**Sponsorship request – Thunderbolts Festival** 1. That Council enter into a major sponsor agreement with the Thunderbolts Festival Committee, conditional on items (a), (b), (c) and (d) below; (a) A requirement that Uralla Shire Council be showcased as the major sponsor on all event and promotional material. (b) A requirement that Uralla Shire Council be permitted to set-up a pop-up visitor information centre in a high traffic location in Alma Park for the Thunderbolts festival. (c) A full event risk management plan be satisfactorily completed and supplied to Council along with any other Council required documents before the end of September. (d) A written report including financials be provided to Council following completion of the event. 2. That Council provide major sponsorship of $10,000 in cash for the 2015 Thunderbolts Festival; 3. That Council provide non-cash sponsorship in the form of the following: (a) the provision of and collection of garbage bins; (b) the erection and removal of	EMCC							

		promotional banners on Council's flag poles; (c) the supply, erection and removal of barrier mesh at the rodeo site; (d) traffic control and road closures.								
	16.08/15	**Planning Proposal – D & J Heagney - Part Lot 12 DP 529709 – Rowan Avenue, Uralla** That the following be received and noted in regards to the Planning Proposal affecting land known as Part Lot 12 DP 529709, Rowan Avenue, Uralla: 1. NSW Planning issued a Gateway Determination on 15 July 2015. 2. Public exhibition will be carried out from Friday 24 July 2015 until Monday 24 August 2015	DIR						B	
	19.08/15	**Application of Council Seal to Section 88b instrument:** **DA-9-2015 – Mr C & Mrs L Borger** That Council endorse the affixing of the Council Seal on the Section 88b Instrument relating to Development Application 9/2015 on land known as 62 Mount Butler Road Invergowrie, being Lot 29 DP 246614.	DIR						B	

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Community Engagement Assessment Completed	Media Release Required	Budget Variation Completed	Action Date	Comments	Status	Minute No. TRIM
28SEPT15	11.09/15	**Funding request – Bundarra Bowling Green Committee** 1. That Council provides a letter of support tc the Bundarra Bowling Green Committee to assist in their submission of applications for grant funds; 2. That Council provides assistance to the Committee in the completion of grant applications for the proposed project; and 3. Council may give consideration to any funding or other assistance that may be provided if the Committee is successful in obtaining grant funding for the project.	EMCC	NA	No	NA	19 October	Letter provided	C	
	12.09/15	**Proposed Ward Boundaries Alteration – 2016 Local Government Election** 1. Council endorses the revised ward boundaries as outlined in the report and the attached map plans; and 2. The plans be placed on public exhibition for a period of 28 days with submissions to be received for a period of 42 days; and 3. Any submissions received along with the finalised proposal be presented to the November Ordinary Council meeting for final adoption and subsequent notification of the NSW Electoral Commission.	GM	Yes. As per legislative requirements	No. Local paper ran article plus USC newslette r	N/A	29 September	Plans placed on public exhibition. Awaiting completion of period before reporting back to Council in November.	B	

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Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Community Engagement Assessment Completed	Media Release Required	Budget Variation Completed	Action Date	Comments	Status	Minute No. TRIM
	24.09/15	**Emu Crossing land gazettal** That Council approve the application for gazettal of the land utilised for the new approaches to Emu Crossing Bridge.	DIR						B	
	25.09/15	**Thunderbolts Way road acquisition gazettal** That Council approve the gazetting of Part of Lot 234,383, and 268 in DP755846 as shown in the survey plan prepared by Michael Croft 14 March 2013.	DIR						B	
	26.09/15	**2014-2015 Yearly Waste Data Reports** That Uralla Shire Council resolve to approve the affixing of the Council Seal on the 2014-2015 Annual Local Government Waste and Resource Recovery Data Survey which was submitted on the due date; 31 August 2015.	DIR						C	
	29.09/15	**Planning Proposal – D & J Heagney - Part Lot 12 DP 529709 – Rowan Avenue, Uralla – Exhibition Completion** **That Council:** 1. Amend the Uralla Local Environmental Plan 2012 by amending the Zoning and Minimum Lot Size maps applicable to Part Lot 2 DP 529709: a) from Zone RU1 Primary Production and RU2 Rural Landscape to RU4 Primary Production Small Lots; and b) to reduce the current minimum	DIR						B	

		lot size of 400 ha and 200 ha to 40 ha. 2. Forward planning proposal to NSW Department of Planning & Environment under section 58(2) of the Environmental Planning & Assessment Act 1979, to determine whether any further consultation is required or if a new Gateway Determination is required to be issued. 3. If no further consultation or a New Gateway Determination is not required to be issued, Council requests the NSW Department of Planning & Environment to amend the Uralla Local Environmental Plan 2012 in that: a) a draft Local Environmental Plan be prepared under section 59(1) of the Environmental Planning & Assessment Act 1979, b) Consultation be undertaken with the Director General on the content of the draft Local Environmental Plan, c) Obtain an Opinion from Parliamentary Counsel that the plan can be made, and d) Request the Minister to make the plan under section 59(2) and (3) of the Environmental Planning & Assessment Act 1979. 4. The General Manager be given delegated authority to make any minor alterations requested by the NSW Department of Planning & Environment or Parliamentary Counsel. 5. The Committee note the								

		content of the addendum report in regards to the late submission by NSW Department of Transport Roads and Maritime Services, and 6. If the planning proposal is to proceed, the access be relocated to Rowan Avenue as a requirement of the Planning Proposal.								